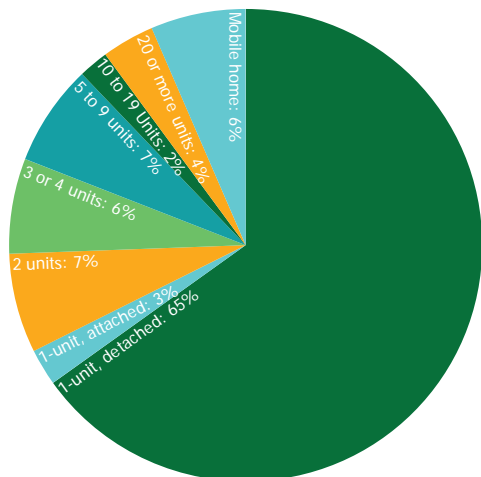


Housing Units

The majority of the housing stock within the Central Vermont Region is single unit detached homes, representing 65% of all units in 2011 (Figure 1), similar to Vermont as a whole (66.5%). 29% of total units were multi-unit and 6% were mobile homes, compared to 26.5% and 7%, respectively, at the State level.

In the Central Vermont Region, the total number of housing units increased 6.2% from 2000-2010, a slower growth rate than Vermont (9.6%). While total housing increased by around 2,500 units, occupied housing only increased by just under 1,600 with an increase in vacant housing of nearly a thousand units. Vacant housing accounted for 16% of the total housing in 2010, an increase from 14% in 2000. Both of these figures, however, are lower than the State vacancy rate of 20% in 2010 and include seasonal housing.

Figure 1: Regional Units in Structure, 2011 (5-Year Estimates)



Looking at the change in housing units by town from 2000 to 2010, every town saw an increase in their total housing units (Figure 2). As a percentage of total housing, Fayston saw the greatest increase in housing of over 33% (301 units), followed by Roxbury (79 units) and Cabot (137 units) each with a 22% increase in total housing units. These three towns also saw the most significant increases in population size between 2000 and 2010 relative to their small populations. Barre City saw the smallest increase in total housing units of less than 1% (27 units) followed by Montpelier with 3.5% (135 units) despite declining populations of 239 and 180 residents, respectively. This reflects the changes in population noted in the Population section and the movement from the urban centers to more rural environments as well as the decline in number of people per household.

Figure 2: Percent Change in Total Housing Units by Town, 2000-2010

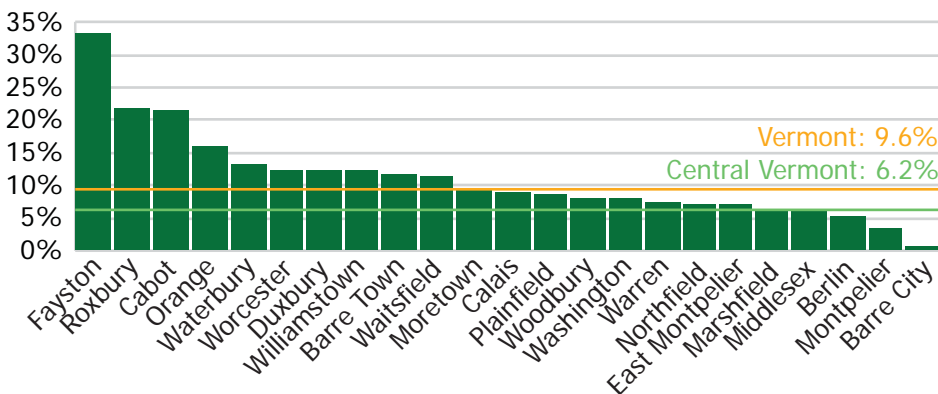
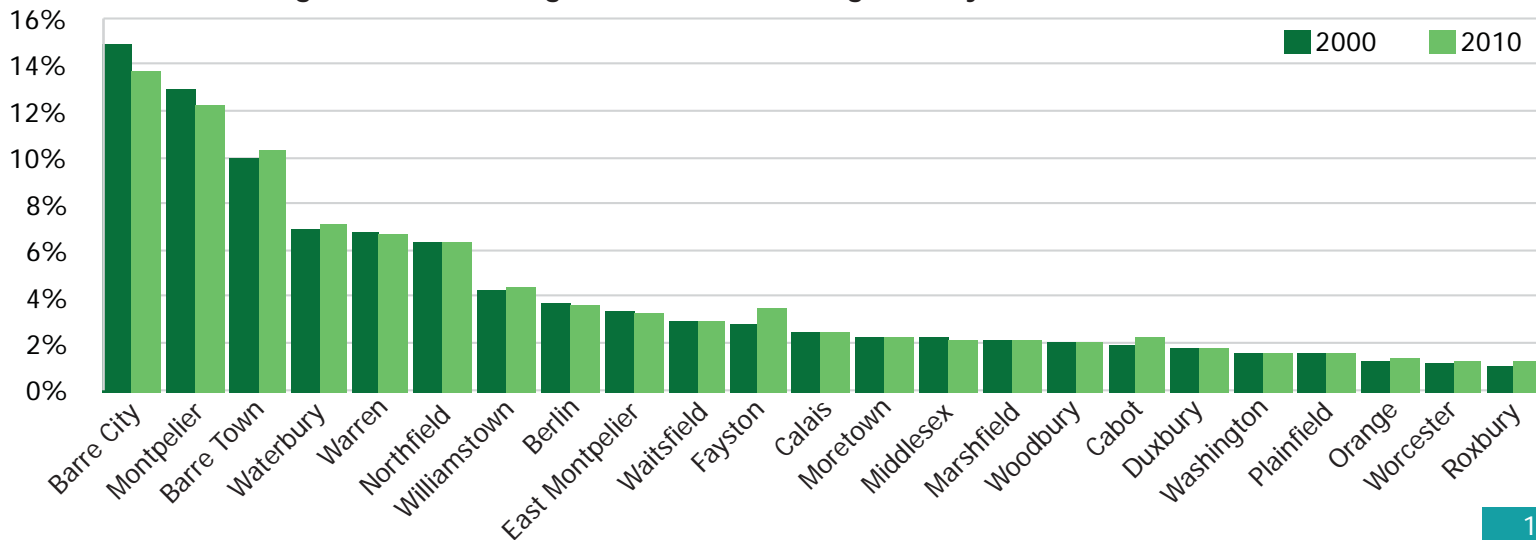


Figure 3 illustrates the percent regional share of the housing units by town in 2000 and 2010 (sorted in descending order by regional share in 2000). This chart reiterates the slower growth rate in households and population happening in Barre City and Montpelier and increasing population and housing unit growth in Barre Town, along with significant increases in the smaller towns of Fayston and Cabot.

Figure 3: Percent Regional Share of Housing Units by Town, 2000 and 2010



Vacant and Seasonal Housing Units

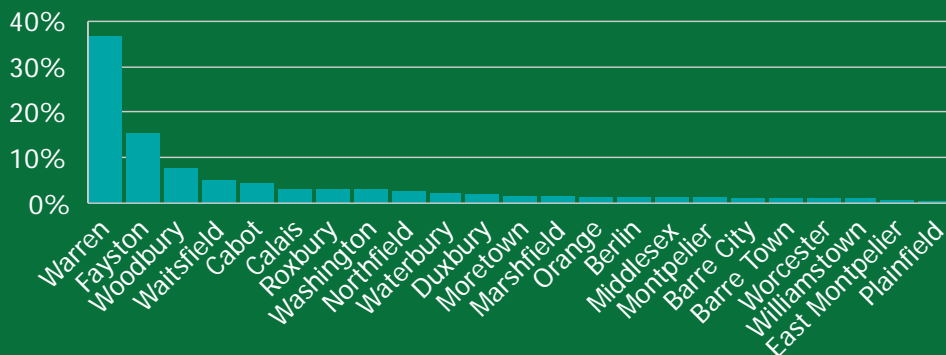
Within Central Vermont, 84% of total units were occupied and 16% of total units were vacant (including seasonal units) in 2010. Not including seasonal units, the vacancy rate for the Region was just under 5% in 2010, with all towns having less than 8% vacancy. The highest vacancy rate was in Barre City (7.3%), followed by Calais (5.7%) and Cabot (5.6%). The lowest non-seasonal vacancy rate was in Orange Town (1.8%), followed by Duxbury (3.3%) and Fayston (3.4%). A vacancy rate of around 5% is typical in a healthy housing market.<sup>1</sup>

Looking at overall housing vacancy by town including seasonal units, Warren, Fayston and Woodbury had the greatest vacancy rates with Fayston just over 50% and Warren around 65%. The most significant overall housing growth happened in Fayston which also has one of the highest vacancy rates, suggesting that the majority of growth was in seasonal housing. Nine of the municipalities have total occupancy rates over 90%, including the larger municipalities of Barre City, Barre Town, Montpelier and Waterbury. This trend could be related to the high rate of rental units in these towns, which will be discussed on page 3, as well as low rates of seasonal units.

In the Region as a whole, around 11% of total housing units were seasonal in 2010, compared to just under 16% in Vermont. Figure 4 illustrates the regional share of seasonal housing by town in 2010. The vast majority of the seasonal units were in Warren, Fayston and Woodbury, representing 60% of the regional share.

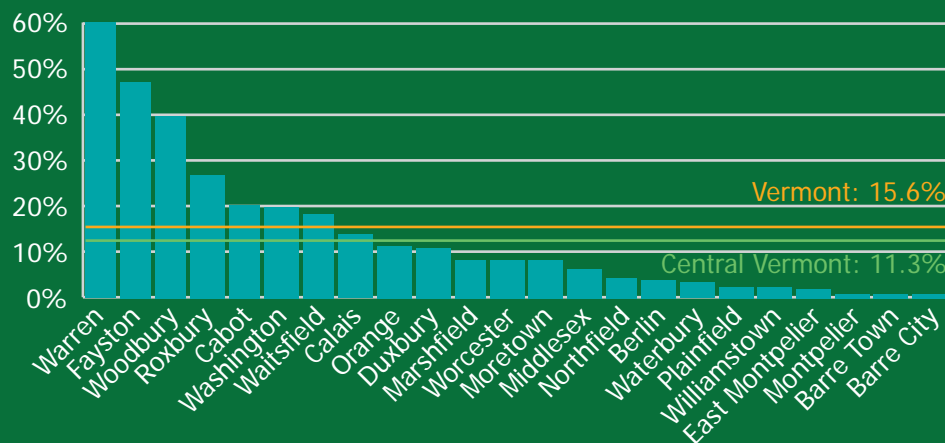
The towns with the largest percent of seasonal housing within each community were Warren (60%), Fayston (47%) and Woodbury (40%) as illustrated in Figure 5. The larger municipalities of Barre City, Barre Town and Montpelier had the lowest percentages of seasonal housing in 2010.

Figure 4: Percent Regional Share of Seasonal Housing by Town, 2010



Between 2000 and 2010, seasonal housing increased by 11.4% within the Region, compared to a 16.6% increase in Vermont. There was a significant increase in the percentage of seasonal housing in Berlin, Barre Town and Waterbury, relative to their small percentages of seasonal housing overall. Berlin saw an increase of 22 units, 14 units in Barre Town and 29 additional units in Waterbury. Fayston saw a significant percent increase over this period as well, with an additional 165 seasonal units. Calais, Plainfield and Woodbury all saw a decline in seasonal units over this period; the most significant being a loss of 28 units in Woodbury.

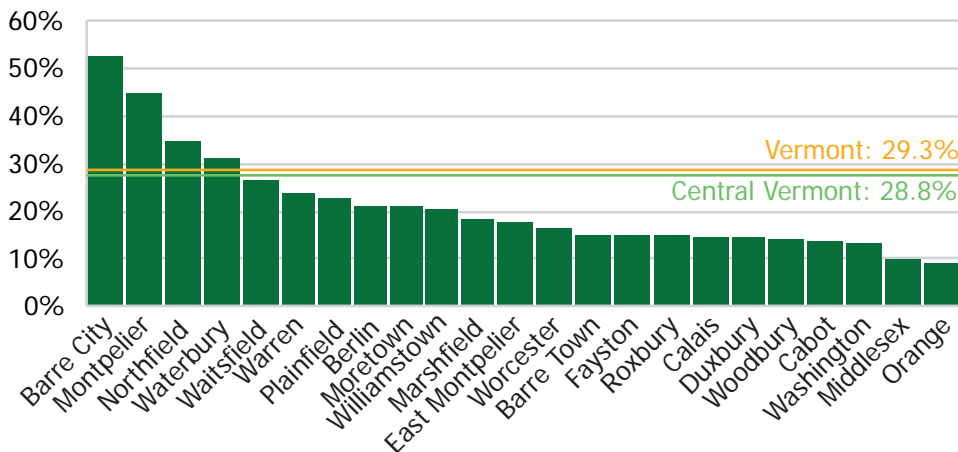
Figure 5: Percent of Housing Units that are Seasonal by Town, 2010



Rental Housing

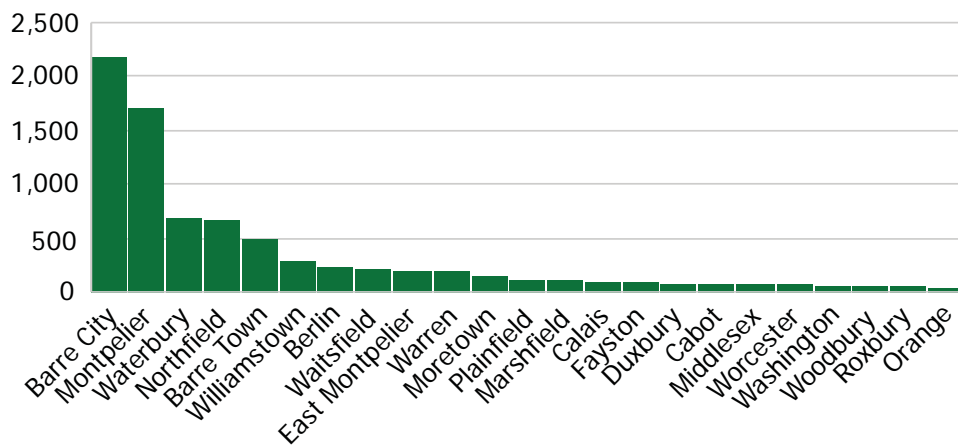
Within the Region, 28.8% of occupied units were renter-occupied in 2010, compared to 29.3% in Vermont as a whole. The municipalities with the greatest percentage of rental housing in 2010 were Barre City and Montpelier (53% and 45% respectively), the two city centers within the Region (Figure 6). Northfield and Waterbury were the only other towns with greater than 30% renter occupied units, which in Northfield could be due in part to Norwich University. All four of the municipalities with greater than 30% rental occupancy have overall occupancy rates of more than 90%, partially due to their lack of seasonal units relative to other towns within the Region.

Figure 6: Percent of Renter-Occupied Housing Units by Town, 2010



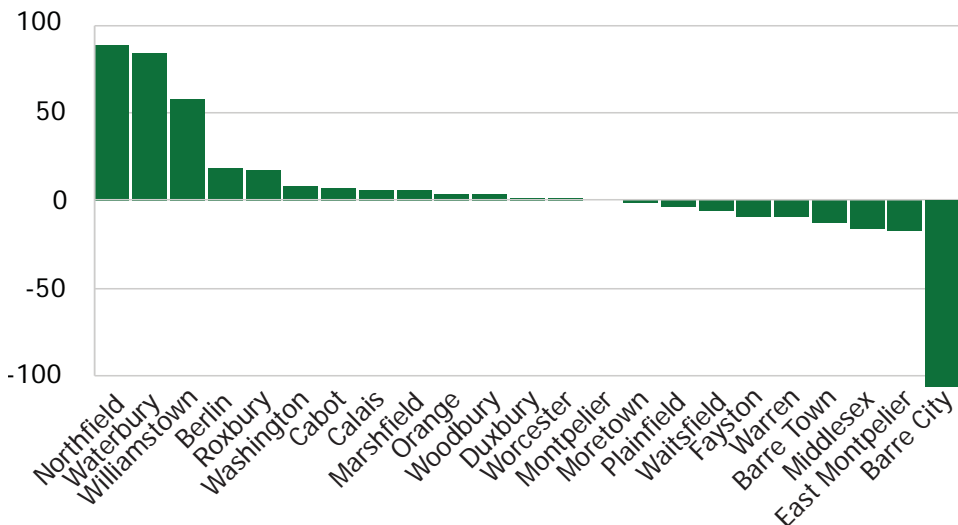
The majority of renter-occupied units were within Barre City and Montpelier in 2010, with a total of 3,876 units, accounting for 49% of the regional share (Figure 7). Including units from Waterbury (687), Northfield (664) and Barre Town (490), these five towns accounted for 73% of total rental units within the Region.

Figure 7: Renter-Occupied Housing Units by Town, 2010



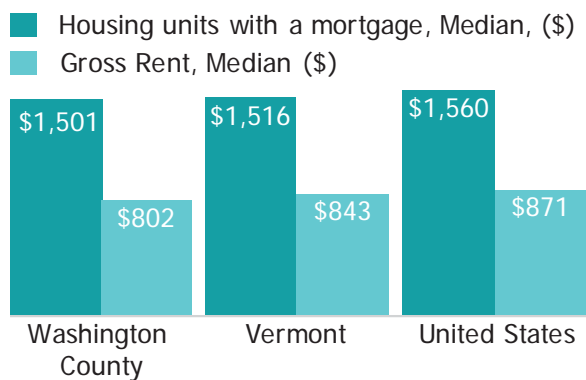
Overall, there was a net gain of 114 rental units in the Region between 2000 and 2010 (Figure 8). While Barre City had the greatest number of units in 2010, the City experienced a loss of 106 units during this period, which is not substantial relative to the number of units in Barre City. In this same period, there was significant growth in the rental market in Northfield with 89 additional units, Waterbury with 84 new units and Williamstown with 57. These towns all experienced population growth within this period as well, with 416 new residents in Northfield, 149 in Waterbury and 164 in Williamstown.

Figure 8: Change in Renter-Occupied Housing Units by Town, 2000-2010



The towns with the greatest increase in population from 2000-2010 were Northfield (416) and Barre Town (322). The increase in rental units in Northfield without a significant increase in overall housing suggests that new residents are renters, while Barre Town saw a decrease in rental units and an increase in homeowners.

**Figure 9: Median Housing Payments, 2011 (5-Year Estimates)**



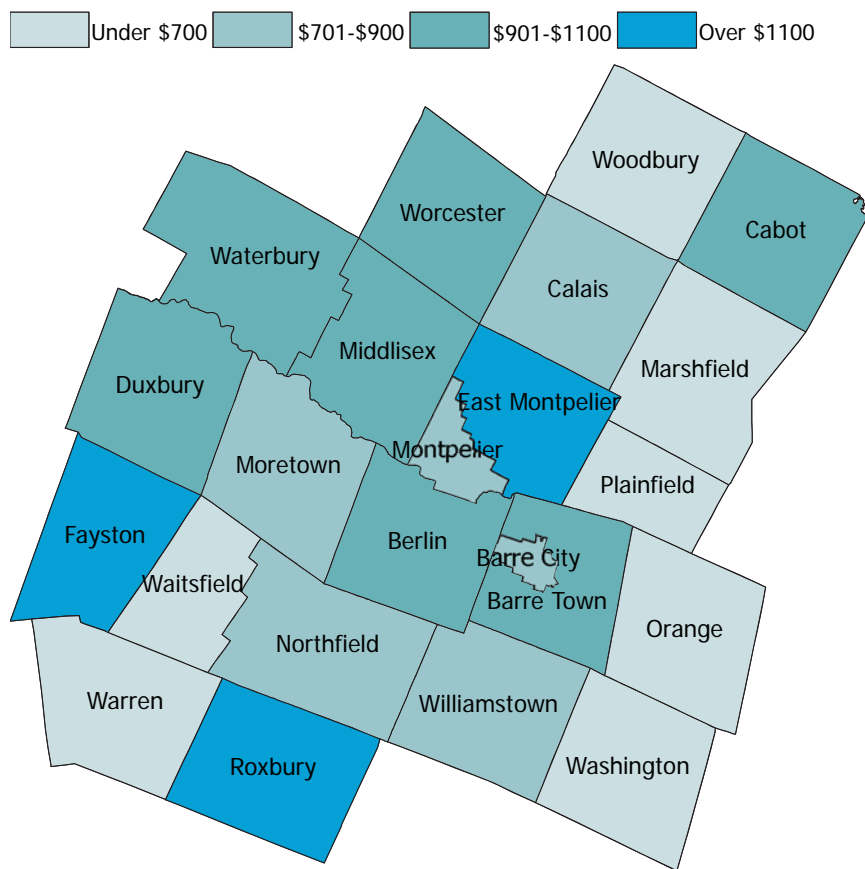
Housing Costs

Comparatively, median housing costs within Washington County were lower than in Vermont and in the United States as a whole in 2011, with a slightly more significant difference in median rental unit payments (Figure 9). Overall, the difference was not substantial. Within Washington County, median rental costs were 47% lower than median mortgage payments.

On the town level, Fayston had the highest rental pricing in 2011, averaging \$1,222 per month (Figure 10) but with few rental units. Roxbury and East Montpelier had high median

rents as well, with \$1,138 and \$1,126 per month, respectively. Waitsfield, Orange, Plainfield and Warren had the lowest rental costs, all below \$650 per month (Figure 10). The median rental costs in the towns with the greatest number of rental units, Barre City (\$725), Montpelier (\$815), Waterbury (\$918), Northfield (\$818) and Barre Town (\$939) all sit within the mid-range of Regional rental pricing. This can be seen in Figure 11, listed in descending order by median gross rent.

**Figure 10: Median Gross Rent by Town, 2011 (5-Year Estimates)**



The towns with the highest median mortgage payments were Fayston and Waitsfield, with mortgage costs of just under \$2,000 per month. The towns with the lowest mortgage payments were Orange, Roxbury and Woodbury, each with a median payment of less than \$1,200 per month. Waitsfield had the most significant difference in rental versus mortgage payments, with the lowest gross rent and second highest median mortgage payments.

**Figure 11: Monthly Housing Costs by Town, 2011 (5-Year Estimates)**

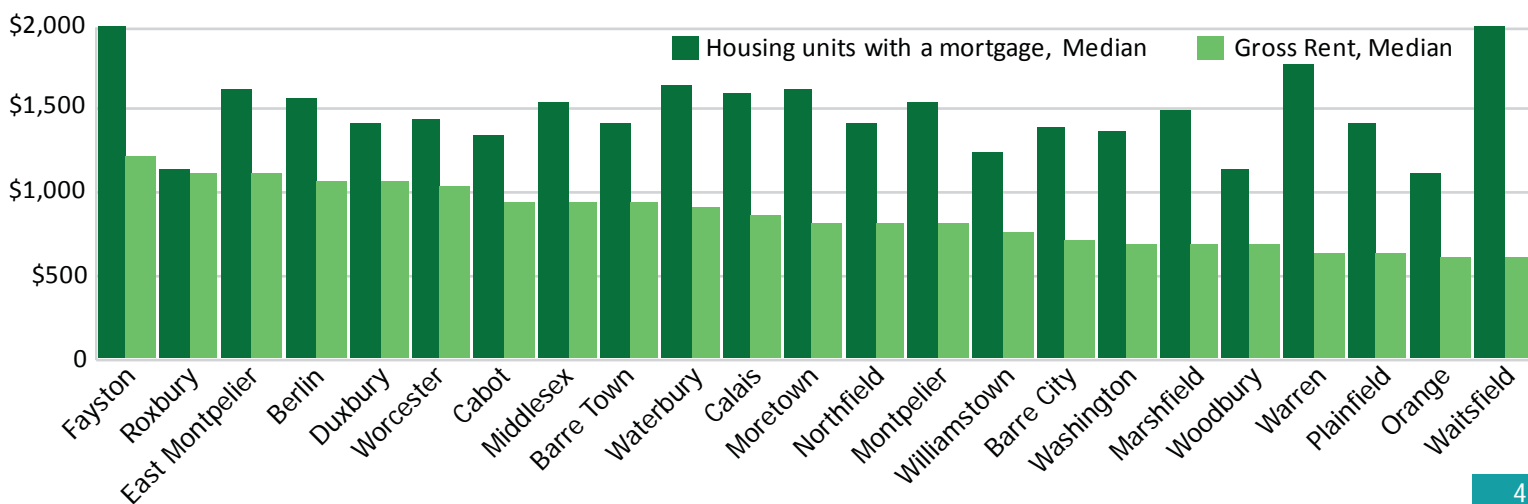
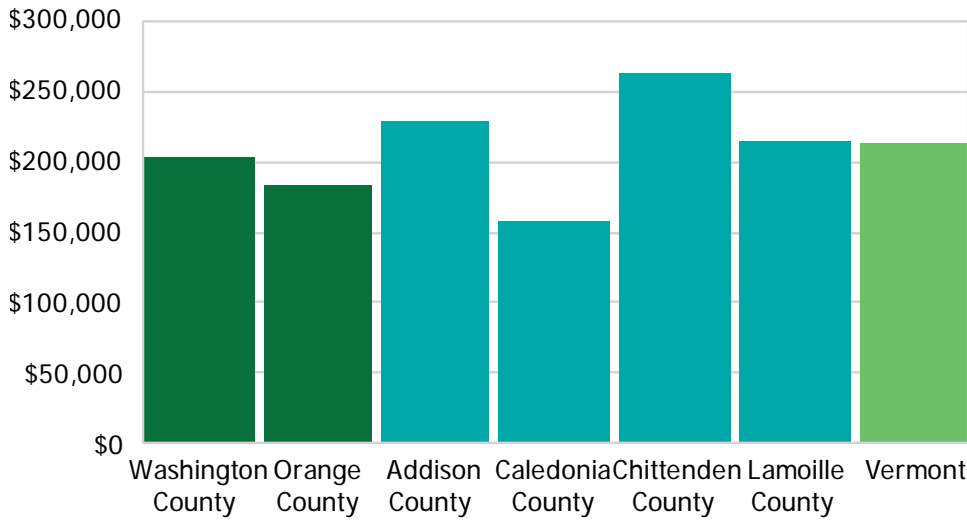


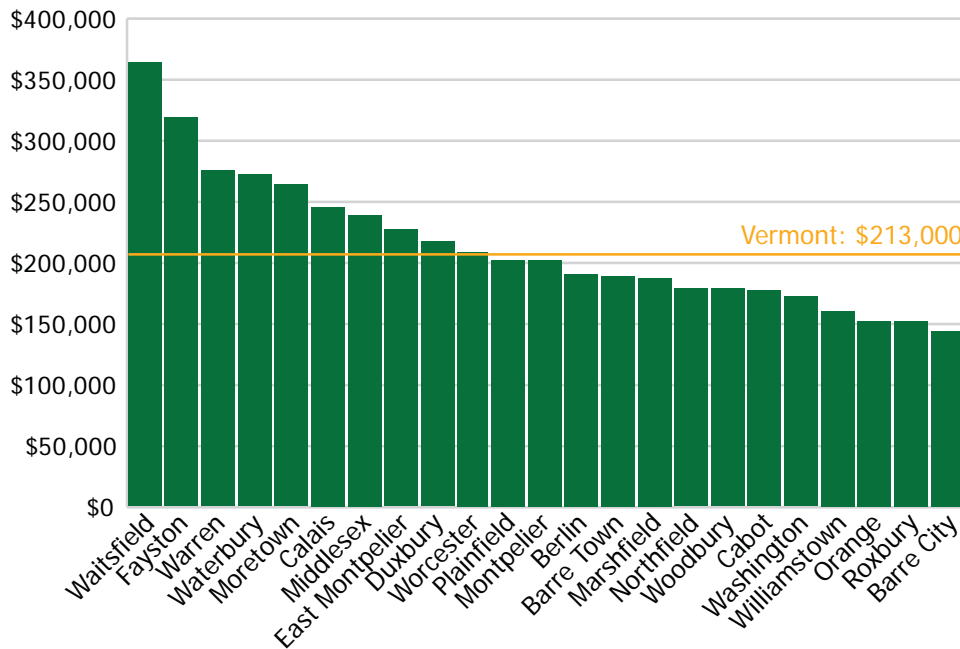
Figure 12: Median Housing Value, 2011 (5-Year Estimates)



Median Home Value

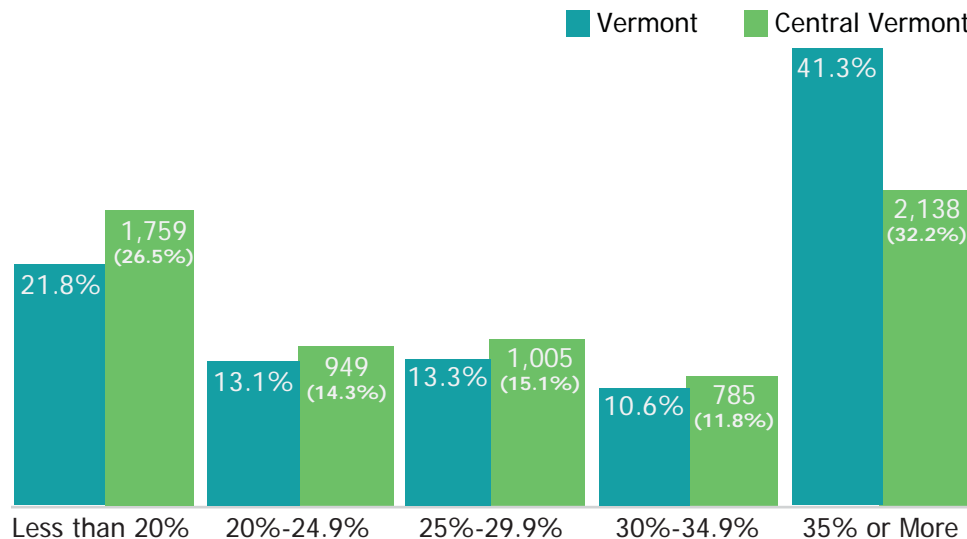
In Washington County, the median housing value of owner-occupied units in 2011 was \$203,100 and in Orange County it was \$182,600 (Figure 12). These values were both slightly below the \$213,000 median value in Vermont as a whole. Compared to the surrounding counties, both Washington and Orange Counties were below Chittenden, Addison and Lamoille Counties to the west but greater than Caledonia County to the northeast, which had a median home value of \$157,400 in 2011.

Figure 13: Median Housing Value by Town, 2011 (5-Year Estimates)



Similar to the mortgage payments, the towns with the highest median home values in 2011 were Waitsfield and Fayston, with median housing values of \$365,500 and \$319,300 respectively (Figure 13). These towns also had high rates of seasonal units. The towns with the lowest median housing values were Barre City (\$144,000), Roxbury (\$151,900) and Orange (\$153,000). This trend differs slightly from the median mortgage payments by town, with higher monthly costs in Barre City (\$1,390) and lower housing value. Woodbury, on the other hand, had one of the lowest median mortgage payments (\$1,145) with a slightly higher median home value (\$179,000).

Figure 14: Vermont and Central Vermont Rental Housing Costs as a Percentage of Household Income, 2011 (5-Year Estimates)



Housing Affordability

In 2011, 52% of Vermont renters were spending greater than 30% of their income on housing. In Central Vermont, 44% of renters were spending more than 30%, representing a total of almost 3,000 renters, by unit (Figure 14). Affordability is generally defined as a housing cost burden of greater than 30% of household income.<sup>1</sup>

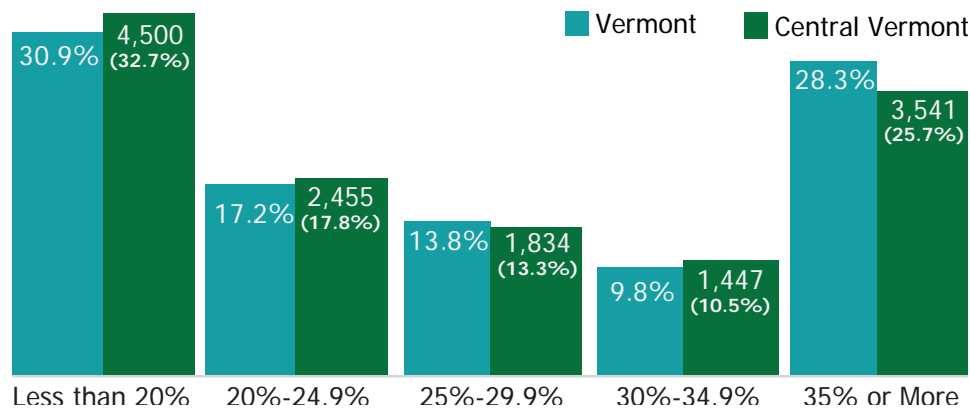
Amongst homeowners with mortgages, 38% were spending



greater than 30% of their income on housing in 2011 in Vermont, compared to 36% of Central Vermont homeowners, almost 5,000 homeowners (Figure 15).

Figure 17 illustrates the percentage of homeowners and renters that were spending greater than 30% of their income on housing by town in 2011.

**Figure 15: Vermont and Central Vermont Mortgage Costs as a Percentage of Household Income, 2011 (5-Year Estimates)**

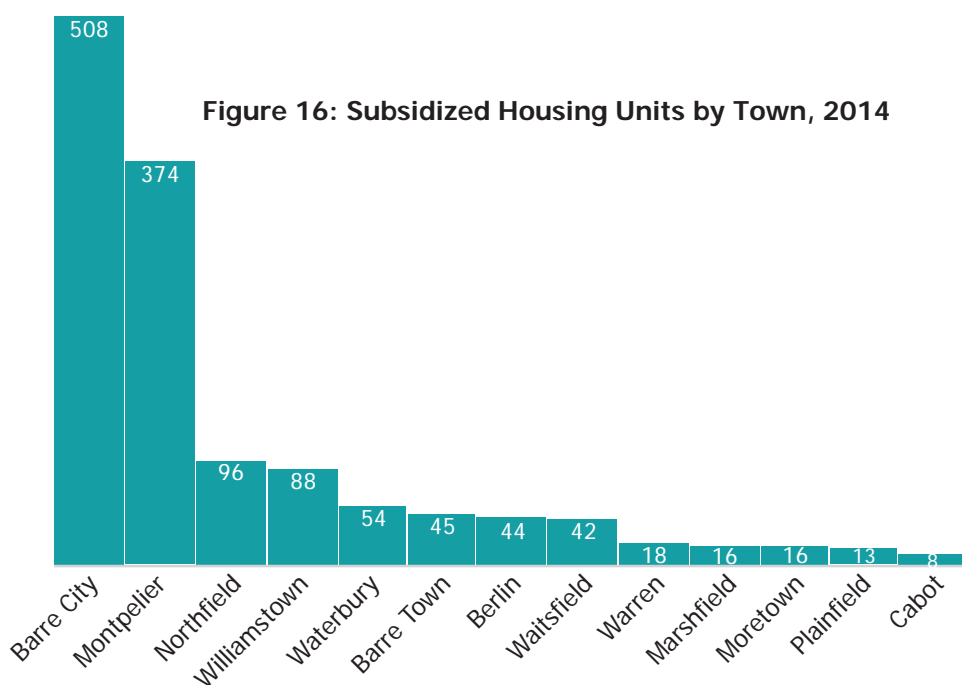


Amongst homeowners, six of the towns had greater than 40% of households spending over 30% of their income on housing. The highest being Roxbury (56.8%), followed by Barre City (46.1%) and Plainfield (43.1%). The lowest rates were in Williamstown (21.4%) and East Montpelier (27.2%).

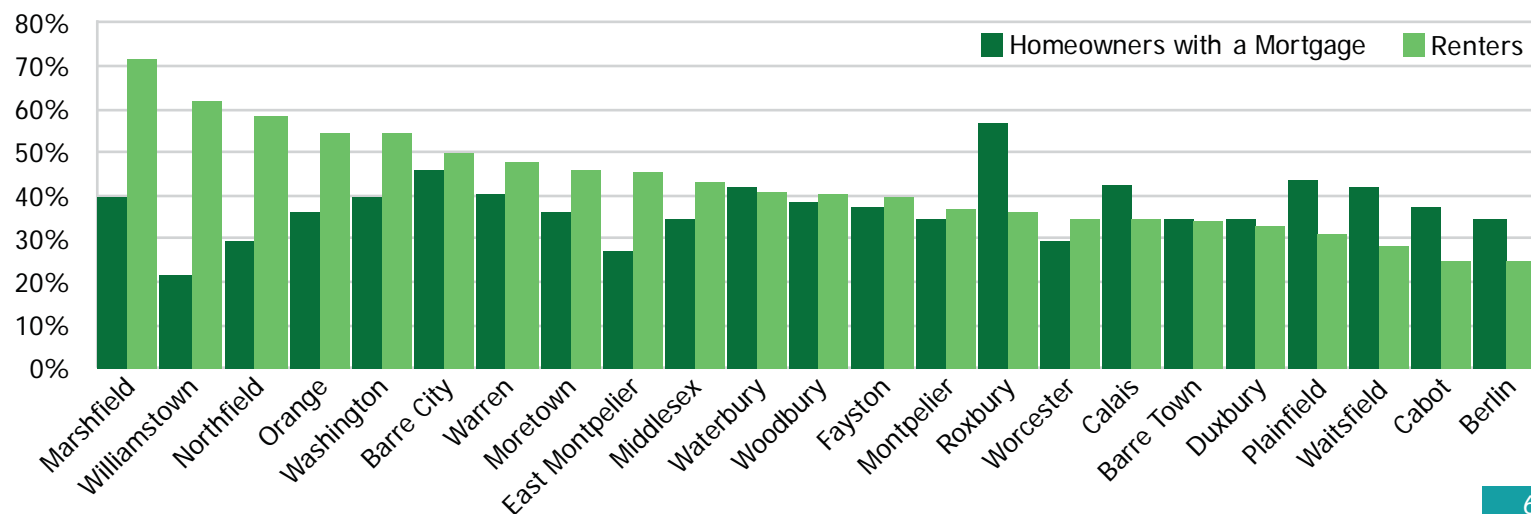
Twelve of the towns had greater than 40% of renters spending over 30% of their income on housing, with the highest being Marshfield (71.2%), Williamstown (62.0%) and Northfield (58.1%).

Throughout the Region, the majority of subsidized, rental housing units are located in Barre City and Montpelier, with a combined total of 882 units (Figure 16). Barre City and Montpelier account for 66.7% of all affordable units and accounted for 49% of all rental housing in the Region in 2010. The six municipalities with the greatest amount of rental housing in 2010 also have the greatest number of subsidized units.

**Figure 16: Subsidized Housing Units by Town, 2014**



**Figure 17: Percent of Households Spending Greater than 30% of Household Income on Housing by Town 2011 (5-Year Estimates)**



## HOUSING

**Figure 1: Central Vermont Regional Units in Structure, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 2: Percent Change in Total Households by Town, 2000-2010**

Data Source: 2000 and 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 3: Percent Regional Share of Housing Units by Town, 2000 and 2010**

Data Source: 2000 and 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 4: Percent Regional Share of Households by Town, 2010**

Data Source: 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 5: Percent of Housing Units that are Seasonal by Town, 2010**

Data Source: 2000 and 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 6: Percent of Renter-Occupied Housing Units by Town, 2010**

Data Source: 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 7: Renter-Occupied Housing Units by Town, 2010**

Data Source: 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 8: Change in Renter-Occupied Housing Units by Town, 2000-2010**

Data Source: 2010 Decennial Census Data ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 9: Median Housing Payments in Washington County, Vermont and the United States, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 10: Median Gross Rent by Town, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 11: Monthly Housing Costs by Town, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 12: Median Housing Value, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 13: Median Housing Value by Town 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 14: Vermont Housing Units by Household Income Spent on Housing, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 15: Central Vermont Regional Housing Units by Household Income Spent on Housing, 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

**Figure 16: Subsidized Housing Units by Town, 2014**

Data Source: Vermont Housing Data, Directory of Affordable Units (DoARH), Downloaded January 2014 ([www.housingdata.org](http://www.housingdata.org))

**Figure 17: Percent of Households Spending Greater than 30% of Household Income on Housing by Town 2011 (5-Year Estimates)**

Data Source: American Community Survey 2007-2011 5-Year Estimates ([www.factfinder2.census.gov](http://www.factfinder2.census.gov))

<sup>1</sup> **Vermont Housing Data** ([www.housingdata.org](http://www.housingdata.org)) *Washington County 2005 Housing Needs Assessment*, <http://www.housingdata.org/download/2005vhna/washington.pdf>