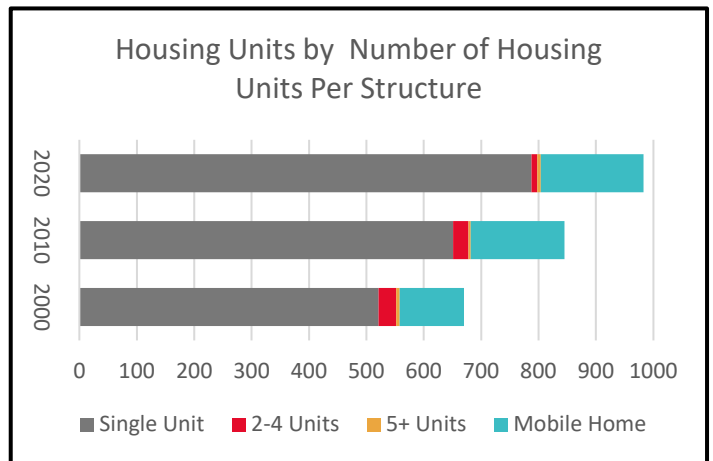
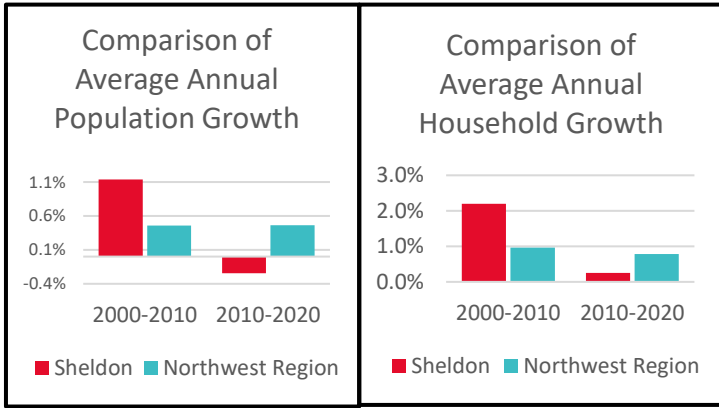


# Sheldon Housing Needs Assessment

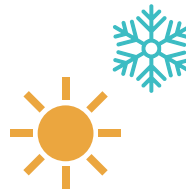
A project funded by the Agency of Commerce and Community Development's Bylaw Modernization Grant Program



While Sheldon had high population growth from 2000-2010, since 2010 population has decreased somewhat. Despite population loss, the number of households has grown due to smaller household sizes. The growth in household units has been driven primarily by non-family households.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 3% of Sheldon's population lives with nonrelatives excluding unmarried partners and 2% of those over 21 are living with their parents. It is likely that some of these residents would prefer to form their own households. There is no evidence of crowding in housing units in Sheldon.

According to the 2020 Census, there are 893 housing units in Sheldon. The number of housing units in Sheldon has grown entirely due to new single unit homes and new mobile homes. This is similar to the regional trend, although Sheldon is seeing more growth in mobile homes than the region as a whole, which may support affordability.

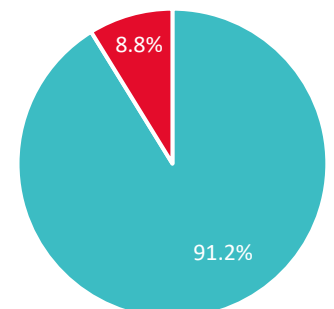
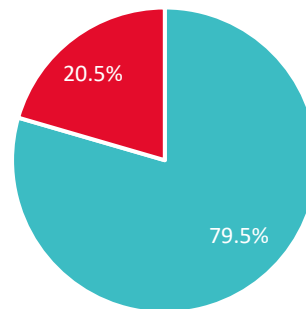
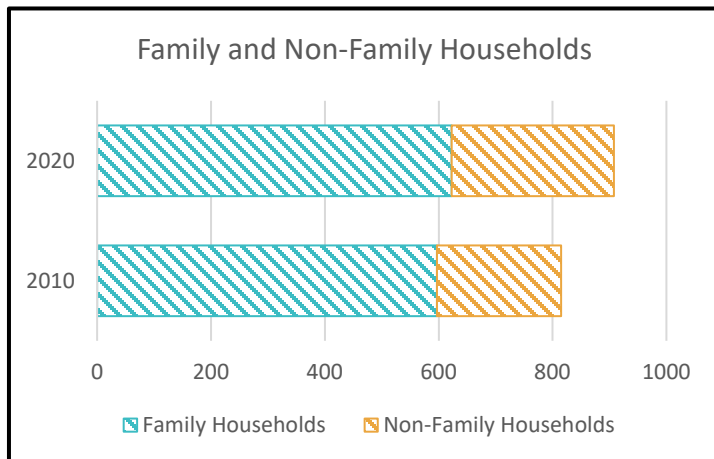


**4.4 % Seasonal Units**

**.3% Short-Term Rentals**

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

Seasonal units and short-term rentals are both relatively rare in Sheldon. Compared to the regional average, the percentage of seasonal units is much lower.



2010

2020

■ Homeowner ■ Renter

The number of renter households in Sheldon has decreased 10% in the last 10 years, representing 102 fewer renter households.

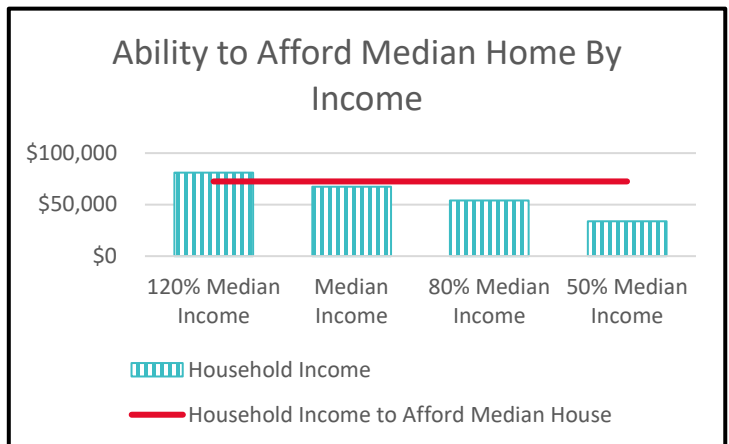
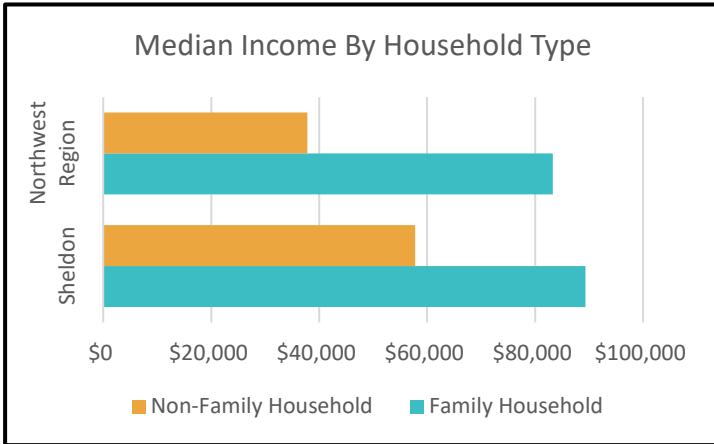


**893 Housing Units**

Household, Family and Total Housing Units: US. Census 2020

All data from 2020 US American Community Survey except where otherwise noted.

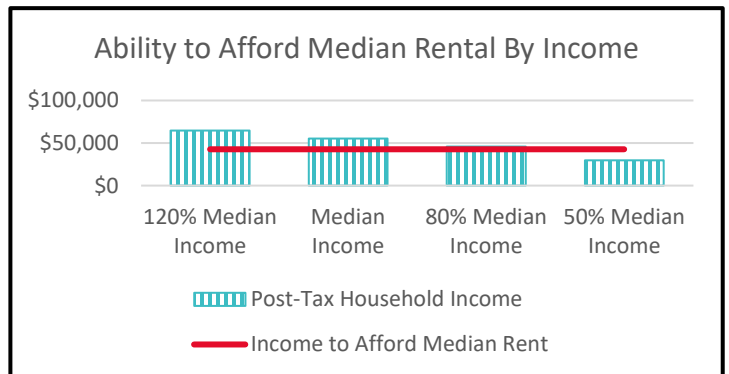
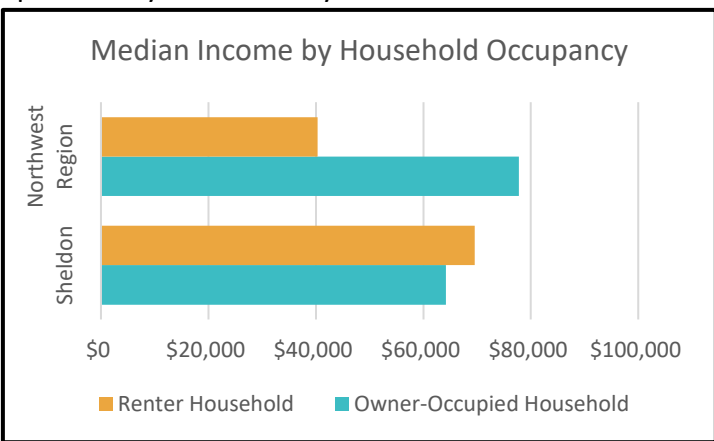
# Sheldon Housing Needs Assessment



Family households have higher average median income than non-family households, however this trend is not as extreme as in the region average. Since most of the new household growth in Sheldon is of non-family households, more affordable housing options may be necessary.

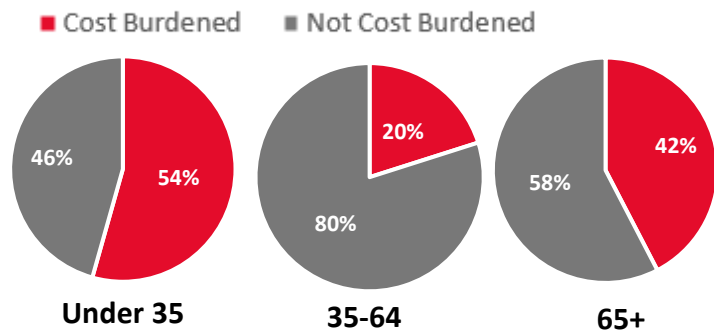
Median Home Price: VT Property Tax Records via Housingdata.org

Homeownership is generally not affordable in Sheldon. To afford the median house price of \$250,000, a household would need to earn \$72,000 a year, while regional median income is only \$67,000. The median family household could afford the median home, but the median non-family household cannot.



Renter and owner-occupied households in Sheldon have relatively similar median incomes. However, there are high margins of error that make this data hard to interpret.

Rental units are more affordable option in Sheldon, with rental units being affordable to median and low-income residents. However, given that only 10% households are renters, there are limited options for lower-income residents.



## Conclusions

Household growth has slowed in Sheldon compared to the region overall. The majority of new homes constructed are single-family or mobile homes, and the number of renters has decreased. Homeownership is generally not affordable in Sheldon, and cost-burden for housing is high amongst both young residents and senior residents. The increased number of mobile homes may be one way residents are finding affordable housing, but there appears to be a decrease in smaller multi-unit options that can also be an affordable option for residents.

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.