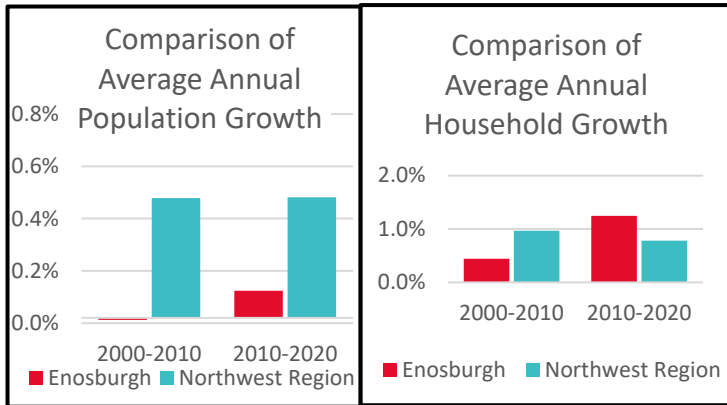


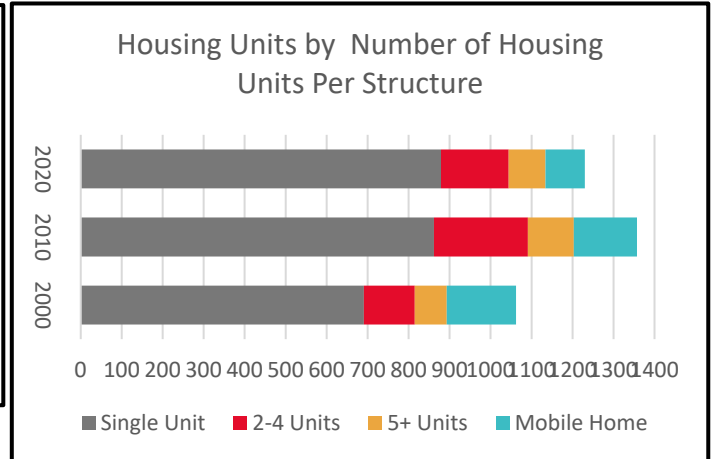
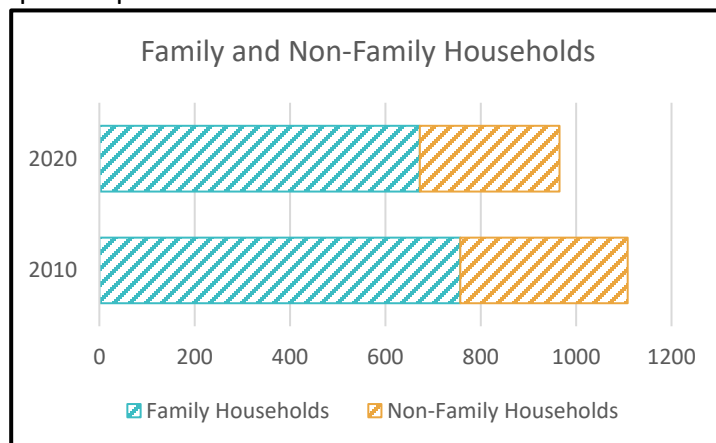
Enosburgh Housing Needs Assessment

A project funded by the Agency of Commerce and Community Development's Bylaw Modernization Grant Program



In the last 10 years Enosburgh has seen a small annual increase in population, however, this increase is far less than the regional average. The number of households in Enosburgh has grown at a faster rate than the population, likely due to smaller household sizes. The proportions of family and non-family households in Enosburgh appear to be similar in 2010 and 2020. Note that while the below chart shows a decrease in households using the American Community Survey data for 2020, the Census data shows an overall growth in households.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 2.5% of Enosburgh's population lives with nonrelatives excluding unmarried partners and 3.6% of those over 21 are living with their parents. Some of these residents may prefer to form their own households. 1.5% of housing units in Enosburgh are overcrowded, having more than 1 person per total number of rooms in the house.



According to the 2020 Census, there are 1,246 housing units in Enosburgh. As stated before, while this data shows decrease in housing units overall, the Census shows an increase in housing and 62 new E911 addresses have been added in the Town. Given this data uncertainty, it is difficult to make further inferences about this data.

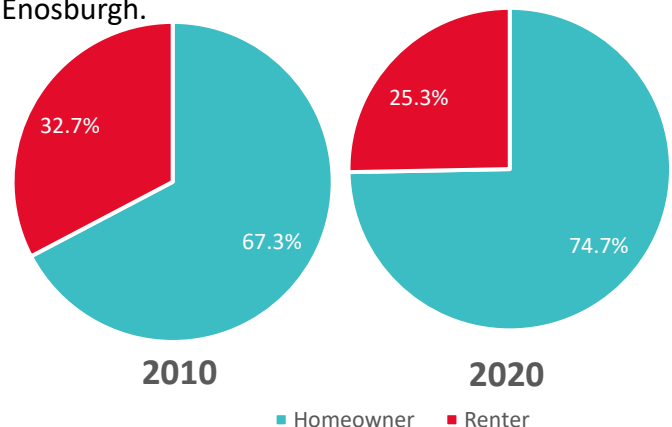


7.5% Seasonal Units

1.4% Short-Term Rentals

Short-term rental data: AirDNA via Housingdata.org.

Around 9% of the Town's housing stock is used for seasonal and short-term rentals. Compared to regional averages, there are fewer seasonal homes in Enosburgh.

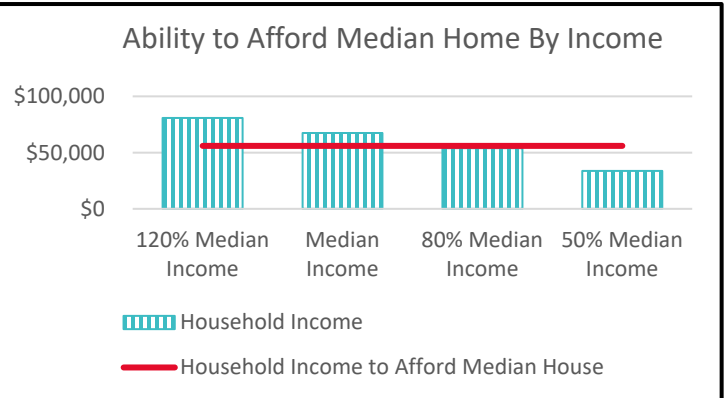
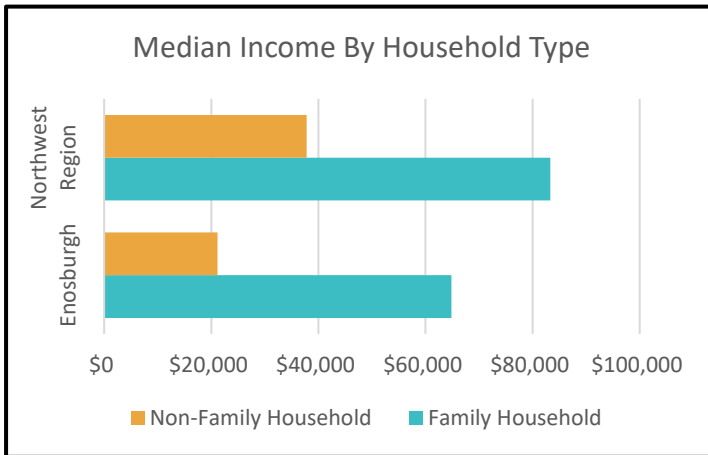


The number of renters in Enosburgh has decreased somewhat in the last 10 years, with a slight increase in number of homeowner-occupied households. While it is unclear whether the actual number of renter households decreased, data from the Grand List shows an increase in owner-occupied properties, making renters a smaller percentage of all households.



1246 Housing Units

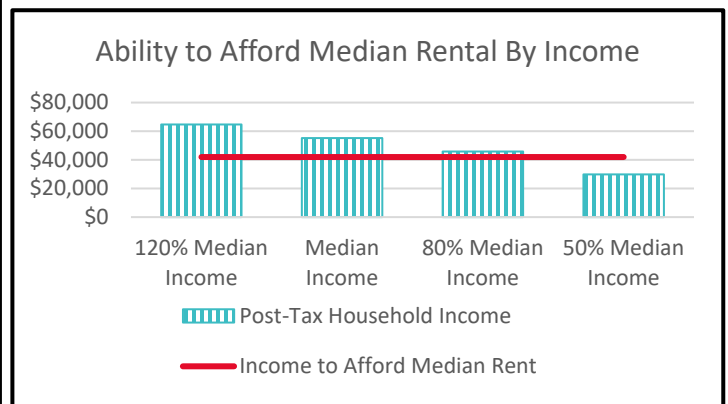
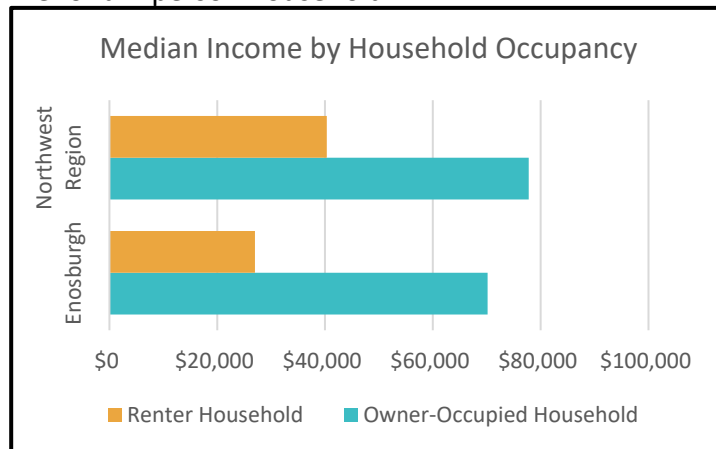
Enosburgh Housing Needs Assessment



Median Home Price: VT Property Tax Records via Housingdata.org

Median incomes in Enosburgh are lower than the regional averages. Family households have higher average median income than non-family households in Enosburgh. The average non-family household income in Enosburgh is only just above the poverty line for a 2-person household.

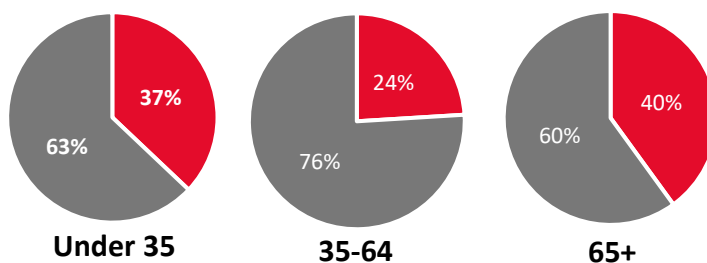
With a median home price of \$193,000, homeownership in Enosburgh is affordable to those with regional median incomes. However, the median home is extremely unaffordable to the median renter in Enosburgh. The typical renter household in Enosburgh would not be able to afford to become a homeowner in the Town.



Renter households have significantly lower median incomes than owner-households in Enosburgh. Roughly 43% of all rental units in Enosburgh are specifically designated as affordable housing.

Rental units are more affordable to those with median and low-income regional residents. However, as demonstrated by the cost burden data, Enosburgh renters still often find renting unaffordable.

■ Cost Burdened ■ Not Cost Burdened



Residents under 35 and senior residents are much more likely to be cost-burdened. Region-wide, residents of color are more likely to be cost-burdened at all income levels.

Conclusions

Household growth in Enosburgh continues to increase slowly. Data on housing growth is somewhat unclear, but the number of owner-occupied properties appears to be growing at a greater rate than rental properties. While Enosburgh offers affordable homeownership opportunities compared to the region, these opportunities may not be available to existing renter households in Enosburgh. While Enosburgh has several large affordable developments, there is an opportunity to encourage smaller “missing middle” development.