TIMELINE: SOUTHERN VERMONT C.E.D.S.

Preflight
- Intra-regional support and leadership
- Common data set and language
- Goals and priorities for Bennington County

Launch
- Funding from EDA
- RED Group/SeVEDS interactions
- Structure for inter-regional collaboration
- RFPs for contractor

Development
- Presentations of regional data and goals
- Contractor selection
- Committee adoption of goals and action plan

Presentation
- Public hearings on draft CEDS
- Solicitation of CEDS projects from local orgs
- Vital CEDS projects chosen

Approval
- CEDS presented to EDA
- EDA document review
- CEDS revisions and EDA approval
TIMELINE: SOUTHERN VERMONT C.E.D.S.

- Funding from EDA
- RED Group/SeVEDS interactions
- Structure for inter-regional collaboration
- RFPs for contractor

Launch

Four month window, October-December
Isolate and examine issues
Explore options for specialization
Advocate for regional approach in public, professional, and personal settings
HOUSING IN BENNINGTON COUNTY
BALANCING SUPPLY AND NEEDS
UNITS BY OCCUPANCY: COUNTYWIDE

**Occupancy Characteristics**
- Owner-occupied: 5,283
- Renter-occupied: 4,393
- Vacant: 11,243

**Vacancy Characteristics**
- Rent only: 486
- Sale only: 206
- Seasonal: 22
- Other: 4,469
Distribution of Housing Units: Total 18,504

- Bennington: 6756
- Manchester: 2568
- Shaftsbury: 1684
- Pownal: 1573
- Dorset: 1503
- Arlington: 1358
- All others: 3062

Distribution of Rental Units: Total 4,276

- Bennington: 2359
- Manchester: 626
- Shaftsbury: 247
- Pownal: 181
- Dorset: 157
- Arlington: 149
- All others: 249
Regional Distribution
• Single unit: 73%
• Two units: 6%
• 3+ units: 14%
• Mobile: 7%
Regional Distribution

- Single unit: 73%
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Housing Mix by Type

Owner-Occupied

- Single unit: 88%
- Two units: 1%
- 3+ units: 2%
- Mobile: 9%

Renter-Occupied

- Single unit: 45%
- Two units: 17%
- 3+ units: 32%
- Mobile: 6%
### SEASONAL VARIATION

#### BENNINGTON REGION HOUSING UNITS BY OCCUPANCY - 2015

<table>
<thead>
<tr>
<th>Town</th>
<th>% Owner-Occupied</th>
<th>% Renter-Occupied</th>
<th>% Seasonal</th>
<th>% Vacant, for Rent or Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landgrove</td>
<td>40.3</td>
<td>3.6</td>
<td>54.3</td>
<td>1.8</td>
</tr>
<tr>
<td>Peru</td>
<td>18.1</td>
<td>3.8</td>
<td>65.2</td>
<td>13</td>
</tr>
<tr>
<td>Dorset</td>
<td>54.6</td>
<td>12.3</td>
<td>25.9</td>
<td>7.2</td>
</tr>
<tr>
<td>Rupert</td>
<td>49</td>
<td>9.9</td>
<td>41</td>
<td>0</td>
</tr>
<tr>
<td>Manchester</td>
<td>52.1</td>
<td>24.3</td>
<td>21.9</td>
<td>1.7</td>
</tr>
<tr>
<td>Sandgate</td>
<td>42.1</td>
<td>12.3</td>
<td>45.6</td>
<td>0</td>
</tr>
<tr>
<td>Sunderland</td>
<td>65.5</td>
<td>10.7</td>
<td>15.8</td>
<td>8</td>
</tr>
<tr>
<td>Arlington</td>
<td>58.3</td>
<td>22.6</td>
<td>12.7</td>
<td>6.4</td>
</tr>
<tr>
<td>Glastenbury</td>
<td>33.3</td>
<td>22.2</td>
<td>44.4</td>
<td>0</td>
</tr>
<tr>
<td>Shaftsbury</td>
<td>76.8</td>
<td>14.7</td>
<td>5</td>
<td>3.5</td>
</tr>
<tr>
<td>Woodford</td>
<td>39.1</td>
<td>8.5</td>
<td>44.4</td>
<td>8</td>
</tr>
<tr>
<td>Bennington</td>
<td>57.8</td>
<td>8.5</td>
<td>34.9</td>
<td>2.2</td>
</tr>
<tr>
<td>Stamford</td>
<td>72.1</td>
<td>7.8</td>
<td>20.1</td>
<td>0</td>
</tr>
<tr>
<td>Pownal</td>
<td>69.3</td>
<td>19.3</td>
<td>2.9</td>
<td>8.5</td>
</tr>
</tbody>
</table>

**Regional Occupancy Status**

- Owner: 57.5%
- Renter: 23.1%
- Seasonal/Vacant: 19.3%
COMPARATIVE CHALLENGES

HOUSEHOLDS BY SIZE IN BENNINGTON & INCOME IN: BENNINGTON, BENNINGTON COUNTY, & VERMONT | 2010

- **33%** 2035 HHs: 1 Person Households
  - Bennington: $23,027
  - Bennington County: $25,625
  - Vermont: $26,395

- **34%** 2101 HHs: 2 Person Households
  - Bennington: $52,292
  - Bennington County: $59,278
  - Vermont: $61,491

- **14%** 855 HHs: 3 Person Households
  - Bennington: $55,691
  - Bennington County: $58,292
  - Vermont: $69,535

- **10%** 607 HHs: 4 Person Households
  - Bennington: $54,219
  - Bennington County: $69,633
  - Vermont: $79,265

- **6%** 340 HHs: 5 Person Households
  - Bennington: $54,292
  - Bennington County: $58,594
  - Vermont: $73,013

- **3%** 188 HHs: 6 or More Person Households
  - Bennington: $38,750
  - Bennington County: $51,818
  - Vermont: $75,105

Source: US Census, American Communities Survey, 2008-2012

Manchester/Dorset

**Estimated Mortgage Payment**

<table>
<thead>
<tr>
<th></th>
<th>Study Area</th>
<th>Commuter Shed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Price</td>
<td>$285,500</td>
<td>$178,000</td>
</tr>
<tr>
<td>Down Payment @ 10%</td>
<td>$28,550</td>
<td>$17,800</td>
</tr>
<tr>
<td>Loan Amount</td>
<td>$258,950</td>
<td>$180,200</td>
</tr>
<tr>
<td>Average Mtg Payment</td>
<td>$1,227</td>
<td>$765</td>
</tr>
<tr>
<td>30 years @ 4%</td>
<td>$52,588</td>
<td>$32,786</td>
</tr>
</tbody>
</table>

*Income data only includes six person households.
**Table 4-2. Median Home Value, Rental Payment, and Family Income in Bennington Region Municipalities.**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Median Home Value</th>
<th>Median Rent</th>
<th>Median Family Income</th>
<th>Percent Paying Greater than 30% in Ownership Costs</th>
<th>Percent Paying Greater than 30% in Rental Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington</td>
<td>$224,900</td>
<td>$870</td>
<td>$60,078</td>
<td>38.4</td>
<td>24.2</td>
</tr>
<tr>
<td>Bennington</td>
<td>$162,300</td>
<td>745</td>
<td>51,446</td>
<td>31.6</td>
<td>60.7</td>
</tr>
<tr>
<td>North Bennington Village</td>
<td>185,100</td>
<td>818</td>
<td>61,875</td>
<td>23.8</td>
<td>60.7</td>
</tr>
<tr>
<td>Old Bennington Village</td>
<td>383,300</td>
<td>NA</td>
<td>120,625</td>
<td>25.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Dorset</td>
<td>451,400</td>
<td>865</td>
<td>90,250</td>
<td>43.3</td>
<td>59.6</td>
</tr>
<tr>
<td>Glastenbury</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Landgrove</td>
<td>479,500</td>
<td>725</td>
<td>65,893</td>
<td>50.6</td>
<td>50.0</td>
</tr>
<tr>
<td>Manchester</td>
<td>341,700</td>
<td>704</td>
<td>81,029</td>
<td>33.3</td>
<td>55.6</td>
</tr>
<tr>
<td>Manchester Village</td>
<td>627,900</td>
<td>772</td>
<td>134,063</td>
<td>24.7</td>
<td>35.9</td>
</tr>
<tr>
<td>Peru</td>
<td>393,200</td>
<td>1,010</td>
<td>59,375</td>
<td>38.5</td>
<td>60.0</td>
</tr>
<tr>
<td>Pownal</td>
<td>169,900</td>
<td>670</td>
<td>59,063</td>
<td>27.2</td>
<td>28.5</td>
</tr>
<tr>
<td>Rupert</td>
<td>269,200</td>
<td>1,051</td>
<td>44,038</td>
<td>35.8</td>
<td>63.0</td>
</tr>
<tr>
<td>Sandgate</td>
<td>224,300</td>
<td>639</td>
<td>51,667</td>
<td>44.1</td>
<td>16.1</td>
</tr>
<tr>
<td>Shaftsbury</td>
<td>220,200</td>
<td>801</td>
<td>70,357</td>
<td>30.3</td>
<td>31.0</td>
</tr>
<tr>
<td>Stamford</td>
<td>205,600</td>
<td>830</td>
<td>78,438</td>
<td>40.0</td>
<td>64.9</td>
</tr>
<tr>
<td>Sunderland</td>
<td>253,500</td>
<td>726</td>
<td>70,500</td>
<td>39.7</td>
<td>8.2</td>
</tr>
<tr>
<td>Woodford</td>
<td>151,000</td>
<td>1,100</td>
<td>50,096</td>
<td>31.7</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>Bennington County</strong></td>
<td><strong>$204,800</strong></td>
<td><strong>$760</strong></td>
<td><strong>$61,428</strong></td>
<td><strong>33.8</strong></td>
<td><strong>52.2</strong></td>
</tr>
</tbody>
</table>

Source: Vermont Housing Finance Agency and U.S. Census
## POTENTIAL AND PERMITS

### Manchester/Dorset

<table>
<thead>
<tr>
<th>Potential Workforce Housing Demand</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Jobs in the Study Area</td>
<td>4,383</td>
</tr>
<tr>
<td>B. Commuters as Percent of All Workers</td>
<td>74%</td>
</tr>
<tr>
<td>C. Number of Study Area Commuters (non-residents working in Study Area) (A*B)</td>
<td>3,225</td>
</tr>
<tr>
<td>D. Typical Commuter Percentage*</td>
<td>61%</td>
</tr>
<tr>
<td>E. Number of Study Area Commuters Expected without Workforce Housing Constraints (based on Typical Commuter Percentage) (A*D)</td>
<td>2,674</td>
</tr>
<tr>
<td>F. Potential Demand for Workforce Housing (number of workers) (C-E)</td>
<td>651</td>
</tr>
<tr>
<td>Potential Demand for Workforce housing (number of households**) - High</td>
<td>424</td>
</tr>
<tr>
<td>Potential Demand for Workforce housing (number of households**) - Low</td>
<td>212</td>
</tr>
</tbody>
</table>

### Countywide

Building Permits Reported: 1998-2014

- **Single-family**
- **Multi-family**