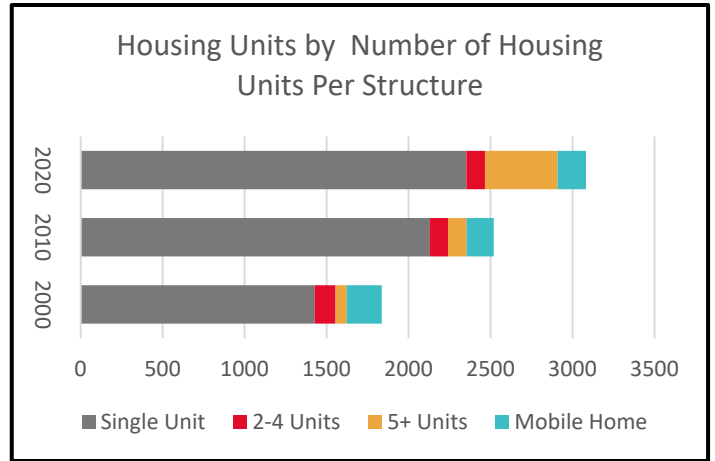
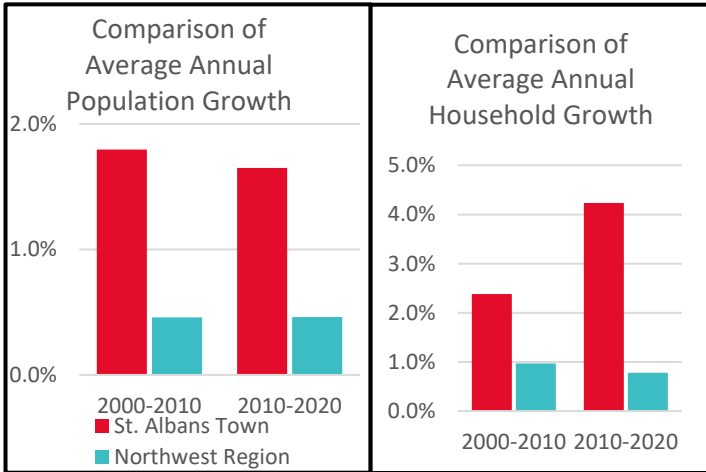


# St. Albans Town Housing Needs Assessment

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



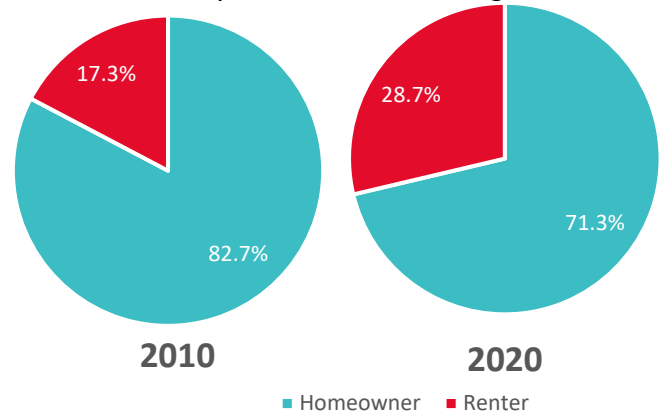
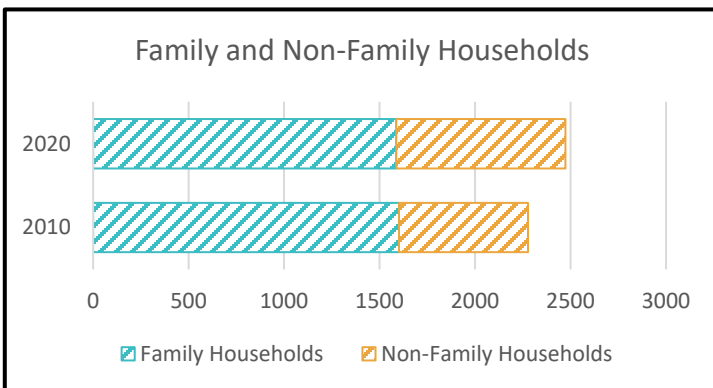
St. Albans Town is the fastest growing town in the region, with a 1.6% annual growth in population. Household growth is at an even higher rate, which may be a result of smaller average household size. Data on non-family and family households in St. Albans Town is somewhat unclear because American Community Survey data shows a far slower growth in total households than the 2020 Census. However, there appears to be growth in nonfamily households and this is consistent with the regional trend.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 6.2% of St. Albans Town's population lives with nonrelatives excluding unmarried partners. 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 the Town.

According to the 2020 Census, there are 3241 housing units in St. Albans Town. The majority of growth has been in single-unit homes, as well as large 20+ unit structures. Many of these large apartment complexes are affordable housing, while others are market-rate senior units. There has been little growth in smaller multi-unit developments that can provide additional housing options.

 **13.5 % Seasonal Units**  
 Short-term rental data: AirDNA via Housingdata.org.

Seasonal units are common in St. Albans Town. Data on short-term rentals does not separate St. Albans Town & City, but even if we assume all such short-term rentals for both communities were in St. Albans Town, it would only be .9% of all housing units.

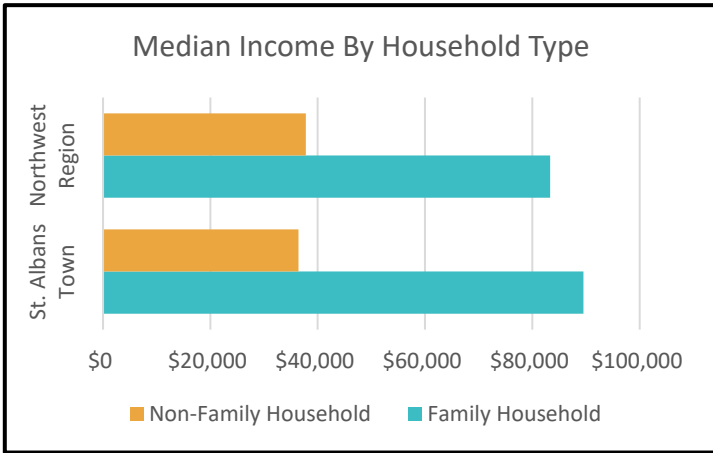


Based on ACS data, the proportion of renters in St. Albans Town has increased over the last 10 years, however the Grand List data shows a small increase in homeowner occupied households. There is a rental housing shortage, with a less than 1% vacancy rate.

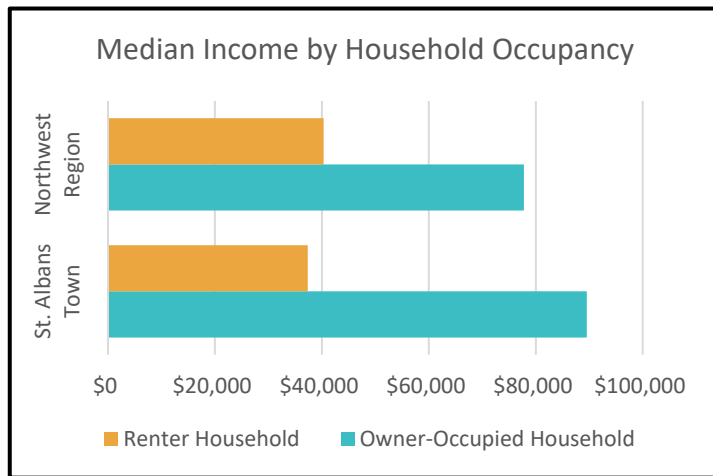


**3241 Housing Units**

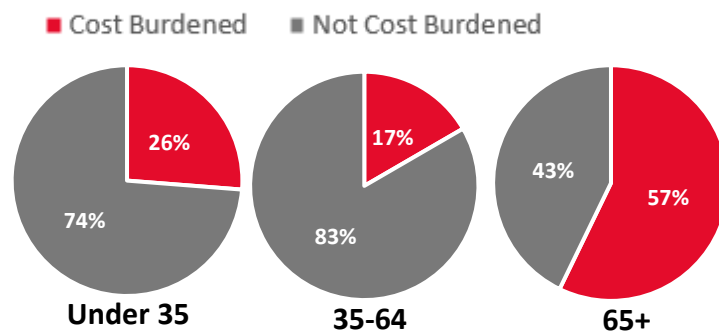
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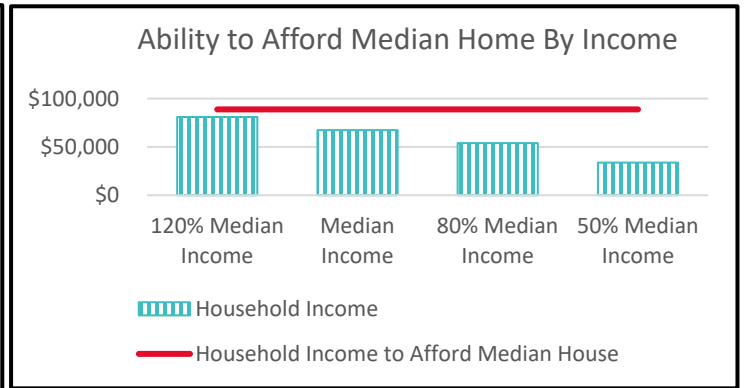
Family households have higher average median income than non-family households, similar to the region average.



Renter households have significantly lower incomes than homeowner households in St. Albans Town. This trend is even more extreme than regional averages.

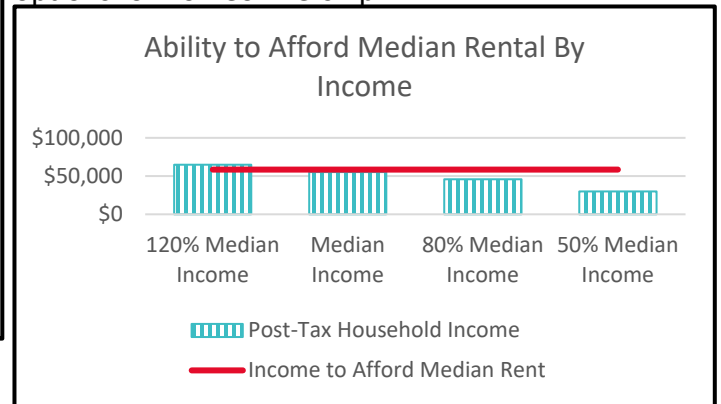


Senior residents are disproportionately cost-burdened in St. Albans Town. More than half of all senior households and almost 90% of senior renters are cost-burdened. Region-wide, residents identifying as other than white only are more likely to be cost-burdened at all income levels.



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

Homeownership in St. Albans Town is not affordable to many households. To afford the median house price of \$307,000, a household would need to earn over \$88,000 a year, while regional median income is only \$67,000. The incomes of current renters in St. Albans are less than 80% of regional median, so current renters will have very limited affordable options for homeownership.



Rental units are also not affordable to households making the regional median income. While St. Albans Town has had a significant increase in designated affordable units, outside of such units renting is not affordable to most.

## Conclusions

St. Albans Town is rapidly growing. The majority of that growth has been in single unit dwellings. However, several large housing developments with designated affordable housing have been built. Both homeownership & rental options are not affordable to regional residents making median incomes. Cost burden is especially high for senior residents. While the Town has made progress in providing affordable housing units through larger developments, there has not been much growth in smaller “missing middle” development.