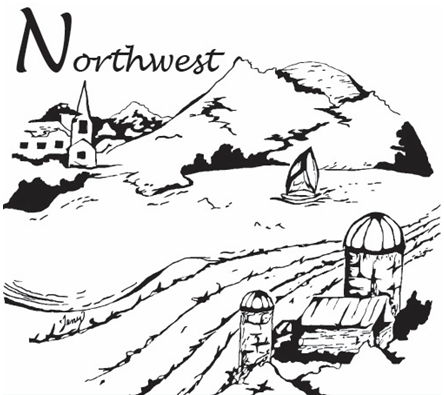
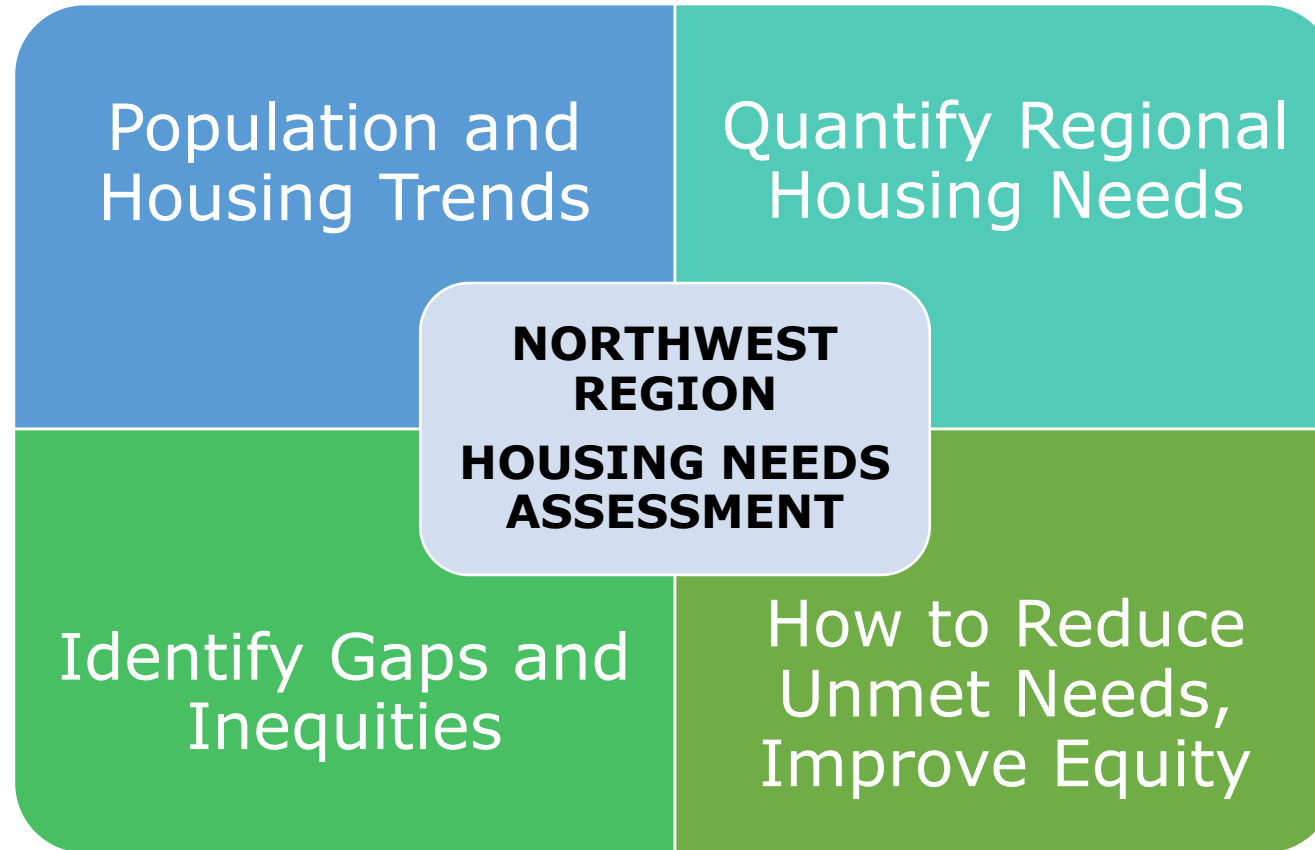


# Assessing our Housing Needs



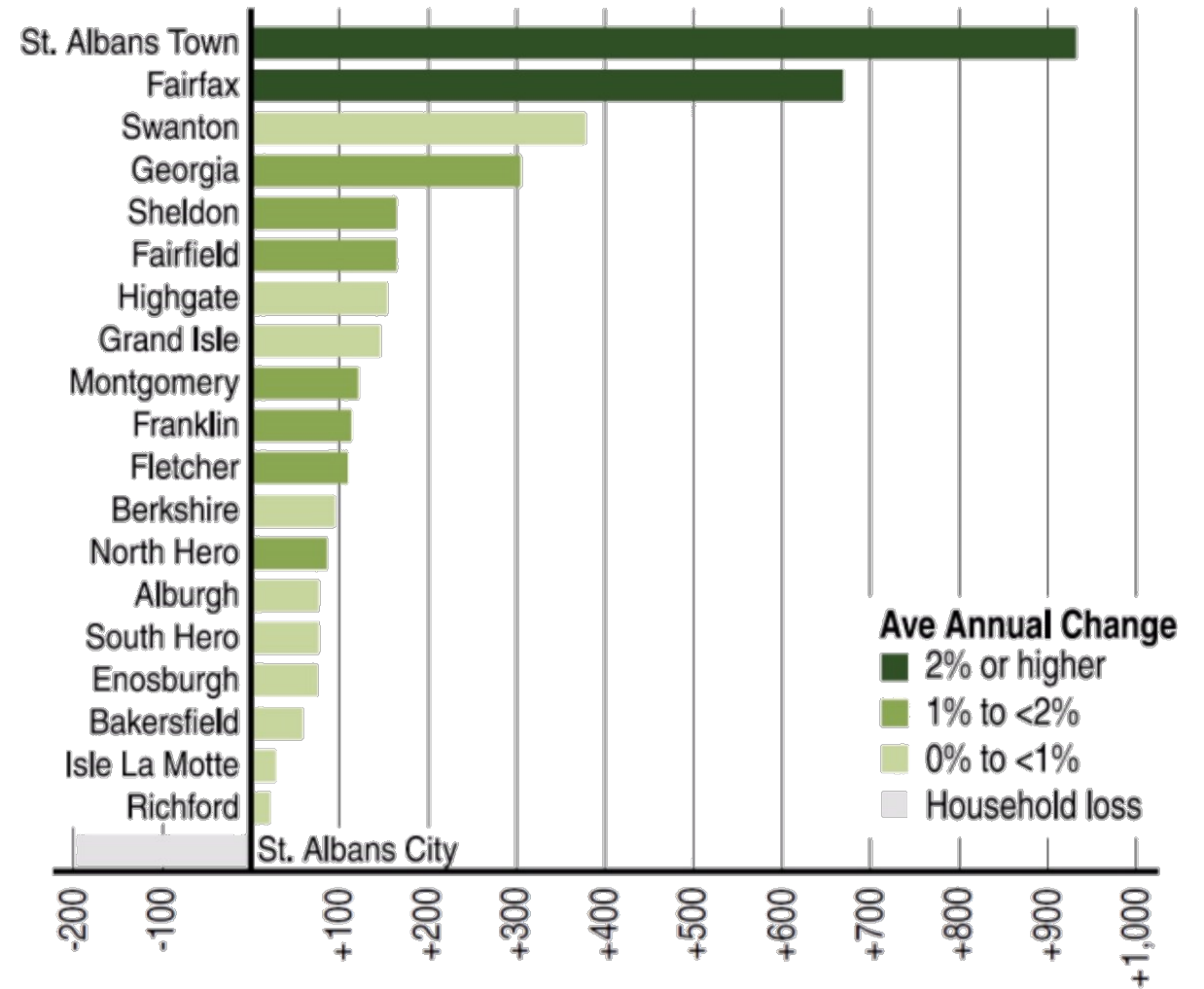
- *Completed by PlaceSense for the Northwest Regional Planning Commission*
- *Most data based on 2020 Census, implications of pandemic not fully quantified*

# Household Growth

- Population and households growing at slower rates
- Household growth higher than population due to smaller households (18% vs 9% from 2000-2020)
- Household growth is not distributed evenly in region
- 45% of new households in St. Albans Town and Fairfax

*\*St. Albans City glitch in census count*

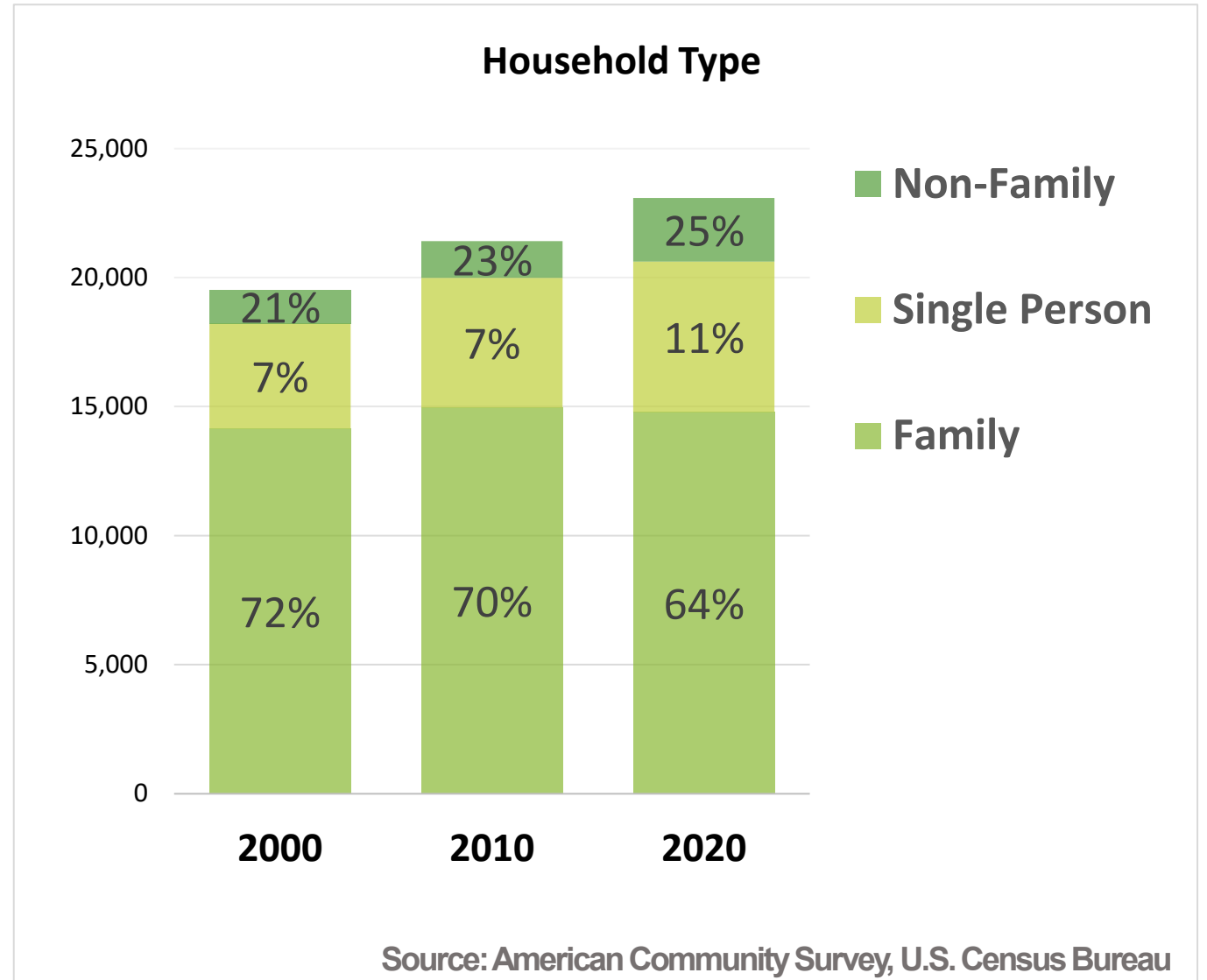
**FIGURE 1: CHANGE IN NUMBER OF HOUSEHOLDS, 2000 - 2020**



Source: Decennial Census, US Census Bureau

# Household Characteristics

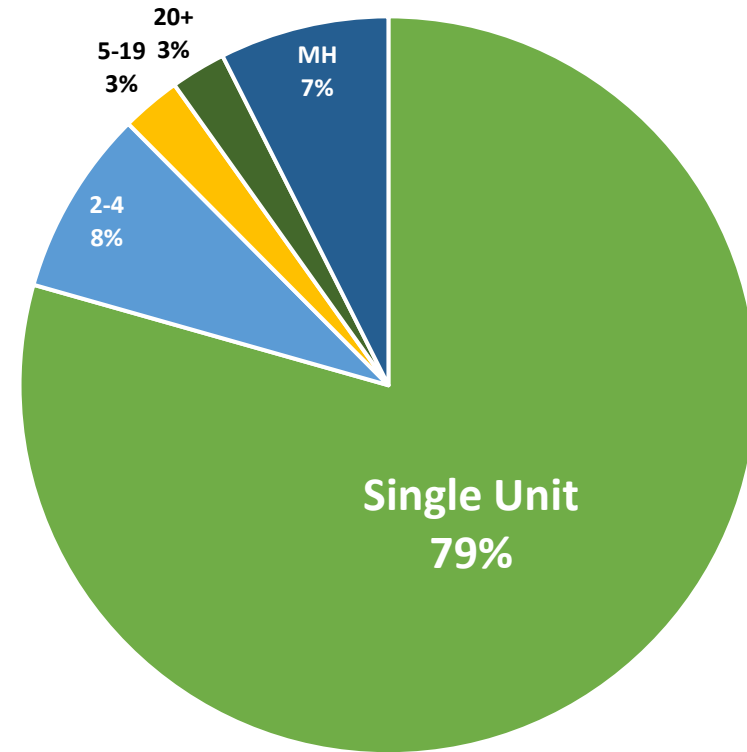
- Median Age rising (40.5 in FC and 48.7 in GIC).
- Household size continues to decline (2.47 in FC and 2.30 in GIC).
- Rise in proportion of non-family households and single person households.



# Housing Stock

- Homogeneous stock – 79% single unit
- Low quantities of “missing middle” and multi-unit housing
- Data shows a loss in 2-4 unit dwellings and mobile homes

Housing Stock by Units in Structure

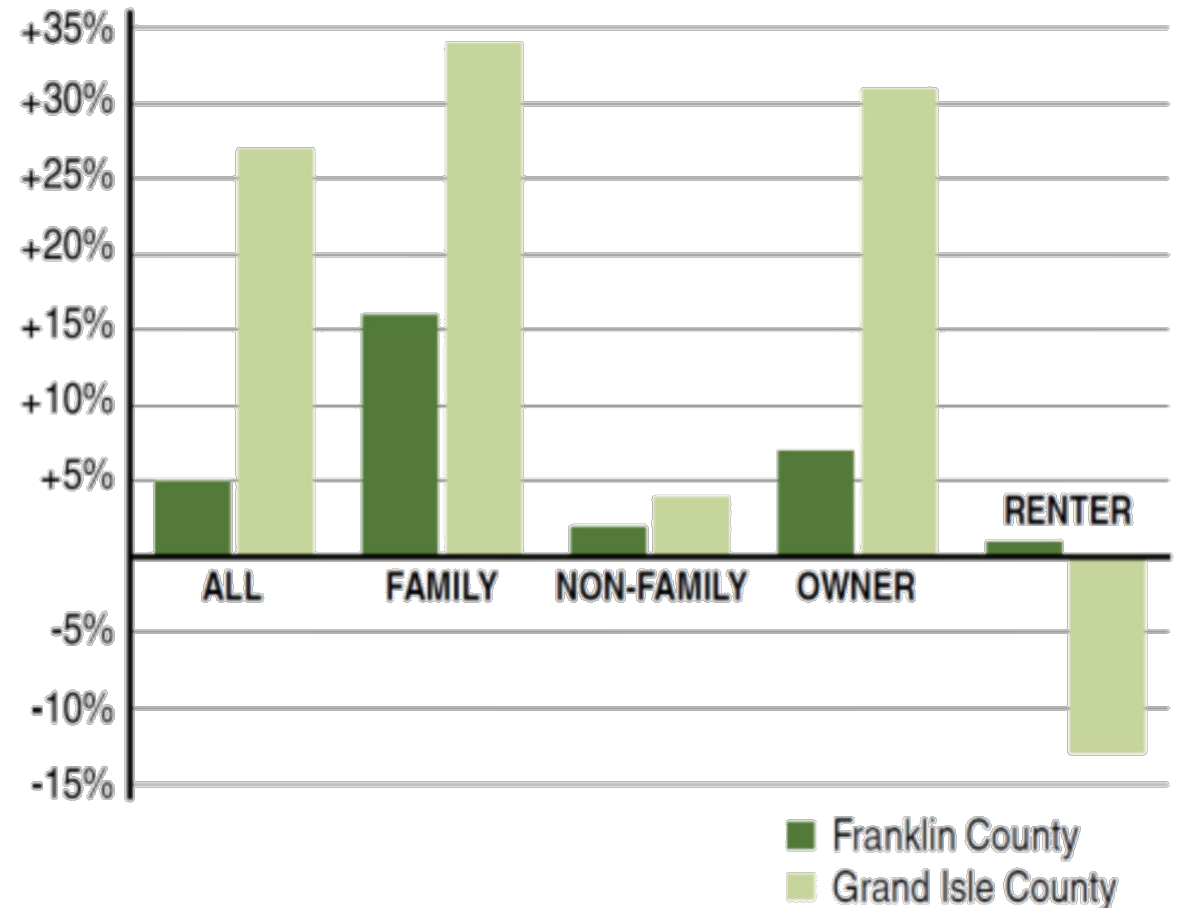


Source: Decennial Census, U.S. Census Bureau

# Household Income

- Renter and non-family households did not experience equal income growth
- Median incomes for homeowners was ~twice that of renting households

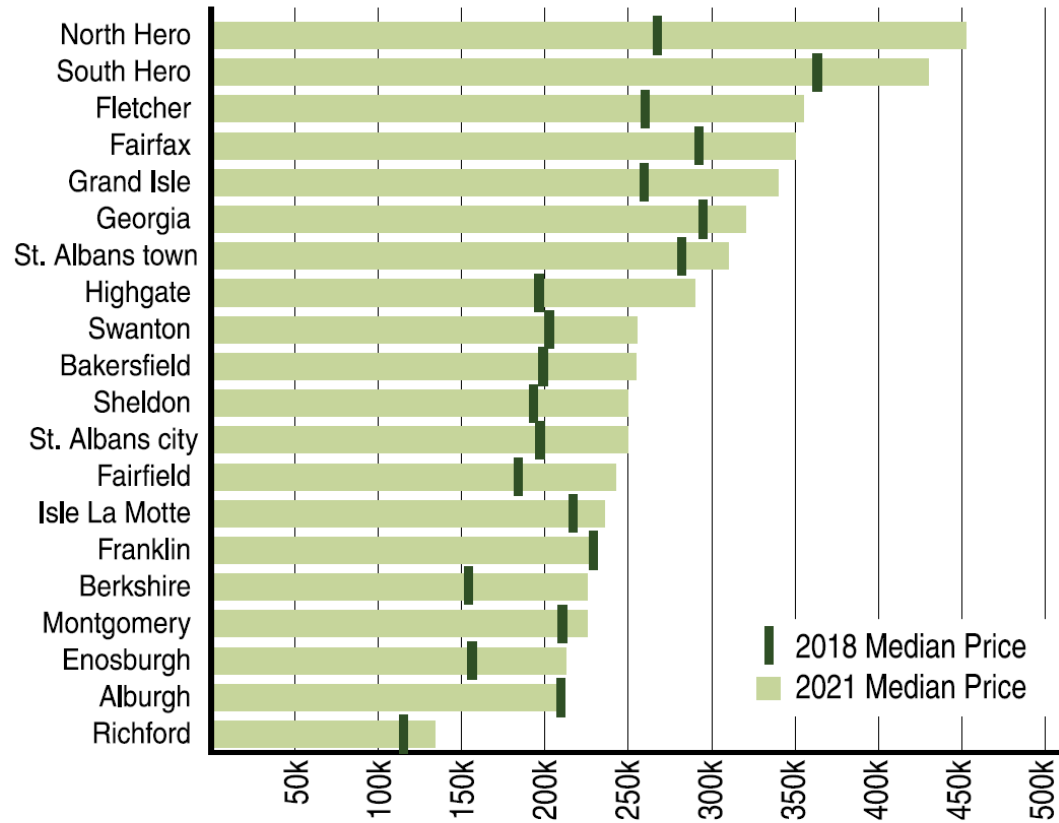
**FIGURE 7: MEDIAN INCOME GROWTH 2000 - 2020**



Source: US Census Bureau

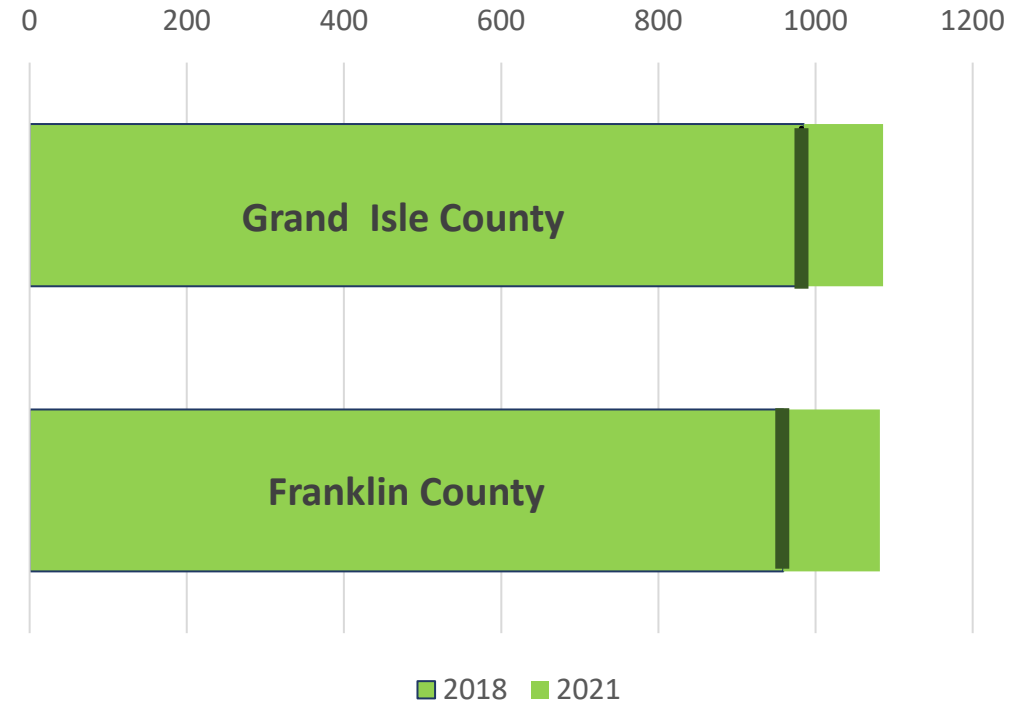
# Cost of Housing

## Median Sale Prices by Town



Source: VT Department of Taxes

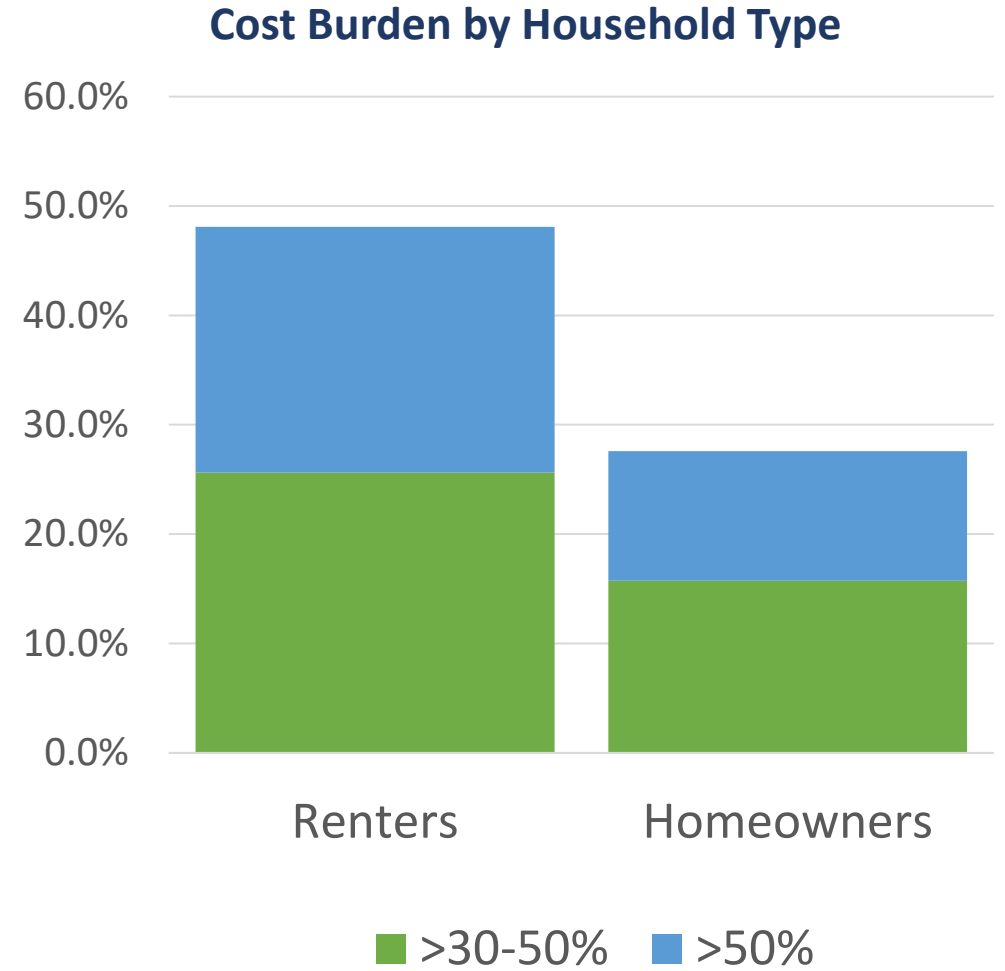
## Median Rent by County



Source: American Community Survey, U.S. Census Bureau

# Affordability

- Housing is considered affordable when a household uses no more than 30% of their income to pay for it.
- Almost 1 in 3 households spending more than 30% of income on housing.
- A home remains unaffordable for 48% of **renters** in the region.



Source: American Community Survey, U.S. Census Bureau

# Cost Burden Greater for Vulnerable and Marginalized Populations





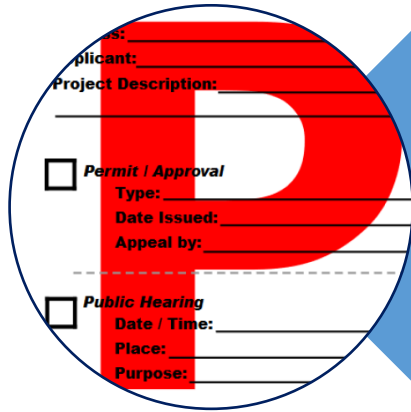
# 7,600 Households Have Unmet Housing Needs

**TABLE 1: UNMET HOUSING NEEDS**

<b>Unhoused</b>	80 new units
<b>Underhoused</b>	3,350 new or improved units
<b>Cost Burdened</b>	6,620 low-income households
<b>Total (accounting for overlap)</b>	7,600 households

**Source: 2022 Northwest Region Housing Needs Assessment**

# Regional Projects Currently Working on Meeting Housing Needs



Bylaw Modernization:  
Understanding and Reducing  
Regulatory Barriers to Housing  
Choice and Affordability.



Housing for All – Working  
Communities Challenge.

# Recommendations to Meet Needs

## Focus efforts on those experiencing disproportional impacts:

- Severely cost-burdened households
- Households currently living in substandard housing
- BIPOC households
- Seniors facing difficulties with aging in place
- Young adults seeking to move into or form a household within the region

## Develop new affordable housing units, especially “missing middle”

- Reduce permitting barriers for housing in smart growth areas
- Set goals by region and town to ensure accountability and distribution
- Improve access to data and track of new units



Affordable by design



Adds diversity to stock



Fits into existing neighborhoods



Walkable, near services, employment