

HOUSING AND VERMONT'S SCHOOL ENROLLMENT

SECOND IN A SERIES OF VHFA ISSUE PAPERS

Vermont Housing
Finance Agency
www.vhfa.org



New housing is unlikely to quickly trigger a jump in school enrollment for most Vermont communities.

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INTRODUCTION

THE IMPACT OF NEW HOME construction on local school enrollments is a concern shared by many communities. After a dramatic increase in the number of children in Vermont's schools during the 1990s, it is no surprise this concern continues to press on the minds of some local planners, decision-makers, and community residents when home building is proposed.

These concerns prompted Vermont Housing Finance Agency (VHFA) to study the relationship between home building and school enrollment levels. We found that:

- Contrary to these concerns, new housing is **highly unlikely** to quickly trigger a jump in school enrollment for most Vermont communities.
- The number of school-aged children in a community is more dependent on the **demographics of households** already living there than on whether new homes have been built recently. Decreasing numbers of Vermonters in their child-bearing years and increasing numbers of single-person households have had a substantial influence on the state's school enrollments.
- For the average Vermont community, demographic trends have led to a **steady decline in school enrollments** since 2000 that is expected to continue until 2014. Between 2015 and 2027, enrollments are expected to increase again, but at an average pace of less than one percent per year.
- Some communities concerned about declining school enrollments and a declining population of young adults may want to try to attract families who have children or may have them in the future. In these

cases, **affordability is an important factor**. Current and future parents of school-aged children are fairly young, on average, and have not yet reached their full earning potential. Competing demands on the limited paychecks of many of these families encourage them to seek housing that is priced affordably.

A declining population of young families and young adults presents serious consequences for our economy and the health of our communities. While housing development can not guarantee more young people will choose to stay in Vermont, community leaders who want to retain younger Vermonters need to plan housing development that is most desirable for families starting out on their own.

This paper is intended to help communities use recent research results and other data to estimate the impact of demographic trends and new residential construction on enrollments in their schools. Most of the information presented is statewide data that pertains to the "average" Vermont community. The paper concludes with a discussion of resources available to readers who want to focus more closely on the number of school-aged children living in a particular community.

MOST NEW VERMONT HOMES ARE OCCUPIED BY HOUSEHOLDS WITHOUT CHILDREN

The relationship between home building and school enrollments is more complex than it seems. It was not uncommon in the 1990s for school enrollments to rise in Vermont communities. School enrollments across the state swelled by more than 20,000 students between 1990 and 2000.¹ During the following five years, however, enrollments fell by almost 12,000.²

Curious about influences on Vermont's school enrollments, statistician Bill Smith of Public Policy Demographics analyzed detailed 2000 Census data for the largest communities in Chittenden County. He discovered that between 1995 and 2000, the rate at which homes were built far exceeded the rate at which new students enrolled in local elementary and middle schools in all but one of these towns. Even South Burlington and Essex, with housing stock increases of 12 to 14 percent, experienced K-8 enrollment increases of only 2 to 4 percent.

Williston, with a housing stock that expanded by a dramatic 25 percent, was the only town studied that experienced a significant increase in enrollment of young children (about 15 percent).³ Most (73%) of the new

The types of residents in a community are far more likely than new construction to impact school enrollments

homes built in Williston during these years were single-family, owner-occupied houses with 3-4 bedrooms.⁴ No new subsidized rental housing units were built in Williston during this time.⁵

These results suggest it takes substantial levels of new construction to noticeably

increase school enrollments. However, construction of new homes in Vermont since 2000 has increased the housing stock by only one percent or less each year.⁶ With new homes composing

such a small portion of the housing in most Vermont towns, other factors, such as the types of residents in a community, are far more likely than new construction to impact school enrollments.

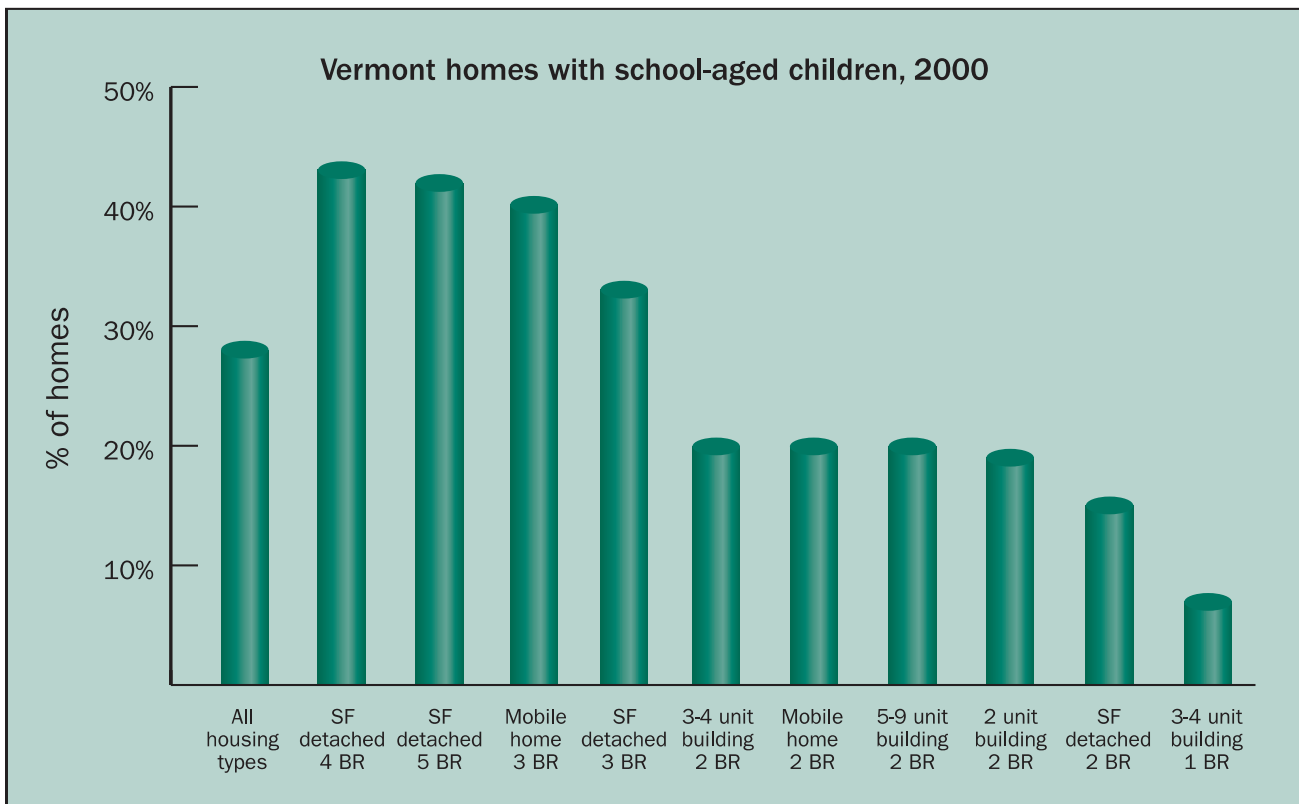


FIGURE 1 Note: Includes housing types numbering at least 5,500 units throughout Vermont in 2000. Source: Analysis by Bill Smith, Public Policy Demographics, using 2000 Census Vermont PUMS data.

Most people moving into new Vermont homes do not have children. In fact, only about 28% of all homes in the state contain families with school-aged children.⁷ As one might expect, some homes are more likely to house families with school-aged children than others. As shown in Figure 1, single-family detached houses with four bedrooms (the second bar from the left) are more likely than any other housing type to contain families with school-aged children. Other housing types – especially those with fewer than three bedrooms – are significantly less likely to house families with school-aged children, as shown in the bars to the far right.

Figure 1 shows that 43% of Vermont’s four-bedroom houses contain families with school-aged children. This means that more than half (57%) of the four-bedroom houses in the state are occupied by families without school-aged children. Although these statistics are based on Vermont’s total housing stock, new homes contain the same number of children on average as existing homes of the same type and size, according to recent research in New Hampshire.⁸

Large multi-unit housing

Although not as common as other types of housing, about 13 buildings with 10 or more affordable rental apartments are constructed each year in Vermont.⁹ As shown in Figure 2, large buildings are far less prevalent than smaller buildings in Vermont’s multi-unit housing stock.

Construction of many multi-unit buildings in Vermont is subsidized through government programs such as the federal Low-Income Housing Tax Credit and HOME programs and the Vermont Housing and Conservation Trust Fund and state housing tax credits. These programs require a substantial portion of the project’s units to be rented to low-income households.

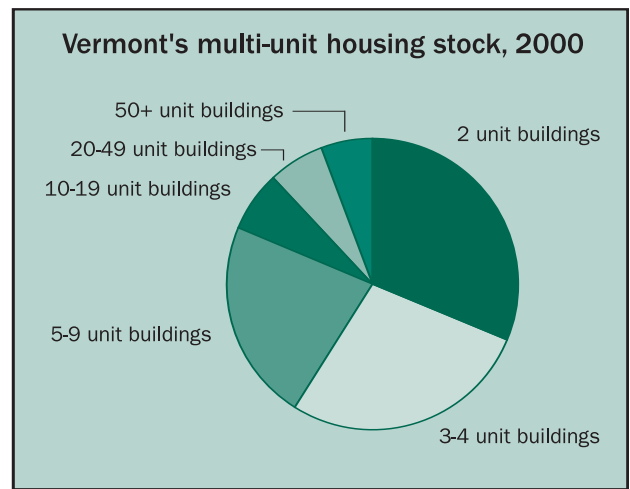


FIGURE 2 Source: U.S. Census Bureau, *Census 2000 Summary File 3*

Half of Vermont’s subsidized rental units are restricted to elderly or disabled tenants, and the other half may be occupied by households with no elderly or disabled members, including families with school-aged children.

Since 2000, 651 affordable apartments (in 19 buildings) for elderly or disabled tenants and 984 apartments (in 50 buildings) for non-elderly households have been built. On average, each of the buildings for non-elderly households contains 14 apartments and each apartment has 2 bedrooms.¹⁰ Like buildings with less than 10 units (Figure 1), most 2-bedroom apartments in larger buildings are likely to be occupied by households without children, as shown in Figure 3.

Percentage of 2-bedroom units in northern New England with school-aged children	
Buildings with 10-19 units	20%
Buildings with 20-49 units	16%
Buildings with 50+ units	11%

FIGURE 3 Source: Bill Smith, *Public Policy Demographics*, using 2000 Census PUMS data for Vermont, New Hampshire, and Maine. Figures exclusively for Vermont are not available due to the small size of the sample.

NUMBER OF CHILDREN IN A COMMUNITY DEPENDS ON CHARACTERISTICS OF ITS RESIDENTS

Decreasing numbers of Vermonters in their childbearing years and increasing numbers of single-person households have had a substantial influence on school enrollments. Most children live in families with household heads under the age of 45.¹¹ However, the aging of Vermont's baby boomer population has caused a steady decrease since 1990 in the number of adults under 45.¹² Between 2000 and 2010, the Census Bureau estimates the number of Vermonters under the age of 45 will fall by about 17,000 and that the number who are at least 45 years old will increase dramatically, by about 60,000. The number of children in Vermont peaked in 2000 when most baby boomers concluded their child-bearing years, as shown in the lowest two tiers in Figure 4.

By 2010, the Census Bureau estimates Vermont will rank 11th in the nation in terms of the portion of its population that is 65+, rising from 26th in 2000. By 2030, Vermont is estimated to rise to 8th highest in the nation.¹³

In addition to the aging of Vermont's baby boomers, an increase in single-person households is also decreasing the number of children in the state. In 2005, 28 percent of all Vermont households had only one member – up from 23 percent in 1990.¹⁴ Vermont's growing population of single adult households includes surviving baby boomer widows and widowers and boomers who divorce without remarrying.

Migration in and out of Vermont also affects the number and types of households living here. Since 1990, Vermont has consistently experienced net in-migration (i.e. more people moving in than out).¹⁵ However, the state's young, single, college-educated people are moving out at an alarming rate. Relative to the state's total population, more of these young people moved out of Vermont between

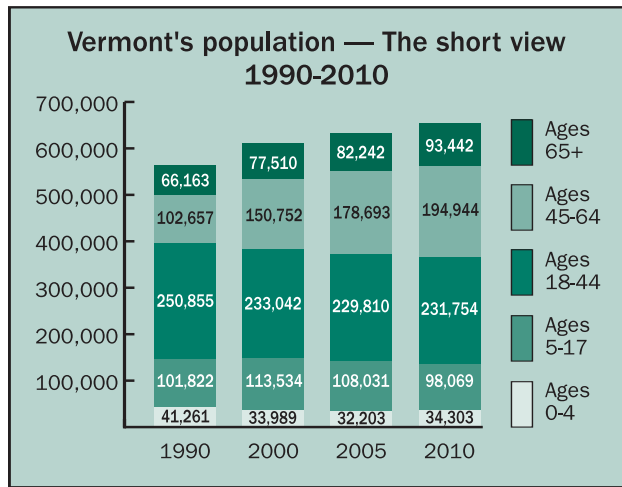


FIGURE 4 Data source: U.S. Census Bureau, Table P011 STF 1 1990; Table 2: Annual Estimates of the Population by Sex and Age for Vermont: April 1, 2000 to July 1, 2005 (SC-EST2005-02-50); and Interim State Population Projections, 2005.

1995 and 2000 than most other states in the country. Only six other states lost more of their young, single, college-educated people than Vermont.¹⁶ A dwindling population of young, college-educated Vermonters poses a serious threat to the state's economic growth. They are the "human capital" needed to

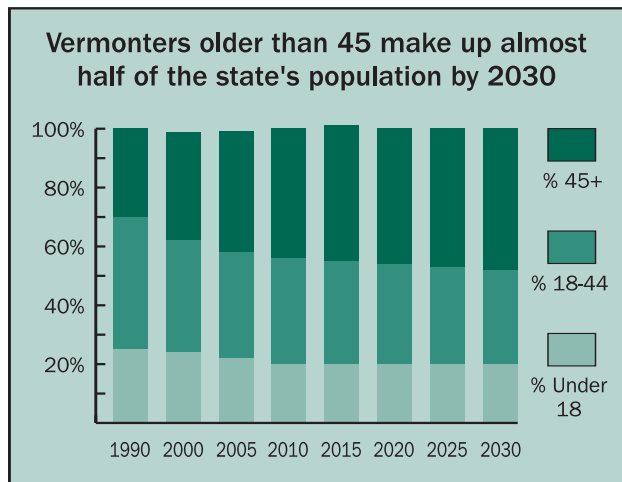


FIGURE 5 Data source: U.S. Census Bureau, Table P011 STF 1 1990; Table 2: Annual Estimates of the Population by Sex and Age for Vermont: April 1, 2000 to July 1, 2005 (SC-EST2005-02-50); and Interim State Population Projections, 2005.

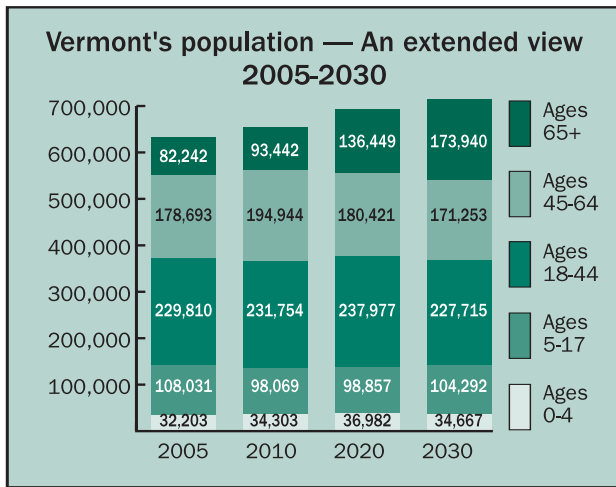


FIGURE 6 Data source: U.S. Census Bureau, Population Division, Interim State Population Projections, 2005

ensure that our workforce is healthy and that we have leaders needed to carry the state to future success.

The convergence of these trends combined with other unique characteristics of the state's population have led Vermont to have the **lowest birth rate in the nation** for the last five years.¹⁷ Vermont's birth rate is currently 10.6 births per 1,000 of population, compared to 14.1 for the U.S.¹⁸

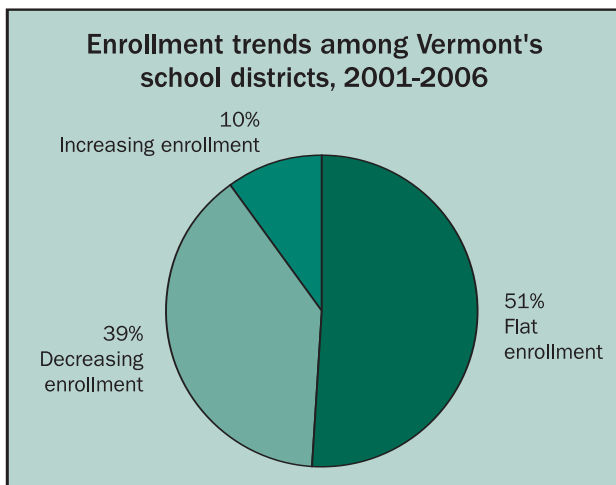


FIGURE 7 Data source: Vermont Dept. of Education, Vermont School Report (<http://crs.uvm.edu/schlrpt>)

Vermonters by 2030

By 2030, Vermont's demographic trends are expected to create a situation in the average community in which the portion of Vermonters under age 45 (the age of most parents with school-aged children) has dwindled to 58% from 70% in 1990, as shown in Figure 5.

The state's total population is expected to continue increasing through 2030, but at a steadily declining rate. After falling by 10,000 between 2005 and 2010, the number of school-aged children (aged 5-17) is expected to change very little between 2010 and 2020, then rise slightly by 2030 while many members of the "echo generation" (i.e. children of the baby boomers) are raising children. The number of adults in their child-bearing years (aged 18-44) is expected to increase slightly between 2010 and 2020 while the echo generation members are in this phase of their lives and then decrease again by 2030 as many of them conclude child-bearing, as shown in Figure 6.

SCHOOL ENROLLMENTS EXPECTED TO CONTINUE DECLINING UNTIL 2014

Mirroring trends for the segment of Vermont's population aged 5-17, statewide school enrollments declined at an annual rate of about 1 percent in recent years.¹⁹ During this period, 95 of Vermont's 242 school districts have had declining enrollments, 124 have had relatively flat enrollment, and only 23 have had increasing enrollment, as shown in Figure 7.

Declining enrollments are occurring in every Vermont county. As shown in Figure 8, Franklin County has experienced the greatest decline, with about 1,500 fewer students in 2006 than in 2001.

Between 2005 and 2014, total enrollment in Vermont's schools will fall by about 13,000

and then increase slowly, regaining about 9,000 children by 2030, according to Census Bureau projections, as shown in Figure 9.

The most significant enrollment changes from year to year are likely to take place during the next five years. Between 2005 and 2010, enrollments are likely to decrease by close to 2 percent each year for the typical Vermont community. After that, annual enrollment changes will be more minimal, at no more than 1 percent.²⁰ The Guide for Communities at the end of this paper describes additional resources available for projecting enrollment for individual towns and school districts.

Vermont is expected to suffer greater school enrollment declines than any other state, according to a recent U.S. Department of Education report on K-12 public school enrollment in 2003-2015. Every other New England state is also expected to face declining enrollments. Nationally, enrollments are expected to increase by about 5.5% during

this period due to increasing enrollments in the South and West.²¹

LOOKING TOWARD THE FUTURE

Understanding demographic trends is fundamental to projecting the impact of new housing on a community's population and on school enrollments. In light of a growing population of older residents, communities looking for balance may want to cultivate neighborhoods that are appropriate for both families who already have children and for young adults. Young adults are a vital segment of a community for many reasons, including their high level of participation in the workforce and the likelihood some of them will become parents. Communities interested in encouraging families with children and other young adults to buy new homes could encourage types of construction most conducive to this target population.

Homes with at least three bedrooms are twice as likely as smaller homes to be occupied by

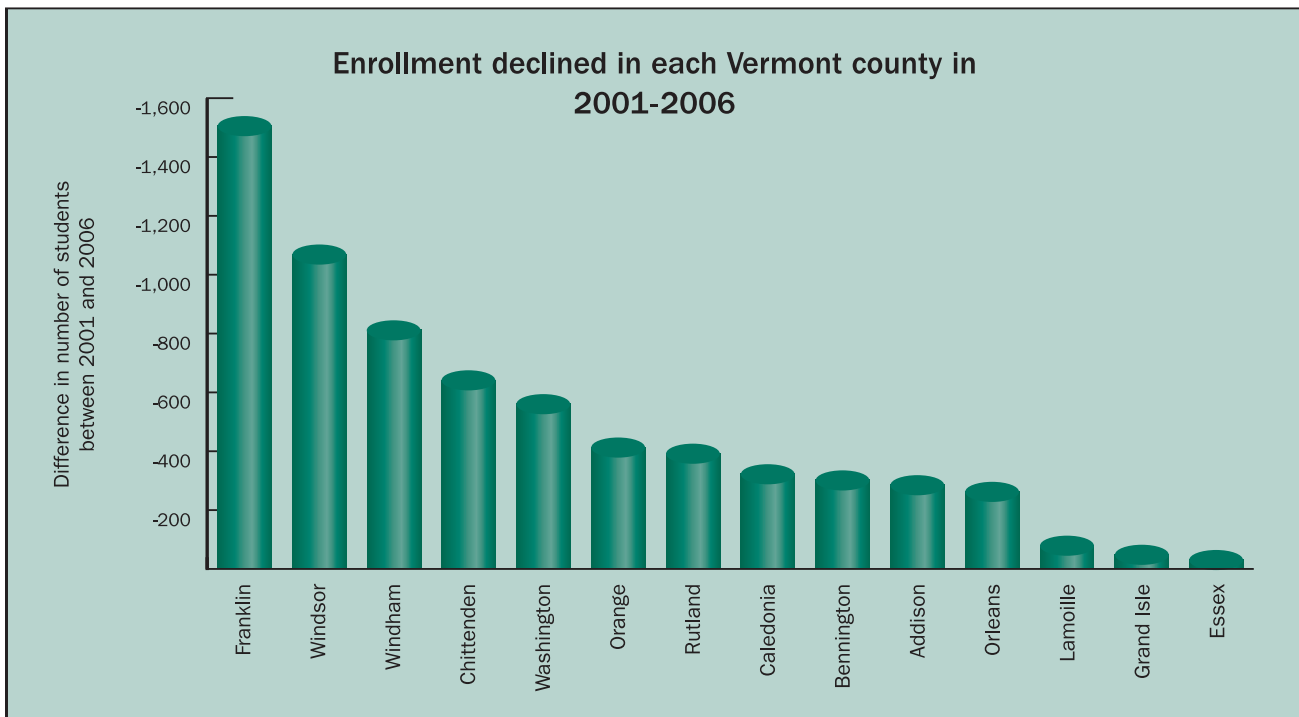


FIGURE 8 Data source: Vermont Dept. of Education, Vermont School Report (<http://crs.uvm.edu/schlrpt>)

families with children. The home's size (in terms of number of bedrooms), rather than the type of home (single-family detached houses, attached units, mobile homes, or condominium/apartments) appears to be more closely related to the likelihood of housing a family with children. For example, single-family detached houses with two bedrooms are no more likely to be occupied by families with children than two-bedroom condominiums, apartments, or mobile homes.²²

In addition to home size, home prices affect the likelihood of attracting a family with children. According to data published by Rutgers University, new, affordably-priced houses in Vermont are likely to house more school-aged children on average than similarly-sized higher-priced homes. For example, when new 3-bedroom houses sold in Vermont in 2000 are placed in three groups according to price, those in the lowest price group house almost twice as many children on average as houses in the highest price group. However, the aver-

age number of school-aged children in these lower-priced houses remains less than one due to dwindling numbers of young Vermont families. Like children, young adults are also more likely to live in homes at the lower end of the new home price scale, probably because of the relatively low salaries of entry-level workers.²³ To afford a median-priced new home in Vermont in 2006, a household would need an estimated income of at least \$100,000.²⁴ Most (72%) of the Vermont households in this income bracket have household heads who are at least 45 years old.²⁵

Vermont communities that want a housing stock that improves the odds of retaining children as well as young adults face a challenge. Only housing that is affordable on a starting salary will help young Vermont adults stay in their home state. For families who already have children or are planning to do so in the future, the challenge is even tougher. These families need housing that is affordable and also big enough to accommodate children.

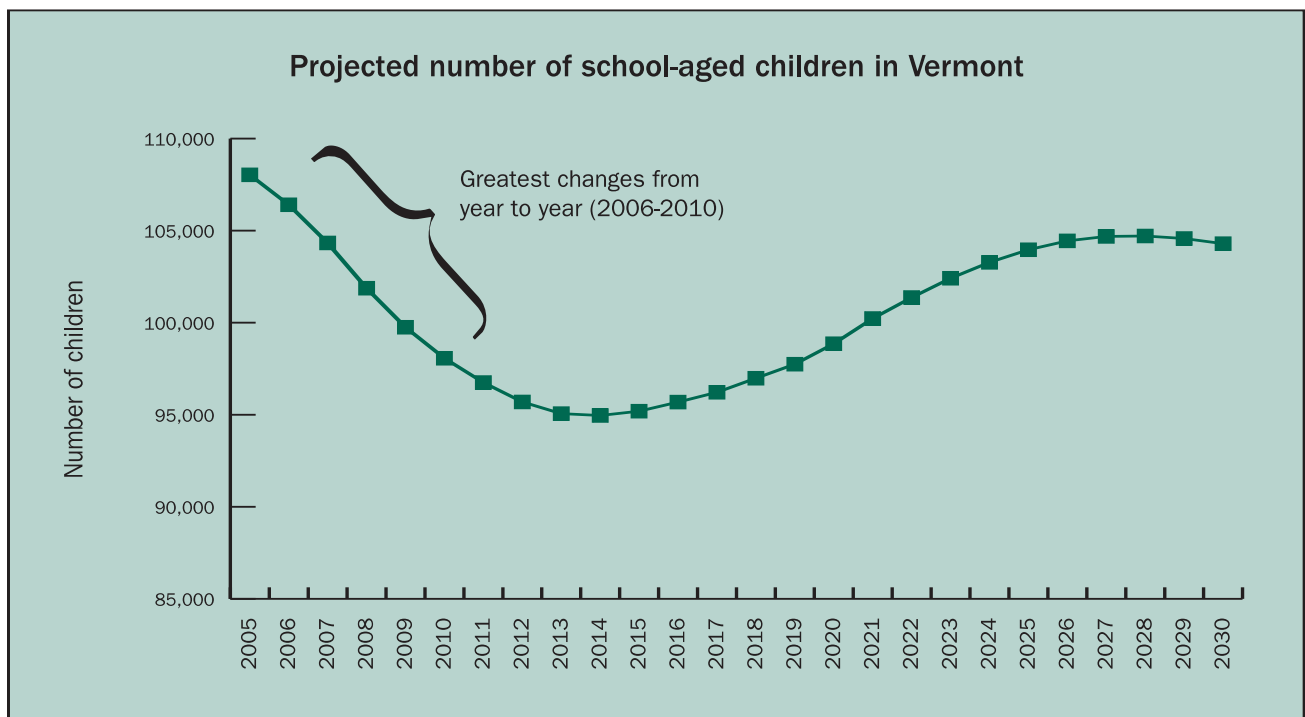


FIGURE 9 Data source: U.S. Census Bureau, Population Division, Interim State Population Projections, 2005

A GUIDE FOR COMMUNITIES: LOOKING AHEAD AT THE LOCAL LEVEL

A VARIETY OF RESOURCES ARE AVAILABLE to help a community make informed decisions about the effect of new housing on school enrollments and on the population of young adults in their community. This section provides suggestions for using these resources to look at the effects of demographic trends or new home building on a specific community or school district.

One tool available for communities looking particularly at the effects of new housing is a set of multipliers that identify the average number of children and adults who have moved into new homes, according to data from the 2000 Census. The latest multipliers for Vermont can be used to generate a rough estimate of the number of children who might move into new housing units in a particular community. While multipliers estimate how many children are likely to move into new homes, these children **may not all be new to the community or school district**. Occupants of new homes may be mov-

ing out of homes in the same community, another Vermont community, another state, or even outside the U.S. In addition, some new homes are purchased by existing households and others by newly-formed or growing households, as young adults move out of their parents' homes, children are born, and people divorce or die. Uncertainty about the prior residence of new home buyers (whether they are new to a school's jurisdiction or merely moving within the district) suggests the multipliers are best used to form general estimates, rather than precise forecasts, about the number of new children in an area. Furthermore, demographic trends are likely to play a greater influence than new housing units on the number of children in most communities.

The following guide contains steps and resources available to communities interested in learning more about the likely population of children and young adults living in their communities in the future.

STEP	RESOURCES
<div style="background-color: #c6e0b4; padding: 10px; display: flex; align-items: center; justify-content: center;"> 1 <div style="padding-left: 10px;"> <p><i>Estimate the community's current population, by age group.</i></p> <p>Obtain the most recent total population estimate for the community. Estimate the number of children and young adults by using the age distribution estimates and projections for the state shown in Appendix 1.*</p> </div> </div>	<ul style="list-style-type: none"> ■ Vermont Housing Data web site: http://www.housingdata.org/profile/profileMain.php ■ Appendix 1

<p style="font-size: 2em; font-weight: bold; text-align: center;">2</p>	<p><i>Estimate the impact of demographic trends on the number of school-aged children and /or young adults in the community.</i></p> <p>Most communities in Vermont will experience trends like those projected at the state level.* Compute projections based on the estimated current population in each age group of interest (from Step 1) and the population growth projections for Vermont shown in Appendix 2. To estimate the cumulative changes likely over several years, adjust the annual change rates shown in Appendix 2 by multiplying by the number of years.</p>	<ul style="list-style-type: none"> ■ Appendix 2 ■ Additional information is available from the Census Bureau at http://www.census.gov/population/www/projections/projections agesex.html
<p style="font-size: 2em; font-weight: bold; text-align: center;">3</p>	<p><i>For communities assessing the impact of proposed new housing, obtain the following information about the units:</i></p> <ul style="list-style-type: none"> ■ Property address ■ Total number of new units ■ For each unit: <ul style="list-style-type: none"> ● Unit type (detached house, attached house, condominium or apartment in a multi-unit building, or mobile home) ● Number of bedrooms ● Sales price or rent ■ Name of elementary, middle, and high schools serving this address and the age range of children served by each school. 	<ul style="list-style-type: none"> ■ Builder or town plan ■ Municipal government ■ Local Education Agency officials
<p style="font-size: 2em; font-weight: bold; text-align: center;">4</p>	<p><i>Estimate the number of children and young adults likely to move into each new unit.</i></p> <p>Use multipliers shown in Appendices 3-5. Multipliers for some housing types and age groups not shown in these appendices can be obtained directly from the Rutgers report cited to the right. Some of the occupants of new homes may be moving from homes already in the same community or school district. For this reason, the multipliers should be considered a general, rather than exact, estimate of the number of new school-aged children in an area.</p>	<ul style="list-style-type: none"> ■ Appendix 3 ■ Appendix 4 ■ Appendix 5 ■ Rutgers University, Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006: http://www.housingdata.org/resources/multipliers.pdf

<p style="font-size: 2em; font-weight: bold; text-align: center;">5</p>	<p><i>Compare the price or rent of new units to home prices in the community.</i></p> <p>Median home sales prices by housing type and median rents by number of bedrooms are available through the Vermont Housing Data website. Median new home prices for Vermont are available through VHFA's annual <i>Between a Rock and a Hard Place</i> report. It is also helpful to understand how the prices for these new units compare to prices of other new units proposed or underway in the community. Homes priced above the median new home price are likely to bring in fewer children and young adults than the multipliers shown in Appendices 3-5.</p>	<ul style="list-style-type: none"> ■ Vermont housing data website: http://www.housingdata.org/profile/profileMain.php ■ <i>Between a Rock and a Hard Place: Housing & Wages in Vermont</i>: http://www.vhfa.org/resources/publications.php#housingwages
<p style="font-size: 2em; font-weight: bold; text-align: center;">6</p>	<p><i>Compare the number of students and young adults likely to move into the new units with the annual changes in the school-aged children population that are likely as a result of demographic trends.</i></p> <p>The cumulative effect of declining numbers of school-aged children in most Vermont communities due to demographic trends is likely to outweigh any additional children potentially drawn into the community by new housing. However, if this comparison indicates the estimated number of new school-aged children due to residential construction exceeds the decline in children due to demographic trends, consulting local school officials about school capacity and long-term plans might be in order.</p>	

**Most communities in Vermont experience the same conditions and trends as the state. To confirm this assumption, some communities may want to compare their historical trends with the state's by initiating a community-level demographic study. These communities could hire a consultant to use detailed data available through the Census Bureau and other sources to look for population estimates and projections by age group exclusively for their community.*

These resources (right) that compare data on community and state conditions may help a community decide whether to initiate such a study.

Vermont Housing Data
(Main profile and special needs profile)
www.housingdata.org

Vermont Indicators Online
crs.uvm.edu/indicators

Vermont Schools Report
crs.uvm.edu/schlrpt

Appendix

APPENDIX 1 Vermont population, by age			
	2000	2005 (Projected)	2010 (Projected)
Under 5 years	6%	5%	5%
5 to 13 years	13%	11%	10%
14 to 17 years	6%	6%	5%
18 to 24 years	9%	10%	10%
25 to 44 years	29%	26%	25%
45 to 64 years	25%	28%	30%
65 years and over	13%	13%	14%
Total	100%	100%	100%

Source: U.S. Census Bureau, Population Division, Interim State Population Projections, 2005.

APPENDIX 2 Average annual projected change in Vermont's population, by age group						
	Annual rates of change*					
	2000-2004	2005-2009	2010-2014	2015-2019	2020-2024	2025-2029
Under 5 years	-1.1%	1.3%	1.4%	0.1%	-0.7%	-0.5%
5 to 13 years	-2.1%	-1.7%	0.2%	1.6%	0.6%	-0.4%
14 to 17 years	1.4%	-2.1%	-2.0%	-0.8%	1.9%	1.1%
18 to 24 years	2.4%	0.8%	-1.7%	-2.3%	-0.8%	1.5%
25 to 44 years	-1.1%	-0.1%	1.0%	1.2%	-0.2%	-1.1%
45 to 64 years	3.7%	1.8%	-0.2%	-1.3%	-1.0%	0.0%
65 years and over	1.2%	2.7%	4.3%	4.0%	3.2%	2.0%
Total	0.7%	0.7%	0.6%	0.5%	0.4%	0.2%

*To estimate the change occurring over a multi-year period, multiply the annual rates shown here by the number of years.

Source: U.S. Census Bureau, Population Division, Interim State Population Projections, 2005.

APPENDIX 3 Estimated occupants of new housing in Vermont, 2000					
	Average number of people per household				
	Children aged 0-4	School-aged children (Ages 5-17)	Young adults (Ages 18-44)	Older adults (Ages 45+)	Total
SF detached, 5 BR	0.40	1.35	1.03	1.07	3.85
SF detached, 4 BR	0.34	1.28	1.43	0.66	3.71
SF detached, 3 BR	0.31	0.72	1.27	0.71	3.01
SF attached, 3 BR	0.25	0.69	1.07	0.61	2.62
Mobile home, 3 BR	0.31	0.64	1.25	0.67	2.87
SF detached, 2 BR	0.14	0.29	0.95	0.86	2.24
Building with 2-4 units, 2 BR	0.09	0.18	1.23	0.46	1.96
Mobile home, 2 BR	0.16	0.13	0.76	0.99	2.04
SF attached, 2 BR	0.06	0.13	0.97	0.66	1.82

Data source: Rutgers University, Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

APPENDIX 4 Estimated school-aged children in new housing in Vermont, 2000					
	Average number of children per household, by grade				
	K-2	3-6	7-9	10-12	Total
SF detached, 5 BR	0.30	0.44	0.32	0.28	1.35
SF detached, 4 BR	0.30	0.43	0.33	0.22	1.28
SF detached, 3 BR	0.20	0.25	0.14	0.13	0.72
SF attached, 3 BR	0.23	0.15	0.10	0.21	0.69
Mobile home, 3 BR	0.17	0.23	0.13	0.11	0.64
SF detached, 2 BR	0.08	0.09	0.07	0.05	0.29
Building with 2-4 units, 2 BR	0.06	0.07	0.04	0.02	0.18
Mobile home, 2 BR	0.06	0.02	0.03	0.02	0.13
SF attached, 2 BR	0.00	0.10	0.00	0.03	0.13

Data source: Rutgers University, Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

APPENDIX 5 Estimated school-aged children in 2 BR multi-unit housing in northern New England, 2000	
Number of units in building	Average number of children per household
10 to 19	0.25
20 to 49	0.19
50+	0.12

Source: Bill Smith, Public Policy Demographics, using 2000 Census PUMS data for Vermont, New Hampshire, and Maine.

Endnotes

- 1 U.S. Census Bureau, 1990 Census, STF 3, Table P054 and Census 2000, SF3, P36.
- 2 U.S. Census Bureau, Population Division, Table 2: Annual Estimates of the Population by Sex and Age for Vermont: April 1, 2000 to July 1, 2005 (SC-EST2005-02-50), August 4, 2006.
- 3 William Smith, Public Policy Demographics. This analysis includes all owner and renter-occupied housing built in Chittenden County between 1995 and 2000.
- 4 Census 2000, Summary File 3, Table HCT6 and Vermont Real Estate Information Network.
- 5 Vermont Directory of Affordable Rental Housing. www.housingdata.org
- 6 U.S. Census Bureau, Population Division, Table 1: Annual Estimates of Housing Units for the United States and States: April 1, 2000 to July 1, 2005 (HU-EST2005-01).
- 7 William Smith, Public Policy Demographics, based on 2000 Census Vermont Public Use Microdata Sample (PUMS) data.
- 8 Applied Economic Research, Housing and School Enrollment in New Hampshire: An Expanded View, p. 14, May 2005. Prepared for the New Hampshire Housing Finance Authority.
- 9 VHFA analysis of data from the Vermont Directory of Affordable Housing. The average number of projects ready for occupancy between 2000 and 2004 (the most recent year for which complete information is available) was 13.
- 10 Ibid.
- 11 According to the U.S. Census Bureau, Current Population Survey, 2005 Annual Social and Economic Supplement, 69% of families with children had household heads under the age of 45.
- 12 The “baby boom” is typically defined as people born in 1946 – 1964.
- 13 Julie Wasserman, Vermont Department of Aging, Disabilities, and Independent Living, Shaping the Future of Long Term Care and Independent Living, May 2005. <http://www.dad.state.vt.us/Reports/ShapingTheFuture20052015May2006.pdf>
- 14 U.S. Census Bureau, 2005 American Community Survey, Table S1101 and 1990 Census, Summary File 1, Tables P.016 and P.003.
- 15 U.S. Census Bureau, Domestic Net Migration in the United States: 2000 to 2004, p. 7, April 2006.
- 16 U.S. Census Bureau, Migration of the Young, Single, and College Educated: 1995 to 2000, November 2003. The six states who lost more of this population segment were North Dakota (#1), Iowa (#2), South Dakota (#3), West Virginia (#4), Montana (#5), and Rhode Island (#6).
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HOUSING AND VERMONT'S SCHOOL ENROLLMENT
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The Vermont Legislature established VHFA in 1974 to finance and promote affordable housing opportunities for low- and moderate-income Vermonters. Since its inception, the Agency has helped almost 25,000 households with affordable mortgages and nearly 7,000 families into affordable rental units.