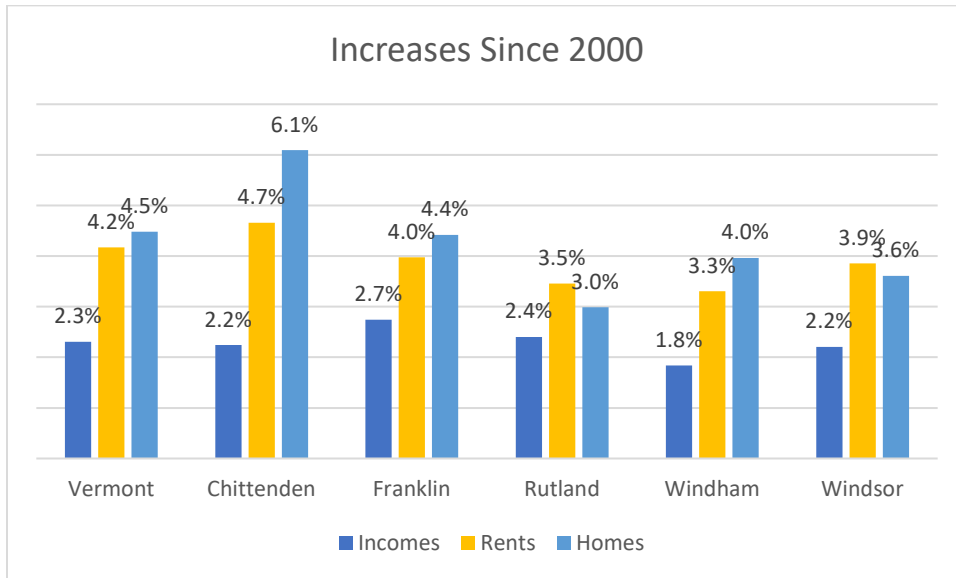
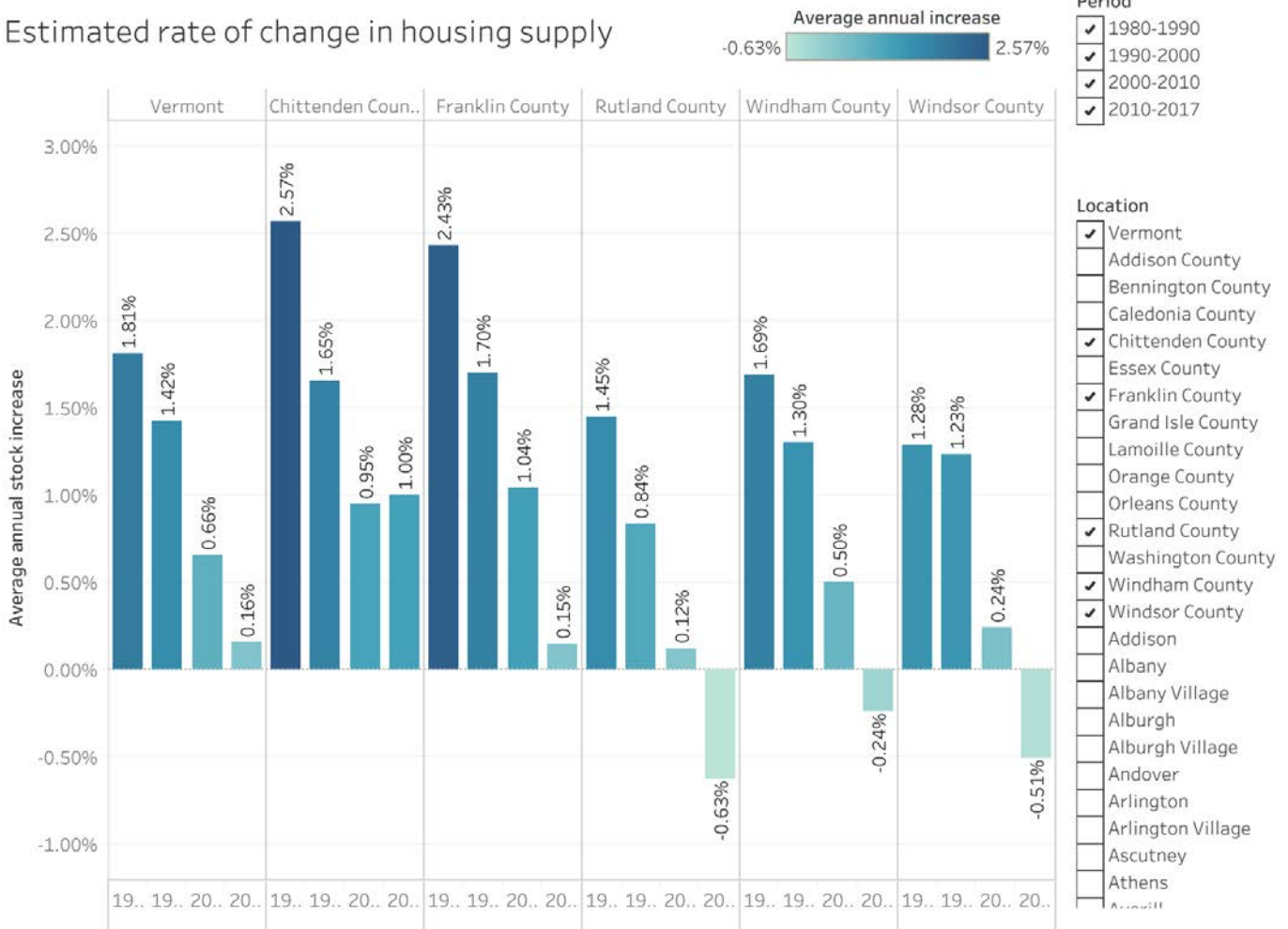


- Since 2000:
 - Income has gone up just [about 2% a year](#).
 - Rents have gone up by just [over 4%/year](#).
 - Median home prices have increased [4.5% a year](#).



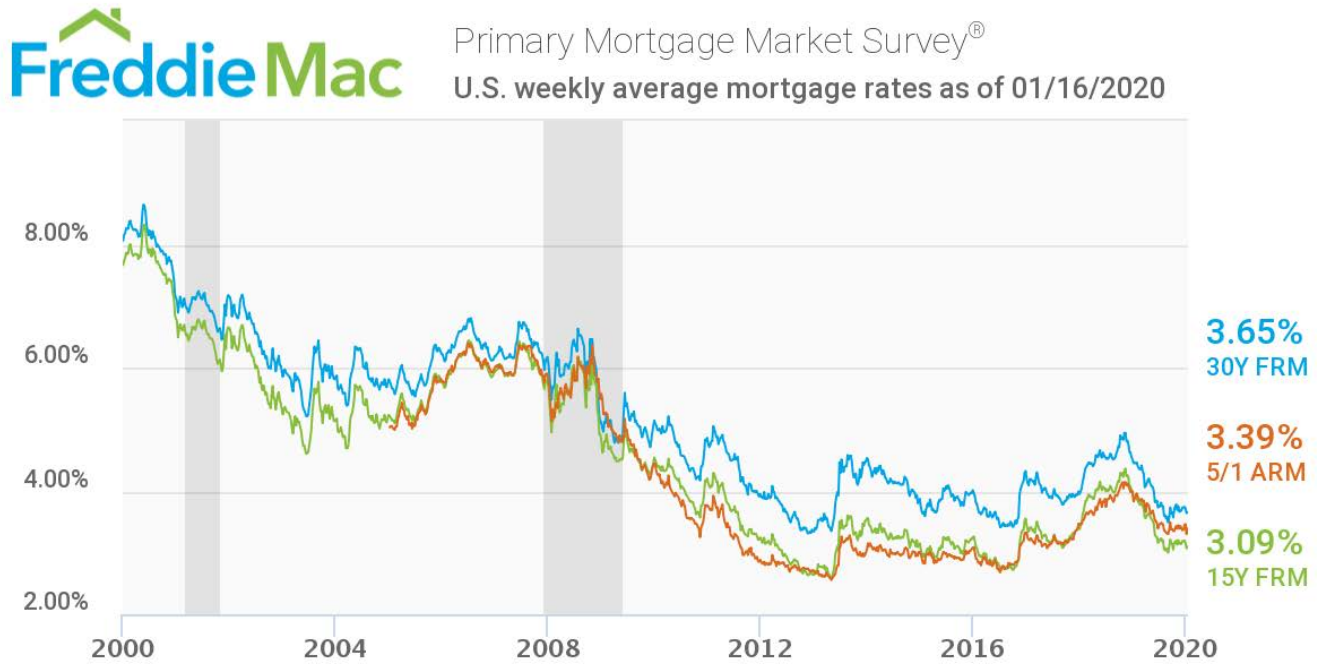
- Why? [Supply:](#)

Estimated rate of change in housing supply



Problem isn't interest rates, according to [Freddie Mac](#):

- 8.06% on 1/1/2000. 3.65% yesterday. 55% reduction.



But it does have to do with [construction materials](#)¹:

The cost of construction materials

The producer price index has risen by 23.7 percent since 2009

— Inputs to construction industries PPI

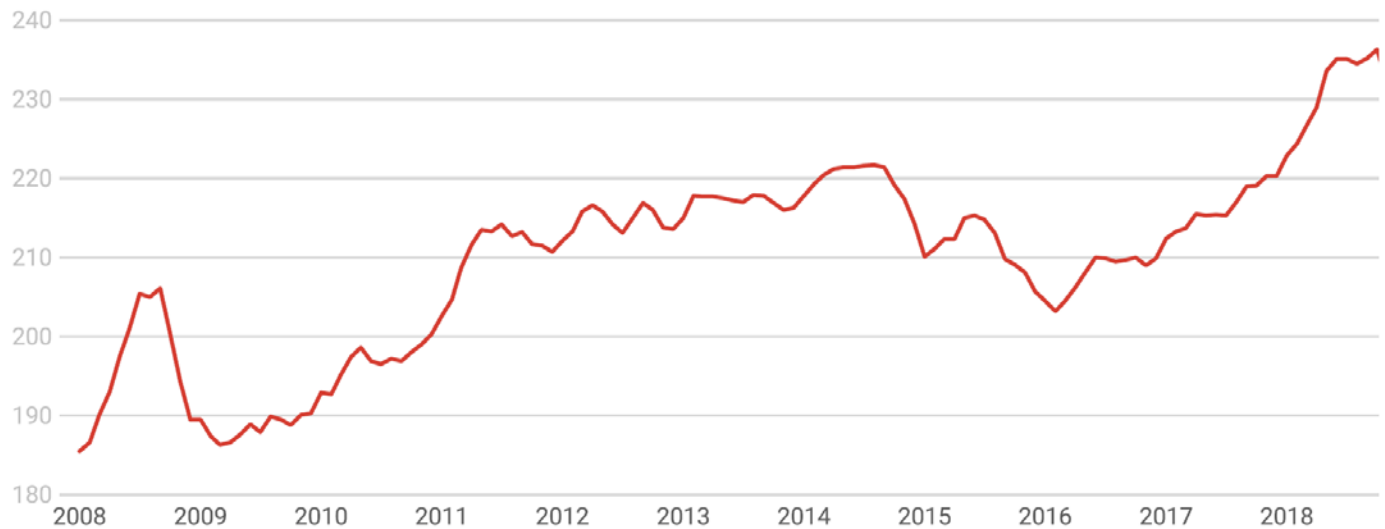
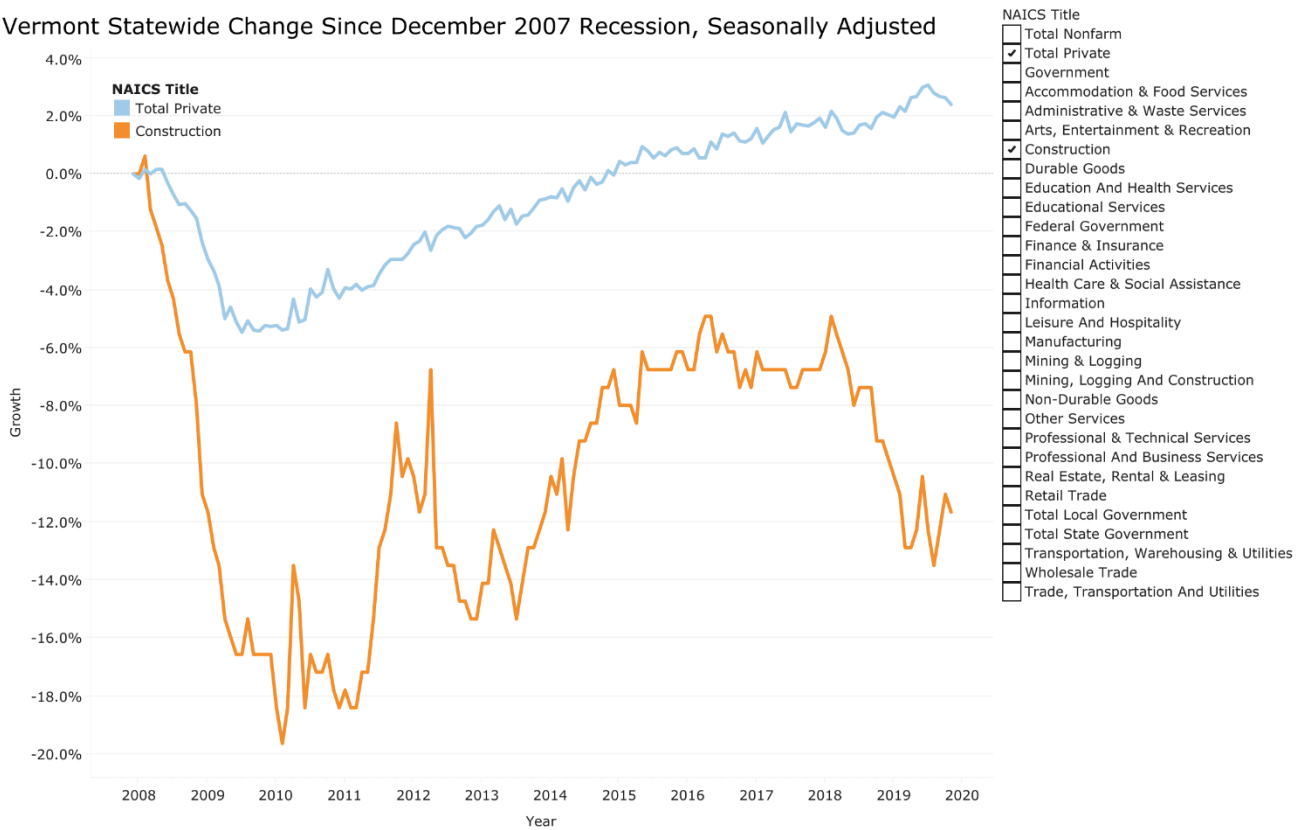


Chart: Jeff Andrews • Source: [U.S. Bureau of Labor Statistics](#) • [Get the data](#) • [Created with Datawrapper](#)

¹ The **Producer Price Index (PPI)** program measures the average change over time in the selling prices received by domestic producers for their output. The prices included in the PPI are from the first commercial transaction for many products and some services.

...and limited labor available, according to the [VT Dept of Labor](#).

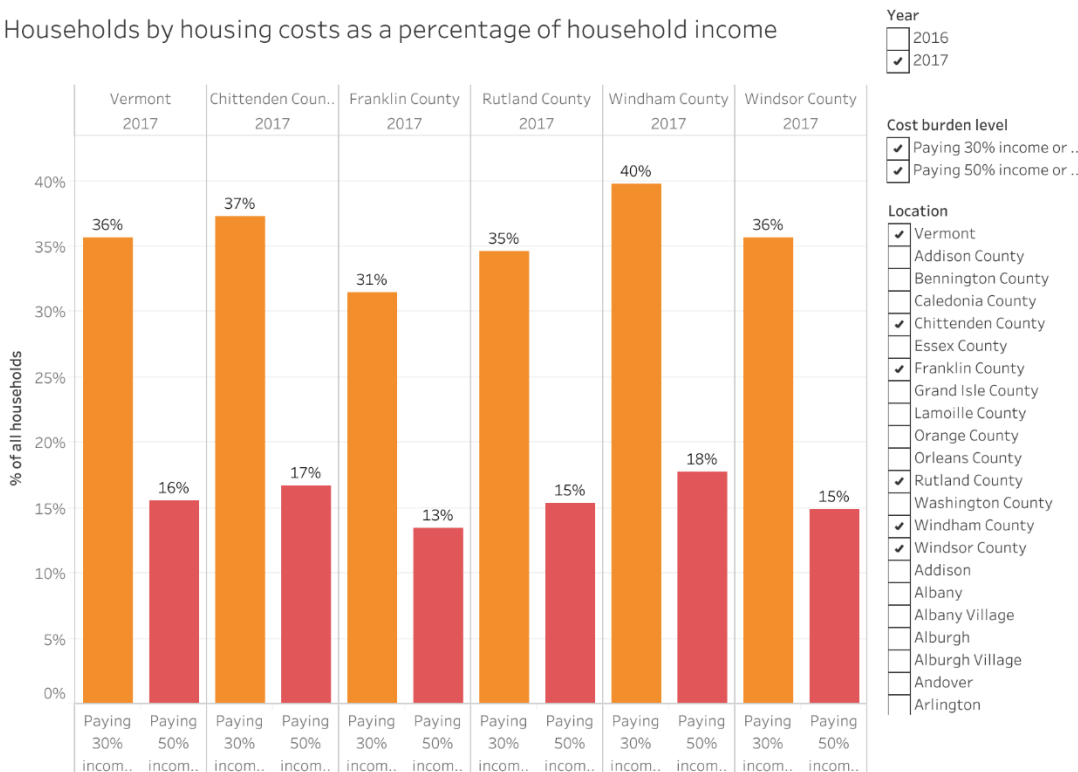
Vermont Statewide Change Since December 2007 Recession, Seasonally Adjusted



All data are indexed to December 2007 values. (The previous economic peak of the business cycle at the U.S. level.) www.nber.org/cycles.html

The needs are great across the state, [according to the Census](#).

Households by housing costs as a percentage of household income



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25070, B25095)

Benefits of addressing this with funding to meet the needs:

- Building 1,000 units over the next 5 years means that for **each year** of the next 5 Vermont could expect:
 - Over \$23 million in local income;
 - 322 local jobs supported each year;
 - \$4.4 million in taxes and revenues for government.

(Source: ourhomes-ourvoices.org report for 100 homes, which I x 10 to get to 1,000 homes and / 5 for 5 years.)

There is a cost of inaction:

- Escalating interest rates will add to financing costs;
- Rising construction material costs;
- Higher construction wages;
- Limited construction labor force as existing, trained labor retires;
- Higher land costs;
- Worsening housing quality as maintenance is deferred;
- Higher utility costs if not made more energy efficient, with greater climate change impacts;
- Ongoing unaffordability for residents;
- Continued population stagnation as Vermont remains unaffordable;
- Perpetuated limited racial diversity;
- And more....