

Vermont Housing Data Community Profile

Essex Junction

December 2018



Affordable homes for a sustainable Vermont.

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Introduction

This report is a compilation of visualizations generated in December 2018 with the Vermont Housing Data website's on-line community profile tool. Most of the visualizations compare housing data for the Village of Essex Junction to the Town of Essex and Colchester—locations selected in consultation with Village staff. These community profiles display data and vetted community housing needs indicators based on a variety of national and Vermont-based sources.

The visualizations in this report represent much, but not all, of the information provided to Vermont Housing Data website visitors on line at www.housingdata.org/profile. With the web-based tools available on line, site visitors can apply a wide array of filtering options, such as viewing estimates for subpopulations like renters and owners. Web-tools only available online also allow the site visitor to hover over data and view important meta-data, such as the reliability rating of estimates from the American Community Survey.

The Vermont Housing Data website was redesigned in 2017-2018 by Vermont Housing Finance Agency with funding from several partners. The project's

largest funding source was a Vermont Community Development planning grant from the Vermont Department of Housing and Community Development, in cooperation with the Village of Essex Junction, which acted as a municipal sponsor.

Other funders of the Vermont Housing Data website redesign project include the Vermont Association of Development and Planning Associations, AARP-Vermont, the TD Foundation and Champlain Valley's Office of Economic Opportunity Thriving Communities initiative.

Vermont Housing Finance Agency operates the Vermont Housing Data website and conducts housing research in addition to administering its core home purchase and rental financing programs because it closely aligns with the agency's mission of promoting affordable, safe housing opportunities for low- and moderate-income Vermonters.



Essex Junction Community Snapshot



Households

Vermont	Essex Junction
257,107	4,166



Number of homeless individuals in county/state (One Night Count, 2018)

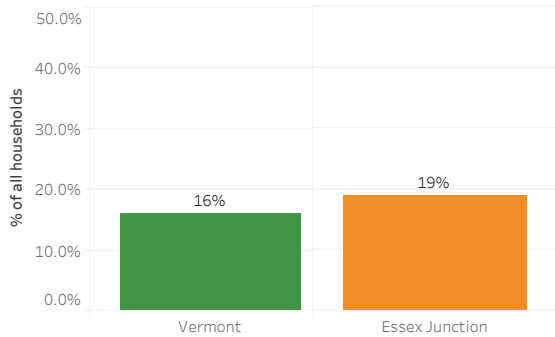
Vermont	Chittenden County
1,291	359



Median household income

Vermont	Essex Junction
\$56,104	\$61,620

% of households paying more than 50% of income towards housing expenses



Median household income of town's residents as percentage of countywide median

Essex Junction
90%



% of town's workforce that live in a different town

Essex Junction
25%



Average annual increase in households

Vermont	Essex Junction
0.1%	2.5%

Median primary home sale price

Vermont
\$210,000
Essex Junction

Median year homes built

Vermont
1974
Essex Junction
1981

Median days on market (primary home sales, county level)

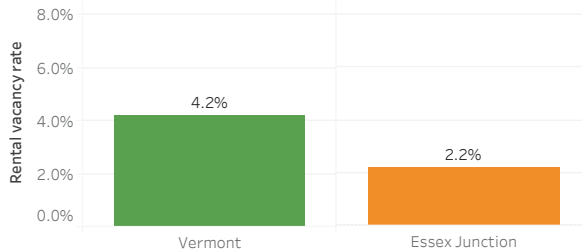
Vermont
122
Essex Junction
77

Median gross rent

Vermont
\$913
Essex Junction
\$1,117



Rental vacancy rate (county level)



Essex Community Snapshot



Households

Vermont	Essex
257,107	8,453



Number of homeless individuals in county/state (One Night Count, 2018)

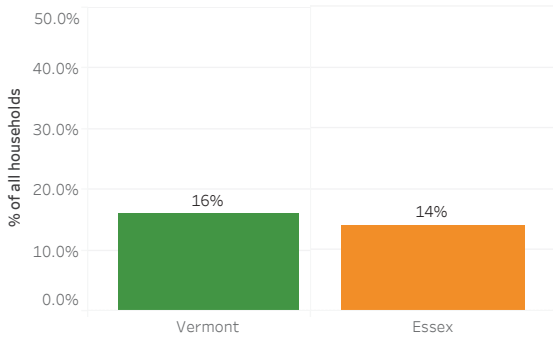
Vermont	Chittenden County
1,291	359



Median household income

Vermont	Essex
\$56,104	\$73,936

% of households paying more than 50% of income towards housing expenses



Median household income of town's residents as percentage of countywide median

Essex
110%



% of town's workforce that live in a different town

Essex
27%



Average annual increase in households

Vermont	Essex
0.1%	2.4%

Median primary home sale price

Vermont	\$210,000
Essex	\$285,950

Median year homes built

Vermont	1974
Essex	1982

Median days on market (primary home sales, county level)

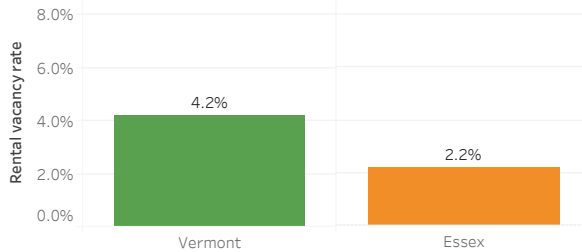
Vermont	122
Essex	77

Median gross rent



Vermont	\$913
Essex	\$1,116

Rental vacancy rate (county level)



Colchester Community Snapshot



Households

Vermont	257,107	Colchester	6,588
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Number of homeless individuals in county/state (One Night Count, 2018)

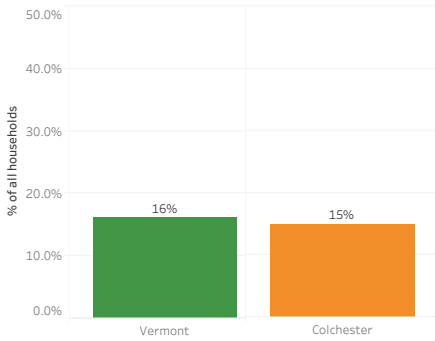
Vermont	1,291	Chittenden County	359
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Median household income

Vermont	\$56,104	Colchester	\$67,413
---------	----------	------------	----------

% of households paying more than 50% of income towards housing expenses



Median household income of town's residents as percentage of countywide median

Colchester
100%



% of town's workforce that live in a different town

Colchester
30%



Average annual increase in households

Vermont	0.1%	Colchester	1.4%
---------	------	------------	------

Median primary home sale price

Vermont	\$210,000
Colchester	\$292,775

Median year homes built

Vermont	1974
Colchester	1979

Median days on market (primary home sales, county level)

Vermont	122
Colchester	77

Median gross rent



Vermont	\$913
Colchester	\$1,170

Rental vacancy rate (county level)

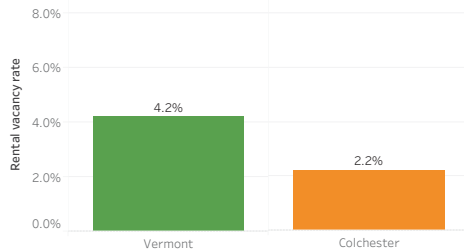


Table for download

(Double click on the table under the community or county name, then click the download button below to download data for the page)

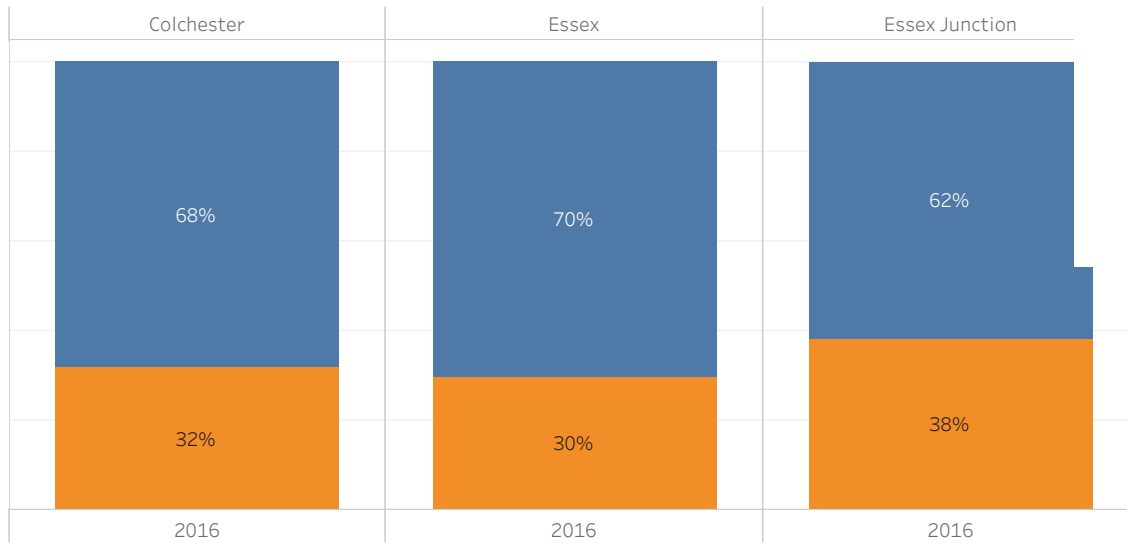
	Vermont	Colchester
Households	257,107	6,588
Number of homeless individuals (county level)	1,291	359
Median household income	\$56,104	\$67,413
Location to county median income ratio		100%
% of severely cost-burdened households	16%	15.0%
% of location's workers commuting in from other towns	34%	30%
Average annual increase in housing stock	0.1%	1.4%
Median primary home sales price	\$210,000	\$292,775
Median days on market (county level)	122	77
Median year built	1974	1979
Median gross rent	\$913	\$1,170
Rental vacancy rate (county level)	4.2%	2.2%

Populations and Households

Households by tenure

■ Homeownership rate ■ Renter rate

Year
 1950
 1960
 1970
 1980
 1990
 2000
 2010
 2016



	Colchester	Essex	Essex Junction
	2016	2016	2016
Total households	6,588	8,453	4,166
Owner households	4,484	5,953	2,568
Homeownership rate	68%	70%	62%
Renter households	2,104	2,500	1,598
Renter rate	32%	30%	38%

Households data reliability rating

■ Good

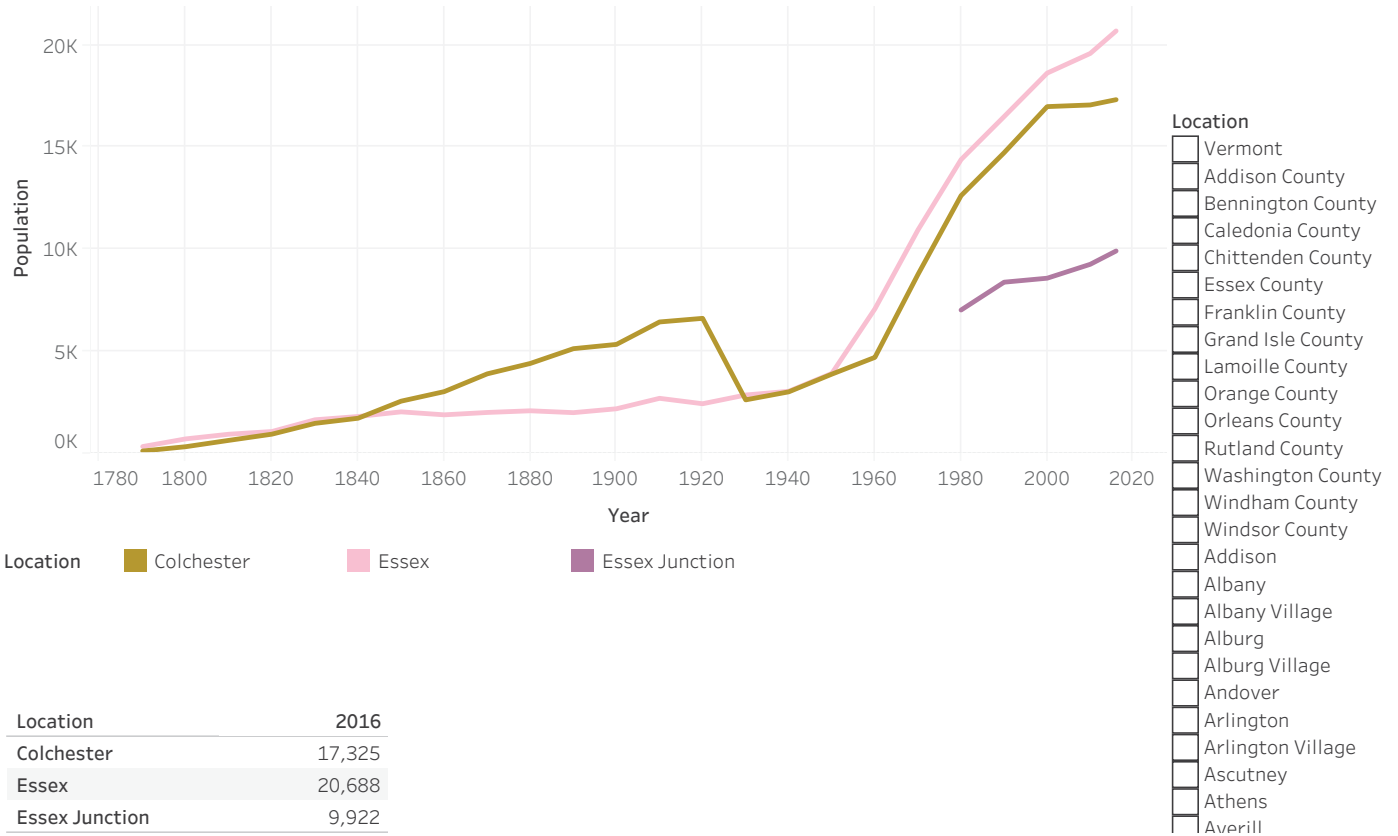
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003), U.S. Decennial Census (for years 2010 and earlier)

Description:

A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Population



Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B01003), U.S. Decennial Census (for years 2010 and earlier)

Description:

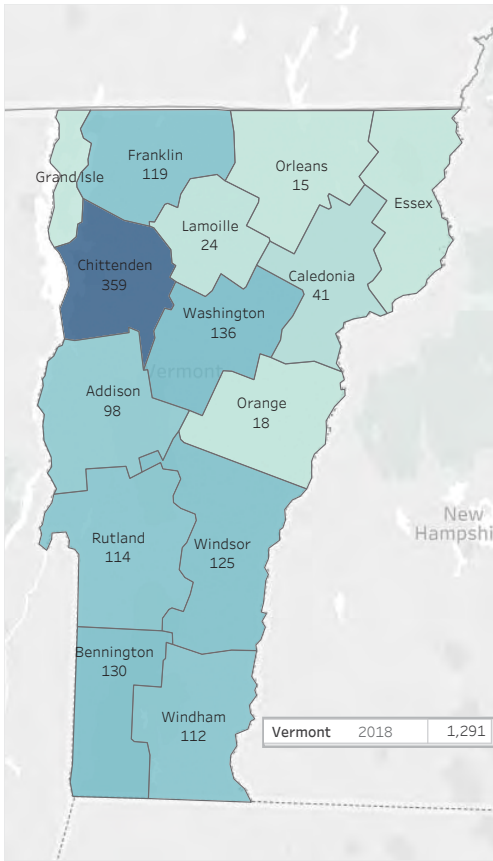
Data set displays the inhabitants of a selected area.

Homelessness estimates from one night count

Year
 2018

Source:
 Institute for Community Alliances

Select data to view in map below
 Number of homeless individuals



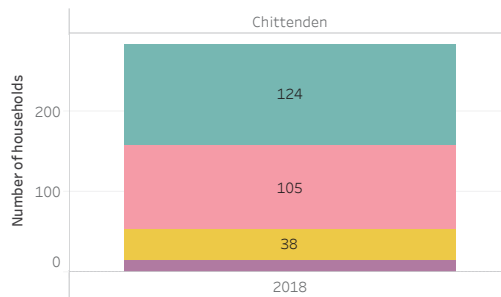
- County
- Vermont
 - Addison
 - Bennington
 - Caledonia
 - Chittenden
 - Essex
 - Franklin
 - Grand Isle
 - Lamoille
 - Orange
 - Orleans
 - Rutland
 - Washington
 - Windham
 - Windsor

Description:
 This data is collected in the Annual Point In Time (PIT) Count or One Night Count of the homeless. It is conducted each January by the Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance. The count takes place overnight and counts only the literally homeless. This includes individuals in shelters, transitional housing, hotel rooms purchased using public funding, or living outdoors. It does not include those at risk of homelessness or living with friends or family (couch surfing).

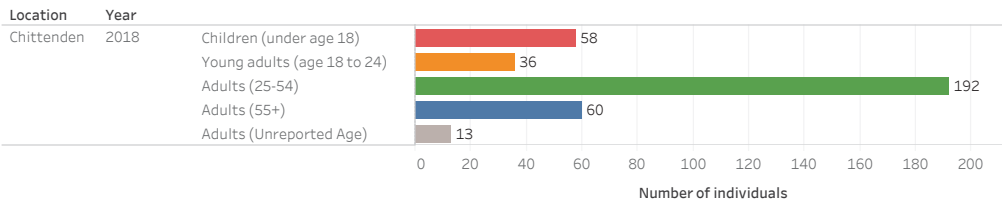
The PIT count inevitably underrepresents the total number of homeless. In 2017, the number of homeless individuals who received services throughout the calendar year was roughly three times the number counted in the PIT count.

Note that in 2018, Grand Isle and Essex Counties conducted the count but recorded zero homeless individuals.

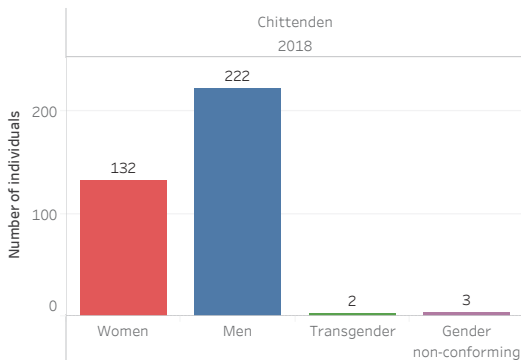
- Type of shelter
- Households in emergency shelter
 - Households in publicly funded hotel
 - Households in transitional housing
 - Households unsheltered



Age



Gender

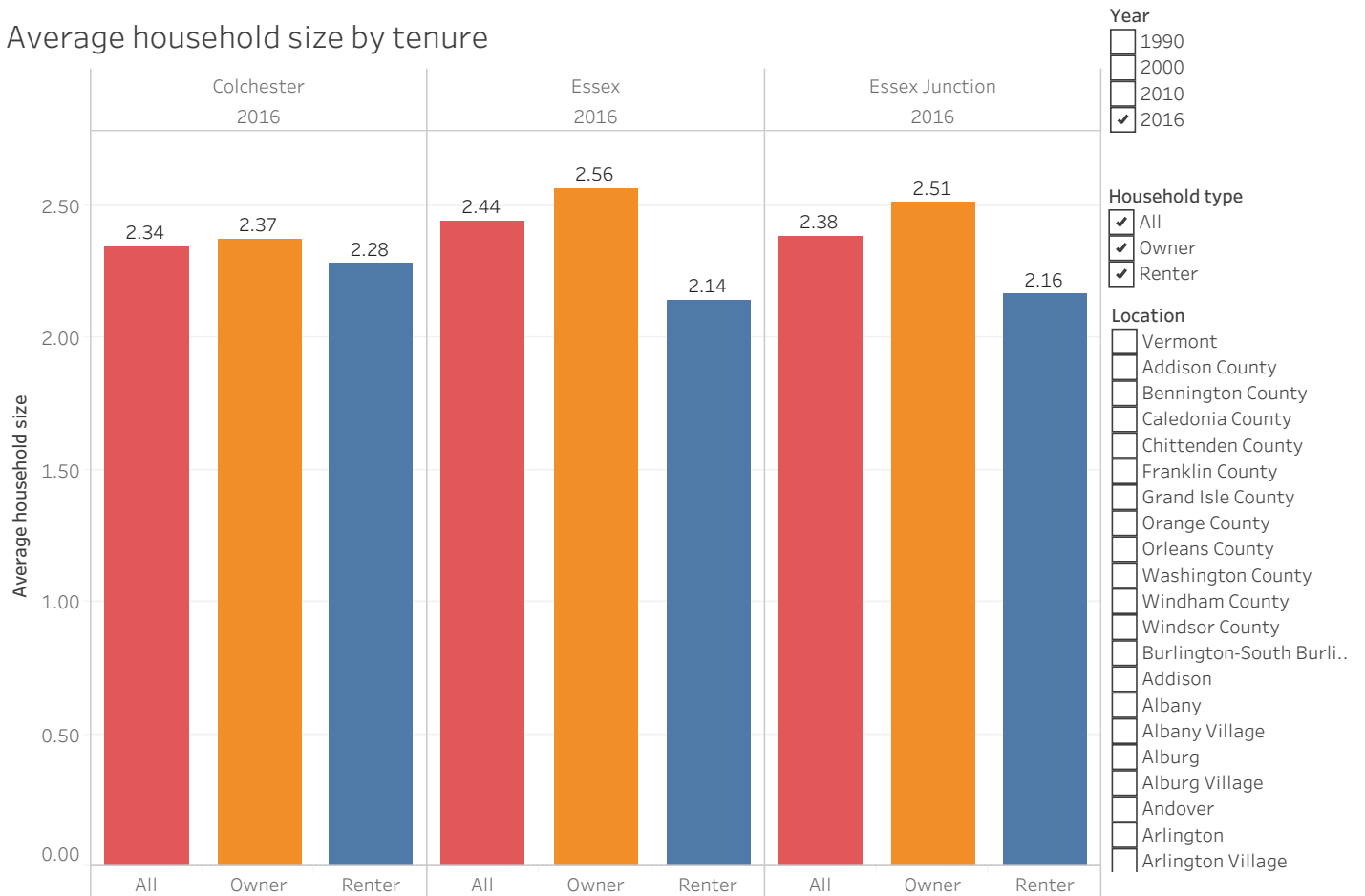


Other characteristics

	Chittenden 2018
Households currently fleeing domestic violence	40
Number of chronically homeless households	39
Number of homeless veterans	25

Household size

Average household size by tenure



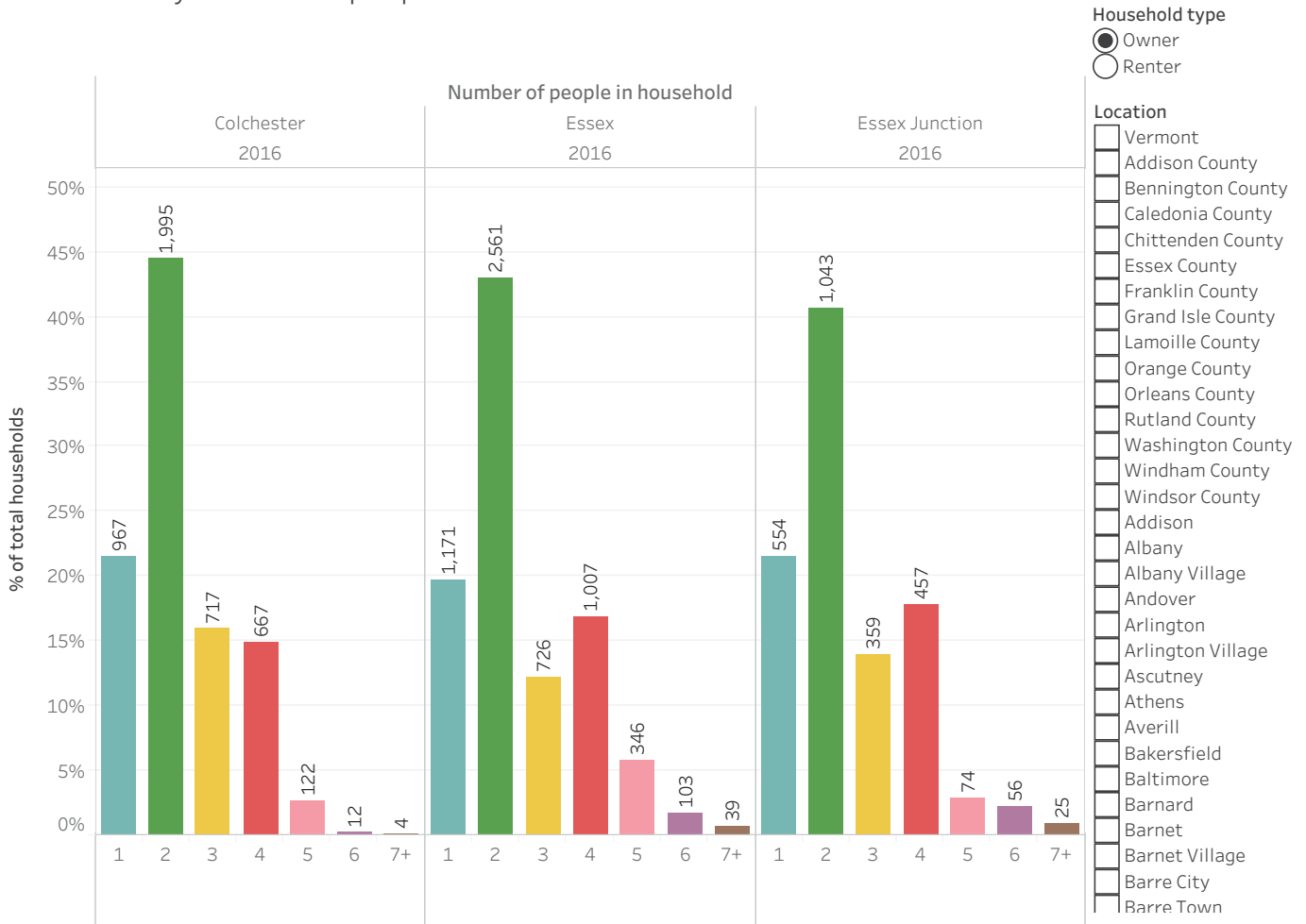
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25010), US Decennial Census (for years prior to 2010)

Description:

This table shows the average size of households living in occupied housing units. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. The average household size is obtained by dividing the number of people living in occupied housing units by the total number of occupied housing units. This measure is rounded to the nearest hundredth.

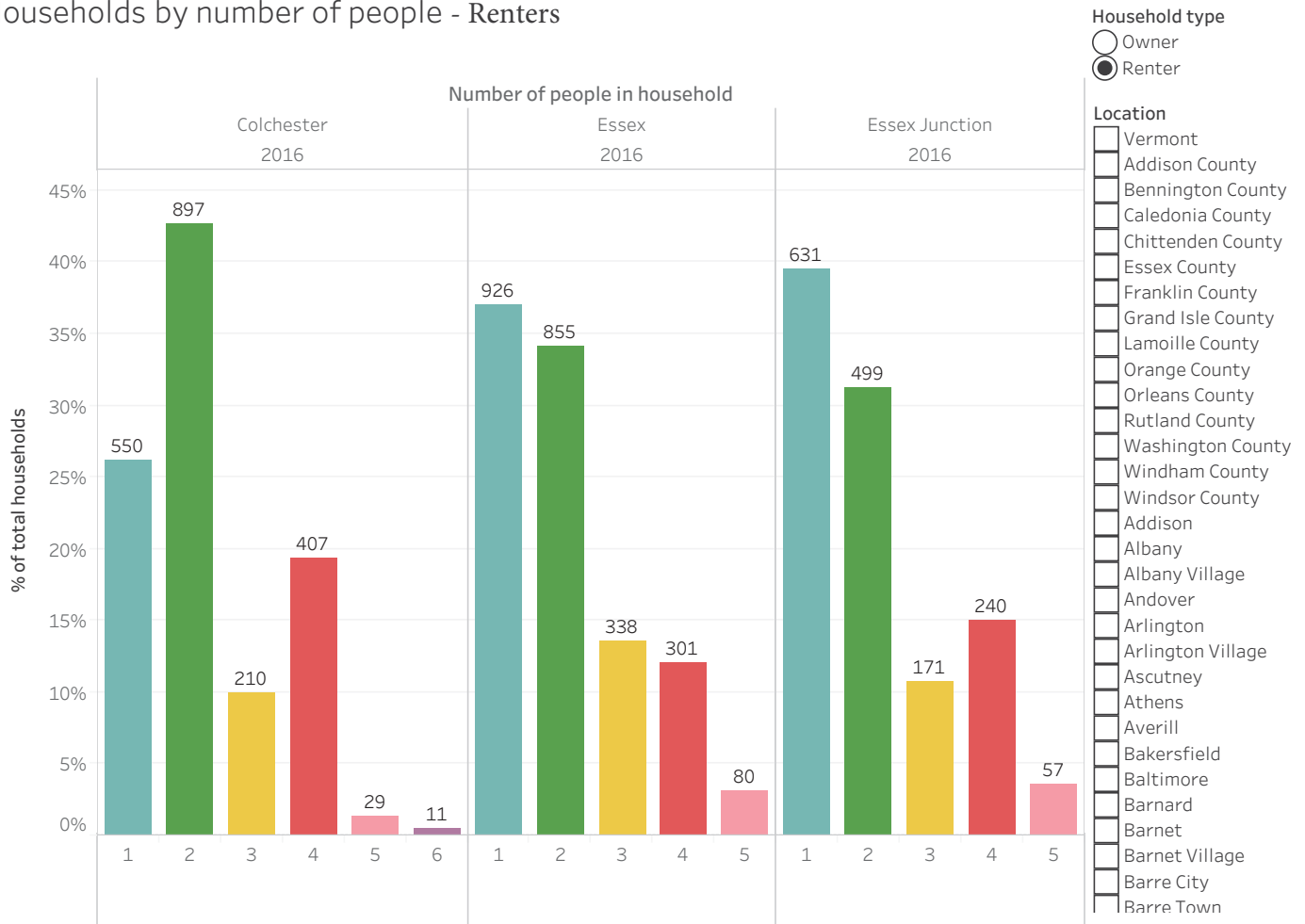
Households by number of people - Owners



Source:
 U.S. Census Bureau: American Community Survey 5-year estimates (Table B25009)

Description:
 A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

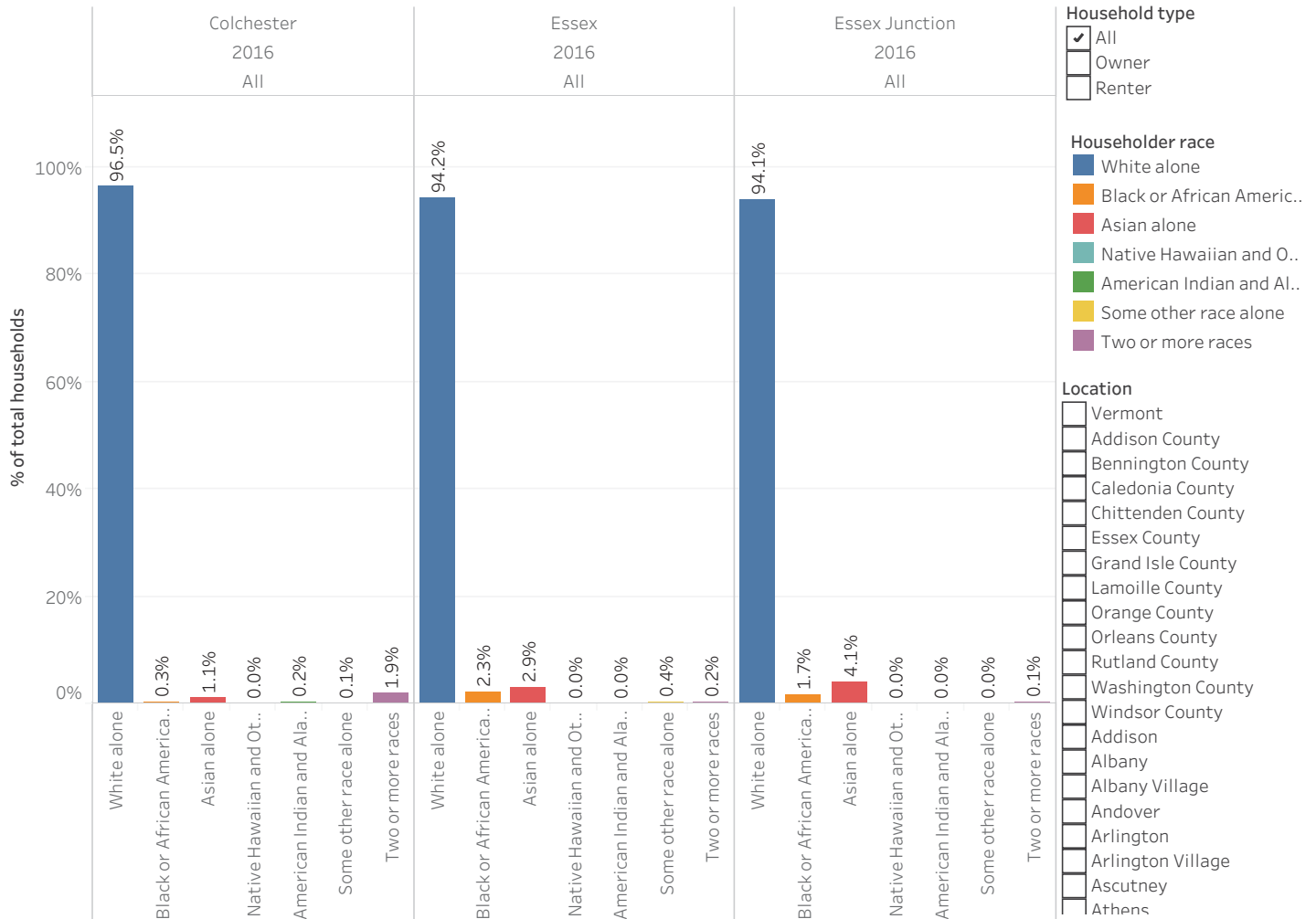
Households by number of people - Renters



Source:
 U.S. Census Bureau: American Community Survey 5-year estimates (Table B25009)

Description:
 A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Race of householder - All

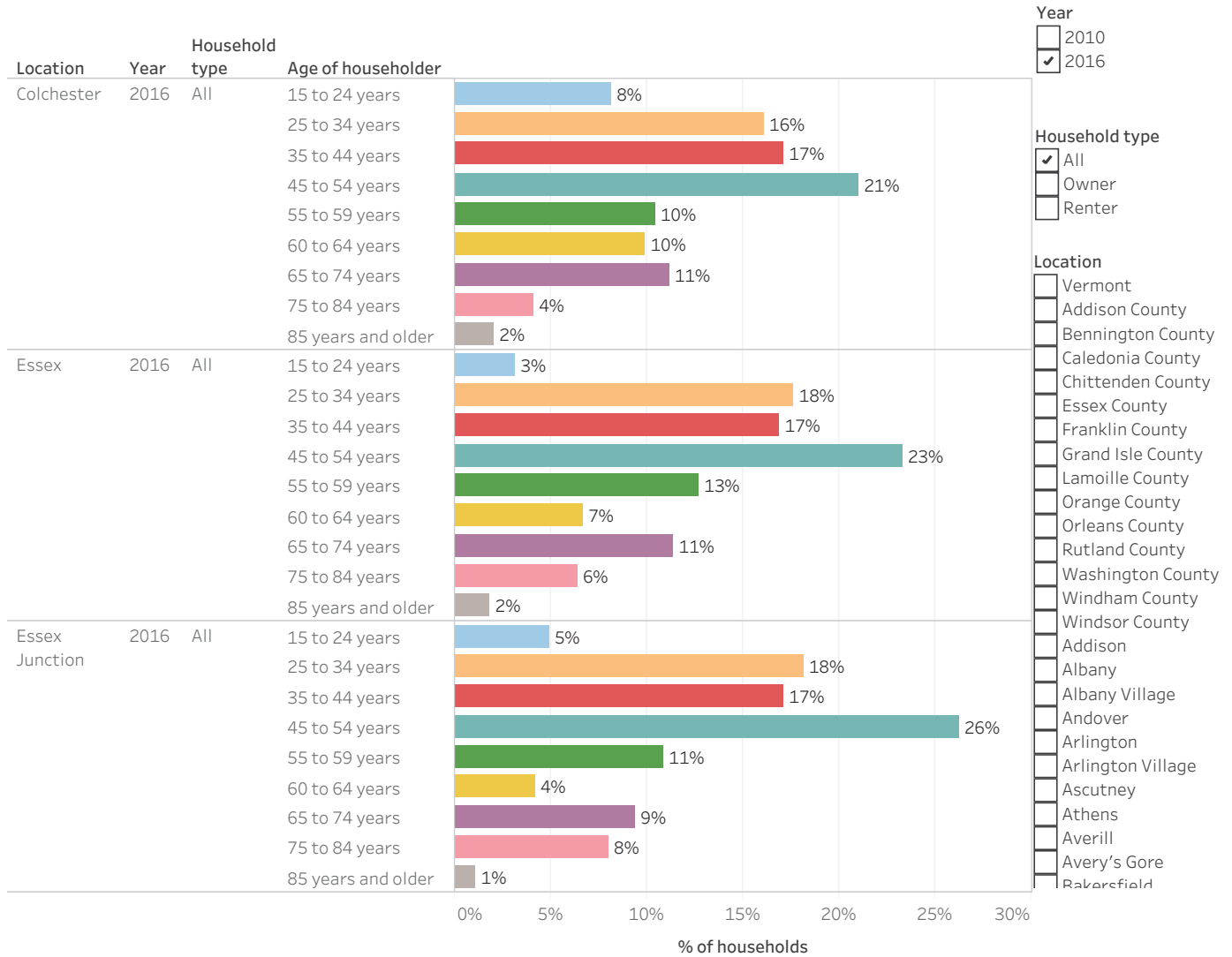


Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Tables B25003A-G)

Description:

The survey asked householders to identify their race, choosing from one or more of the options above, or writing in another answer. The householder refers to one of the people in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. Since there is only one householder per household, the number of householders is equal to the number of total households. A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

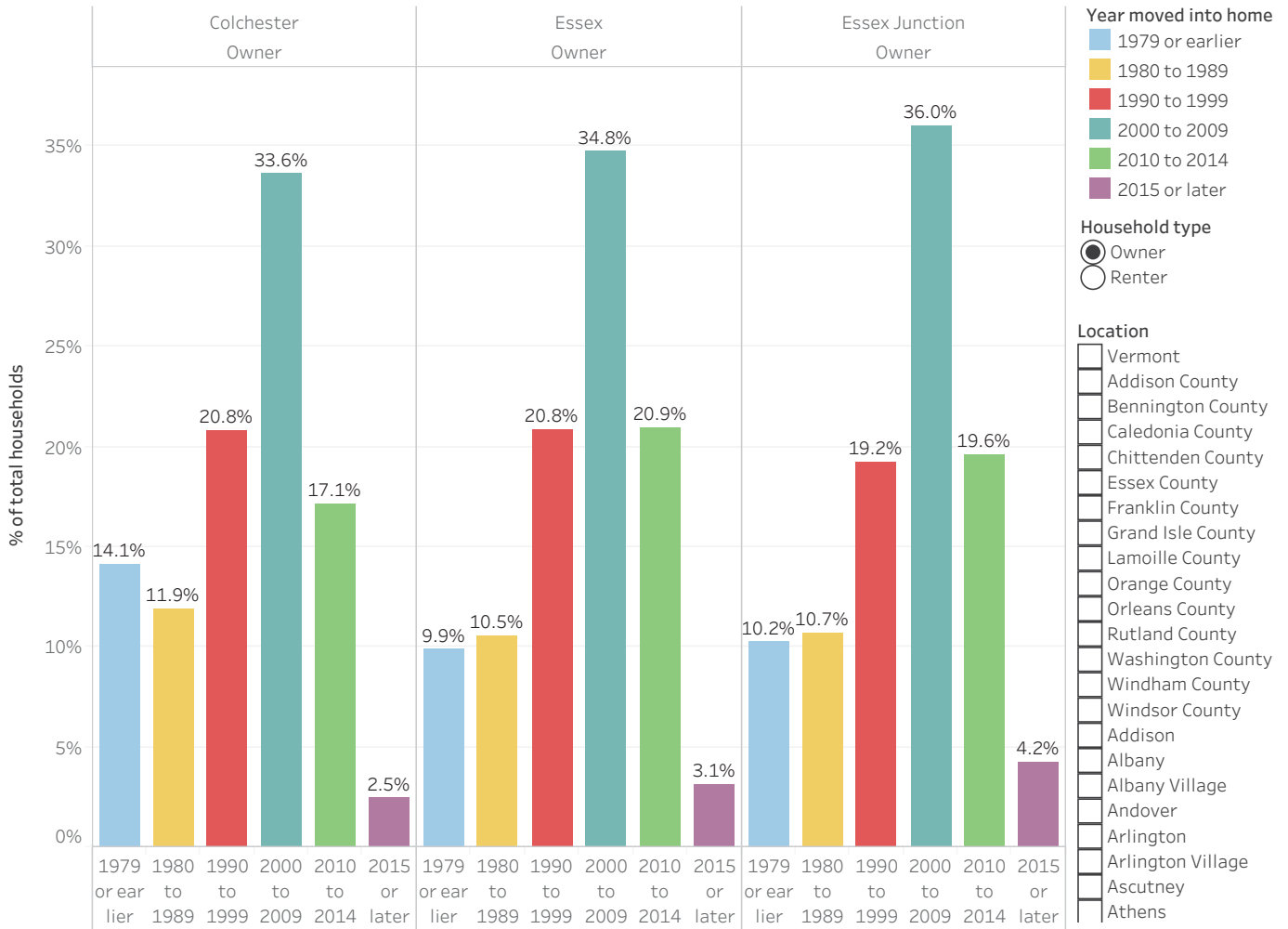
Age of householder - All



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25007)

Description:
The householder refers to one of the people in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. Since there is only one householder per household, the number of householders is equal to the number of total households. A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

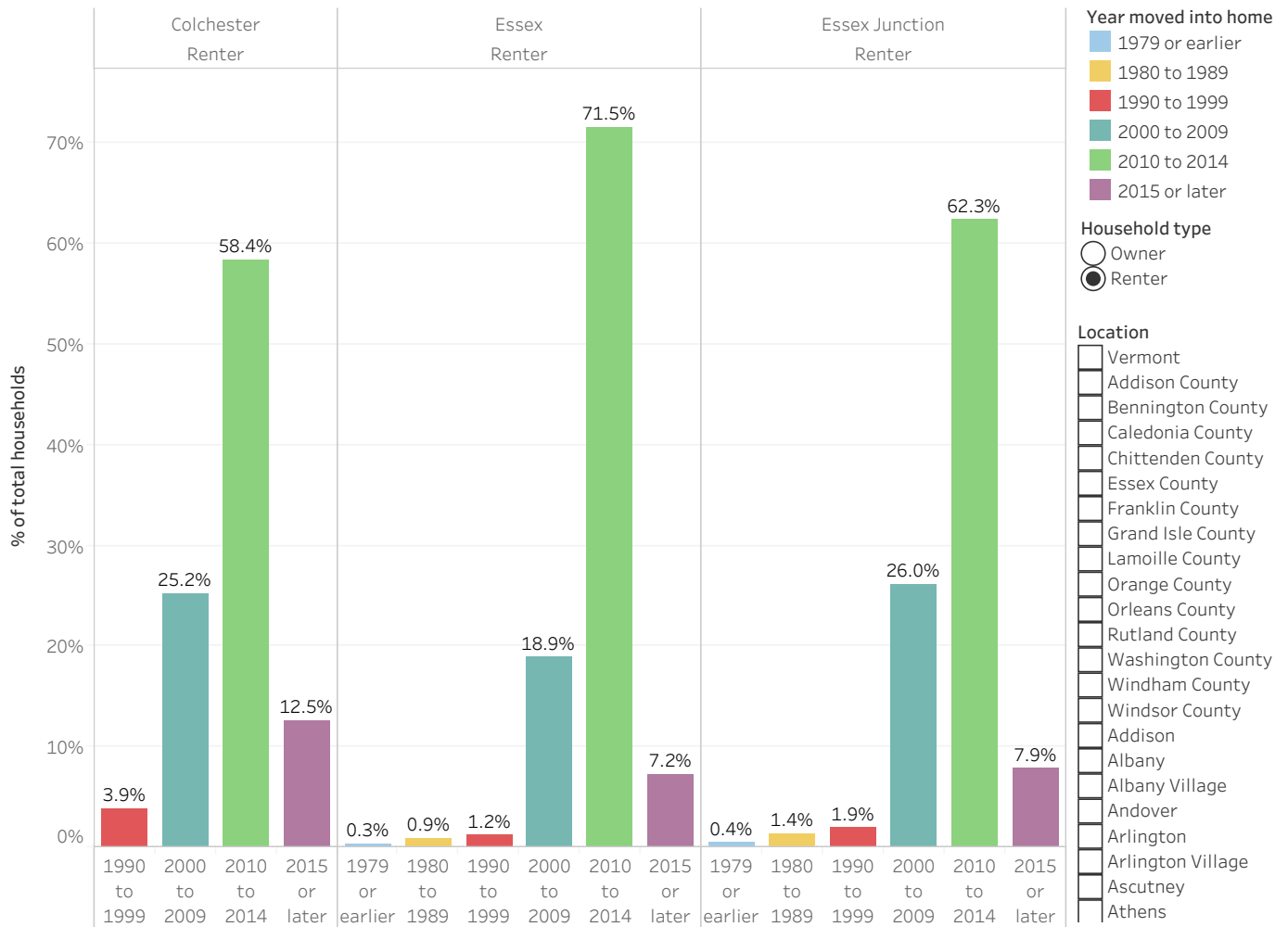
Year householder moved into home - Owners



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25038), 2016

Description:
The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Year householder moved into home - Renters



Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25038), 2016

Description:

The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Household projections

Average annual estimated rate of growth since 2010 - All households



Source:

U.S. Census Bureau: American Community Survey 5-year estimates, 2012-2016 (Table B01003); U.S. Decennial Census (for 2010 data)

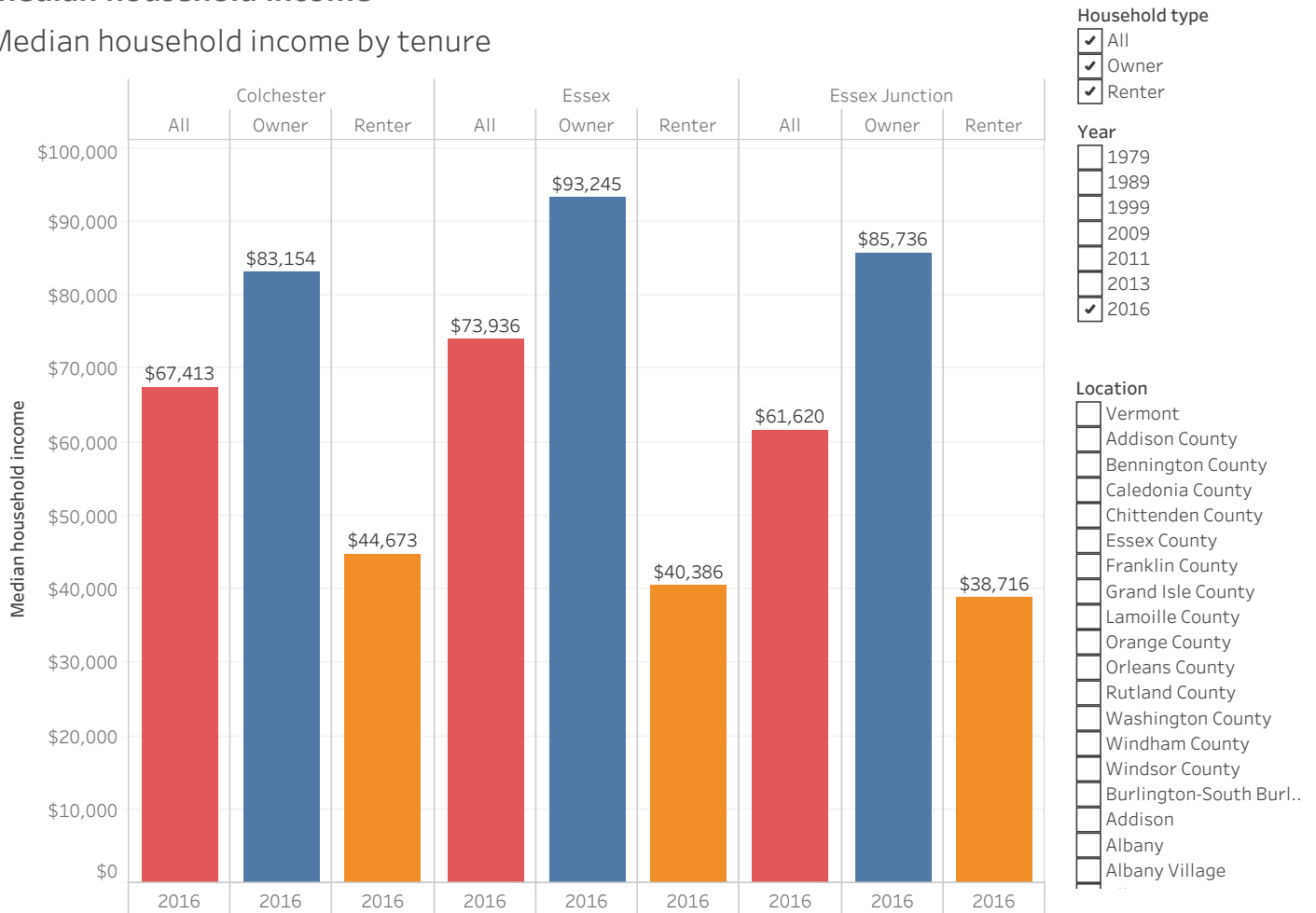
Description:

The average annual estimated rate of growth in the number of households is based entirely on the difference between the 2010 Decennial Census count and the most recent 5-year estimate available from the American Community Survey. A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. The ages of household is based on the ages of the householders surveyed. The householder refers to one of the people in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. Since there is only one householder per household, the number of householders is equal to the number of total households.

Income and Employment

Median household income

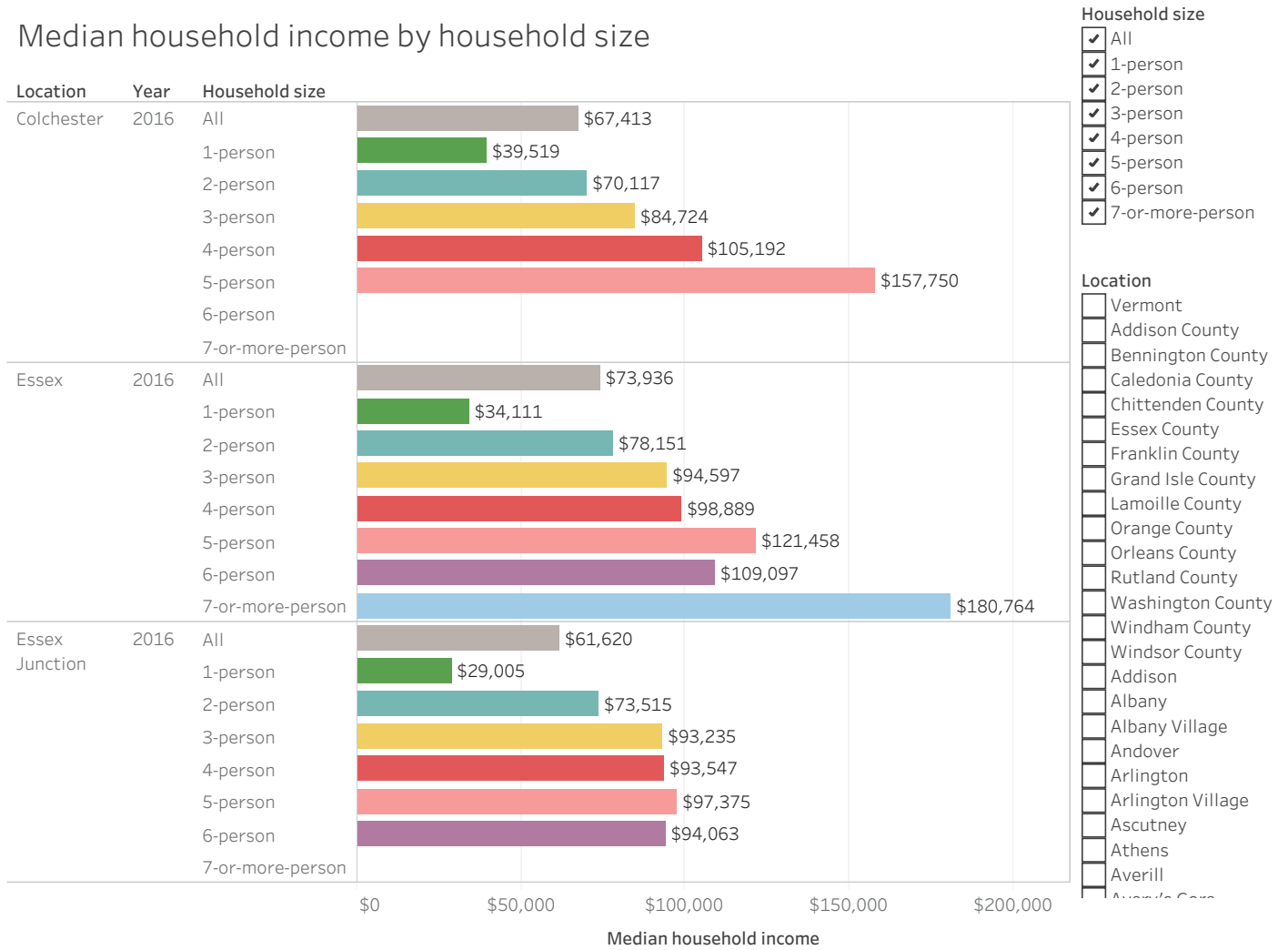
Median household income by tenure



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25119), U.S. Decennial Census (for years 2010 and earlier)

Description:
Household income refers to the total compensation or wages received by all members living in the same household, prior to tax deductions. A household includes all the people who occupy a housing unit as their usual place of residence. The median income is the middle value when household incomes are arranged from lowest to highest. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. Median incomes are as reported during survey period, and have not been adjusted for inflation.

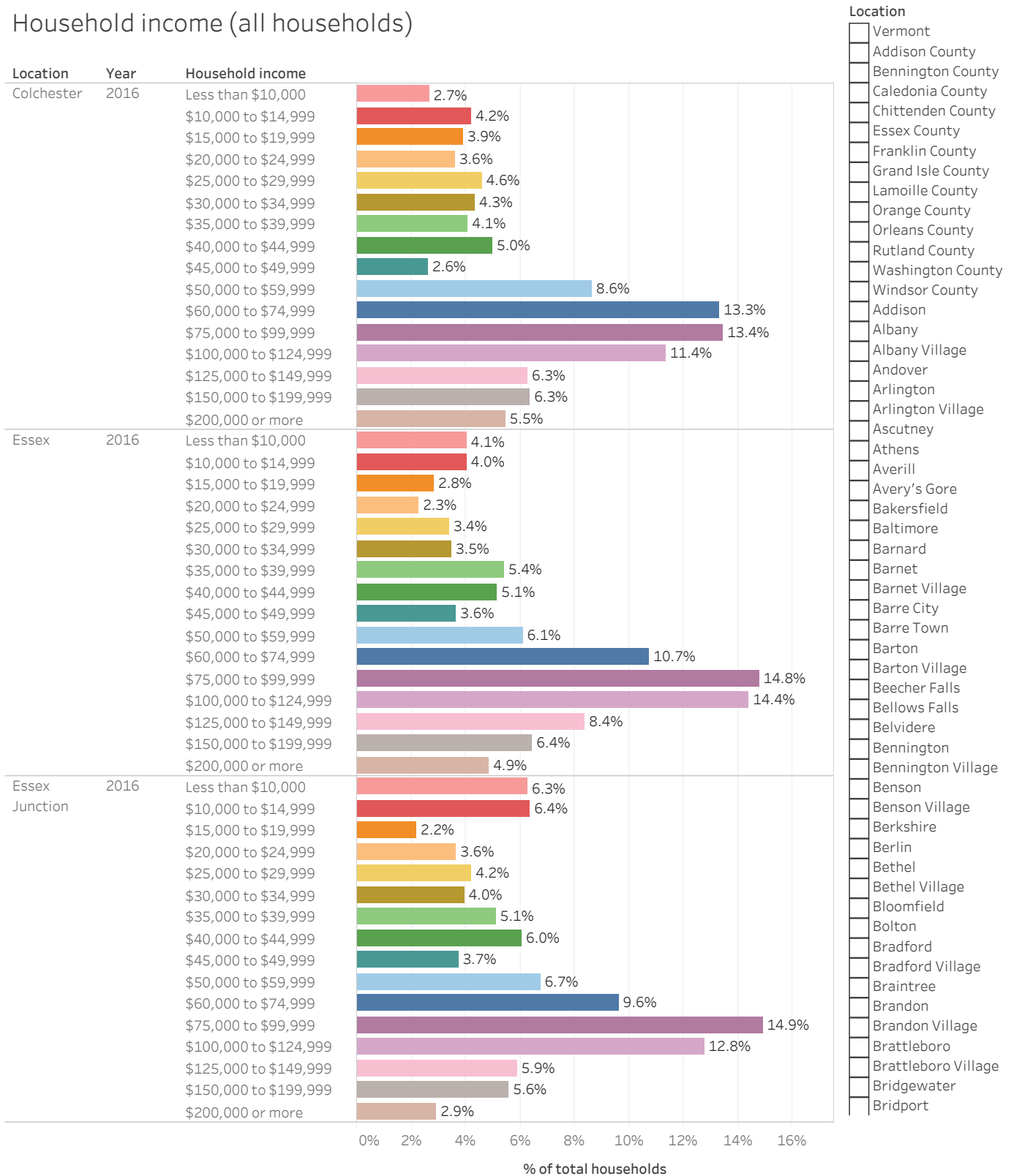
Median household income by household size



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B19019)

Description:
Household income refers to the total compensation or wages received by all members living in the same household, prior to tax deductions. A household includes all the people who occupy a housing unit as their usual place of residence. The median income is the middle value when household incomes are arranged from lowest to highest.

Household income (all households)

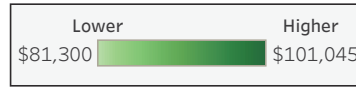


Source: U.S. Census Bureau: American Community Survey 5-year estimates (Table B19001)

Description: Household income refers to the total compensation or wages received by all members living in the same household, prior to tax deductions. A household includes all the people who occupy a housing unit as their usual place of residence.

Median family income

Median adjusted gross family income



Location	Year	Income
Colchester	2016	\$84,694
	2015	\$84,270
	2014	\$81,558
Essex	2016	\$101,045
	2015	\$99,989
	2014	\$97,711
Essex Junction	2016	\$85,086
	2015	\$83,525
	2014	\$81,300

- Year
- 2016
 - 2015
 - 2014
 - 2013
 - 2012
 - 2011
 - 2010
 - 2009
 - 2008

- Location
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Washington County
 - Windham County
 - Windsor County
 - Addison
 - Albany
 - Alburg
 - Andover
 - Arlington
 - Athens
 - Averill
 - Bakersfield
 - Baltimore

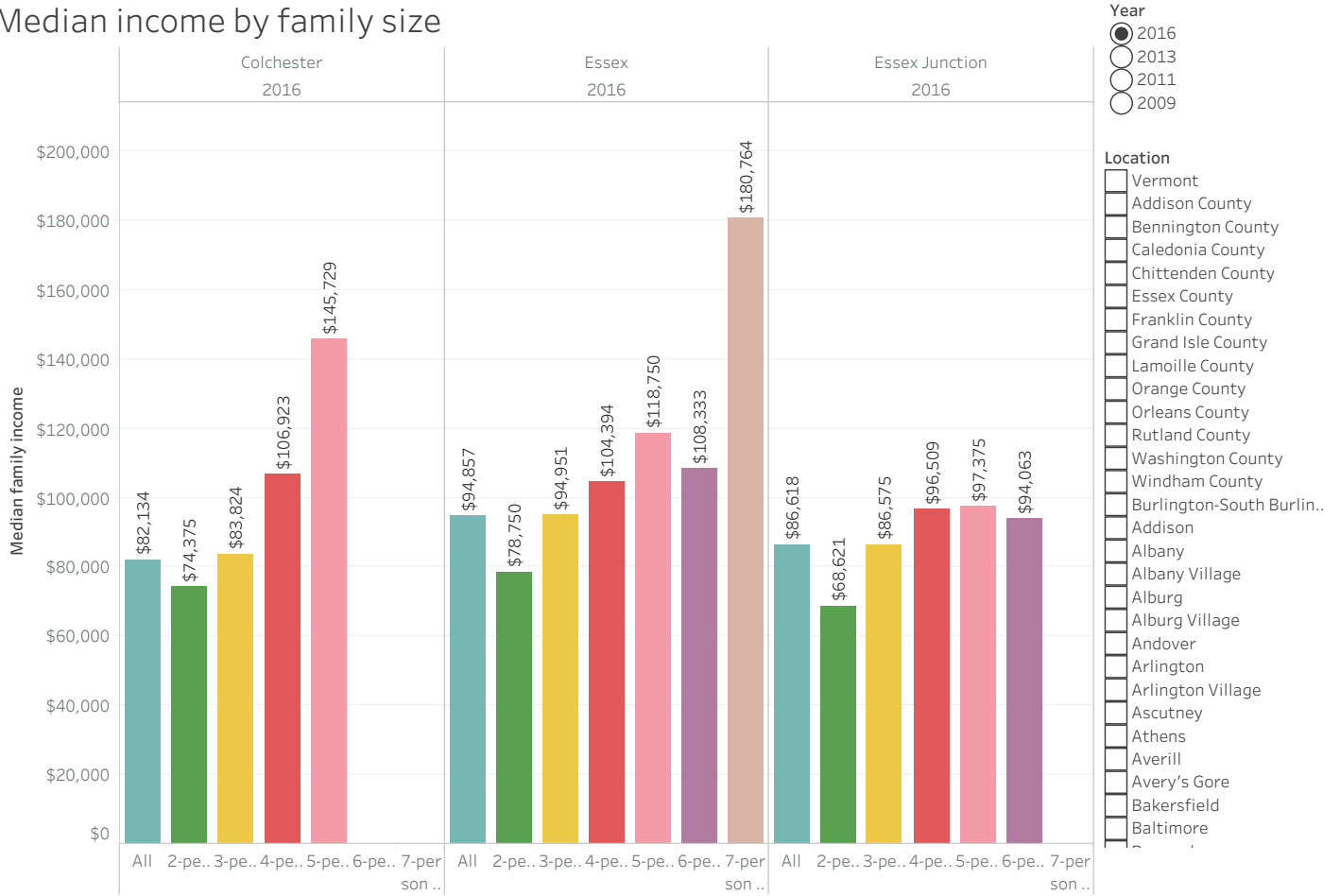
Source:

Vermont Department of Taxes

Description:

Family income refers to the total compensation received by all family members living in the same household. The term 'families' includes people joined by marriage or civil union who live together and file their tax returns jointly, or a head of household who supports a dependent individual (such as a single parent and child). Family income does not include returns filed by single taxpayers with no dependents. People who do not file tax returns are not included. Adjusted gross income is the total compensation before taxes are deducted, minus allowable tax reductions. The median income is the middle value when tax returns are arranged from lowest to highest.

Median income by family size

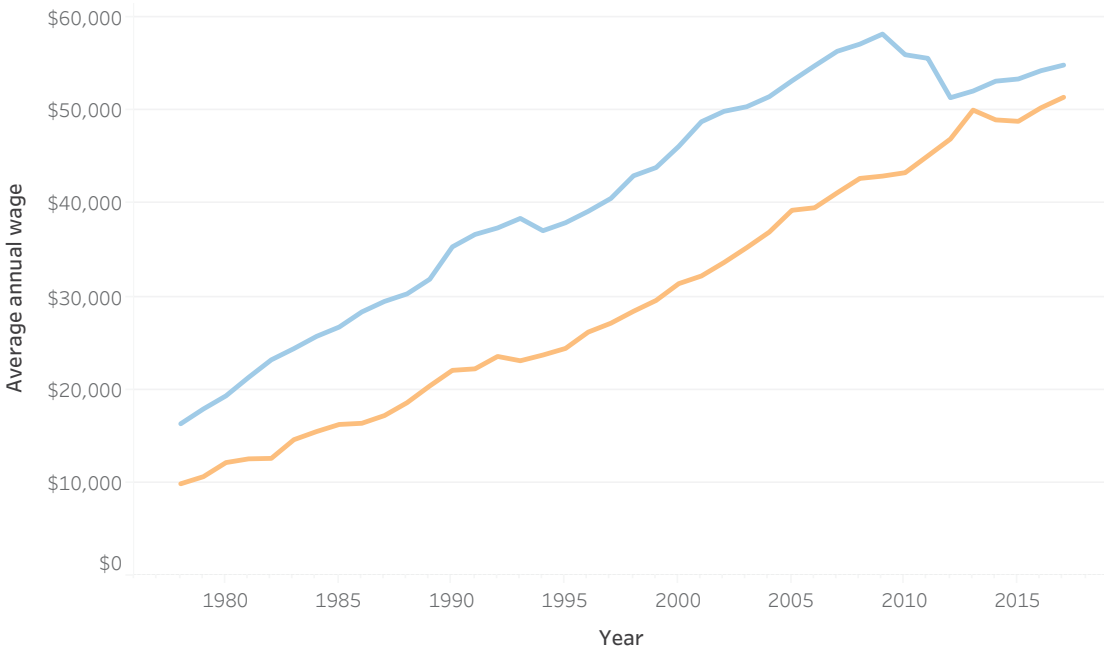


Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B19119), U.S. Decennial Census (for years 2010 and earlier)

Description:
Family income refers to the total unadjusted compensation or wages received by family members aged 15+ living in the same household, prior to tax deductions. A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. The median income is the middle value when family incomes are arranged from lowest to highest.

Wages

Average wage of employees working in this location
(Employer-reported)



- Vermont
- Addison County
- Bennington County
- Caledonia County
- Chittenden County
- Essex County
- Franklin County
- Grand Isle County
- Lamoille County
- Orange County
- Orleans County
- Rutland County
- Washington County
- Windham County
- Windsor County
- Addison
- Albany
- Alburg
- Andover
- Arlington
- Athens
- Averill
- Bakersfield
- Baltimore
- Barnard
- Barre

Location
■ Colchester ■ Essex

Source:
Vermont Department of Labor

- Year
- 2017
 - 2016
 - 2015
 - 2014
 - 2013
 - 2012
 - 2011
 - 2010
 - 2009
 - 2008
 - 2007
 - 2006
 - 2005

Year	Location	Annual average wage
2017	Colchester	\$51,427
	Essex	\$54,884

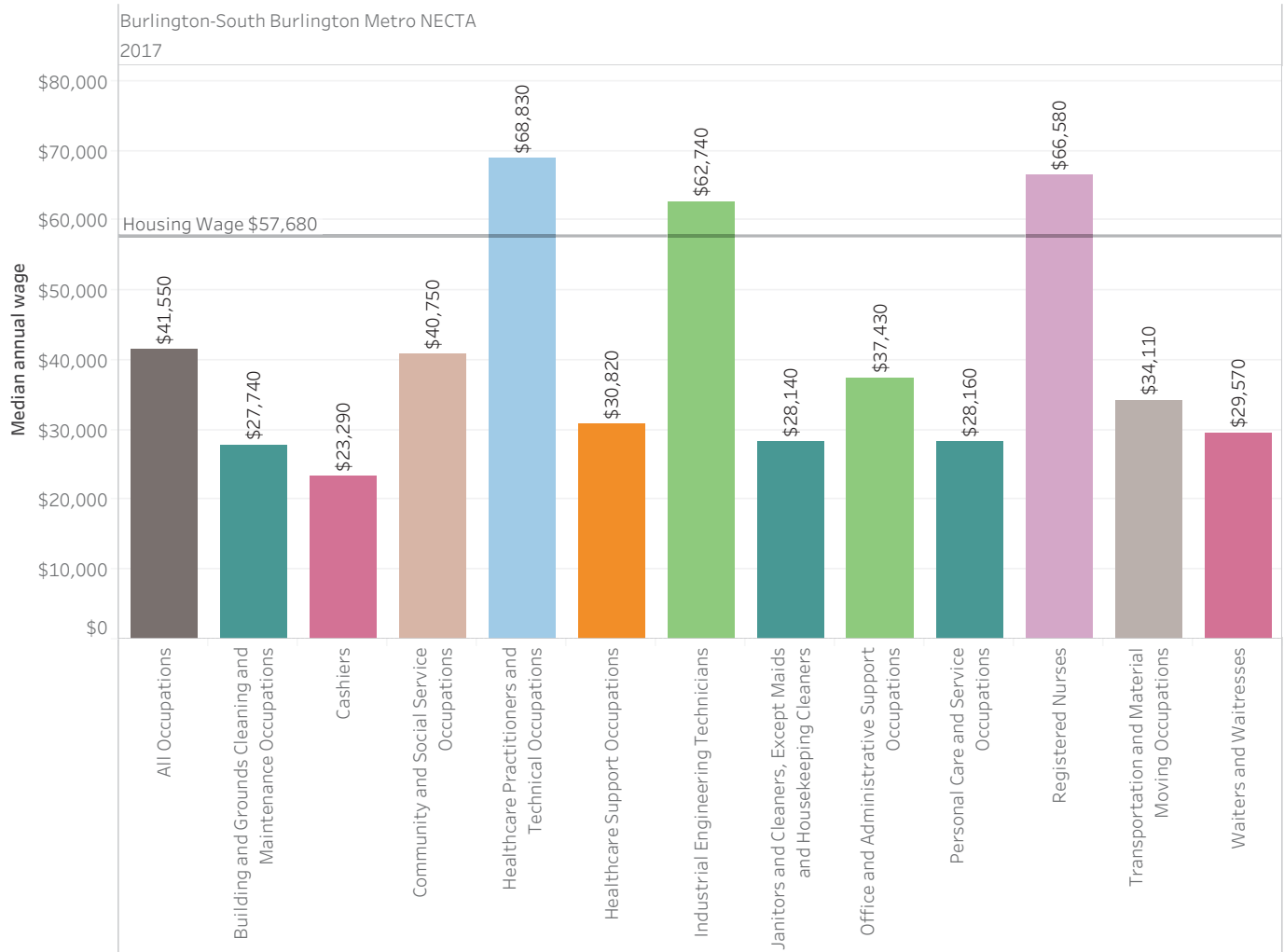
Description:
 The annual average wage is a figure computed from total wages divided by annual average employment. Because it is an average of aggregate data the annual average wage should not be used to estimate hourly wages. Employment and wage data cover hourly workers, salaried workers, and persons paid on a commission basis and who may be working full-time, part-time, or overtime. The annual average employment and wage figures can be influenced by the composition of these items and should be interpreted with caution. The main activities NOT included are self employment, railroads, and small agricultural activities. Employment is based on the location of the employer.

Median wage by occupation

Occupation
Multiple values

Location

- Vermont Statewide
- Burlington-South Burlington Metro NECTA
- Northern VT Balance of State
- Southern VT Balance of State



Source:

Vermont Department of Labor, Economic & Labor Market Information, Occupational Employment Statistics (OES) program in cooperation with the U.S. Bureau of Labor Statistics and National Low Income Housing Coalition

Description:

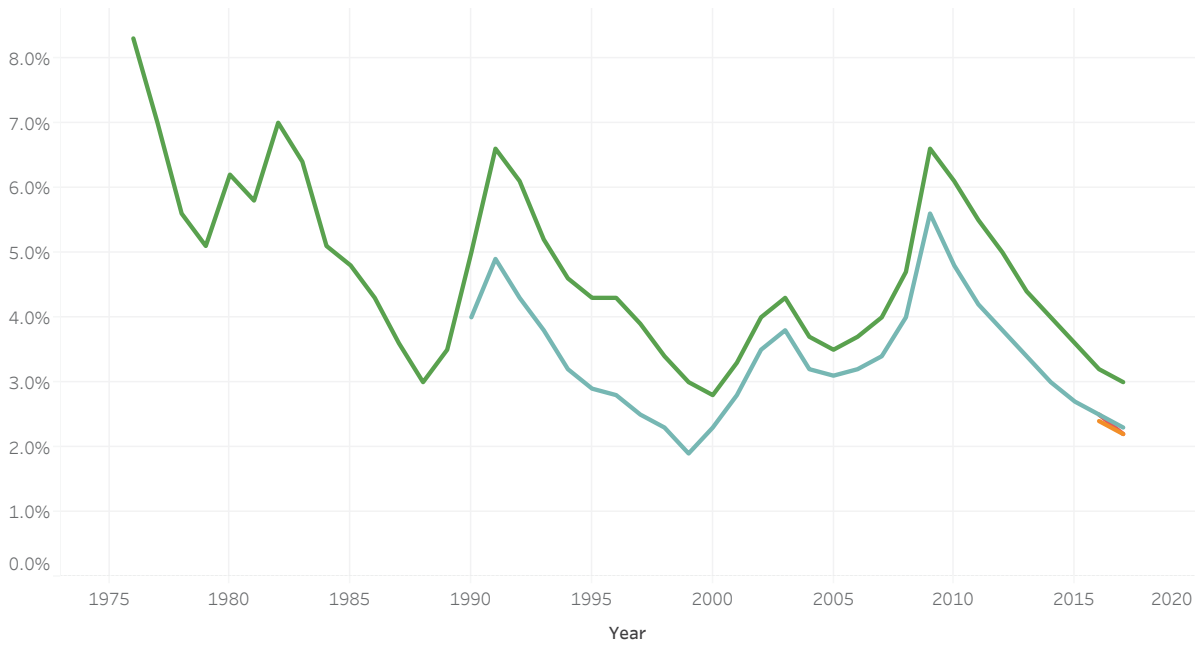
The median wage and employee data shown here is from the OES survey, a semiannual survey measuring occupational employment and wage rates for wage and salary workers in nonfarm establishments in Vermont. Each year, surveys are mailed to establishments in May and November. Annual wage estimates have been calculated by multiplying the hourly mean wage by a "year-round, full-time" hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.

Median wages are shown for individual occupations as well as groups of occupations (e.g. "Chefs" and "Food Preparation and Serving Related Occupations"). Estimated employees for detailed occupations do not sum to the totals because for occupation groups the group totals include occupations not shown separately. Occupations with less than 1,000 workers have been excluded. Estimates do not include self-employed workers. For information on the definition of the 3 labor market areas see: <http://www.vtlni.info/oesmap2015.pdf>. For total numbers of employees, view the "Labor Force" visualization.

The housing wage shown here is the estimated annual income needed to afford a 2 bedroom apartment at the Fair Market Rent for the Burlington-South Burlington metropolitan statistical area, the balance of the state and for the state as a whole.

Labor force

Unemployment rate



- Location
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Washington County
 - Windham County
 - Windsor County
 - Addison
 - Alburg
 - Arlington
 - Bakersfield
 - Barnet
 - Barre city
 - Barre town
 - Barton
 - Bennington
 - Benson

- Location
- Vermont
 - Chittenden County
 - Colchester
 - Essex

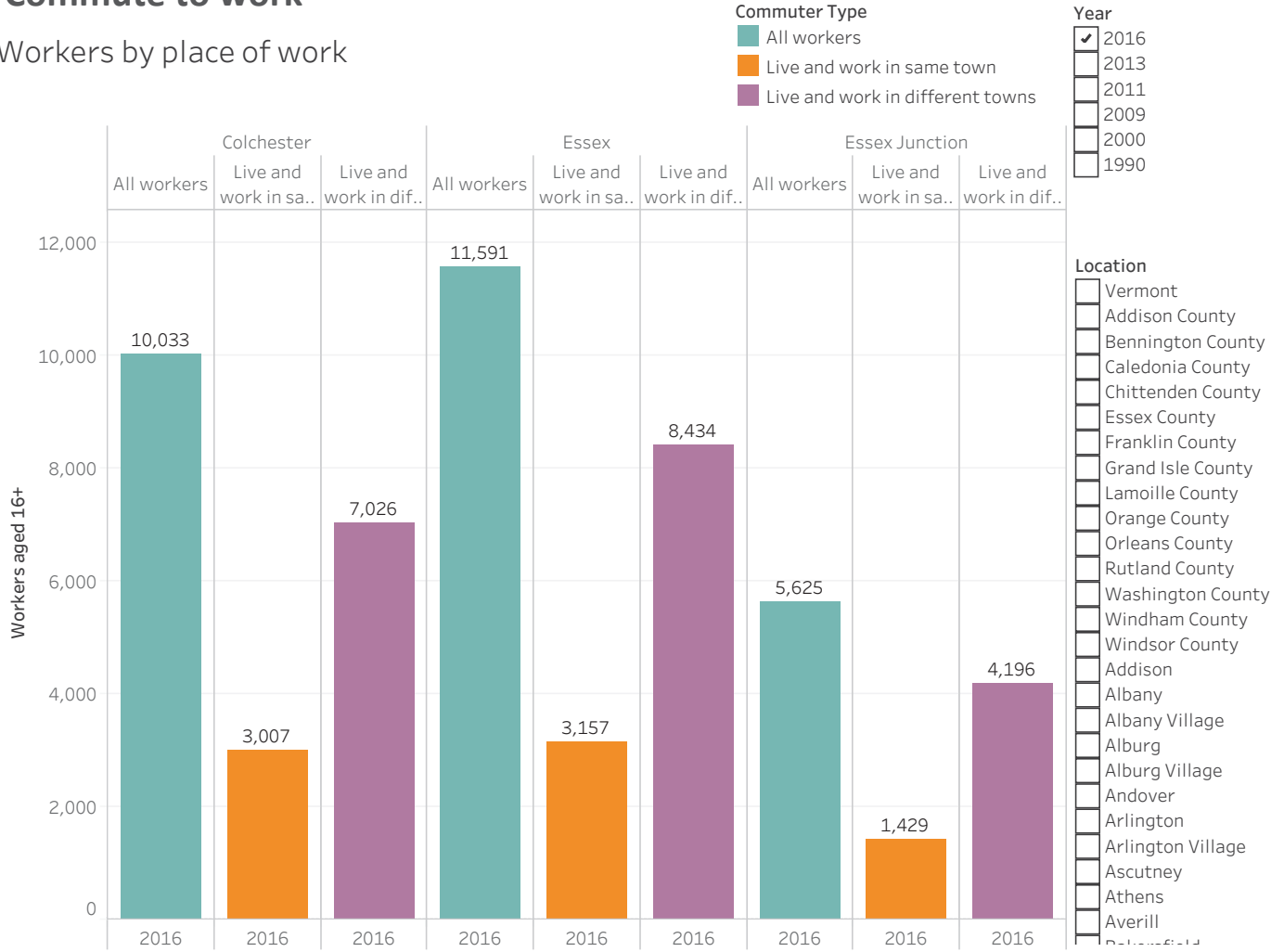
Year	Vermont	Chittenden County	Colchester	Essex
<input checked="" type="checkbox"/> 2017				
<input type="checkbox"/> 2016				
<input type="checkbox"/> 2015		2017	2017	2017
<input type="checkbox"/> 2014	Labor force	344,760	95,645	10,897
<input type="checkbox"/> 2013	Employment	334,378	93,463	10,658
<input type="checkbox"/> 2012	Unemployment	10,382	2,182	239
<input type="checkbox"/> 2011	Unemployment rate	3.0%	2.3%	2.2%
<input type="checkbox"/> 2010				
<input type="checkbox"/> 2009				
<input type="checkbox"/> 2008				
<input type="checkbox"/> 2007				
<input type="checkbox"/> 2006				
<input type="checkbox"/> 2005				
<input type="checkbox"/> 2004				
<input type="checkbox"/> 2003				
<input type="checkbox"/> 2002				
<input type="checkbox"/> 2001				

Source:
Vermont Department of Labor

Description:
The labor force includes all civilian non-institutional population classified as employed or unemployed. The employment figures from this data source are an average of the monthly employment figures for the calendar year. The unemployment rate is the percentage of unemployed members of the total civilian labor force within the given geographic region.

Commute to work

Workers by place of work



Source:

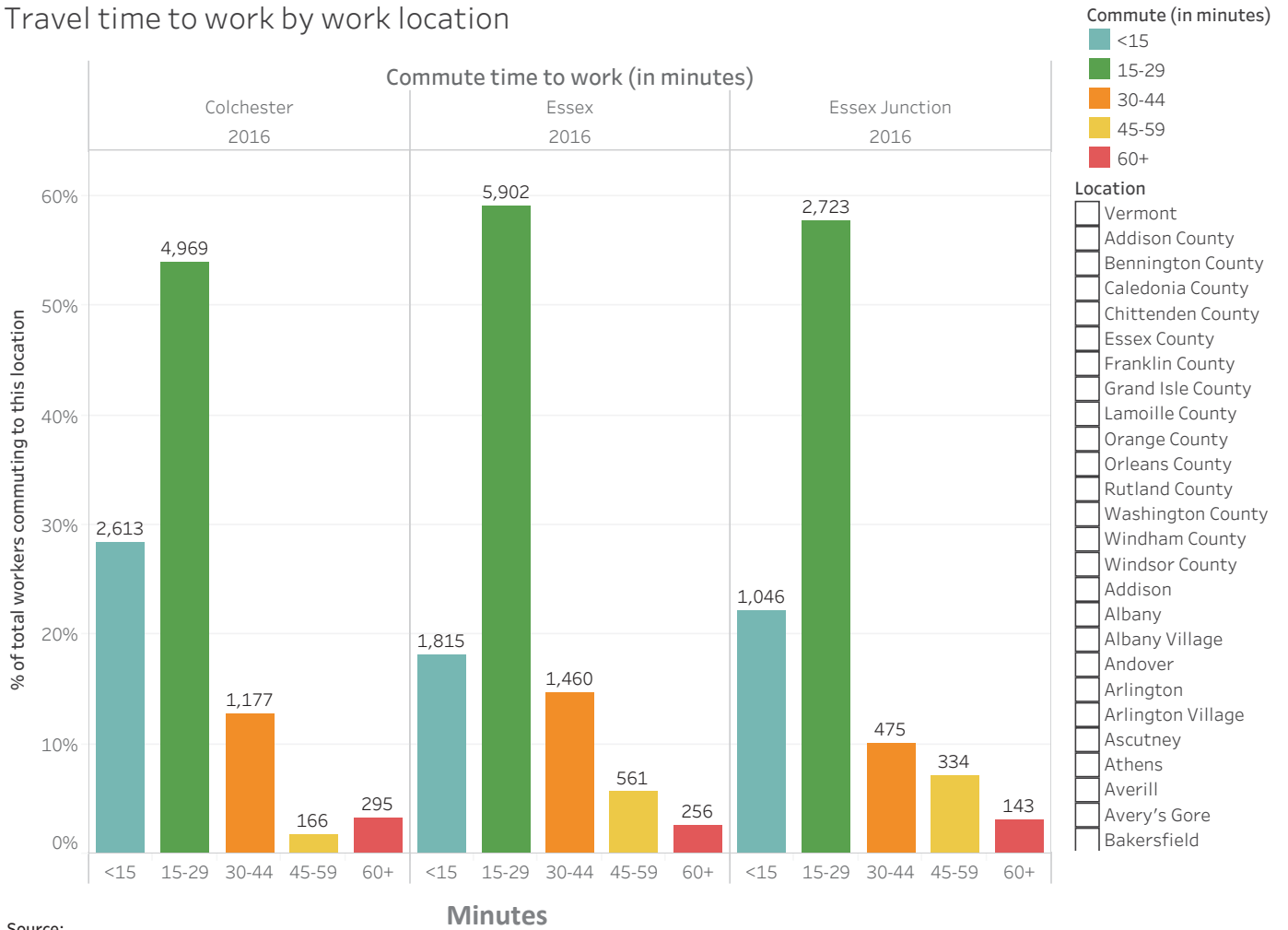
U.S. Census Bureau: American Community Survey 5-year estimates (Table B08009), U.S. Decennial Census (for years 2010 and earlier)

Description:

This data pertains to workers of the geographic area selected. This information can help determine if there is adequate housing for the workers who work in the selected area. Workers includes those age 16 years old and older. Respondents were asked whether or not the place of work was inside or outside the limits of the city or town of residence. For respondents with more than one job, the job with the greatest number of hours was reported. People who did not work during the week prior to when the survey was administered are not counted, therefore the survey likely undercounts the total employment. For more comprehensive data on the number of total workers, view the *Labor Force* visualization.

Note: Calculation for workers who live and work in the same town has not been computed for years prior to 2016.

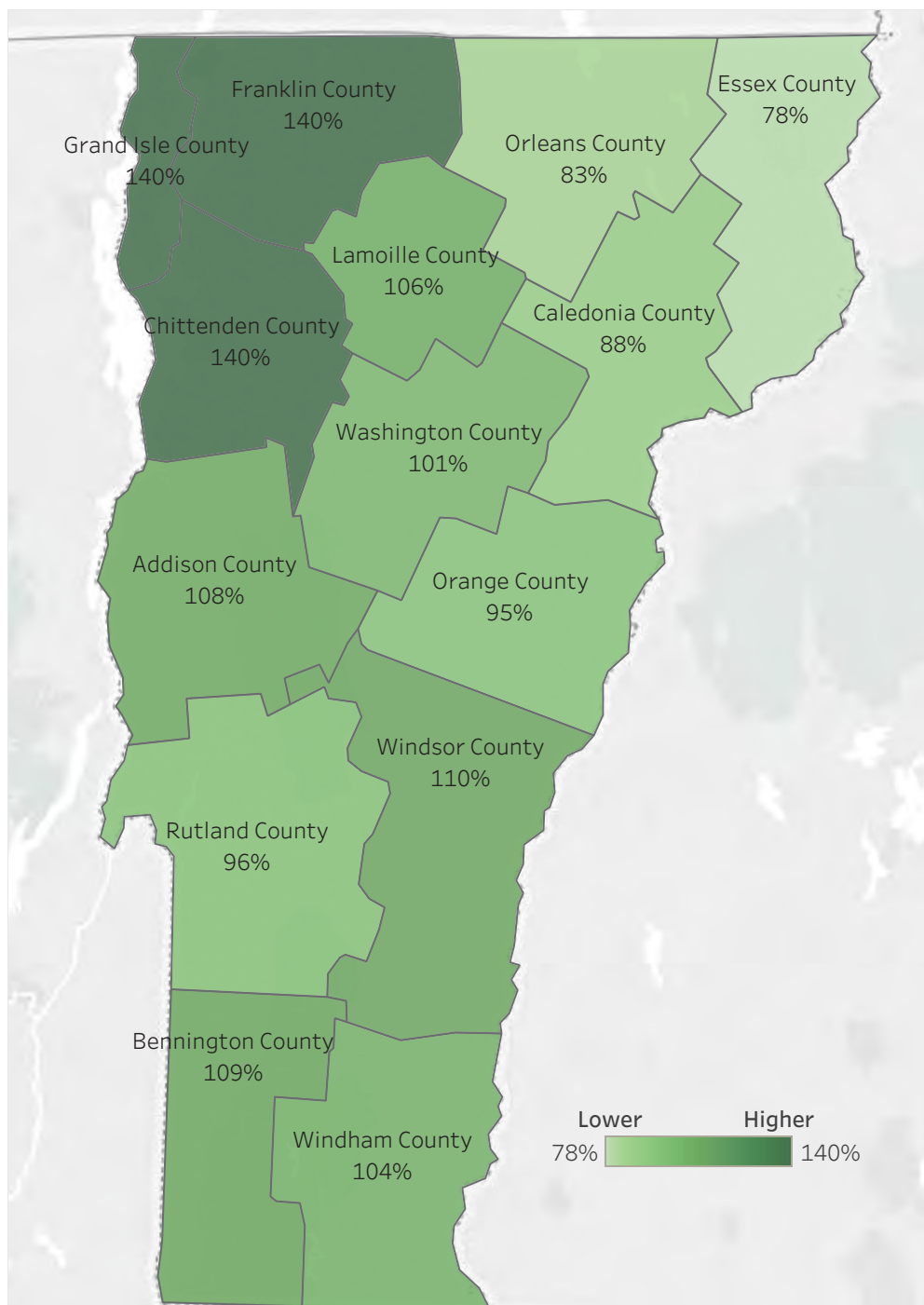
Travel time to work by work location



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B08303)

Description:
Workers include persons 16 years and over who are employed in the selected area. Travel time to work refers to the total number of minutes that it usually took the worker to get from home to work. The elapsed time includes time spent waiting for public transportation, picking up passengers in carpools, and time spent in other activities related to getting to work. This data set does not include workers who did not work during the week prior to when the survey was administered. This data set does not include workers who work at home, therefore the number of workers counted is fewer than those in the *Workers by place of work* visualization (above). For more comprehensive data on the number of total workers, view the *Labor Force* visualization.

Percentage of SSI needed to afford a 1 bedroom apartment at Fair Market Rent



Year

- 2018
- 2016
- 2015
- 2013
- 2010
- 2009

Source:

Social Security Administration (SSA)

Description:

The Supplemental Security Income (SSI) program pays benefits to disabled adults and children who have limited income and resources and to people 65 and older without disabilities who meet the financial limits.

This report statistically compares income available from SSI benefits with the cost of a one bedroom apartment at HUD's Fair Market Rent levels.

HUD Fair Market Rents (FMRs) are the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.

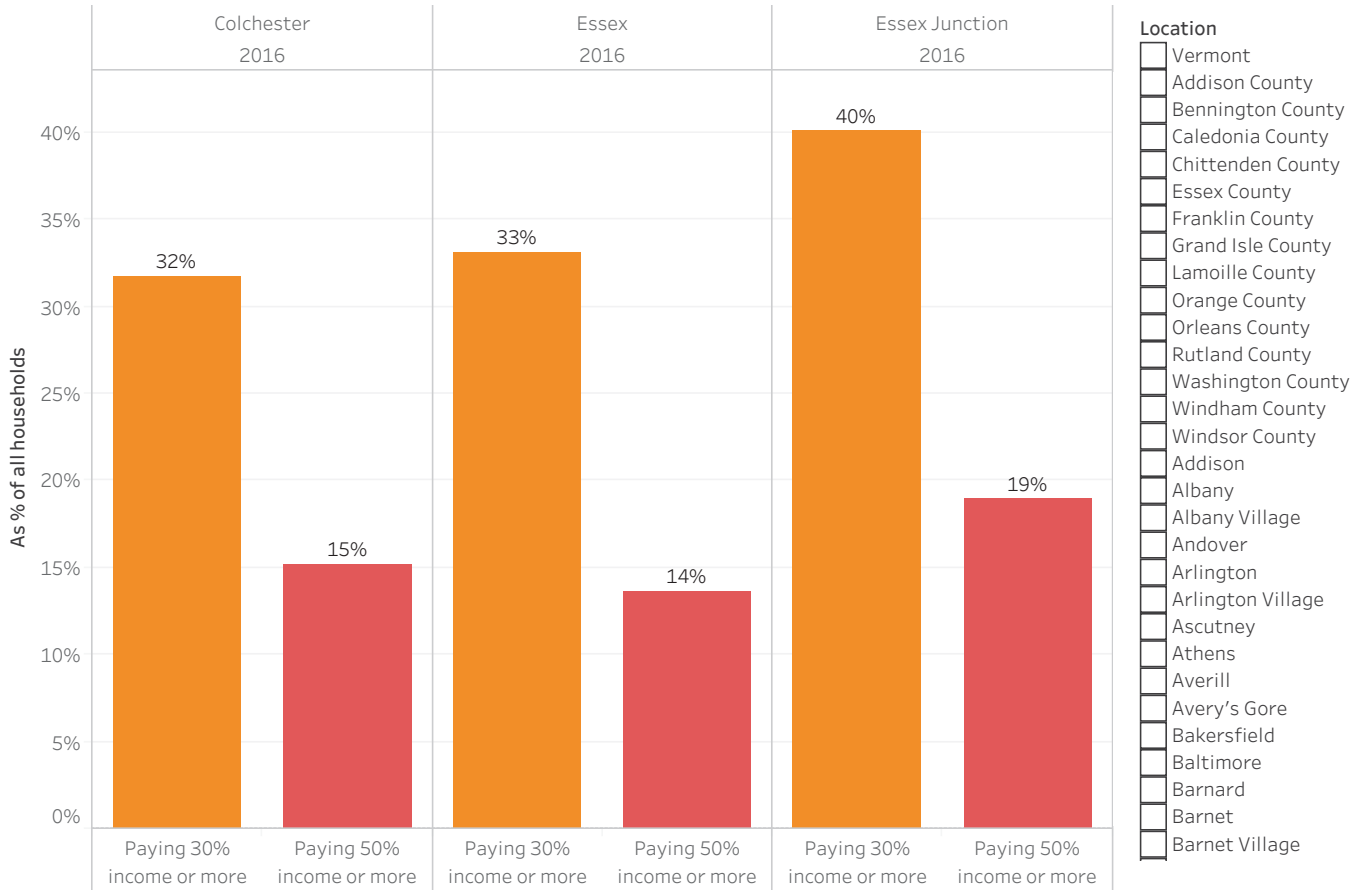
Note: Data is missing in several years for this data set

Cost burden

Households by housing costs as a percentage of household income

Cost burden level

- Paying 30% income or more
- Paying 50% income or more



Source:

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

Description:

This table shows the percentage of total households in selected area paying either 30% or 50% of their household income or more towards housing expenses. This can include rent, mortgages, real estate taxes, various insurances, mobile home costs, and/or condominium fees as well as the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.

Cost burdened households by tenure

Cost burden level

- Paying 30% income or more
- Paying 50% income or more

Household type

- Owners
- Renters

Location	Household type	Cost burden level	All households	Cost burdened households	% of households
			2016	2016	2016
Essex	Owners	Paying 30% income or more	5,953	1,508	25%
		Paying 50% income or more	5,953	587	10%
	Renters	Paying 30% income or more	2,395	1,252	52%
		Paying 50% income or more	2,395	552	23%
Essex Junction	Owners	Paying 30% income or more	2,568	818	32%
		Paying 50% income or more	2,568	345	13%
	Renters	Paying 30% income or more	1,500	813	54%
		Paying 50% income or more	1,500	427	28%

Location

- Vermont
- Addison County
- Bennington County
- Caledonia County
- Chittenden County
- Essex County
- Franklin County
- Grand Isle County
- Lamoille County
- Orange County
- Orleans County
- Rutland County
- Washington County
- Windsor County
- Addison
- Albany
- Albany Village
- Andover
- Arlington
- Arlington Village
- Ascutney
- Athens
- Averill
- Avery's Gore
- Bakersfield
- Baltimore
- Barnard
- Barnet
- Barnet Village
- Barre City

Source:

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

Description:

This table shows the percentage of total households in selected area paying either 30% or 50% of their household income towards housing expenses. This can include rent, mortgages, real estate taxes, various insurances, mobile home costs, and/or condominium fees as well as the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.

Housing gaps

Households with housing problems

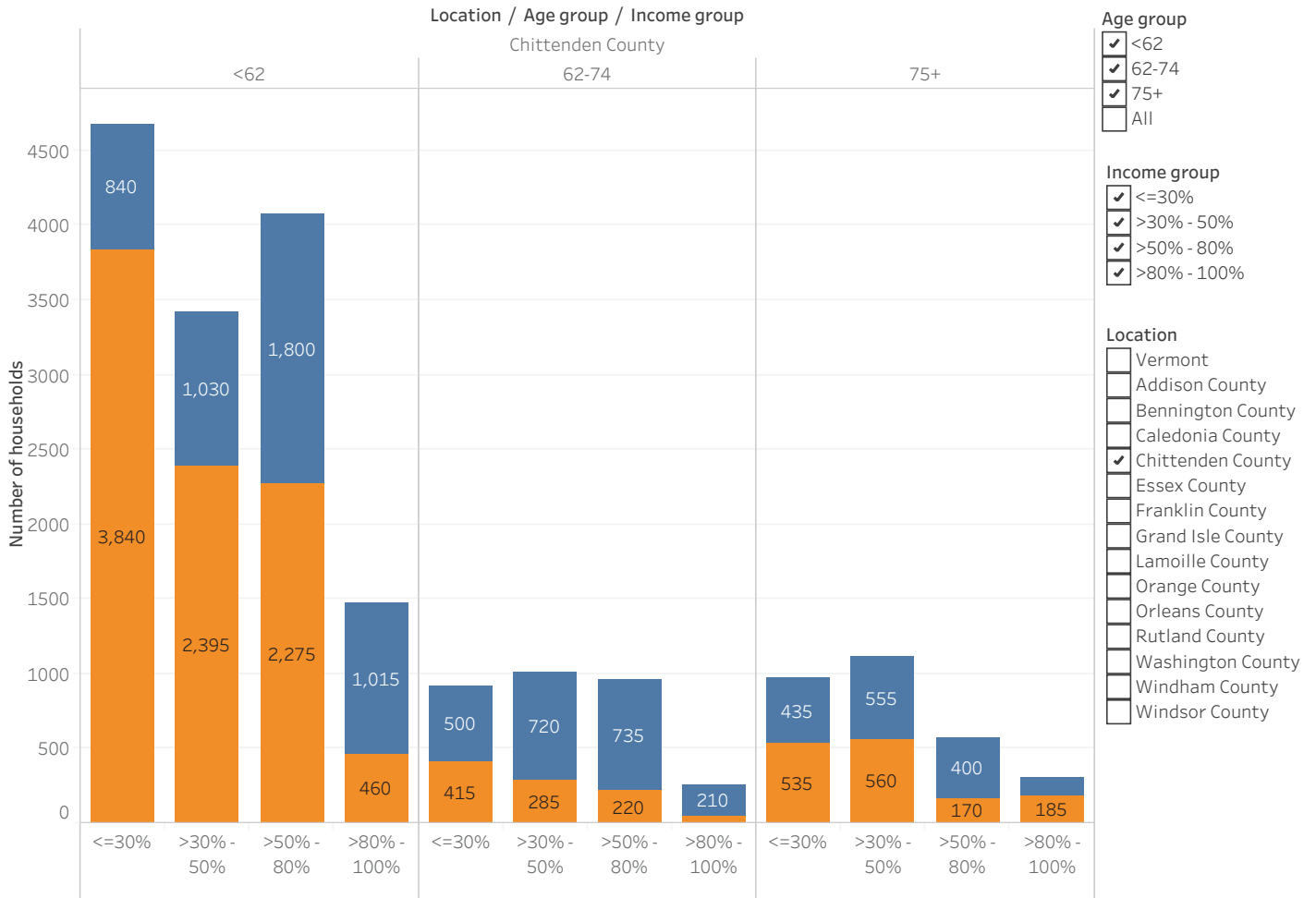
Household type

- Owner
- Renter

Income groups

- ≤ 30% of HAMFI: Extremely low-income
- > 30% to ≤ 50% of HAMFI: Very low-income
- > 50% to ≤ 80% of HAMFI: Low-income
- > 80% to ≤ 100% of HAMFI: Moderate income

HUD Area Median Family Income (HAMFI) is the middle family income for four-person households in a given area.



Source:

U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015

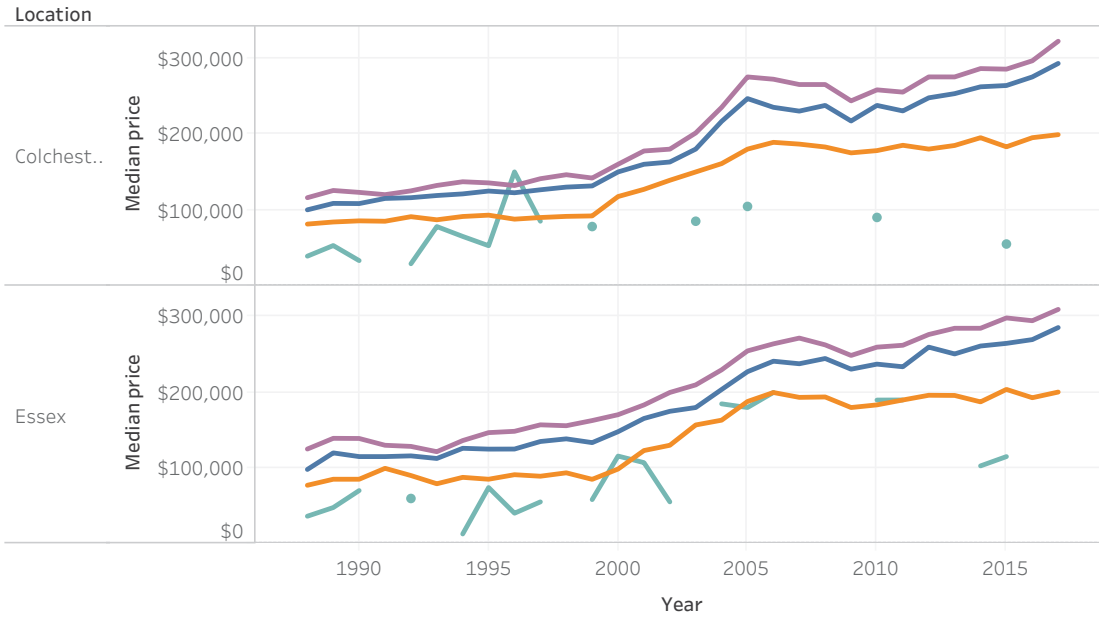
Description:

This data set shows only households that housing problems, which can include that the housing unit lacks complete kitchen facilities, that the housing unit lacks complete plumbing facilities, that the household is overcrowded, and/or that the household is cost burdened. A household is categorized as having a housing problem if it has any one or more of these four problems. Overcrowding is defined here as having more than 1 person per room. Cost burdened is defined as monthly housing costs (including utilities) exceeding 30% of monthly income.

This data set can help determine how many households in a county or statewide have unmet housing needs.

Homeownership Costs

Primary Home Sales (non-vacation homes)



Home type

- All
- Single family
- Condominium
- Mobile home with land

Location

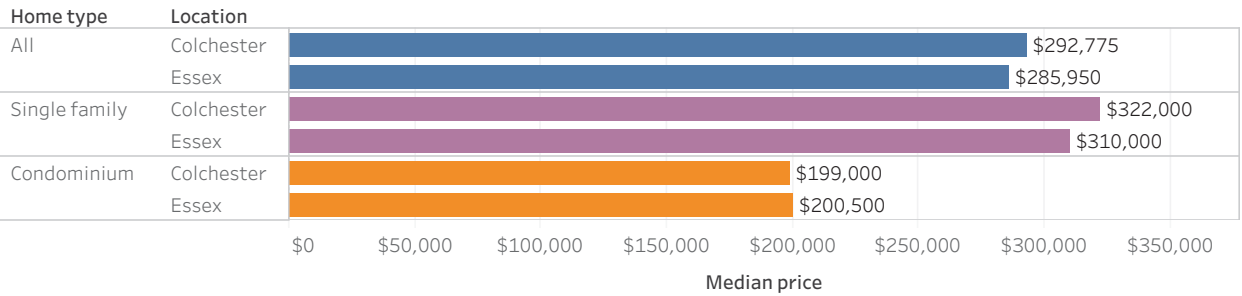
- Colchester
- Essex

Home type

- All
- Single family
- Condominium
- Mobile home with land

Year

- 2017
- 2016
- 2015
- 2014
- 2013
- 2012
- 2011
- 2010
- 2009
- 2008
- 2007
- 2006
- 2005



Source:
Vermont Department of Taxes: Property Transfer Tax (PTT) records

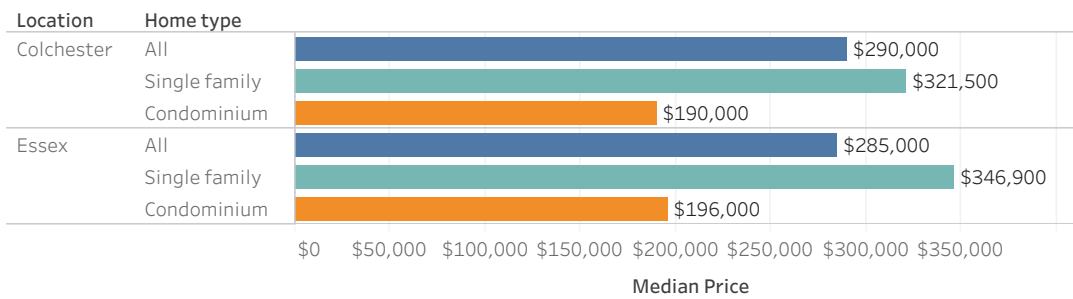
Description:
The median price of primary residences sold is the middle selling price of all primary residences when sorted in ascending order for the given time period. Primary homes are homes designated as primary residences by the homebuyer on Property Transfer Tax records.

Year-to-date home sales

Sales period: 01/01/2018-06/30/2018

- Home type**
- All
 - Single family
 - Condominium

- Home type**
- All
 - Single family
 - Condominium
 - Mobile home with land



- Location**
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Washington County
 - Windham County
 - Windsor County
 - Addison
 - Albany
 - Alburg
 - Andover
 - Arlington

Source:

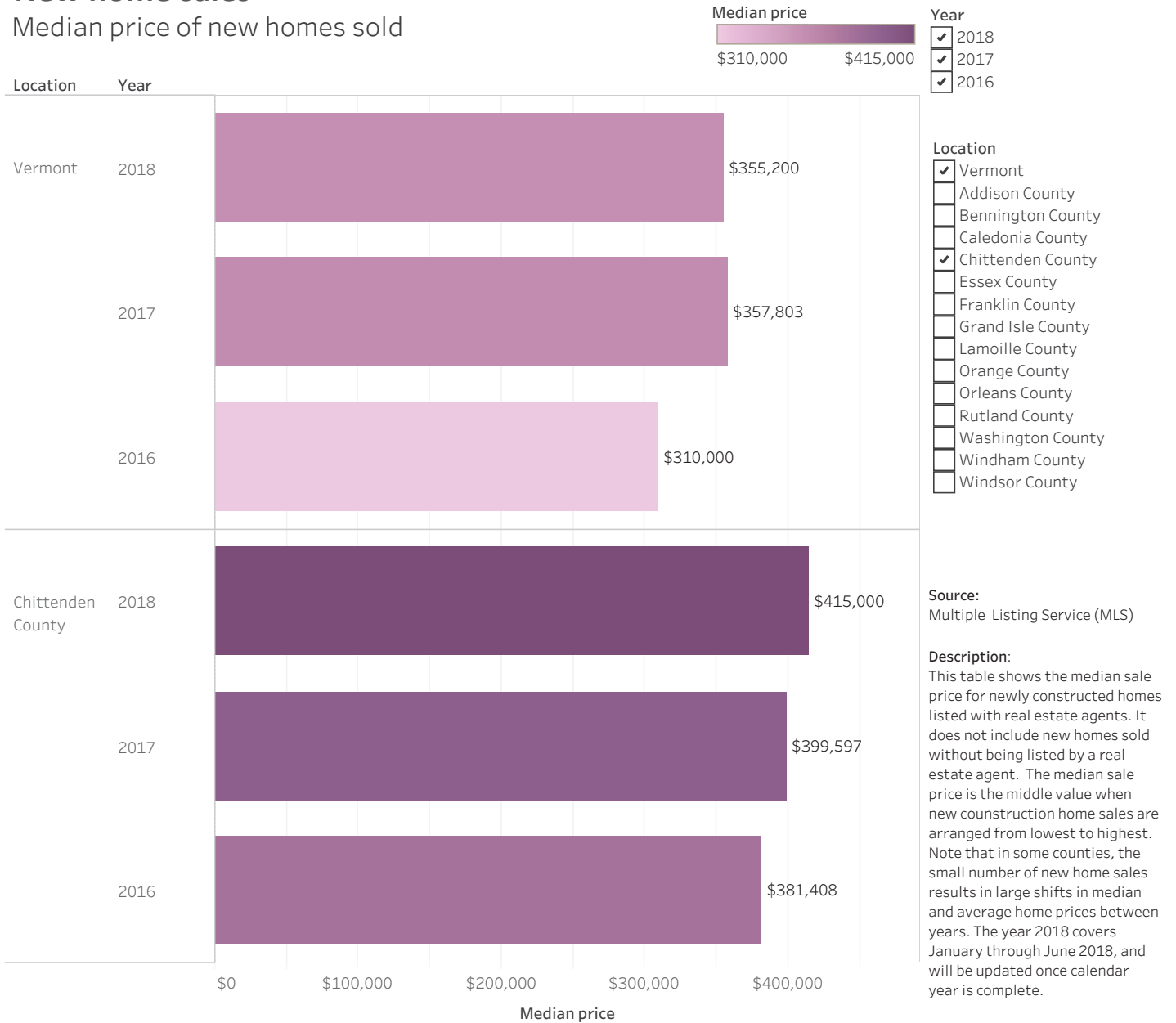
Vermont Department of Taxes: Property Transfer Tax (PTT) records

Description:

The median price of primary residences sold is the middle selling price of all primary residences when sorted in ascending order for the given time period. Primary homes are homes designated as primary residences by the homebuyer on Property Transfer Tax records.

New home sales

Median price of new homes sold



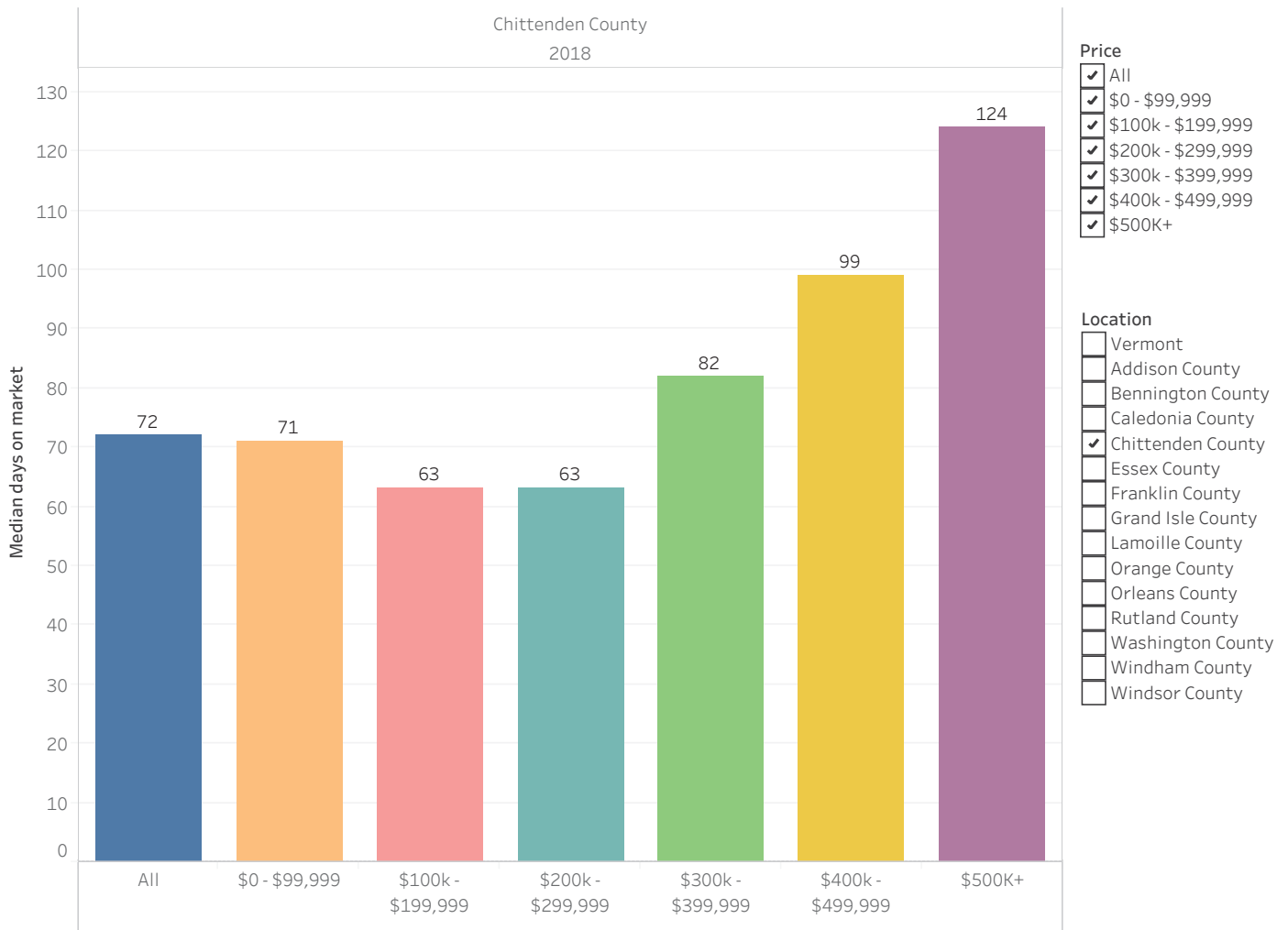
Median days on market

Price

- All
- \$0 - \$99,999
- \$100k - \$199,999
- \$200k - \$299,999
- \$300k - \$399,999
- \$400k - \$499,999
- \$500K+

Year

- 2018
- 2017
- 2016



Source:
Multiple Listing Service (MLS)

Description:
Days on market (DOM) is the total number of days a real estate listing is on the active market before either an offer is accepted or the agreement between the real estate agent and seller ends. The median DOM is the middle value when home sales DOM are arranged from lowest to highest. Median DOM can serve as one indicator of homebuyer demand in an area. The year 2018 covers January through June 2018, and will be updated once calendar year is complete.

Homeowner cost burden

Owner households by housing costs as a percentage of household income



Source:

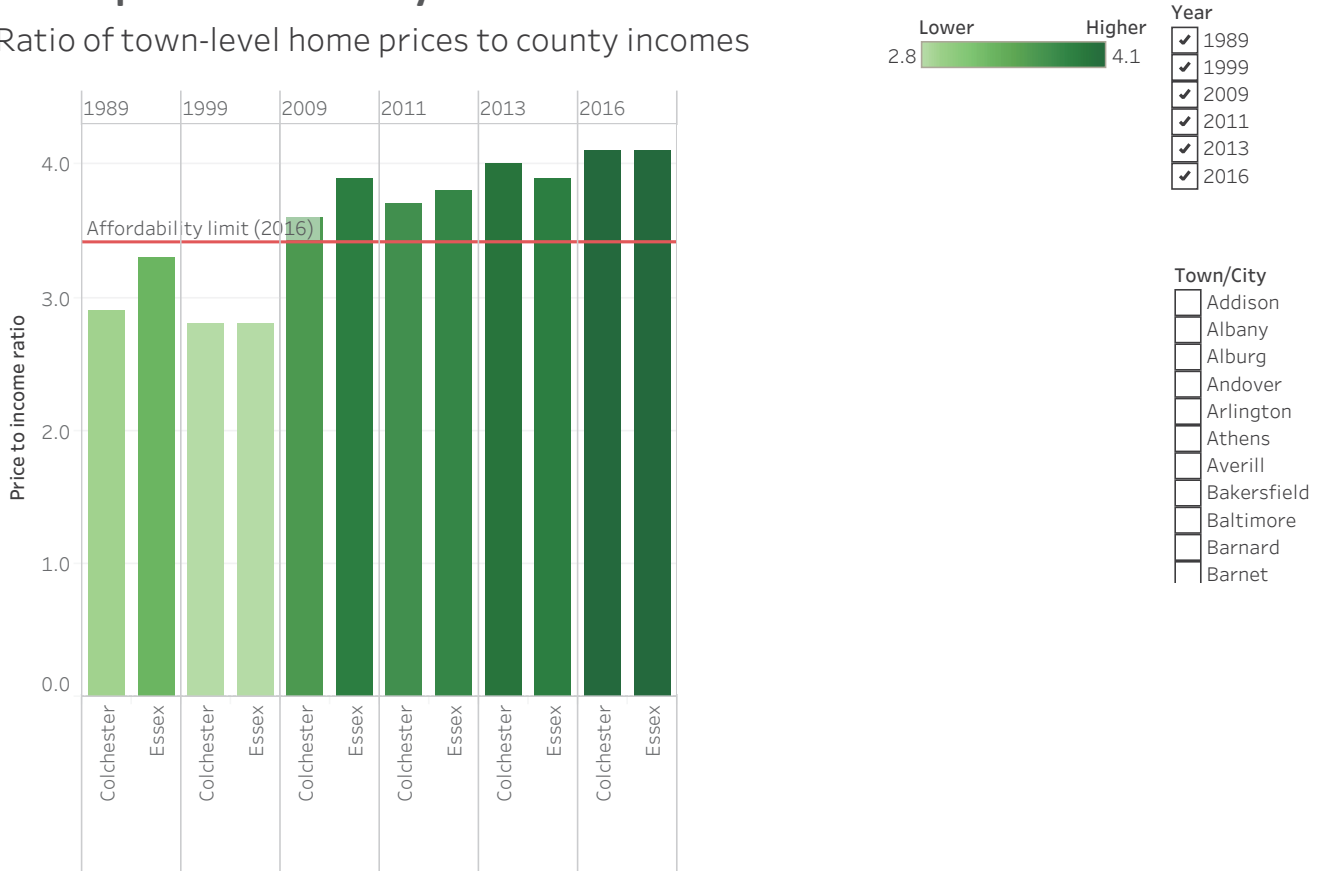
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25091), US Decennial Census (for years prior to 2010)

Description:

This table shows the percentage of total owner households in selected area paying either 30% or 50% of their household income towards housing expenses. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. Housing expenses can include mortgages, real estate taxes, various insurances, mobile home costs, and/or condominium fees as well as the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.

Home price affordability for area residents

Ratio of town-level home prices to county incomes



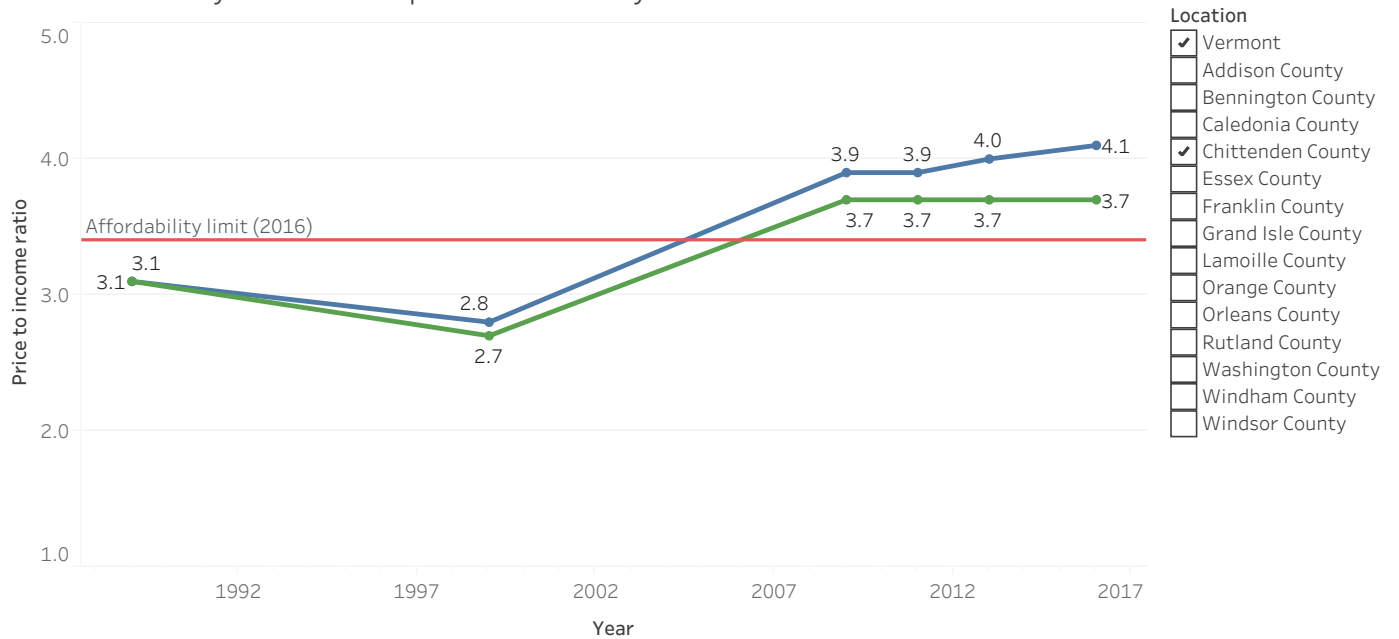
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25119), US Decennial Census (for years 2010 and earlier); Vermont Department of Taxes

Description: For towns, the price-to-income ratio is the ratio of a town's median non-vacation home price to the county's median household income. For counties, the price-to-income ratio is the ratio of the county's median non-vacation home price to its median household income. The "Affordability limit" is the price-to-income ratio when it takes exactly 30 percent of a household's income to cover monthly housing payments, assuming 5% down payment, and average interest rates, insurance premiums, taxes and closing costs. Towns and counties with median prices above this limit are likely to be largely unaffordable for the average county resident looking to buy a home.

Note: Towns with very few homes tend to have few home sales. This can skew median home sale prices, resulting in extremely high or low price to income ratios that may not accurately reflect real market conditions.

Ratio of county-level home prices to county incomes



Location
■ Vermont
■ Chittenden Cou..

Source:

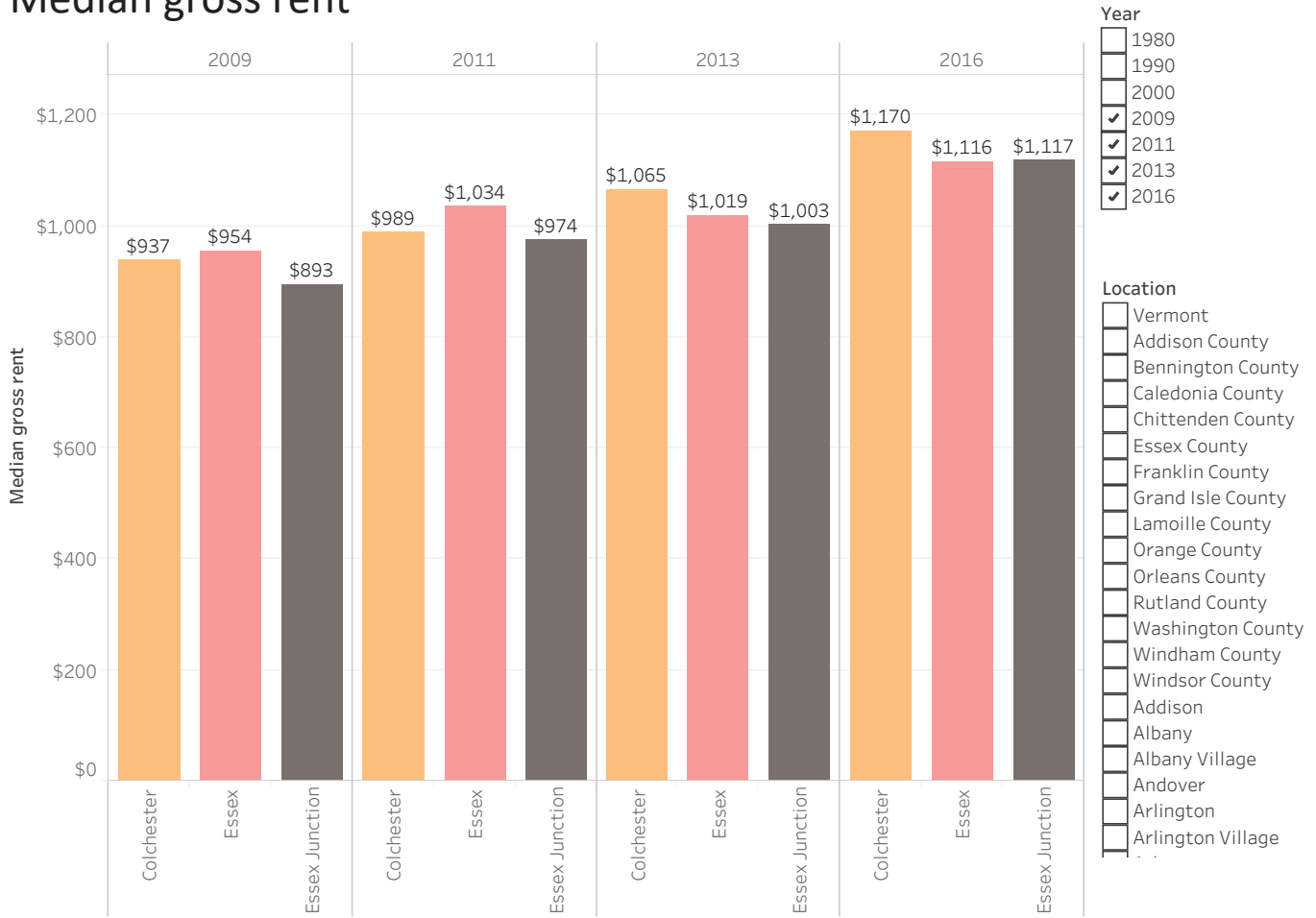
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25119), US Decennial Census (for years 2010 and earlier); Vermont Department of Taxes

Description: For towns, the price-to-income ratio is the ratio of a town's median non-vacation home price to the county's median household income. For counties, the price-to-income ratio is the ratio of the county's median non-vacation home price to it's median household income. The "Affordability limit" is the price-to-income ratio when it takes exactly 30 percent of a household's income to cover monthly housing payments, assuming 5% down payment, and average interest rates, insurance premiums, taxes and closing costs. Towns and counties with median prices above this limit are likely to be largely unaffordable for the average county resident looking to buy a home.

Note: Towns with very few homes tend to have few home sales. This can skew median home sale prices, resulting in extremely high or low price to income ratios that may not accurately reflect real market conditions.

Rental Housing Costs

Median gross rent



Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25064), US Decennial Census (for years prior to 2010)

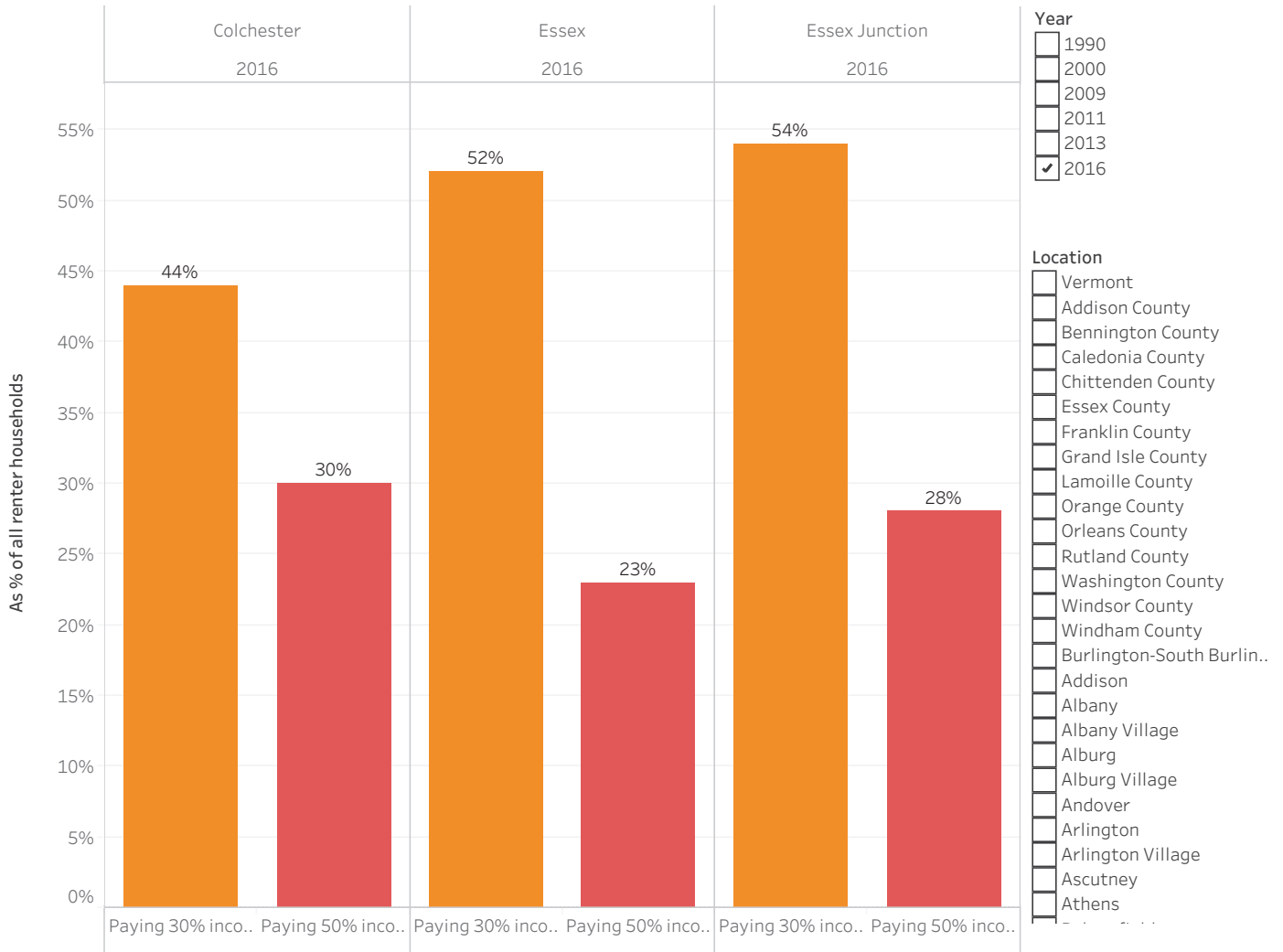
Description:

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). The median rent is the middle value when rents are arranged from lowest to highest.

Renter Cost Burden

Renter households by housing costs as a percentage of household income

Cost burden level
 Paying 30% income or more
 Paying 50% income or more



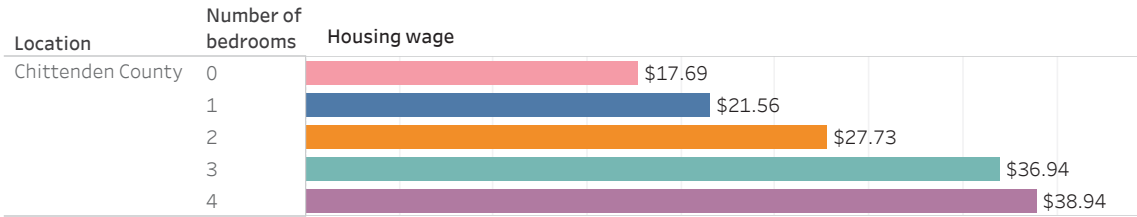
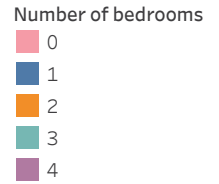
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25070), U.S. Decennial Census (for years 2010 and earlier)

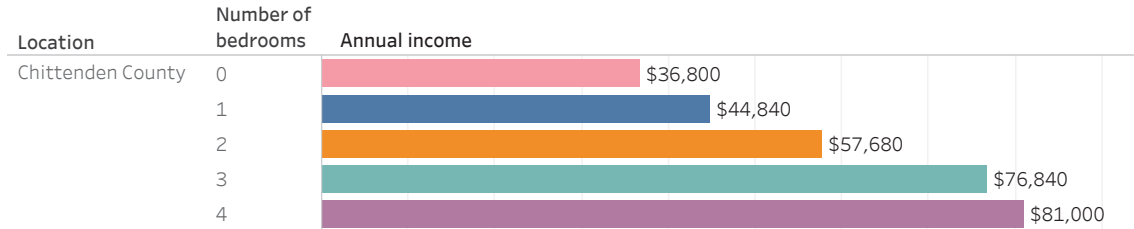
Description:

This table shows the percentage of total renter households in selected area paying either 30% or 50% of their household income towards gross rent. Gross rent is the contract rent plus the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.

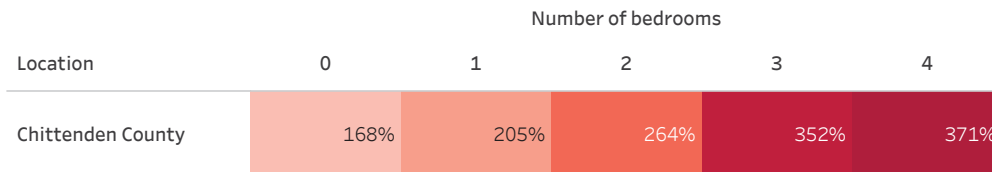
Housing wage



Income needed to afford an apartment



Housing wage as a percentage of minimum wage



Source:

National Low Income Housing Coalition (NLIHC), Out of Reach report
<http://nlihc.org/oor>

Description:

The Housing Wage is the hourly wage a household must earn while working 40 hours a week to afford a rental housing unit at HUD’s Fair Market Rent (FMR) and pay no more than 30% of its income towards housing costs. HUD Fair Market Rents (FMRs) are the 40th percentile of gross rents for typical, non-standard rental units occupied by recent movers in a local housing market. 30% of income is the federal standard of affordability.

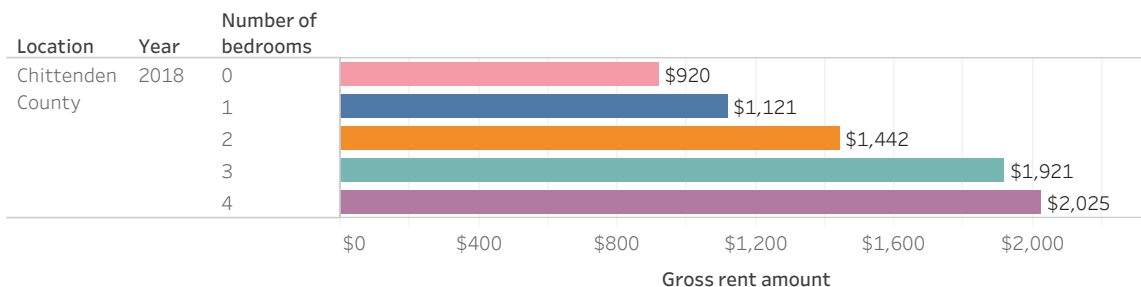
The income needed to afford an apartment at HUD’s FMR is calculated by multiplying the FMR for the number of bedrooms by 12 to get the yearly rental cost and then divide by .30 to determine the total income needed for the unit to be affordable.

The Housing Wage as a percentage of minimum wage is calculated by dividing the housing wage by the Vermont minimum wage and multiplying by 100.

Note: The Housing Wage is the same in Chittenden, Franklin, and Grand Isle Counties because those counties form the Burlington-South Burlington metropolitan statistical area (MSA). HUD sets a single FMR for MSAs.

HUD Fair Market Rent and 50% Rent

- Fair Market Rent
- 50th Percentile Rent

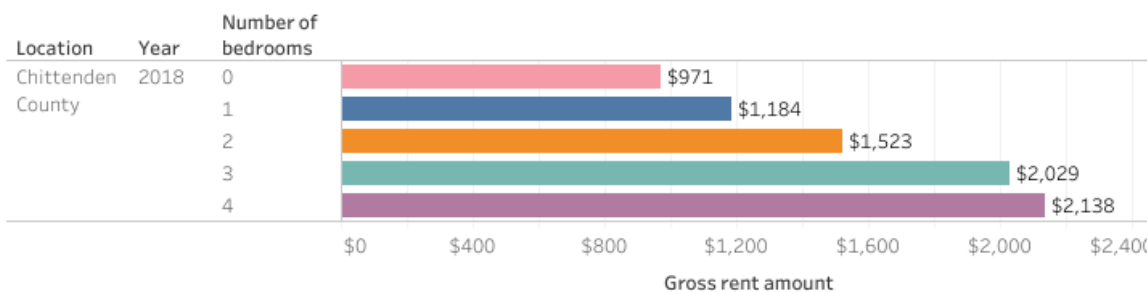


- Year
- 2018
 - 2017
 - 2016
 - 2015
 - 2014
 - 2013
 - 2012
 - 2011
 - 2010
 - 2009
 - 2008
 - 2007

- Number of bedrooms
- 0
 - 1
 - 2
 - 3
 - 4

Select data to view below:

- Fair Market Rent
- 50th Percentile Rent



- Location
- Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Washington County
 - Windham County
 - Windsor County

Source:

U.S Department of Housing and Urban Development (HUD)

Description:

HUD Fair Market Rents (FMRs) are the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. HUD 50th Percentile Rents (also known as HUD 50% Rents or HUD Median Rents) are the 50th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. Gross rent includes the shelter rent plus the cost of all utilities, except telephone/internet service. HUD estimates the FMR and Median Rent by bedroom size annually by county.

Note: Housing Wage is the same in Chittenden, Franklin, and Grand Isle Counties because those counties form the Burlington-South Burlington metropolitan statistical area (MSA). HUD sets a single FMR for MSAs.

Housing Stock

Housing Stock

Housing units by occupancy type

Location	Year	Type	Number of housing units
Colchester	2016	Owner	4,531
		Rental	2,213
		Total housing units	6,744
Essex	2016	Owner	6,092
		Rental	2,536
		Total housing units	8,628
Essex Junction	2016	Owner	2,590
		Rental	1,634
		Total housing units	4,224

Location

- Vermont
- Addison County
- Bennington County
- Caledonia County
- Chittenden County
- Essex County
- Franklin County
- Grand Isle County
- Lamoille County
- Orange County
- Orleans County
- Rutland County
- Washington County
- Windham County
- Windsor County
- Addison
- Albany
- Albany Village
- Andover
- Arlington
- Arlington Village
- Ascutney

Source:

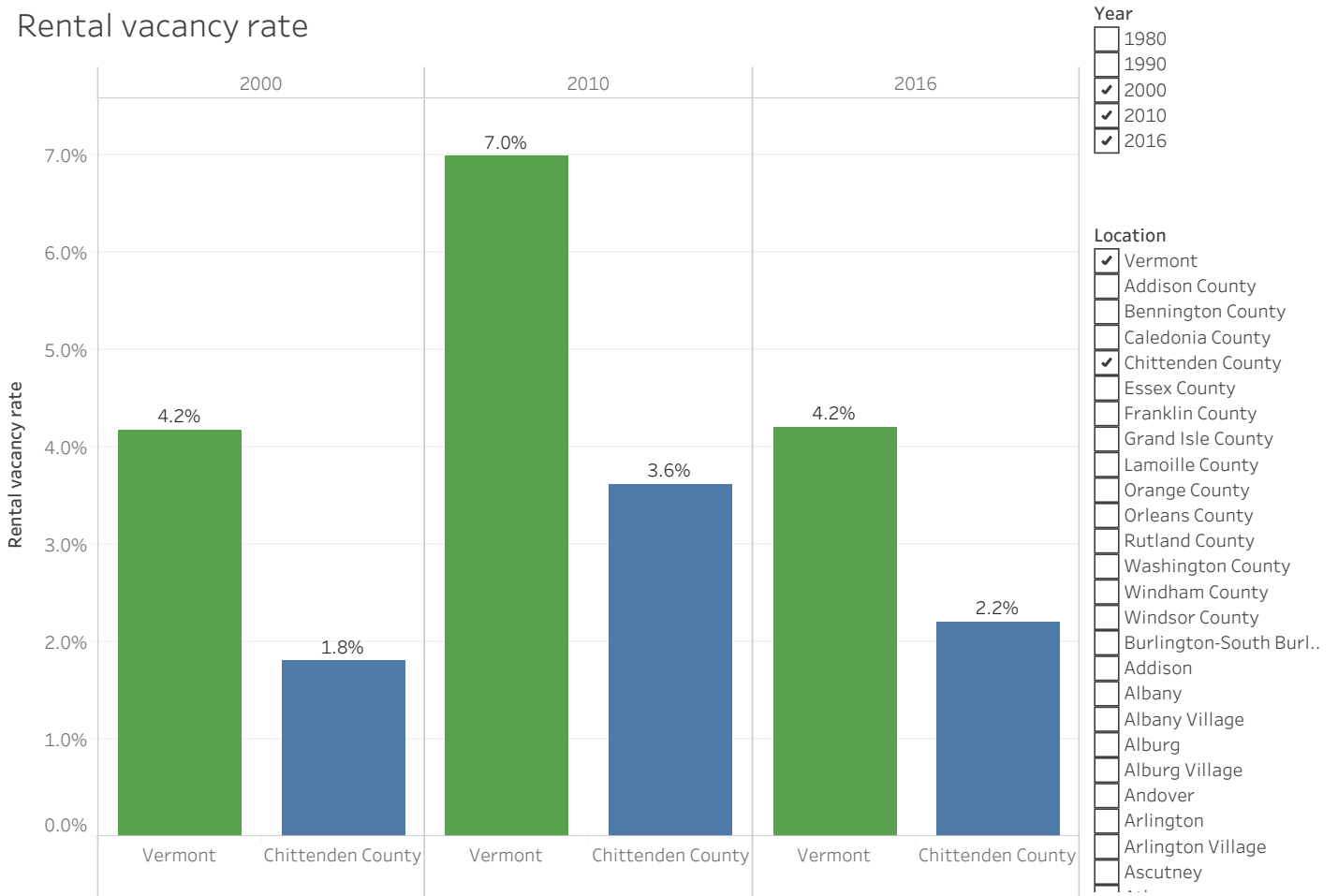
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003, B25004),

Description:

A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner units in this data set include units occupied by the owner, and units for sale. All units which are not owner occupied, whether they are rented for cash rent, occupied without payment of cash rent, or vacant for rent, are classified as renter units. The renter units in this data set include units occupied by a renter, or units for rent. The total is the sum of these owner and renter units. This data set does not contain seasonal or vacation housing units. For seasonal homes data, view the *Vacancies* visualization.

Vacancies

Rental vacancy rate



Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003, B25004), US Decennial Census (for years 2010 and earlier)

Description:

The rental vacancy rate is the percentage of vacant units designated for rent compared to the total rental housing units. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room intended for occupancy as separate living quarters.

Note: Rental vacancy rates are not displayed at the town or village level for years between 2010 and 2020 due to high margins of errors.

Vacant housing units

- Year**
- 2016
 - 2010
 - 2000
 - 1990
 - 1980

- Location**
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Orange County
 - Orleans County
 - Rutland County
 - Windham County
 - Windsor County
 - Addison
 - Albany
 - Albany Village
 - Andover
 - Arlington
 - Arlington Village
 - Ascutney
 - Athens
 - Averill

Location	Year	Vacancy type	Data reliability rating	Number of vacant units
Colchester	2016	For rent	Use with caution	109
		Rented, not occupied	N/A	0
		For sale	Use with caution	47
		Sold, not occupied	N/A	0
		For seasonal, recreational or occasional use	Fair	371
		For migrant workers	N/A	0
		Other vacant	Use with caution	142
		Total vacant units		669
Essex	2016	For rent	Use with caution	36
		Rented, not occupied	N/A	0
		For sale	Use with caution	117
		Sold, not occupied	Use with caution	22
		For seasonal, recreational or occasional use	Use with caution	8
		For migrant workers	N/A	0
		Other vacant	Use with caution	24
		Total vacant units		207
Essex Junction	2016	For rent	Use with caution	36
		Rented, not occupied	N/A	0
		For sale	N/A	0
		Sold, not occupied	Use with caution	22
		For seasonal, recreational or occasional use	Use with caution	8
		For migrant workers	N/A	0
		Other vacant	Use with caution	24
		Total vacant units		90

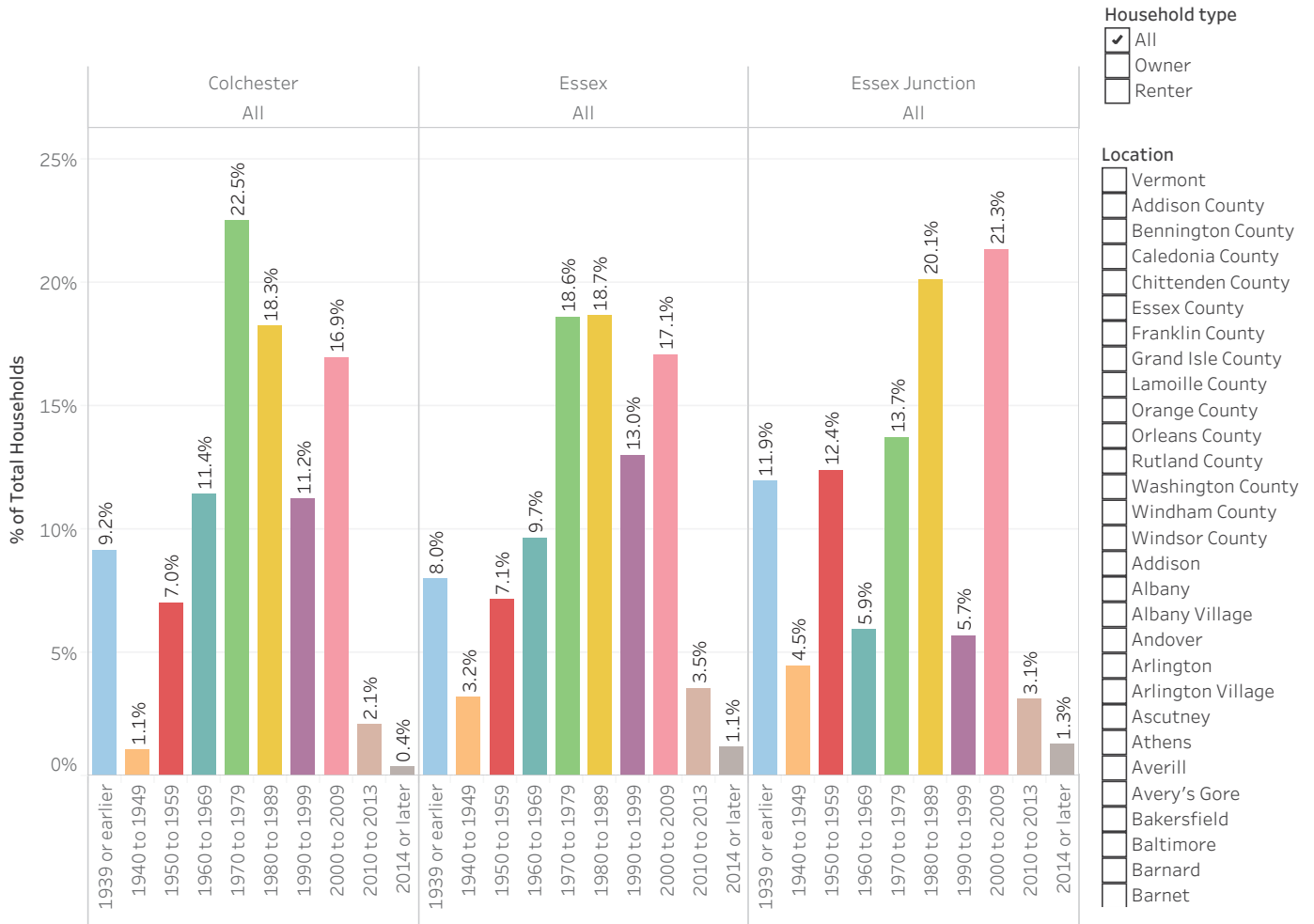
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25004), U.S. Decennial Census (for years 2010 and earlier)

Description:

A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room intended for occupancy as separate living quarters. A housing unit is vacant if no one is living in it at the time of interview. Units occupied only by persons who are staying two months or less and who have a more permanent residence elsewhere are classified as vacant. Seasonal, recreational, or occasional use units are units used or intended for use only in certain seasons or for occasional use throughout the year. Interval ownership units, such as timesharing condominiums, are included in this category. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements or display a sign that they are condemned.

Housing units by year structure built - All households



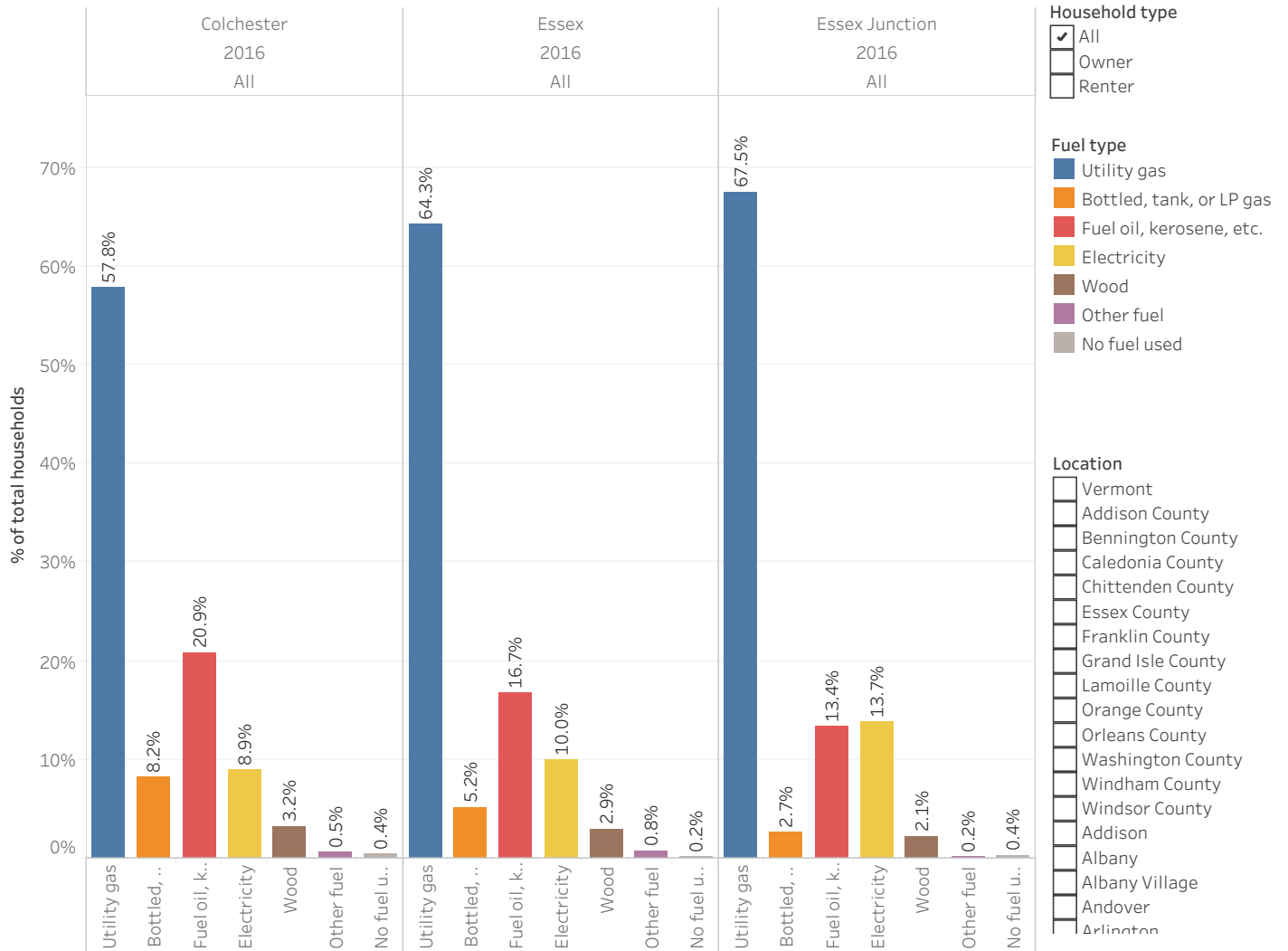
Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25034, B25036), 2016

Description:

This data set describes the year that the building in which the housing unit is located was originally constructed. Includes both occupied and vacant housing units. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room intended for occupancy as separate living quarters. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter units.

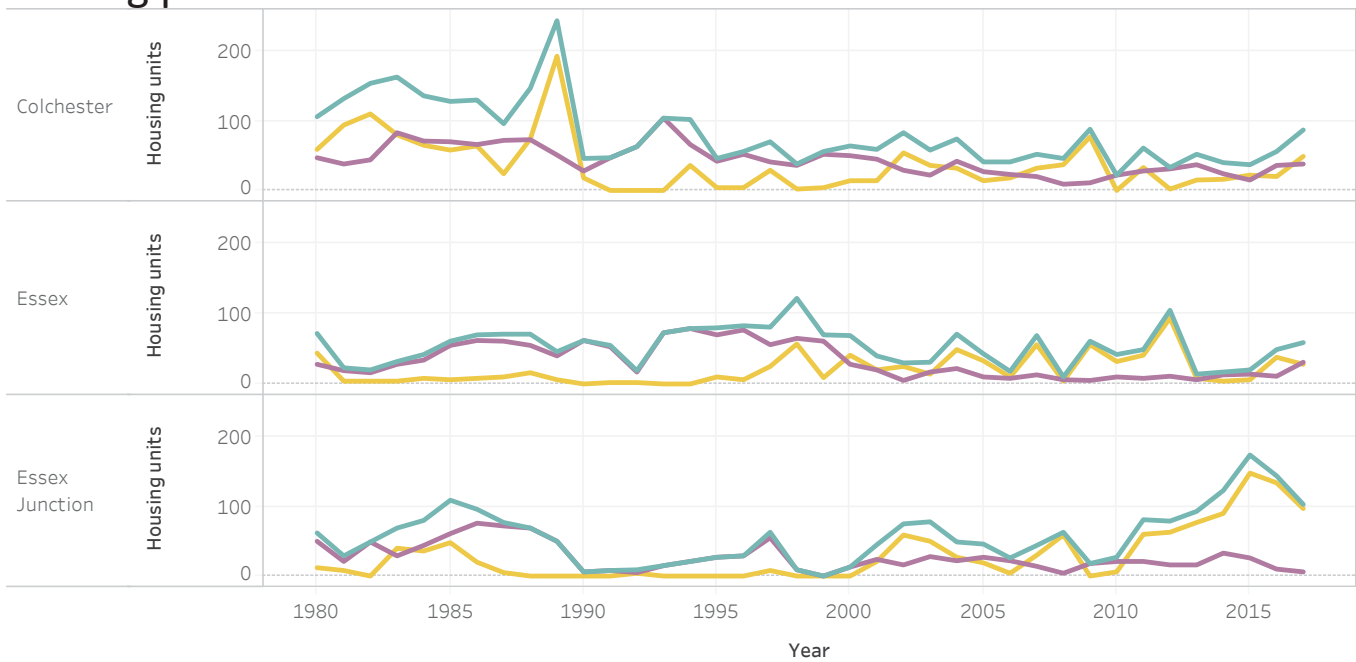
Home heating fuel



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25117, B25040)

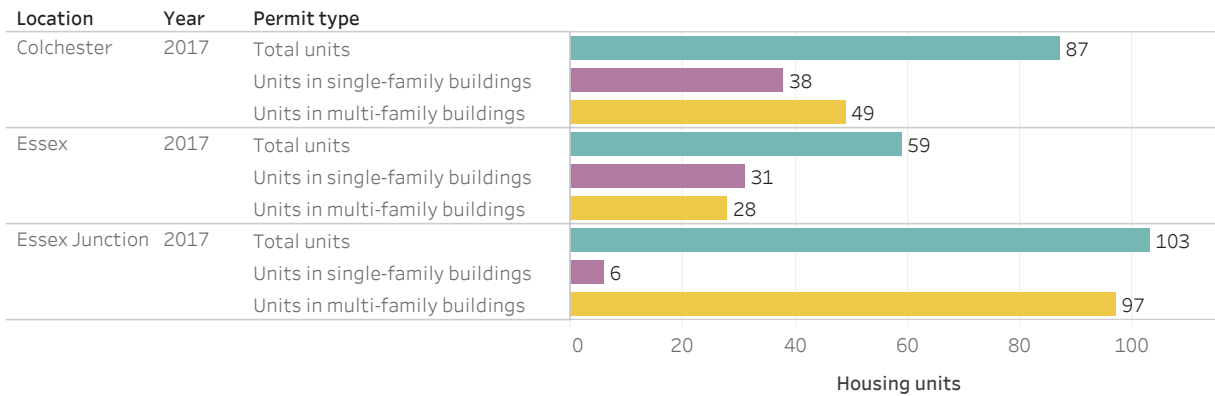
Description:
The home fuel listed is the fuel most often used to heat the housing unit. Data set includes only occupied housing units. The Utility Gas category includes gas piped through underground pipes from a central system to serve the neighborhood. Bottled, Tank, or LP Gas category includes liquid propane gas stored in bottles or tanks that are refilled or exchanged when empty. Fuel Oil, Kerosene, etc. includes fuel oil, kerosene, gasoline, alcohol, and other combustible liquids. Coal or Coke includes coal or coke that is usually distributed by truck. Electricity includes electricity that is generally supplied by means of above or underground electric power lines. Wood includes purchased wood, wood cut by household members on their property or elsewhere, pellets, sawmill or construction scraps, or the like. Solar Energy includes heat provided by sunlight that is collected, stored, and actively distributed to most of the rooms. Other Fuel includes all other fuels not specified elsewhere. No Fuel Used includes units that do not use any fuel or that do not have heating equipment.

Building permits



Housing unit type

■ Total units
 ■ Units in single-family buildings
 ■ Units in multi-family buildings



Source:

U.S. Census Bureau: Building Permits Survey (via the U.S Department of Housing and Urban Development)

Description:

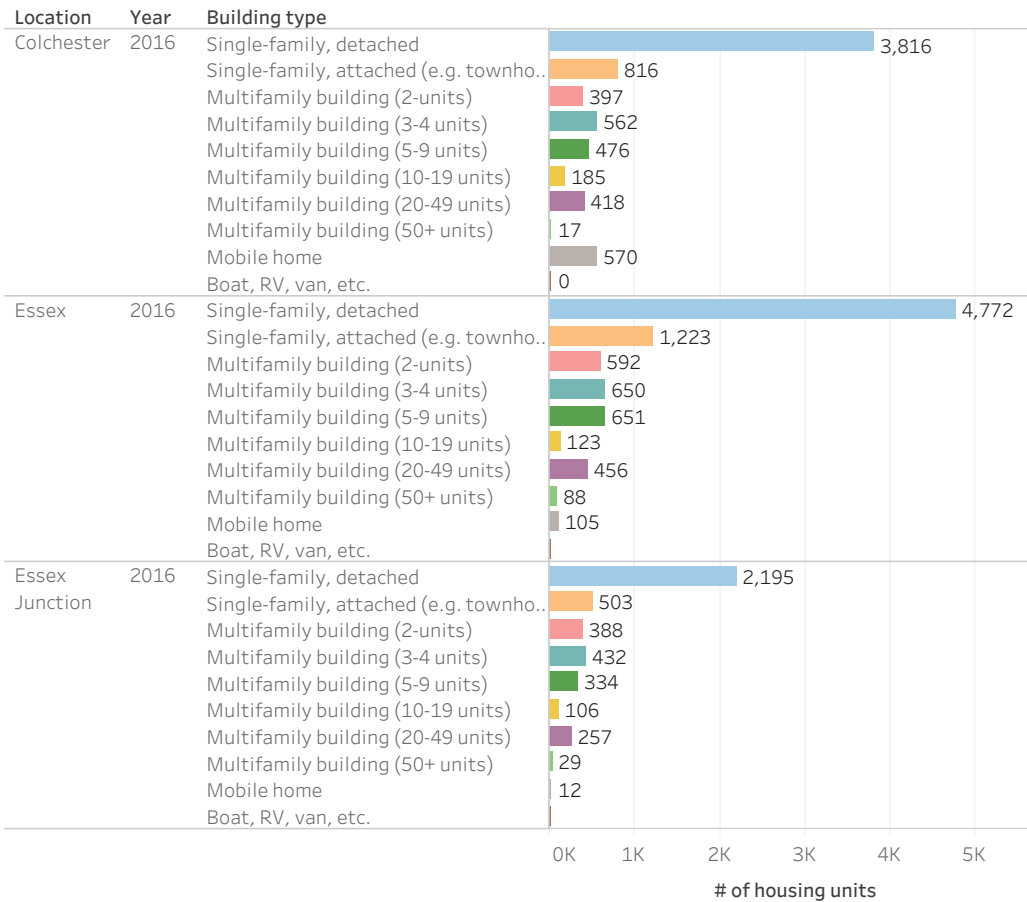
A building permit is the approval given by a local jurisdiction to proceed on a construction project. Statistics on housing units authorized by building permits include housing units issued for privately-owned residential structures. A residential building is a building consisting primarily of housing units. In a new building combining residential and nonresidential floor areas, the Census Bureau includes the residential units, even if the primary function of the entire building is for nonresidential purposes. The Census Bureau defines multifamily buildings as residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc).

This data set contains only permits issued, and does not indicate whether units were construction was actually put into construction for the period shown. However, current surveys indicate that construction is undertaken for all but a very small percentage of housing units authorized by building permits. A major portion typically get under way during the month of permit issuance and most of the remainder begin within the three following months.

Not all areas of the state require a building or zoning permit. This data set includes only areas that require a permit.

NOTE: When both towns and their villages appear in this report, they are assumed to be separate permitting entities. Therefore, village numbers are NOT ADDED to town numbers in this profile.

Residential building type



- Building type**
- Single-family, detached
 - Single-family, attached (e.g. townhousing)
 - Multifamily building (2-units)
 - Multifamily building (3-4 units)
 - Multifamily building (5-9 units)
 - Multifamily building (10-19 units)
 - Multifamily building (20-49 units)
 - Multifamily building (50+ units)
 - Mobile home
 - Boat, RV, van, etc.

- Location**
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Windham County
 - Windsor County
 - Addison
 - Albany
 - Albany Village
 - Andover
 - Arlington
 - Arlington Village
 - Ascutney
 - Athens

Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25024)

Description:
This table displays the number of housing units in a location by the type of building in which the home is located. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. This data set contains all housing units, both occupied and vacant, regardless of tenure.

Housing Programs

Apartments with project-based public subsidies

Apartments by number of bedrooms

County	City/Town	Development name	Number of apartment complexes	Total apartments	Single room occupancy (SRO) units	0 bedroom units	1 bedroom units	2 bedroom units	3 bedroom units	4 bedroom units	5+ bedroom units	
Chittenden County	Colchester	309 Ethan Allen Apartments	1.0	23.0	0	0	10	13	0	0	0	
		Arbor Gardens Phase I	1.0	37.0	0	0	13	22	2	0	0	
		Brookside Apartments LP	1.0	42.0	0	0	8	31	3	0	0	
		CARES Housing	1.0	11.0	0	0	9	2	0	0	0	
		Ethan Allen Apartments	1.0	32.0	0	0	17	9	6	0	0	
		Holy Cross Senior Housing	1.0	40.0	0	0	36	4	0	0	0	
		Point School Apartments	1.0	5.0	0	0	0	0	5	0	0	
		Winchester Place	1.0	148.0	0	0	0	142	6	0	0	
	Essex	Cedar's Edge Apartments	1.0	30.0	0	0	7	23	0	0	0	
		Essex Town Center	1.0	44.0	0	0	28	16	0	0	0	
		Hawk's Meadow Apartments	1.0	49.0	0	0	24	25	0	0	0	
		Monarch Apartments	1.0	30.0	0	0	6	20	4	0	0	
		Town Meadow Senior Housing	1.0	48.0	0	0	43	5	0	0	0	
		Whitcomb Terrace	1.0	19.0	0	0	16	3	0	0	0	
		Whitcomb Woods	1.0	65.0	0	0	60	5	0	0	0	
		Total			15.0	623.0	0	0	277	320	26	0

Source:

Vermont Directory of Affordable Rental Housing (DOARH)

Description:

Apartments that have received project-based public subsidies are categorized number of bedrooms in the apartment unit.

Apartments with project-based public subsidies

Apartments by features and eligibility

County	City/Town	Development name	Number of apartment complexes	Total apartments	Accessible/adaptable units	Units with permanent supportive housing for the homeless	Units with permanent supportive housing for other types of tenants	Units limited to disabled tenants	Units limited to tenants aged 55 and older	Units limited to senior or disabled tenants
Chittenden County	Colchester	309 Ethan Allen Apartments	1.0	23.0	1.0	0.0	0.0	0.0	0.0	0.0
		Arbor Gardens Phase I	1.0	37.0	37.0	0.0	0.0	0.0	0.0	0.0
		Brookside Apartments LP	1.0	42.0	3.0	0.0	0.0	0.0	0.0	0.0
		CARES Housing	1.0	11.0	8.0	0.0	0.0	0.0	0.0	0.0
		Ethan Allen Apartments	1.0	32.0	2.0	0.0	0.0	0.0	0.0	0.0
		Holy Cross Senior Housing	1.0	40.0	4.0	0.0	0.0	0.0	40.0	0.0
		Point School Apartments	1.0	5.0	1.0	0.0	0.0	0.0	0.0	0.0
	Winchester Place	1.0	148.0	6.0	0.0	0.0	0.0	0.0	0.0	
	Essex	Cedar's Edge Apartments	1.0	30.0	0.0	0.0	0.0	0.0	0.0	0.0
		Essex Town Center	1.0	44.0	44.0	0.0	0.0	0.0	0.0	0.0
		Hawk's Meadow Apartments	1.0	49.0	2.0	0.0	0.0	0.0	24.0	0.0
		Monarch Apartments	1.0	30.0	0.0	0.0	0.0	0.0	0.0	0.0
		Town Meadow Senior Housing	1.0	48.0	0.0	0.0	0.0	0.0	48.0	0.0
		Whitcomb Terrace	1.0	19.0	19.0	0.0	0.0	0.0	0.0	19.0
Whitcomb Woods		1.0	65.0	6.0	0.0	0.0	0.0	64.0	0.0	
Total			15.0	623.0	133.0	0.0	0.0	0.0	176.0	19.0

Source:

Vermont Directory of Affordable Rental Housing (DOARH)

Description:

Subsidized rental housing units are categorized by apartments featuring features or services for specific groups of tenants, or by apartments that may only be rented to specific groups of tenants.

Apartments with project-based public subsidies

Apartments by development funding source

County	City/Town	Development name	Number of apartment complexes	Total apartments	Low Income Housing Tax Credit	VHCB grant/loan	VHFA loan	HOME Program	New Construction/Substantial Rehab	Rural Development Section 515	Community Development Block Grant	Public Housing	FHILB's Affordable Housing Program	Section 202 Housing for Elderly	Section 236	Section 811 Housing for Disabled	Housing Opportunities for Persons With AIDS (HOPWA)	Other	Market rate (in mixed income complex)			
Chittenden County	Colchester	309 Ethan Allen Apartments	1.0	23.0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0.0			
		Arbor Gardens Phase I	1.0	37.0	37	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0.0		
		Brookside Apartments LP	1.0	42.0	18	42	0	0	11	0	0	0	0	0	0	0	0	0	42	6.0		
		CARES Housing	1.0	11.0	0	11	0	0	22	0	0	0	0	11	0	0	0	0	8	0.0		
		Ethan Allen Apartments	1.0	32.0	24	4	32	0	4	0	0	0	0	0	0	0	0	0	0	8.0		
		Holy Cross Senior Housing	1.0	40.0	33	40	0	0	22	0	0	0	0	0	0	0	0	0	0	7.0		
		Point School Apartments	1.0	5.0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0.0		
		Winchester Place	1.0	148.0	76	0	0	148	0	0	0	148	0	0	0	0	0	0	0	40.0		
		Essex	Essex Town Center	Cedar's Edge Apartments	1.0	30.0	25	30	0	8	0	0	30	0	0	0	0	0	0	0	5.0	
				Essex Town Center	1.0	44.0	26	0	44	0	0	0	0	0	0	0	0	0	0	0	18.0	
				Hawk's Meadow Apartments	1.0	49.0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	5.0	
				Monarch Apartments	1.0	30.0	26	0	0	0	22	0	0	0	0	0	0	0	0	0	0	4.0
				Town Meadow Senior Housing	1.0	48.0	47	48	0	0	0	0	0	48	0	0	0	0	0	0	0	0.0
				Whitcomb Terrace	1.0	19.0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.0
				Whitcomb Woods	1.0	65.0	8	65	0	65	0	64	0	0	0	65	0	0	0	0	0	0.0
	1.0			623.0	379	263	393	243	69	69	0	226	0	76	0	0	0	0	8	42	97.0	

Source: Vermont Directory of Affordable Rental Housing (DOARRH)

Description: Apartments that have received project-based public subsidies are categorized by funding source for development. Developments often will have multiple sources of funding.

Apartments with project-based public subsidies

Apartments by project-based rental assistance source

County	City/Town	Development name	Number of apartment complexes	Total apartments	Project Based Rental Assistance	Section 8 Project Based Assistance	Public Housing	Rural Development Section 521	Project Rental Assistance Contract (PRAC)	Moderate Rehab
Chittenden County	Colchester	309 Ethan Allen Apartments	1.0	23.0	0	0	0	0	0.0	0
		Arbor Gardens Phase I	1.0	37.0	6	6	0	0	0.0	0
		Brookside Apartments LP	1.0	42.0	0	0	0	0	0.0	0
		CARES Housing	1.0	11.0	8	0	0	0	0.0	0
		Ethan Allen Apartments	1.0	32.0	0	0	0	0	0.0	0
		Holy Cross Senior Housing	1.0	40.0	0	0	0	0	0.0	0
		Point School Apartments	1.0	5.0	5	0	0	0	0.0	0
		Winchester Place	1.0	148.0	0	0	0	0	0.0	0
	Essex	Cedar's Edge Apartments	1.0	30.0	0	0	0	0	0.0	0
		Essex Town Center	1.0	44.0	0	0	0	0	0.0	0
		Hawk's Meadow Apartments	1.0	49.0	0	0	0	0	0.0	0
		Monarch Apartments	1.0	30.0	0	0	0	0	0.0	0
		Town Meadow Senior Housing	1.0	48.0	40	0	0	0	40.0	0
		Whitcomb Terrace	1.0	19.0	5	5	0	0	0.0	0
	Whitcomb Woods	1.0	65.0	64	0	0	0	0.0	0	
Total			15.0	623.0	128	11	0	0	40.0	0

Source:

Vermont Directory of Affordable Rental Housing (DOARH)

Description:

Apartments that have received project-based public subsidies are categorized by funding source for rental assistance for tenants. Developments may have multiple sources of rental assistance funding.