

Windham & Windsor Housing Trust

HOUSING NEEDS ASSESSMENT

Windham and Windsor County



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EXECUTIVE SUMMARY

The Windham & Windsor Housing Trust (WWHT) engaged consultant John Ryan, Principal of Development Cycles, Montpelier VT, to provide a Needs Assessment for Brattleboro and portions of Windham and Windsor Counties in support of WWHT's next three-year planning effort. The assessment profiles housing needs in individual communities and provides important context for understanding need in relation to other regional centers within Vermont. The following summarizes key findings from that assessment.

BRATTLEBORO

Brattleboro's key trends have continued on the same path over the last three years just as they have over the last decade and a half. The community's population and households have held steady. There has been a 22.7% increase in young adults since 2000 compared to just a 3.2% gain statewide. That Brattleboro number has not grown in the past three years however. The age 65 and over population has declined by 2.5% since 2000, while that cohort grew by 17% countywide and 19% statewide. Residential employment (-160 jobs) and local jobs (-224) continued to decline from 2010-13. The local job based has dropped steadily from a high of 13,226 in 1995 to 10,698 last year. Since 2000, average wages have grown nearly 50% slower than the state. Less than half of all renters earning below 60% of AMI live in subsidized rental housing. As in the past, the consultant sees the erosion of local jobs and wages as the root condition for understanding housing need. In all, the consultant sees Brattleboro's economy more vulnerable than it was in either of the last two studies, and a housing need continuing to focus on very-low income renters. Brattleboro's key indicators suggest a priority need to address the presence and longer term aspirations of the town's growing young adult population.

Note: most of the demographic changes between the last assessment and this one fall within the margins of error of the sample size surveyed. As such no single piece of information should be relied upon to assess potential actions. This is true for all of the town level data.

ROCKINGHAM

Rockingham's key indicators have been quite stable since 2010, with some bright spots. The unemployment rate has dropped from 7.8% to 4.7% and local jobs are actually up 5.4% since 2010. The average wage for local jobs has grown faster than the county or state over both the past three and past 13 years. Median rents have grown comparably to wage growth. Still, Rockingham has a long way to go to catch up with state and county median household income both for renters and owners. The rental vacancy rate is up sharply, as is the percentage of renters paying more than 35% of their

income for rent. The mixed data indicates some stabilizing of the housing conditions in this community after a long period of relative decline. Non-elderly subsidized rentals provide housing for less than 10% of Rockingham's non-elderly renters, half the statewide rate.

SPRINGFIELD

Springfield's demographic and market conditions have been more positive than not over the past three years with significant growth in resident employment and local jobs. Like Brattleboro, Springfield has seen relatively large increases in young adults (15.6% more 15-34 year old households than in 2000) and declines among senior households (-4.6%). Springfield's resident employment is at the same level as in 2000, but the number of employed residents has increased by 6.7% in the past three years. Unemployment has dropped from 8.4% to 5.3% in those three years. In that same period, local jobs have increased by 172, representing a significant turnaround from long term declines. Subsidized elderly rental housing provides homes for 75% of Springfield's renting seniors. There is enough subsidized housing of all types for 43% of all renters earning less than 60% of AMI. Springfield has the highest percentage of homeowners under 35 years old among the communities surveyed (11% compared to 6.1% countywide). The overall Springfield data indicates more substantial stabilization than in the other communities surveyed since 2011.

WINDSOR

Windsor's population and households have been declining since 2000 and those changes have not slowed since 2010. The young adult population is growing rapidly; the senior population has stabilized; it is the 35-64 year old cohort that has been declining. Resident employment has declined consistently with population changes. At the same time, local jobs are up and local wages have actually outperformed the county and state since 2000. Median household income remains significantly lower than the state, especially among renter households who earned only 65% of the state's renter median. The rental market has been strong: vacancy rates have dropped sharply and median rents are rising faster than the county or state. There is enough subsidized non-elderly rental housing for 18% of non-elderly renters, equal to the statewide level. One third of homes on the market in December 2014 were offered for less than \$150,000, one-third from \$150,000- \$300,000, and one-third for more than \$300,000. In all, Windsor appears to have gained ground economically while at the same time seeing an increased concentration of very low-income households. In all, Windsor seems to be trying to bridge wide gaps in income distribution than is the case in Rockingham, Springfield or even Brattleboro.

WILMINGTON

The data from second-home driven Wilmington continues to confound as it did in 2011. The data shows a surge in population and year-round households. It also shows employment declining but unemployment declining as well. Resident employment has dropped by 13% over the past three years while local jobs have stayed more or less the same. Average wages are low, but median household income is among the highest in the state. According to the American Community Survey (ACS), Wilmington's median household income grew by 34% in three years and is now 13% higher than the statewide median. Wilmington's median rent is actually higher than the statewide median (\$887/ month compared to \$864), but its vacancy rate went from 14.6% to 18.5% over the three years. Higher prices have resulted in 56.3% of renters being rent-burdened. Wilmington continues to have only enough subsidized rental housing for 11.9% of its non-elderly renters and none of its senior renters (though there is a West Dover development aimed to serve both communities). The mixed bag of data strongly suggests a marked increase in the number of new residents who are bringing higher incomes and less dependence on local employment. It also suggests that commuting non-residents are filling more of the town's predominantly low-wage jobs.

LUDLOW

This resort community continues to struggle with a declining job base, low wages and increasing rates of poverty, though here too some numbers have begun to turn around since last assessment. While it has lost more than 15% of its population since 2000, overall population is up 5.0% since 2010, led by growing numbers of young adults. Residential unemployment is down from 8.1% to 6.6% since 2010; local jobs continue to drop but Goods Producing jobs are up. Average wages continue to fall well below county and statewide medians, as does median household and median renter income. The poverty rate has spiked up from 10.1% in 2010 to 14.6% in 2014. The rental vacancy rate is the highest in the state at 26.7% (though it too suffers from the same ski season anomaly as Wilmington). There are now enough subsidized elderly units to house virtually all of the Town's qualified elderly renters, suggesting that problems maintaining occupancy may develop in the existing complex. Last year only five primary homes sold. There are roughly four times as many very-low Income non-elderly renters as available subsidized units.

POVERTY STATISTICS

The consultant updated statistics that compare poverty rates in several comparable counties and their corresponding central cities in Vermont, New Hampshire and Massachusetts. Windham County's current poverty rate of 10.5% is identical to Windsor County's and comparable to or lower than the comparable counties.

Brattleboro's rate of 13.4% is 2.9% higher than the county as a whole. By comparison the gap between Greenfield (4.4% higher), Keene (6.8% higher), Bennington (7.7% higher), Springfield (4.7% higher), and Barre City (4.0% higher) and their corresponding counties is greater than that between Brattleboro and Windham County. At 14.2%, the percentage of Brattleboro's children living in poverty is the lowest of the eight central cities compared. Since 1980, Brattleboro's poverty rate has risen by less than one percent of the population and its children in poverty rate actually declined slightly.

OVERALL SUMMARY

What does all this inconclusive and often contradicting information tell us? Partly it cautions us against taking any single piece of information as actionable or thinking of this data as providing "sound bites" for simplifying a complex set of economic, demographic and market factors. Having performed this overview of WWHT's market on three separate occasions over more than ten years, the consultant sees some broader characteristics emerging from among the many details. These include the following:

- Brattleboro remains the driver for the life and economy of southeastern Vermont but its job base continues a slow but steady decline that produces less wealth and supports fewer people.
- The decade's biggest demographic trend for the county as a whole saw elderly households replaced by young adult households. As this has been going on for at least a decade, the next five years will likely need to address more households with young children and a renewed interest in first time homeownership. At the same time, the demand for housing to serve single-person households will also rise.
- There are signs of positive economic conditions in Springfield, Windsor, and Rockingham that were not present in previous studies but are happening simultaneously with a deepening concentration of poverty. In most communities, nearly two of three renters is tax-credit eligible.
- There continues to be a steady movement of higher income residents locating in the smaller rural communities. In places like Wilmington, that trend may have reached something of a tipping point where low paying local jobs no longer provide enough income to afford housing in the community.

Fig. EX-1

SUMMARY OF KEY DATA

Brattleboro, Rockingham, Springfield, Windsor, Ludlow & Wilmington

GENERAL	Brattleboro	Rockingham	Springfield	Windsor	Wilmington	Ludlow
Population (2008-12)	11,982	5,242	9,329	3,545	2,339	2,061
% Change 2000-2012	-0.2%	-1.3%	2.8%	-5.6%	5.1%	-15.8%
Households (2009-13)	5,620	2,242	3,943	1,463	1,119	953
% Change 2000-2013	4.8%	1.8%	1.5%	-3.8%	12.8%	-10.1%
Average Household Size (2008-2013)	2.13	2.34	2.37	2.42	2.16	2.28
% Households with Children (2008-2012)	29.4%	26.1%	27.4%	30.2%	28.4%	23.1%
% Living Alone (2008-2012)	34.9%	28.9%	26.9%	33.1%	26.5%	31.6%
Median Household Income (2008-2012)	\$45,940	\$38,269	\$45,693	\$43,571	\$61,031	\$43,929
% MHI Change 2000-2012	43.6%	14.5%	33.7%	28.9%	63.2%	18.8%
Local Jobs (2013)	10,698	2,360	4,381	1,622	974	1,756
% Job Change 2000-2013	-13.2%	-4.0%	-10.7%	5.6%	-2.3%	-3.1%
Average Wage (2013)	\$40,243	\$38,900	\$42,257	\$40,760	\$29,843	\$27,995
% Wage Change 2000-2013	31.6%	51.7%	43.5%	63.5%	52.7%	27.8%
Unemployment Rate (Oct-14)	4.8%	4.7%	5.3%	3.2%	5.6%	6.6%
Median Primary Residence Sale Price (2013)	\$169,000	\$133,167	\$127,320	\$123,000	\$131,326	\$133,600
% Price Change 2000-2013	54.0%	66.5%	59.2%	44.7%	10.4%	12.3%
New Home Permits/ Year (2000-2013 average)	13	4	5	5	20	17
Homestead Tax Rate (FY 13)	2.8217	2.3246	2.8400	2.5517	1.9841	1.9397
Renter Households (2009-13)	2,633	832	1,268	612	299	365
% Change Renters (2000-12)	1.7%	-9.6%	0.2%	1.5%	-6.9%	21.7%
Householders 15-34 (2008-12)	1,027	323	726	330	182	142
% Who are Renters	83.0%	92.0%	58.4%	65.2%	87.9%	93.7%
Households with Individuals 65+ (2009-13)	1,524	720	1,203	451	261	333
% Who are Renters	49.6%	19.4%	25.8%	30.3%	14.0%	23.1%
Total Subsidized Rental Units	761	167	427	160	7	85
% of all Renters <60% AMI	47.9%	31.3%	48.5%	46.9%	3.7%	45.2%
Subs. Eld. /Dis. Units (2014)	240	98	218	74	0	60
% of all Elderly Renters	31.7%	76.0%	75.2%	56.1%	0.0%	77.9%
Subsidized Family Units (2014)	521	69	209	86	7	25
% of all Non-elderly Renters	27.8%	9.5%	21.4%	17.9%	2.8%	8.7%

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	Brattleboro	Rockingham	Springfield	Windsor	Wilmington	Ludlow
HUD Two-Bdrm FMR (FY 15)	\$972	\$972	\$1,017	\$1,017	\$972	\$1,017
Median Gross Rent	\$844	\$786	\$810	\$805	\$887	\$701
% Rent Change (2000-12)	54.6%	72.7%	72.7%	64.3%	50.9%	34.8%
Median Renter Household Income (2008-12)	\$34,200	\$29,000	\$26,550	\$29,960	\$36,700	\$27,350
% Median Rent Paid by Median Income Renter	29.6%	41.8%	43.1%	36.2%	29.0%	30.8%
Renter Households by AMI						
<60% AMI (2009-13)	1,680	533	856	391	150	238
60-79% AMI (2009-13)	325	123	145	69	37	43
80+% AMI (2009-13)	628	169	267	152	97	84
% of All Renters who are Tax-credit Eligible (2009-13)	63.8%	64.6%	67.5%	63.9%	52.8%	65.2%
Rental Vacancy Rate (2008-12)	2.2%	9.1%	5.6%	3.2%	18.5%	26.7%
Rental Vacancy Rate % Change (2000-2012)	-45.2%	122.1%	-15.2%	-55.6%	248.4%	212.8%

Bold **Blue**=Factors Conducive to Rental Development

Bold **Red**=Factors Counter to Rental Development

I. INTRODUCTION

PURPOSE OF THE STUDY

The Windham & Windsor Housing Trust (WWHT) engaged consultant John Ryan, Principal of Development Cycles, Montpelier VT, to provide a Needs Assessment for Brattleboro and portions of Windham and Windsor Counties in support of WWHT's next three-year planning effort. The assessment profiles housing needs in individual communities and provides important context for understanding need in relation to other regional centers within Vermont.

METHODOLOGY

The consultant utilized a wide range of sources to conduct this assessment, including: the 2000 & 2010 US Census, the 2008-2012 and 2009-2013 American Community Survey, Housingdata.org, Zillow.com, Huduser.org, and Economic & Labor Market Information from the VT Department of Labor.

The consultant utilized these sources to evaluate key changes in demographic, income, housing, and employment along a wide range of indicators, including:

- Population
- Young Adult Population
- Households
- Households by Type
- Elderly Households
- Employment
- Local Jobs
- Wages
- Household Income
- Poverty Rate
- Rental Housing Costs
- Vacancy Rate
- Subsidized Housing Market Characteristics
- Ownership Housing Costs
- Sales Activity
- Homes On Market

LIMITATIONS

The study has a number of key limitations to consider when reviewing the findings and recommendations provided:

- The most current demographic information was drawn largely from the 2008-2012 American Community Survey. Where the ACS information overlapped data reported in the 2010 Census, unexplainable differences occasionally occurred between ostensibly the same data. Only after all of the data was collected for this study and the draft report written, a new 5-year 2013 ACS was released in January 2015. Rather than redo all of the data to reflect the

new survey, the consultant used the 2013 ACS to check some of the otherwise unexplainable anomalies. In most cases, the new information helped correct or “smooth out” the trends in ways that made the data more believable. Still, it is important to recognize the limitations of the data presented by the American Community Survey, especially at the community level. In most cases, any change reflected from the previous study fell within the range of variability for the sample size collected.

- The information, estimates, and opinions contained in this report were derived from sources considered reliable. The consultant assumes the possibility of inaccuracy of individual items and for that reason relied upon no single piece of information to the exclusion of other data, and analyzed all information within a framework of common knowledge and experienced judgment.

II. BRATTLEBORO

The following section summarizes key changes in demographic, economic and housing market conditions in Brattleboro since 2000.

DEMOGRAPHIC CHANGES

- **Population:** Brattleboro’s population remains stable at just under 12,000 residents. Its young adult (18-34) population has leveled off after growing dramatically in the first decade of the millennium. The 65 and over population has declined since the last study and since 2000. By contrast, seniors in the county and state have grown by 17.3% and 18.8% respectively since 2000.
- **Households:** Brattleboro’s households have grown at less than half the rate of the county or state since 2000. From 2000 to 2010 renter households grew proportionally; since 2010 ACS data suggests that renter households have declined while owner households grew at a faster rate. Since 2000, the town’s senior renters increased by 89% while senior owners declined.

Figure II.1
Key Demographic Trends
 Brattleboro, 2000-Current

Brattleboro	2000	2010	Current (2008- 2012)	% Change 2000 to Current	% Change Windham County	% Change VT
Total Population	12,005	12,046	11,982	-0.2%	0.2%	4.4%
18-34 Year Olds	2,044	2,540	2,509	22.7%	3.1%	3.2%
65 and over	1,997	1,954	1,947	-2.5%	17.3%	18.8%
% of Population	16.6%	16.2%	16.2%	-2.3%	17.0%	14.1%
Total Households*	5,364	5,562	5,620	2.2%	5.7%	6.8%
Renters*	2,589	2,707	2,633	1.7%	0.8%	5.4%
% Renters*	48.3%	48.7%	46.8%	-2.9%	-4.6%	-1.8%
Owners*	2,775	2,855	2,987	4.9%	8.0%	7.5%

	2000	2006- 2010	Current 2009- 2013	% Change 2000 to Current	% Change Windham County	% Change VT
Households w/ Individual 65+*	1,311	1,679	1,524	16.2%	27.9%	24.5%
Renter Householder 65+ *	398	721	756	89.9%	2.8%	3.0%
Owner Householder 65+ *	874	884	805	-7.9%	21.6%	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- Employment, Jobs & Wages: Brattleboro's residential employment* has dropped by 2.9% since 2000 and by 2.6% since 2010. Residential employment in the rest of Windham County is flat, while the rest of the state is growing at better than one percent annually. Local Jobs in the community have dropped by 1,400 or 13.2% since 2000 and that skid continued in the past three years. Interestingly Goods Producing jobs actually rose in the past three years but Service Providing jobs declined at a faster rate. Average wages paid in Brattleboro grew at a significantly slower pace than in the county or state. Brattleboro's employers pay an average wage that is slightly higher than for the county but only 96% of the statewide average.
- Income & Poverty: Brattleboro's median household income is \$45,940 or about 85% of the statewide median. It is important to remember that median renter incomes are typically only about 60% that of homeowners. Brattleboro median renter earns \$34,200 while its median income owner earns \$60,450 annually. Both have grown roughly the same as the state since 2000. Close to 2/3s of Brattleboro's renter households are tax-credit eligible earning <60% AMI. Since 2000, the poorest cohort of renters (<30% of AMI) have been growing the fastest, with the biggest declines occurring among those earning more than 80% of AMI. An estimated 1,680 renter households earn less than 60% of AMI. Brattleboro's poverty rate spiked up from 10.1% to 14.8% in the first decade of the millennium, only to drop slightly to 13.4% three years later.

** Note: Residential employment indicates the number of residents in a given community who are employed and is distinct from the number of jobs in that community whose workers may reside both within and without the community.*

Figure II.2
Key Economic Trends
 Brattleboro, 2000- Current

Brattleboro	2000	2010	2013	% Change 2000 to Current	% Change Windham County	% Change VT
Residential Employment	6,170	6,150	5,990	-2.9%	-2.3%	2.8%
Unemployment Rate	3.1%	6.8%	4.8%	54.8%	66.7%	63.0%
Total Local Jobs	12,323	10,922	10,698	-13.2%	-8.9%	1.7%
Goods-Producing	2,295	1,605	1,686	-26.5%	-21.9%	-24.0%
Service Providing	10,028	9,317	9,012	-10.1%	-5.8%	8.9%
Average Wage	\$30,578	\$37,444	\$40,243	31.6%	41.3%	45.3%
Goods-Producing	\$38,855	\$45,380	\$48,977	26.1%	42.0%	36.3%
Service Providing	\$28,701	\$35,628	\$38,208	33.1%	42.8%	51.2%
Median Household Income (2008-12)	\$31,997	\$38,301	\$45,940	43.6%	33.8%	32.6%
Renters	\$21,800	\$24,400	\$34,200	56.9%	39.5%	57.9%
Owners	\$47,000	\$58,700	\$60,450	28.6%	31.6%	28.0%
<i>Renter Income by AMI</i>						
<30% of AMI	38.6%		39.5%	2.4%	19.6%	11.3%
30-59% of AMI	23.2%		24.8%	6.9%	6.9%	6.2%
60-79% of AMI	11.0%		12.3%	11.8%	3.2%	-3.3%
80% AMI or Greater	27.2%		23.9%	-12.1%	-12.0%	-9.3%
Poverty Rate (Persons)	10.1%	14.8%	13.4%	32.7%	12.1%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- Rental Market:** Median Gross Rents increased by 42% to \$844 from the 2005-08 ACS to the 2008-2012 ACS. From 2000-2013, growth in rental costs have kept up with the state, and significantly exceeded the rest of the county. Brattleboro’s median renter household earns more than \$500/ month less than the median renter statewide, but pays only \$20/ month less in rent. The rental vacancy rate in Brattleboro appears to have returned to tight pre-recession conditions. At 2.2%, the rental vacancy rate is down from its 2005-2008 level of 5.6%. Brattleboro’s recovery is much stronger than the county or state in terms of rental vacancy. Income Paid for Rent experienced no meaningful changes in the number of renters who are rent burdened or in the median percentage of income being used to pay rent since the 2011 survey.

- **Subsidized Housing:** Brattleboro has added 52 units of non-elderly rental housing since 2011. It now provides housing for 27.8% of all non-elderly renters, significantly higher than the county or state. The number of elderly rental units remains unchanged. There is elderly only housing for one in three elderly renters in town (it is important to recognize that many subsidized units not reserved for seniors are in fact tenanted by residents 65 or over).

Figure II.3
Key Rental Housing Trends
 Brattleboro 2000- Current

Brattleboro	2000	2005-08	2008-12	% Change 2000 to Current	% Change Windham County	% Change VT
Median Gross Rent	\$546	\$665	\$844	54.6%	39.7%	56.2%
Rental Vacancy Rate	4.0%	5.6%	2.2%	-45.2%	5.0%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	59.1%	56.2%	51.5%	-12.9%	-13.3%	-26.5%
35% or More	27.8%	37.5%	36.5%	31.3%	15.6%	37.7%
Median % Paid for Rent	27.4%	29.4%	29.5%	7.7%	7.0%	19.1%
<i>Subsidized Rental Housing</i>						
		2011	2014	% Change 2011-14		
Total Family Units		469	521	11.1%	9.2%	10.2%
% of Non-elderly Renters		19.6%	25.7%	30.8%	15.5%	4.7%
Total Elderly Units		240	240	0.0%	0.0%	2.7%
% of Elderly Renters		33.3%	31.7%	-4.6%	-6.8%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP TRENDS

- **Home Sales:** Primary home sales continue to drop: 128 sold in 2000, 78 in 2010, 55 in 2013. Median primary home sale prices also dropped by 15% since 2010; this compares to a drop of less than one percent statewide. The percentage of homes sold for under \$150,000 also grew dramatically in Brattleboro over the last three years to 43.6% in 2013.
- **Homes On Market:** A growing share of the town's housing stock is currently for sale, having increased from 2.8% of housing units for sale in 2011 to 4.0% in December 2014. Even while the number of homes for sale rises, the expectation of a stronger market persists. In 2011, median asking prices were actually \$14,000 lower than the median sales price in the prior year. In December 2014,

the median asking price was \$38,000 higher than the median sales price in the prior year.

Figure II.4
Key Homeownership Market Trends
 Brattleboro 2000- current

Brattleboro	2000	2010	2013	% Change 2010 to Current	% Change Windham County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	128	77	55	-28.6%	43.9%	
Median \$ Primary Residence	\$109,750	\$199,000	\$169,000	-15.1%	-8.6%	-0.9%
% Primary Residence Sales Under \$150,000		26.7%	43.6%	63.4%	4.8%	
<i>Homes On Market¹</i>						
		2011	2014	Change 2011 to Current		
Homes for Sale as a % of Ownership Stock		2.8%	4.0%	42.9%	11.9%	18.9%
Median Asking Price		\$185,000	\$207,000	11.9%	-6.1%	7.1%
% Under \$150,000		14.3%	24.8%	73.5%	-8.8%	0.1%
% Over \$300,000		20.8%	6.0%	-71.2%	-2.8%	4.2%

¹ Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

Brattleboro’s key trends have continued on the same path over the last three years just as they have over the last decade and a half. The community’s population and households have held steady. There has been a 22.7% increase in young adults since 2000 compared to just a 3.2% gain statewide. That Brattleboro number has not grown in the past three years however. The age 65 and over population has declined by 2.5% since 2000, while that cohort grew by 17% countywide and 19% statewide. Residential employment (-160 jobs) and local jobs (-224) continued to decline from 2010-13. The local job based has dropped steadily from a high of 13,226 in 1995 to 10,698 last year. Since 2000, average wages have grown nearly 50% slower than the state. Less than half of all renters earning below 60% of AMI live in subsidized rental housing. As in the past, the consultant sees the erosion of local jobs and wages as the root condition for understanding housing need. In all, the consultant sees Brattleboro’s economy more vulnerable than it was in either of the last two studies, and a housing need continuing to focus on very-low income renters. Brattleboro’s key indicators suggest a priority need to address the presence and longer term aspirations of the town’s growing young adult population.

III. ROCKINGHAM

The following section summarizes key changes in demographic, economic and housing market conditions in Rockingham since 2000.

DEMOGRAPHIC CHANGES

- **Population:** Rockingham’s population has been relatively stable with small decrease in young adults and an improbably high 23% increase since 2010 in those 65 and over.
- **Households:** Overall, households remain more or less than same in the community. Since 2010 the number of renter households has declined by nearly ten percent with a corresponding increase in owner occupancy. This scale of change is not credible without the removal from the market of a major rental property.

Figure III.1
Key Demographic Trends
 Rockingham, 2000-Current

Rockingham	2000	2010	2008-12	% Change 2000 to Current	% Change Windham County	% Change VT
Total Population	5,309	5,282	5,242	-1.3%	0.2%	4.4%
18-34 Year Olds	911	1,022	977	7.2%	3.1%	3.2%
65 and over	820	816	1,007	22.8%	17.3%	18.8%
% of Population	15.4%	15.4%	19.2%	24.4%	17.0%	14.1%
Total Households*	2,202	2,197	2,225	1.7%	5.7%	6.8%
Renters*	914	923	832	-9.6%	0.8%	5.4%
% Renters*	41.5%	42.0%	37.4%	-7.0%	-4.6%	-1.3%
Owners*	1,288	1,274	1,393	9.3%	8.0%	7.5%
	2000	2010	2009- 2013	% Change 2000 to Current	% Change Windham County	% Change VT
Households w/ Individual 65 & Over*	603	590	720	19.4%	27.9%	24.5%
Renter Householder 65+*	219	170	140	-63.9%	2.8%	3.0%
Owner Householder 65+*	319	381	417	30.7%	21.6%	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- Residential Employment, Local Jobs & Wages:** Residential employment has not changed in the past three years and is down slightly since 2000. The number of local jobs has followed a similar pattern over the fourteen-year period. Service Providing jobs have grown a bit, but Goods Producing jobs are down by a quarter, similar to statewide trends. Average Wages for jobs in Rockingham vary based on type. Among the Goods Producing jobs, wages have grown at twice the statewide rate since 2000 and only now equal the statewide average of roughly \$50,500 annually. Service Providing jobs pay only 85% of the statewide average; these jobs have grown 10% more slowly than similar jobs in the state since 2000.
- Income & Poverty:** Rockingham’s median household income and median renter income both represent only 71 percent of the statewide median. Household income in the community has grown at only about half the rate of growth that the state experienced since 2000. Tax-credit eligible renters now constitute 65% of Rockingham’s renter households, up from 50% in 2000. The percentage of Rockingham residents in poverty stayed more or less the same since 2011 but in the decade preceding it had spiked from 10% to 16% of the population, a rate of growth more than double that of the state and four times the county’s growth.

Figure III.2

Key Economic Trends

Rockingham, 2000- Current

Rockingham	2000	2010	2013	% Change 2000 to Current	% Change Windham County	% Change VT
Residential Employment	2,640	2,560	2,540	-3.8%	-2.3%	2.8%
Unemployment Rate	2.4%	7.8%	4.7%	95.8%	66.7%	63.0%
Total Local Jobs	2,458	2,238	2,360	-4.0%	-8.9%	1.7%
Goods-Producing	683	550	516	-24.5%	-21.9%	-24.0%
Service Providing	1,775	1,688	1,844	3.9%	-5.8%	8.9%
Average Wage	\$25,649	\$35,932	\$38,900	51.7%	41.3%	45.3%
Goods-Producing	\$29,176	\$52,953	\$50,445	72.9%	42.0%	36.3%
Service Providing	\$23,568	\$29,961	\$33,326	41.4%	42.8%	51.2%

Rockingham	2000	2010	2013	% Change 2000 to Current	% Change Windham County	% Change VT
Median Household Income	\$33,423	\$45,343	\$38,269	14.5%	33.8%	32.6%
Renters	\$23,000	\$26,100	\$29,000	26.1%	39.5%	57.9%
Owners	\$42,500	\$63,500	\$50,850	19.6%	31.6%	28.0%
<i>Renter Income by AMI</i>						
<30% of AMI	23.6%		32.3%	37.0%	19.6%	11.3%
30-59% of AMI	29.3%		32.3%	10.2%	6.9%	6.2%
60-79% of AMI	12.8%		14.9%	16.4%	3.2%	-3.3%
80% AMI or Greater	34.3%		20.5%	-40.3%	-12.0%	-9.3%
Poverty Rate (Persons)	10.0%	15.9%	14.8%	48.0%	12.1%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- **Rental Market:** Median Gross Rents have continued to rise despite the slow growth of renter household income. From 2000-2012, median gross rent rose faster in Rockingham than it did statewide. Currently, Rockingham’s median renter household earns \$1,000/ month less than their statewide counterpart and pays \$80/month less in rent. The rental vacancy rate in Rockingham seems to have increased dramatically since 2010 from 4.1% in 2000 to 6.2% in 2010 to 9.1% for the period from 2008-2012. Rent Burden characterizes the experience of more the 41% of Rockingham renters. The percentage of renters paying more than 35% of their income for rent has increased by 65% in Rockingham compared to 16% for the county and 38% for the statewide from 2000-2012.
- **Subsidized Housing:** Rockingham includes 167 subsidized rental units, enough housing for 25% of the town’s renter households earning less than 80% of AMI. That represents a pretty typical total overall. The 98 senior units provided enough housing for 70% of senior renters. At the same time, the 69 non-elderly units house just 11.2% of the town’s non-elderly renters. There are roughly 400 non-elderly renter households living in market rate housing that would qualify for subsidized housing; of this group more than ¾ earn less than 50% of AMI.

Figure III.3
Key Rental Housing Trends
 Rockingham, 2000- Current

Rockingham	2000	2010	2008-12	% Change 2000 to Current	% Change Windham County	% Change VT
Median Gross Rent	\$488	\$700	\$786	61.1%	39.7%	56.2%
Rental Vacancy Rate	4.1%	6.2%	9.1%	122.1%	5.0%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	70.4%	56.4%	49.5%	-29.7%	-13.3%	-26.5%
35% or More	25.0%	38.2%	41.2%	64.8%	15.6%	37.7%
Median % Paid for Rent	24.1%	28.6%	30.5%	26.6%	7.0%	19.1%
<i>Subsidized Rental Housing</i>						
		2011	2014	% Change 2011-14		
Total Family Units		66	69	4.5%	9.2%	10.2%
Units as % of Non-elderly Renters		9.3%	11.2%	20.0%	15.5%	4.7%
Total Elderly Units		98	98	0.0%	0.0%	2.7%
Units as % of Elderly Renters		45.6%	47.1%	3.4%	-6.8%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP TRENDS

- **Homes Sales:** In 2013 Rockingham averaged three primary home sales/month at a median price of \$133,167. This represents an increase of 10 sales/year over 2010. These homes sold at a slightly lower median price than in 2010. Fifty seven percent of 2013 sales were for homes priced under \$150,000, down from 67% of sales in 2010. The median sale price on a primary home was only 69% of Vermont median sale price for that year.
- **Homes On Market:** In December 2014, 28 homes or a relatively small 2.0% of Rockingham's ownership stock were for sale. The median asking price was 12% higher than the 2013 median price of primary homes sold. Fifty-five percent of all homes on the market are being offered for less than \$150,000.

Figure III.4
Key Homeownership Market Trends
 Rockingham, 2000- current

Rockingham	2000	2010	2013	% Change 2010 to Current	% Change Windham County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	48	26	36	38.5%	43.9%	
Median \$ Primary Residence	\$80,000	\$135,000	\$133,167	-1.4%	-8.6%	-0.9%
Primary Residence Sales Under \$150,000		67.0%	57.1%	-14.7%	4.8%	
<i>Homes On Market¹</i>						
		2011	2014	% Change 2011-14		
Homes for Sale as a % of Ownership Stock		1.9%	2.0%	6.2%	11.9%	18.9%
Median Asking Price		\$190,000	\$149,500	-21.3%	-6.1%	7.1%
Under \$150,000		29.2%	55.2%	89.2%	-8.8%	0.1%
Over \$300,000		16.7%	0.0%	-100%	-2.8%	4.2%

¹ Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

Rockingham's key indicators have been quite stable since 2010, with some bright spots. The unemployment rate has dropped from 7.8% to 4.7% and local jobs are actually up 5.4% since 2010. The average wage for local jobs has grown faster than the county or state over both the past three and past 13 years. Median rents have grown comparably to wage growth. Still, Rockingham has a long way to go to catch up with state and county median household income both for renters and owners. The rental vacancy rate is up sharply, as is the percentage of renters paying more than 35% of their income for rent. The mixed data indicates some stabilizing of the housing conditions in this community after a long period of relative decline. Non-elderly subsidized rentals provide housing for less than 10% of Rockingham's non-elderly renters, half the statewide rate.

IV. SPRINGFIELD

The following section summarizes key changes in demographic, economic and housing market conditions in Springfield since 2000.

DEMOGRAPHIC CHANGES

- **Population:** From 2000-2010, the overall population grew driven by increases in young adults and despite a drop in the senior population. Since the 2010 Census, the overall population and these two key sub-groups have seen little change.
- **Households:** Rental households have remained constant since 2000 and owner households have increased slowly. The data shows a significant (and questionable) drop in senior renters from the 2008 to 2013 ACS. Their share of home-owning young adults (<35 years) in the community is among the highest in the state.

Figure IV.1
Key Demographic Trends
 Springfield, 2000-Current

Springfield	2000	2010	Current (2008- 12)	% Change 2000 to Current	% Change Windsor County	% Change VT
Total Population	9,078	9,373	9,329	2.8%	-3.5%	4.4%
18-34 Year Olds	1,512	1,798	1,748	15.6%	2.6%	3.2%
65 and over	1,728	1,666	1,676	-3.0%	11.9%	18.8%
% of Population	19.0%	17.8%	18.0%	-5.6%	16.0%	14.1%
Total Households*	3,886	3,903	3,943	1.5%	3.6%	6.8%
Renters*	1,266	1,246	1,268	0.2%	9.9%	5.4%
% Renters*	32.6%	31.9%	32.2%	-1.3%	6.2%	-1.3%
Owners*	2,620	2,657	2,675	2.1%	1.0%	7.5%
				% Change 2000 to Current	% Change Windsor County	% Change VT
	2000	2005- 2008	2009- 2013			
Households w/ Individual 65 & Over*	1,215	1,179	1,203	-1.0%	15.9%	24.5%
Renter Householder 65+*	359	350	290	-19.2%	-6.0%	3.0%
Owner Householder 65+*	782	799	807	3.2%	12.3%	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- **Employment, Jobs & Wages:** While still lower than in 2000, Springfield’s residential employment actual grew by nearly seven percent from 2010-2013. At the same time, the unemployment rate dropped from 8.4 to 5.3%. Local jobs have reversed a long-term decline, growing by 4.1% from 2010-2013. All of the net growth came in service jobs. The average wage paid for local jobs in the community is comparable to the state average and has grown comparably to the county and state since 2000. The community’s Service Providing jobs actually pay higher than the state and more than 10% higher than the rest of Windsor County.
- **Income & Poverty:** Springfield’s median household income has also grown comparably to the state since 2000, with owner medians growing at a somewhat faster rate. At the same time, median rental income is dramatically lower than the statewide median and has grown slower since 2000. Two-thirds of Springfield’s renters earn less than 60% of AMI. That compares to 47.2% for Windsor County and 51.2% for Vermont as a whole. That gap in the concentration of very low-income renters has actually decreased since 2000. Despite the improvement in its local economy, Springfield’s poverty rate grew from 11.9% in 2010 to 13.9% in 2013.

Figure IV.2
Key Economic Trends
 Springfield, 2000- Current

Springfield	2000	2010	2013	% Change 2000 to Current	% Change Windsor County	% Change VT
Residential Employment	4,460	4,120	4,400	-1.3%	2.6%	2.8%
Unemployment Rate	3.3%	8.4%	5.3%	60.6%	66.7%	63.0%
Total Local Jobs	4,907	4,209	4,381	-10.7%	-3.6%	1.7%
Goods-Producing	1,424	670	663	-53.4%	-27.7%	-24.0%
Service Providing	3,483	3,539	3,718	6.7%	2.3%	8.9%
Average Wage	\$29,440	\$38,593	\$42,257	43.5%	45.5%	45.3%
Goods-Producing	\$41,012	\$42,498	\$47,150	15.0%	23.8%	36.3%
Service Providing	\$23,680	\$36,347	\$40,360	70.4%	53.4%	51.2%
Median Household Income	\$34,169	\$40,290	\$45,693	33.7%	30.6%	32.6%
Renters	\$20,050	\$24,950	\$26,550	32.4%	24.8%	57.9%
Owners	\$43,325	\$50,500	\$58,050	34.0%	36.0%	28.0%

Springfield	2000	2010	2013	% Change 2000 to Current	% Change Windsor County	% Change VT
<i>Renter Income by AMI</i>						
<30% of AMI	38.8%		40.8%	5.2%	17.2%	11.3%
30-59% of AMI	30.5%		26.7%	-12.5%	9.8%	6.2%
60-79% of AMI	12.1%		11.4%	-5.8%	-5.4%	-3.3%
80% AMI or Greater	18.6%		21.1%	13.4%	-13.0%	-9.3%
Poverty Rate (Persons)*	9.8%	11.9%	13.2%	34.7%	-22.0%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- **Rental Market:** Springfield’s median rental housing cost went up significantly faster than the county or the state between the 2005-09 and 2009-13 ACS. Despite the increase in rents, the number of rent burden renters has actually declined from the 2005 ACS, as has the median percent of income paid for rent. This does not square with the slow rise in renter incomes reported. In the consultant’s view, the overall data suggest that renter incomes in Springfield, though still low, are rising faster than reported. The community’s rental vacancy rate is the same as it was in 2010. At 5.6%, it is lower than the state or county.
- **Subsidized Housing:** Springfield has seen only a small increase in non-elderly subsidized rentals and no change in elderly housing since 2011. There are enough non-elderly, subsidized rentals to house 21.4% of its current non-elderly renter households and roughly a quarter of its renters earning less than 80% of AMI. It senior housing is enough to house three-quarters of its senior renters and more than 80% of those earning less than 80% of AMI.

Figure IV.3
Key Rental Housing Trends
 Springfield, 2000- Current

Springfield	2000	2005-08	2008-12	% Change 2000 to Current	% Change Windsor County	% Change VT
Median Gross Rent	\$469	\$697	\$810	72.7%	51.4%	56.2%
Rental Vacancy Rate	6.6%	5.6%	5.6%	-15.2%	59.6%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	68.6%	59.2%	56.4%	-17.8%	-19.1%	-26.5%
35% or More	29.2%	43.6%	35.0%	19.9%	11.8%	37.7%
Median % Paid for Rent	24.0%	30.9%	31.7%	32.1%	13.9%	19.1%
<i>% Change</i>						
<i>Subsidized Rental Housing</i>		2011	2014	2011-14		
Total Family Units		199	209	5.0%	4.4%	10.2%
Units as % of Non-elderly Renters		22.2%	25.0%	12.4%	-7.5%	4.7%
Total Elderly Units		218	218	0.0%	0.0%	2.7%
Units as % of Elderly Renters		62.3%	75.2%	20.7%	6.3%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP

- **Sales Activity:** In 2013, Springfield sold 75 primary residences, up from 64 to 2010 but down from 132 in 2000. The median price from those primary homes sold stayed constant over the past three years. With a median sale price of \$127,320, these homes sold at just 66% of the median for Vermont. Two-thirds of all homes sold in 2013, sold for less than \$150,000.
- **Homes On Market:** In December 2014, there were 92 homes on the market in Springfield or more than a year's worth of inventory at 2013 sales levels. The median asking price was more than 25% higher than the median sales price in 2013. Less than one quarter of the homes on the market were selling for less than \$150,000.

Figure IV.4
Key Homeownership Market Trends
 Springfield, 2000- current

Springfield	2000	2010	2013	% Change 2010 to Current	% Change Windsor County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	132	64	75	17.2%	27.6%	
Median \$ Primary Residence	\$80,000	\$124,500	\$127,320	2.3%	-9.8%	-0.9%
Primary Residence Sales Under \$150,000		63.2%	66.7%	5.5%		
% Change						
<i>Homes On Market¹</i>						
Homes for Sale as a % of Ownership Stock		2.8%	2.4%	-14.3%	-13.1%	18.9%
Median Asking Price		\$169,000	\$164,500	-2.7%	2.2%	7.1%
% Under \$150,000		47.9%	46.2%	-3.7%	-1.3%	0.1%
% Over \$300,000		20.5%	24.6%	20.1%	5.1%	4.2%

¹Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

Springfield's demographic and market conditions have been more positive than not over the past three years with significant growth in resident employment and local jobs. Like Brattleboro, Springfield has seen relatively large increases in young adults (15.6% more 15-34 year old households than in 2000) and declines among senior households (-4.6%). Springfield's resident employment is at the same level as in 2000, but the number of employed residents has increased by 6.7% in the past three years. Unemployment has dropped from 8.4% to 5.3% in those three years. In that same period, local jobs have increased by 172, representing a significant turnaround from long term declines. Subsidized elderly rental housing provides homes for 75% of Springfield's renting seniors. There is enough subsidized housing of all types for 43% of all renters earning less than 60% of AMI. Springfield has the highest percentage of homeowners under 35 years old among the communities surveyed (11% compared to 6.1% countywide). The overall Springfield data indicates more substantial stabilization than in the other communities surveyed since 2011.

V. WINDSOR

The following section summarizes key changes in demographic, economic and housing market conditions in Windsor since 2000.

DEMOGRAPHIC CHANGES

- Population:** Windsor’s population has been declining since 2000 and that decline may have accelerated some in the past three years. The 2008-2012 ACS Reports the 18-34 year old cohort as having increased by 200 from the 2010 Census. While that scale of increase seems surprising, it does follow the pattern of within the larger communities in WWHT’s market area that indicates young adults are replacing seniors in rental households. Windsor’s 65 and over population is down by 13% since 2000 but saw small increases in the past three years. Despite the losses in the previous decade, Windsor’s 65 and over population accounts for 19% of its total, compared to 18% for the county and 14.5% for the state.
- Households:** Windsor’s total households have also declined though at a slower rate than population. Renter occupancy has actually risen significantly in the past three years, while ownership rates have dropped. The number of households with a person 65 and over has stayed more or less the same, as have the numbers of senior renter and owner households. Since 2000, the average size of a senior household appears to have dropped from 1.73 to 1.53 suggesting a growing “very old” senior population.

Figure V.1
Key Demographic Trends
 Windsor, 2000-Current

Windsor	2000	2010	Current (2008- 12)	% Change 2000 to Current	% Change Windsor County	% Change VT
Total Population	3,756	3,638	3,545	-5.6%	-3.5%	4.4%
18-34 Year Olds	726	741	941	29.6%	2.6%	3.2%
65 and over	777	640	675	-13.1%	11.9%	18.8%
% of Population	20.7%	17.6%	19.0%	-8.0%	16.0%	14.1%
Total Households*	1,520	1,492	1,463	-3.8%	3.6%	6.8%
Renters*	603	572	612	1.5%	9.9%	5.4%
% Renters*	39.7%	38.3%	41.8%	5.4%	6.2%	-1.3%
Owners*	917	920	851	-7.2%	1.0%	7.5%

	2000	2005-08	2008-12	% Change 2000 to Current	% Change Windsor County	% Change VT
Households w/ Individual 65 & Over*	454	451	451	-0.7%	15.9%	24.5%
Renter Householder 65+*	138	135	132	-4.3%	-6.0%	3.0%
Owner Householder 65+*	311	315	309	-0.6%	12.3%	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- **Employment, Jobs & Wages:** The number of employed residents in Windsor has dropped consistently with population declines in the past three years. With fewer residents in the labor force, the community’s unemployment rate has dropped as well. The number of local jobs actually increased slightly from 2010 to 2013; indeed Windsor is the only community of the six studied with more local jobs today than it had in 2000. Unusually, Service Providing jobs actually pay slightly more than Goods Producing jobs in town. Overall, the average wage paid in Windsor is comparable to that paid in the county as a whole.
- **Income & Poverty:** Overall, the median household income in Windsor in 2013 was only 80% of the median for Vermont. Comparing renter households, the gap is even greater, with Windsor renters earning only 65% of their counterparts statewide. Among homeowners, the median household income is 86% of the state’s. Roughly 391 of Windsor’s renter households qualify as tax-credit eligible. The town’s concentration of renters earning less than 60% of AMI, has increased from 56% to 64% of all renters in the past fifteen years. Windsor’s poverty rate has also been on the rise. It stood at 7.7% in 2000, 11.7% in 2010, and 14.5% based on the 2013 ACS estimate.

Figure V.2
Key Economic Trends
 Windsor, 2000- Current

Windsor	2000	2010	2013	% Change 2000 to Current	% Change Windsor County	% Change VT
Residential Employment	1,770	1,860	1,710	-3.4%	2.6%	2.8%
Unemployment Rate	2.9%	6.2%	4.50%	55.2%	66.7%	63.0%
Total Local Jobs	1,536	1,610	1,622	5.6%	-3.6%	1.7%
Goods-Producing	379	278	279	-26.4%	-27.7%	-24.0%
Service Providing	1,157	1,332	1,343	16.1%	2.3%	8.9%
Average Wage	\$24,925	\$39,106	\$40,760	63.5%	45.5%	45.3%
Goods-Producing	\$28,853	\$44,986	\$40,008	38.7%	23.8%	36.3%
Service Providing	\$22,223	\$37,404	\$40,344	81.5%	53.4%	51.2%
Median Household Income	\$33,815	\$49,231	\$43,571	28.9%	30.6%	32.6%
Renters	\$24,200	\$31,200	\$29,960	23.8%	24.8%	57.9%
Owners	\$47,300	\$58,000	\$57,000	20.5%	36.0%	28.0%
<i>Renter Income by AMI</i>						
<30% of AMI	31.9%		36.7%	15.0%	17.2%	11.3%
30-59% of AMI	24.3%		27.2%	11.9%	9.8%	6.2%
60-79% of AMI	13.4%		11.3%	-15.7%	-5.4%	-3.3%
80% AMI or Greater	30.4%		24.8%	-18.4%	-13.0%	-9.3%
Poverty Rate (Persons)	7.7%	11.7%	14.5%	89.1%	-22.0%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- **Rental Market:** Median rents in Windsor have actually grown faster than the county and state since 2000. Using the 2013 ACS Estimates, the median income renter in town earns roughly \$850 /month less than the counterpart statewide and pays \$60/ month less for the median priced rental. Windsor’s rental vacancy rate has declined sharply in the past three years and at 3.2% is now below that of the county or state. Just over a third of renters are rent burdened. That percentage has stayed roughly constant over the past four years after rising dramatically during the first decade of the millennium.
- **Subsidized Housing:** Windsor has added only four subsidized rental units since 2011. Its 86 non-elderly units provide enough housing for 18% of its non-elderly renter households. This compares with 11.6% for Vermont as a whole. The

town's 74 elderly units provide subsidized housing for 56% of its senior renters, compared to 51% statewide. In all, Windsor has enough subsidized rental housing to accommodate 37% of all renters earning less than 80% of AMI. There is enough subsidized rental housing statewide for 27% of all renter households earning less than 80% of AMI.

Figure V.3
Key Rental Housing Trends
 Windsor, 2000- Current

Windsor	2000	2005-08	2008-12	% Change 2000 to Current	% Change Windsor County	% Change VT
Median Gross Rent	\$490	\$754	\$805	64.3%	51.4%	56.2%
Rental Vacancy Rate	7.2%	8.3%	3.2%	-55.6%	59.6%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	73.5%	58.5%	57.4%	-21.9%	-19.1%	-26.5%
35% or More	22.8%	35.0%	34.4%	50.9%	11.8%	37.7%
Median % Paid for Rent	24.6%	33.7%	32.3%	31.3%	13.9%	19.1%
<i>Subsidized Rental Housing</i>						
		2011	2014	% Change 2011-14	% Change 2011-14	% Change 2011-14
Total Family Units		82	86	4.9%	4.4%	10.2%
Units as % of Non-elderly Renters		18.8%	20.3%	8.1%	-8.1%	4.7%
Total Elderly Units		74	74	0.0%	0.0%	2.7%
Units as % of Elderly Renters		53.6%	56.1%	4.5%	6.3%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP TRENDS

- **Sales Activity:** The Windsor market has been relatively consistent since 2000, selling about three primary homes/month. Median home prices dropped by 16.6% from 2010 to 2013 with \$123,000 representing the median priced home sold in 2013. Fifty six percent of the homes sold in 2013 cost less than \$150,000.
- **Homes On Market:** In December 2014, there were 31 homes for sale, or close to one year's worth of inventory based on the average number of sales. The market is apparently optimistic: only two of these homes were offered at prices less than the median for all homes sold in the prior year. The median asking price for the current market is just under \$200,000. Less than a third of the homes on the market are being offered for less than \$150,000.

Figure V.4
Key Homeownership Market Trends
 Windsor, 2000- current

Windsor	2000	2010	2013	% Change 2010 to Current	% Change Windsor County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	34	36	32	-11.1%	27.6%	
Median \$ Primary Residence	\$85,000	\$147,500	\$123,000	-16.6%	-9.8%	-0.9%
Primary Residence Sales Under \$150,000		52.4%	56.3%	-7.3%		
<i>Homes On Market¹</i>						
		2011	2014	% Change 2011-14	% Change 2011-14	% Change 2011-14
Homes for Sale as a % of Ownership Stock		2.4%	3.6%	50.0%	-12.9%	18.9%
Median Asking Price		\$179,000	\$199,900	11.7%	2.2%	7.1%
Under \$150,000		22.7%	31.3%	37.5%	-1.3%	0.1%
Over \$300,000		13.6%	31.3%	129.8%	5.1%	4.2%

¹Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

Windsor’s population and households have been declining since 2000 and those changes have not slowed since 2010. The young adult population is growing rapidly; the senior population has stabilized; it is the 35-64 year old cohort that has been declining. Resident employment has declined consistently with population changes. At the same time, local jobs are up and local wages have actually outperformed the county and state since 2000. Median household income remains significantly lower than the state, especially among renter households who earned only 65% of the state’s renter median. The rental market has been strong: vacancy rates have dropped sharply and median rents are rising faster than the county or state. There is enough subsidized non-elderly rental housing for 18% of non-elderly renters, equal to the statewide level. One third of homes on the market in December 2014 were offered for less than \$150,000, one-third from \$150,000- \$300,000, and one-third for more than \$300,000. In all, Windsor appears to have gained ground economically while at the same time seeing an increased concentration of very low-income households. In all, Windsor seems to be trying to bridge wide gaps in income distribution than is the case in Rockingham, Springfield or even Brattleboro.

VI. WILMINGTON

The following section summarizes key changes in demographic, economic and housing market conditions in Rockingham since 2000.

DEMOGRAPHIC CHANGES

- Population:** According to the 2012 and 2013 ACS estimates, Wilmington is experiencing a population boom, with an increase of 25% in total population since 2010. Given the dramatic seasonal changes in population, some of this may be attributable to when the survey data is collected. A second explanation, given all of the data, suggests that more vacation homeowners are converting their homes to primary use. If this is so, it represents early retirees, as the 65 and over population has not grown since 2000 according to the data provided. The ACS also shows a comparably large rise in young adults living in the community, but no increase in renter households. Either these young adults are living in larger households or are still living with parents or other older householders.

Note: in other resort communities that the consultant has studied, as many as 70% of 18-25 year olds live at home or in the household with another adult from their parent's generation.

- Households:** The same data suggests that after declining by 13% from 2000-2010, Wilmington's households have increased by 29% since 2010. Again, the timing of the survey may best explain much of this apparent increase. All of the net gain is among owner households. Again, the growth appears not to be among seniors, as that population has remained stable since 2000.

Figure VI.1
Key Demographic Trends
 Wilmington, 2000-Current

Wilmington	2000	2010	Current (2008-12)	% Change 2000 to Current	% Change Windham County	% Change VT
Total Population	2,225	1,876	2,339	5.1%	0.2%	4.4%
18-34 Year Olds	384	351	448	16.7%	3.1%	3.2%
65 and over	323	319	304	-5.9%	17.3%	18.8%
% of Population	14.5%	17.0%	13.0%	-10.5%	17.0%	14.1%
Total Households	992	866	1,119	12.8%	5.7%	6.8%
Renters	321	300	299	-6.9%	0.8%	5.4%
% Renters	32.4%	34.6%	26.7%	-12.1%	-4.6%	-1.3%
Owners	671	566	820	22.2%	8.0%	7.5%

	2000	2005-08	Current	% Change 2000 to Current	% Change Windham County	% Change VT
Households w/ Individual 65 & Over*	226	233	261	15.5%	27.9%	24.5%
Renter Householder 65+	40	36	31	-22.5%	2.8%	3.0%
Owner Householder 65+	175	184	188	7.4%	21.6%	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- Employment, Jobs & Wages:** At the same time that Wilmington’s population appears to be booming, its residential employment continues to fall. From 2010 to 2013, the number of employed residents dropped by 150, continuing a decline in employed residents that amounts to 21% since 2000. Despite the loss of employed residents, the unemployment rate dropped from 7.8% to 5.6%. This suggests a rapid drop in the size of the town’s resident labor force. Local jobs have been more or less steady, dropping just 2.3% since 2000. As elsewhere in the study area, Goods Producing jobs are on the rise after a long decline. As with all of the ski communities, average wages are depressed by the relatively low wages paid by the community’s largest employers. With an average wage of under \$30,000, Wilmington’s average-wage worker earns only 71% of the statewide average. Still, Wilmington’s wage growth since 2000 has actually been faster than the county or state.
- Income & Poverty:** Local wages may be just 71% of statewide average wages, but its median renter household income is only 10% below the state’s renter median. And Wilmington’s median owner income is 18% higher than the state. Clearly, there is a significant positive income transfer into this community. Renter household incomes have grown consistently with wage growth in the community. Wilmington has roughly 150 renter households earning less than 60% of AMI. Its poverty rate has crept up from 4.2% to 5.9% between 2010 and 2013; still that represents a half the poverty rate of the county or state.

Figure VI.2
Key Economic Trends
 Wilmington, 2000- Current

Wilmington	2000	2010	2013	% Change 2000 to Current	% Change Windham County	% Change VT
Residential Employment	1,320	1,190	1,040	-21.2%	-2.3%	2.8%
Unemployment Rate	3.0%	7.8%	5.6%	86.7%	66.7%	63.0%
Total Local Jobs	997	982	974	-2.3%	-8.9%	1.7%
Goods-Producing	94	57	82	-12.8%	-21.9%	-24.0%
Service Providing	903	925	892	-1.2%	-5.8%	8.9%
Average Wage	\$19,541	\$27,943	\$29,843	52.7%	41.3%	45.3%
Goods-Producing	\$21,735	\$39,586	\$31,527	45.1%	42.0%	36.3%
Service Providing	\$17,952	\$26,616	\$28,517	58.9%	42.8%	51.2%
Median Household Income	\$37,396	\$45,536	\$61,031	63.2%	33.8%	32.6%
Renters	\$24,200	\$32,400	\$36,700	51.7%	39.5%	57.9%
Owners	\$48,500	\$54,900	\$78,350	61.5%	31.6%	28.0%
<i>Renter Income by AMI</i>						
<30% of AMI	23.8%		27.4%	15.2%	19.6%	11.3%
30-59% of AMI	24.9%		25.4%	2.0%	6.9%	6.2%
60-79% of AMI	18.8%		13.0%	-30.9%	3.2%	-3.3%
80% AMI or Greater	32.5%		34.2%	5.2%	-12.0%	-9.3%
Poverty Rate (Persons)	9.3%	4.2%	5.9%	-36.3%	12.1%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- **Rental Market:** Alone among the communities surveyed for this study Wilmington’s median gross rent of \$887/ month is higher than the statewide median. That represents a 24% increase in median gross rent in just four years. Rent burden also skyrocketed with the number of renters paying more than 35% of their income for rent growing from 117 to 160. All of this exists in the context of a rental vacancy rate that grew from 14.6% to 18.5%, is among the highest in the state, and reflects the seasonal nature of the community.
- **Subsidized Housing:** Wilmington has only seven units of subsidized rental housing for its roughly 200 low and moderate-income renter households. Despite the absence of affordable alternatives in the community, there has never been an overwhelming demand for these few units operated by WWHT.

The community has no senior housing of its own, but does serve as a “feeder” community to WWHT’s senior development in nearby West Dover.

Figure VI.3
Key Rental Housing Trends
 Wilmington, 2000- Current

Wilmington	2000	2005-08	2008-12	% Change 2000 to Current	% Change Windham County	% Change VT
Median Gross Rent	\$588	\$713	\$887	50.9%	39.7%	56.2%
Rental Vacancy Rate	5.3%	14.6%	18.5%	248.4%	5.0%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	60.3%	52.5%	38.60%	-36.0%	-13.3%	-26.5%
35% or More	34.9%	39.0%	56.3%	61.3%	15.6%	37.7%
Median % Paid for Rent	25.2%	29.1%	39.2%	55.6%	7.0%	19.1%
<i>Subsidized Rental Housing</i>						
		2011	2014	% Change 2011-14		
Total Family Units		7	7	0.0%	9.2%	10.2%
Units as % of Non-elderly Renters		2.3%	2.6%	11.9%	15.5%	4.7%
Total Elderly Units		0	0	0.0%	0.0%	2.7%
Units as % of Elderly Renters		0.0%	0.0%	0.0%	-6.8%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP TRENDS

- **Sales Activity:** The second home market dominates Wilmington’s ownership market. In 2013, only 20 primary homes sold for a median price of \$131,326. This compares to a second home market that sold 60 homes at a median price of \$195,500. Half of the primary homes sold in 2013 did so at a price below \$150,000.
- **Homes On Market:** Homes for sale in December 2014 reflect the dominance of the second home market. There were 135 homes for sale or more than 1 ½ years of inventory at 2013’s sales level. The median asking price was \$225,000. Twenty-four homes were offered at less than \$150,000. If all of those were primary residences, they alone would represent more than a year’s supply of such housing.

Figure VI.4
Key Homeownership Market Trends
 Wilmington, 2000- current

Wilmington	2000	2010	2013	% Change 2010 to Current	% Change Windham County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	26	6	20	233.3%	43.9%	
Median \$ Primary Residence	\$119,000	\$200,000	\$131,326	-34.3%	-8.6%	-0.9%
Primary Residence Sales Under \$150,000		16.7%	50.0%	199.4%	4.8%	
<i>Homes On Market¹</i>						
			2014	% Change 2011-14		
Homes for Sale as a % of Ownership Stock		16.8%	16.2%	-3.8%	11.9%	18.9%
Median Asking Price		\$234,900	\$225,000	-4.2%	-6.1%	7.1%
Under \$150,000		11.5%	18.0%	56.7%	-8.8%	0.1%
Over \$300,000		38.2%	29.5%	-22.8%	-2.8%	4.2%

¹ Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

The data from second-home driven Wilmington continues to confound as it did in 2011. The data shows a surge in population and year-round households. It also shows employment declining but unemployment declining as well. Resident employment has dropped by 13% over the past three years while local jobs have stayed more or less the same. Average wages are low, but median household income is among the highest in the state. According to the American Community Survey (ACS), Wilmington’s median household income grew by 34% in three years and is now 13% higher than the statewide median. Wilmington’s median rent is actually higher than the statewide median (\$887/ month compared to \$864), but its vacancy rate went from 14.6% to 18.5% over the three years. Higher prices have resulted in 56.3% of renters being rent-burdened. Wilmington continues to have only enough subsidized rental housing for 11.9% of its non-elderly renters and none of its senior renters (though there is a West Dover development aimed to serve both communities). The mixed bag of data strongly suggests a marked increase in the number of new residents who are bringing higher incomes and less dependence on local employment. It also suggests that commuting non-residents are filling more of the town’s predominantly low-wage jobs.

VII. LUDLOW

The following section summarizes key changes in demographic, economic and housing market conditions in Ludlow since 2000.

DEMOGRAPHIC CHANGES

- **Population:** Ludlow's population appears to have rebounded from a low of 1,963 in 2010 to 2,061 according the 2012 ACS survey. Still, the current estimate is still 16% lower than in 2000. As elsewhere in the study area, young adults are increasing rapidly and the senior population is declining.
- **Households:** Like population, households are up since 2010 but still lower than they were in 2000. Renter households have increased by 21.7%, while owner-occupied households have dropped by 22.6% since 2000. This contrasts with a 1.3% drop in renter households and and 7.5% increase in owner households in Vermont over that time period. Senior households appear to have grown in the past four years despite the drop in senior population.

Figure VII.1
Key Demographic Trends
 Ludlow, 2000-Current

Ludlow	2000	2010	Current (2008- 12)	% Change 2000 to Current	% Change Windsor County	% Change VT
Total Population	2,449	1,963	2,061	-15.8%	-3.5%	4.4%
18-34 Year Olds	383	340	469	22.5%	2.6%	3.2%
65 and over	471	451	416	-11.7%	11.9%	18.8%
% of Population	19.2%	23.0%	20.2%	5.0%	16.0%	14.1%
Total Households*	1,060	930	953	-10.1%	3.6%	6.8%
Renters*	300	319	365	21.7%	9.9%	5.4%
% Renters*	28.3%	34.3%	38.3%	35.3%	6.2%	-1.3%
Owners*	760	611	588	-22.6%	1.0%	7.5%
				% Change 2000 to Current	% Change Windsor County	% Change VT
Households w/ Individual 65 +*	299	306	333	11.4%	15.9%	24.5%
Renter Householder 65+*	57	78	77	35.1%	-6.0%	3.0%
Owner Householder 65+*	203	214	235	15.8%	12.3%	18.8%

*Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

ECONOMIC CHANGES

- Employment, Jobs & Wages: From 2000-2010, Ludlow’s resident employment dropped by 23% or 280 jobs. The rate of decline has slowed dramatically over the past three years. During those three years, the town’s unemployment rate dropped from 8.1% to 6.6%. Local jobs on the other hand have declined by 6.8% since 2010, though as has frequently been the case Goods Producing jobs have actually increased. At \$24,120, Ludlow’s Service-Providing jobs pay less than 60% of the statewide average for all service jobs. Since 2000, Ludlow’s average wage for service jobs has increased by just 20% compared to more than 50% for the county or state. In 2013, Ludlow’s average wage was still lower than the average for Vermont jobs in 2000.

- Income & Poverty: Median household income in Ludlow also trails state and countywide medians. Ludlow’s renter households earn just 67% of the median for the statewide counterparts. Ludlow’s owners earn 86% of owners statewide. Roughly 238 of Ludlow’s 365 renter households earn less than 60% of AMI. Poverty is clearly rising: from 7.6% in 2000 to 10.1% in 2008 to 14.7% in 2013.

Figure VII.2
Key Economic Trends
 Ludlow, 2000- Current

Ludlow	2000	2010	2013	% Change 2000 to Current	% Change Windsor County	% Change VT
Residential Employment	1,260	980	960	-23.8%	2.6%	2.8%
Unemployment Rate	3.3%	8.1%	6.6%	100.0%	66.7%	63.0%
Total Local Jobs	1812	1883	1756	-3.1%	-3.6%	1.7%
Goods-Producing	256	343	388	51.6%	-27.7%	-24.0%
Service Providing	1556	1540	1368	-12.1%	2.3%	8.9%
Average Wage	\$21,910	\$26,781	\$27,995	27.8%	45.5%	45.3%
Goods-Producing	\$28,106	\$35,470	\$37,590	33.7%	23.8%	36.3%
Service Providing	\$20,111	\$23,401	\$24,120	19.9%	53.4%	51.2%
Median Household Income	\$36,969	\$44,276	\$43,929	18.8%	30.6%	32.6%
Renters	\$23,200	\$25,000	\$27,350	17.9%	24.8%	57.9%
Owners	\$44,600	\$67,500	\$57,250	28.4%	36.0%	28.0%

<i>Renter Income by AMI</i>						
<30% of AMI	29.5%		34.7%	17.6%	17.2%	11.3%
30-59% of AMI	28.7%		30.5%	6.3%	9.8%	6.2%
60-79% of AMI	14.1%		11.8%	-16.3%	-5.4%	-3.3%
80% AMI or Greater	27.7%		23.0%	-17.0%	-13.0%	-9.3%
Poverty Rate (Persons)	7.6%	10.1%	14.7%	93.8%	-22.0%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

RENTAL HOUSING MARKET CHANGES

- **Rental Market:** Unlike Wilmington, Ludlow’s median gross rent has fallen further behind the county or state since 2000. At \$701/ month, the median income renter in Ludlow can afford the median rent with 30% of their income. The town’s rental vacancy rate is an astronomical 24.5%, clearly the highest in the state. There has been no change in the percentage of rent-burdened households since 2000. Roughly 112 renters pay more than 35% of their income for rent.
- **Subsidized Housing:** Ludlow is home to 25 family and 60 elderly units of subsidized rental housing. The 25 family units represent just 8.7% of all non-elderly renter households while the 60 elderly units house 77.9% of the town’s elderly renters.

Figure VII.3

Key Rental Housing Trends

Ludlow, 2000- Current

Ludlow	2000	2005-2008	2008-2012	% Change 2000 to Current	% Change Windsor County	% Change VT
Median Gross Rent	\$520	\$671	\$701	34.8%	51.4%	56.2%
Rental Vacancy Rate	8.5%	19.3%	26.7%	212.8%	59.6%	38.1%
<i>% of Income Paid for Rent</i>						
Less than 30%	64.7%	58.3%	58.2%	-10.0%	-19.1%	-26.5%
35% or More	29.9%	35.7%	30.8%	3.0%	11.8%	37.7%
Median % Paid for Rent	26.4%	29.0%	26.6%	0.8%	13.9%	19.1%
<i>Subsidized Rental Housing</i>						
		2011	2014	% Change 2011-14	% Change 2011-14	% Change 2011-14
Total Family Units		25	25	0.0%	4.4%	10.2%
Units as % of Non-elderly Renters		7.8%	8.7%	10.8%	-7.5%	4.7%
Total Elderly Units		60	60	0.0%	0.0%	2.7%
Units as % of Elderly Renters		76.9%	77.9%	1.3%	6.3%	-0.3%

SOURCE: Housingdata.org, US Census, American Community Survey, VT Subsidized Housing Inventory

HOMEOWNERSHIP TRENDS

- **Sales Activity:** In 2013, Ludlow sold only five primary homes for a median price of \$133,600, down from seven sales at \$200,000 in 2010. Two of these recent homes sales were for under \$150,000. At the same time, 90 vacation homes sold for a median price of \$317,500. Even more starkly than in Wilmington, the only real housing market in Ludlow is the vacation market.
- **Homes On Market:** In December 2014, there were 98 Ludlow homes for sale, representing roughly a one-year inventory at 2013 sales level. The median asking price was \$349,900. Only nine properties were on the market for less than \$150,000.

Figure VII.4
Key Homeownership Market Trends
 Ludlow, 2000- current

Ludlow	2000	2010	2013	% Change 2010 to Current	% Change Windsor County	% Change VT
<i>Home Sales¹</i>						
# Primary Residences Sold	17	7	5	-28.6%	27.6%	
Median \$ Primary Residence	\$119,000	\$200,000	\$133,600	-33.2%	-9.8%	-0.9%
Primary Residence Sales Under \$150,000		14.3%	40.0%	180.0%		
<i>Homes On Market¹</i>						
		2011	2014	% Change 2011-14	% Change 2011-14	% Change 2011-14
Homes for Sale as a % of Ownership Stock		27.3%	16.6%	-39.3%	-13.1%	18.9%
Median Asking Price		\$300,000	\$349,900	16.6%	2.2%	7.1%
Under \$150,000		9.0%	9.2%	2.2%	-1.3%	0.1%
Over \$300,000		50.3%	60.2%	19.7%	5.1%	4.2%

¹Excluding Mobil Homes

SOURCE: Housingdata.org, Homes.com, US Census Bureau, American Community Survey

SUMMARY

This resort community continues to struggle with a declining job base, low wages and increasing rates of poverty, though here too some numbers have begun to turn around since last assessment. While it has lost more than 15% of its population since 2000, overall population is up 5.0% since 2010, led by growing numbers of young adults. Residential unemployment is down from 8.1% to 6.6% since 2010; local jobs continue to drop but Goods

Producing jobs are up. Average wages continue to fall well below county and statewide medians, as does median household and median renter income. The poverty rate has spiked up from 10.1% in 2010 to 14.6% in 2014. The rental vacancy rate is the highest in the state at 26.7% (though it too suffers from the same ski season anomaly as Wilmington). There are now enough subsidized elderly units to house virtually all of the Town's qualified elderly renters, suggesting that problems maintaining occupancy may develop in the existing complex. Last year only five primary homes sold. There are roughly four times as many very-low income non-elderly renters as available subsidized units.

VIII. POVERTY STATISTICS

The consultant updated statistics that compare Brattleboro's poverty rates in several surrounding Vermont, New Hampshire and Massachusetts counties and their corresponding central cities.

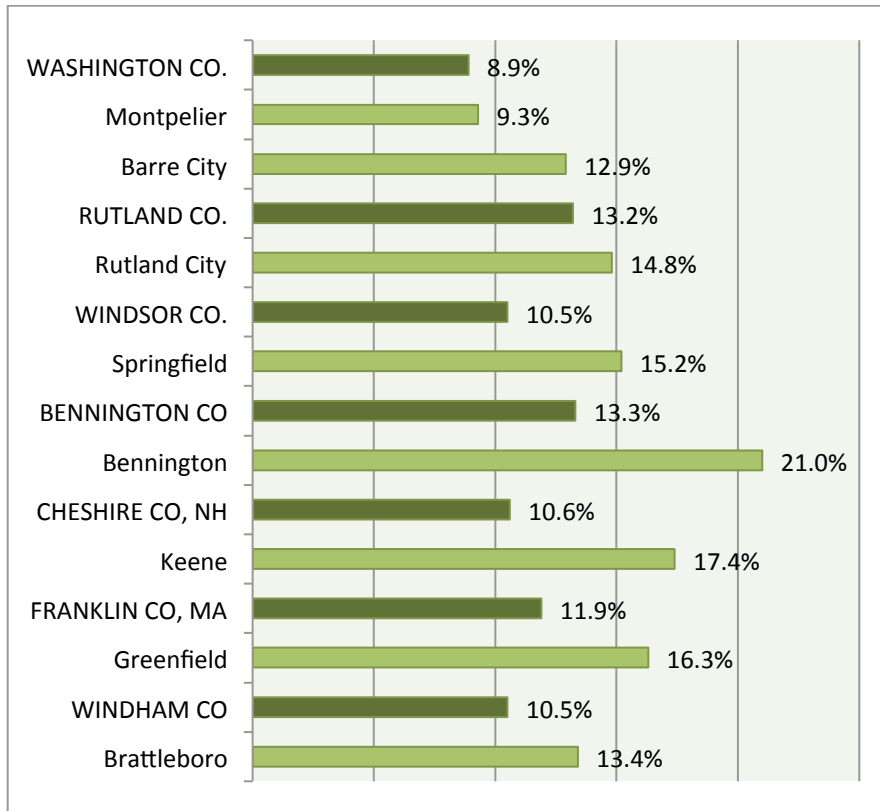
PERSONS IN POVERTY

- Windham County's current poverty rate of 10.5% is identical to Windsor County's and comparable to or lower than the surrounding counties
- Brattleboro's rate of 13.4% is 2.9% higher than the county as a whole. By comparison the gap between Greenfield (4.4% higher), Keene (6.8% higher), Bennington (7.7% higher), Springfield (4.7% higher), and Barre City (4.0% higher) and their corresponding counties is greater than that between Brattleboro and Windham County
- At 14.2%, the percentage of Brattleboro's children living in poverty is the lowest of the eight central cities compared and dropped by 50% compared to 2010 data
- Since 1980, Brattleboro's poverty rate has risen by less than one percent of the population and its children in poverty rate actually declined slightly

Children in Poverty

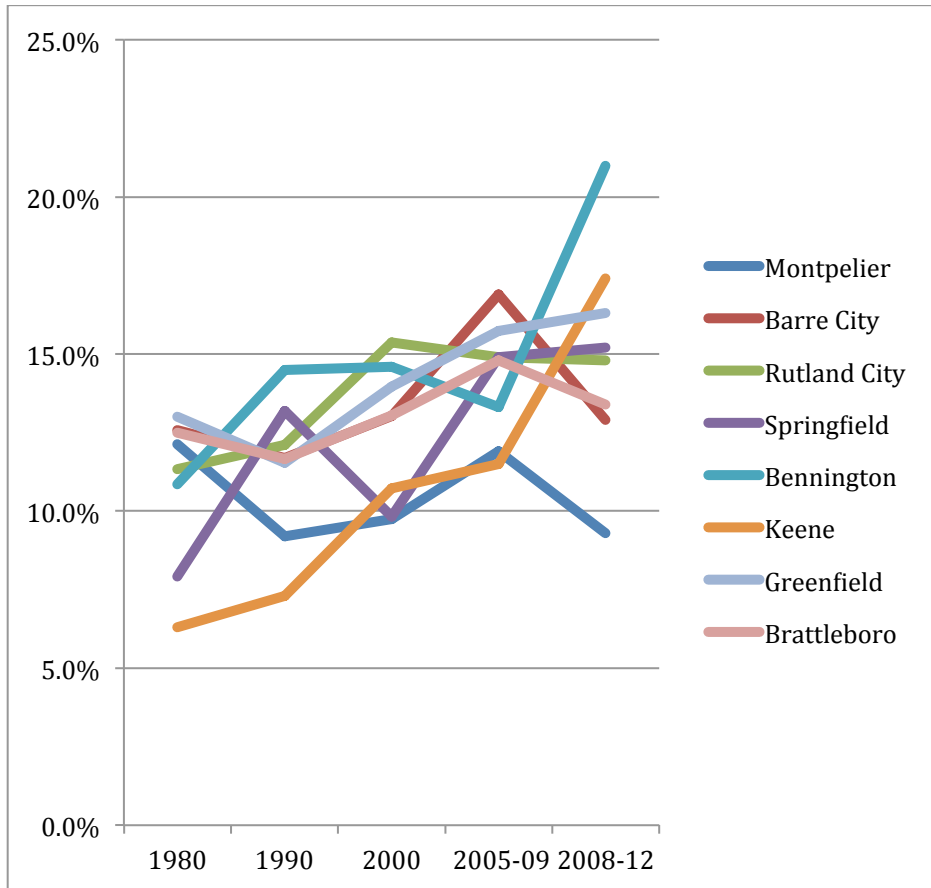
- Children living in poverty ranged dramatically among the communities and counties surveyed: from a low of 11.3% in Washington County to 32.8% in the City of Bennington. At 14.2%, Brattleboro had the lowest percentage of children in poverty among the seven communities compared. If true, it would mean Brattleboro's child poverty rate was lower than the state's.
- Over time, child poverty also varies significantly. Brattleboro, Windham County, Vermont and the United States all recorded significant rises in child poverty from 1990-2010, only to report dramatic drops since. The Brattleboro 50% drop in three years is simply not credible.

Figure VIII.1
Persons Living in Poverty, 2008-2012
Selected Communities and Corresponding Counties in VT, NH, and MA



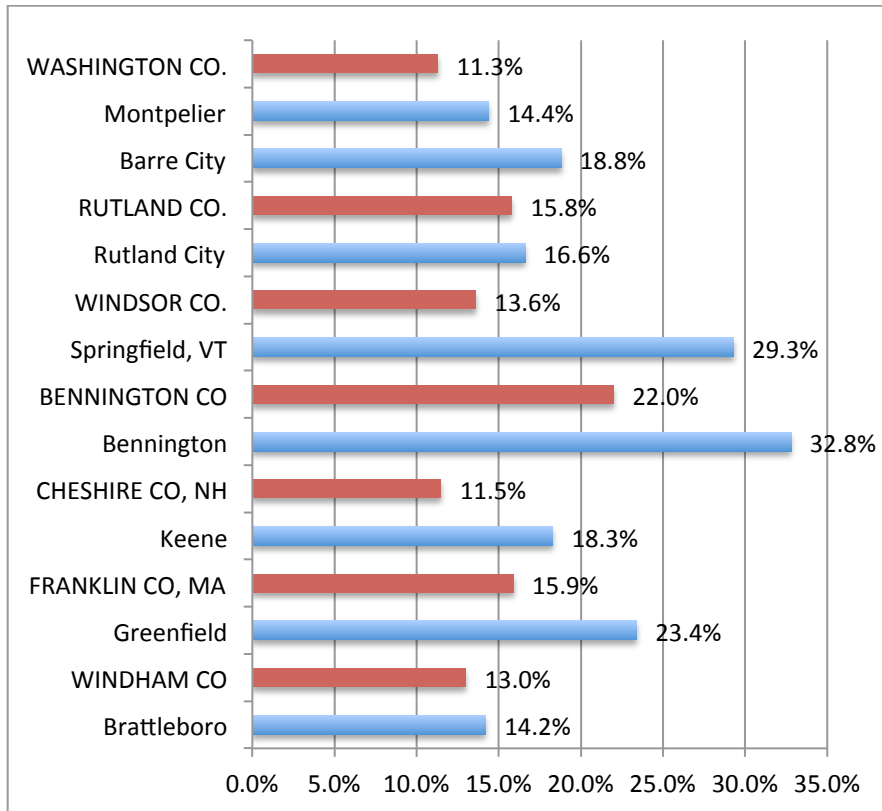
SOURCE: American Community Survey, 2008-2012 Five-Year Estimates

Figure VIII.2
Persons in Poverty, 1980-2012
 Selected Communities and Corresponding Counties in VT, NH, and MA



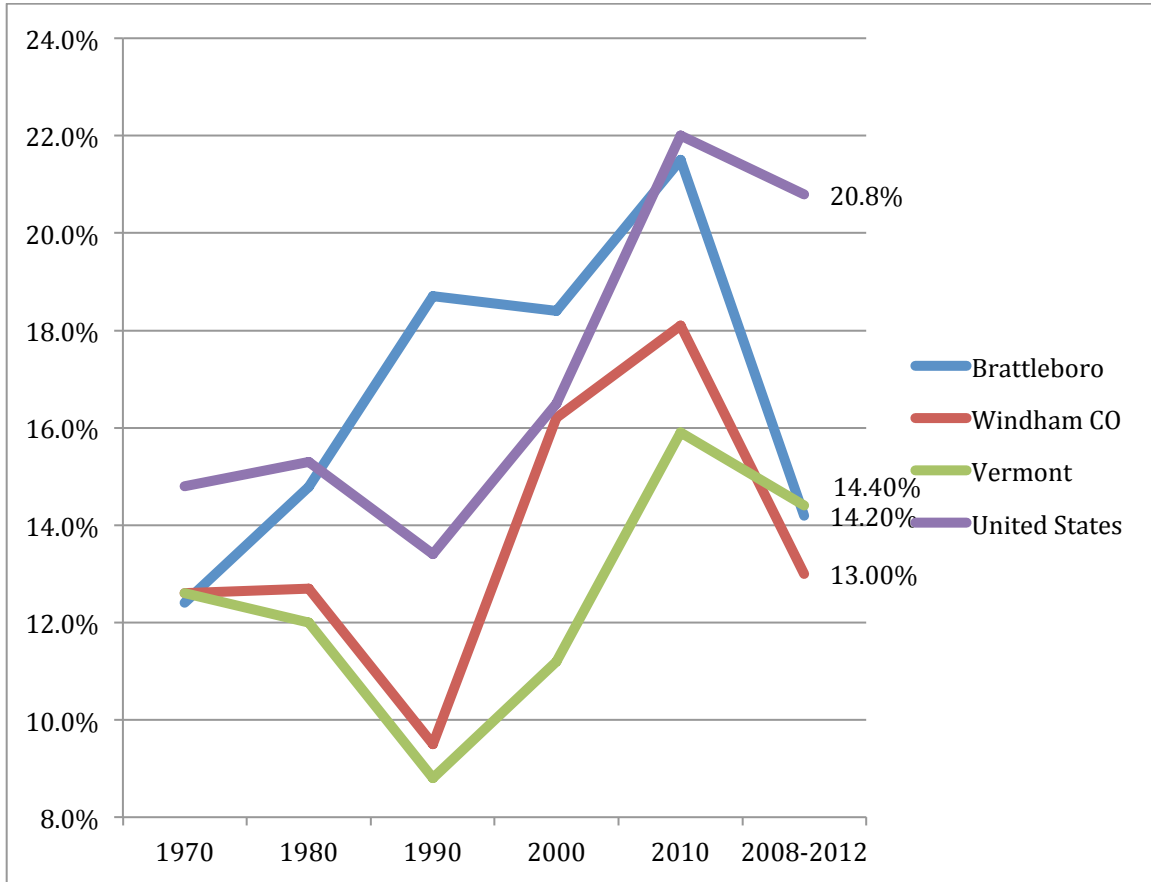
SOURCE: US Census for 1970, 1980, 1990, 2000, 2010; 2008-2012 American Community Survey

Figure VIII.3
Children Living in Poverty, 2008-2012
Selected Communities and Corresponding Counties in VT, NH, and MA



SOURCE: American Community Survey, 2008-2012 Five-Year Estimates

Figure VIII.4
Children in Poverty, 1970-2012
Brattleboro, Windham County, Vermont & United States



SOURCE: US Census for 1970, 1980, 1990, 2000, 2010; 2008-2012 American Community Survey

Appendix A

KEY WINDHAM & WINDSOR COUNTY DATA

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Key Demographic Trends

Windham and Windsor County & Vermont, 2000-Current

	Windham County			Windsor County			State of Vermont		
	2000	Current (2008-12)	% Change 2000 to Current	2000	Current (2008-12)	% Change 2000 to Current	2000	Current (2008-12)	% Change 2000 to Current
Total Population	44,216	44,310	0.2%	57,418	55,384	-3.5%	608,827	635,498	4.4%
18-34 Year Olds	8,013	8,265	3.1%	9,530	9,780	2.6%	131,080	135,228	3.2%
65 and over	6,173	7,240	17.3%	9,073	10,153	11.9%	77,510	92,061	18.8%
% of Pop.	14.0%	16.3%	17.0%	15.8%	18.3%	16.0%	12.7%	14.5%	14.1%
Total Households*	18,375	19,417	5.7%	24,163	25,024	3.6%	240,449	256,830	6.8%
Renters*	5,896	5,941	0.8%	6,878	7,562	9.9%	70,665	74,086	5.4%
% Renters*	32.1%	30.6%	-4.6%	28.5%	30.2%	6.2%	29.4%	28.8%	-1.8%
Owners*	12,479	13,746	8.0%	17,285	17,462	1.0%	169,784	182,537	7.5%
			% Change 2000 to Current			% Change 2000 to Current			% Change 2000 to Current
Household w/Individual 65 & Over*	4,284	5,479	27.9%	6,370	7,384	15.9%	54,149	67,422	24.5%
Renter Householder 65+	921	947	2.8%	1,294	1,217	-6.0%	11,752	12,107	3.0%
Owner Householder 65+	3,131	3,807	21.6%	4,817	5,410	12.3%	38,643	45,891	18.8%

* Used new 2009-2013 ACS Data to address anomalies (see Limitations).

SOURCE: US Census Bureau, VT Center for Rural Studies, American Community Survey

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KEY WINDHAM & WINDSOR COUNTY DATA

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Key Economic Trends

Windham and Windsor County & Vermont, 2000-Current

	Windham County			Windsor County			State of Vermont		
	2000	Current	% Change 2000 to Current	2000	Current	% Change 2000 to Current	2000	Current	% Change 2000 to Current
Residential Employment	23,750	23200	-2.3%	30,250	31,050	2.6%	326,700	336,000	2.8%
Unemployment Rate	2.7%	4.5%	66.7%	2.4%	4.0%	66.7%	2.7%	4.4%	63.0%
Total Local Jobs	24,067	21,932	-8.9%	23,515	22,669	-3.6%	296,468	301,596	1.7%
Goods-Producing Jobs	4,524	3,531	-21.9%	4,649	3,362	-27.7%	64,803	49,250	-24.0%
Service Providing Jobs	19,543	18,401	-5.8%	18,866	19,307	2.3%	231,665	252,346	8.9%
Average Wage	\$27,851	\$39,366	41.3%	\$27,414	\$39,886	45.5%	\$28,925	42042	45.3%
Goods-Producing	\$32,804	\$46,570	42.0%	\$33,353	\$41,282	23.8%	\$37,120	50589	36.3%
Service Providing	\$26,774	\$38,221	42.8%	\$24,015	\$36,848	53.4%	\$25,745	38918	51.2%
Median Household Income	\$38,204	\$51,113	33.8%	\$40,688	\$53,124	30.6%	\$40,856	\$54,169	32.6%
Renters	\$24,950	\$34,800	39.5%	\$25,100	\$31,314	24.8%	\$25,650	\$40,500	57.9%
Owners	\$47,500	\$62,500	31.6%	\$47,680	\$64,835	36.0%	\$51,750	\$66,250	28.0%
<i>Renter Income by AMI</i>									
<30% of AMI	18.1%	23.9%	32.3%	20.3%	29.5%	45.3%	21.6%	27.5%	27.5%
>30<=50% AMI	19.0%	16.5%	-13.3%	18.4%	17.8%	-3.3%	18.6%	17.7%	-4.9%
>50<=80% AMI	22.7%	24.2%	6.6%	24.8%	22.9%	-7.7%	24.4%	22.8%	-6.3%
80% AMI +	40.2%	35.4%	-12.0%	36.6%	29.8%	-18.6%	35.4%	32.0%	-9.7%
Poverty Rate (Persons)	9.4%	10.5%	12.1%	7.7%	6.0%	-22.0%	9.4%	11.6%	22.9%

SOURCE: VT Labor Market Information, US Census Bureau, American Community Survey, SOCDs CHAS Data

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KEY WINDHAM & WINDSOR COUNTY DATA
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Key Rental Housing Trends
 Windham and Windsor County & Vermont, 2000-Current

	Windham County			Windsor County			State of Vermont		
	2000	Current	% Change 2000 to Current	2000	Current	% Change 2000 to Current	2000	Current	% Change 2000 to Current
Median Gross Rent	\$552	\$771	39.7%	\$539	\$816	51.4%	\$553	\$864	56.2%
Rental Vacancy Rate	4.9%	5.1%	5.0%	4.7%	7.5%	59.6%	4.2%	5.8%	38.1%
<i>% of Income Paid for Rent</i>									
Less than 30%	64.8%	56.2%	-13.3%	64.8%	52.4%	-19.1%	64.8%	47.6%	-26.5%
35% or More	30.2%	34.9%	15.6%	30.5%	34.1%	11.8%	30.2%	41.6%	37.7%
Median % Paid for Rent	25.6%	27.4%	7.0%	25.9%	29.5%	13.9%	26.2%	31.2%	19.1%
<i>Subsidized Rental Housing</i>									
	2011	2014	% Change 2011-14	2011			2011	2014	% Change 2011-14
Total Family Units	609	665	9.2%	524	547	4.4%	6,514	7,177	10.2%
Units as % of Non-elderly Renters	12.2%	14.1%	15.5%	9.4%	8.7%	-8.1%	11.1%	11.6%	4.7%
Total Elderly Units	556	556	0.0%	606	606	0.0%	6,113	6,280	2.7%
Units as % of Elderly Renters	60.4%	56.3%	-6.8%	46.8%	49.8%	6.3%	52.0%	51.9%	-0.3%

SOURCE: Housingdata.org, US Census Bureau, American Community Survey, VT Subsidized Housing Inventory

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KEY WINDHAM & WINDSOR COUNTY DATA

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Key Homeownership Market Trends

Windham and Windsor County & Vermont, 2000-Current

	Windham County			Windsor County			State of Vermont		
	2010	2013	% Change 2010 to Current	2010	2013	% Change 2010 to Current	2010	2013	% Change 2010 to Current
<i>Home Sales¹</i>									
# Primary Residences Sold	255	367	43.9%	420	536	27.6%		6,430	
Median \$ Primary Residence	\$175,000	\$160,000	-8.6%	\$194,000	\$175,000	-9.8%	\$194,000	\$192,250	-0.9%
Primary Residence Sales Under \$150,000	32.1%	33.6%	4.8%		32.1%			25.4%	
<i>Homes On Market¹</i>									
	2011	2014	Change 2011 to Current	2011	2014	Change 2011 to Current	2011	2014	Change 2011 to Current
Homes for Sale as a % of Ownership Stock	5.9%	6.6%	11.9%	5.2%	4.5%	-12.9%	3.7%	4.4%	18.9%
Median Asking Price	\$239,500	\$225,000	-6.1%	\$279,000	\$285,000	2.2%	\$228,750	\$245,000	7.1%
% Less than \$150,000	20.0%	18.2%	-8.8%	17.2%	17.0%	-1.3%	21.6%	21.6%	0.1%
% Over \$300,000	34.4%	33.4%	-2.8%	44.9%	47.2%	5.1%	34.4%	35.8%	4.2%

SOURCE: Housingdata.org, Homes.com, Zillow, US Census Bureau, American Community Survey

¹ Excludes Mobil Homes

