

2022 HOUSING NEEDS ASSESSMENT
Northwest Vermont Region



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1. INTRODUCTION

1.1. Purpose

This assessment of current socioeconomic and housing market conditions in Franklin and Grand Isle counties is intended to inform the goals and priorities of the [Housing for All – Working Communities Challenge](#) initiative and ongoing work of the [Northwest Regional Planning Commission](#) (NRPC). It quantifies the need for all types of housing and identifies opportunities and strategies to meet the region's housing needs. NRPC is the backbone organization for this initiative that supports the creation and improvement of housing for healthy, inclusive, and prosperous communities. Its goals include: spreading knowledge of the region's housing needs; ensuring access to a safe home; sustaining and improving existing homes; building for prosperous and healthy communities; and making it easier to build homes. Housing For All's Core Team includes: the Champlain Housing Trust; Community College of Vermont; First Congregational Church; Franklin County Industrial Development Corporation; Franklin Grand Isle Community Action; Northwest Regional Planning Commission; Northwestern Counseling and Support Services; Northwestern Medical Center; Peoples Trust Company; St. Albans City; Town of Fairfax; United Way of Northwest Vermont. The initiative is funded by the Federal Reserve Bank of Boston and the State of Vermont.

1.2. Executive Summary

The key findings of the Housing Needs Assessment are:

- The level of unmet housing need in the two-county region is so substantial that 'catching up' will require a sustained, long-term commitment. The need to 'catch up' and improve affordability and quality of life for residents already living in the region is much more significant than the need to provide housing for new residents in the future.
- The region's housing stock has become less diverse over the past 20 years. The small supply of 'missing middle' units has shrunk even further. New construction is almost entirely detached, single-unit homes. Other unit types well-suited to small households, young adults, seniors and people with disabilities are limited both in number and location leaving these residents little choice in housing.
- Residents under age 40 are having a very different housing experience than residents over age 60. Age group is equally if not more determinative of housing experience than income group. Younger adults across the income distribution have and continue to face far more difficulty securing and paying for housing in the region.
- There are currently few options for older residents who want to stay in their community other than remaining in their current homes. The number of residents 'aging in place' in their homes across the region will continue to grow until peaking around 2040. The location, design and maintenance requirements of many homes in the region will pose challenges to elderly residents.
- An increasing number of people in the region are living alone. The number of single-person households is anticipated to increase in future years. Single-person households struggle to

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find housing that meets their needs and budget across the income distribution. Much of the region's stock requires that a household have two-wage earners for it to be affordable.

- There are unmet housing needs throughout the region, but most housing creation has occurred in only a few communities in recent years. The targeted location of new units, when combined with the limited range of unit types being built, leads to housing that may only meet the needs and budgets of a small slice of the region's households.

The major recommendation of the Housing Needs Assessment is to set an annual target for housing 'interventions' distributed across all communities so that the region can 'catch up' and eliminate unmet housing needs in Franklin and Grand Isle counties. In addition to creating new housing, interventions could include rehabilitating existing units, expanding housing assistance programs, enrolling more units in guaranteed affordability programs, expanding job training programs, and other actions that would improve housing quality, lower housing costs and/or raise household income. Interventions should be tracked and publicized to engage the community more broadly in the initiative and track progress towards the overall goal of everyone in Franklin and Grand Isle county having a safe, accessible and affordable place to live.

1.3. Context

The two-county Northwest region of Vermont is located north of Chittenden County along the Interstate 89 corridor. Together with Chittenden County, Franklin and Grand Isle counties form the Burlington-South Burlington metropolitan statistical area (MSA). Chittenden County is the most populous county in Vermont and is the primary engine of economic and population growth in the state. Broadly speaking, growth in Chittenden County has also spurred growth in Franklin and Grand Isle counties. Chittenden County has grown to become demographically and socioeconomically distinct from the rest of the state.

Overall population growth in Vermont has trailed the national rate of growth since 1990. Currently, Vermont is only one of three states in the country whose population is projected to decline by 2040. With a median age of 42.8, Vermont is the fourth oldest state in the country. It has the lowest percentage of children under age 18 and the fourth highest percentage of people age 65 or older in the country. It is the third least racially and ethnically diverse state in the country with a population that is more than 94% white. Median household income in Vermont, about \$63,000 annually, is similar to the national median of nearly \$66,000.

This assessment examined the two counties in comparison to the MSA and Vermont as a whole. Franklin and Grand Isle counties remain quite demographically and socio-economically similar to other rural Vermont counties, but are experiencing a growth 'spillover effect' due to their proximity and ease of access to Chittenden County. Statistically, the two-county region typically falls between Chittenden County and Vermont, but closer to the state as a whole. For example, the total population of Vermont grew by 2.8% between 2010 and 2020, while the total population of Chittenden County grew by 7.5% – the two-county region's population grew by 4.6%.

1.4. Data and Methods

This assessment looked back 20 years wherever possible to identify trends and compare conditions over time. It projected population and household change forward 20 years to 2040. It recognized

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where appropriate the limitations of available data and uncertainties due to the pandemic in 2020 and 2021.

The assessment relies heavily on data provided by the Census Bureau, including both the Decennial Census and the 5-year American Community Survey (ACS) estimates. The limited amount of 2020 Decennial Census data available was used to adjust ACS estimates for use in projections as needed. Additional 2020 Census data will be available by the end of 2023 and those adjusted figures should be reviewed and updated accordingly.

The more detailed analysis of households by income used the U.S. Census ACS Public Use Microdata Samples (PUMS), which provided insight into how household characteristics give rise to and reinforce issues of housing affordability. That dataset is available for the larger Burlington-South Burlington MSA that includes the two-county region in addition to Chittenden County, but not for Franklin and Grand Isle counties separately. The data from the MSA was allocated to the two-county region based on its share of all households in the MSA with recognition that the demographic and socio-economic profile of the two-county region differs from the demographic profile of Chittenden County. To reflect the known difference in income distribution within the two-county region and within Chittenden County, the estimate of households in each income group produced from the PUMS data as part of the gap analysis were rounded to the nearest 100 with the estimate being rounded up for the lower-income categories and rounded down for the upper-income categories.

Other important data sources originate from the Vermont Department of Taxes (property assessment data and sales data) and the Home Mortgage Disclosure Act public data.

The Northwest Regional Planning Commission was provided with a substantial collection of data and more detailed documentation of the methods used to produce this assessment (see Appendix B).

1.5. Abbreviations

ACS American Community Survey, U.S. Census Bureau
HMDA Home Mortgage Disclosure Act
MSA Metropolitan Statistical Area
PUMS Public Use Microdata Samples, U.S. Census Bureau
VHFA Vermont Home Finance Agency

2. POPULATION

2.1. Count and Change

57,293 residents were living in the two-county region in 2020. That was 2,523 more people than were counted in 2010. [Decennial Census]

Population change across the two-county region during the past 20 years has been uneven. Overall, the region has been experiencing slow to no growth – averaging 0.5% annually between 2000 and 2020.

[Decennial Census]

St. Albans Town and Fairfax were the fastest growing communities, accounting for 64% of the region’s 20-year population increase. Together, those two communities averaged 1.5% growth annually between 2000 and 2020. [Decennial Census]

Meanwhile, the population of St. Albans City declined by 10% between 2000 and 2020. Isle La Motte and South Hero also experienced a small decline in the number of residents. 12 of the 20 municipalities in the region saw their population increase by fewer than 200 people during the past 20 years. [Decennial Census]

2.2. Age

Overall, the population of the two-county region is aging. The boomer generation continues to represent the largest share of region residents. The region, like the state as a whole, has fewer children and more people of retirement age than it did 20 years ago. [American Community Survey]

Figure 1. Comparison of Average Annual Population Change by Decade

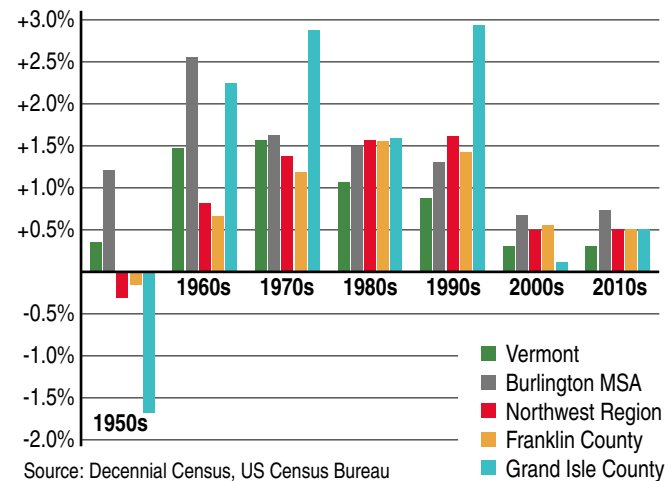
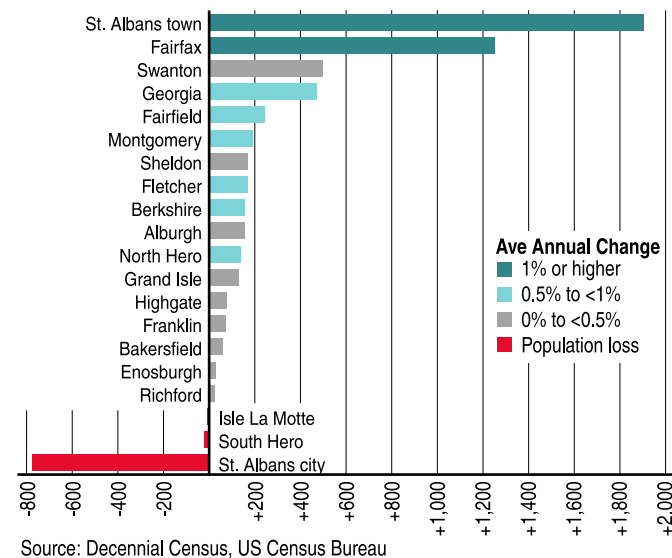


Figure 2. Change in the Number of Residents from 2000 to 2020



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The median age was estimated to be 40.5 years in Franklin County and 48.7 years in Grand Isle County in 2020. All municipalities in the region saw the median age of residents increase between 2000 and 2020. [American Community Survey]

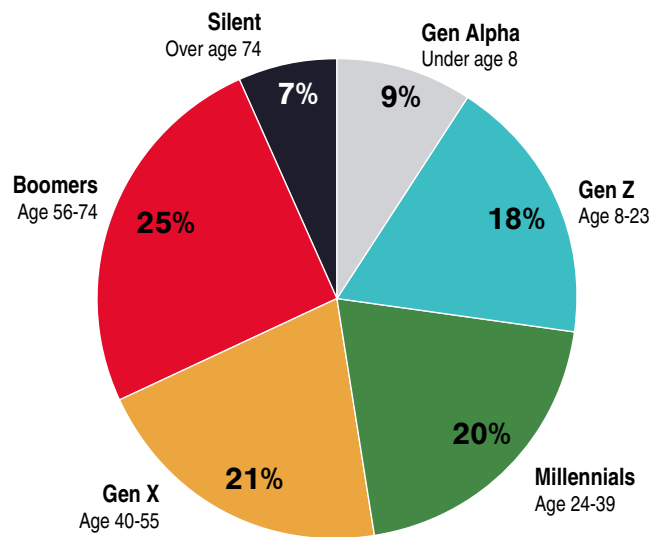
A person's age is highly predictive of their housing needs, preferences and experience. Boomers have reached or will soon reach retirement age with many planning to 'age in place.' The large generation of Millennials have been facing issues of affordability and uncertainty since they entered the housing market.

2.3. Race and Ethnicity

While the population of the two-county region remains overwhelmingly white, there is some evidence that racial and ethnic diversification is occurring. The percentage of non-white (alone) residents in the region increased from 4.4% in 2000 to 8.7% in 2020. The 3,117 person increase in the non-white (alone) population represented 63% of the region's population growth between 2000 and 2020. The region's Hispanic or Latino population has tripled. [Decennial Census]

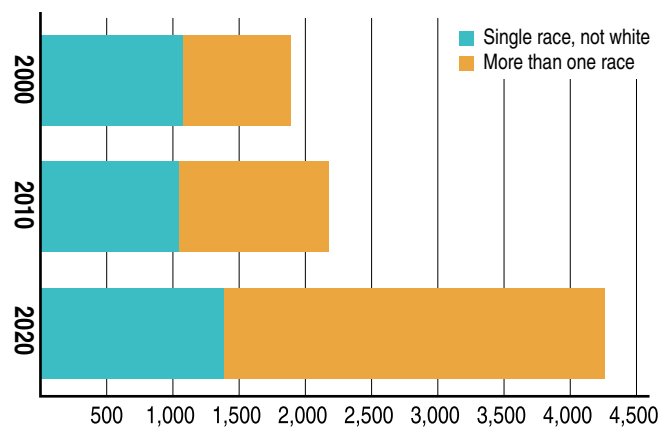
However, the data suggests that much of the growth in the non-white (alone) population is likely due to people already living in the region beginning to identify themselves as multi-racial rather than to an in-migration of new multi-racial residents. Of those residents identifying as multi-racial, 98% stated they were white and one or more other races. [Decennial Census]

Figure 3. Northwest Region Population by Generation



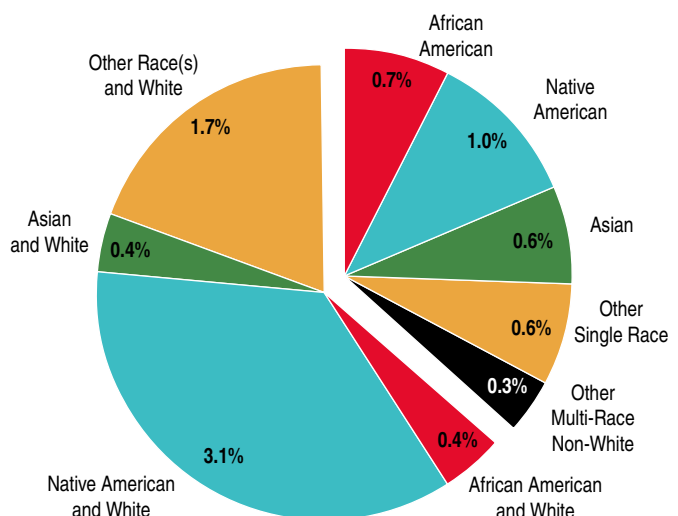
Source: 2020 American Community Survey, US Census Bureau

Figure 4. Racial Composition of Northwest Region Residents, 2000 to 2020



Source: Decennial Census, US Census Bureau

Figure 5. Non-White (Alone) Residents as Percentage of 2020 Population



Source: 2020 Census, US Census Bureau

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The largest group of multi-racial residents identified as Native American and white. 2,436 residents identified as Native American either solely or in combination with another race in 2020, accounting for 73% of the non-white (alone) population. Larger concentrations of Native American residents are found in Swanton, St. Albans city, Highgate and St. Albans town. [Decennial Census]

941 residents identified as white and “some other race” on the 2020 Census. It is likely that many of these residents are Hispanic and wanted to reflect their ethnic identity when responding to the Census question about race. [Decennial Census]

St. Albans City is the most diverse municipality in the region, with residents who identify their race or ethnicity has something other than white (alone) accounting for more than 13% of the population in 2020. [Decennial Census]

2.4. Disability

The Census Bureau estimates that nearly 13% of region residents have a disability (±7,000 residents). That percentage is significantly higher for older residents. Data suggests that around half of residents age 75 or older have a disability. Ambulatory difficulties are the most common type of disability, affecting about 6% of the region’s total population. [American Community Survey]

Figure 6. Hispanic or Latino Residents in the NW Region, 2000-20

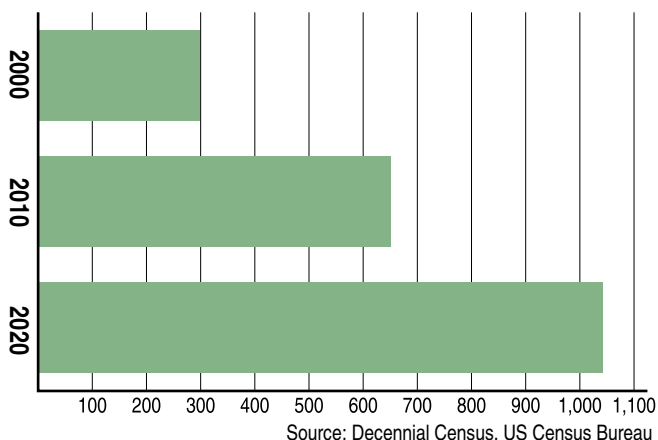
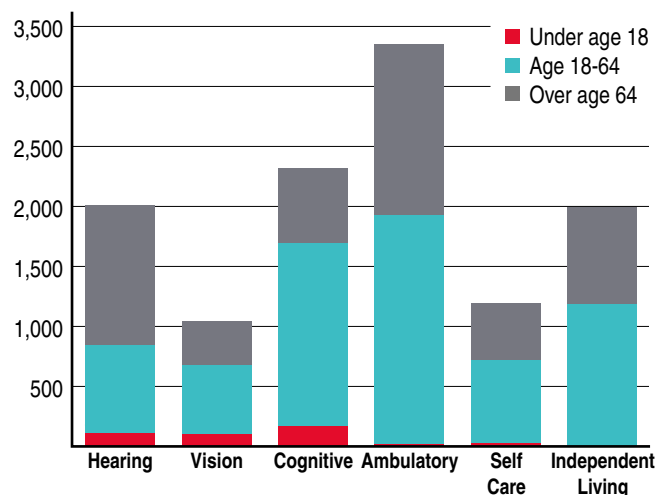


Figure 7. NW Region Residents with a Disability by Age and Type



Source: 2020 American Community Survey, US Census Bureau

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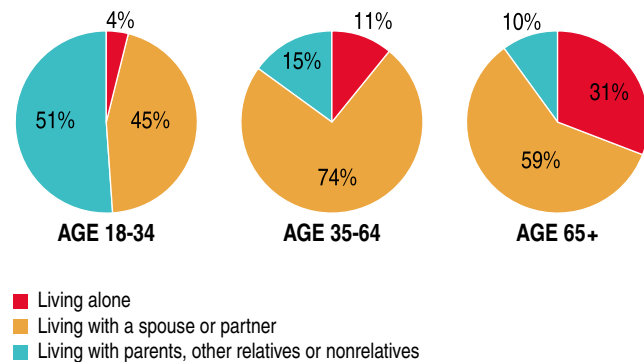
It was not possible to identify any trends with regards to changes in the number and characteristics of residents living with a disability due to the limited availability of data for the two-county region. Additionally, the relatively small sample size of people with a disability reduces the reliability of ACS data for the two-county region.

2.5. Living Arrangements

In 2020, the Census Bureau estimated that there were nearly 5,700 people age 18 to 34 in the region who were living with others (not alone or with a spouse/partner), which represented 51% of residents in that age group.

Living arrangements of current residents can offer insight into potential unmet demand for housing in the region. Residents age 18 to 34 who are living with others (not alone or with a spouse/partner) are considered 'underhoused' because it is assumed that some percentage of these residents would prefer other living arrangements but are unable to find affordable housing that meets their needs. [American Community Survey]

Figure 8. Living Arrangements of NW Region Residents by Age Group



Source: 2020 American Community Survey, US Census Bureau

In 2020, the Census Bureau estimated that there were around 260 households in the two-county region living in overcrowded housing. When there is more than 1 resident per room in the unit, it is considered overcrowded. About 140 of the households in an overcrowded unit were homeowners and 120 were renters. [American Community Survey]

2.6. Homelessness

The Point in Time Count documented more than 100 households or 160 people in the two-county region who were experiencing homelessness on 26 January 2022. Those numbers were similar to the count on 27 January 2021.

[VT Continua of Care and Local Housing Coalitions]

These two most recent counts were significantly higher than in previous years as more people experiencing homelessness were being sheltered due to COVID. About 75% of the households counted in 2022 had been provided emergency housing in a hotel/motel funded through the state's pandemic response program.

3. HOUSEHOLDS

3.1. Count and Change

23,088 households were living in the two-county region in 2020. That was 1,673 more households than were counted in 2010. The number of households living in the two-county region increased 18% between 2000 and 2020, while the number of residents only grew by 9%.

[Decennial Census]

Household change across the two-county region during the past 20 years has been uneven. Overall, the region has been experiencing slow growth – averaging 0.9% annually between 2000 and 2020. [Decennial Census]

45% of households moving into or forming in the region during the past 20 years were in St. Albans Town and Fairfax. Only St. Albans City experienced a decline in the number of households between 2000 and 2020. 15 of the 20 municipalities in the region saw an increase of less than 10 households per year on average during the past 20 years.

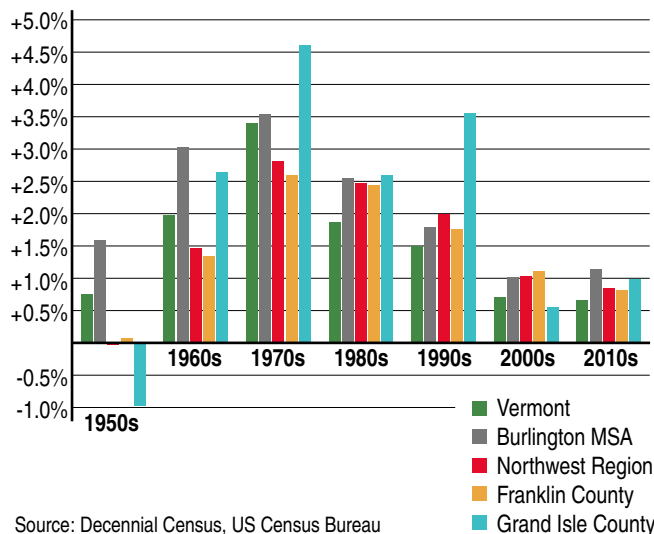
[Decennial Census]

3.2. Type

Approximately 64% of the region’s households are estimated to be families (defined as two or more people related by blood, marriage or adoption). [American Community Survey]

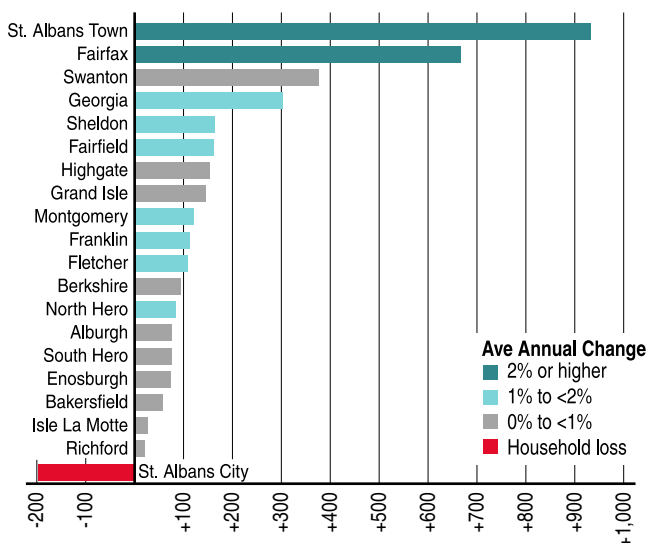
While the two-county region continues to have more family than nonfamily households, 82% of new households created between 2000 and 2020 were nonfamily and 60% were single-person

Figure 9. Comparison of Average Annual Household Change by Decade



Source: Decennial Census, US Census Bureau

Figure 10. Change in the Number of Households from 2000 to 2020



Source: Decennial Census, US Census Bureau

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households. More than 2,100 new single-person households were created over the 20-year period. [American Community Survey]

Six municipalities in the region experienced a decline in the number of family households over the 20-year period. [American Community Survey]

3.3. Age

The two-county region experienced significant growth in the number of households headed by someone age 55 or older between 2000 and 2020. The implications of these households aging in place over the next 20 years for housing and provision of services in the region are multiple and significant. There was almost no change in the number of households in the region headed by someone under age 55 between 2000 and 2020. [American Community Survey]

3.4. Size

Household size in the two-county region continues to decline, with the average falling below 2.5 people in 2020. Average household size ranged within the region from a low of 2.13 people in Isle La Motte to a high of 2.71 in Georgia. [Decennial Census]

3.5. Tenure

Nearly 80% of households living in the two-county region in 2020 owned their home. More than 90% of new households created between 2000 and 2020 in the region were homeowners. There are five municipalities in the region where 5% or less of households rent their home. 14 of the 20 municipalities in the region experienced a decline in the

Figure 11. Households by Type in the NW Region

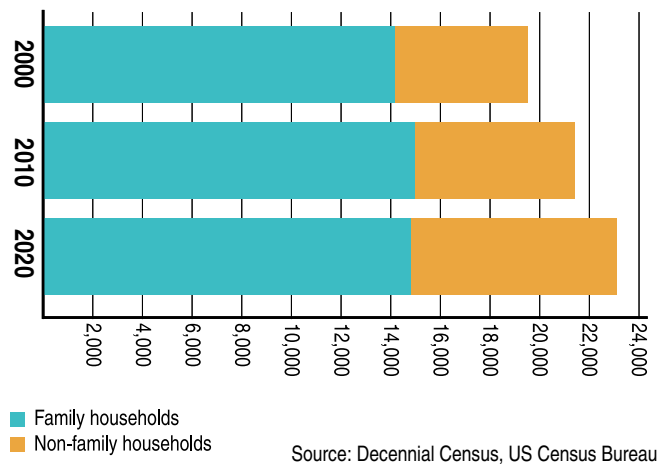


Figure 12. Head of Household by Age Group in the NW Region

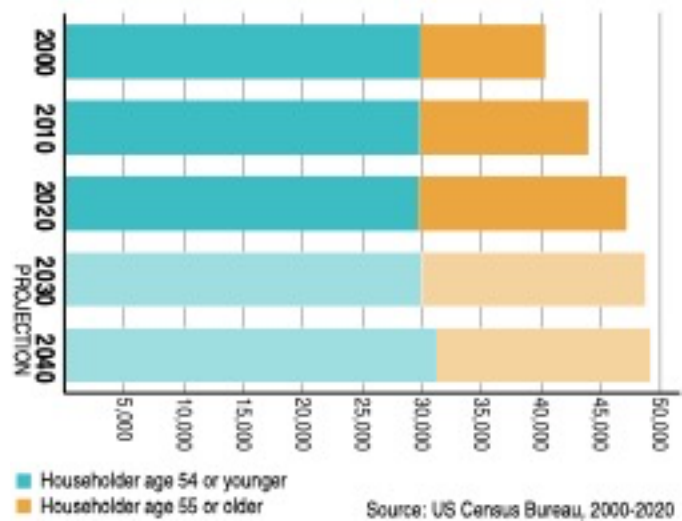
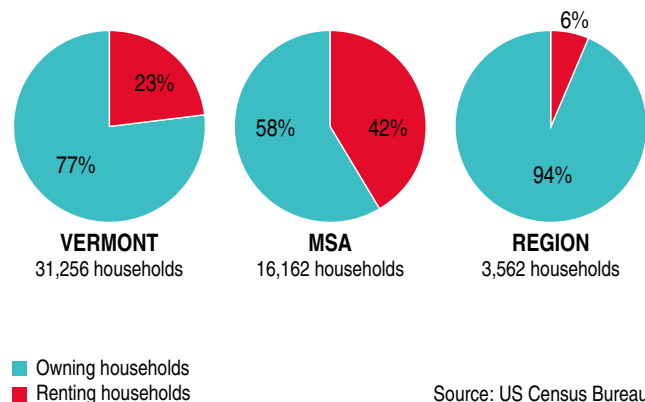


Figure 13. Additional Households by Tenure, 2000 to 2020



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number of renting households between 2000 and 2020.

[American Community Survey]

Households who rent are concentrated in St. Albans city and St. Albans town, which together account for more than 43% of all the renting households in the region. [American Community Survey]

Households headed by the youngest and oldest residents in the region are the most likely to be renting. Single-person households in the region are also more likely to be renting. Nearly 34% of single-person households in the region were renting in 2020 as compared to 16% of two-person households. [American Community Survey]

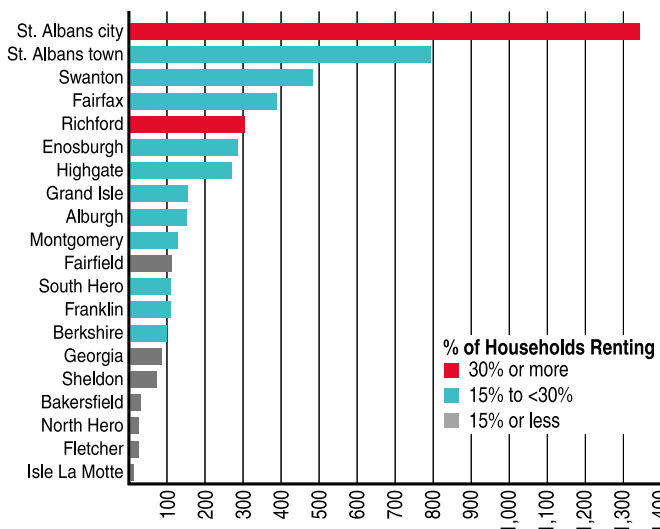
3.6. Mobility

Mobility in the two-county region declined between 2000 and 2020 suggesting that the tight real estate market in the region and state as a whole was limiting opportunity for many people to move.

Mobility is much higher for renting households than owning households. Approximately 73% of all renting households moved into their current residence between 2010 and 2020. [American Community Survey]

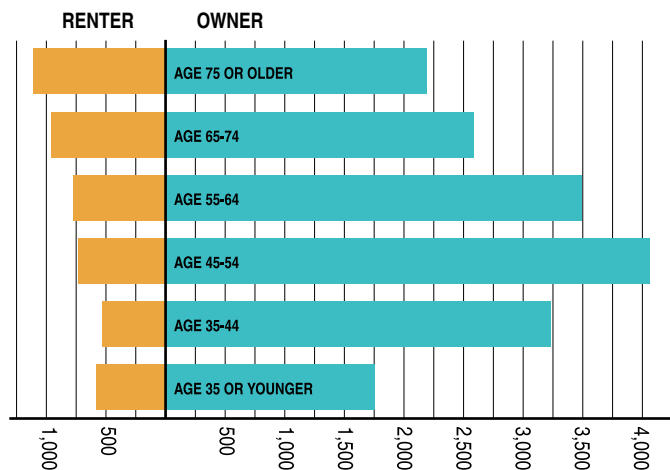
Most movers are going from one residence to another within the region, rather than migrating in from outside the region. Approximately 15% of residents who moved between 2015 and 2020 moved into the region from outside Vermont, while nearly 27% moved into the region from somewhere in Vermont outside the region. [American Community Survey]

Figure 15. Renting Households by Municipality, 2020



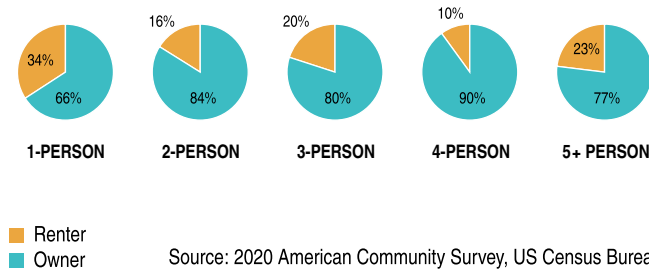
Source: American Community Survey, US Census Bureau

Figure 14. Head of Household in the NW Region by Age and Tenure, 2020



Source: US Census Bureau American Community Survey 2020

Figure 16. Tenure by Household Size in the NW Region 2020



Source: 2020 American Community Survey, US Census Bureau

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It will be necessary to wait for 2021 American Community Survey results to assess whether any substantial in-migration from outside the state was documented due to the pandemic.

3.7. Income and Poverty

The Census Bureau estimated that median household income in Franklin County was \$65,314 and in Grand Isle County was \$81,667 in 2020. Median household income in Franklin County increased 4.5% above the rate of inflation between 2000 and 2020. The data shows much larger gains in Grand Isle County with a jump of 26.5% over the 20-year period.

The increase in household income was not evenly distributed across households of different types and characteristics. Family households saw their median income grow significantly more than non-family households. The median income of single-person households in 2020 was less than 50% of the median for multi-person households. In 2020, the median income of owning households was approximately twice the median income of renting households in the two-county region. Households headed by someone non-white, younger or older were disproportionately represented in the region’s lower income groups.

The Vermont Department of Taxes reported income statistics for 2020 that were similar to the median household income estimated by the Census Bureau for the two counties. The tax data provides a more accurate representation of income level at the town level. It shows that the average

Figure 17. Change in Median Household Income, 2000 to 2020

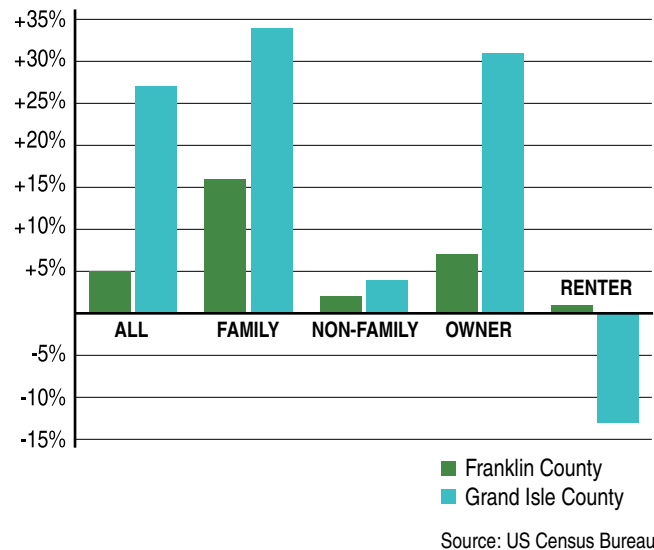
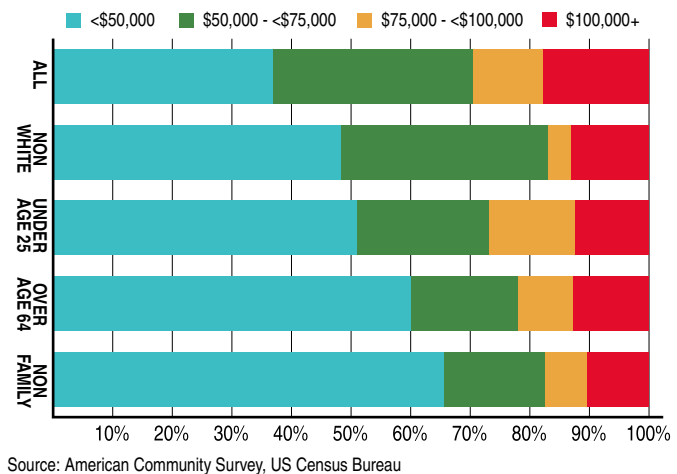


Figure 18. Comparison of the Region’s Households by Income Group, 2020



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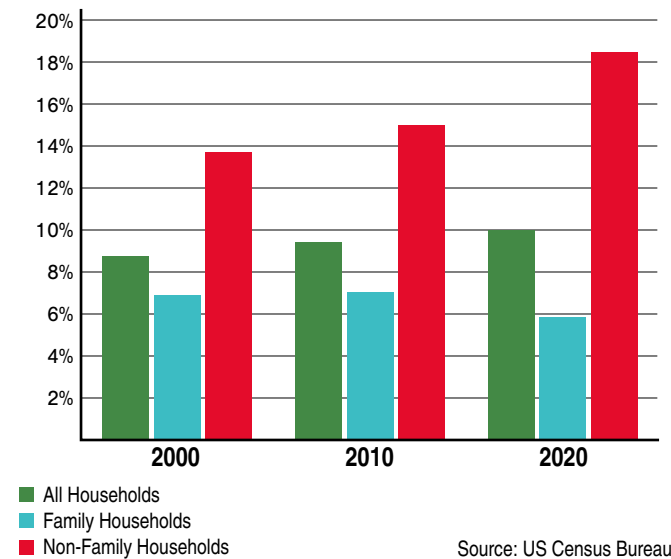
adjusted gross income per return varies widely across the region – from a low of \$42,769 in Richford to a high of \$109,415 in South Hero.

The Census Bureau estimated that 10% of the region’s households had an income below the poverty line in 2020. Both the total number of households below the poverty line and the poverty rate inched upwards between 2000 and 2020.

The increase in households below the poverty line is entirely attributable to nonfamily households. A nonfamily household in the two-county region is nearly three times as likely to have an income below the poverty line as a family household. Given that most of the region’s household growth is in nonfamily households, the income and poverty disparity between family and nonfamily households is a worrying trend.

2020 income tax statistics report that 10.6% of tax filers in the two-county region qualified for the Earned Income Credit (EIC). The number of filers eligible for the tax credit (working people with low to moderate income) decreased between 2015 and 2020.

Figure 19. Comparison of Poverty Rate within the NW Region, 2000-2020



4. PROJECTIONS

4.1. Population

The two-county projection indicates that the regional population will continue to grow through 2040, but the pace of growth between 2020 and 2040 will be slower than between 2000 and 2020. It projects an increase of about 2,600 new residents in the region over the 20-year period – an average annual growth rate of 0.2% between 2020 and 2040.

The two counties have distinct demographic profiles and therefore different projected trajectories for population change. All the region's population growth is anticipated to occur in Franklin County, where nearly 3,000 new residents are anticipated by 2040. Grand Isle County is projected to experience population decline with about 450 fewer residents by 2040.

The projection assumes that birth, death and migration rates for population cohorts in the region will remain relatively stable over the next 20 years. It is disassociated from projections of economic growth/contraction or other outside forces that could alter those underlying rates. Ongoing monitoring of annual ACS data should reveal whether there is a significant enough change in migration in or out of the two-county region to justify a re-examination of the projection.

4.2. Households

Household growth has been outstripping population growth in the two-county region for many years as average household size declined and that is anticipated to continue between 2020 and 2040. The two-county projection indicates household growth will continue but at a slower rate than experienced between 2000 and 2020. It projects an increase of 1,630 new households in the region of the 20-year period – an average annual growth rate of 0.4% between 2020 and 2040. As with the population projection, the growth is expected to occur in Franklin County with Grand Isle County experiencing a decline of nearly 50 households between 2020 and 2040.

Future housing demand will be driven by the number and characteristics of households. The projection indicates that the number of households in the two-county region headed by someone age 65 or older will increase by about 1,560, suggesting an aging in place of the region's boomer households. It also shows a recovery in the number of households headed by someone age 35 to 44, which had declined significantly between 2000 and 2020, suggesting new millennial households moving into or forming in the region. The average household size in the region is projected to decline from 2.5 people in 2020 to 2.4 people by 2040.

The population projection was used to generate a household projection based on headship rates (the ratio of heads of household within each age group to the total population within each age group). Using headship rates, the age-cohort based population projection for 2030 and 2040 can be converted to projected households. The headship rate within each age cohort is a relatively stable number over time.

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Figure 20. Population and Household Projection for the NW Region

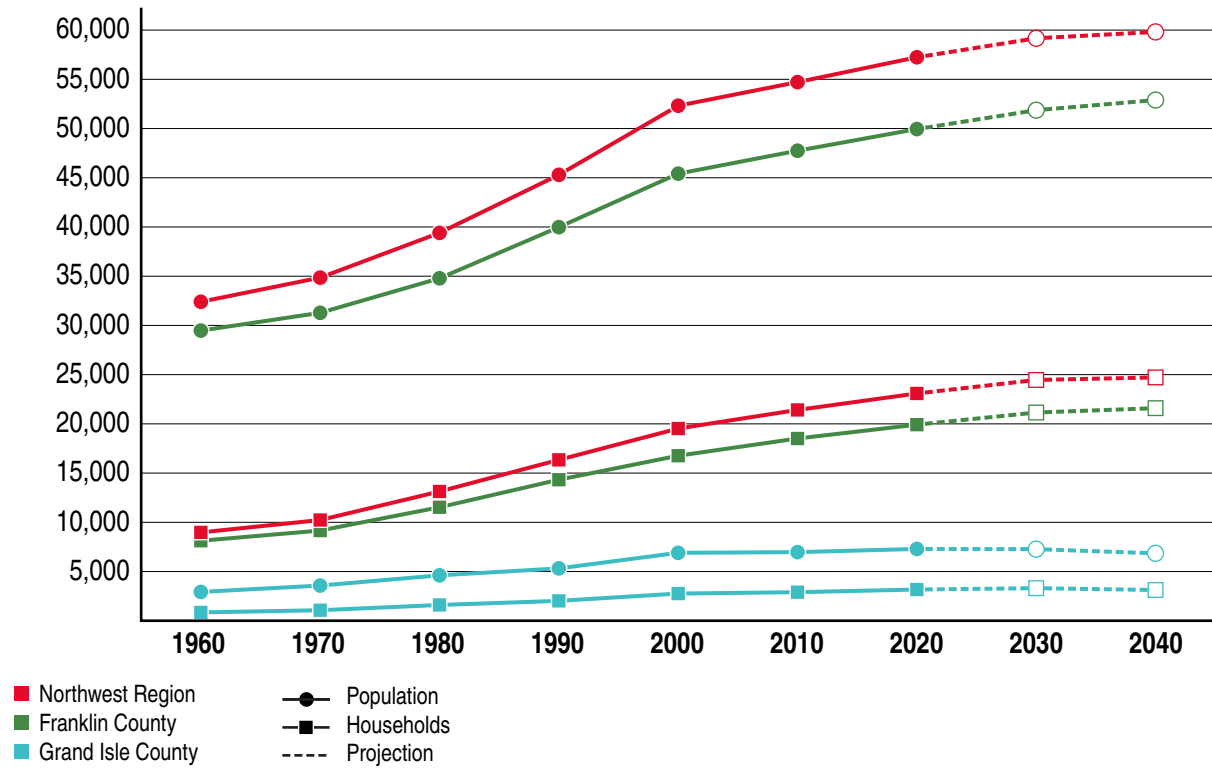
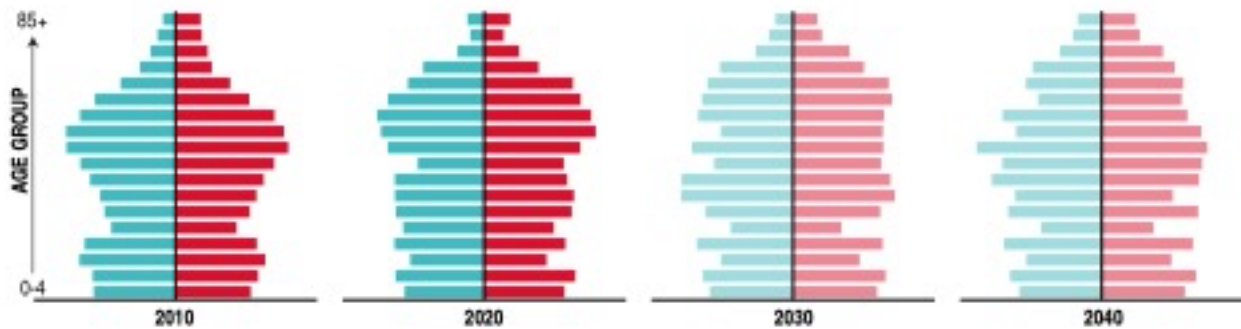


Figure 21. Comparison of Population by Age Group, 2010-2040



5. HOUSING

5.1. Count and Change

The two-county region grew by 3,562 households and it added 4,053 new housing units between 2000 and 2020. A simplistic assessment is that supply (housing construction) exceeded demand (household formation). A more sophisticated assessment is needed to understand the dynamics of housing supply and demand in the region.

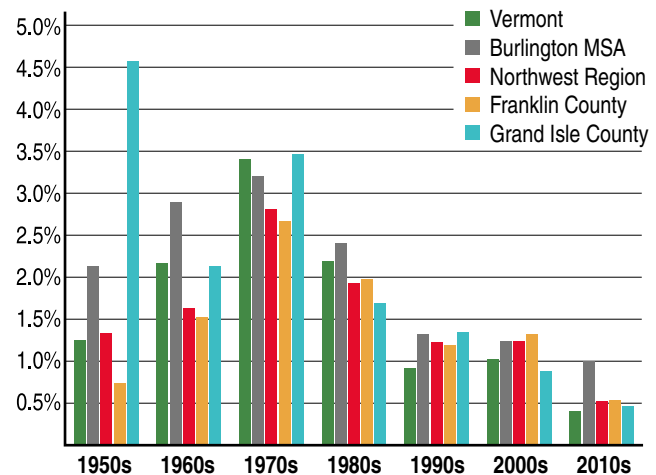
Housing construction numbers were rising in the 2000s prior to the 2007-2009 recession, after a 20-year decline. The slow growth in total units during the 2010s indicates that most municipalities in the region never returned to pre-recession rates of housing creation. 8 of 20 municipalities in the region averaged fewer than 10 new housing units per year between 2010 and 2020, and 7 experienced a loss of housing units over the decade. [Decennial Census]

Housing creation across the two-county region during the past 20 years has been concentrated in a small number of municipalities. Fairfax and St. Albans Town accounted for 42% of the region's total housing growth. Georgia, Swanton and Alburgh were the only other municipalities in the region that averaged more than 10 new housing units per year over the 20-year period. [Decennial Census]

5.2. Type

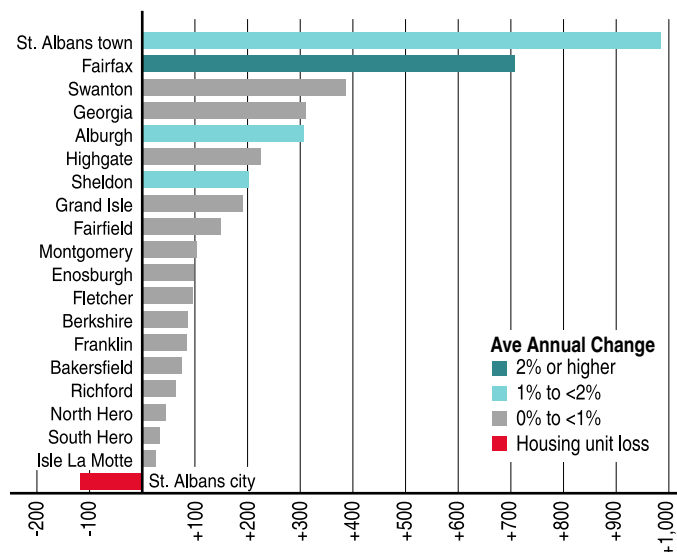
Despite a recognized need for housing choice in the two-county region, the diversity of the housing stock declined between 2000 and 2020. Single-unit

Figure 22. Comparison of Average Annual Housing Creation by Decade



Source: Decennial Census, US Census Bureau

Figure 23. Change in the Number of Housing Units from 2000 to 2020



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detached homes comprised nearly 77% of the two-county region's housing stock in 2020. Building permit data shows all new housing permitted between 2010 and 2019 in 7 of the region's 20 municipalities was single-unit. [Census Bureau]

The region lost mobile homes and housing units in 2, 3 or 4-unit buildings between 2000 and 2020. Property tax statistics also show a decline in the number of unlanded mobile homes in the region between 2010 and 2020, but those statistics cannot be used to verify the loss of units in small multi-unit buildings as such properties are not distinguished from single-unit residences in the data available.

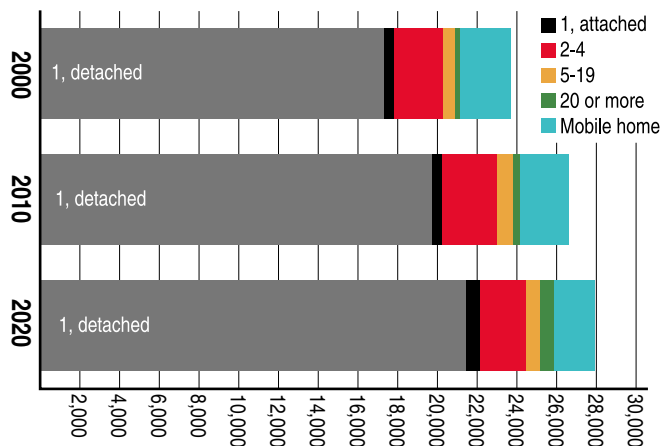
[Census Bureau and VT Department of Taxes]

The loss of mobile homes is likely related to the age of those structures. Many of the mobile homes in the region were manufactured prior to 1994 when there were significant changes made to the federal standards for mobile home construction. Those buildings are at or beyond their intended lifespan and substandard structures are being removed from the housing supply. The Census Bureau estimated in 2020 that there were 460 mobile homes in the region manufactured prior to 1980 and more than 800 manufactured between 1980 and 1999.

[American Community Survey]

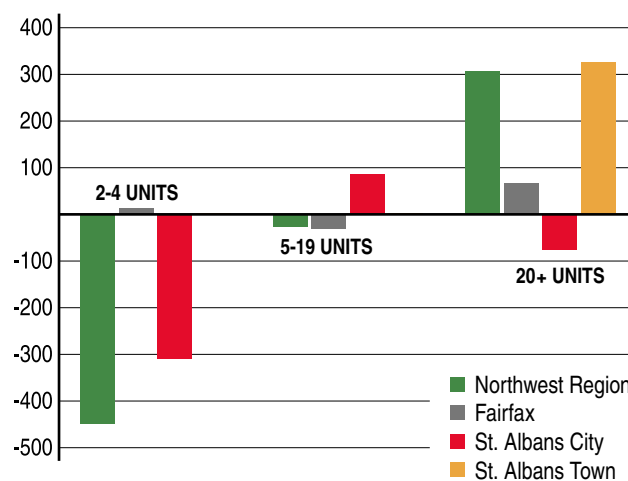
Census data does show an increase in units in large multi-unit buildings between 2000 and 2020 with about 420 units built in buildings with 20 or more units and 65 units in buildings with 10-19 units. Affordable rental

Figure 24. Housing in the NW Region by Units in Structure



Source: Decennial Census, US Census Bureau

Figure 25. Change in Units in Multi-Unit Structures, 2010 to 2020



Source: American Community Survey

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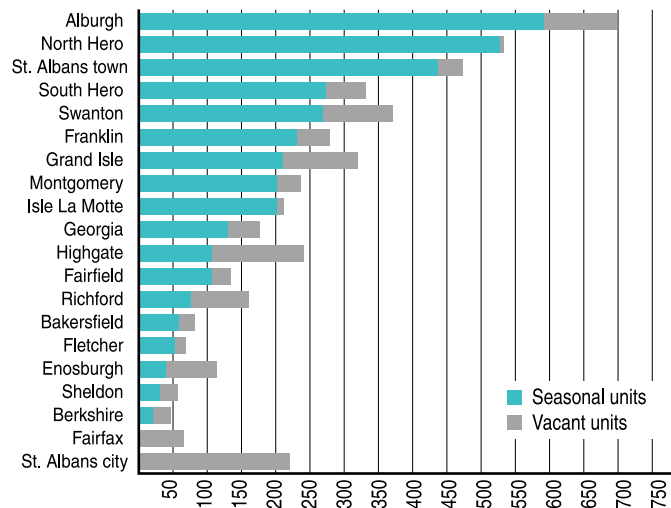
housing projects built in the region during the 20-year period created 325 units in buildings with 10 or more units, accounting for two-thirds of new units in buildings of that size. The remaining third is mostly accounted for by market-rate senior housing. New multi-unit housing was highly concentrated into a small number of communities. Most new units in multi-unit structures built in the 2010s were in a single municipality – St. Albans Town. [Census Bureau and VHFA]

5.3. Seasonal Housing

The two-county region is a recreation destination and has historically had a substantial stock of camps and second homes. Census data suggests that nearly 13% of the region's housing units were seasonal in 2020. [American Community Survey]

There is fluidity with properties in the region moving back and forth between primary and secondary ownership. Most second homes are not classified as 'camps' in the grand list, but as 'residences' suggesting that they are suitable for full-time, year-round occupancy. However, second homeowners' decisions to buy or sell are largely disconnected from factors that drive primary homeownership like employment, schools and services. Second home buyers are on average older and more affluent than those in the primary home market, particularly first-time home buyers. During periods of economic prosperity in the country, demand for second homes increases. With significant overlap between the second home and primary home stock in some communities, average prices for all homes rise in response.

Figure 26. Seasonal and Vacant Units, 2020



Source: American Community Survey, US Census Bureau

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Seasonal housing is concentrated in Grand Isle County, where it accounted for nearly 35% of all units in 2020. Seasonal housing comprised more than 25% of the housing stock in six of the region's municipalities in 2020 – Franklin, Montgomery, Alburgh, Isle La Motte, North Hero and South Hero.

[American Community Survey]

About 65% of residential property owners in the region had filed a homestead declaration for 2021 suggesting that most of the remaining properties were either second homes or income properties (rentals). [VT Department of Taxes]

5.4. Vacancy

Vacancy data for the two-county region is generally unreliable due to the small sample size. The data available suggests an increase in vacant units that are effectively removed from the active housing market between 2000 and 2020. The Census Bureau estimated that there were more than 1,100 vacant housing units in the two-county region that were not seasonal, for sale or for rent, or sold or rented but not yet occupied. This data from the American Community Survey should be verified when additional 2020 Decennial Census data becomes available. [American Community Survey]

An increasing number of vacant units is not unique to the two-county region or even to Vermont. It is a recognized trend across the country and has resulted in the Census Bureau attempting to identify the reasons for vacancy. That information is not available at the county level, but Census Bureau data suggests that about one-half of such vacant units across Vermont are being held unoccupied by the owner for personal reasons and about one-third are not habitable in their current condition. The remainder are vacant due to foreclosure or legal proceedings. This suggests that there may be 360 units in the region that either need repairs to make them habitable or that are beyond repair and need to be demolished. It suggests that there may be 550 units that are habitable and could readily be put back into the housing market if the owners would choose to do so.

5.5. Condition

Data is not readily available on the condition of residential buildings in the two-county region. The American Community Survey provides estimates of units lacking complete plumbing or kitchen facilities, but the margin of error in Franklin and Grand Isle counties is extremely high due to the small sample size. It is possible to identify residential properties where the land has a higher value than the improvements (building). This often indicates a building in poor condition. That metric suggests that around 380 residential (R1 or R2) properties in the two-county region were in poor condition based on 2021 assessment data after excluding mobile homes and homes on very large or high value parcels of land.

5.6. Construction

The Census Bureau collects building permit data annually. The permit data should not be interpreted as being equivalent to housing creation. Two of the region's municipalities (Alburgh and Isle La Motte) do not issue permits. Other municipalities may not submit permit data consistently. Some units may be permitted and never constructed. Some new units are replacements. The published data documents permits for 4,500 units of housing in the two-county region between 2000 and 2020. That is about 450 more permitted units than additional housing units counted by the Census Bureau over the 20-year period. 82% of the permits issued between 2000 and 2020 in the region were for a detached, single-unit residence. [Census Bureau Building Permits]

5.7. Sales and Mortgages

After a period of stagnation and slow recovery following the 2007-2009 recession, the real estate market in the two-county region began to experience more primary home sales activity in 2018 and 2019. There were 26% more primary home sales in 2018-19 than there had been in 2016-17. The pandemic altered market conditions in ways that are still not fully understood. Sales volume continued to climb but not as sharply in 2020-21.

[VT Department of Taxes]

The median sale price of a single-unit primary home in the two-county region increased to a new high in 2021 – \$275,000 in Franklin County and \$330,050 in Grand Isle County. Prices rose significantly in both counties in the first half of the 2000s, peaking in 2006. Prices fell and remained around the \$220,000 level in Franklin County until 2016 when prices again began to rise. There was a sharp increase in 2019 to nearly \$242,000. Price increases were sustained in 2020 and 2021. Grand Isle County experiences a high variability in median price from year-to-year due to the small number of sales, but the overall trend is similar to Franklin County albeit at a higher price point. Data available for the first half of 2022 suggests that single-unit primary home sale prices are continuing to increase in both counties. [VT Department of Taxes]

Figure 27. Number of Primary Home Sales and Home Purchase Mortgages

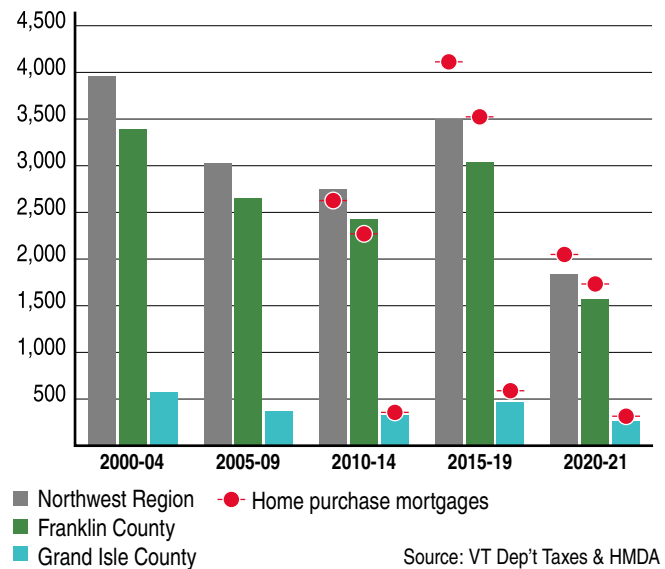
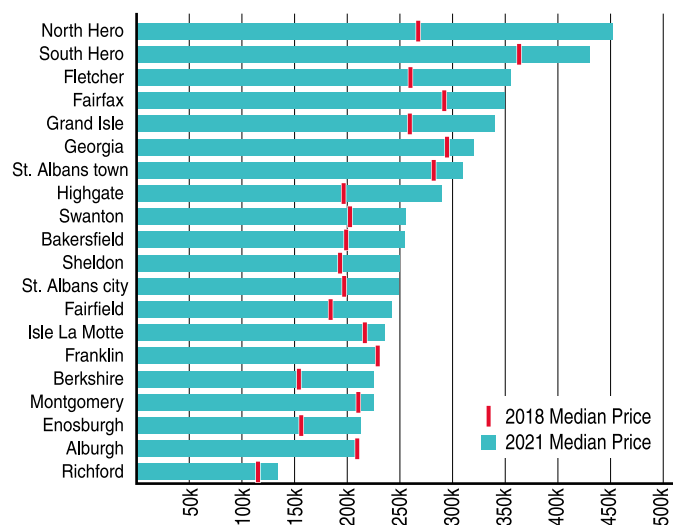


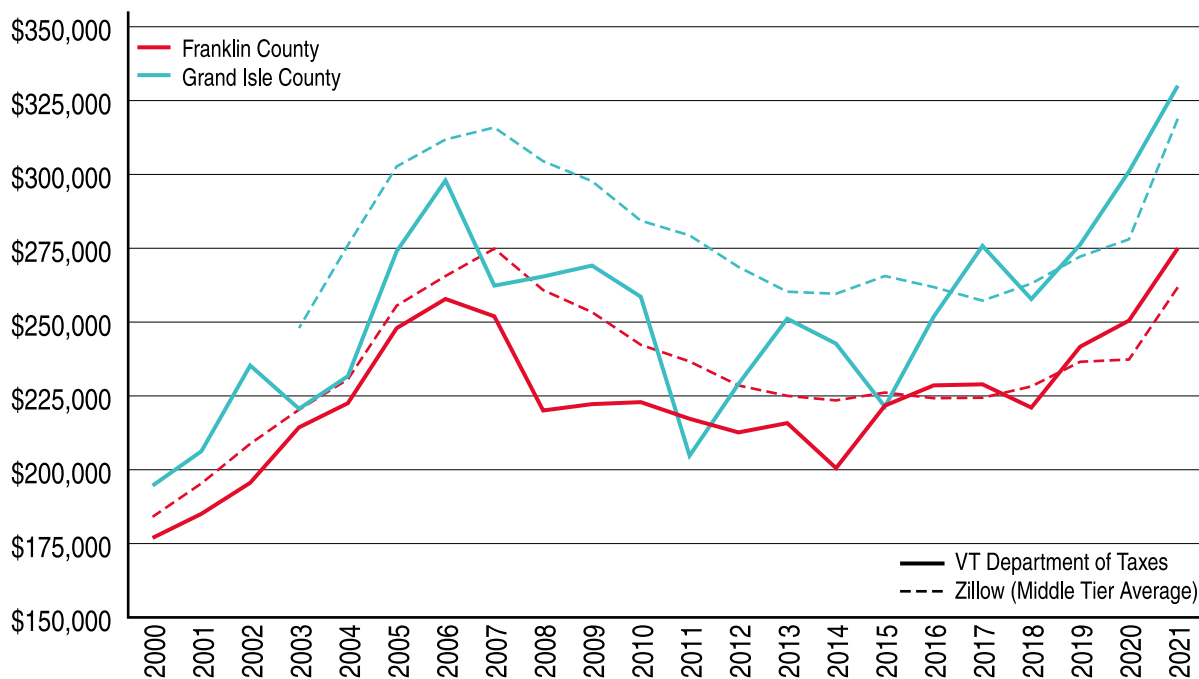
Figure 28. Median Sale Price of a Single-Unit Home, 2018 & 2021



Source: VT Department of Taxes

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Figure 29. Median Sale Price of a Single-Unit Home (2021\$)



The median sale price of a single-unit primary home exceeded \$400,000 in North Hero and South Hero and exceeded \$300,000 in Fairfax, Fletcher, Georgia, St. Albans Town and Grand Isle in 2021. Median sale prices in Richford were significantly lower than in any other municipality in the region at \$134,000 in 2021. [VT Department of Taxes]

Home mortgage data provides further insight into housing costs and affordability in the two-county region. Between 2018 and 2021, there were 3,900 mortgages originated for a home purchase in the region of which nearly 3,500 were for an owner-occupied principal dwelling. Mortgage data aligns with the property transfer records indicating that the region had been experiencing increased sales volume for several years prior to the 2020 pandemic. The number of mortgage-financed home purchases in 2020 and 2021 was similar to the years immediately prior. Further, given the number of mortgages originated and the number of property transfers recorded, there is no evidence of a significant change in the number of cash purchases occurring in the region in recent years. [HMDA]

3,400 households in the region refinanced their home in 2020 and 2021 when interest rates were extremely low. Some households likely refinanced to reduce their monthly housing costs, but given that the average refinance loan was \$205,000 it is likely that more households did a cash-out refinance without significantly changing their mortgage payments. [HMDA]

Approximately 70% of loans originated for a home purchase between 2018 and 2021 were conventional mortgages (not offered or secured by a government entity). More than 1,100 mortgages were obtained through the FHA, FSA, RHS or VA programs that provide opportunities for low- and moderate-income buyers who cannot qualify for conventional financing. [HMDA]

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The amount homebuyers were financing changed very little in the two-county region from 2007 through 2019 – the annual average varying between \$205,000 and \$225,000. There was a sharp increase in average loan amount to \$240,000 in 2020 and \$260,000 in 2021. This a greater increase than evident in the median sale price calculated from property transfer records, and suggests a reduction in down payment amounts. [HMDA]

Of the owner-occupied primary homes financed between 2018 and 2021, 10% were valued at less than \$150,000. More than 40% were valued between \$150,000 and \$250,000. While this suggests there was a supply of homes in the region affordable for purchase by moderate-income households, the data on loan-to-value suggests that many of these homes sold above their appraised value. Nearly 45% of primary home purchasers took out a loan equal to 90% to 100% of property value and more than 20% mortgaged an amount that exceeded the appraised value of the home. [HMDA]

The average household income of borrowers also changed very little in the region from 2007 to 2019. The data for 2020 shows a substantial increase in average income, which was not sustained in 2021. Applicants who obtained conventional financing had higher incomes, averaging about \$112,000 as compared to applicants who obtained FSA financing with an average income of \$73,000 between 2018 and 2021. [HMDA]

The mortgage data includes records for loans that were denied. About 385 mortgage applications were denied in the two-county region between 2018 and 2021. Debt-to-income ratio and credit history were the most common reasons for denial. Approximately 60% of denials were of households with incomes of less than \$75,000. [HMDA]

5.8. Short-Term Rental

The impact of short-term rental (STR) on the region's housing market is not adequately understood. The data on STRs available from companies like AirDNA does not answer critical questions such as how many STRs are housing units that have been removed from the long-term rental market or how many STRs would likely be put into the long-term rental market if taken out of the STR market? A survey of STR owners/operators could provide insight into the answers to those questions. However, the Department of Taxes' direct arrangements with companies like AirBnb and the self-certification approach taken by the Department of Health and Division of Fire Safety mean that there is no list of registered STR businesses in the state.

6. HOUSING COSTS

6.1. Ownership Costs

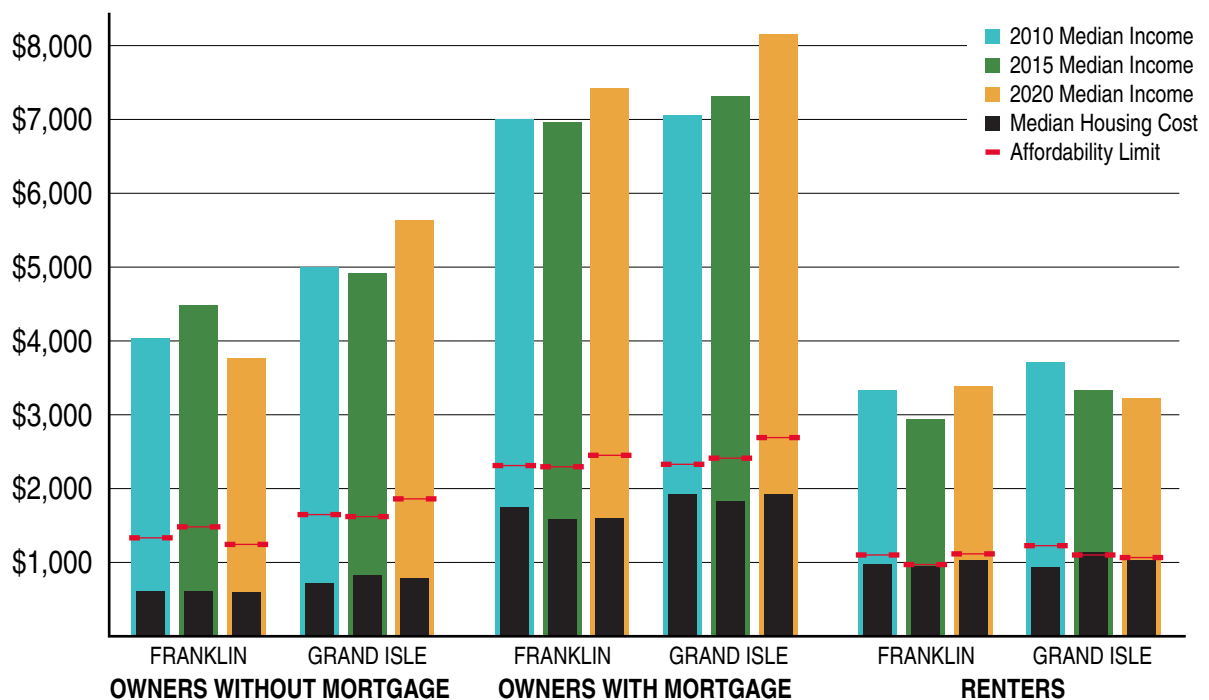
Median housing costs for two-county households with a mortgage decreased between 2010 and 2020, while median household income increased. Median housing costs for owning households without a mortgage decreased slightly between 2010 and 2020 in Franklin County, but the median income of households without a mortgage decreased more significantly. In Grand Isle County, median housing costs for households with a mortgage were essentially unchanged between 2010 and 2020 while median income for those households increased significantly. For owning households without a mortgage in Grand Isle County, median housing costs increased but not as much as median household income. [American Community Survey]

6.2. Rental Costs

Median gross rent increased above the rate of inflation between 2010 and 2020 – 4.6% in Franklin County and 9.3% in Grand Isle County. In Franklin County, however, that percentage increase in rent was significantly less than the increase in median income for renting households – 14.9%.

[American Community Survey]

Figure 30. Comparison of Median Monthly Housing Costs and Household Income (2020\$)



Source: American Community Survey, US Census Bureau

6.3. Cost Burdened Households

The Census Bureau estimated that nearly 1 in 3 households in the two-county region were spending more than 30% of their household income on housing costs in 2020; these households are considered cost burdened. 1 in 7 households were spending more than 50% of their household income on housing costs in 2020; these households are considered severely cost burdened.

Renting households were the most likely to have unaffordable housing (43% of those households). Homeowners with a mortgage were more likely to have unaffordable housing (30% of those households) as compared to homeowners without a mortgage (23% of those households).

While the level of cost burden remains high, examining the changes in both housing costs and household income suggests that the region has lost households with a higher housing cost burden and gained households with a lower housing cost burden. In effect housing became more “affordable” between 2010 and 2020 not due to lower housing costs but as a result of rising income levels in the region.

A series of charts in Appendix A breaks out households by income group and assessing the number and characteristics of cost burdened households in each group. Some highlights of those findings include:

- 82% of households ($\pm 2,630$) in the extreme low income (ELI) group (0-30% of area median income) are cost burdened. Most of these households are single people and are renting. Many are young adults. Households with children represent a smaller proportion of households in this group, but those with children are nearly all cost burdened. There are a disproportionate number of households headed by someone with a disability or someone identifying as BIPOC or multi-racial in this group.
- 75% of households ($\pm 2,180$) in the very low income (VLI) group (>30-50% of area median income) are cost burdened. Many of these households are single people. Younger adults in this group are more likely to be renting, while older adults are more likely to be homeowners. Most of those younger renters are cost burdened, as are the households with children in this group.
- 42% of households ($\pm 1,810$) in the low income (LI) group (>50-80% of area median income) are cost burdened. Again, younger adult renters comprise a disproportionate number of households in this group and a large percentage of them are cost burdened.
- The analysis suggests that the region’s supply of affordable housing (subsidized/income-restricted) is serving some segments of the low income groups somewhat more effectively than others. The proportion of low-income seniors with housing that is affordable based on their income is substantially greater than the proportion of younger adults in the same income group.

7. GAP ANALYSIS

7.1. Unhoused

Data summarized in Section 2.6 suggests that least 80 additional units of transitional housing are needed to serve residents currently experiencing homelessness in the two-county region.

7.2. Underhoused

Underhoused residents are currently living in housing that is inadequate or poor. Data reviewed suggest that the two-county region needs 3,350 new or improved units to address the housing needs of households that are currently underhoused broken out as follows:

570 additional units to allow young adults currently living with parents, other relatives or nonrelatives to form new households (based on data summarized in Section 2.5). This is a conservative estimate assuming that just 10% of young adults living with others would prefer to form a separate household.

260 additional units for residents who are currently living in overcrowded housing (based on data summarized in Section 2.5). In some cases, people in these households may want to remain living together and therefore need a larger residence. In other cases, people may want to form one or more additional households and need additional unit(s) to do so.

460 replacement units for older mobile homes that are in poor condition (based on data summarized in Section 5.2). This is a conservative estimate based on the estimated number of mobile homes that are more than 40 years old.

380 replacement units or major upgrades for site-built homes that are in poor condition (based on data summarized in Sections 5.4 and 5.5). This is a conservative estimate based on property valuation and the count of vacant structures; it likely does not fully capture multi-unit buildings in poor condition.

1,600 units that meet universal design standards for seniors with a disability who are currently living independently (based on data summarized in Section 2.4). This could be a combination of improvements to existing homes and new senior housing units. This is a conservative estimate assuming that 60% of the units occupied by a senior with a disability do not meet universal design standards given what is known about the age and type of housing in the region.

7.3. Cost Burdened

Cost-burdened households are spending more than 30% of their income on housing. This need assessment estimated that 6,620 low-income households in the two-county region were cost burdened. Meeting the housing needs of these households will take a combination of new affordable housing units and expansion of programs that address both housing costs and household income. Cost-burdened low-income households in the region are broken out as follows:

2,630 extremely low income households
(most of which cannot afford to spend more than \$500/month on housing)

2,180 very low income households
(most of which cannot afford to spend more than \$900/month on housing)

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1,810 low income households

(most of which cannot afford spend more than \$1,400/month on housing)

7.4. Total Unmet Need

Recognizing that there is likely significant overlap between underhoused and cost burdened households, it is estimated that there are 7,600 households currently living in the two-county region with an unmet housing need. That figure was arrived at by including 80 households currently unhoused, all cost-burdened low-income households, 570 young adults currently living with others and an additional 330 households currently underhoused but not cost-burdened.

8. RECOMMENDATIONS

8.1. Set a Goal

The data presented in this report establishes the scale of action necessary to significantly address the region's unmet housing needs. The level of unmet need is so significant that 'catching up' will require a sustained, long-term commitment. Consider setting a regional goal for addressing the housing needs of a specified number of households per year. If the current unmet need (7,600 unhoused, underhoused or cost-burdened households) was to be met within a 20-year timeframe, it would necessitate acting to meet the housing needs of 380 households annually.

Strategies should include:

- (1) new/improved housing units,
- (2) enrollment of existing units in guaranteed affordability programs,
- (3) new/expanded housing assistance programs that result in lower housing costs, and
- (4) new/expanded job training programs that result in higher household income.

Strategies should be focused on meeting the needs of:

- (1) severely cost-burdened households,
- (2) households currently living in substandard housing,
- (3) marginalized populations,
- (4) seniors facing difficulties with aging in place, and
- (5) young adults seeking to move into or form a household within the region.

8.2. Involve All Communities

There are unmet housing needs in all of the region's communities, but housing creation and the supply of rental, affordable and special needs housing has been focused in a small subset of municipalities. Taking a fair-share approach, the goal for additional initiatives should be distributed across the region in a manner that reflects existing housing and economic opportunities, but also ensures safe, affordable and diverse housing opportunities are available in all communities.

8.3. Include Marginalized Populations

Housing insecurity is highly correlated with social inequality. This housing assessment shows that there is an unequal distribution of housing disparities in the region. Non-white residents comprise a disproportionate percentage of cost burdened households. Programs and initiatives to address the region's housing needs should be intentionally designed to serve the marginalized populations that have historically faced discrimination.

8.4. Foster Greater Coordination

The current housing situation is adversely impacting economic development, education, healthcare, state and local government throughout the region. Existing agencies and organizations are pursuing a broad range of programs and initiatives that address the region's housing needs both directly and indirectly. The Northwest Regional Planning Commission is well-positioned to facilitate a coordinated response to the region's significant unmet housing needs.

8.5. Track Actions and Outcomes

A Housing Dashboard should be created to mark progress towards meeting established goals and targets. The former Community Energy Dashboard provides a model for a method of tracking and publicizing actions and outcomes towards specified targets.

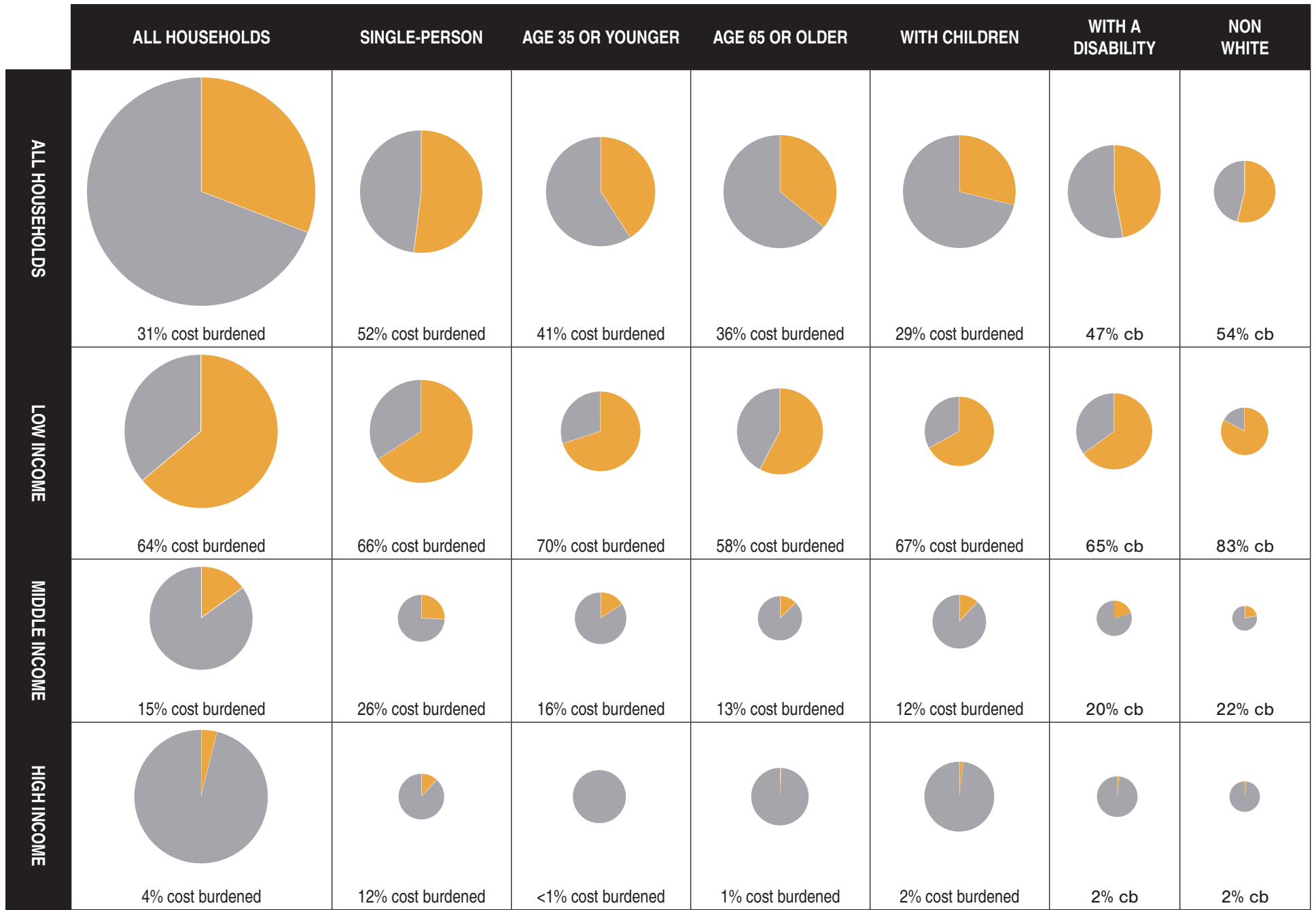
8.6. Update and Supplement Data

This housing needs assessment provides a baseline set of data that should be periodically updated and supplemented when possible. 2020 Decennial Census data will be available by the end of 2023 and will provide more information about the age profile of region residents and some additional characteristics of households and the housing stock.

As noted in the report, the size of the region affects the reliability of American Community Survey data, particularly for small subsets of the region's residents, households or housing units. The region's ACS data is based on a rolling 5-year average of sampling results and therefore it is a lagging indicator. The best approach is to continue to monitor data from other sources and compare it to ACS data to assess the reliability of Census Bureau estimates. For example, ACS data on household income can be compared to data produced annually by the Vermont Department of Taxes. It is also useful to compare ACS estimates across multiple years to assess whether an observed change is simply an annual fluctuation or whether it reflects a sustained, multi-year trend.

8.7. Educate Decision Makers

The Housing for All initiative and Northwest Regional Planning Commission should work with partners around the region to educate elected and appointed officials at the state and local level about the region's housing needs, the response being made by agencies and organizations around the region to meet established goals and targets, and what they can do to support that response



Notes

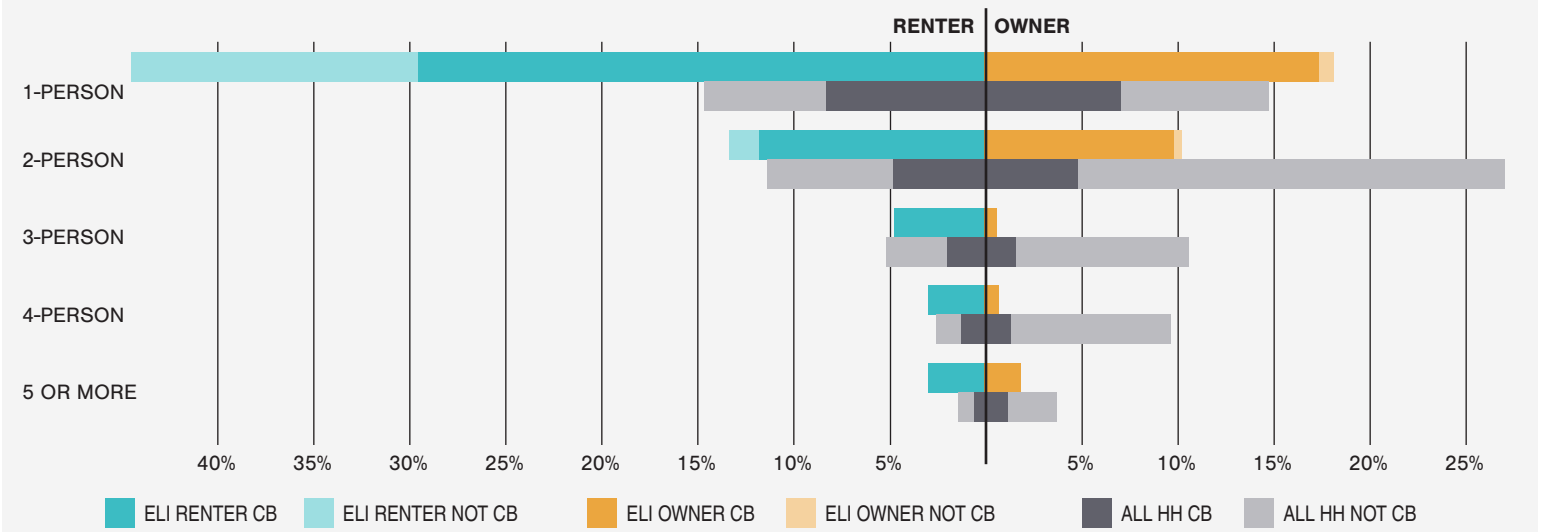
Cost burdened households are spending more than 30% of their income on housing. The percentage of cost burdened households in each category is shown in yellow in the pie charts. The pie charts are sized to represent the total estimated number of households in each category based on data from the U.S. Census Bureau, 2020 ACS PUMS.

| INCOME CATEGORY |
|------------------------------------|
| ELI (EXTREMELY LOW INCOME) |
| 0-30% OF AREA MEDIAN INCOME |

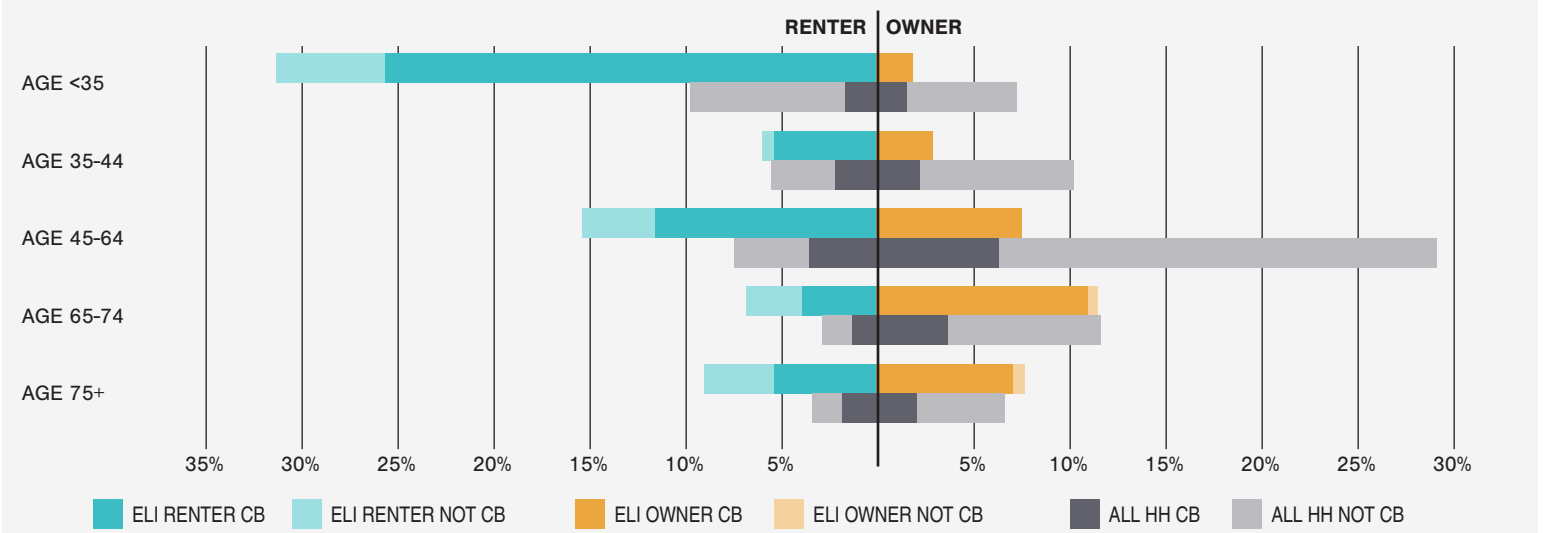
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|-----------------------|-----------------------|
| HUD 2020 INCOME LIMIT | \$19,250 /YEAR | \$22,000 /YEAR | \$27,500 /YEAR |
| HOUSING COSTS (30% INCOME) | \$480 /MONTH | \$550 /MONTH | \$690 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 3,200 HOUSEHOLDS |
| 14% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 2,630 CB HOUSEHOLDS |
| 82% OF ALL ELI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 68% RENT |
| 76% OF RENTERS ARE CB |
| 32% OWN |
| 96% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 62% 1-PERSON HH |
| 75% OF 1-PERSON HH ARE CB |
| 24% 2-PERSON |
| 92% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 33% UNDER AGE 35 |
| 83% OF UNDER AGE 35 HH ARE CB |
| 32% AGE 35-64 |
| 86% OF AGE 35-64 HH ARE CB |
| 35% AGE 65 OR OLDER |
| 78% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 15% WITH CHILDREN UNDER AGE 18 |
| 93% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 38% WITH A DISABILITY |
| 78% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 86% WHITE, NON-HISPANIC |
| 80% OF WHITE, NON-HISPANIC CB |
| 14% ALL OTHER |
| 95% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

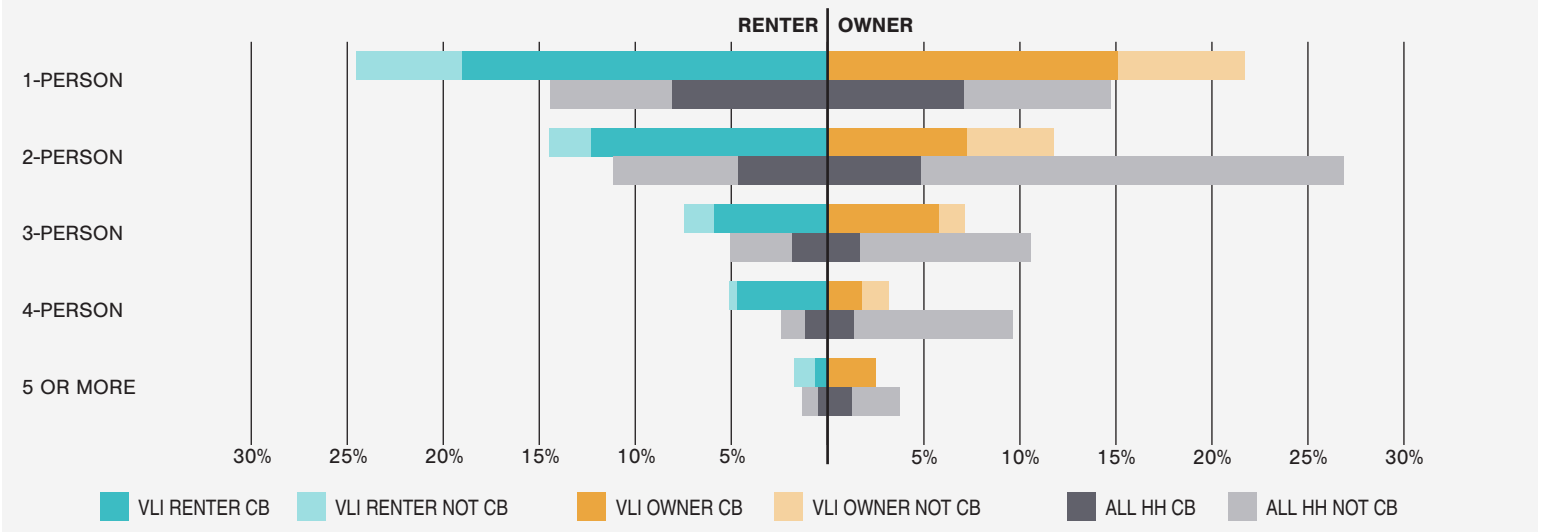


| INCOME CATEGORY |
|------------------------------|
| VLI (VERY LOW INCOME) |
| >30-50% OF AMI |

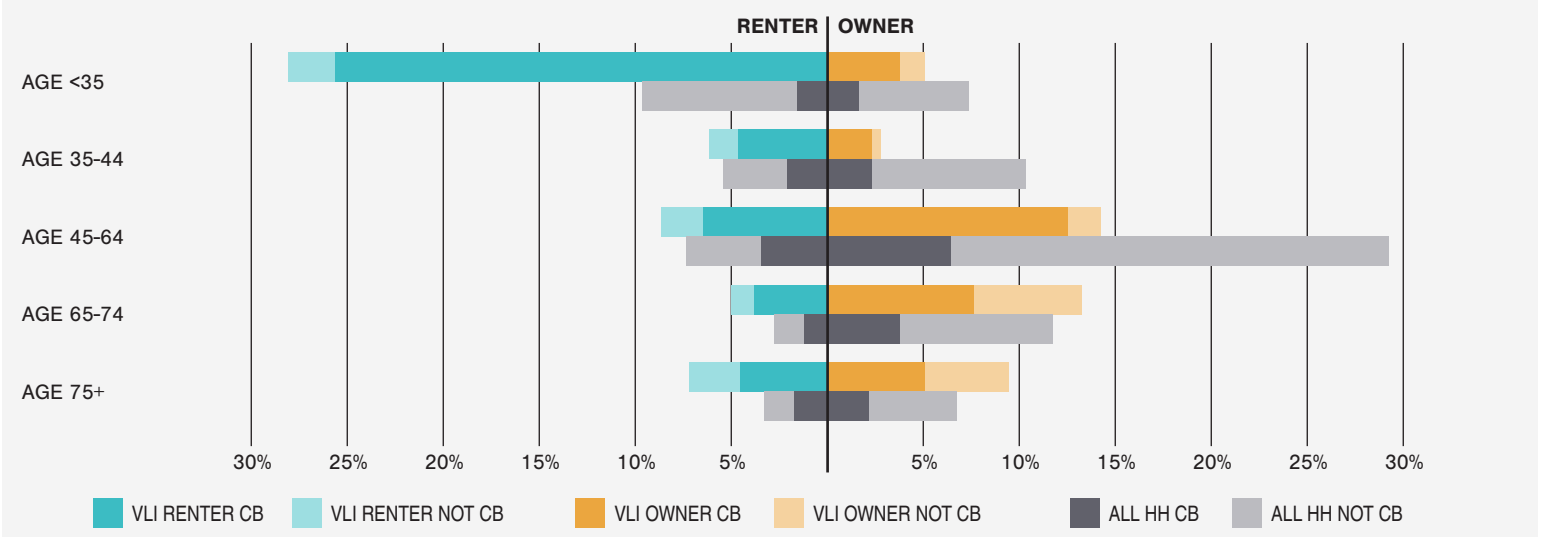
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|-----------------------|-----------------------|
| HUD 2020 INCOME LIMIT | \$32,100 /YEAR | \$36,700 /YEAR | \$45,850 /YEAR |
| HOUSING COSTS (30% INCOME) | \$800 /MONTH | \$920 /MONTH | \$1,150 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 2,900 HOUSEHOLDS |
| 12% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 2,180 CB HOUSEHOLDS |
| 75% OF ALL VLI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 54% RENT |
| 80% OF RENTERS ARE CB |
| 46% OWN |
| 70% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 46% 1-PERSON HH |
| 74% OF 1-PERSON HH ARE CB |
| 26% 2-PERSON |
| 75% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 25% UNDER AGE 35 |
| 89% OF UNDER AGE 35 HH ARE CB |
| 38% AGE 35-64 |
| 81% OF AGE 35-64 HH ARE CB |
| 38% AGE 65 OR OLDER |
| 60% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 23% WITH CHILDREN UNDER AGE 18 |
| 81% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 23% WITH A DISABILITY |
| 69% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 89% WHITE, NON-HISPANIC |
| 75% OF WHITE, NON-HISPANIC CB |
| 11% ALL OTHER |
| 77% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

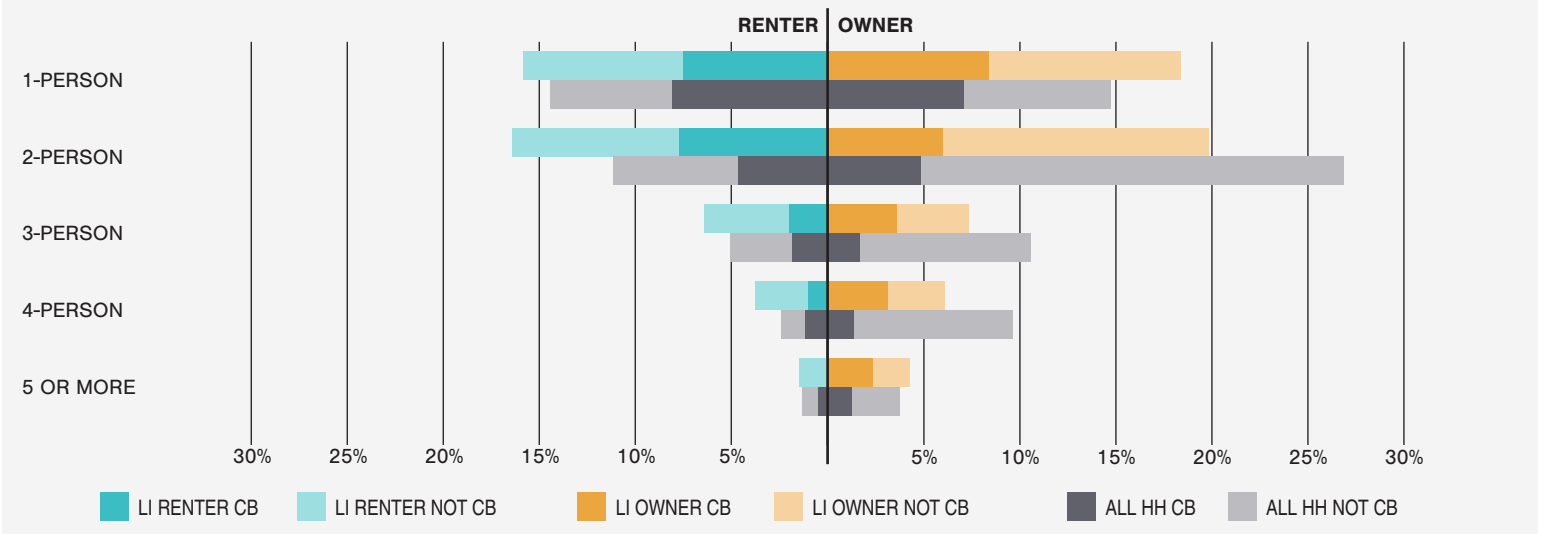


| INCOME CATEGORY |
|--------------------------|
| LI (LOW INCOME) |
| >50-80% OF AMI |

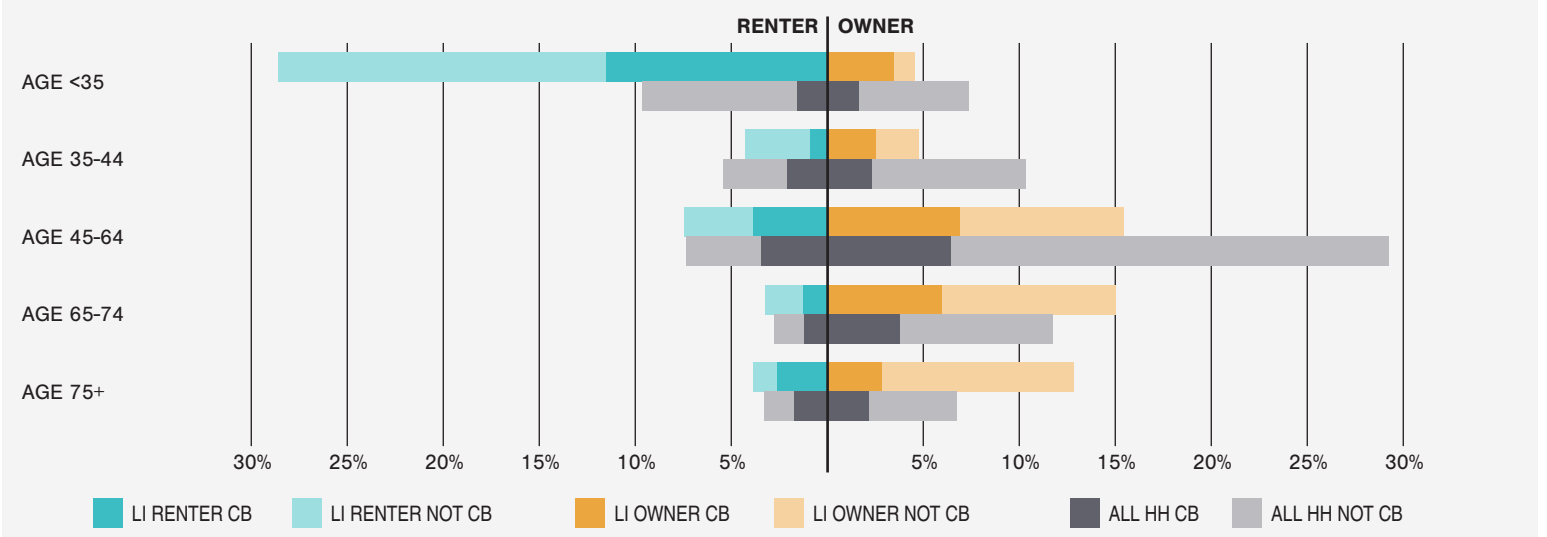
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|-----------------------|-----------------------|
| HUD 2020 INCOME LIMIT | \$51,350 /YEAR | \$58,700 /YEAR | \$73,350 /YEAR |
| HOUSING COSTS (30% INCOME) | \$1,280 /MONTH | \$1,470 /MONTH | \$1,830 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 4,300 HOUSEHOLDS |
| 18% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 1,810 CB HOUSEHOLDS |
| 42% OF ALL LI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 44% RENT |
| 42% OF RENTERS ARE CB |
| 56% OWN |
| 42% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 34% 1-PERSON HH |
| 47% OF 1-PERSON HH ARE CB |
| 36% 2-PERSON |
| 38% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 25% UNDER AGE 35 |
| 45% OF UNDER AGE 35 HH ARE CB |
| 50% AGE 35-64 |
| 43% OF AGE 35-64 HH ARE CB |
| 26% AGE 65 OR OLDER |
| 37% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 24% WITH CHILDREN UNDER AGE 18 |
| 46% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 17% WITH A DISABILITY |
| 41% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 94% WHITE, NON-HISPANIC |
| 40% OF WHITE, NON-HISPANIC CB |
| 6% ALL OTHER |
| 71% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

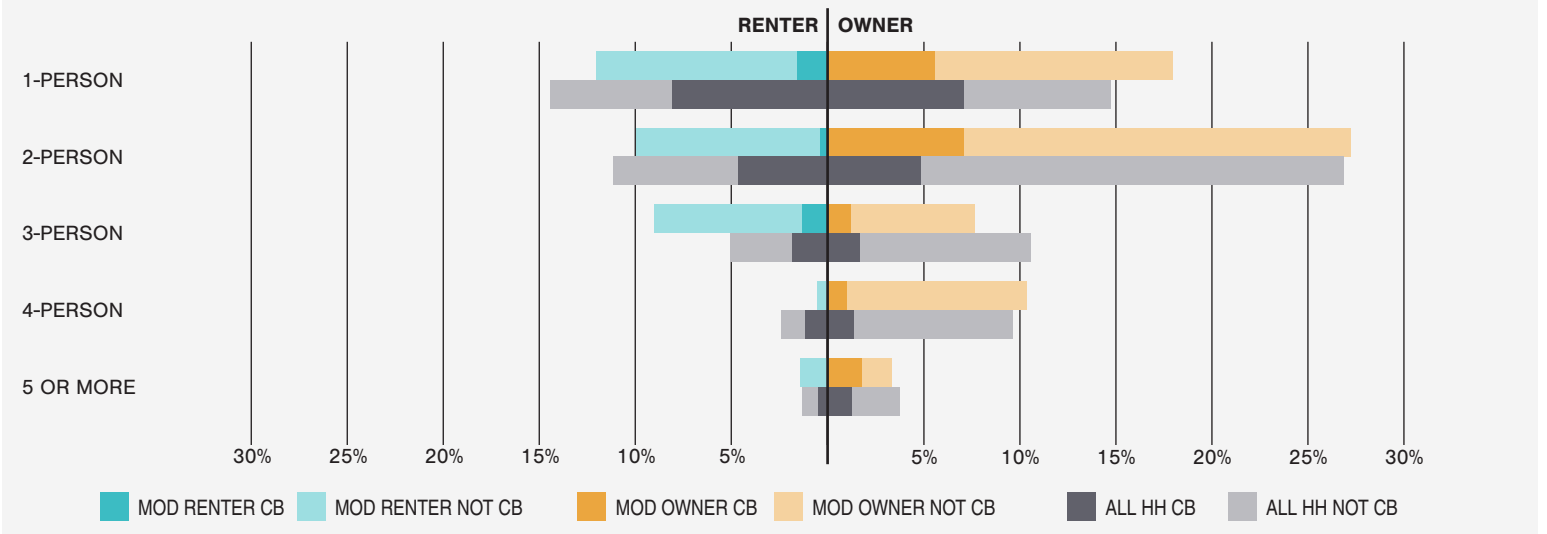


| INCOME CATEGORY |
|------------------------------|
| MOD (MODERATE INCOME) |
| > 80-100% OF AMI |

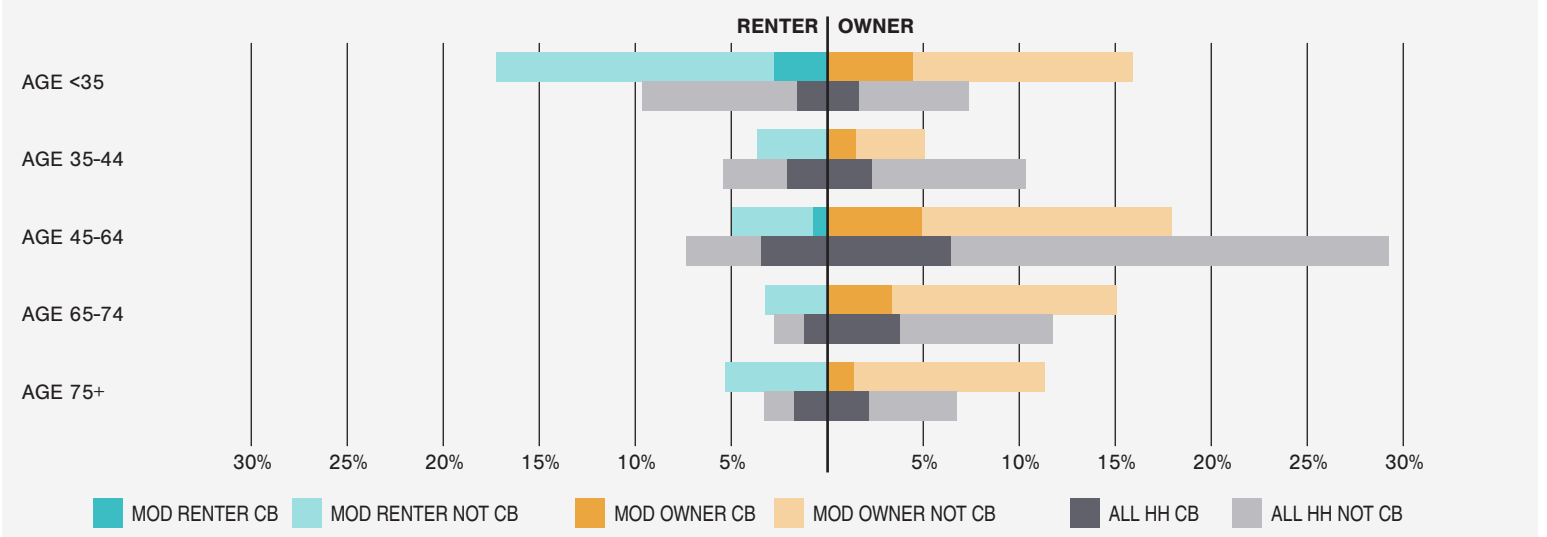
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|-----------------------|-----------------------|
| HUD 2020 INCOME LIMIT | \$64,200 /YEAR | \$73,400 /YEAR | \$91,700 /YEAR |
| HOUSING COSTS (30% INCOME) | \$1,610 /MONTH | \$1,830 /MONTH | \$2,290 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 2,500 HOUSEHOLDS |
| 11% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 510 CB HOUSEHOLDS |
| 20% OF ALL MOD HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 34% RENT |
| 11% OF RENTERS ARE CB |
| 66% OWN |
| 25% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 30% 1-PERSON HH |
| 24% OF 1-PERSON HH ARE CB |
| 37% 2-PERSON |
| 20% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 24% UNDER AGE 35 |
| 22% OF UNDER AGE 35 HH ARE CB |
| 54% AGE 35-64 |
| 23% OF AGE 35-64 HH ARE CB |
| 22% AGE 65 OR OLDER |
| 13% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 22% WITH CHILDREN UNDER AGE 18 |
| 21% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 13% WITH A DISABILITY |
| 30% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 92% WHITE, NON-HISPANIC |
| 19% OF WHITE, NON-HISPANIC CB |
| 8% ALL OTHER |
| 32% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

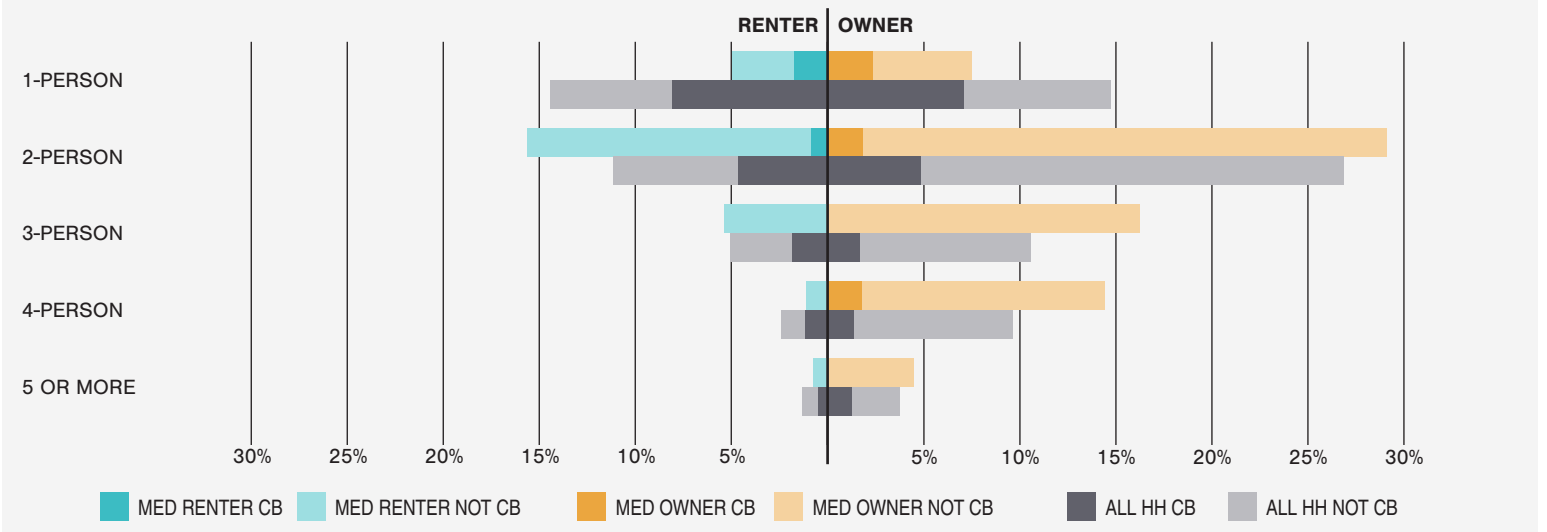


| INCOME CATEGORY |
|----------------------------|
| MED (MEDIAN INCOME) |
| > 100-120% OF AMI |

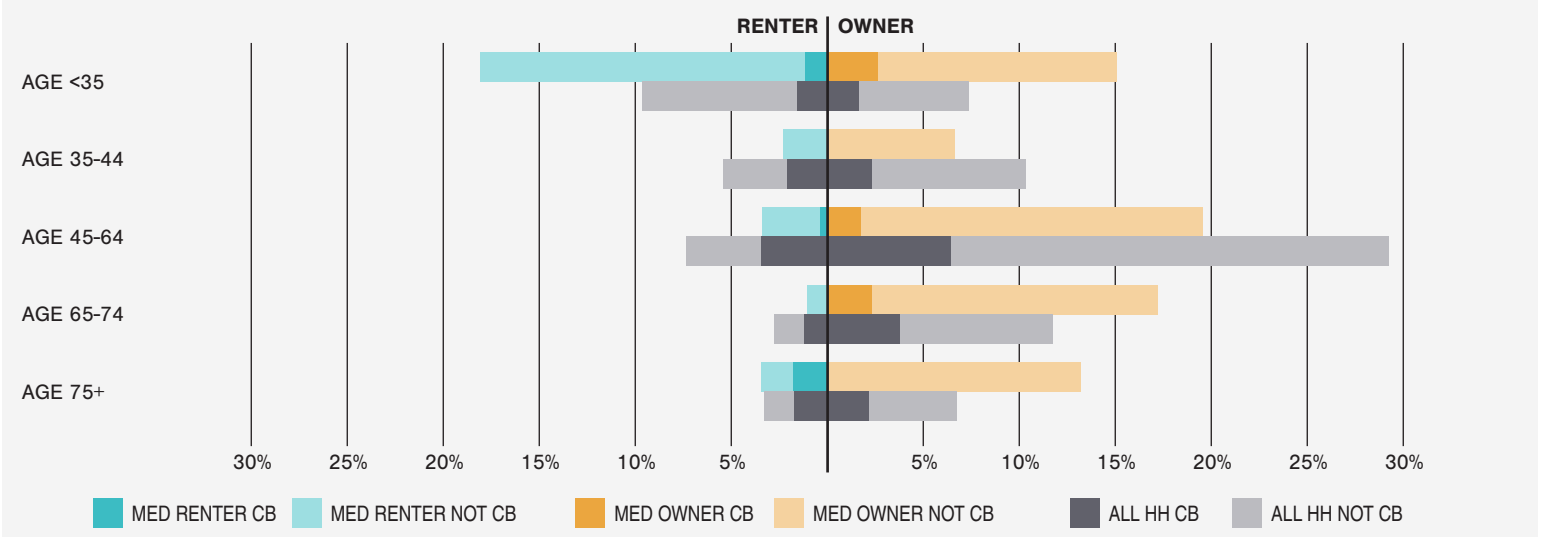
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|-----------------------|------------------------|
| HUD 2020 INCOME LIMIT | \$77,050 /YEAR | \$88,100 /YEAR | \$110,050 /YEAR |
| HOUSING COSTS (30% INCOME) | \$1,930 /MONTH | \$2,200 /MONTH | \$2,750 /MONTH |

| ESTIMATES FOR 2020 |
|--|
| 2,200 HOUSEHOLDS |
| 9% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 200 CB HOUSEHOLDS |
| 9% OF ALL MED HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 28% RENT |
| 10% OF RENTERS ARE CB |
| 72% OWN |
| 9% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 12% 1-PERSON HH |
| 33% OF 1-PERSON HH ARE CB |
| 45% 2-PERSON |
| 6% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 28% UNDER AGE 35 |
| 11% OF UNDER AGE 35 HH ARE CB |
| 56% AGE 35-64 |
| 7% OF AGE 35-64 HH ARE CB |
| 16% AGE 65 OR OLDER |
| 12% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 35% WITH CHILDREN UNDER AGE 18 |
| 6% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 10% WITH A DISABILITY |
| 4% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 96% WHITE, NON-HISPANIC |
| 9% OF WHITE, NON-HISPANIC CB |
| 4% ALL OTHER |
| 0% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

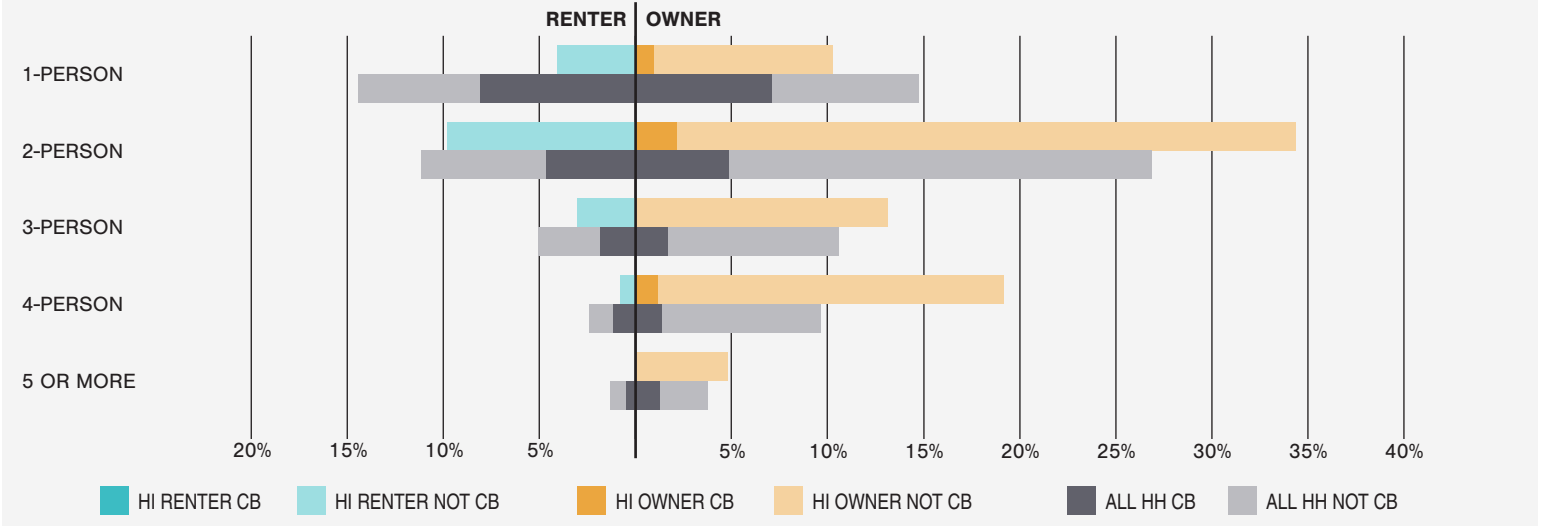


| INCOME CATEGORY |
|---|
| HI (HIGH INCOME) > 120-150% OF AMI |

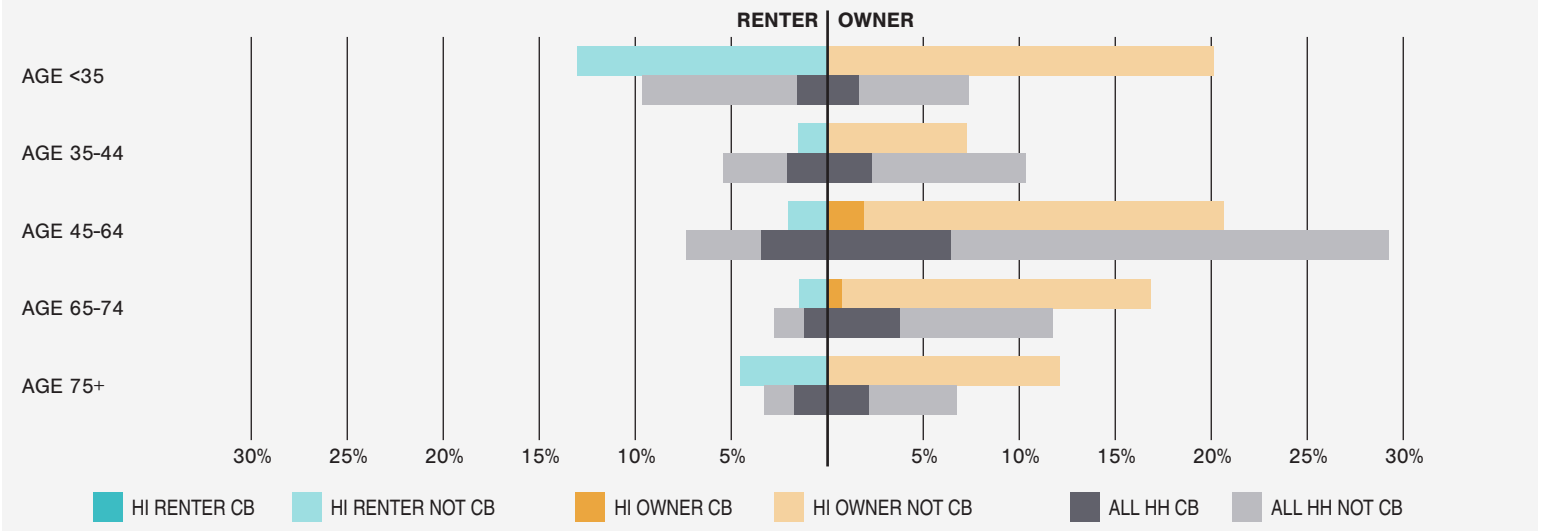
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|-----------------------|------------------------|------------------------|
| HUD 2020 INCOME LIMIT | \$96,300 /YEAR | \$110,100 /YEAR | \$137,550 /YEAR |
| HOUSING COSTS (30% INCOME) | \$2,410 /MONTH | \$2,750 /MONTH | \$3,440 /MONTH |

| ESTIMATES FOR 2020 |
|--|
| 2,500 HOUSEHOLDS |
| 11% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 120 CB HOUSEHOLDS |
| 5% OF ALL HI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 18% RENT |
| 2% OF RENTERS ARE CB |
| 82% OWN |
| 6% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 15% 1-PERSON HH |
| 9% OF 1-PERSON HH ARE CB |
| 44% 2-PERSON |
| 5% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 21% UNDER AGE 35 |
| 0% OF UNDER AGE 35 HH ARE CB |
| 61% AGE 35-64 |
| 7% OF AGE 35-64 HH ARE CB |
| 18% AGE 65 OR OLDER |
| 3% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 31% WITH CHILDREN UNDER AGE 18 |
| 1% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 11% WITH A DISABILITY |
| 0% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 98% WHITE, NON-HISPANIC |
| 5% OF WHITE, NON-HISPANIC CB |
| 2% ALL OTHER |
| 5% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

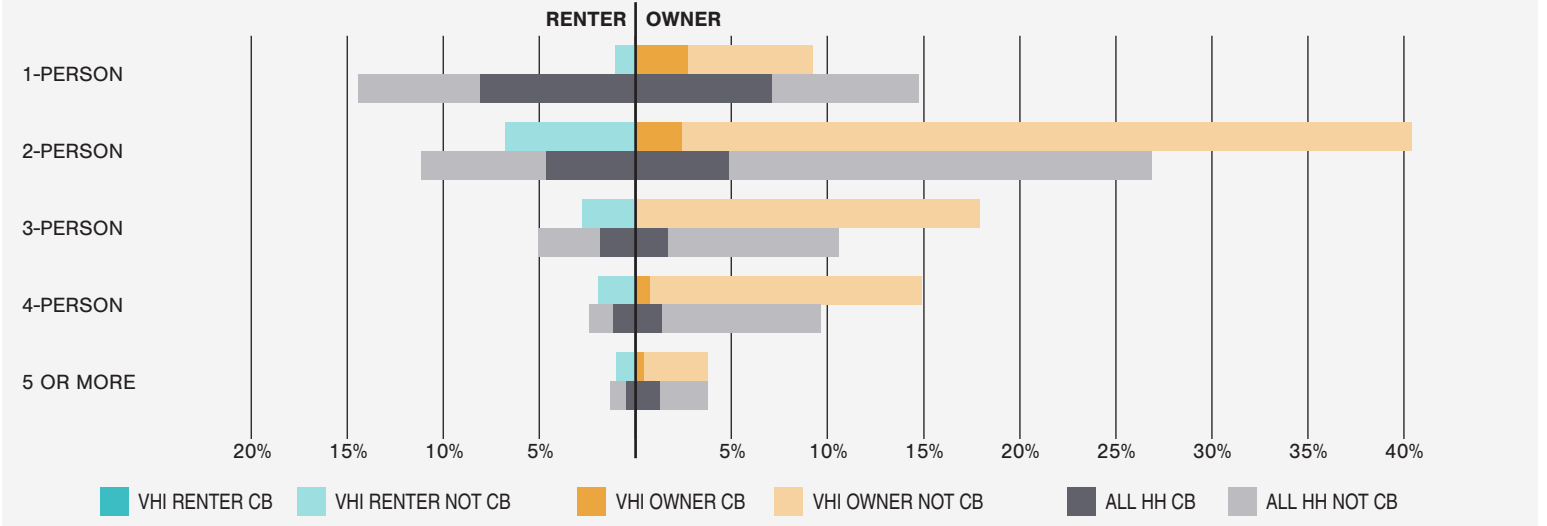


| INCOME CATEGORY |
|---|
| VHI (VERY HIGH INCOME) >150-180% OF AMI |

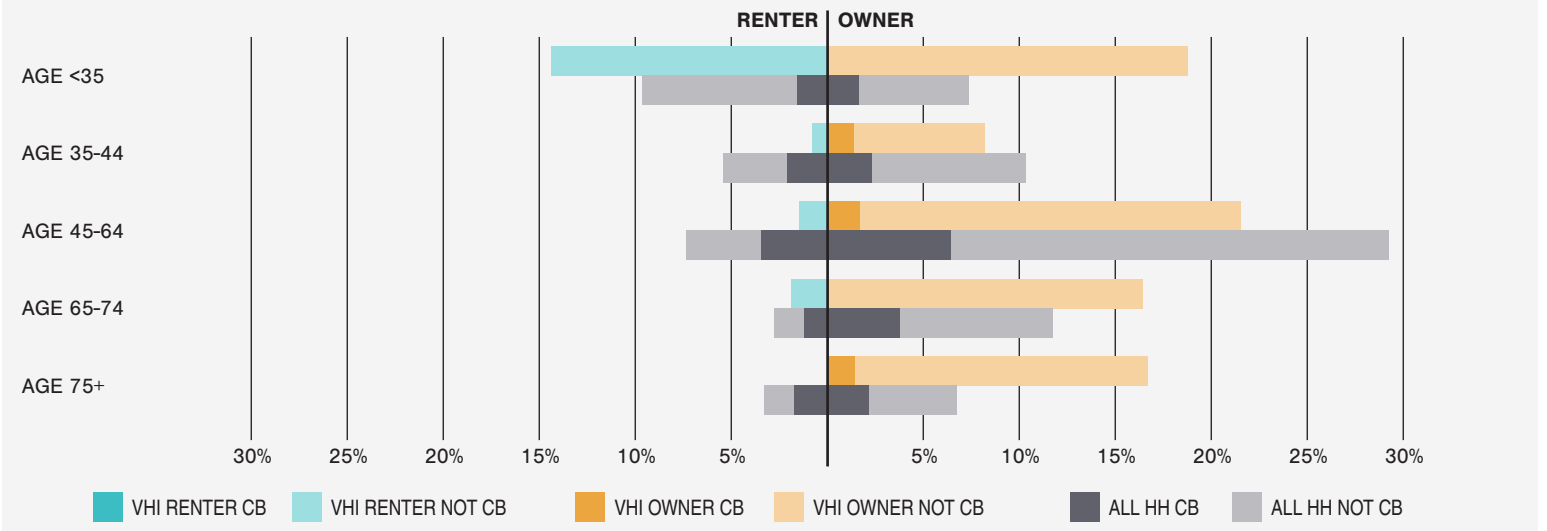
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|------------------------|------------------------|------------------------|
| HUD 2020 INCOME LIMIT | \$128,400 /YEAR | \$146,800 /YEAR | \$183,400 /YEAR |
| HOUSING COSTS (30% INCOME) | \$3,210 /MONTH | \$3,670 /MONTH | \$4,590 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 2,500 HOUSEHOLDS |
| 11% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 160 CB HOUSEHOLDS |
| 7% OF ALL VHI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 14% RENT |
| 0% OF RENTERS ARE CB |
| 86% OWN |
| 8% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 10% 1-PERSON HH |
| 27% OF 1-PERSON HH ARE CB |
| 47% 2-PERSON |
| 5% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 17% UNDER AGE 35 |
| 0% OF UNDER AGE 35 HH ARE CB |
| 67% AGE 35-64 |
| 9% OF AGE 35-64 HH ARE CB |
| 16% AGE 65 OR OLDER |
| 2% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 25% WITH CHILDREN UNDER AGE 18 |
| 7% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 7% WITH A DISABILITY |
| 10% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 94% WHITE, NON-HISPANIC |
| 7% OF WHITE, NON-HISPANIC CB |
| 6% ALL OTHER |
| 3% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden

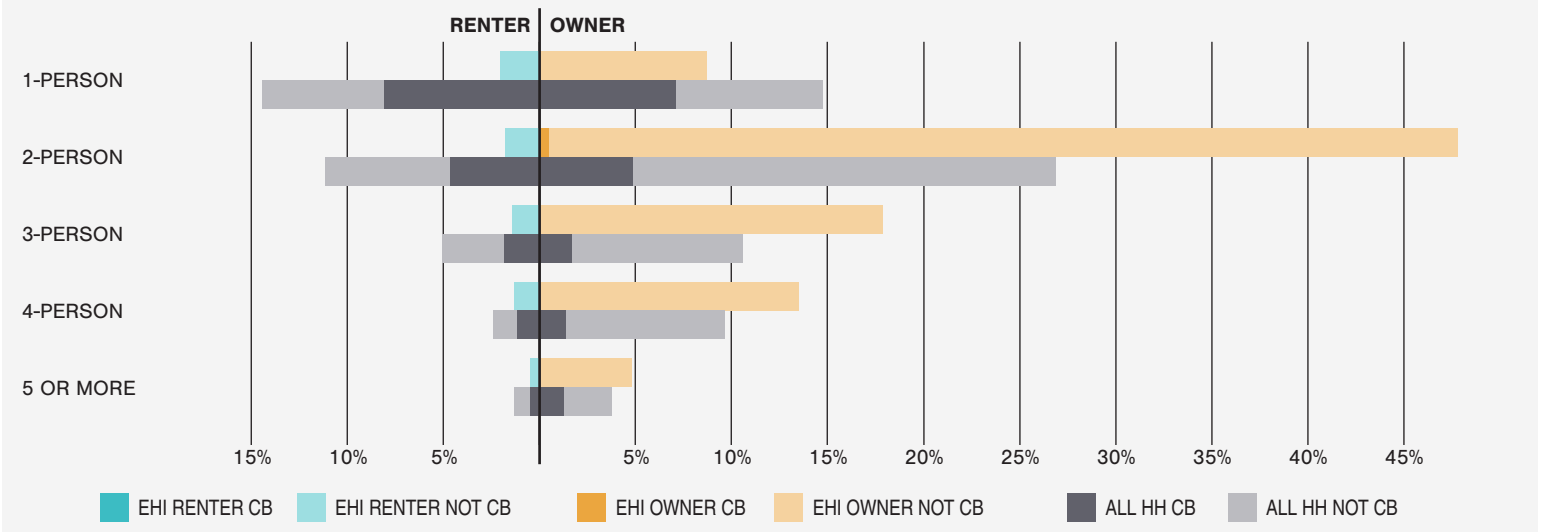


| INCOME CATEGORY |
|-------------------------------|
| EHI (VERY HIGH INCOME) |
| > 180% OF AMI |

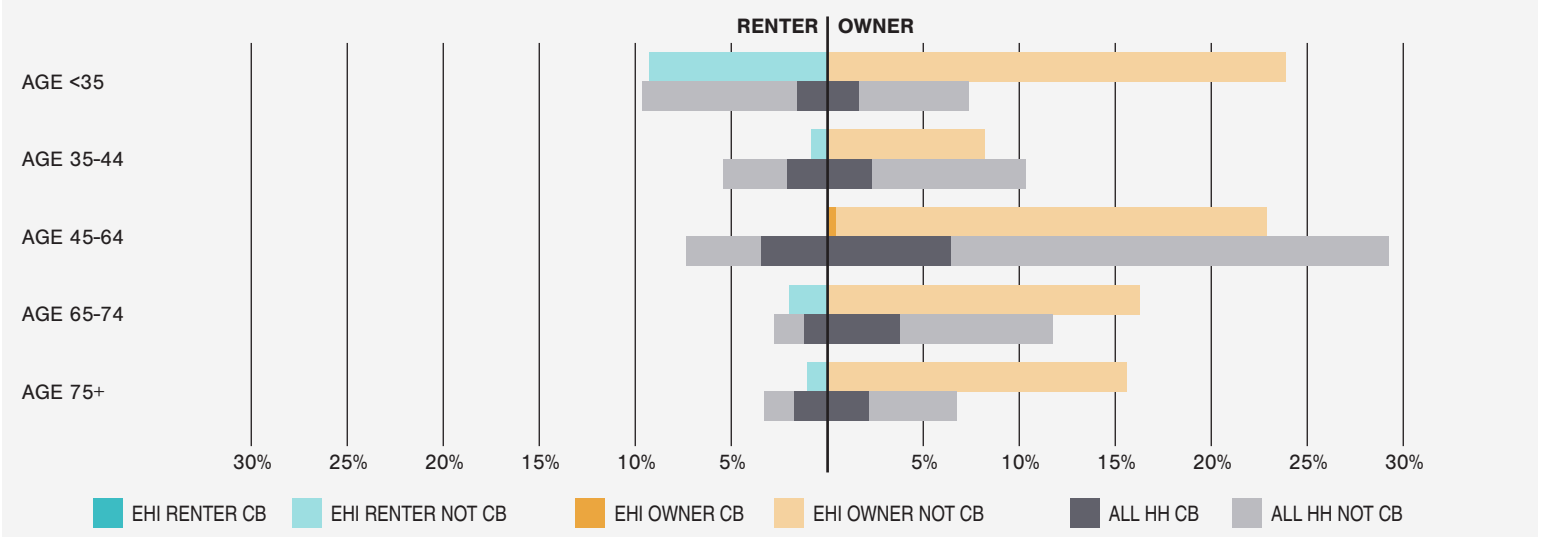
| | 1-PERSON HOUSEHOLD | 2-PERSON HOUSEHOLD | 4-PERSON HOUSEHOLD |
|----------------------------|--------------------------|--------------------------|--------------------------|
| HUD 2020 INCOME LIMIT | > \$128,400 /YEAR | > \$146,800 /YEAR | > \$183,400 /YEAR |
| HOUSING COSTS (30% INCOME) | > \$3,210 /MONTH | > \$3,670 /MONTH | > \$4,590 /MONTH |

| ESTIMATES FOR 2020 |
|---|
| 3,000 HOUSEHOLDS |
| 13% OF ALL HOUSEHOLDS |
| COST BURDENED (SPEND >30%) |
| 25 CB HOUSEHOLDS |
| <1% OF ALL EHI HOUSEHOLDS |
| HOUSEHOLD TENURE |
| 7% RENT |
| 0% OF RENTERS ARE CB |
| 93% OWN |
| <1% OF OWNERS ARE CB |
| HOUSEHOLD SIZE |
| 11% 1-PERSON HH |
| 3% OF 1-PERSON HH ARE CB |
| 50% 2-PERSON |
| 1% OF 2-PERSON HH ARE CB |
| HOUSEHOLDER AGE |
| 11% UNDER AGE 35 |
| 0% OF UNDER AGE 35 HH ARE CB |
| 67% AGE 35-64 |
| 1% OF AGE 35-64 HH ARE CB |
| 22% AGE 65 OR OLDER |
| 0% OF AGE 65 OR OLDER ARE CB |
| PRESENCE OF CHILDREN |
| 27% WITH CHILDREN UNDER AGE 18 |
| 0% OF HH WITH CHILDREN ARE CB |
| HOUSEHOLDER DISABILITY STATUS |
| 9% WITH A DISABILITY |
| 0% OF HH W/ A DISABILITY ARE CB |
| HOUSEHOLDER RACE & ETHNICITY |
| 93% WHITE, NON-HISPANIC |
| <1% OF WHITE, NON-HISPANIC CB |
| 7% ALL OTHER |
| 0% OF ALL OTHER HH ARE CB |

Households by Size, Tenure and Cost Burden



Households by Householder Age, Tenure and Cost Burden



| Title | Source | Geography | Notes |
|---|--|--|--|
| 1 Total Population 1950-2020 | Decennial Census | Municipalities, Counties, Region, MSA, State | |
| 2 Age Profile 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 | Municipalities, Counties, Region, MSA, State | |
| 3 Population by Age Group 2010-2020 | Decennial Census, 2010 ACS 5-Yr Estimates, 2020 adjusted | Counties, Region, MSA, State | 2020 ACS estimate proportionally adjusted to reflect 2020 Decennial Census total population count. Table used as basis for population projection. |
| 4 Percent of the Population by Generation | SEER County Population Data | Counties, Region, MSA, State | |
| 5 Race and Ethnicity 2000-2020 | Decennial Census, 2000, 2010, 2020 | Municipalities, Counties, Region, MSA, State | |
| 6 Cohort Change Ratios | | Counties, Region, MSA, State | Based on age cohort change from 2010 to 2020 for VT & MSA. Based on average of VT & MSA cohort change from 2010 to 2020 for counties. Table used in population projection. |
| 7 Population Projection Calculation 2020-2040 | | Counties, Region, MSA, State | Small area projection produced by PlaceSense using the Hamilton-Perry Method based on 2010 and 2020 Census data. |
| 8 Population Projection Summary 2020-2040 | | Counties, Region, MSA, State | |
| 9 Comparative Population Projections | | | |
| 10 Total Households 1950-2020 | Decennial Census | Municipalities, Counties, Region, MSA, State | Municipal data not available for 1950. |
| 11 Family Households 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 | Municipalities, Counties, Region, MSA, State | |
| 12 Nonfamily Households 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 | Municipalities, Counties, Region, MSA, State | |
| 13 Population by Age Group 2000-2040 | Decennial Census, 2000, 2010 ACS 5-Yr Estimates, 2020 adjusted | Counties, Region, MSA, State | 2020 ACS estimate proportionally adjusted to reflect 2020 Decennial Census total population count. Table used in headship rate calculation. |
| 14 Headship Rate 2000-2020 | Decennial Census, 2000, 2010 PUMS ACS 5-Yr Estimates, 2020 adjusted | Counties, Region, MSA, State | 2020 ACS estimate proportionally adjusted to reflect 2020 Decennial Census total household count. 2020 headship rate for region and counties estimated as average of 2000 and 2010 headship rates (no 2020 data was available for that geography). |
| 15 Households by Age of Householder 2020-2040 | | Counties, Region, MSA, State | Household projection based on headship rate and projected population by age group. 2020 households for region and counties estimated based on headship rate (no 2020 data was available for that geography) |
| 16 Household Projection Summary 2020-2040 | | Counties, Region, MSA, State | |
| 17 Comparative Household Projections | | | |
| 18 Household Size 2000-2020 | | Municipalities, Counties, Region, MSA, State | 2020 ACS estimate proportionally adjusted to reflect 2020 Decennial Census total household count. |
| 19 Tenure 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 adjusted | Municipalities, Counties, Region, MSA, State | |
| 20 Tenure by Age of Householder 2010-2020 | Decennial Census, 2010 ACS 5-Yr Estimates, 2020 adjusted | Counties, Region, MSA, State | |
| 21 Tenure by Household Size 2010-2020 | | Counties, Region, MSA, State | |
| 22 Median Income 2000-2020 | Decennial Census, 2000 ACS 5-Yr Estimates, 2010 & 2020 | Counties, State | |
| 23 Households in Poverty 2000-2020 | Decennial Census, 2000 ACS 5-Yr Estimates, 2010 & 2020 | Counties, Region, MSA, State | |
| 24 Income 2015-2020 | VT Dep't Taxes, Income Tax Statistics | Municipalities, Counties, Region, MSA, State | |
| 25 Tenure by Household Income 2010-2020 | ACS 5-Yr Estimates, 2010 & 2020 | Counties, Region, MSA, State | |
| 26 Median Gross Rent 2000-2020 | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, MSA, State | |
| 27 Median Owner Costs 2000-2020 | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, MSA, State | |
| 28 Gross Rent as Percentage of Household Income | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, Region, MSA, State | |
| 29 Owner Costs (w/ mortgage) as % of Household Income | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, Region, MSA, State | |
| 30 Owner Costs (no mortgage) as % of Household Income | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, Region, MSA, State | |
| 31 Geographic Mobility by Age 2015-2020 | ACS 5-Yr Estimates, 2015-2020 | Counties, Region, MSA, State | High margin of error in relation to estimate for counties. |
| 32 Length of Residence by Tenure 2000-2020 | Decennial Census, 2000 ACS 5-Yr Estimates, 2010 & 2020 | Counties, Region, MSA, State | |
| 33 Households Who Moved between 2010 and 2020 | ACS 5-Yr Estimates, 2010 & 2020 | Counties, Region, MSA, State | |
| 34 Disability by Age and Type | ACS 5-Yr Estimates, 2015 & 2020 | Counties, Region, MSA, State | High margin of error in relation to estimate for counties. |
| 35 Living Arrangements | ACS 5-Yr Estimates, 2015 & 2020 | Counties, Region, MSA, State | |
| 36 Population Estimates 2011-2019 and 2021 | Housing and Population Estimates | Municipalities, Counties, Region, MSA, State | Census Bureau Building Permit data is primary source for estimates. Larger differences between the Decennial Census count year and the first year estimate than between mid-decade annual estimates are to be expected due to methodology. |
| 37 Non-White (Alone) Population 2000-2020 | Decennial Census, 2000, 2010, 2020 | Region | |

| Title | Source | Geography | Notes |
|---|---|--|--|
| 1 Total Housing 1950-2020 | Decennial Census | Municipalities, Counties, Region, MSA, State | |
| 2 Units in Structure 2000-2020 | Decennial Census ACS 5-Yr Estimates, 2010 & 2020 | Counties, Region, MSA, State | 2010 and 2020 ACS estimate of units proportionally adjusted to reflect 2010 and 2020 Decennial Census total housing unit count. |
| 3 Vacancy Status 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 | Counties, Region, MSA, State | 2020 ACS estimate of units proportionally adjusted to reflect 2020 Decennial Census total housing unit count. |
| 4 Occupancy 2000-2020 | Decennial Census, 2000 & 2010 ACS 5-Yr Estimates, 2020 | Municipalities, Counties, Region, MSA, State | 2020 ACS estimate of units proportionally adjusted to reflect 2020 Decennial Census total housing unit count. |
| 5 Residential Structures Added by Type 2005-2022 | VT E911 Site Locations, June 2022 | Counties, Region | Year mapped is assumed to equate to year built. Note this is a count of addressed structures not of total dwelling units in a structure. |
| 6 Total Residential Structures Added 2005-2022 | VT E911 Site Locations, June 2022 | Municipalities, Counties, Region | Year mapped is assumed to equate to year built. Note this is a count of addressed structures not of total dwelling units in a structure. |
| 7 Units Permitted 2000-2021 | U.S. Census Bureau Building Permits Survey | Municipalities, Counties, Region, MSA, State | Alburgh and Isle La Motte do not have zoning and therefore do not have any building permit data. |
| 8 Residential Parcels by Type 2010 and 2020 | VT Department of Taxes, PVR Annual Reports | Municipalities, Counties, Region | This is a count of tax parcels not of total dwelling units on a parcel. |
| 9 Comparison of Housing Creation Data | | Municipalities, Counties, Region, MSA, State | |
| 10 2016 Grand List | VT Department of Taxes | Municipalities, Counties, Region | |
| 11 2021 Grand List | VT Department of Taxes | Municipalities, Counties, Region | |
| 12 Grand List Change 2016-21 | VT Department of Taxes | Municipalities, Counties, Region | |
| 13 Affordable Rental Housing Built 2000-2020 | VT Housing Finance Agency | | |
| 14 Number of Primary Home Sales 2000-2021 | VT Department of Taxes, PTTR | Municipalities, Counties, Region | This is the PTTR data as provided by VHFA. PTTR data should be considered representative but incomplete and inconsistent. |
| 15 Median Primary Home Sale Price 2000-2021 | VT Department of Taxes, PTTR | Municipalities, Counties, Region | This is the PTTR data as provided by VHFA. PTTR data should be considered representative but incomplete and inconsistent. Adjusted to 2021\$ using CPI calculator. |
| 16 Number of Mortgages Originated 2007-2021 | Home Mortgage Disclosure Act public data files | Counties, Region | |
| 17 Average Mortgage Loan Amount 2007-2021 | Home Mortgage Disclosure Act public data files | Counties, Region | |
| 18 Average Borrower Income 2007-2021 | Home Mortgage Disclosure Act public data files | Counties, Region | |
| 19 Mortgage Data by Census Tract 2018-2021 | Home Mortgage Disclosure Act public data files | Census tract, Counties, Region | |
| 20 Primary Home Mortgages & Borrowers 2018-2021 | Home Mortgage Disclosure Act public data files | Counties, Region | |
| 21 Mortgage Application Denials 2018-2021 | Home Mortgage Disclosure Act public data files | Region | |
| 22 Overcrowded Units by Tenure 2010-2020 | ACS 5-Yr Estimates, 2010, 2015 & 2020 | Counties, Region, MSA, State | Overcrowded units have 1 or more people per room |
| 23 Mobile Homes by Date Built | ACS 5-Yr Estimate, 2020 | Counties, Region, MSA, State | |
| 24 Housing Units by Units in Structure 2010-2020 | ACS 5-Yr Estimates, 2010 & 2020 | Municipalities, Counties, Region, MSA, State | |