

St. Johnsbury, Vermont

Housing Study & Needs Assessment



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I. Introduction

A. Purpose

The town of St. Johnsbury, Vermont retained Bowen National Research in December of 2016 for the purpose of conducting a Housing Study and Needs Assessment of St. Johnsbury, Vermont and surrounding areas of Caledonia County.

Funded by a Vermont Community Development Program grant awarded to the Town of St. Johnsbury from the Vermont Agency of Commerce and Community Development, this report is intended to provide direction to the Town of St. Johnsbury, housing developers and other local partners to take actions that will build an economically sustainable, thriving community. This comprehensive report includes both a detailed inventory and assessment of the Town's housing, and strategies to improve the quality and range of housing options in order to serve a broad range of incomes and household sizes, and to foster re-investment in St. Johnsbury's historic neighborhoods.

While trends and projections based on the gathered data show one future for St. Johnsbury, the report also describes opportunities to initiate programs that can alter the Town's current course by providing a range of housing options that will support the goal of an economically sustainable and thriving community.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for the town and its citizens to understand the current market conditions and projected changes that are expected to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day St. Johnsbury and surrounding communities.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of all major housing components within the market (for-sale/ownership and rental housing alternatives).
- Calculate a housing gap by tenure and income segment.
- Evaluate ancillary factors that affect housing market conditions and development.

- Compile local stakeholder and local resident's perceptions of housing market conditions and trends, opinions on future housing needs, and identify barriers to residential development in the area.

By accomplishing the study's objectives, government officials, area stakeholders, area employers, and area residents can: (1) better understand the Town's evolving housing market, (2) modify or expand Town housing policies, and (3) enhance and/or expand the Town's housing market to meet current and future housing needs.

B. Methodologies

The following methods were used by Bowen National Research:

Study Area Delineation

The primary geographic scope of this study is the town of St. Johnsbury with comparative analysis with surrounding areas within Caledonia County. The Primary Study Area (PSA) is the area within the town limits of St. Johnsbury. Selected neighborhoods and districts within the town were also evaluated. Since the PSA (St. Johnsbury) is influenced by and has an influence on surrounding areas, we have also presented data and conducted corresponding analyses of the areas surrounding the PSA known in this report as the Secondary Study Area (SSA). This SSA includes all of Caledonia County, but excludes St. Johnsbury.

Demographic Information

Demographic data for population, households, housing, crime, and employment was secured from ESRI, Incorporated, the 2000 and 2010 United States Census, Applied Geographic Solutions, U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report and in Addendum H of this report.

Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. However, Bowen National Research also conducted numerous interviews with local stakeholders familiar with employment characteristics and trends of the PSA and SSA.

Housing Component Definitions

This study is concerned with two major housing components: (1) for-sale/ownership and (2) rental. For-sale/ownership housing includes single-family homes and condominiums. Multifamily rentals include single-family homes and multifamily apartments (generally three+ units per building). Note that for the purposes of this analysis, specific special needs groups such as seniors requiring special care, homeless, victims of domestic violence, persons with substance abuse, adults with severe mental illness, persons with disabilities, ex-offenders, and unaccompanied youth aging out of foster care were also evaluated.

Housing Supply Documentation

From March to August of 2017, Bowen National Research conducted telephone research, as well as on-line research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in the summer and early fall of 2017, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis. The following data was collected on each multifamily rental property:

1. Property Information: Name, address, total units, and number of floors
2. Owner/Developer and/or Property Manager: Name and telephone number
3. Population Served (i.e. seniors vs. family, low-income vs. market-rate, etc)
4. Available Amenities/Features: Both in-unit and within the overall project
5. Years Built and Renovated (if applicable)
6. Vacancy Rates
7. Distribution of Units by Bedroom Type
8. Square Feet and Number of Bathrooms by Bedroom Type
9. Gross Rents or Price Points by Bedroom Type
10. Property Type
11. Quality Ratings
12. GPS Locations

Information regarding for-sale housing was collected by Bowen National Research in-office staff during the aforementioned research period. Home listings were obtained from the New England Real Estate Network and realtor.com. Information regarding the for-sale housing inventory includes property address, sales/asking price, square footage, number of bedrooms and bathrooms, price per square feet, and the number of days on market.

We also surveyed senior care facilities including assisted living facilities and nursing homes within the county. Information gathered on these communities include total beds, vacancies, fees/rents, unit mix by bedroom type, square footage, unit features/amenities, services, project/community amenities, project age and other design elements.

Resident Survey

Bowen National Research conducted a survey of area residents. This survey included questions relative to the family composition (e.g. household sizes, household income, etc.), current housing conditions, and housing preferences and needs of the community. This data was aggregated and evaluated to assist in establishing the housing needs of St. Johnsbury. This analysis is included in Section IX of the report. The results and the questions used in the survey are included in Addendum E.

Stakeholder/Interviews

Bowen National Research staff conducted interviews of area stakeholders, as well as allowed stakeholder to partake in an online survey. These stakeholders included individuals from a variety of trades. Questions were structured to elicit opinions on a variety of matters including current housing conditions, housing challenges for area residents, barriers to housing development, future housing needs and recommendations to improve housing in the area. These interviews afforded participants an opportunity to voice their opinions and provide anecdotal insights about the study's subject matter. Overall, several individual interviews were completed and evaluated. Please note that individual names and organizations have not been disclosed in order to protect the confidentiality of participants and encourage their candor. The aggregate results from these interviews are presented and evaluated in this report in Section X. The questions used in this analysis are shown in Addendum F.

Housing Demand

Based on the demographic data for both 2016 and 2021, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new units the PSA (St. Johnsbury) can support. The following summarizes the metrics used in our demand estimates.

- **Rental Housing** – We included renter household growth, the number of units required for a balanced market, the need for replacement housing and external market support as the demand components for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and rent levels.
- **For-Sale Housing** – We considered potential demand from new owner-occupied household growth, renters converting to homeowners, need for replacement housing and external market support in our estimates for new for-sale housing. We accounted for the available supply of for-sale housing to yield a net support base of potential for-sale housing. Demand estimates were provided for multiple income stratifications and corresponding price points.

C. Report Limitations

The intent of this report is to collect and analyze significant levels of data for the town of St. Johnsbury and surrounding communities. Bowen National Research relied on a variety of data sources to generate this report (see Addendum H). These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

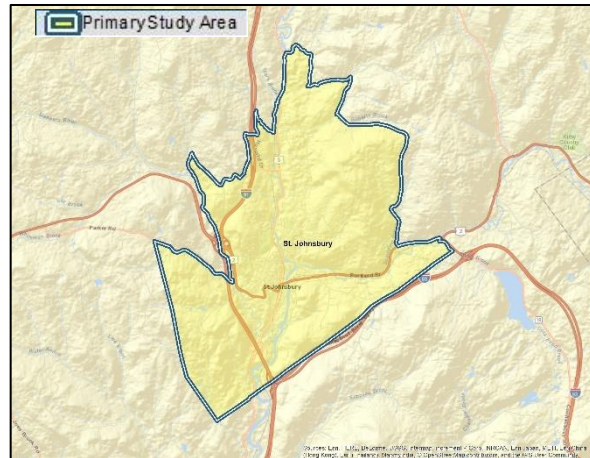
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II. Executive Summary

The purpose of this report is to evaluate the housing needs of the town of St. Johnsbury, Vermont and to recommend strategies and priorities to address such housing needs. To that end, we have conducted a comprehensive Housing Needs Assessment that considered the following:

- Demographic Characteristics and Trends
- Economic Conditions and Activities
- Existing Housing Stock Costs, Performance, Conditions and Features
- Various “Other” Housing Factors (e.g. Blight, Crime, Transportation, Proximity to Community Services, Development Opportunities, etc.)
- Input from Community Stakeholders and Area Residents
- Quantifiable Demand Estimates of Housing Product

The preceding metrics considered both the town of St. Johnsbury and the balance of Caledonia County. Based on these metrics and input, we were able to identify housing needs by affordability and tenure (rental vs. ownership). Using these findings, we developed an outline of strategies that should be considered for implementation by the community. This Executive Summary provides key findings and recommended strategies. Detailed data analysis is presented within the individual sections of this Housing Needs Assessment.



Key Findings

The Demographic Base of St. Johnsbury is Declining and is Projected to Decline

– Between 2010 and 2016, St. Johnsbury’s population declined by 91 (1.5%), while the number of households declined by 41 (1.6%). It is projected between 2016 and 2021 that the Town’s population will drop by 59 (1.0%) and the household base will decline by 23 (0.9%). Meanwhile, the more notable communities surrounding St. Johnsbury (e.g. Barre, Kirby and Waterbury) are all projected to experience growth in population and households through at least 2021.

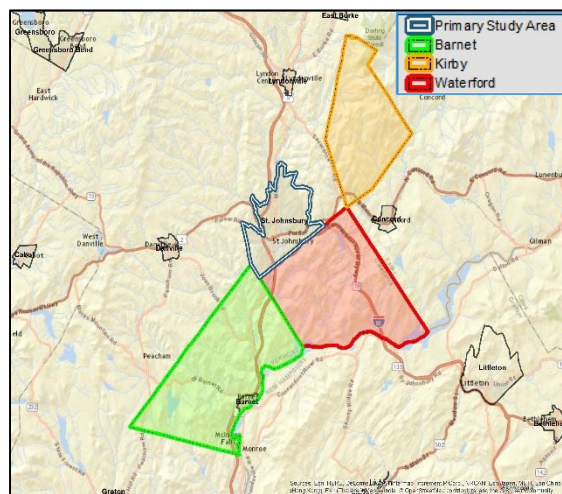
The Demographic Composition of St. Johnsbury Consists of a Large Portion of Low-income Households and Seniors – In 2016, nearly one-half (48.8%) of all households in St. Johnsbury had incomes below \$35,000. During this same time, one-half (49.9%) of all households was age 55 and older. As such, the Town has a significant base of low-income households and older adult households.

Projected Demographic Trends for St. Johnsbury Indicate that the base of Seniors and Millennials will Increase Over the Next Few Years – Between 2016 and 2021, St. Johnsbury is projected to experience an increase of 36 (7.7%) millennial households, which are generally persons age 35 and younger. During this same time, older adults ages 55 and older are projected to experience an increase of 23 (1.8%) households. When limited to seniors ages 65 and older, the growth is more pronounced, with an additional 42 (5.4%) senior households expected to be added to the market. These trends indicate the likely increased need for housing that meets the needs and expectations of these age cohorts.

Projected Demographic Trends Indicate that the base of both Low- and High-Income Households within St. Johnsbury will Increase Over the Next Few Years – The number of households in St. Johnsbury with incomes between \$15,000 and \$24,999 are projected to increase by 43 (11.6%) between 2016 and 2021. During this same five-year period, the number of households with incomes of \$50,000 and higher are projected to increase by 57 (6.0%). These projected growth trends will likely contribute to the demand for new housing serving both low- and high-income households.

St. Johnsbury is Experiencing a Declining Demographic Base Due to its Competitive Disadvantage it has with Surrounding Communities –

This report evaluated the St. Johnsbury area in relation to the surrounding communities of Barnet, Kirby and Waterford, in an effort to determine the demographic trends and inventory of housing alternatives that are impacting these areas. The surrounding communities offer more modern and diverse housing alternatives that are lacking in St. Johnsbury and put it at a competitive disadvantage. Based on our analysis, it appears that the lack of available, diverse and modern housing is greatly diminishing St. Johnsbury's ability to retain and attract residents. This is particularly true of the limited supply of for-sale housing product priced above \$200,000 within the PSA, while the surrounding SSA has a significantly greater number of these higher priced homes.



The Economic Base of Caledonia is Steadily Declining, but Economic Investment into the Market Should Help It Remain Stable

Caledonia County was adversely impacted by the national recession, when the employment base lost over 500 jobs from 2007 to 2009. After a brief period of recovery in 2010, the employment base has been gradually declining in the county. From a high of 15,632 jobs in 2010, Caledonia County had an employment base of 14,123 in 2016. This represents a decrease of over 1,500 jobs during a six-year period. The decline in the total employment base is primarily attributed to losses in manufacturing jobs during this period, many of which have not returned to the PSA. The county unemployment rate was as high as 7.9% in 2009, the last year of the recession. As of 2016, the county unemployment rate declined to 4.2%, which is a ten-year low. Considering the declining employment base, it is possible that the lower unemployment rate reflects an increasing number of people that have retired or are not actively looking for work. These people are not counted in unemployment rate figures. It is our opinion that the continuing decline in the local employment base will increase the need for affordable housing alternatives, both for working-age people that have lost jobs, as well as for senior residents that have recently retired or left the workforce. However, with some planned private sector investment and infrastructure projects underway, the local economy is expected to stabilize.

Nearly 3,000 People Commute Into St. Johnsbury for Work on a Daily Basis

Based on data reported by www.onthemap.com, there were a total of 3,741 persons employed and working within St. Johnsbury in 2015. While 924 (24.7%) of these employed persons also live in St. Johnsbury, the town has a notable inflow and outflow of employed persons. A total of 1,573 workers leave St. Johnsbury for employment during the day, while 2,817 people that work in St. Johnsbury commute from outside of St. Johnsbury. This inflow of 2,817 workers represents an opportunity for the town to retain such commuters as permanent residents.

The Inventory of All Housing Segments in St. Johnsbury Indicates there is Limited Availability

- There are very few available housing alternatives within St. Johnsbury. The survey of multifamily rentals revealed one vacant unit (0.3%), while the inventory of for-sale housing indicated that there were only 43 (2.7%) homes available for purchase within St. Johnsbury.

Additionally, there were very few non-conventional rentals (e.g. single-family homes, duplexes, mobile homes, etc.) available in the market. This lack of available housing forces residents to choose from housing that is not affordable to them or does not meet their specific needs. This leads to residents living in cost burdened housing situations and residing in substandard housing, or choosing to move out of St. Johnsbury. This lack of housing is also making it difficult for St. Johnsbury to attract people to the town.



The Inventory of All Housing Segments in St. Johnsbury Indicates that much of the Existing Housing Stock Consists of Low-Quality Product – Based on secondary data sources, approximately 94 households are living in substandard housing situations, such as units that lack complete plumbing or overcrowded units. Our on-site evaluation of multifamily rentals revealed that more than half of such rentals were considered to be “C” quality or lower, reflective of fair to poor housing. Additionally, our evaluation of non-conventional rentals, such as single-family homes, duplexes and mobile homes determined that most of this housing is also of poor quality housing that suffers from neglect and deferred maintenance. This low quality housing likely deters people from moving to St. Johnsbury, adds to housing costs and adversely impacts the quality of life for local residents.

The Inventory of All Housing Segments in St. Johnsbury Indicates that much of the Existing Housing Stock is Not Affordable to a Large Share of Residents – Based on ACS estimates, approximately 46.6% of all *renter* households in St. Johnsbury pay 30% or more of their income towards rent and utilities. Among owner-occupied housing, approximately 37.0% of *owner* households pay 30% of their income towards housing costs. HUD defines cost burdened households as those paying over 30% of their income towards housing. Given that households in HUD subsidized projects pay 30% of their income towards rent, these particular households would not be considered to be cost burdened. Regardless, many of the 1,077 renter and owner households paying 30% of their income are likely cost burdened, meaning they pay a disproportionately high share of their income towards housing costs. This large number of cost burdened households is partially the result of the lack of available housing in the market.

On-Site Observations and Input from Citizens and Stakeholders Indicate that Residential Blight Should Be Addressed – Of the 34 blighted residential units identified in St. Johnsbury, 31 were within single-family homes or multifamily structures, while three were mobile homes. Evidence of blight primarily consisted of abandoned/boarded up/unsafe structures or units in significant disrepair. Streets with two or more identified blight



residential units include Spring Street, McGill Avenue, US Highway 2, Pleasant Street, Elm Street, and Concord Avenue, with six blighted units between the 1900 and 2100 blocks of Memorial Drive. Based on our review of all 34 blighted units, it appears the majority of such units are located north of the downtown area and extend up to the southern portion of the Arlington neighborhood and the western portion of the Summerville neighborhood. As such, efforts to address blight should focus on this particular area.

Parking Alternatives for Multifamily Housing Appears to be Sufficient, Despite the Fact that Some Larger Properties Must Lease Additional Off-Site Spaces – Based on our analysis of public parking alternatives offered in St. Johnsbury, the parking alternatives included at the multifamily projects offered in and around the market, and the general perception of parking from residents and stakeholders, there appears to be some issues with the limited availability of residential parking. However, this appears to be a minimal issue, primarily impacting some of the larger multifamily properties. As expected, parking is more important at the projects that primarily attract younger adults than it is at the age-restricted projects. Regardless, our interviews with area apartment managers indicated that the lack of parking or overnight parking have not been a significant issue. As the Town moves forward with new development or the adaptive reuse of multifamily projects, it will be important that sufficient parking is part of each project's plans, particularly for larger projects serving non-seniors.

Persons with Disabilities Comprise the Largest Number of Special Needs Populations in St. Johnsbury, Though Many Other Special Needs Groups are Prominent - The largest number of special needs persons is among those with disabilities (5,722), adults with severe mental illness (2,444), victims of domestic violence (1,812, includes Caledonia, Essex and Orleans Counties), and persons with substance abuse problems (1,356, includes Caledonia, Essex and Orleans Counties). According to our interviews with area stakeholders, housing alternatives that meet the distinct demands of the special needs population are limited. Notable facilities are offered by Elm Street Transitional Housing, Aerie House, Judd South House, Covered Bridge, North East Kingdom Youth Services, AWARE, Inc., Umbrella, North East Kingdom Human Services, various residential care homes, and Northeast Kingdom Community Action meet the needs of unaccompanied youth, persons with substance abuse, persons with disabilities, and elderly persons. Future housing projects should consider some segment of development that serves special needs populations.

Historic Preservation Opportunities Exists within St. Johnsbury - Brian Knight Research (BKR) completed a preliminary historic preservation analysis in November of 2017 of selected areas within St. Johnsbury. BKR evaluated properties based on three levels of integrity including *Low*, *Medium*, and *High*. For a high level of integrity, a building retained most of its original architectural features and was built over 50 years ago. Such properties represent the most likely historic preservation candidates. A total of 768 buildings were surveyed in the St. Johnsbury study areas as part of this analysis. A total of 222 were given a high integrity rating (representing 29% of the surveyed buildings). Meanwhile, 137 (18%) buildings were given a medium integrity rating, and 354 (46%) were given a low integrity rating. Buildings classified as high integrity and neighborhoods with concentrations of such housing should be areas of focus in terms of historic preservation. Through consultation with the Vermont Division for Historic Preservation, the study areas should be further investigated to determine eligibility for the National Register of Historic Places.

Numerous Development Opportunities (Sites) Exist within St. Johnsbury – On-

site research of potential housing sites within the PSA yielded sufficient land and buildings to deliver approximately 411 new housing units. However, not all of these properties will be viable or capable of generating the estimated number of units (feasibility of identified properties was beyond the scope of this study). Also, note that 31 of the 33 identified properties contain existing

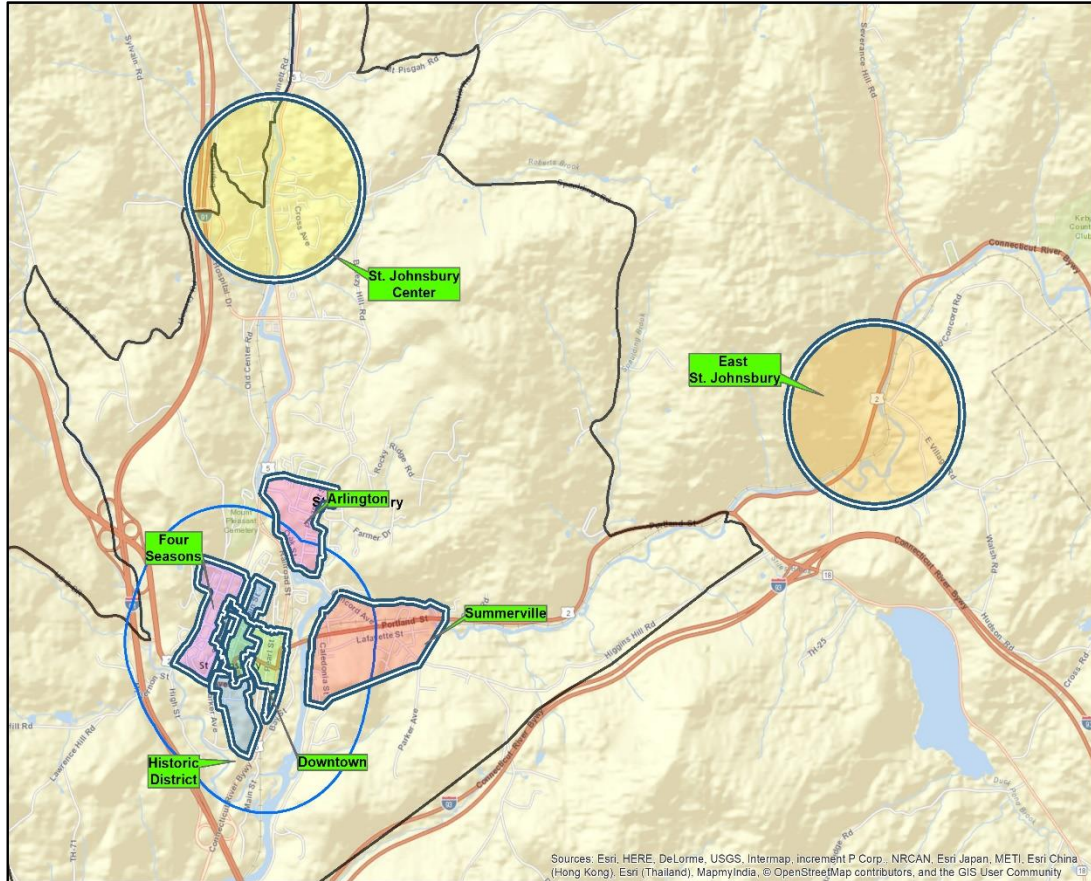


buildings, meaning that very few properties identified in our analysis consisted of vacant land. The lack of available vacant land makes new construction more difficult. Due to the number of existing buildings in our survey, it appears that the most prevalent redevelopment opportunity is adaptive reuse. As shown in this report, over 80% of the estimated residential units that could be accommodated on vacant land or within existing structures are on parcels that are at least partially within a Flood Zone (A or B). As such, these properties represent locations that are exposed to greater development risks. Excluding these properties in a designated flood zone, St. Johnsbury likely has a residential capacity for approximately 156 units. Note that flood zones may not cover an entire parcel, meaning that development opportunities may still be feasible in some instances.

Submarket/Neighborhood Characteristics and Trends Point to Shared Traits of Large Shares of Low-income Households and Seniors, High Poverty Rates, Limited Available Housing Product and Limited Modern Housing Product - A

total of eight submarkets/neighborhoods were evaluated as part of this analysis. While each of these eight areas have unique attributes and trends, it is clear that most of the submarkets share many of the same characteristics such as declining populations and household bases, high shares of poverty, growing bases of seniors, limited available housing, and lack of good quality and modern housing alternatives. With the exception of the East St. Johnsbury submarket, all other submarkets are projected to experience a small decline in population and households through 2021. The neighborhoods of Four Seasons and Summerville, and the Downtown and Downtown Radius submarkets, are projected to experience the greatest declines, albeit declining by only eight to 20 households through 2021. While small in number, these declines nonetheless represent challenges for each neighborhood. Housing priorities and plans should address housing challenges such as availability, affordability, home maintenance, accessibility and removal of blight in the most vulnerable submarkets and neighborhoods.

Following is a map illustrating these eight geographic areas.



Overall Housing Market Needs

Based on the findings contained in this report, there are a variety of housing needs in St. Johnsbury. The following is a summary of these needs.

Independent Living Senior Housing and Senior Care Housing – The St. Johnsbury and Caledonia County area is expected to experience continued and significant increases in the number of senior (age 55+) households over the next few years. Meanwhile, there are few available senior-oriented housing alternatives available to seniors, including housing for independent seniors and those requiring senior care housing (e.g. residential care/assisted living and nursing care). Housing that meets the needs of the growing senior population in St. Johnsbury should be developed, with pricing at a variety of levels. Product should consist of studio to two-bedroom units with accessibility design elements.

Affordable Workforce Housing – St. Johnsbury lacks available and good quality rental housing that is affordable to low-income and moderate-income households (earning up to 120% of the state’s median household income level) that serves a large portion of the area’s workforce. Given the large number of workers commuting into St. Johnsbury on a daily basis, there is an opportunity for the Town to attract and retain such workers. This is particularly true of young blue collar workers and young professionals who may be interested in living in downtown St. Johnsbury. The development of affordable workforce housing should be supported. This would include rental product generally priced between \$500 and \$1,000 per month. Such product should consist of one- to three-bedroom product, possibly within mixed-income and mixed-use developments.

Modern Market-Rate Rental Housing – There are very few modern market-rate rental alternatives within St. Johnsbury. As a result, higher-income households seeking modern rental housing that includes the features, amenities and design characteristics of modern rental housing must look outside of St. Johnsbury to find such housing. The development of a well-designed market-rate product would enable St. Johnsbury to attract and retain such groups as young professionals and independent seniors. This would include product priced above \$1,000 per month and include one- and two-bedroom units in mixed-use product.

Entry-Level and Higher-end Modern For-Sale Housing – There are approximately 43 for-sale housing units available for purchase in St. Johnsbury. This is a very limited supply relative to the overall household base of the town. As a result, potential buyers have very limited choices, particularly those seeking product priced above \$225,000. This is putting St. Johnsbury at a competitive disadvantage with surrounding communities. The development of modern for-sale housing should be considered in St. Johnsbury. While this could be at a variety of price points, emphasis should be on entry-level product priced below \$150,000 and product priced above \$225,000. This would include condominium product (primarily with two-bedroom units) for young adults and seniors, as well as single-family home product (primarily with three-bedroom units) for families.

Special Needs Housing – While many special needs groups were evaluated in the market and each, to some degree, had insufficient housing to meet the needs of these groups, it was determined that the greatest need appears to be for persons with disabilities, adults with mental illness, victims of domestic violence and persons experiencing substance abuse issues. Housing policies and priorities should consider some level of implementation of the development of housing that serves these special needs populations, as well as others.

The table below summarizes the approximate potential number of new residential units that could be supported in St. Johnsbury over the next few years.

St. Johnsbury Housing Needs Estimates (2017 to 2021)	
Housing Segment	Number of Units*
Subsidized Rental Housing (Senior & Family)	50
Affordable Workforce Rental Housing	30
Market-rate Rental Housing	125
Senior Care Housing	50 (Beds)
Entry-Level For-Sale Homes	10
Moderate-Income For-Sale Homes	15
High-Income For-Sale Homes	40

*Maximum number of units assumes product is marketable, affordable and in an appropriate location. Variations of product types will impact the actual number of units that can be supported. Additionally, incentives and/or government policy changes could encourage support for additional units that exceed preceding projections.

Numerous factors impact a market's ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structure, target market segments (e.g. seniors, workforce, young professionals, etc.), product quality and location all influence the actual number of units that can be supported and ultimately the success of a new residential project. The estimates shown in the preceding table provide the approximate maximum number of units that could potentially be supported, assuming the new product is marketable. As such, the preceding estimates should be used as a guideline for establishing housing priorities and goals for St. Johnsbury. Demand estimates could exceed those shown in the preceding table if the community offers incentives to encourage people to move to town or for developers to develop new housing product, and/or developers are successful in attracting commuters.

Housing Priorities and Strategies

The following summarizes key strategies that should be considered by the town of St. Johnsbury to address housing issues and needs of the community. These strategies do not need to be done concurrently, nor do all strategies need implemented to create an impact.

Identify and Attract Potential Developers – Using a variety of sources, the town should attempt to identify and market itself to the residential developers active in the region. Identification could be through trade associations, published lists of developers, real estate agents or brokers and other real estate entities in the region. Marketing of the community through trade publications, direct solicitation or public venues (e.g. housing and economic conferences) should be considered. The promotion of market data (including this Housing Needs Assessment), development opportunities, housing programs and incentives should be the focus of such efforts.

Support Efforts to Enable Area Seniors to Transition into Housing to Meet Their Changing Needs – St. Johnsbury is no different than most parts of the country, in that it has a large base of seniors and this base is projected to increase over the foreseeable future. Based on a survey of housing alternatives in the market, an assessment of area demographic characteristics and trends, and input from both area stakeholders and residents, it is evident that senior-oriented housing is and will be an important component to the overall housing market. New housing product for seniors that should be considered include independent living rentals, senior care housing (residential care/assisted living facilities and nursing homes), and for-sale condominiums that include accessibility design elements.

Create Local Incentive Programs Supporting Re-investment in Historic Neighborhoods – Brian Knight Research (BKR) completed a preliminary analysis of historic preservation opportunities of buildings and neighborhoods in St. Johnsbury. More than 200 buildings were classified as “high integrity” structures and represent historic preservation opportunities. These properties would be eligible for the National Register of Historic Places. The highest concentration of high-medium integrity buildings was found in the Four Seasons study area as well as isolated sections of the Summerville, East St. Johnsbury, St. Johnsbury and Arlington study areas. These buildings possess suitable historic integrity to be potentially individually eligible for the National Register for Historic Places for their architectural merit (Criterion C). They also may be eligible, under Criterion A, for having historic significance, usually under social history, ethnic heritage, community planning and development. BKR recommended that the Town of St. Johnsbury conduct an intensive survey as well as develop a historic context for each study area. Through careful boundary analysis, historic surveys and development of historic context statements, large components of these study areas would be eligible for the National Register of Historic Places. The town should create incentive programs to support historic preservation efforts.

Explore Designation of Neighborhood Development Areas to Support Residential Development – As shown in Section VII of this report, there are more than two dozen programs and incentives offered in Vermont that assist with the improvement and development of housing. Most of these programs are available through the state, though some local and Federal programs are offered. The Town should evaluate these programs to see which ones they may want to utilize and promote. Specifically, the town should explore the designation of Neighborhood Development Areas (NDA) within targeted areas of St. Johnsbury, such as areas adjacent to the Designated Downtown and possibly in St. Johnsbury Center and East St. Johnsbury, once a Village Center Designation is secured for these areas. The NDA offers various benefits and incentives for communities and developers, which are outlined on page VII-59 of this report.

Encourage Mixed-Income & Mixed-Use Product in and Around Downtown – In an effort to develop new housing that 1.) serves a broad base of housing needs, 2.) is complimentary to existing uses in the downtown area and 3.) takes advantage of the walkability of the downtown, consideration should be given to the development of housing product that attempts to serve a variety of household incomes and possibly incorporates mixed-use concepts (e.g. residential units over first floor retail). Such product, which will help the town retain and attract young professionals, workers currently commuting into the downtown area, seniors and smaller families, should incorporate design elements that promote and preserve the historic characteristics of the downtown area. Programs like St. Johnsbury’s Intern Housing Program should be supported in an effort to attract a younger demographic.

Support Affordable Rental Housing for Seniors and Workforce Households – Based on the lack of *available* housing that is affordable to low-income households, the large base of low-income residents in the market, and the expressed interests by area residents and stakeholders, it appears that there is significant and pent-up market demand for product serving low-income households. New rental housing product should address the needs of low-income families and seniors, generally with incomes at or below 120% of Area Median Household Income. This would primarily be rental product priced below \$1,000 per month and for-sale product priced below \$150,000. Based on the findings contained in this report, the housing needs of area seniors appear to be more pronounced and should be considered as a housing priority. Exploring such things as inclusionary zoning policies that mandate that new residential developments (of more than a specified minimum number of units) include a designated proportion of “affordable” units could encourage the development of such units.

Support and Encourage Development of Higher-end For-Sale Housing – Given St. Johnsbury appears to be at a competitive disadvantage with surrounding communities as it offers very limited product priced over \$200,000, it will be important for the town to explore incentives, initiatives, and efforts to support and encourage the development of higher-end for-sale product. This may include such things as taxes, fees, zoning, infrastructure or other assistance that may encourage developers to consider developing higher-end for-sale product in St. Johnsbury.

Continue and Expand Efforts Supporting the Improvement/Renovation of Existing Housing – Based on an analysis of published secondary data and an on-site observation of the Town’s existing housing stock, it is evident that St. Johnsbury has a large inventory of older (pre-1950) housing stock. Some of this housing stock shows signs of its age, deferred maintenance and neglect and is in need of repairs and modernization. Priorities should be placed on encouraging the renovations and improvements of the existing owner-occupied housing stock. Housing plans and priorities should focus on efforts (including financial incentives) to help with the weatherization, modernization and renovation of the existing housing stock. Code compliance/enforcement efforts should continue to be an integral part of the town’s efforts to insure housing is brought up to and maintained at expected standards.

Encourage the Redevelopment of Vacant and Unused Structures – There were nearly three dozen vacant buildings of notable size in St. Johnsbury that represent potential sites for redevelopment. Such properties represent adaptive reuse opportunities that could support housing development. These properties are located throughout St. Johnsbury; however, several were located in the Summerville neighborhood and in the Downtown area of St. Johnsbury. Additionally, promotional materials should be made from key highlights of the Housing Needs Assessment and marketed throughout the region to demonstrate the potential depth of support and development opportunities that exist within the market.

Reduce Residential Blight – While residential blight (abandoned/boarded up/unsafe structures or units in significant disrepair) does not represent a large portion of the local housing market, based on our on-site evaluation there appears to be approximately 34 residential units that exhibited some sort of blight within the St. Johnsbury town limits. These 34 homes represent 1.2% of the 2,939 housing units in St. Johnsbury (based on 2010 estimates). While this represents a small share of the total housing inventory, these homes still represent potential nuisances, safety hazards and may be detrimental to nearby property values. While blight is scattered throughout town, it appears the majority of such units are located north of the downtown area and extend up to the southern portion of the Arlington neighborhood and the western portion of the Summerville neighborhood. As such, efforts to address blight should focus on this particular area. There are numerous strategies that exist to address residential blight within communities. Because such strategies vary in scope, involve various financial and legal considerations, and not all strategies work for each community, we do not recommend any single strategy. Instead, we recommend that the Town explore multiple ways to address blight. These may range from implementing liens on neglected or abandoned properties to establishing a land bank to acquire, remedy and dispose of such properties. In addition to current code enforcement efforts underway within the Town, it is recommended that St. Johnsbury consider additional efforts to engage with the landlord community in addressing neglected residential properties.

Assistance for First-Time Home Buyers – First-time homebuyer programs should continue to be supported and promoted. Based on our survey of town residents, homeownership appears to be the preferred housing product. Efforts to assist homebuyers, particularly first-time buyers, should be established as a priority for the town. The state of Vermont offers a variety of housing assistance programs that should be promoted by St. Johnsbury. Additionally, St. Johnsbury may want to explore establishing public-private partnerships to establish possible employer-sponsored homebuyer programs/initiatives.

Explore and Encourage Development Partnerships – Although the town of St. Johnsbury can develop and support various programs and initiatives to address housing issues and the needs in the market, the success of such efforts will be, in part, contingent upon the relationships the town makes with regional and state entities, local business and private sector developers. It is recommended that the Town work to establish or build upon regional government relationships and explore potential relationships with major employers to develop incentives to have employees locate to and live in St. Johnsbury.

Invest in Community Beautification Efforts and in Parks/Green Space Improvements – In an effort to enhance the aesthetic appeal of the community, the town is encouraged to support efforts that lead towards the aesthetic improvements of the town. While removal of blight and the redevelopment of vacant structures will go a long way to improving the town's appearance, the town will want to explore beautification efforts (e.g. façade improvements, adding greenery/landscaping, repairing streets and sidewalks, etc.) and expanding or enhancing green space and parks within town. Such efforts will improve the aesthetic appeal of the town and increase the likelihood more people will consider moving to St. Johnsbury.

Support Special Needs Housing Initiatives and Housing Product - There is a large base of special needs households that are in need of housing that meets these populations' specific needs and that is affordable. The town should support projects that include at least a portion of the units set aside for special needs populations. This would diminish the likelihood that single projects will be developed that exclusively target special needs households, but enable such product to be developed in a variety of properties (and product types) in various parts of town. The town may want to explore inclusionary zoning or other regulatory incentives to encourage the inclusion of some special needs units in future housing developments.

Support Efforts to Develop Projects Near Public Transportation Routes - Most commuters living in St. Johnsbury drove alone to work, and have a typical drive time to work of less than 30 minutes. A notable share (11.1%) in the PSA walks to work, a share that is higher than the SSA and the state of Vermont. Walkability was rated very high by the Walkscore website in Downtown and the adjacent Four Seasons neighborhood. Two Downtown locations and one Four Seasons location were each designated as "Very Walkable", meaning that most errands can be accomplished on foot. There are two primary modes of public transportation offered in St. Johnsbury, including Green Mountain Transit (GMT), a public bus service, and Rural Community Transportation, Inc. (RCT), a non-profit shuttle service. GMT offers two stops in St. Johnsbury, while RCT offers five stops, either in or near St. Johnsbury. Redevelopment and development opportunities should focus on the walkable parts of town and those offering bus or shuttle service, due to convenience and proximity to community services for pedestrians and public transportation for commuters.

Consider Hiring a Housing Director to Develop, Implement and Oversee Housing Plans, Policies and Initiatives – Housing is complex and the issues impacting housing for the community are significant. While the Town may be able to develop housing policies, programs and processes, the effective implementation of change could be contingent upon the daily oversight by a housing professional. The Town may want to approach other nearby communities and the county to explore the possibility of a regional/county housing director.

III. Community Overview and Study Areas

A. St. Johnsbury, Vermont

This report focuses on the housing needs for citizens of St. Johnsbury, the shire (or county seat) of Caledonia County, Vermont. St. Johnsbury is located in the middle eastern part of Caledonia County, which is in the northeastern portion of Vermont. It is approximately 37 square miles in size, with the Passumpsic River running through the eastern portion of town. It is served by Interstates 91 and 93 and U.S. Routes 2 and 5. It is northwest of White Mountain National Forest and located approximately 36 miles northeast of Montpelier, the state capital. St. Johnsbury sits approximately 48 miles south of Quebec, Canada.

The town of St. Johnsbury has gone through a few name changes since it was originally granted in 1770 (source: discoverstjohnsbury.com) by King George the Third as part of the New Hampshire Grants. The town's names ranged from its original name of Bessborough to Dunmore, when it was first settled in 1786, to its current name of St. Johnsbury. When it was renamed, it was Ethan Allan, Vermont founder, who suggested to name it after the French author and agriculturist Michel Guillaume St. Jean de Crevecoeur, also known as J. Hector St. John. The town was originally settled by seven families from Rhode Island when it was still called Dunmore. Jonathan Arnold, one of the original families, and member of the Continental Congress, who wrote the Rhode Island's act of secession from the United Kingdom, helped settle the town center. At that time, there were 143 people living in town, according to the 1790 census.

The mid-19th century brought about a change to St. Johnsbury when it became home to the manufacturing of platform scales, maple syrup and maple syrup items. The town's growth accelerated when the railway from Boston to Montreal was brought to St. Johnsbury and helped spur the economy to create a small manufacturing community. By the mid-20th century, Fairbanks Scales and Maple Grove Farms of Vermont had become the largest manufacturers of their products in the world.

Today, the town primarily includes a mix of residential units, consisting primarily older single-family homes, along with smaller retail alternatives in the town's central business district. The St. Johnsbury Academy, a secondary school, the St. Johnsbury Athenaeum, a library and art museum, the Fairbanks Museum and Planetarium and Catamount Film & Arts all contribute to education, culture and quality of life in the area. The Lamoille Valley Rail Trail, Kingdom Trails and Dog Mountain are just a few of the many outdoor recreational areas that also contribute to the appeal of the area.

Additional information regarding the town's demographic characteristics and trends, economic conditions, housing supply, community services and other attributes and challenges are included throughout this report.

B. Study Areas - PSA & SSA Delineations

This report addresses the residential housing needs of the town of St. Johnsbury, Vermont. To this end, we have evaluated the demographic and economic characteristics, as well as the existing housing stock, of St. Johnsbury. Additionally, because the demographics, economics and housing of St. Johnsbury are influenced by the surrounding communities within Caledonia County, we have also studied various socio-economic characteristics and trends, as well as the housing inventory, of the balance of the county and of the surrounding communities of Barnet, Kirby and Waterford. Finally, because this report may be used to address housing needs within neighborhoods or districts within the St. Johnsbury town limits, we have evaluated numerous metrics within these defined submarkets. The following summarizes the various study areas used in this analysis.

Primary Study Area - The Primary Study Area (PSA) includes the town of St. Johnsbury. For the statistical purposes of this report, the Census-designated place of St. Johnsbury was used as the geographic boundary of the town, which is slightly smaller than the official boundary of the town.

Secondary Study Area - The Secondary Study Area (SSA) is comprised of the area of Caledonia County that is outside of the PSA (St. Johnsbury).


Internal Submarkets – Pursuant to the Town's request, we have evaluated selected neighborhoods, districts and other designated submarkets within St. Johnsbury. These include East St. Johnsbury, St. Johnsbury Center, St. Johnsbury Historic District, downtown St. Johnsbury, a one-mile radius around downtown St. Johnsbury, and the neighborhoods of Arlington, Four Seasons, and Summerville. It should be noted that the one-mile radius around downtown overlaps and is inclusive of portions of other submarkets. These submarkets have been evaluated in comparison with each other, as well as individually.


External Communities – Pursuant to the Town's request, the surrounding communities of Barnet, Kirby and Waterford were evaluated. These communities have been compared with St. Johnsbury.

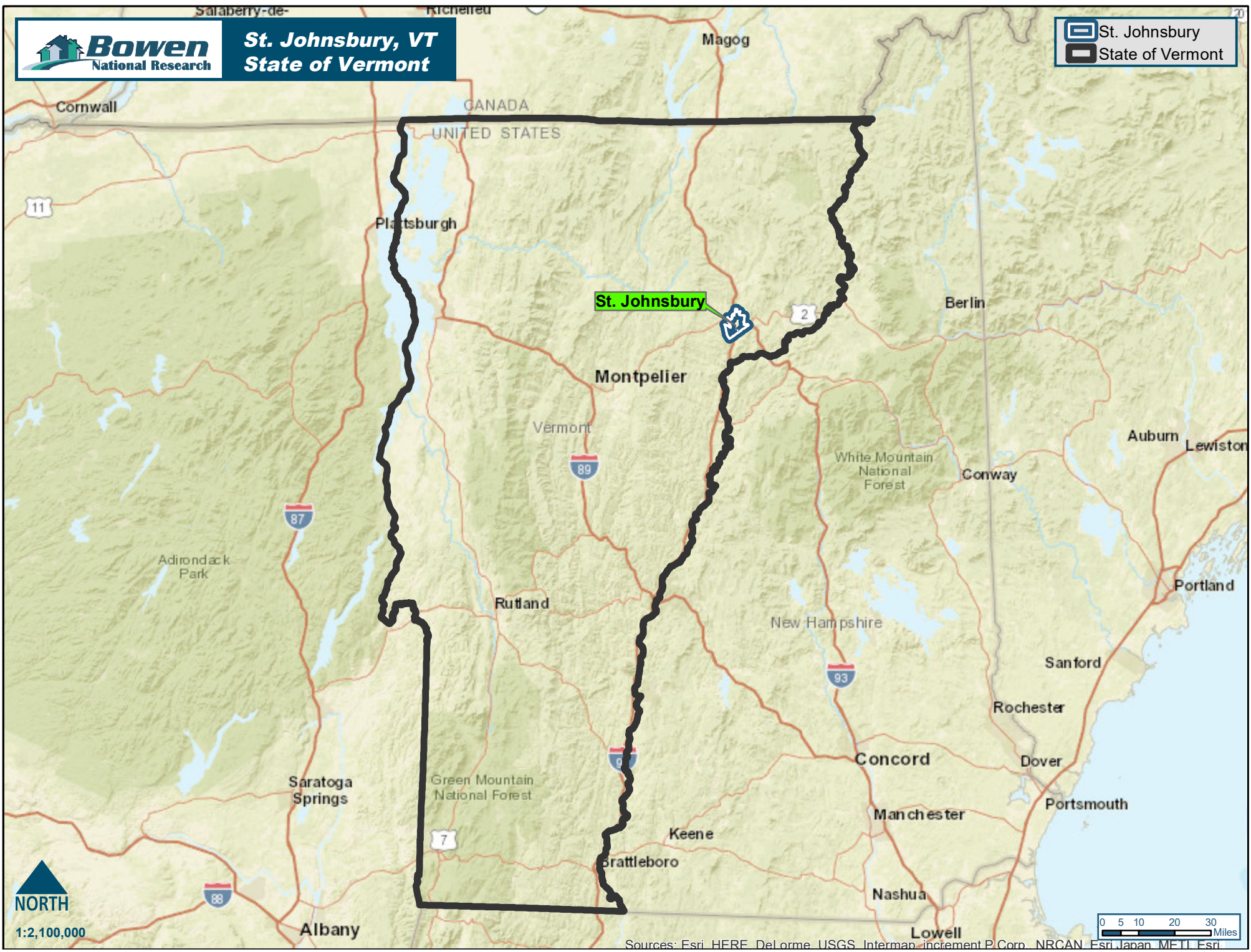
Maps delineating the boundaries of the various study areas are shown on the following pages.



St. Johnsbury, VT
State of Vermont

 St. Johnsbury

 State of Vermont



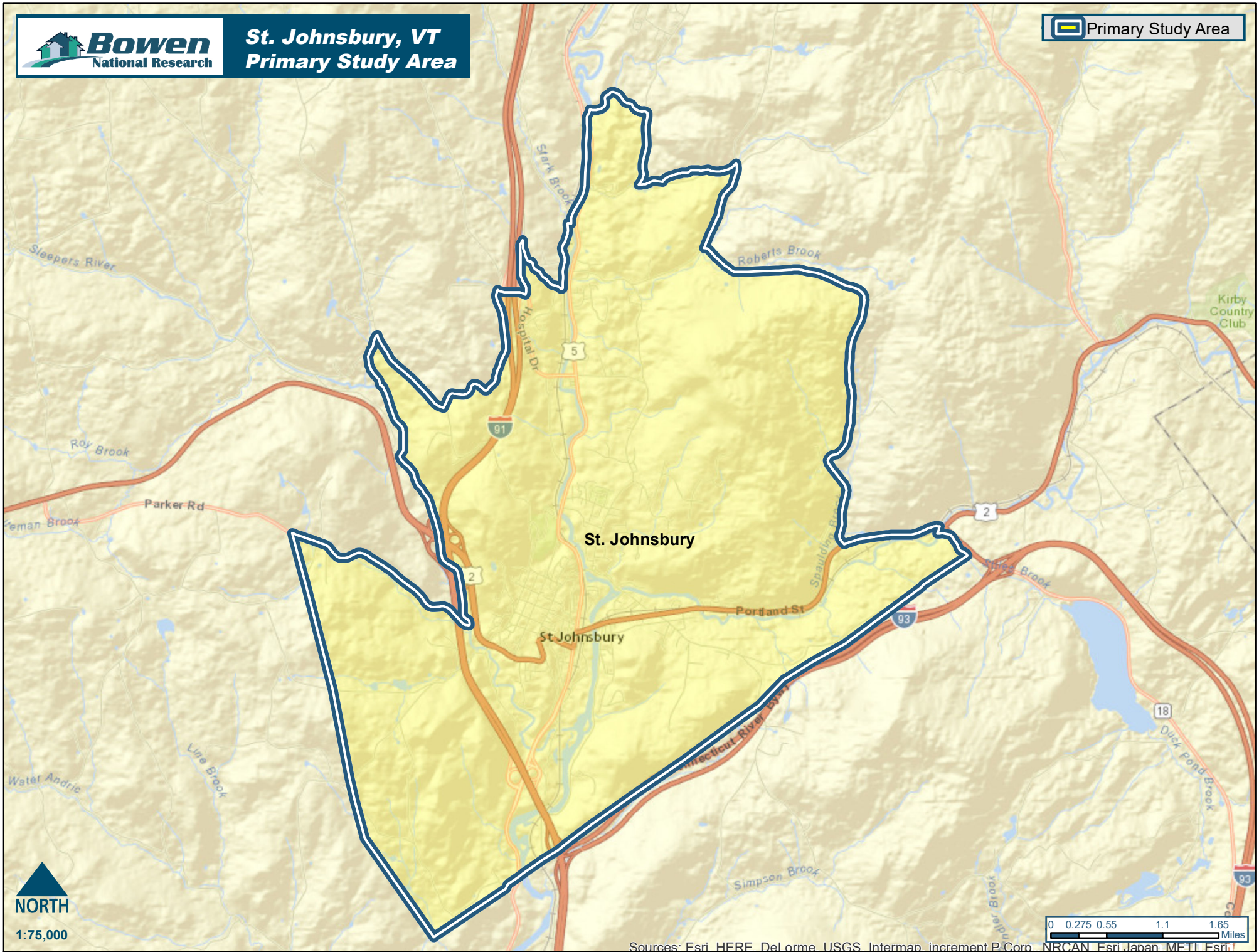
NORTH
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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri



**St. Johnsbury, VT
Primary Study Area**

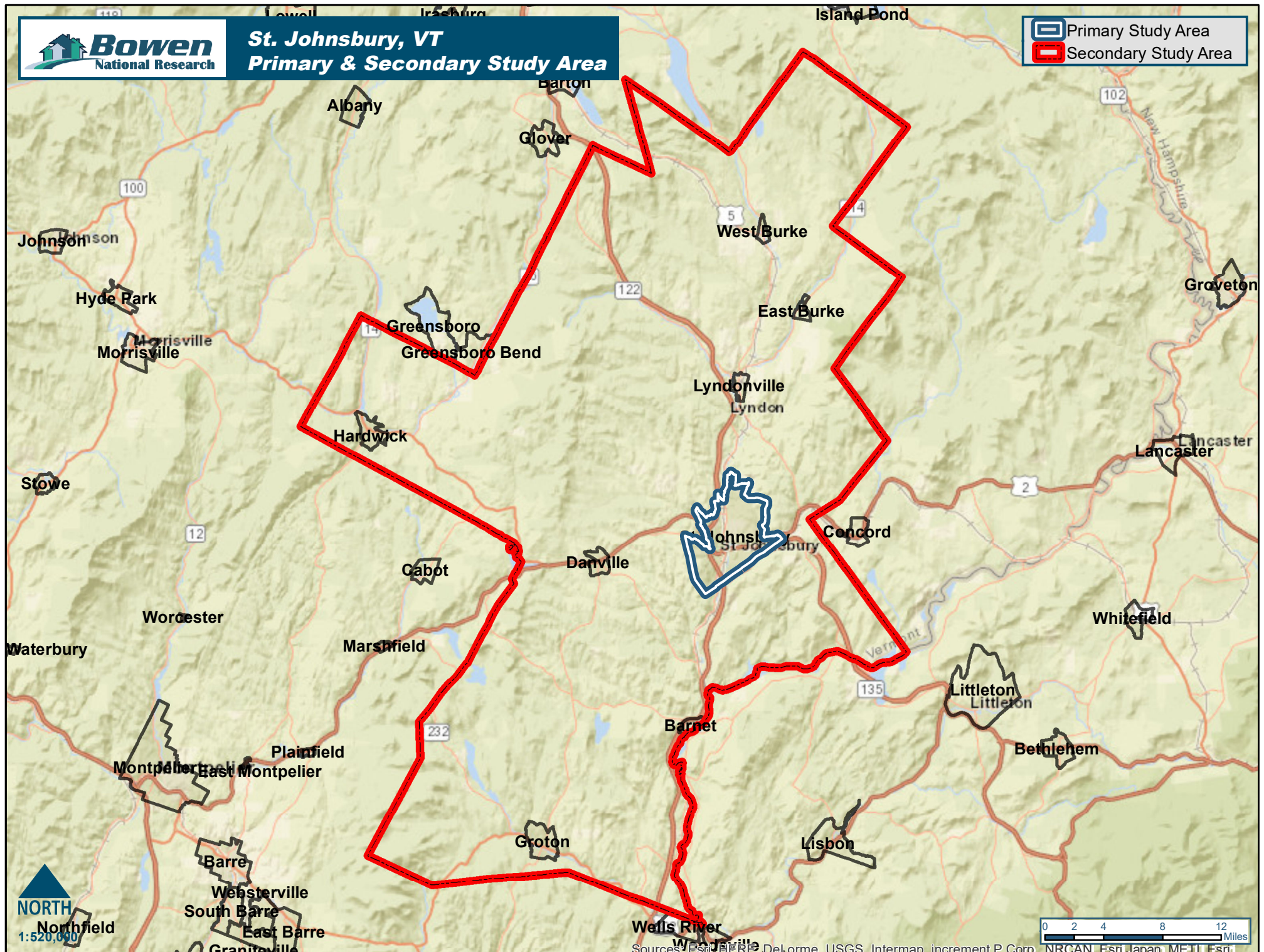
 Primary Study Area













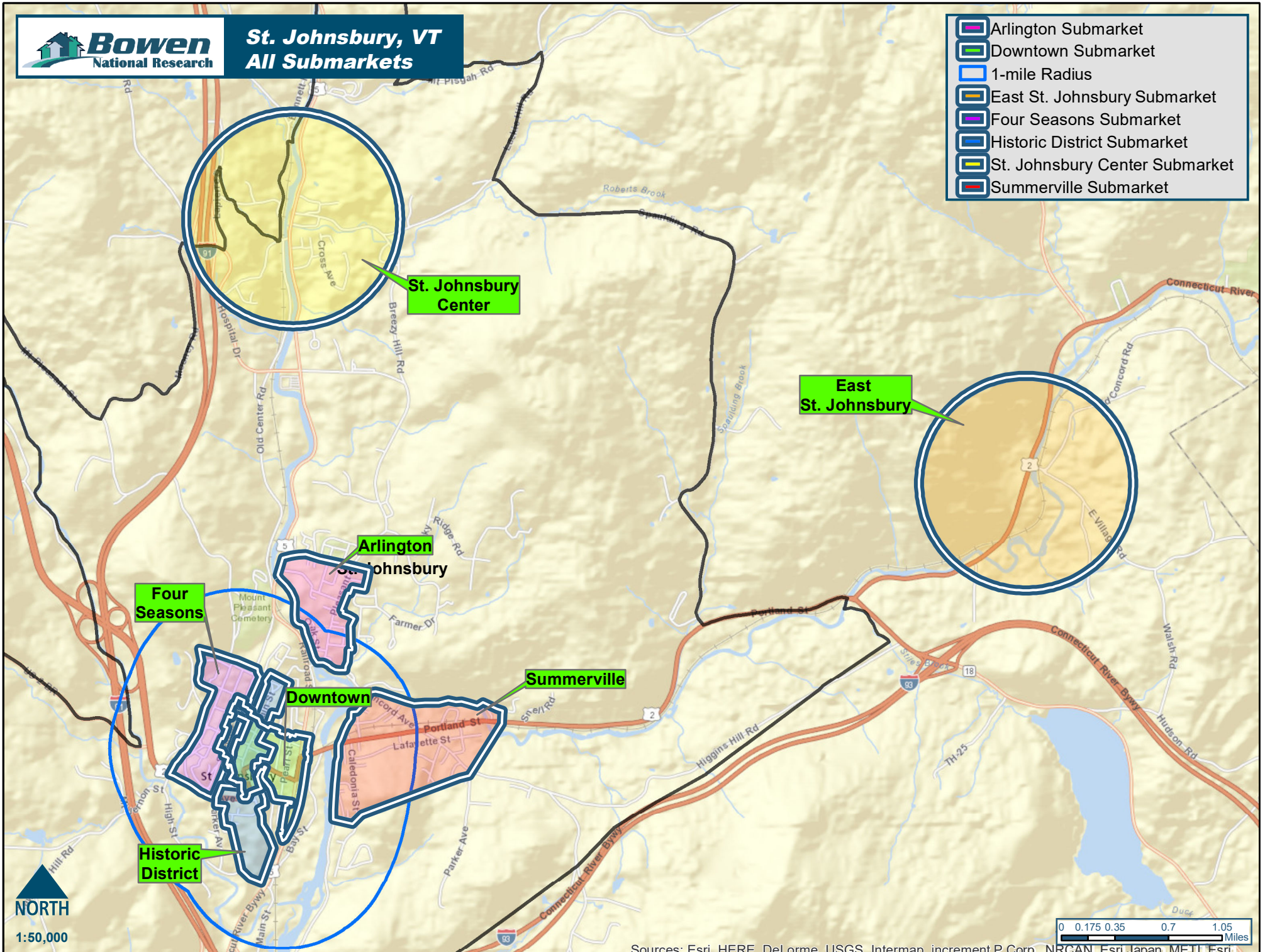
St. Johnsbury, VT Primary & Secondary Study Area

- Primary Study Area
- Secondary Study Area



St. Johnsbury, VT All Submarkets

-  Arlington Submarket
-  Downtown Submarket
-  1-mile Radius
-  East St. Johnsbury Submarket
-  Four Seasons Submarket
-  Historic District Submarket
-  St. Johnsbury Center Submarket
-  Summerville Submarket



NORTH

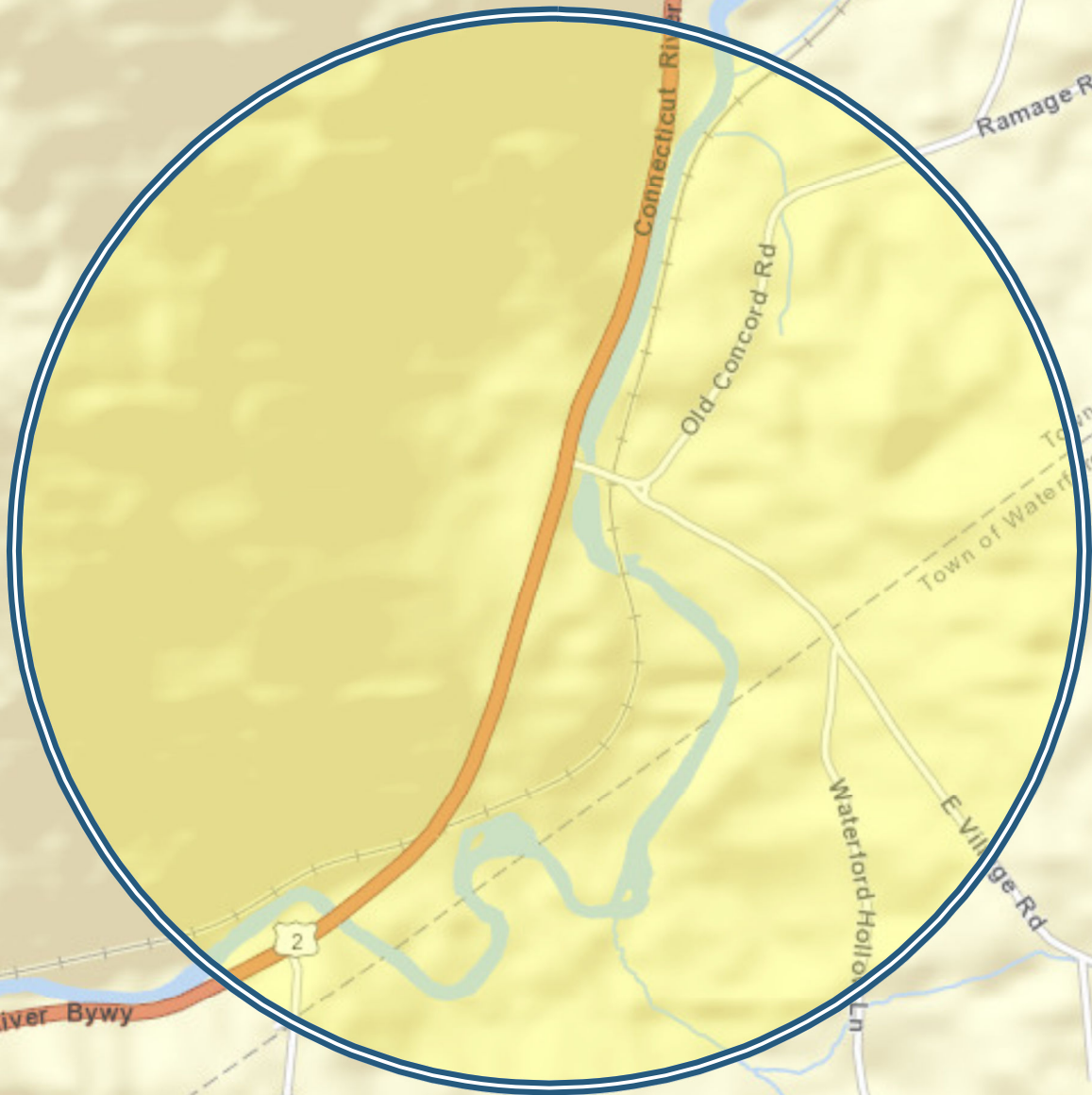
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0 0.175 0.35 0.7 1.05 Miles



St. Johnsbury, VT
East St. Johnsbury Submarket

 East St. Johnsbury Submarket




NORTH
1:15,000

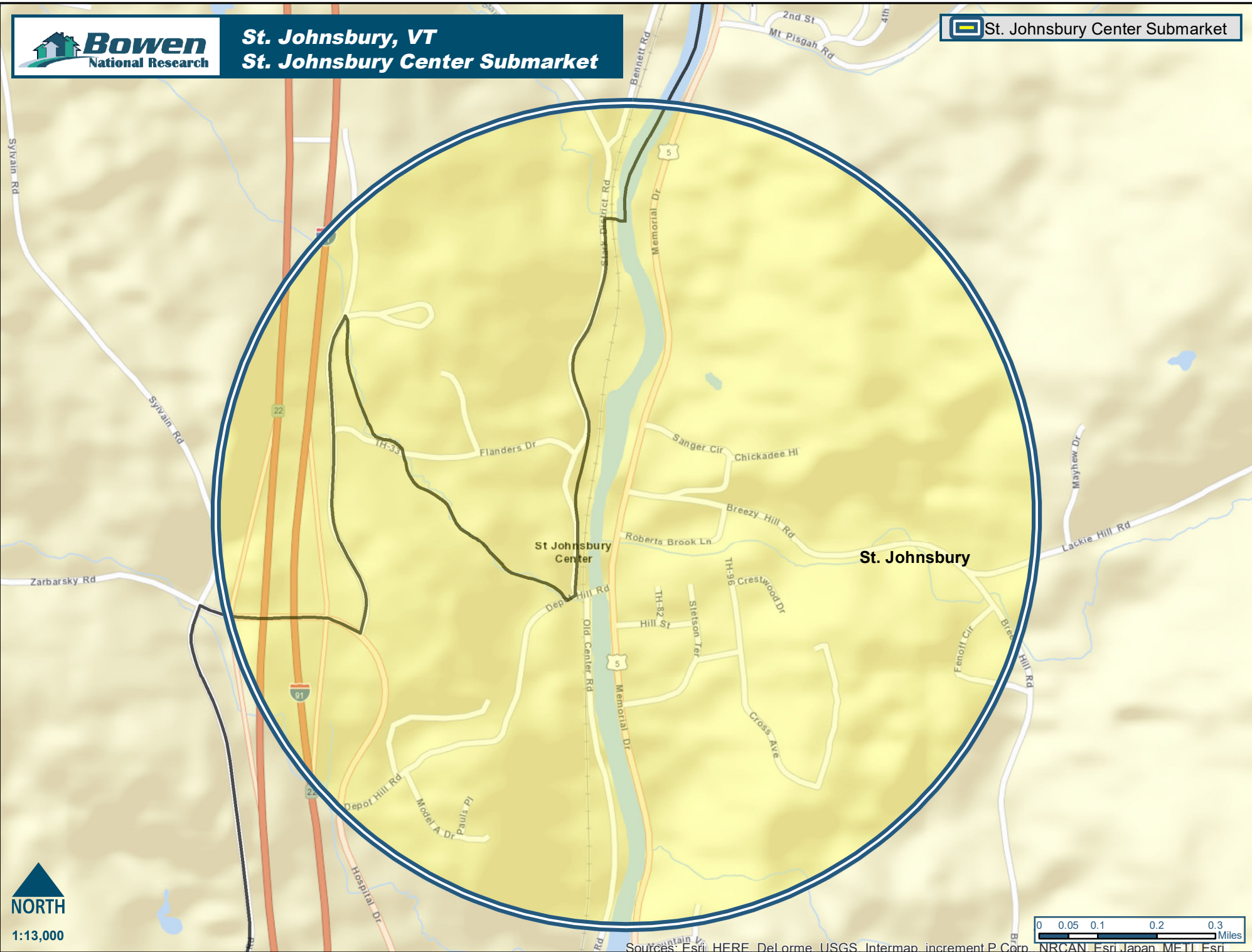


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



St. Johnsbury, VT
St. Johnsbury Center Submarket

 St. Johnsbury Center Submarket



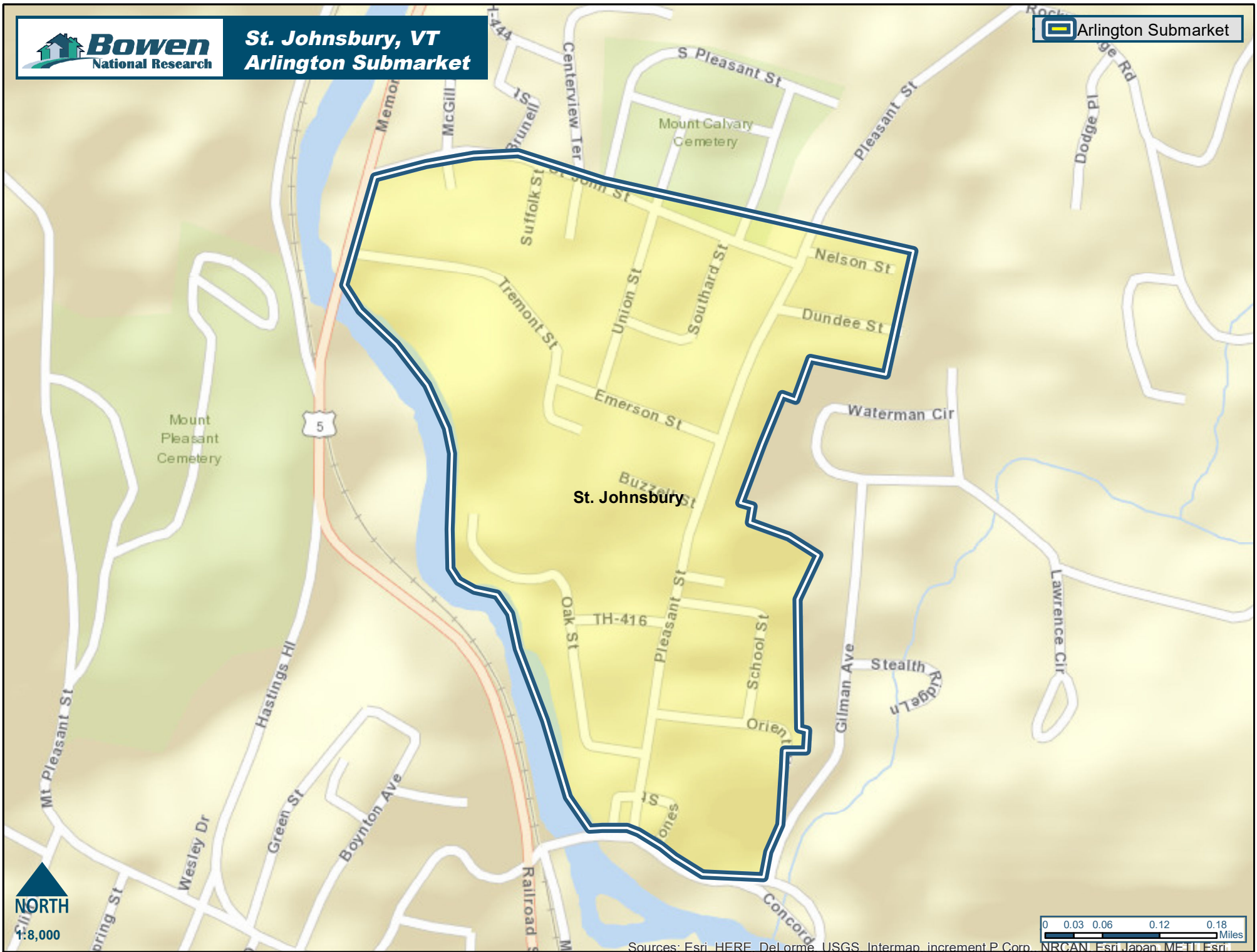
NORTH
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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



St. Johnsbury, VT
Arlington Submarket

 Arlington Submarket

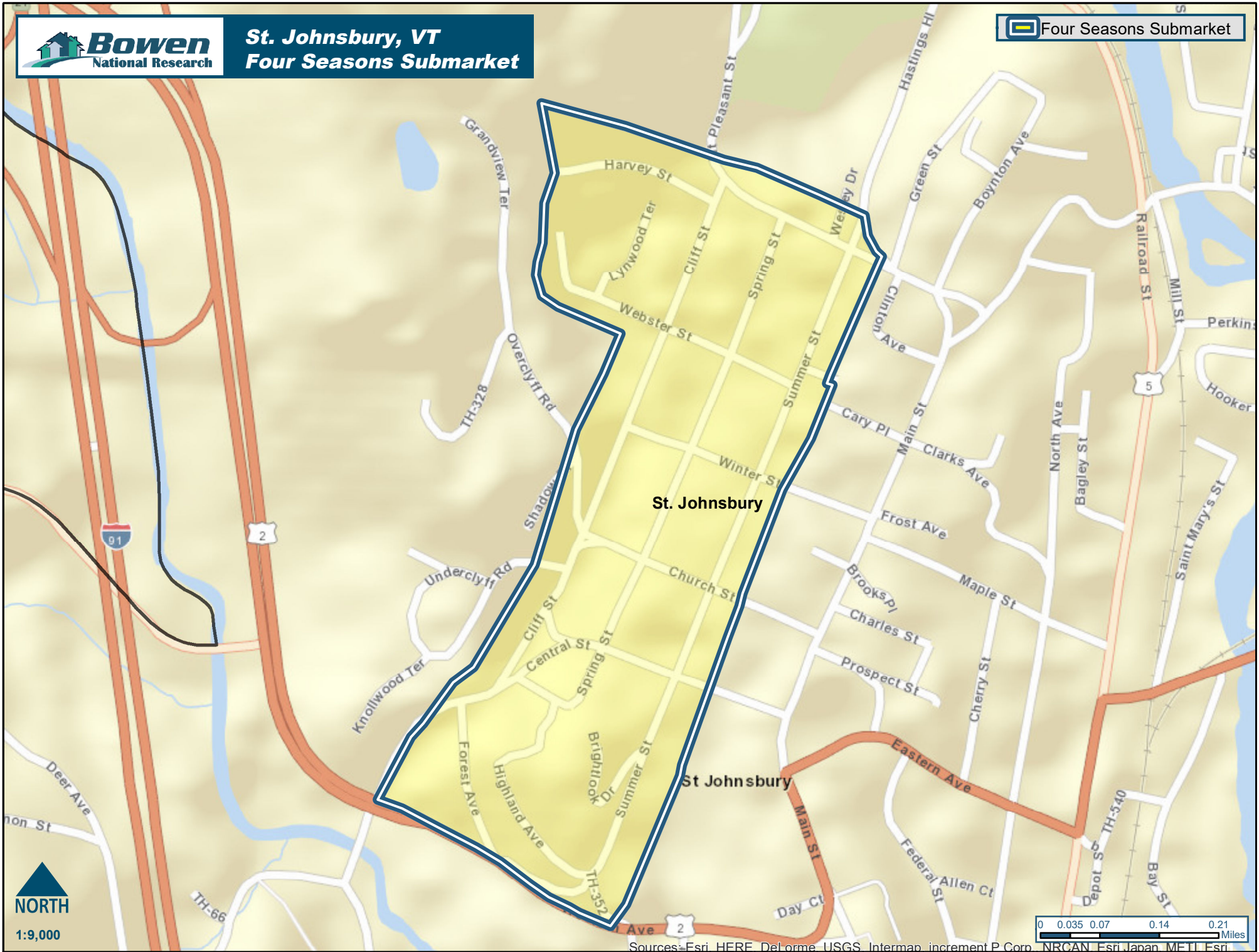


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri



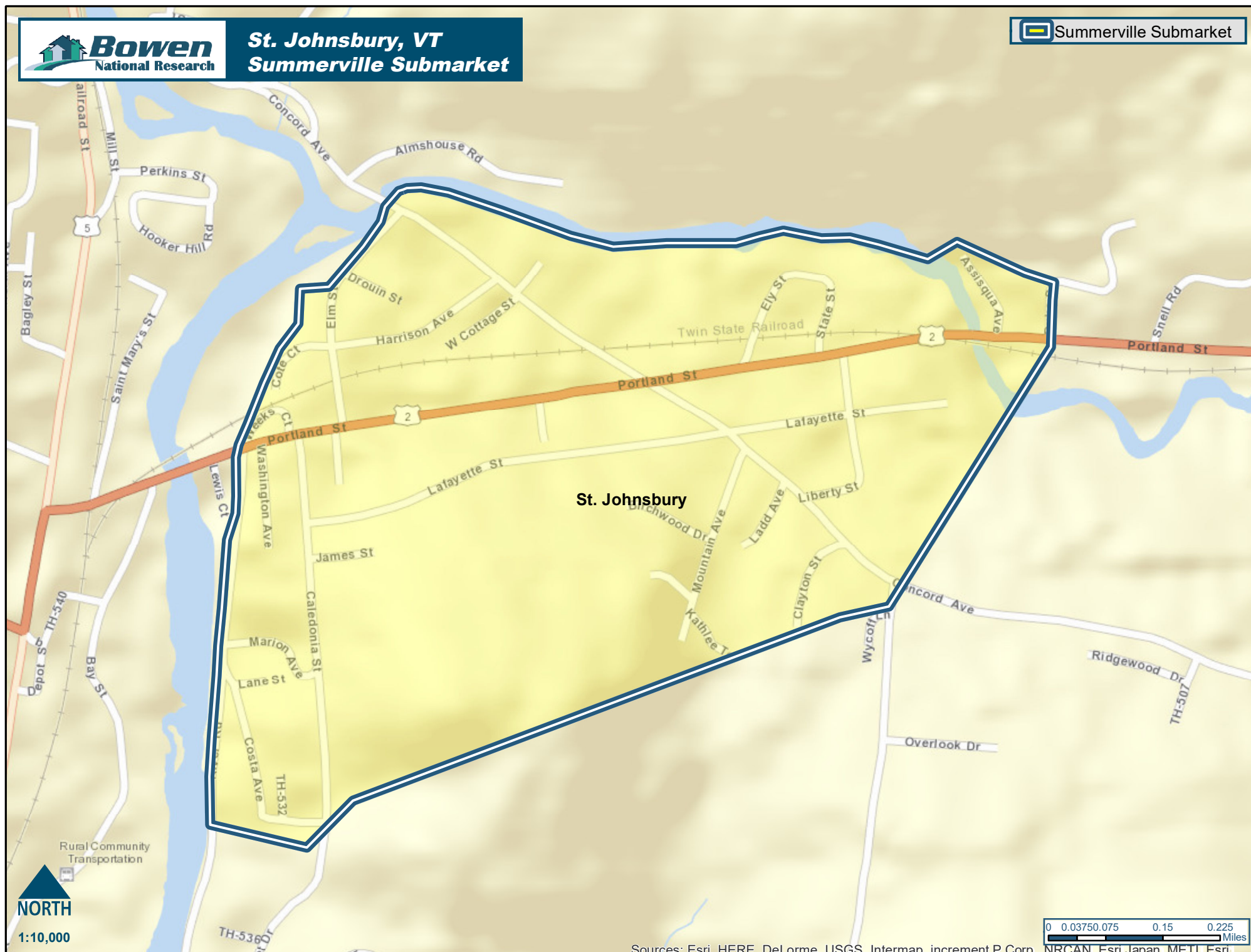
St. Johnsbury, VT
Four Seasons Submarket

Four Seasons Submarket





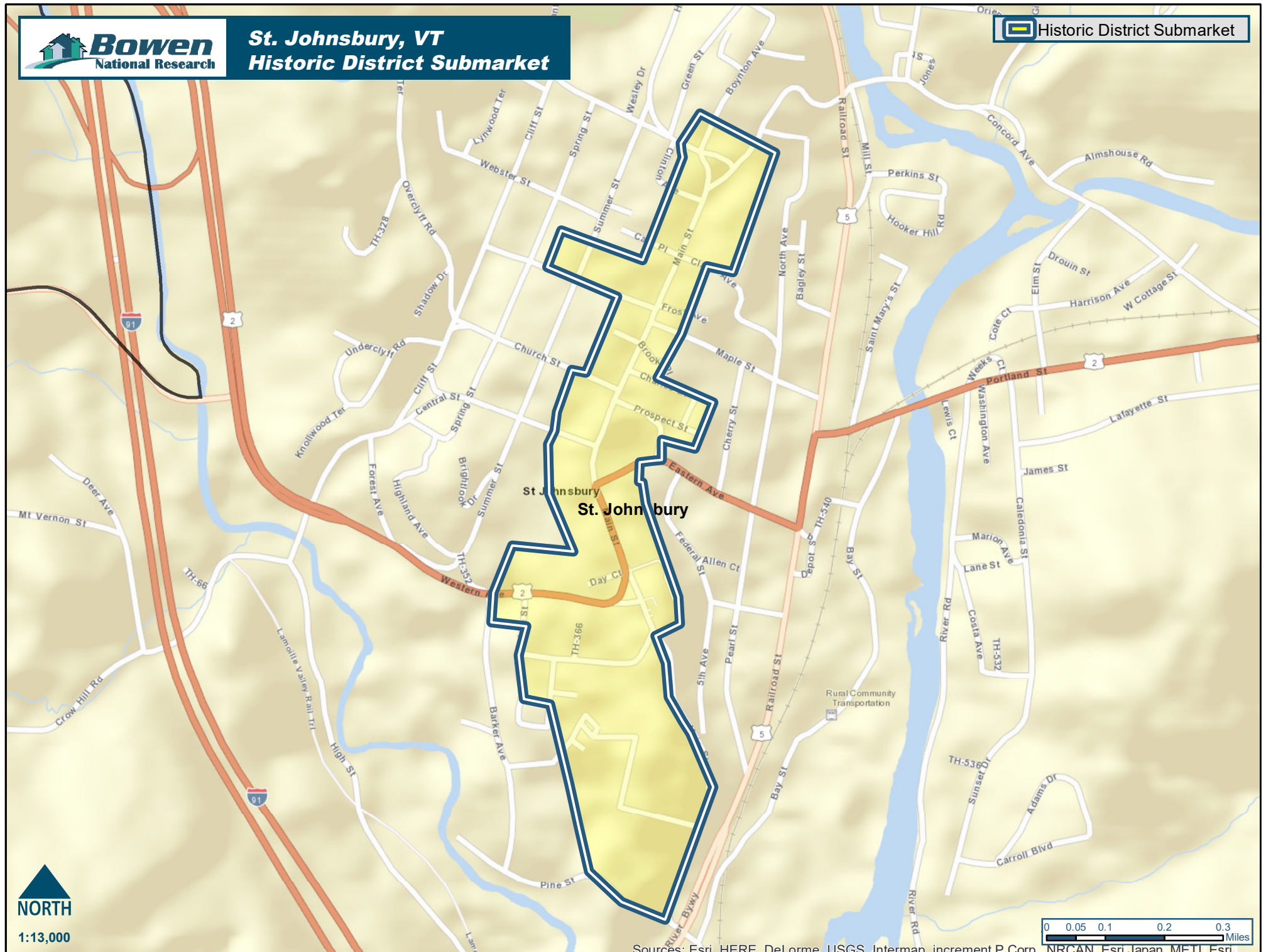
 Summerville Submarket



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



 Historic District Submarket

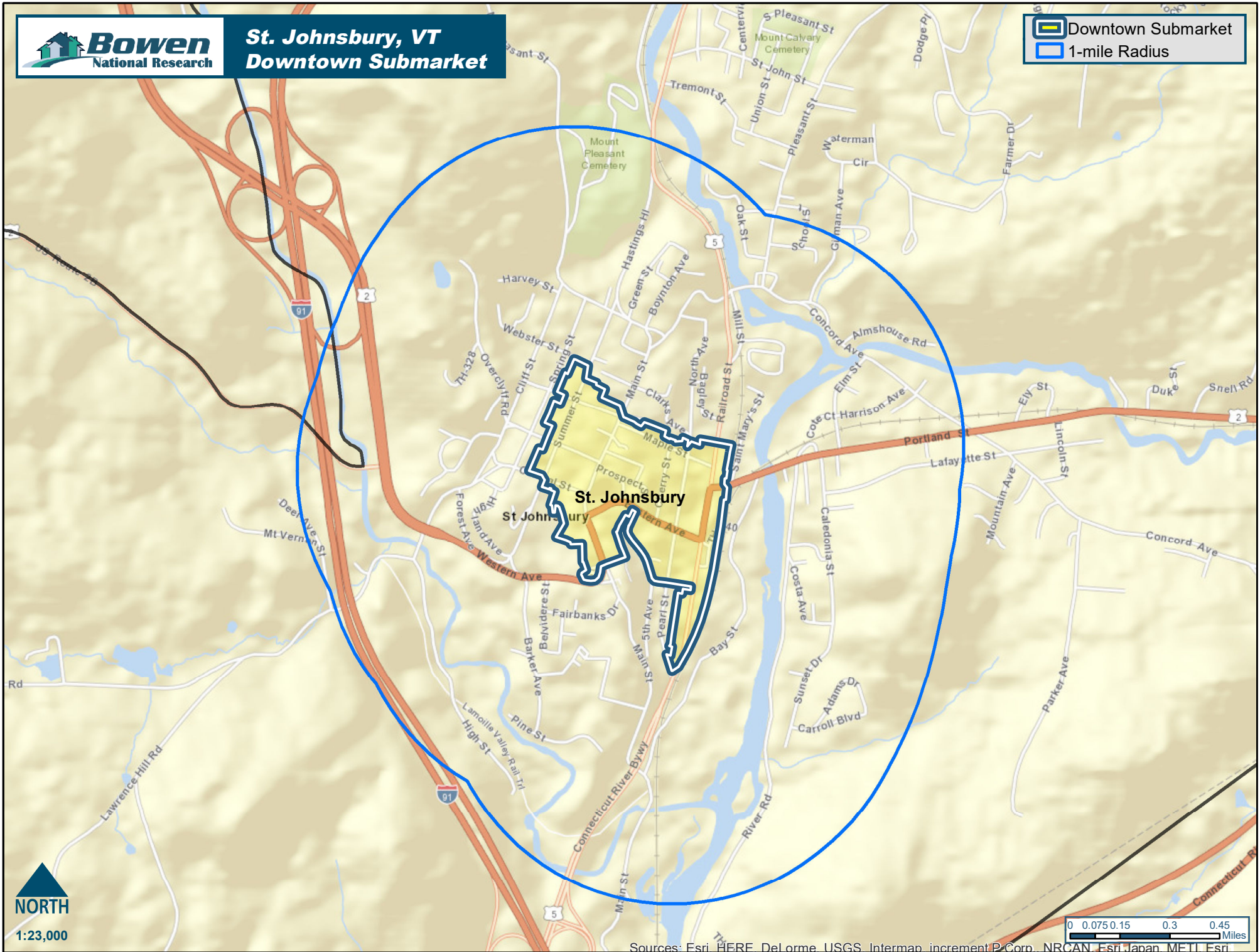


Sources: Esri HERE DeLorme USGS Intermap increment P Corp. NRCAN Esri Japan METI Esri



St. Johnsbury, VT
Downtown Submarket

- Downtown Submarket
- 1-mile Radius

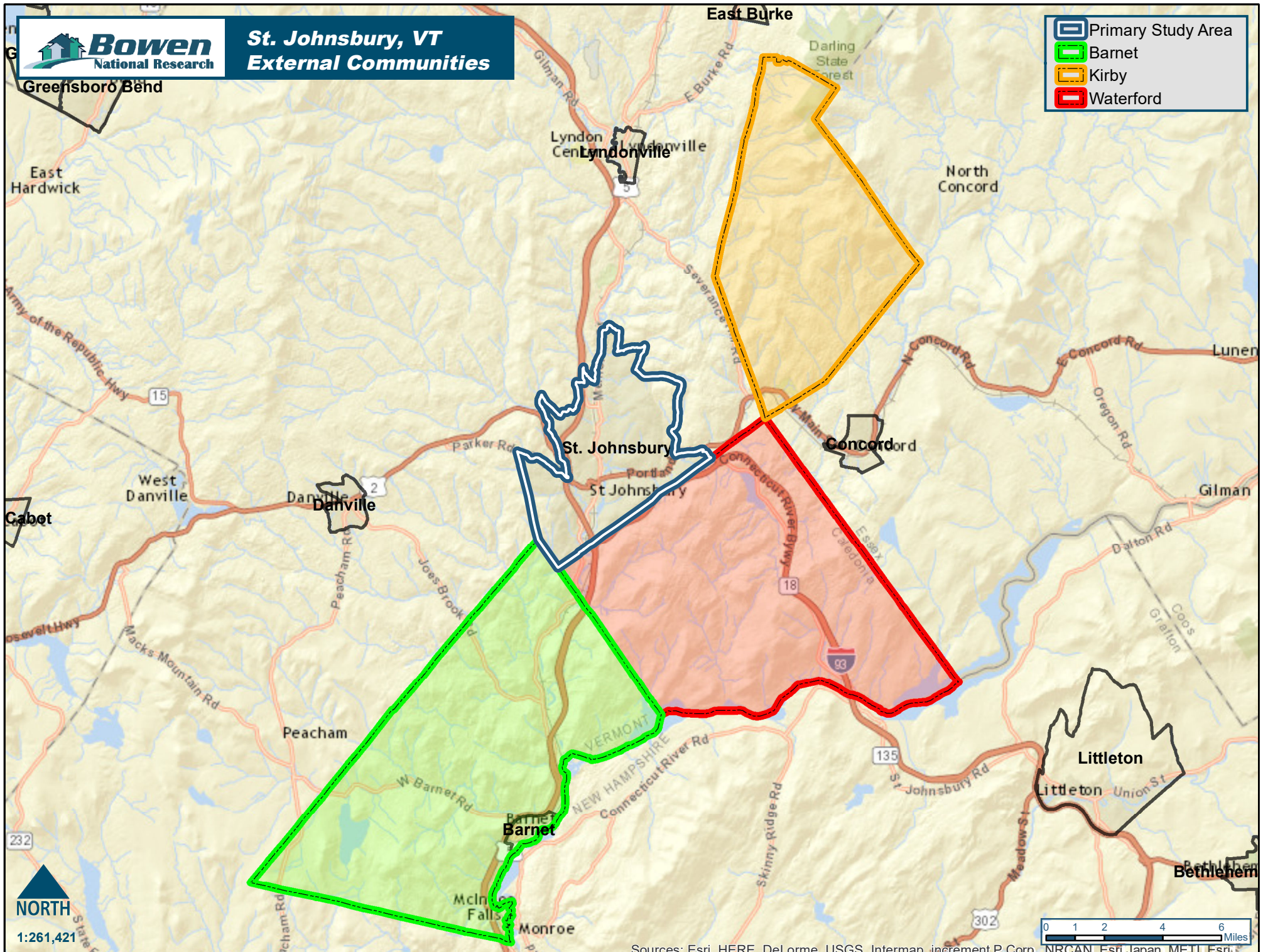


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



St. Johnsbury, VT External Communities

- Primary Study Area
- Barnet
- Kirby
- Waterford



IV. Demographic Analysis

A. Introduction

This section of the report evaluates key demographic characteristics for the Primary Study Area (St. Johnsbury), the Secondary Study Area (the balance of Caledonia County), Caledonia County (PSA and SSA combined), and the state of Vermont (statewide). Additionally, we have evaluated selected submarkets and districts within St. Johnsbury (referred to as “Internal Market Analysis”) and conducted analysis of St. Johnsbury compared with surrounding communities (referred to as “External Market Analysis”).

Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons among these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in St. Johnsbury, and what are these people like?
- In what kinds of household groupings do St. Johnsbury residents live?
- What share of people rent or own their St. Johnsbury residence?
- Are the number of people and households living in St. Johnsbury increasing or decreasing over time?
- How do St. Johnsbury residents compare with residents in the rest of the surrounding area (SSA), including surrounding communities?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region and are included in this section of the report.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2016 and 2021 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e. mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure is provided to support projected population and household growth.

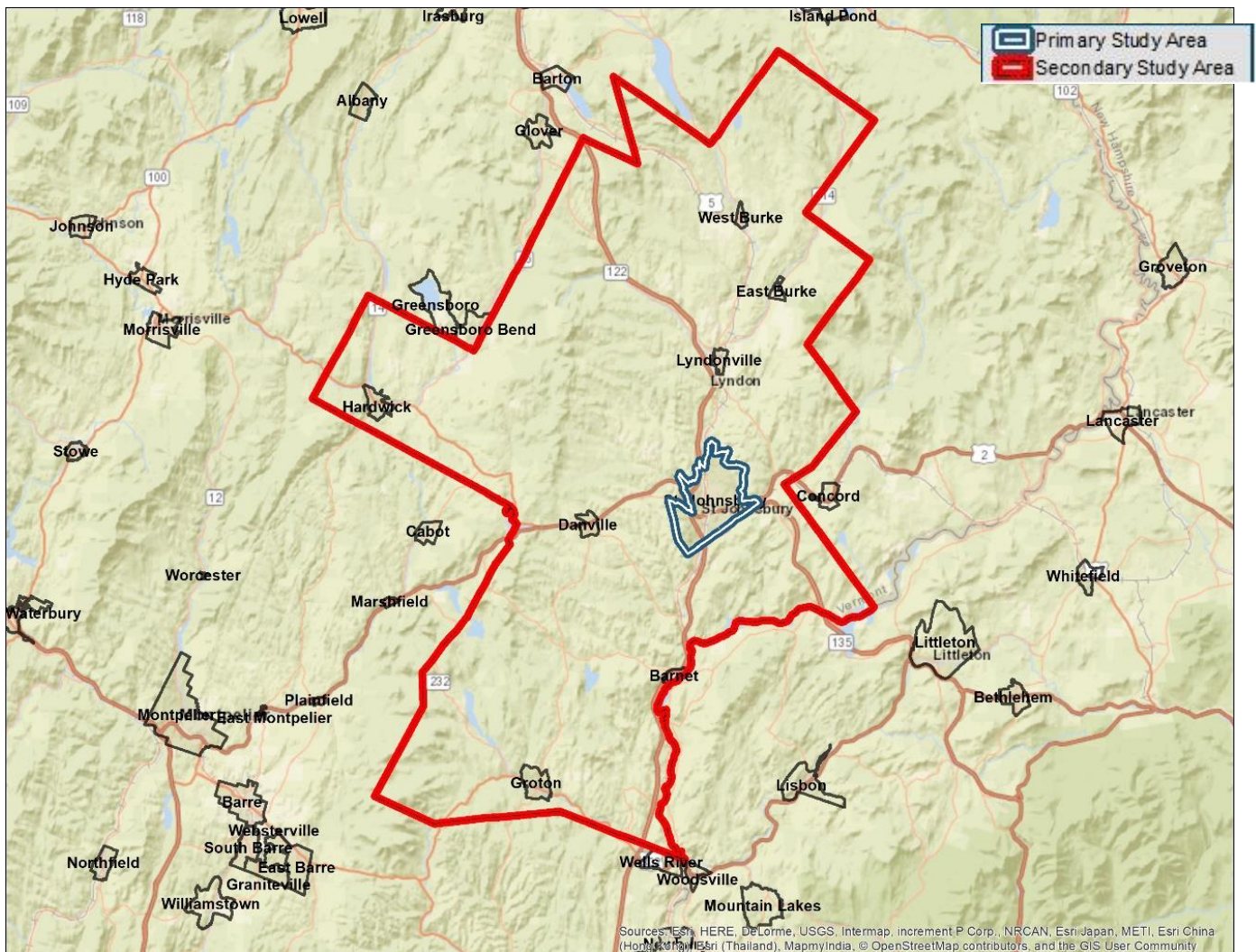
Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic projections/estimates.

It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding.

B. Overall Market Analysis (St. Johnsbury vs. Balance of County & Vermont)

This section evaluates different demographic characteristics and trends of St. Johnsbury and compares them with the balance of the county (Secondary Study Area, or SSA), the overall county, and the state of Vermont. It should be noted that for the purposes of this demographic statistical analysis, the Census-designated place of St. Johnsbury was used as the boundaries of the town which is slightly smaller than the actual unincorporated town limits.

A map illustrating the PSA (shown in blue/white border) and SSA (shown in red border) is shown below.



1. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

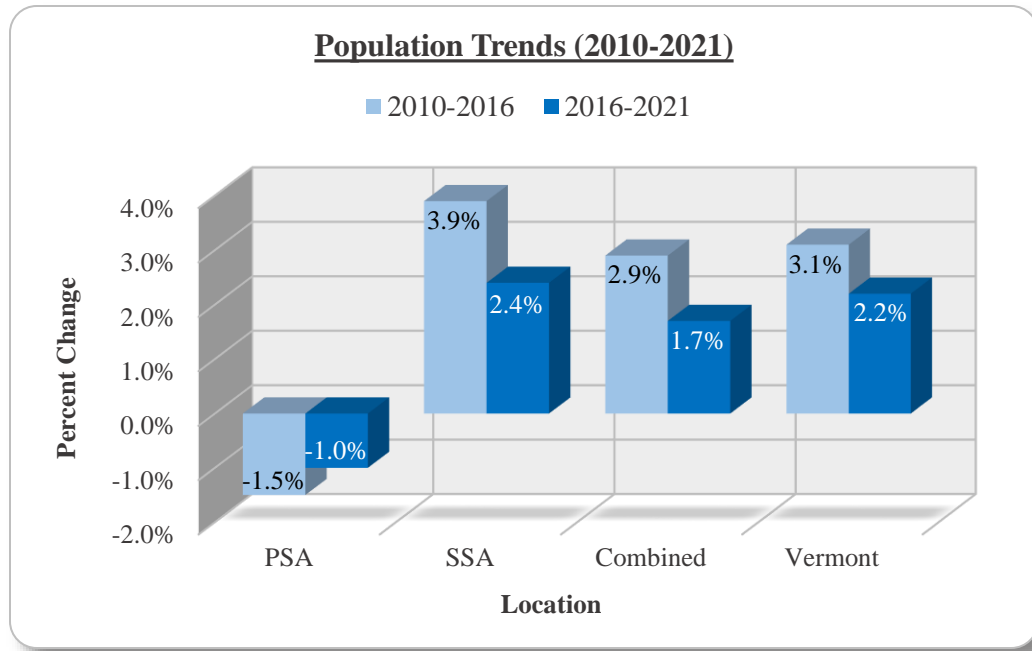
	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
PSA	6,192	6,193	1	0.0%	6,102	-91	-1.5%	6,043	-59	-1.0%
SSA	23,510	25,034	1,524	6.5%	26,019	985	3.9%	26,631	612	2.4%
County (PSA & SSA)	29,702	31,227	1,525	5.1%	32,121	894	2.9%	32,674	553	1.7%
Vermont	608,827	625,741	16,914	2.8%	644,954	19,213	3.1%	658,856	13,902	2.2%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the PSA population increased by one person (less than 0.1%), while the SSA population (area surrounding PSA) increased by 1,524, or by 6.5%. In Caledonia County, which reflects the combined PSA and SSA areas, the population increased by 1,525 people (5.1%) between 2000 and 2010. During the same period, the state of Vermont experienced positive population growth of 2.8%. The PSA population was stable between 2000 and 2010, while the SSA population increased at a greater overall rate than the state of Vermont.
- Over the past six years (2010 to 2016), it is estimated that the PSA population decreased by 91 (-1.5%). During the same period, the SSA experienced an increase of 985 people, which reflects an increase of 3.9% over 2010 numbers. The Caledonia County population increased by 894 (2.9%) between 2010 and 2016, while the statewide population increased by 3.1% during this period.
- It is projected that the PSA population base will continue to decline (-1.0%) between 2016 and 2021. Meanwhile, it is projected that the total number of people in the SSA will experience positive population growth, increasing by approximately 612 (2.4%) during this same five-year period. This projected rate of population growth within the SSA is higher than Caledonia County (1.7%) and the state of Vermont (2.1%).

The following graph compares percent change in population (growth +/-decline -) for two time periods, 2010 to 2016 and 2016 to 2021:



Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
PSA	2010	1,896 (30.6%)	716 (11.6%)	723 (11.7%)	946 (15.3%)	842 (13.6%)	450 (7.3%)	621 (10.0%)	41.7
	2016	1,799 (29.5%)	741 (12.1%)	675 (11.1%)	805 (13.2%)	879 (14.4%)	592 (9.7%)	611 (10.0%)	42.6
	2021	1,760 (29.1%)	823 (13.6%)	650 (10.8%)	683 (11.3%)	849 (14.0%)	692 (11.5%)	586 (9.7%)	41.7
	Change 2016-2021	-39 (-2.2%)	82 (11.1%)	-25 (-3.7%)	-122 (-15.2%)	-30 (-3.4%)	100 (16.9%)	-25 (-4.1%)	N/A
SSA	2010	7,929 (31.7%)	2,499 (10.0%)	2,962 (11.8%)	3,945 (15.8%)	3,976 (15.9%)	2,093 (8.4%)	1,629 (6.5%)	42.1
	2016	7,856 (30.2%)	2,743 (10.5%)	2,902 (11.2%)	3,516 (13.5%)	4,258 (16.4%)	3,027 (11.6%)	1,717 (6.6%)	43.4
	2021	7,663 (28.8%)	2,773 (10.4%)	2,970 (11.2%)	3,263 (12.3%)	4,087 (15.3%)	3,803 (14.3%)	2,072 (7.8%)	44.7
	Change 2016-2021	-193 (-2.5%)	30 (1.1%)	68 (2.3%)	-253 (-7.2%)	-171 (-4.0%)	776 (25.6%)	355 (20.7%)	N/A
County (PSA & SSA)	2010	9,825 (31.5%)	3,215 (10.3%)	3,685 (11.8%)	4,891 (15.7%)	4,818 (15.4%)	2,543 (8.1%)	2,250 (7.2%)	42.0
	2016	9,655 (30.1%)	3,484 (10.8%)	3,577 (11.1%)	4,321 (13.5%)	5,137 (16.0%)	3,619 (11.3%)	2,328 (7.2%)	43.2
	2021	9,423 (28.8%)	3,596 (11.0%)	3,620 (11.1%)	3,946 (12.1%)	4,936 (15.1%)	4,495 (13.8%)	2,658 (8.1%)	44.2
	Change 2016-2021	-232 (-2.4%)	112 (3.2%)	43 (1.2%)	-375 (-8.7%)	-201 (-3.9%)	876 (24.2%)	330 (14.2%)	N/A

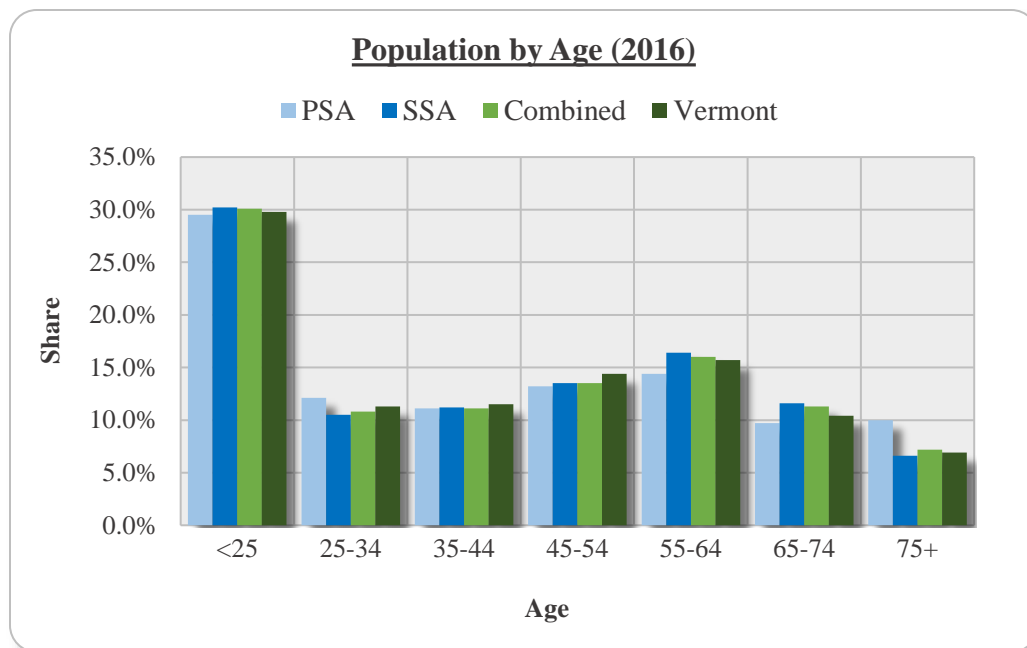
		Population by Age							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
Vermont	2010	194,106 (31.0%)	69,622 (11.1%)	78,359 (12.5%)	102,603 (16.4%)	89,973 (14.4%)	49,538 (7.9%)	41,540 (6.6%)	41.5
	2016	191,958 (29.8%)	73,134 (11.3%)	74,349 (11.5%)	92,847 (14.4%)	101,027 (15.7%)	67,081 (10.4%)	44,558 (6.9%)	42.8
	2021	186,358 (28.3%)	76,101 (11.6%)	76,312 (11.6%)	83,802 (12.7%)	101,950 (15.5%)	81,976 (12.4%)	52,357 (7.9%)	43.8
	Change 2016-2021	-5,600 (-2.9%)	2,967 (4.1%)	1,963 (2.6%)	-9,045 (-9.7%)	923 (0.9%)	14,895 (22.2%)	7,799 (17.5%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The median age (42.6) for the PSA's population in 2016 was slightly younger than the SSA (43.4), Caledonia County (43.2), and the state of Vermont (42.8). It is projected that the PSA's median age will decrease slightly to 41.7 years by 2021.
- Excluding the under age 25 cohorts, the largest share of the PSA population in 2016 fell between the ages of 55 and 64, which made up 14.4% of the population. By 2021, the population share within this age cohort is projected to decrease to 14.0%, yet it will still be the largest share of population by age within the PSA.
- The greatest change in population by age within the PSA between 2016 and 2021 is projected among persons between the ages of 65 and 74. This age cohort is projected to increase by 100 (16.9%) between 2016 and 2021. The population between the ages of 25 and 34 is also projected to increase in population (82 people, or 11.1%) during this period. All other age cohorts within the PSA are projected to decline between 2016 and 2021.
- In 2016, the PSA had a slightly lower share (29.5%) of people under the age of 25, which includes children, than the SSA (30.2%), Caledonia County (30.1%), and the state of Vermont (29.8%). Population under the age of 25 is projected to decline by 39 (-2.2%) within the PSA between 2016 and 2021.

The following graph compares population age cohort shares for 2016:



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
PSA	Number	5,915	46	78	63	90	6,192
	Percent	95.5%	0.7%	1.3%	1.0%	1.5%	100.0%
SSA	Number	24,223	121	173	168	350	25,035
	Percent	96.8%	0.5%	0.7%	0.7%	1.4%	100.0%
County (PSA & SSA)	Number	30,138	167	251	231	440	31,227
	Percent	96.5%	0.5%	0.8%	0.7%	1.4%	100.0%
Vermont	Number	596,292	6,277	7,947	4,472	10,753	625,741
	Percent	95.3%	1.0%	1.3%	0.7%	1.7%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Over 95.0% of the PSA's population was categorized as "White Alone". This is consistent with the share of population for the SSA, Caledonia County, and the state of Vermont.

Population by marital status for 2016 is shown in the following table:

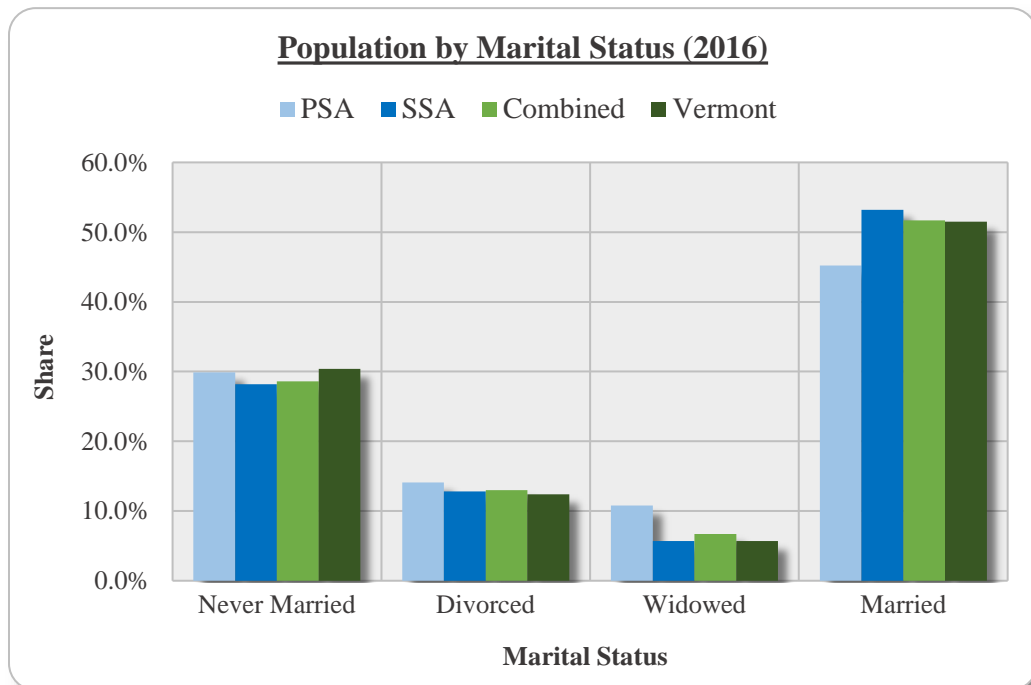
		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
PSA	Number	1,517	716	548	2,295	5,076
	Percent	29.9%	14.1%	10.8%	45.2%	100.0%
SSA	Number	6,148	2,785	1,242	11,588	21,763
	Percent	28.2%	12.8%	5.7%	53.2%	100.0%
County (PSA & SSA)	Number	7,665	3,501	1,790	13,883	26,839
	Percent	28.6%	13.0%	6.7%	51.7%	100.0%
Vermont	Number	165,735	67,511	30,958	280,578	544,782
	Percent	30.4%	12.4%	5.7%	51.5%	100.0%

Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had the highest share (54.8%) of unmarried people when compared with the SSA (46.8%), Caledonia County (48.3%), and the state of Vermont (48.5%).
- 29.9% of PSA residents have never been married, which is a slightly higher rate than the SSA (28.2%) and Caledonia County (28.6%), but slightly lower than the state of Vermont (30.4%).

The following graph compares marital status shares for 2016:



Population by highest educational attainment for 2016 is shown below:

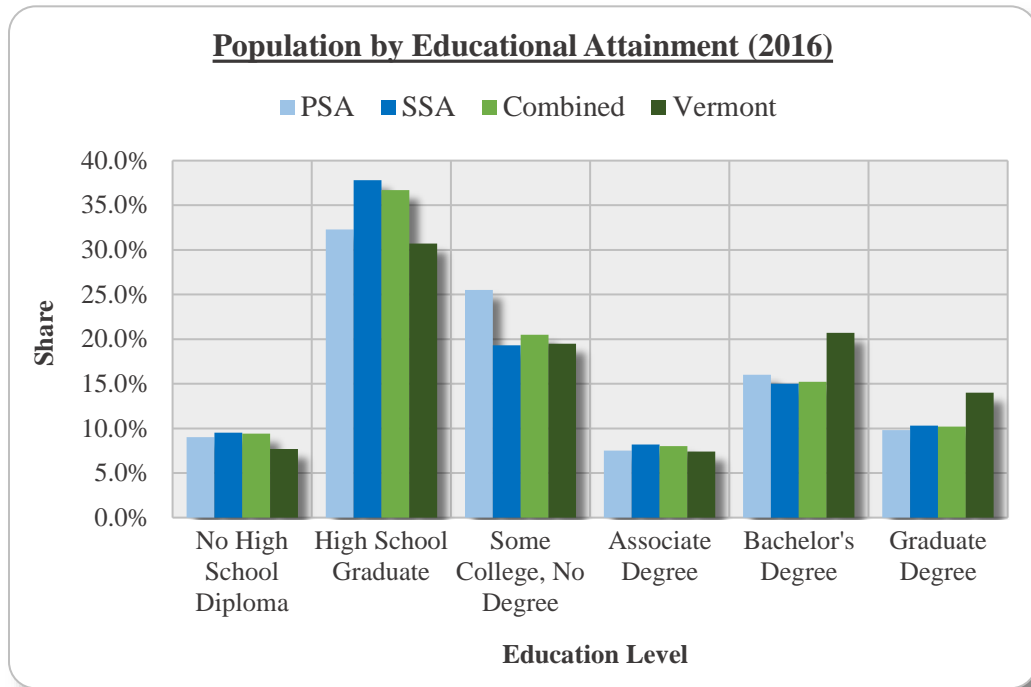
		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
PSA	Number	386	1,388	1,098	322	689	420	4,303
	Percent	9.0%	32.3%	25.5%	7.5%	16.0%	9.8%	100.0%
SSA	Number	1,722	6,861	3,508	1,481	2,729	1,862	18,163
	Percent	9.5%	37.8%	19.3%	8.2%	15.0%	10.3%	100.0%
County (PSA & SSA)	Number	2,108	8,249	4,606	1,803	3,418	2,282	22,466
	Percent	9.4%	36.7%	20.5%	8.0%	15.2%	10.2%	100.0%
Vermont	Number	35,088	139,267	88,142	33,601	93,670	63,228	452,996
	Percent	7.7%	30.7%	19.5%	7.4%	20.7%	14.0%	100.0%

Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The share of PSA population (9.0%) without a high school diploma is below the SSA (9.5%) and Caledonia County (9.4%), but above the rate for the state of Vermont (7.7%).
- Approximately one-third (33.3%) of PSA residents have received a college degree, which is slightly below the share of college degree holders in the SSA (33.5%) and Caledonia County (33.4%). The statewide share of college graduates for Vermont (42.1%) is significantly higher than the PSA share.

The following graph compares educational attainment for the year 2016:



Population by poverty status is shown in the following table:

		Population by Poverty Status						
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
PSA	Number	142	404	137	893	3,228	977	5,781
	Percent	2.5%	7.0%	2.4%	15.4%	55.8%	16.9%	100.0%
SSA	Number	955	1,878	217	4,107	13,026	3,910	24,093
	Percent	4.0%	7.8%	0.9%	17.0%	54.1%	16.2%	100.0%
County (PSA & SSA)	Number	1,097	2,282	354	5,000	16,254	4,887	29,874
	Percent	3.7%	7.6%	1.2%	16.7%	54.4%	16.4%	100.0%
Vermont	Number	18,133	44,016	7,084	102,335	338,389	91,775	601,732
	Percent	3.0%	7.3%	1.2%	17.0%	56.2%	15.3%	100.0%

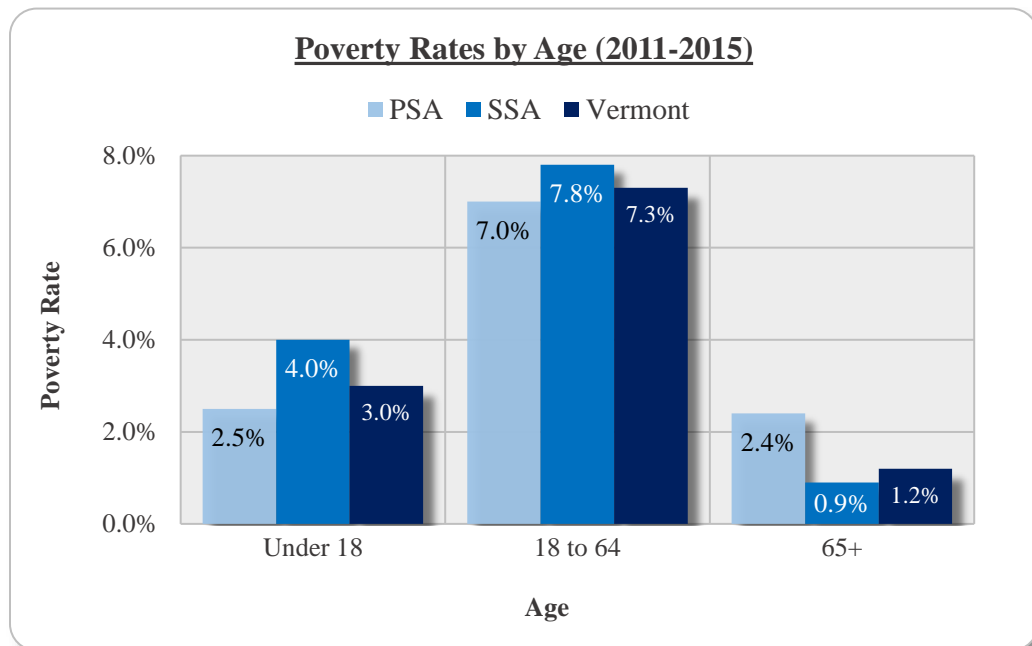
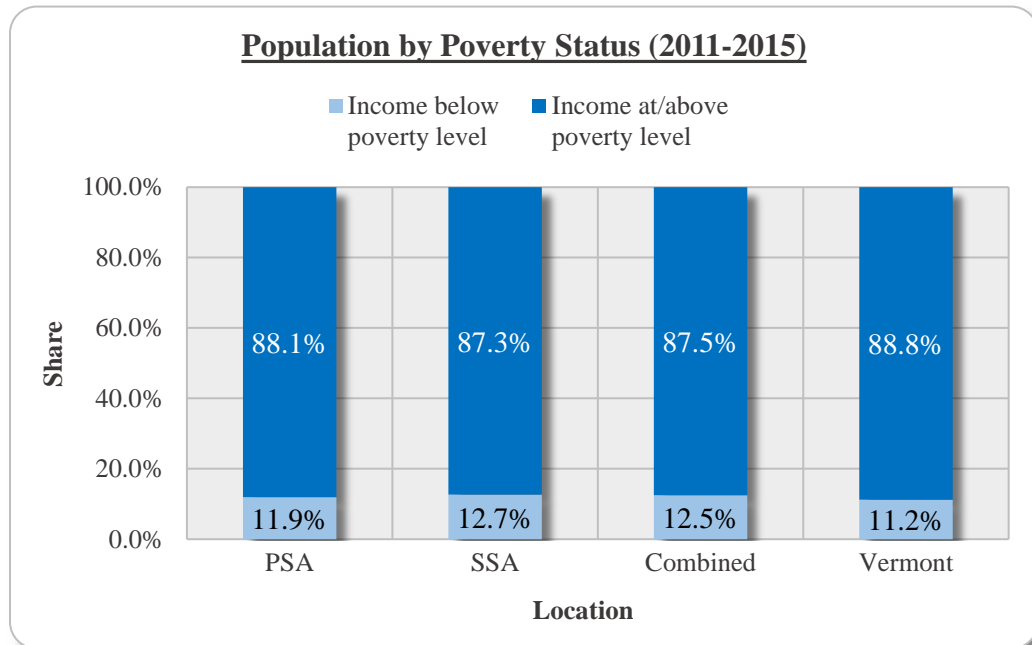
Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a lower share (11.8%) of people living below the poverty level compared with the SSA (12.7%) and Caledonia County (12.5%). The Vermont statewide poverty rate (11.5%) is slightly below the PSA poverty rate.
- Within the PSA, 13.7% of the younger population (under the age of 18) was living below the poverty level. This rate is lower than the poverty rate (under the age of 18) for the SSA (18.9%), Caledonia County (18.0%), and the state of Vermont (15.1%).

Note that the share of the PSA population over age 65 living in poverty (12.4%) is significantly higher than the SSA (5.3%), Caledonia County (6.8%), and the state of Vermont (7.2%) for the same age group.

The following graphs compare poverty status for each geographic area and age group.



Population by migration (previous residence one year prior to survey) for years 2011-2015 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
PSA	Number	4,947	520	263	346	40	6,116
	Percent	80.9%	8.5%	4.3%	5.7%	0.7%	100.0%
SSA	Number	21,165	1,969	817	746	41	24,738
	Percent	85.6%	8.0%	3.3%	3.0%	0.2%	100.0%
County (PSA & SSA)	Number	26,112	2,489	1,080	1,092	81	30,854
	Percent	84.6%	8.1%	3.5%	3.5%	0.3%	100.0%
Vermont	Number	537,205	45,658	13,464	22,156	2,662	621,145
	Percent	86.5%	7.4%	2.2%	3.6%	0.4%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a higher share (19.1%) of people changing residences annually than the SSA (14.4%), Caledonia County (15.4%), and the state of Vermont (13.5%).
- Of the PSA residents who had changed residences over the preceding year, the largest number (520 persons) moved from within Caledonia County. An additional 346 persons (5.7%) relocated from another state.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2016	2021
PSA	Population	6,192	6,193	6,102	6,043
	Area in Square Miles	13.08	13.08	13.08	13.08
	Density	473.5	473.6	466.6	462.1
SSA	Population	23,510	25,034	26,019	26,631
	Area in Square Miles	644.45	644.45	644.45	644.45
	Density	36.5	38.8	40.4	41.3
County (PSA & SSA)	Population	29,702	31,227	32,121	32,674
	Area in Square Miles	657.53	657.53	657.53	657.53
	Density	45.2	47.5	48.9	49.7
Vermont	Population	608,827	625,741	644,954	658,856
	Area in Square Miles	9,614.19	9,614.19	9,614.19	9,614.19
	Density	63.3	65.1	67.1	68.5

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2016 PSA population density of 466.6 people per square mile is significantly higher than the SSA density of 40.4. The population density within the PSA is also significantly higher than Caledonia County (48.9 people per square mile) and the state of Vermont (67.1 people per square mile).
- The PSA population density is projected to decrease slightly through 2021. The population is projected to decline by 59 persons between 2016 and 2021, while the total area of the PSA is projected to stay the same (13.08 square miles).

2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

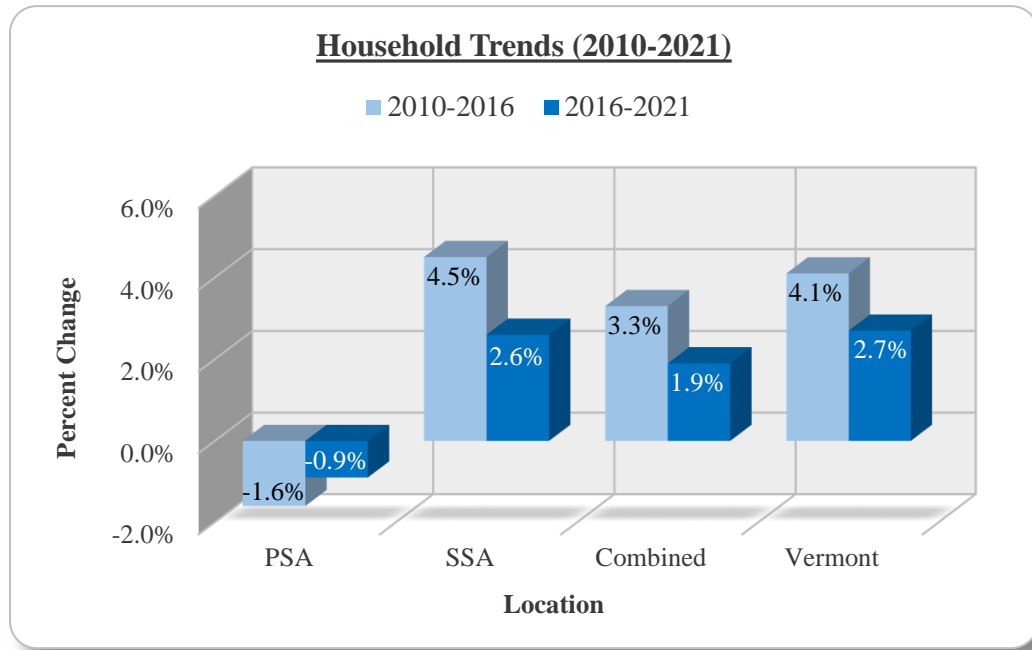
	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
PSA	2,686	2,623	-63	-2.3%	2,582	-41	-1.6%	2,559	-23	-0.9%
SSA	8,977	9,930	953	10.6%	10,379	449	4.5%	10,652	273	2.6%
County (PSA & SSA)	11,663	12,553	890	7.6%	122,961	408	3.3%	13,211	250	1.9%
Vermont	240,634	256,442	15,808	6.6%	266,861	10,419	4.1%	273,956	7,095	2.7%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA decreased by 63, reflecting a decrease of 2.3%. By comparison, the SSA, Caledonia County, and the state of Vermont all experienced an increase in households between 2000 and 2010. The SSA posted a 10.6% increase in households, while Caledonia County (7.6%) and the state of Vermont (6.6%) reflected a smaller rate increase during the same period.
- The number of households within the PSA also decreased by 41 during the past six years (between 2010 and 2016). The SSA, Caledonia County, and the state of Vermont all experienced an increase in households between 2010 and 2016.
- Between 2016 and 2021, the number of households in the PSA is projected to continue declining (by 23 households), while the SSA, Caledonia County, and the state of Vermont are all projected to increase in households during this period. The SSA is projected to increase by 273 households (2.3%).

The following graph compares percent change in households (growth +/-decline -) for two time periods, 2010 to 2016 and 2016 to 2021:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
PSA	2010	135 (5.1%)	316 (12.0%)	401 (15.3%)	561 (21.4%)	510 (19.4%)	306 (11.6%)	398 (15.2%)
	2016	138 (5.3%)	330 (12.8%)	366 (14.2%)	460 (17.8%)	506 (19.6%)	388 (15.0%)	395 (15.3%)
	2021	136 (5.3%)	368 (14.4%)	353 (13.8%)	390 (15.2%)	487 (19.0%)	448 (17.5%)	377 (14.7%)
	Change 2016-2021	-2 (-1.4%)	38 (11.5%)	-13 (-3.6%)	-70 (-15.2%)	-19 (-3.8%)	60 (15.5%)	-18 (-4.6%)
SSA	2010	388 (3.9%)	1,105 (11.1%)	1,555 (15.7%)	2,110 (21.2%)	2,307 (23.2%)	1,325 (13.3%)	1,140 (11.5%)
	2016	362 (3.5%)	1,186 (11.4%)	1,491 (14.4%)	1,854 (17.9%)	2,437 (23.5%)	1,883 (18.1%)	1,165 (11.2%)
	2021	337 (3.2%)	1,178 (11.1%)	1,492 (14.0%)	1,682 (15.8%)	2,283 (21.4%)	2,305 (21.6%)	1,375 (12.9%)
	Change 2016-2021	-25 (-6.9%)	-8 (-0.7%)	1 (0.1%)	-172 (-9.3%)	-154 (-6.3%)	422 (22.4%)	210 (18.0%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

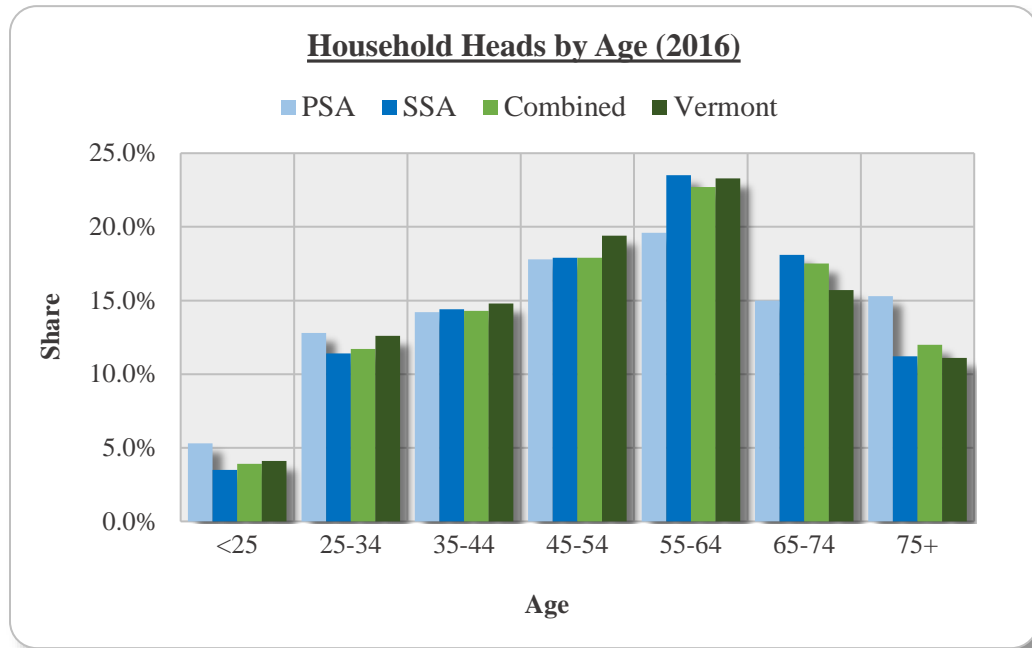
		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
County (PSA & SSA)	2010	523 (4.2%)	1,420 (11.3%)	1,952 (15.6%)	2,671 (21.3%)	2,818 (22.4%)	1,630 (13.0%)	1,539 (12.3%)
	2016	500 (3.9%)	1,516 (11.7%)	1,857 (14.3%)	2,314 (17.9%)	2,943 (22.7%)	2,271 (17.5%)	1,560 (12.0%)
	2021	473 (3.6%)	1,546 (11.7%)	1,845 (14.0%)	2,072 (15.7%)	2,770 (21.0%)	2,753 (20.8%)	1,752 (13.3%)
	Change 2016-2021	-27 (-5.4%)	30 (2.0%)	-12 (-0.6%)	-242 (-10.5%)	-173 (-5.9%)	482 (21.2%)	192 (12.3%)
Vermont	2010	10,987 (4.3%)	32,491 (12.7%)	42,017 (16.4%)	57,986 (22.6%)	53,735 (21.0%)	31,424 (12.3%)	27,803 (10.8%)
	2016	10,868 (4.1%)	33,754 (12.6%)	39,399 (14.8%)	51,811 (19.4%)	59,506 (22.3%)	41,976 (15.7%)	29,539 (11.1%)
	2021	10,186 (3.7%)	34,690 (12.7%)	39,784 (14.5%)	45,935 (16.8%)	58,888 (21.5%)	50,265 (18.3%)	34,200 (12.5%)
	Change 2016-2021	-682 (-6.3%)	936 (2.8%)	385 (1.0%)	-5,876 (-11.3%)	-618 (-1.0%)	8,289 (19.7%)	4,661 (15.8%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share (19.6%) of households by age in the PSA in 2016 is headed by a person between the ages of 55 and 64. By 2021, it is projected that households within this same age group will decline by 19, but will still represent the largest share (19.0%) of households. The second largest share of households (17.5%) in 2021 is projected to be within the 65- to 74-year old age group. Note that the 55- to 64-year old age group and the 65- to 74-year old age group also represent the largest share of total households within the SSA, Caledonia County, and the state of Vermont.
- An increase of 38 households is also projected for the 25- to 34-year old age group between 2016 and 2021. Note that the SSA is projecting a slight decrease (8 households) in the 25- to 34-year old age group during this period. The increase in the PSA (and corresponding decrease in the SSA) may be attributed to members of the millennial generation moving out of family homes to start new households and millennials moving from outlying areas of the SSA to the PSA (St. Johnsbury).

The graph on the following page compares household age cohort shares for 2016:



Households by tenure for selected years are shown in the following table:

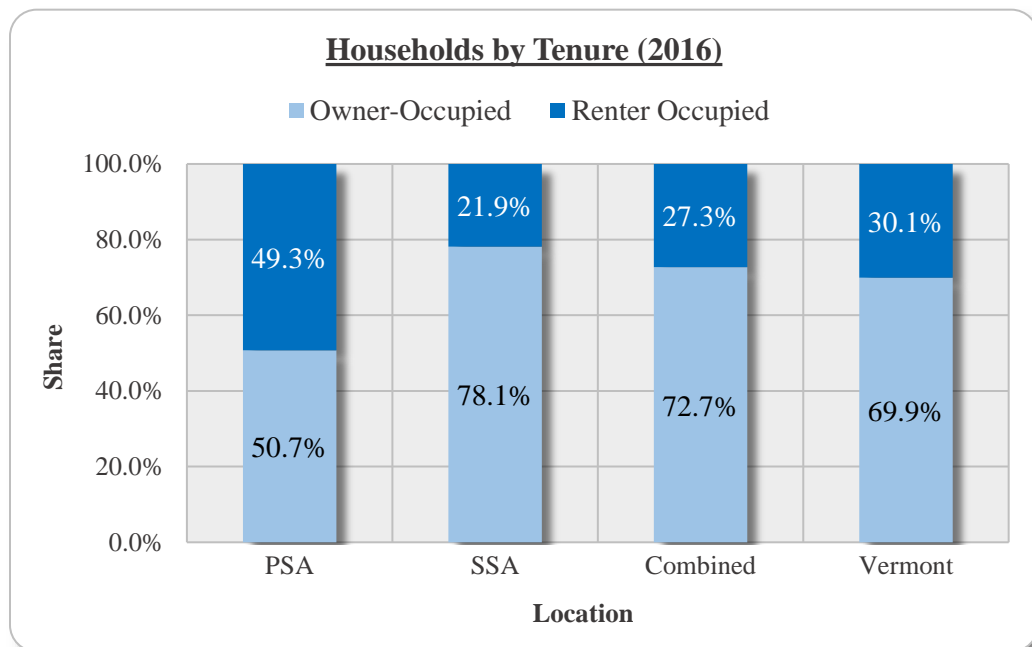
		Households by Tenure							
Household Type		2000		2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
PSA	Owner-Occupied	1,400	52.1%	1,365	52.0%	1,309	50.7%	1,306	51.0%
	Renter-Occupied	1,286	47.9%	1,258	48.0%	1,273	49.3%	1,253	49.0%
	Total	2,686	100.0%	2,623	100.0%	2,582	100.0%	2,559	100.0%
SSA	Owner-Occupied	7,099	79.1%	7,868	79.2%	8,111	78.1%	8,307	78.0%
	Renter-Occupied	1,878	20.9%	2,062	20.8%	2,268	21.9%	2,345	22.0%
	Total	8,977	100.0%	9,930	100.0%	10,379	100.0%	10,652	100.0%
County (PSA & SSA)	Owner-Occupied	8,499	72.9%	9,233	73.6%	9,420	72.7%	9,613	72.8%
	Renter-Occupied	3,164	27.1%	3,320	26.4%	3,541	27.3%	3,598	27.2%
	Total	11,663	100.0%	12,553	100.0%	12,961	100.0%	13,211	100.0%
Vermont	Owner-Occupied	169,784	70.6%	181,407	70.7%	186,488	69.9%	191,521	69.9%
	Renter-Occupied	70,850	29.4%	75,035	29.3%	80,373	30.1%	82,435	30.1%
	Total	240,634	100.0%	256,442	100.0%	266,861	100.0%	273,956	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2016 share (49.3%) of renter households within the PSA is projected to decrease slightly through 2021 (49.0%). The number of renter households within the PSA is also projected to decrease slightly (20) between 2016 and 2021.
- The 2016 share of renter households in the PSA (44.1%) was significantly larger than the share of renter households within the SSA (21.9%). The share of renter households in the SSA is projected to increase slightly (to 22.0%) by 2021. The share of renter households in the PSA was also significantly larger than Caledonia County (27.3%) and the state of Vermont (30.1%) in 2016.

The following graph compares household tenure shares for 2016:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
PSA	2010	702 (55.8%)	277 (22.0%)	215 (17.1%)	35 (2.8%)	29 (2.3%)	1,258 (100.0%)	1.74
	2016	691 (54.3%)	350 (27.5%)	209 (16.4%)	22 (1.7%)	0 (0.0%)	1,272 (100.0%)	1.66
	2021	682 (54.5%)	342 (27.3%)	206 (16.5%)	22 (1.8%)	0 (0.0%)	1,252 (100.0%)	1.65
SSA	2010	787 (38.2%)	583 (28.3%)	350 (17.0%)	177 (8.6%)	165 (8.0%)	2,062 (100.0%)	2.20
	2016	881 (38.8%)	631 (27.8%)	424 (18.7%)	198 (8.7%)	134 (5.9%)	2,268 (100.0%)	2.15
	2021	916 (39.1%)	653 (27.8%)	439 (18.7%)	201 (8.6%)	136 (5.8%)	2,345 (100.0%)	2.14
County (PSA & SSA)	2010	1,465 (44.1%)	863 (26.0%)	570 (17.2%)	222 (6.7%)	201 (6.1%)	3,321 (100.0%)	2.05
	2016	1,549 (43.7%)	985 (27.8%)	638 (18.0%)	228 (6.4%)	142 (4.0%)	3,542 (100.0%)	1.99
	2021	1,574 (43.7%)	996 (27.7%)	650 (18.1%)	234 (6.5%)	144 (4.0%)	3,598 (100.0%)	1.99
Vermont	2010	31,268 (41.7%)	22,688 (30.2%)	10,890 (14.5%)	6,507 (8.7%)	3,682 (4.9%)	75,035 (100.0%)	2.05
	2016	33,186 (41.3%)	25,043 (31.2%)	11,159 (13.9%)	7,055 (8.8%)	3,929 (4.9%)	80,372 (100.0%)	2.05
	2021	34,020 (41.3%)	25,686 (31.2%)	11,449 (13.9%)	7,244 (8.8%)	4,034 (4.9%)	82,433 (100.0%)	2.05

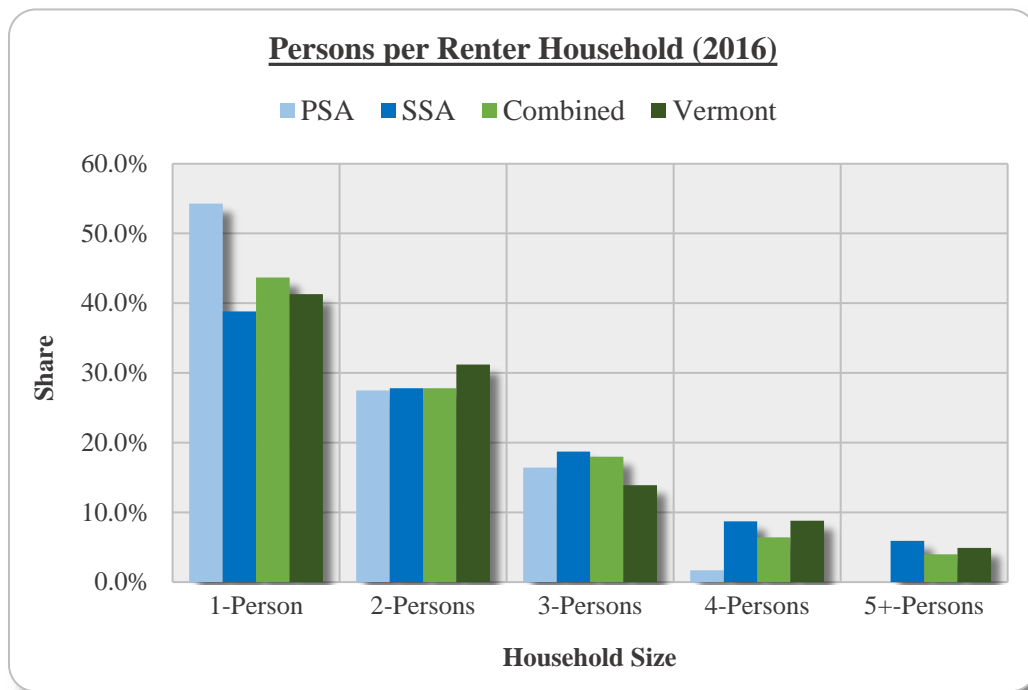
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- In 2016, the largest share (54.3%) of renter households in the PSA consisted of one-person households, while two-person households represented the second largest share (22.0%) of renter households. The one-person share of renter households in the PSA was higher than the SSA (38.8%), Caledonia County (43.7%), and the state of Vermont (41.3%). Despite a projected decrease of eight one-person households in the PSA between 2016 and 2021, the share of one-person renter households in the PSA is projected to increase slightly (54.5%) during this period.
- Larger renter households (three-person or above) in the PSA are not as prevalent as smaller renter households. Three-person or larger renter households represented 18.2% of all PSA renter households in 2016. This is a significantly lower share than the SSA (33.3%), where approximately one out of every three renter households consisted of three or more people. Caledonia County (28.5%), and the state of Vermont (27.6%) also had higher rates of larger renter households in 2016.

- The overall median renter household size was 1.66 persons in the PSA in 2016. The PSA had a smaller median renter household size than the SSA (2.15 persons), Caledonia County (1.99 persons), and the state of Vermont (2.05 persons). By 2021, the overall median renter household size is projected to remain virtually unchanged in the PSA.

The following graph compares renter household size shares for 2016:



Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
PSA	2010	325 (23.7%)	611 (44.6%)	221 (16.1%)	95 (6.9%)	117 (8.5%)	1,369 (100.0%)	2.32
	2016	363 (27.7%)	461 (35.2%)	223 (17.0%)	129 (9.8%)	134 (10.2%)	1,310 (100.0%)	2.40
	2021	368 (28.2%)	455 (34.8%)	226 (17.3%)	126 (9.6%)	132 (10.1%)	1,307 (100.0%)	2.39
SSA	2010	1,680 (21.4%)	3,527 (44.8%)	1,035 (13.2%)	1,081 (13.7%)	545 (6.9%)	7,868 (100.0%)	2.40
	2016	1,981 (24.4%)	3,492 (43.0%)	999 (12.3%)	1,070 (13.2%)	570 (7.0%)	8,112 (100.0%)	2.35
	2021	2,027 (24.4%)	3,581 (43.1%)	1,022 (12.3%)	1,095 (13.2%)	585 (7.0%)	8,310 (100.0%)	2.35
County (PSA & SSA)	2010	1,992 (21.6%)	4,136 (44.8%)	1,261 (13.7%)	1,167 (12.6%)	676 (7.3%)	9,232 (100.0%)	2.39
	2016	2,347 (24.9%)	3,918 (41.6%)	1,244 (13.2%)	1,188 (12.6%)	722 (7.7%)	9,419 (100.0%)	2.37
	2021	2,399 (25.0%)	4,001 (41.6%)	1,266 (13.2%)	1,211 (12.6%)	736 (7.7%)	9,613 (100.0%)	2.36
Vermont	2010	40,549 (22.4%)	76,082 (41.9%)	28,807 (15.9%)	24,200 (13.3%)	11,770 (6.5%)	181,408 (100.0%)	2.40
	2016	43,475 (23.3%)	79,053 (42.4%)	28,142 (15.1%)	23,854 (12.8%)	11,965 (6.4%)	186,489 (100.0%)	2.37
	2021	44,649 (23.3%)	81,184 (42.4%)	28,899 (15.1%)	24,495 (12.8%)	12,296 (6.4%)	191,523 (100.0%)	2.37

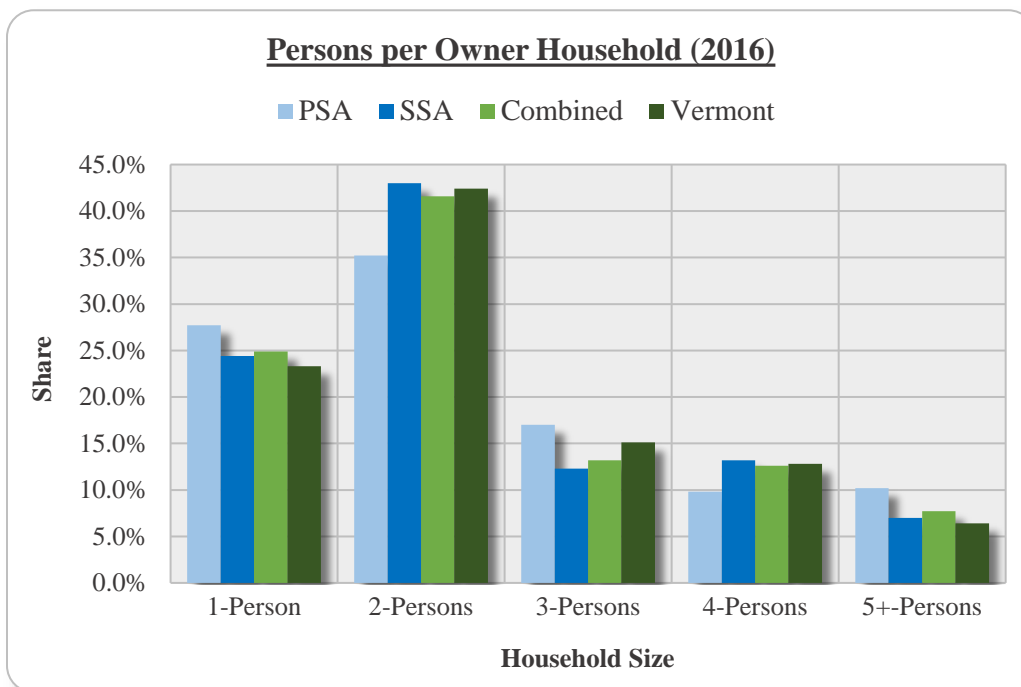
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- Two-person owner households represented the largest share of PSA homeowners, while one-person owner households represent the second largest share in 2016. One-person and two-person households comprised 62.9% of all PSA owner households in 2016. By 2021, it is projected that one-person and two-person owner households will increase by five in the PSA, meaning that the overall share of these households is projected to increase slightly (63.0%).
- Median owner household sizes are projected to remain virtually unchanged through 2021 for the PSA. In 2016, the median owner household size was 2.40 persons, and is projected to be 2.39 persons in 2021. The SSA had a slightly smaller median owner household size (2.35 persons) in 2016, which is projected to remain unchanged by 2021.

- Owner household growth in the PSA is projected to remain stable among all household sizes through 2021. Projected growth ranges from an increase of five for one-person households, to a decrease of six for two-person households. Households are projected to increase in the SSA among all household types.

The following graph compares owner household size shares for 2016:



The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	725 (27.6%)	401 (15.3%)	267 (10.2%)	376 (14.3%)	408 (15.5%)	242 (9.2%)	154 (5.9%)	54 (2.1%)
	2016	486 (18.8%)	372 (14.4%)	402 (15.6%)	365 (14.1%)	386 (14.9%)	289 (11.2%)	209 (8.1%)	73 (2.8%)
	2021	472 (18.4%)	415 (16.2%)	338 (13.2%)	320 (12.5%)	404 (15.8%)	304 (11.9%)	229 (8.9%)	77 (3.0%)
	Change 2016-2021	-14 (-2.9%)	43 (11.6%)	-64 (-15.9%)	-45 (-12.3%)	18 (4.7%)	15 (5.2%)	20 (9.6%)	4 (5.5%)
SSA	2010	1,791 (18.0%)	1,012 (10.2%)	1,167 (11.8%)	1,723 (17.4%)	1,967 (19.8%)	850 (8.6%)	900 (9.1%)	520 (5.2%)
	2016	1,307 (12.6%)	1,165 (11.2%)	1,438 (13.9%)	1,625 (15.7%)	1,990 (19.2%)	1,389 (13.4%)	1,067 (10.3%)	399 (3.8%)
	2021	1,421 (13.3%)	1,345 (12.6%)	1,279 (12.0%)	1,576 (14.8%)	2,099 (19.7%)	1,374 (12.9%)	1,151 (10.8%)	410 (3.8%)
	Change 2016-2021	114 (8.7%)	180 (15.5%)	-159 (-11.1%)	-49 (-3.0%)	109 (5.5%)	-15 (-1.1%)	84 (7.9%)	11 (2.8%)
County (PSA & SSA)	2010	2,363 (18.8%)	1,428 (11.4%)	1,445 (11.5%)	2,135 (17.0%)	2,421 (19.3%)	1,111 (8.9%)	1,068 (8.5%)	582 (4.6%)
	2016	1,789 (13.8%)	1,537 (11.9%)	1,841 (14.2%)	1,984 (15.3%)	2,371 (18.3%)	1,681 (13.0%)	1,276 (9.8%)	482 (3.7%)
	2021	1,876 (14.2%)	1,731 (13.1%)	1,596 (12.1%)	1,876 (14.2%)	2,525 (19.1%)	1,712 (13.0%)	1,397 (10.6%)	498 (3.8%)
	Change 2016-2021	87 (4.9%)	194 (12.6%)	-245 (-13.3%)	-108 (-5.4%)	154 (6.5%)	31 (1.8%)	121 (9.5%)	16 (3.3%)
Vermont	2010	32,664 (12.7%)	28,995 (11.3%)	26,650 (10.4%)	38,267 (14.9%)	53,968 (21.0%)	31,211 (12.2%)	28,462 (11.1%)	16,226 (6.3%)
	2016	32,378 (12.1%)	26,293 (9.9%)	28,305 (10.6%)	35,921 (13.5%)	50,989 (19.1%)	36,725 (13.8%)	34,577 (13.0%)	21,673 (8.1%)
	2021	34,875 (12.7%)	28,226 (10.3%)	28,600 (10.4%)	33,435 (12.2%)	50,089 (18.3%)	37,979 (13.9%)	37,754 (13.8%)	22,998 (8.4%)
	Change 2016-2021	2,497 (7.7%)	1,933 (7.4%)	295 (1.0%)	-2,486 (-6.9%)	-900 (-1.8%)	1,254 (3.4%)	3,177 (9.2%)	1,325 (6.1%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2010, the largest share (27.6%) of households in the PSA had incomes below \$15,000. In 2016, the share (18.8%) of households earning less than \$15,000 decreased significantly, while nearly one-third of PSA households earned less than \$25,000 during this period. The share of households earning between \$25,000 and \$34,999 also increased significantly between 2010 and 2016. This shift in income levels in the PSA may reflect people returning to work post-recession.

- The SSA had a smaller share (23.8%) of its households earning less than \$25,000 in 2016. The share (25.9%) of households earning less than \$25,000 is projected to increase slightly by 2021. Nearly half (46.7%) of all households in the SSA earned \$50,000 or more in 2016.
- The number of households earning \$50,000 and above is projected to increase within the PSA and SSA between 2016 and 2021, while notable growth is also projected to occur among those making between \$15,000 and \$24,999. Households in the PSA earning \$50,000 and above are projected to increase by 57 (6.0%) during this period. Conversely, PSA households earning less than \$50,000 are projected to decrease by 80 (-4.9%) between 2016 and 2021. Despite this projected change, households earning less than \$50,000 will still represent over 60.0% of all households in the PSA. As such, affordable housing will remain an important segment of the local housing market.

Median household income for selected years is shown in the following table:

	Median Household Income				
	2010 Census	2016 Estimated	% Change 2010-2016	2021 Projected	% Change 2016-2021
PSA	\$32,022	\$36,274	13.3%	\$37,555	3.5%
SSA	\$43,662	\$46,815	7.2%	\$47,207	0.8%
County (PSA & SSA)	\$42,310	\$44,931	6.2%	\$46,214	2.9%
Vermont	\$50,762	\$55,165	8.7%	\$55,910	1.4%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had an estimated median household income of \$32,022 in 2010. Median household income in the PSA increased to \$36,274 (13.3%) in 2016. It is projected that median household income will continue to increase within the PSA, to \$37,555 (3.5%) in 2021.
- Note that the PSA median household income increased by 13.3% between 2010 and 2016. This was a larger percentage increase during this period than the SSA (7.2%), Caledonia County (6.2%), and the state of Vermont (8.7%). However, the estimated median income in 2016 for the PSA (\$36,274) was well below the estimated median income for the SSA (\$46,815), Caledonia County (\$44,931), and the state of Vermont (\$55,165). The estimated median income for the PSA is projected to increase at a higher rate (3.5) than the SSA, county, and state through 2021.

The distribution of *renter* households by income is illustrated below:

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	582 (46.3%)	228 (18.1%)	164 (13.0%)	144 (11.4%)	118 (9.4%)	5 (0.4%)	5 (0.4%)	12 (1.0%)
	2016	392 (30.8%)	253 (19.9%)	222 (17.5%)	101 (7.9%)	154 (12.1%)	108 (8.5%)	23 (1.8%)	19 (1.5%)
	2021	354 (28.1%)	289 (23.0%)	159 (12.6%)	53 (4.2%)	179 (14.2%)	178 (14.1%)	18 (1.4%)	28 (2.2%)
	Change 2016-2021	-38 (-9.7%)	36 (14.2%)	-63 (-28.4%)	-48 (-47.5%)	25 (16.2%)	70 (64.8%)	-5 (-21.7%)	9 (47.4%)
SSA	2010	795 (38.6%)	392 (19.0%)	271 (13.1%)	301 (14.6%)	215 (10.4%)	47 (2.3%)	32 (1.6%)	9 (0.4%)
	2016	616 (27.2%)	425 (18.7%)	409 (18.0%)	385 (17.0%)	239 (10.5%)	109 (4.8%)	57 (2.5%)	28 (1.2%)
	2021	670 (28.5%)	411 (17.5%)	413 (17.6%)	413 (17.6%)	191 (8.1%)	140 (6.0%)	53 (2.3%)	60 (2.6%)
	Change 2016-2021	54 (8.8%)	-14 (-3.3%)	4 (1.0%)	28 (7.3%)	-48 (-20.1%)	31 (28.4%)	-4 (-7.0%)	32 (114.3%)
County (PSA & SSA)	2010	1,322 (39.8%)	621 (18.7%)	439 (13.2%)	473 (14.2%)	335 (10.1%)	58 (1.7%)	37 (1.1%)	36 (1.1%)
	2016	1,014 (28.6%)	679 (19.2%)	617 (17.4%)	488 (13.8%)	393 (11.1%)	217 (6.1%)	81 (2.3%)	53 (1.5%)
	2021	1,039 (28.8%)	700 (19.4%)	532 (14.7%)	467 (12.9%)	369 (10.2%)	338 (9.4%)	73 (2.0%)	90 (2.5%)
	Change 2016-2021	25 (2.5%)	21 (3.1%)	-85 (-13.8%)	-21 (-4.3%)	-24 (-6.1%)	121 (55.8%)	-8 (-9.9%)	37 (69.8%)
Vermont	2010	19,663 (26.2%)	13,437 (17.9%)	10,446 (13.9%)	12,706 (16.9%)	11,611 (15.5%)	4,218 (5.6%)	2,082 (2.8%)	872 (1.2%)
	2016	20,128 (25.0%)	12,661 (15.8%)	11,828 (14.7%)	12,240 (15.2%)	12,592 (15.7%)	5,996 (7.5%)	3,657 (4.6%)	1,270 (1.6%)
	2021	21,169 (25.6%)	12,824 (15.5%)	11,595 (14.0%)	10,859 (13.1%)	12,709 (15.4%)	7,119 (8.6%)	4,831 (5.8%)	1,492 (1.8%)
	Change 2016-2021	1,041 (5.2%)	163 (1.3%)	-233 (-2.0%)	-1,381 (-11.3%)	117 (0.9%)	1,123 (18.7%)	1,174 (32.1%)	222 (17.5%)

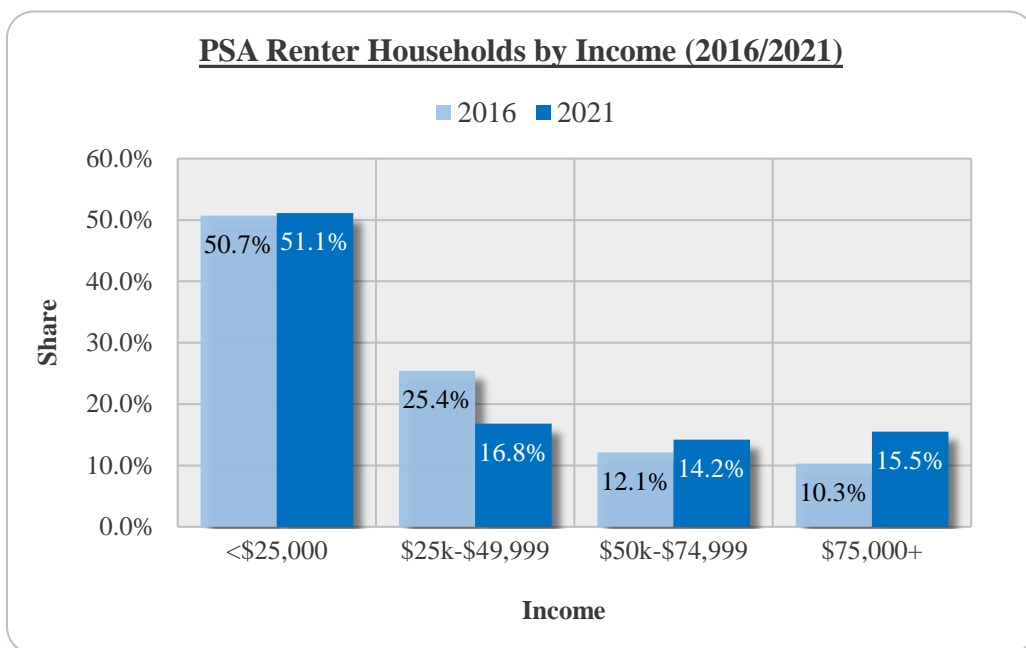
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

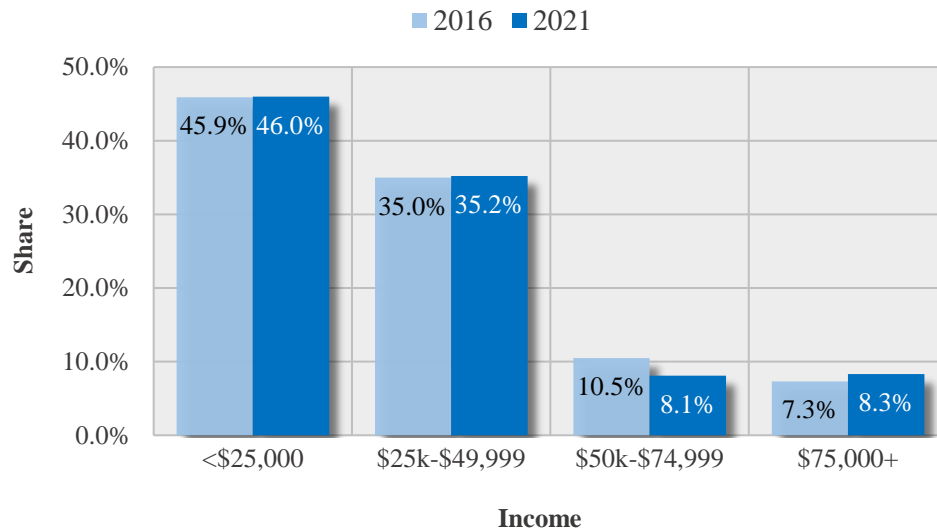
- In 2016, the largest number of renter households (392) in the PSA had incomes below \$15,000. This figure represented 30.8% of all renter households in the PSA. The next largest number of renter households (253) made between \$15,000 and \$24,999, which represented a 19.9% share of all renter households. As a combined figure, over half of the renter households in the PSA earned less than \$25,000 in 2016. This figure is higher than the 45.9% share of renter incomes than earned less than \$25,000 in the SSA for 2016.

- The number of renter households by income level within the PSA is projected to change significantly between 2015 and 2020. The greatest change in renter households will be a 63 household decrease among households making between \$25,000 and \$34,999. The most significant increase in renter households is projected to occur within the \$75,000 to \$99,999 income range, which is projected to add 70 households between 2016 and 2021.
- Renter households in the PSA earning less than \$50,000 are projected to decrease by 113 (-11.7%) between 2016 and 2021. Conversely, renter households earning \$50,000 and above are projected to increase by 99 (32.6%) during the same period. Despite this projected change, lower income renter households (earning less than \$50,000) are still projected to represent nearly 70.0% of all renter households in the PSA in 2021. As such, affordable housing will remain an important segment of the local housing market.

The following graphs compare *renter* household income shares for 2016 and 2021:



SSA Renter Households by Income (2016/2021)



The distribution of *owner* households by income is included below:

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	143 (10.4%)	173 (12.6%)	103 (7.5%)	232 (16.9%)	290 (21.2%)	237 (17.3%)	149 (10.9%)	42 (3.1%)
	2016	94 (7.2%)	119 (9.1%)	180 (13.7%)	264 (20.2%)	232 (17.7%)	181 (13.8%)	186 (14.2%)	54 (4.1%)
	2021	118 (9.0%)	126 (9.6%)	179 (13.7%)	267 (20.4%)	225 (17.2%)	126 (9.6%)	211 (16.1%)	55 (4.2%)
	Change 2016-2021	24 (25.5%)	7 (5.9%)	-1 (-0.6%)	3 (1.1%)	-7 (-3.0%)	-55 (-30.4%)	25 (13.4%)	1 (1.9%)
SSA	2010	996 (12.7%)	620 (7.9%)	896 (11.4%)	1,422 (18.1%)	1,752 (22.3%)	803 (10.2%)	868 (11.0%)	511 (6.5%)
	2016	691 (8.5%)	740 (9.1%)	1,029 (12.7%)	1,240 (15.3%)	1,751 (21.6%)	1,280 (15.8%)	1,010 (12.5%)	371 (4.6%)
	2021	751 (9.0%)	934 (11.2%)	866 (10.4%)	1,163 (14.0%)	1,908 (23.0%)	1,234 (14.8%)	1,098 (13.2%)	356 (4.3%)
	Change 2016-2021	60 (8.7%)	194 (26.2%)	-163 (-15.8%)	-77 (-6.2%)	157 (9.0%)	-46 (-3.6%)	88 (8.7%)	-15 (-4.0%)
County (PSA & SSA)	2010	1,041 (11.3%)	807 (8.7%)	1,006 (10.9%)	1,662 (18.0%)	2,086 (22.6%)	1,053 (11.4%)	1,031 (11.2%)	546 (5.9%)
	2016	775 (8.2%)	858 (9.1%)	1,224 (13.0%)	1,496 (15.9%)	1,978 (21.0%)	1,464 (15.5%)	1,195 (12.7%)	429 (4.6%)
	2021	837 (8.7%)	1,031 (10.7%)	1,064 (11.1%)	1,409 (14.7%)	2,156 (22.4%)	1,374 (14.3%)	1,324 (13.8%)	418 (4.3%)
	Change 2016-2021	62 (8.0%)	173 (20.2%)	-160 (-13.1%)	-87 (-5.8%)	178 (9.0%)	-90 (-6.1%)	129 (10.8%)	-11 (-2.6%)

(continued)

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Vermont	2010	13,001 (7.2%)	15,558 (8.6%)	16,204 (8.9%)	25,561 (14.1%)	42,357 (23.3%)	26,993 (14.9%)	26,380 (14.5%)	15,354 (8.5%)
	2016	12,250 (6.6%)	13,632 (7.3%)	16,477 (8.8%)	23,681 (12.7%)	38,397 (20.6%)	30,729 (16.5%)	30,920 (16.6%)	20,403 (10.9%)
	2021	13,706 (7.2%)	15,402 (8.0%)	17,005 (8.9%)	22,576 (11.8%)	37,380 (19.5%)	30,860 (16.1%)	32,923 (17.2%)	21,671 (11.3%)
	Change 2016-2021	1,456 (11.9%)	1,770 (13.0%)	528 (3.2%)	-1,105 (-4.7%)	-1,017 (-2.6%)	131 (0.4%)	2,003 (6.5%)	1,268 (6.2%)

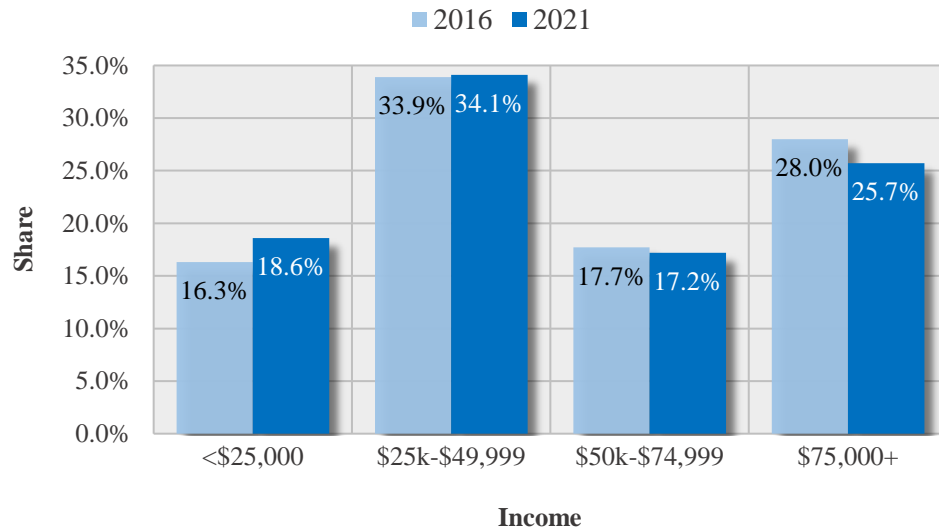
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

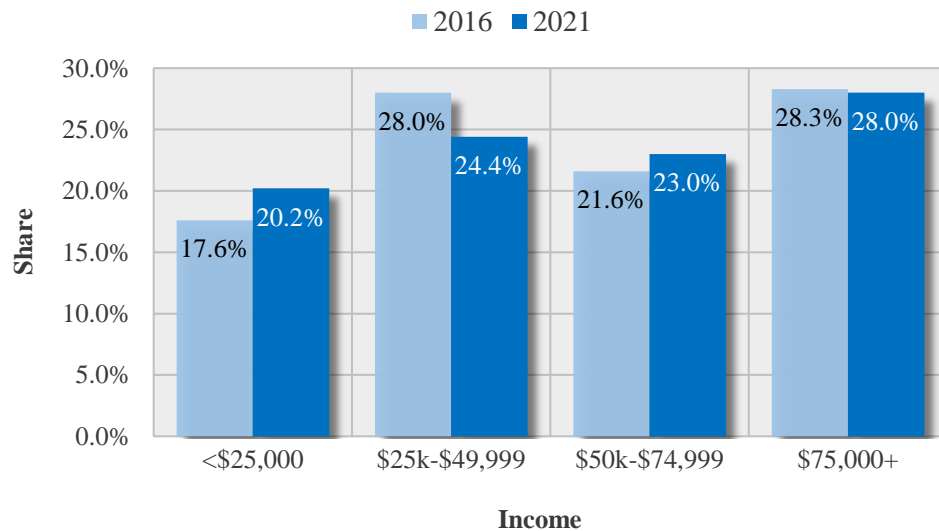
- The largest number of owner households in the PSA was among those making between \$35,000 and \$49,999 in 2016, followed closely by those earning between \$50,000 and \$74,999. Combined, 37.9% of owner households earned between \$35,000 and \$74,999 in 2016. Household growth within these income levels is projected to remain stable, as a decline of only four households is projected between 2016 and 2021.
- The most significant change in owner households within the PSA is projected to occur within the \$75,000 to \$99,999 income level. Households within this income level are projected to decline by 55 (-30.4%) between 2016 and 2021. Note that *renter* households earning between \$75,000 and \$99,999 are projected to increase by 70 (64.8%) during the same period. The most significant increase in owner households is projected to occur within the \$100,000 to \$149,999 income level (25 households), followed by households earning less than \$10,000 (24 households) between 2016 and 2021.
- Within the SSA (area surrounding the PSA), the greatest growth between 2016 and 2021 is projected to occur among owner households making between \$15,000 and \$24,999 (194 households). The greatest decrease in owner households is projected among those earning between \$25,000 and \$34,999 (163 households). Note that owner households within the SSA earning \$50,000 and above are projected to increase by 184 between 2016 and 2021. Owner households earning less than \$50,000 are only projected to grow by 14 during this same period.

The following graphs compare *owner* household income shares for 2016 and 2021:

PSA Owner Households by Income (2016/2021)



SSA Owner Households by Income (2016/2021)



The following table shows the distribution of *senior (age 55+) renter* households by income:

		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	318 (53.5%)	116 (19.5%)	71 (12.0%)	51 (8.6%)	34 (5.7%)	0 (0.0%)	0 (0.0%)	4 (0.7%)
	2016	206 (37.7%)	129 (23.6%)	97 (17.8%)	30 (5.5%)	48 (8.8%)	30 (5.5%)	4 (0.7%)	2 (0.4%)
	2021	187 (32.7%)	164 (28.7%)	77 (13.5%)	8 (1.4%)	64 (11.2%)	66 (11.5%)	1 (0.2%)	5 (0.9%)
	Change 2016-2021	-19 (-9.2%)	35 (27.1%)	-20 (-20.6%)	-22 (-73.3%)	16 (33.3%)	36 (120.0%)	-3 (-75.0%)	3 (150.0%)
SSA	2010	293 (47.4%)	170 (27.5%)	65 (10.5%)	51 (8.3%)	28 (4.5%)	6 (1.0%)	4 (0.6%)	1 (0.2%)
	2016	243 (34.6%)	180 (25.6%)	126 (17.9%)	83 (11.8%)	42 (6.0%)	15 (2.1%)	9 (1.3%)	4 (0.6%)
	2021	277 (35.4%)	173 (22.1%)	146 (18.6%)	110 (14.0%)	32 (4.1%)	23 (2.9%)	9 (1.1%)	13 (1.7%)
	Change 2016-2021	34 (14.0%)	-7 (-3.9%)	20 (15.9%)	27 (32.5%)	-10 (-23.8%)	8 (53.3%)	0 (0.0%)	9 (225.0%)
County (PSA & SSA)	2010	613 (51.4%)	277 (23.2%)	129 (10.8%)	100 (8.4%)	55 (4.6%)	7 (0.6%)	6 (0.5%)	6 (0.5%)
	2016	452 (36.5%)	313 (25.3%)	210 (16.9%)	119 (9.6%)	81 (6.5%)	39 (3.1%)	14 (1.1%)	11 (0.9%)
	2021	485 (36.9%)	337 (25.7%)	202 (15.4%)	123 (9.4%)	70 (5.3%)	69 (5.3%)	11 (0.8%)	16 (1.2%)
	Change 2016-2021	33 (7.3%)	24 (7.7%)	-8 (-3.8%)	4 (3.4%)	-11 (-13.6%)	30 (76.9%)	-3 (-21.4%)	5 (45.5%)
Vermont	2010	7,741 (35.3%)	5,239 (23.9%)	3,188 (14.5%)	2,848 (13.0%)	1,784 (8.1%)	618 (2.8%)	344 (1.6%)	185 (0.8%)
	2016	8,423 (32.6%)	5,259 (20.3%)	3,968 (15.4%)	3,235 (12.5%)	2,835 (11.0%)	1,219 (4.7%)	661 (2.6%)	245 (0.9%)
	2021	9,242 (33.1%)	5,681 (20.4%)	4,124 (14.8%)	3,018 (10.8%)	3,046 (10.9%)	1,565 (5.6%)	966 (3.5%)	264 (0.9%)
	Change 2016-2021	819 (9.7%)	422 (8.0%)	156 (3.9%)	-217 (-6.7%)	211 (7.4%)	346 (28.4%)	305 (46.1%)	19 (7.8%)

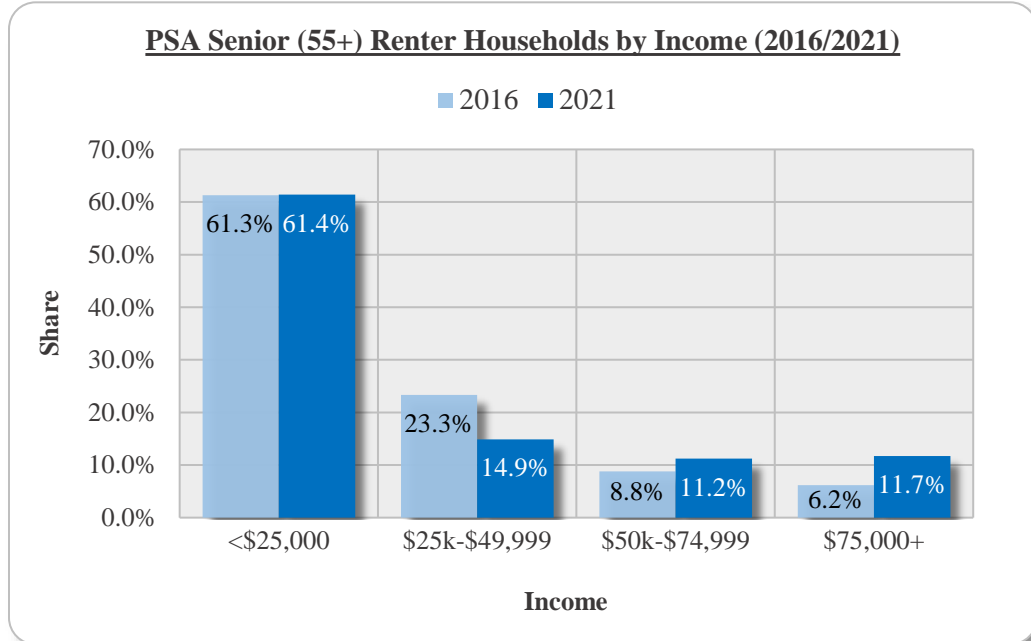
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

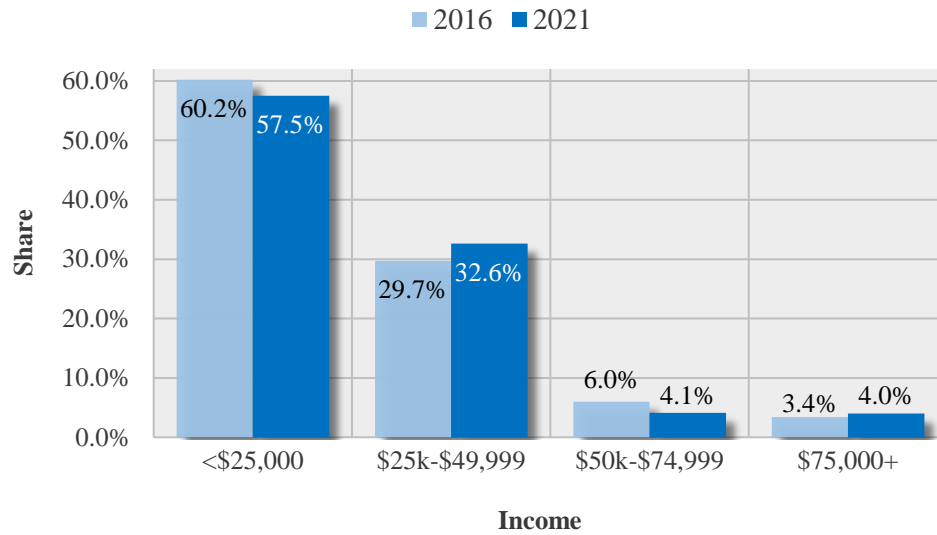
- In 2016, the largest number of PSA senior renter households were earning less than \$15,000 per year, with the second largest number among those making between \$15,000 and \$24,999. Overall, senior renter households making less than \$25,000 a year represented 61.3% of all senior renter households in the PSA.

- It is projected that senior renter households within the PSA earning less than \$15,000 will decrease by 19 (-9.2%) between 2016 and 2021. Senior renter households earning between \$15,000 and \$24,999 are projected to increase by 35 (27.1%) during the same period. A significant increase in senior renter households is also projected among senior renter households in the \$75,000 to \$99,999 income bracket. An increase of 36 households (120.0%) is projected within this income bracket between 2016 and 2021.
- The surrounding SSA is projected to experience household growth among senior renters earning below \$50,000. A projected increase of 74 households is expected for senior renter households earning below \$50,000 between 2016 and 2021. This represents an increase of 10.5% from 2016.

The following graphs compare senior *renter* household income shares for 2016 and 2021:



SSA Senior (55+) Renter Households by Income (2016/2021)



The distribution of *senior (age 55+) owner* households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	88 (14.2%)	105 (16.9%)	52 (8.4%)	123 (19.8%)	109 (17.6%)	76 (12.3%)	50 (8.1%)	17 (2.7%)
	2016	69 (9.3%)	88 (11.8%)	116 (15.6%)	151 (20.3%)	124 (16.6%)	86 (11.5%)	88 (11.8%)	23 (3.1%)
	2021	75 (10.1%)	83 (11.2%)	111 (15.0%)	147 (19.8%)	121 (16.3%)	68 (9.2%)	112 (15.1%)	24 (3.2%)
	Change 2016-2021	6 (8.7%)	-5 (-5.7%)	-5 (-4.3%)	-4 (-2.6%)	-3 (-2.4%)	-18 (-20.9%)	24 (27.3%)	1 (4.3%)
SSA	2010	678 (16.3%)	461 (11.1%)	587 (14.1%)	766 (18.4%)	755 (18.2%)	300 (7.2%)	383 (9.2%)	224 (5.4%)
	2016	534 (11.2%)	586 (12.3%)	730 (15.3%)	770 (16.1%)	918 (19.2%)	581 (12.1%)	495 (10.4%)	168 (3.5%)
	2021	582 (11.2%)	739 (14.3%)	638 (12.3%)	768 (14.8%)	1,074 (20.7%)	610 (11.8%)	592 (11.4%)	178 (3.4%)
	Change 2016-2021	48 (9.0%)	153 (26.1%)	-92 (-12.6%)	-2 (-0.3%)	156 (17.0%)	29 (5.0%)	97 (19.6%)	10 (6.0%)
County (PSA & SSA)	2010	764 (15.9%)	577 (12.0%)	640 (13.4%)	893 (18.6%)	875 (18.3%)	375 (7.8%)	433 (9.0%)	237 (4.9%)
	2016	599 (10.8%)	670 (12.1%)	854 (15.4%)	911 (16.5%)	1,049 (19.0%)	677 (12.2%)	583 (10.5%)	192 (3.5%)
	2021	646 (10.8%)	812 (13.6%)	767 (12.9%)	902 (15.1%)	1,218 (20.4%)	708 (11.9%)	704 (11.8%)	204 (3.4%)
	Change 2016-2021	47 (7.8%)	142 (21.2%)	-87 (-10.2%)	-9 (-1.0%)	169 (16.1%)	31 (4.6%)	121 (20.8%)	12 (6.3%)

(continued)

Age 55+ Owner Households by Income

		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Vermont	2010	9,419 (10.3%)	11,076 (12.2%)	10,384 (11.4%)	13,963 (15.3%)	18,072 (19.9%)	10,669 (11.7%)	10,796 (11.9%)	6,636 (7.3%)
	2016	9,223 (8.8%)	10,264 (9.8%)	11,384 (10.8%)	14,481 (13.8%)	21,008 (20.0%)	15,129 (14.4%)	14,337 (13.6%)	9,358 (8.9%)
	2021	10,615 (9.2%)	12,014 (10.4%)	12,214 (10.6%)	14,514 (12.6%)	21,628 (18.7%)	16,711 (14.5%)	17,012 (14.7%)	10,746 (9.3%)
	Change 2016-2021	1,392 (15.1%)	1,750 (17.0%)	830 (7.3%)	33 (0.2%)	620 (3.0%)	1,582 (10.5%)	2,675 (18.7%)	1,388 (14.8%)

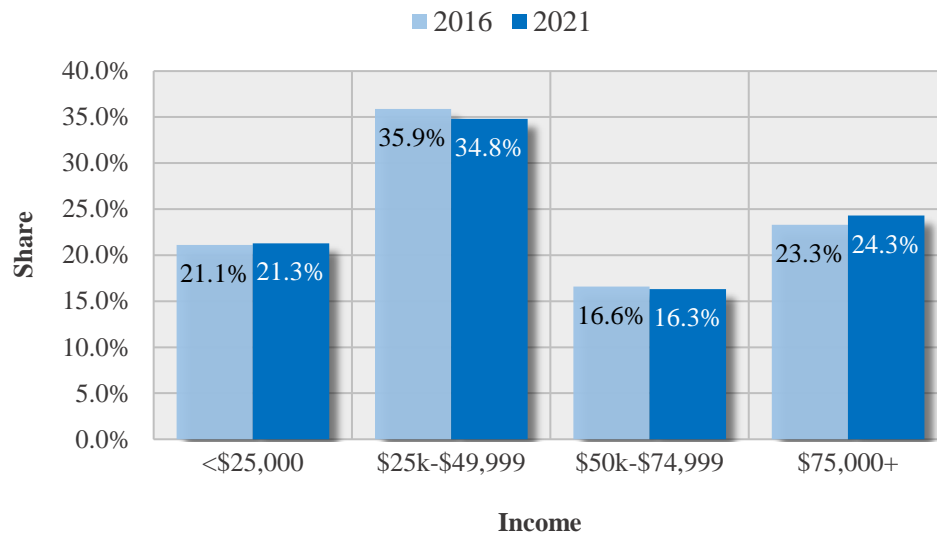
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

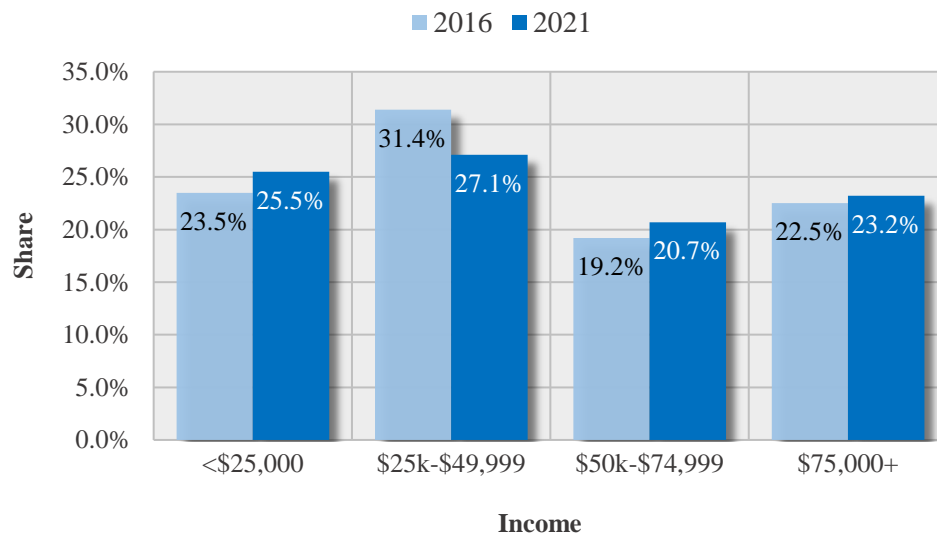
- The largest number of senior homeowners in 2016 was among those making between \$25,000 and \$34,999 annually, followed by those senior homeowners earning between \$35,000 and \$49,999. Combined, these two income brackets represented 36.9% of all senior homeowners in the PSA. Both income brackets will remain the largest segment of the senior homeowner market in 2021. However, the greatest growth will occur among senior households earning between \$100,000 and \$149,999, with a projected increase of 24 households (27.3%). The most significant decrease in senior renter households is projected to occur among those earning between \$75,000 and \$99,999 (18 households, or -20.9%).
- Within the SSA, it is projected that the greatest growth will occur among senior homeowners with incomes of \$50,000 and higher (292 households, or 13.5%). An increase of 107 households (4.1%) is also projected to occur among senior owner households earning less than \$50,000.

The following graphs compare senior *owner* household income shares for 2016 and 2021.

PSA Senior (55+) Owner Households by Income (2016/2021)



SSA Senior (55+) Owner Households by Income (2016/2021)



3. Demographic Theme Maps

The following demographic theme maps for the study areas are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on US Census, ACS and ESRI data sets.



St. Johnsbury, VT
2017 Median Household Income

Primary Study Area

Secondary Study Area

Census Block Groups
Median Household Income

<= \$30,000

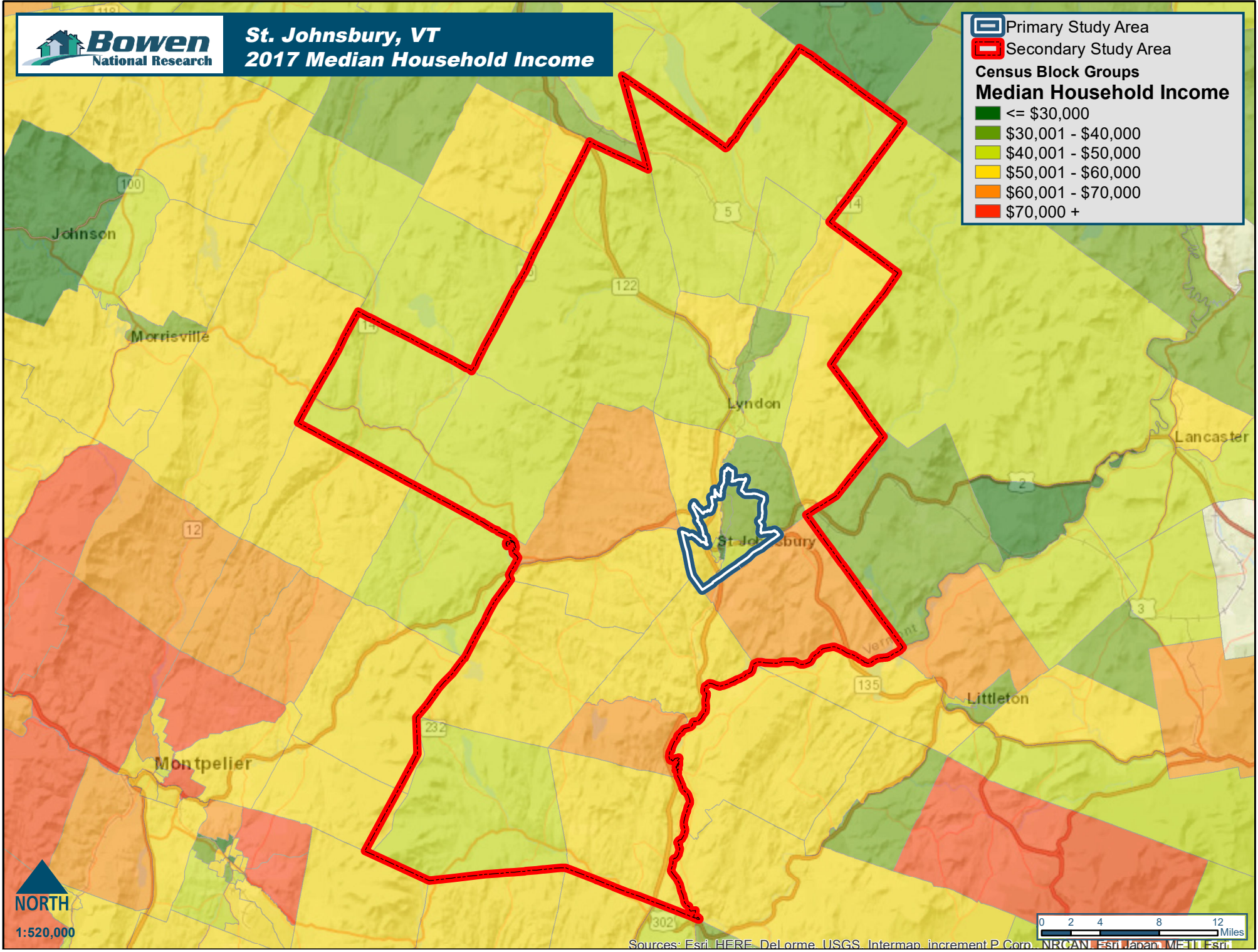
\$30,001 - \$40,000

\$40,001 - \$50,000

\$50,001 - \$60,000

\$60,001 - \$70,000

\$70,000 +

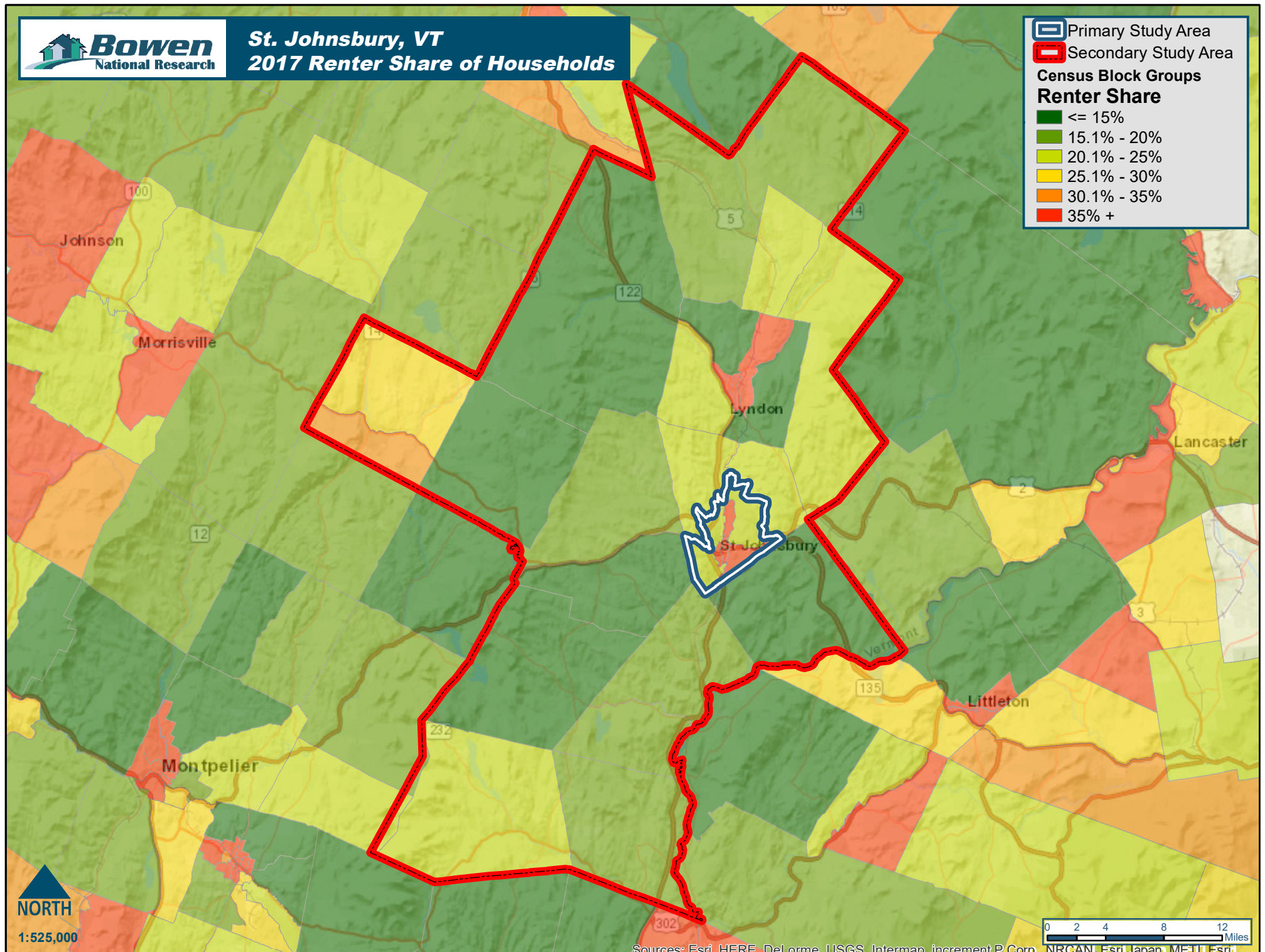
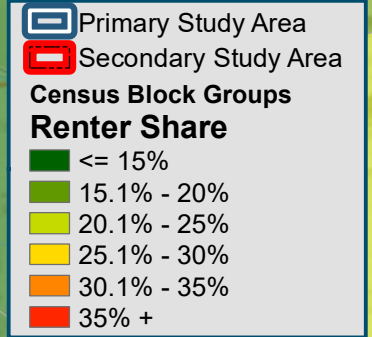


NORTH
1:520,000



0 2 4 8 12
Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri







St. Johnsbury, VT
2017 Renter Share of Households

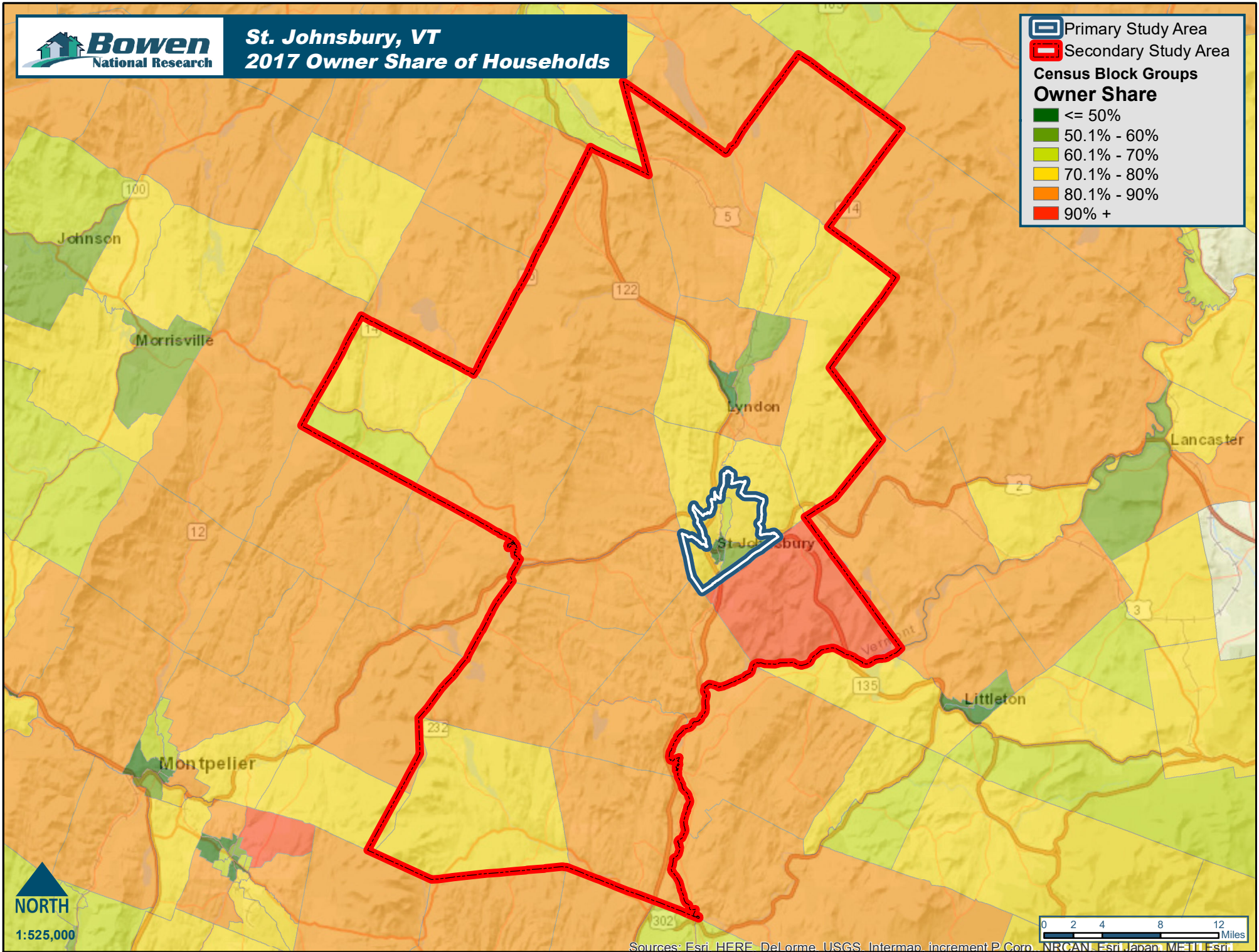


St. Johnsbury, VT
2017 Owner Share of Households

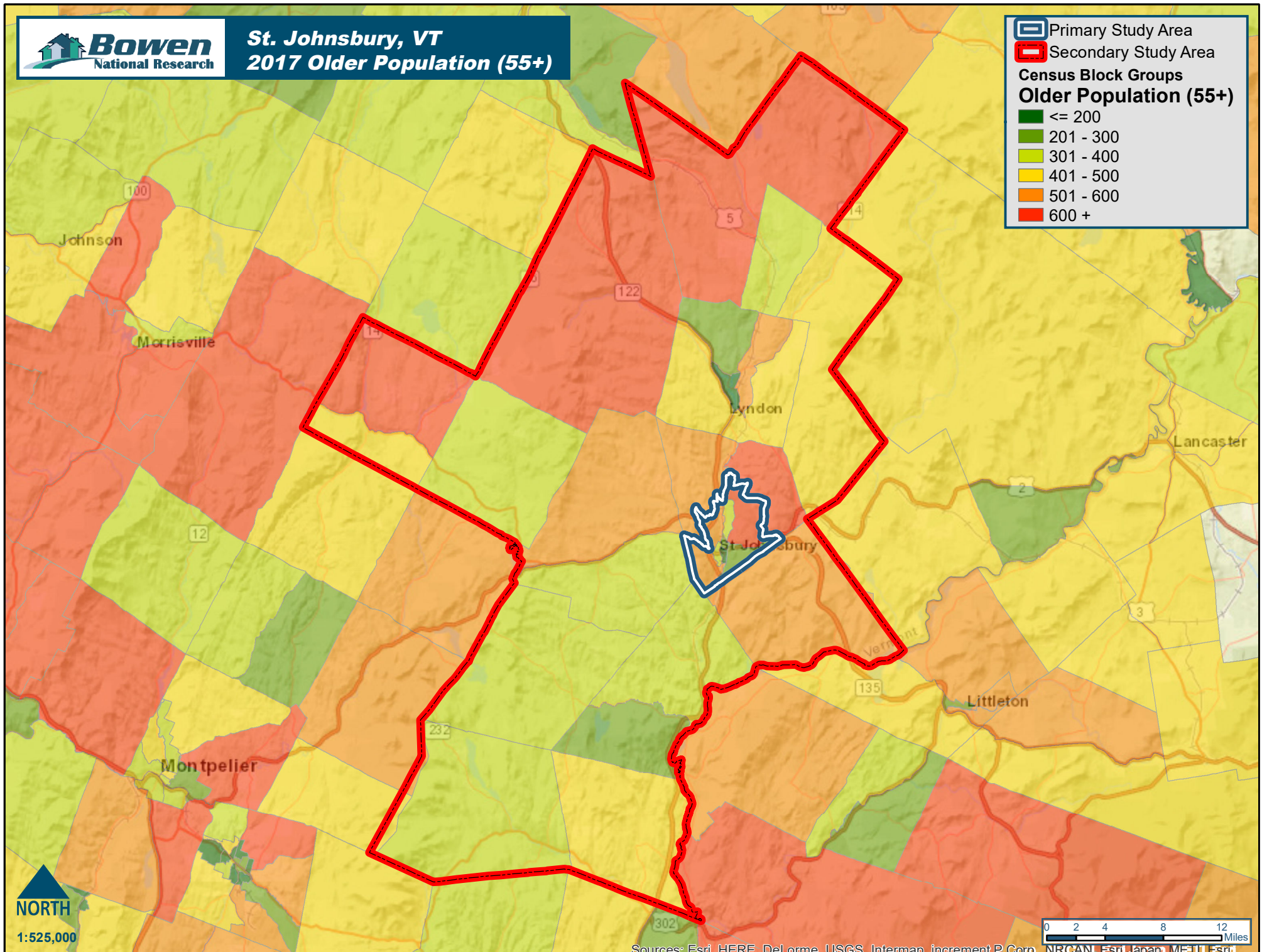
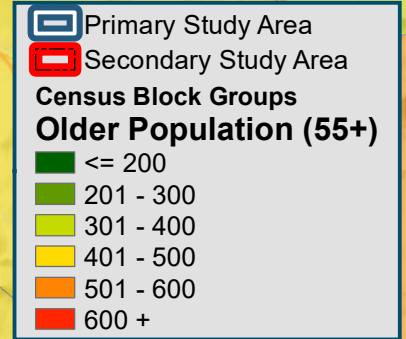
 Primary Study Area
 Secondary Study Area

Census Block Groups
Owner Share

-  ≤ 50%
-  50.1% - 60%
-  60.1% - 70%
-  70.1% - 80%
-  80.1% - 90%
-  90% +



St. Johnsbury, VT
2017 Older Population (55+)





St, Johnsbury, VT
2017 Younger Population (20 - 34)

Primary Study Area

Secondary Study Area

Census Block Groups

Younger Population (20 - 34)

<= 100

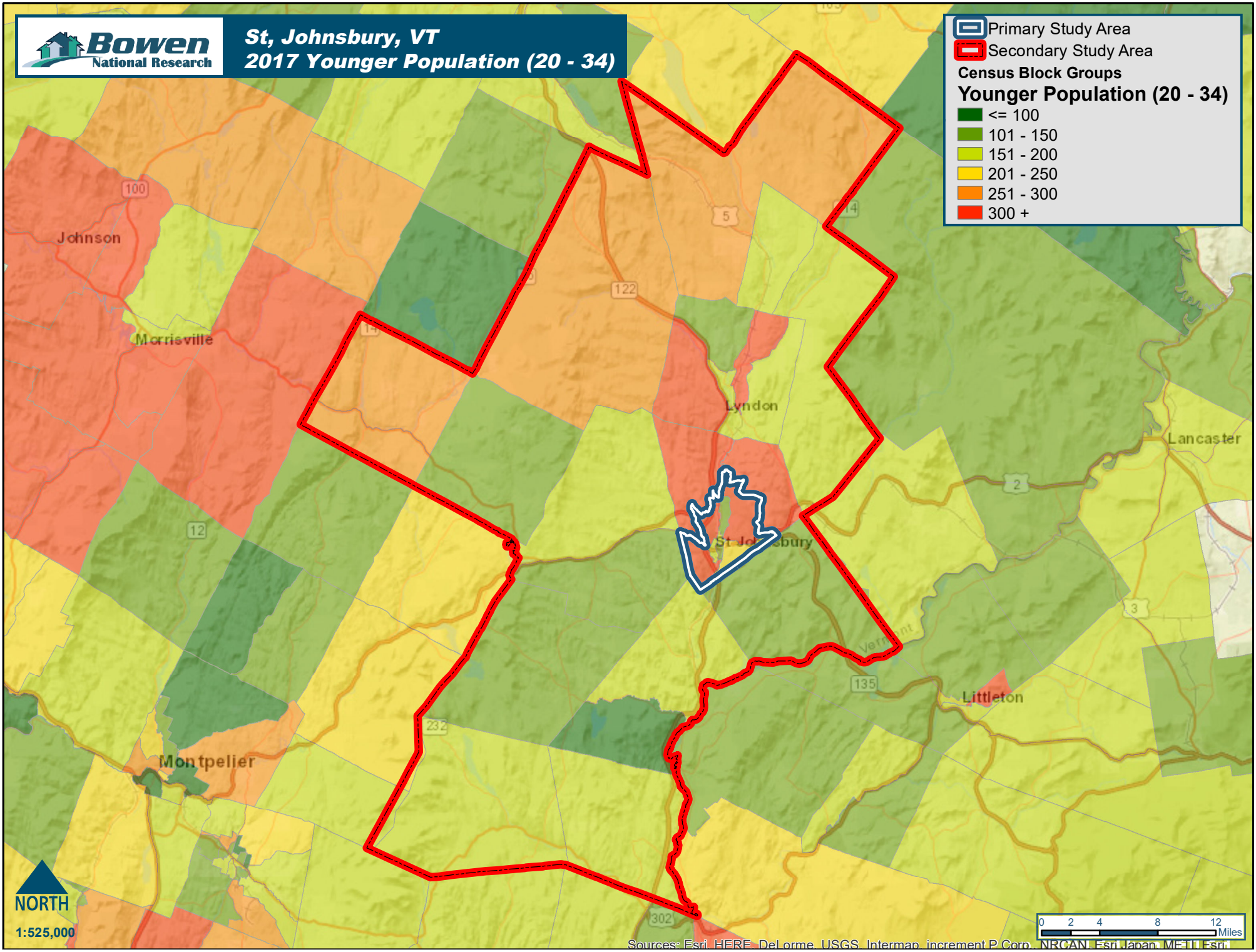
101 - 150

151 - 200



201 - 250

251 - 300







300 +

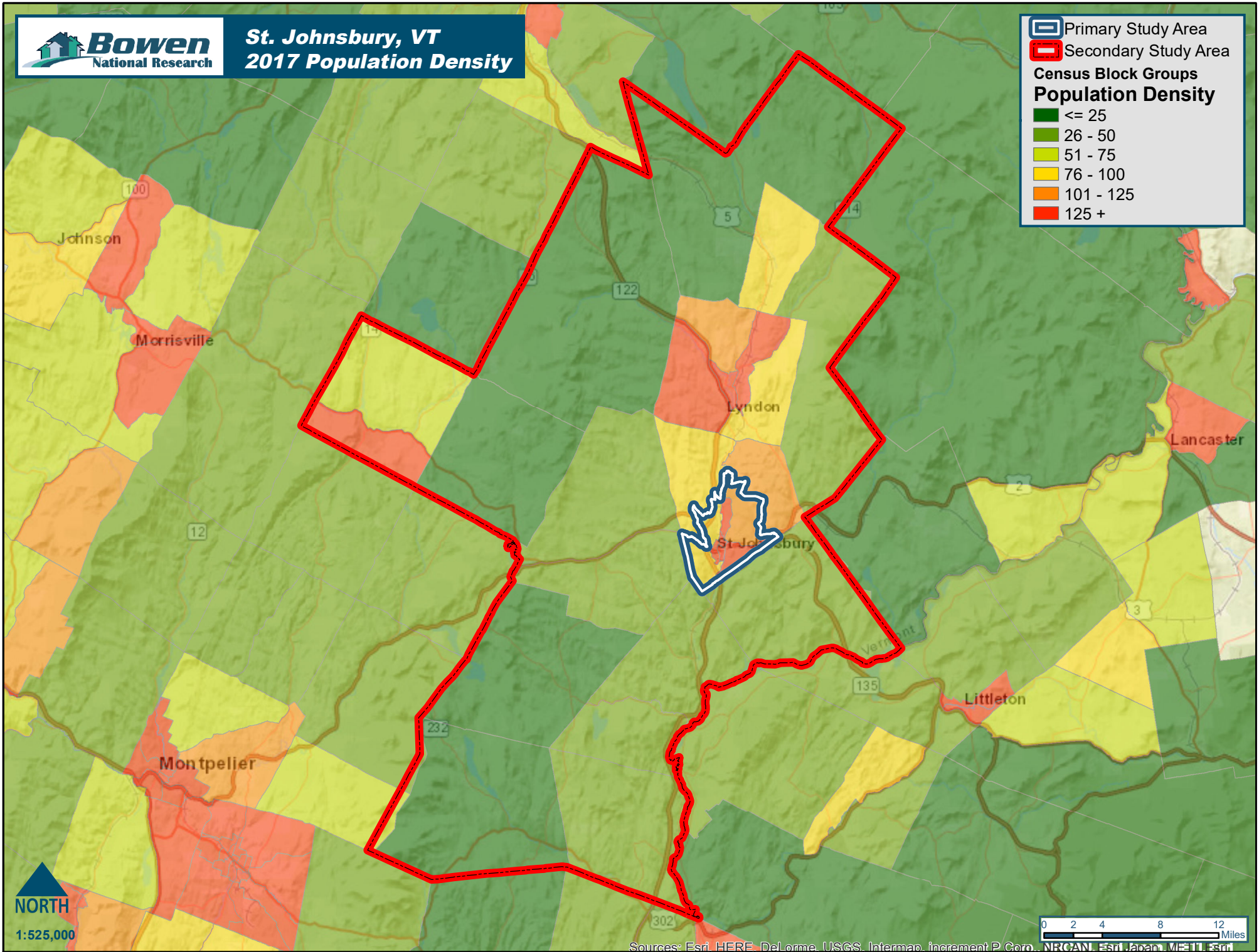


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

 Primary Study Area
 Secondary Study Area

Census Block Groups
Population Density

	<= 25
	26 - 50
	51 - 75
	76 - 100
	101 - 125
	125 +



4. Summary

This demographic analysis focuses on the Primary Study Area (PSA), which consists of St. Johnsbury. Additional focus is also placed on the Secondary Study Area (SSA), which reflects the balance of Caledonia County. This section also presented demographic data for Caledonia County (PSA and SSA combined) and the state of Vermont, in order to make comparisons between St. Johnsbury and related geographic areas.

The PSA (St. Johnsbury) experienced population growth of only one person between 2000 and 2010, and a decline of 63 households (-2.3%) during this same period. Between 2010 and 2016, the PSA population declined by 91 (-1.5%) and households declined by 41 (-1.6). Between 2016 and 2021, it is projected that the PSA population and number of households will continue to decline, but at a smaller rate compared to past years. During this period, the population is projected to decrease by 59 (-1.0%) and the number of households are projected to decrease by 23 (-0.9%). It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next five years.

The following highlights key demographic trends and characteristics of the PSA.

- In 2016, the PSA had a median age of 42.6, while the SSA has a median age of 43.4. The largest share (14.4%) of people in the PSA is among those between the ages of 55 and 64, while the total population ages 55 and older represent over one-third (34.1%) of the PSA population. The greatest change in population by age will be among persons ages 65 to 74, which are projected to increase by 100 (16.9%) between 2016 and 2021. An increase of 11.1% (82 persons) is also projected for the 25- to 34-year old age bracket within the PSA.
- The adult population with a high school diploma in the PSA is 91.0%, which is very comparable to the surrounding SSA (90.5%) and Caledonia County (90.6%), but slightly below the state of Vermont graduation rate (92.3%). Approximately one-third (33.3%) of PSA residents have some type of college degree, which is also comparable to the SSA (33.5%) and Caledonia County graduation rates (33.4%), but lower than the state of Vermont (42.1%).

- 11.9% of PSA residents live in poverty, which is lower than the poverty rates for both the SSA (12.7%) and Caledonia County (12.5%). Within the PSA, 13.7% of the younger population (under the age of 18) was living below the poverty level. This rate is lower than the poverty rate (under the age of 18) for the SSA (18.9%), Caledonia County (18.0%), and the state of Vermont (15.1%). It should be noted that the measure of poverty does not take into account government benefits a person or household may receive, nor do changes in poverty account for subsidized housing that might be added or removed from a market's housing supply. For an alternative method of measuring or assessing poverty, readers should review the U.S. Census "Supplemental Poverty Measure".
- The share of population in the PSA moving within a given year is 19.1%, which is higher than the shares for the SSA (14.4%), Caledonia County (15.4%), and the state of Vermont (13.5%). Of the PSA residents who had changed residences over the preceding year, the largest number (520 persons) moved from within Caledonia County.
- Over 80.0% of all *renter* households in the PSA were comprised of one- and two-person households in 2016. This was a much higher share of one- and two-person renter households than the SSA (66.6%), Caledonia County (71.5%), and the state of Vermont (72.5%). The average renter household size in the PSA (1.62 persons) was smaller than the SSA (1.99 persons). The average renter household size in both Caledonia County and the state of Vermont exceeded 2.0 persons.
- The largest share of *renter* households in the PSA in 2016 was among those making less than \$15,000 annually, with a notable share of households making between \$15,000 and \$24,999. Combined, over half of renter households in the PSA earned below \$25,000 in 2016. The greatest share of *owner* households in the PSA earned between \$35,000 and \$49,999, followed by households earning between \$50,000 and \$74,999. Despite the large share of owner households earning above \$35,000, an increase of 24 households is projected for owner households earning less than \$15,000. Based on these characteristics, affordable housing is an important part of the PSA's housing inventory.

Based on the preceding demographic trends, it is evident that the PSA has a high share of low-income households comprised of both renters and homeowners. In addition, an increase of high-income renter households is projected for the PSA between 2016 and 2021. It is our opinion that these high-income renter households are comprised of senior households moving into rental housing alternatives. Therefore, senior renter households at all income levels should be a focus of future housing plans within the PSA.

Additional demographic data comparing submarkets and neighborhoods of St. Johnsbury (A. Internal Market Analysis – Submarket Comparisons) and surrounding towns (B. Extend Market Analysis – Surrounding Communities) are included in Addendum J – Supplemental Demographic Analysis portion of this Housing Needs Assessment.

V. Economic Analysis

A. Introduction

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households within the PSA (St. Johnsbury) and SSA (surrounding areas within Caledonia County) at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the area workforce and employment are examined. The Primary Study Area's (PSA) relationship with the Secondary Study Area (SSA) and Caledonia County is examined in this section.

In Section B below, an overview of the PSA, SSA, and the Caledonia County workforce is provided through several overall metrics: employment by industry, wages by occupation, total employment, unemployment rates and in-place employment trends. When available, PSA employment data is evaluated in detail and compared statistically with both the SSA and county data. This includes an evaluation of employment by industry, employment base and growth trends, unemployment rate trends, largest employers, new and expanding employers, and both contracting and closing businesses. In some cases, where data is limited to areas no smaller than a county, data for Caledonia County is presented and compared with Vermont and the United States. Finally, in Section C, conclusions of economic conditions and trends are provided, along with our opinion as to how employment factors will influence future housing needs within the PSA.

B. Workforce Analysis

While the PSA (St. Johnsbury) has an employment base of approximately 6,441 people working within the town limits, the PSA economy and population is greatly influenced by the surrounding area's economy and employment sectors. Given the proximity and convenient access to employment within areas adjacent to or near St. Johnsbury, it is important to understand the type of employment that is in the SSA. The following evaluates key economic metrics within the various study areas considered in this report. It should be noted that based on the availability of various economic data metrics, some information is presented only for the selected geographic areas.

Employment by Industry

The distribution of employment by industry sector in the PSA, SSA, Caledonia County, and the state of Vermont is distributed as follows:

NAICS Group	Employment by Industry							
	PSA		SSA		Combined (PSA & SSA)		Vermont	
	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	77	1.2%	153	2.1%	230	1.7%	3,259	0.9%
Mining	35	0.5%	7	0.1%	42	0.3%	388	0.1%
Utilities	6	0.1%	47	0.7%	53	0.4%	1,896	0.5%
Construction	226	3.5%	617	8.5%	843	6.2%	18,146	4.8%
Manufacturing	737	11.4%	786	10.9%	1,523	11.1%	30,436	8.0%
Wholesale Trade	130	2.0%	180	2.5%	310	2.3%	13,226	3.5%
Retail Trade	745	11.6%	1,020	14.1%	1,765	12.9%	51,101	13.5%
Transportation & Warehousing	128	2.0%	196	2.7%	324	2.4%	9,581	2.5%
Information	287	4.5%	136	1.9%	423	3.1%	10,035	2.7%
Finance & Insurance	197	3.1%	111	1.5%	308	2.3%	10,874	2.9%
Real Estate & Rental & Leasing	63	1.0%	122	1.7%	185	1.4%	7,519	2.0%
Professional, Scientific & Technical Services	348	5.4%	142	2.0%	490	3.6%	16,634	4.4%
Management of Companies & Enterprises	50	0.8%	2	0.0%	52	0.4%	366	0.1%
Administrative, Support, Waste Management & Remediation Services	56	0.9%	66	0.9%	122	0.9%	7,333	1.9%
Educational Services	550	8.5%	944	13.1%	1,494	10.9%	40,375	10.7%
Health Care & Social Assistance	1,511	23.5%	442	6.1%	1,953	14.3%	55,701	14.7%
Arts, Entertainment & Recreation	77	1.2%	67	0.9%	144	1.1%	6,635	1.8%
Accommodation & Food Services	395	6.1%	870	12.0%	1,265	9.3%	46,563	12.3%
Other Services (Except Public Administration)	317	4.9%	560	7.8%	877	6.4%	18,454	4.9%
Public Administration	494	7.7%	587	8.1%	1,081	7.9%	28,891	7.6%
Non-classifiable	12	0.2%	170	2.4%	182	1.3%	1,260	0.3%
Total	6,441	100.0%	7,225	100.0%	13,666	100.0%	378,673	100.0%

*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

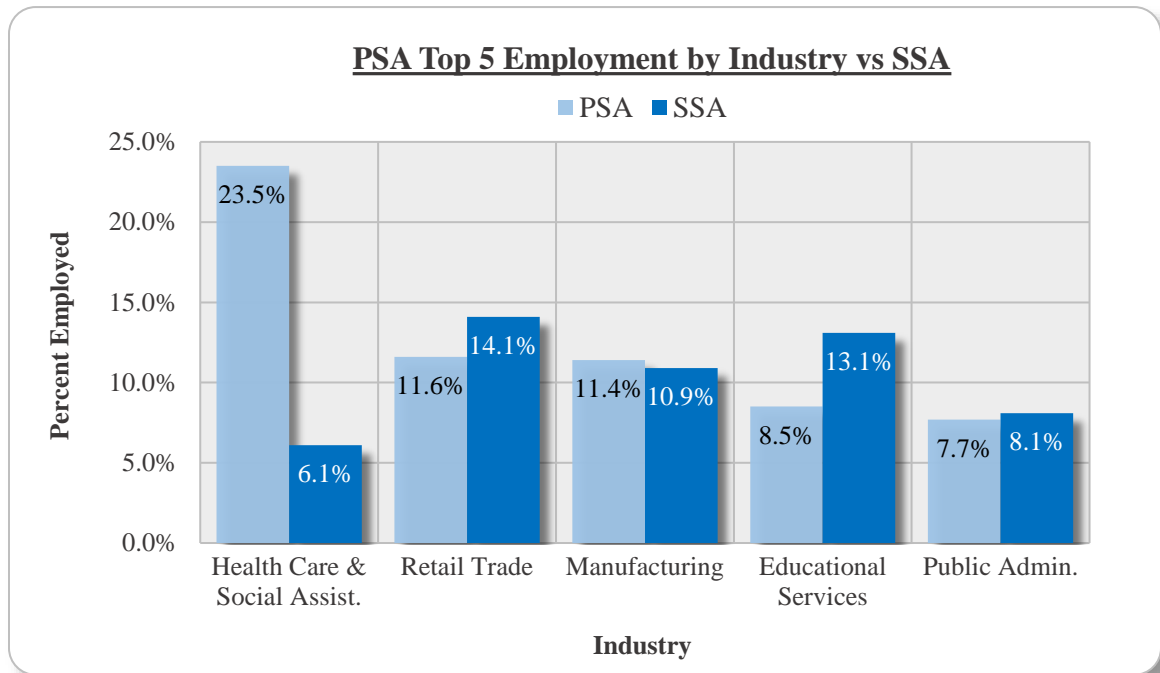
E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the PSA or SSA. These employees, however, are included in our labor force calculations because their places of employment are located within the PSA or SSA.

The labor force within the PSA (St. Johnsbury) is based primarily in four sectors. Health Care & Social Assistance (23.5%), Retail Trade (11.6%), Manufacturing (11.4%), and Educational Services (8.5%). Combined, these four job sectors represent over half (55.0%) of the Site PSA's employment base. Note that the industry with the largest share of employment by job sector in the PSA (Health Care & Social Assistance) is not similarly represented (6.1%) within the SSA. St. Johnsbury is the shire town (county seat) of Caledonia County, and is therefore a central location for health care services. Northeastern Vermont Regional Hospital, located in St. Johnsbury, has a service area that includes Caledonia County, and extends into Essex County.

Retail trade has a larger presence (14.1% of employment) within the SSA, while manufacturing has a slightly smaller presence (10.9% of employment) when compared to the PSA. Educational services (8.5%) also has a notable presence within the PSA, while accounting for a much larger share of total employment (13.1%) within the SSA.

The following graph illustrates the distribution of employment by job sector for the five largest employment sectors in the PSA compared to the SSA by the share they represent of their overall respective markets.



The largest disparity in PSA (St. Johnsbury) employment compared to the SSA (surrounding areas) by employment sector is within Health Care & Social Assistance, with 23.5% of all PSA jobs located in this sector compared to 6.1% of all SSA jobs.

St. Johnsbury and Caledonia County are located in the Northern Vermont Nonmetropolitan Area. Evaluating wages by occupation type for this nonmetropolitan area provides insight as to the likely wages by job sector for St. Johnsbury and Caledonia County. Typical wages by job category for the Northern Vermont Nonmetropolitan Area are compared with those of Vermont in the following table:

Typical Wage by Occupation Type		
Occupation Type	Northern Vermont Nonmetropolitan Area	Vermont
Management Occupations	\$99,430	\$102,630
Business and Financial Occupations	\$62,180	\$65,630
Computer and Mathematical Occupations	\$72,570	\$76,350
Architecture and Engineering Occupations	\$66,380	\$73,310
Community and Social Service Occupations	\$39,630	\$41,950
Art, Design, Entertainment and Sports Medicine Occupations	\$49,120	\$46,280
Healthcare Practitioners and Technical Occupations	\$77,150	\$85,340
Healthcare Support Occupations	\$32,800	\$32,800
Protective Service Occupations	\$45,420	\$42,110
Food Preparation and Serving Related Occupations	\$28,100	\$28,380
Building and Grounds Cleaning and Maintenance Occupations	\$30,070	\$30,840
Personal Care and Service Occupations	\$30,440	\$30,510
Sales and Related Occupations	\$38,920	\$39,090
Office and Administrative Support Occupations	\$36,750	\$37,850
Construction and Extraction Occupations	\$41,700	\$44,200
Installation, Maintenance and Repair Occupations	\$45,020	\$46,590
Production Occupations	\$36,640	\$39,040
Transportation and Moving Occupations	\$34,520	\$37,130

Source: U.S. Department of Labor, Bureau of Statistics

Most annual blue-collar salaries range from \$28,100 to \$45,020 within the MSA. White-collar jobs, such as those related to professional positions, management and medicine, range in salary from \$32,800 for an entry level support position to \$99,430 for a management position. It is important to note that most occupation types within the MSA have wages that are on average 4.0% lower than the State of Vermont's typical wages for similar jobs. Overall household income is included in Section IV: Demographic Analysis and considered in our housing gap estimate.

Employment Base and Unemployment Rates

The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the subject county, Vermont and the U.S.

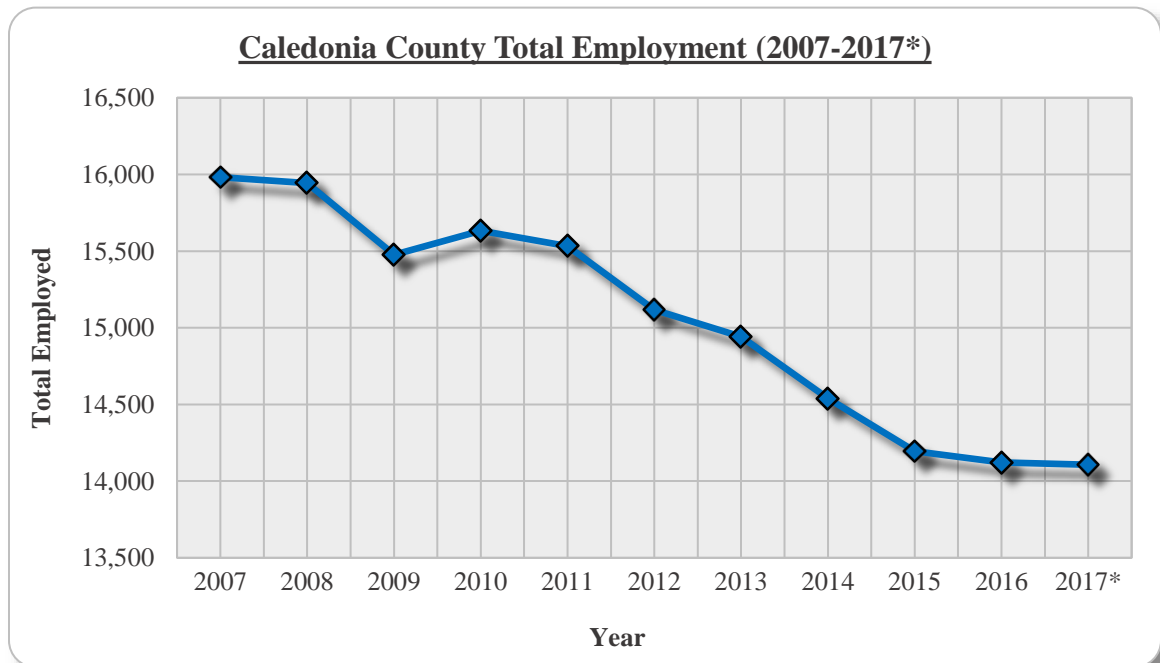
Excluding 2017, the employment base has declined by 6.6% over the past five years in Caledonia County, more than the Vermont state decline of 1.1%. Total employment reflects the number of employed persons who live within the county.

The following illustrates the total employment base for Caledonia County, Vermont and the United States.

Year	Total Employment					
	Caledonia County		Vermont		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2007	15,982	-	339,547	-	146,388,400	-
2008	15,943	-0.2%	338,273	-0.4%	146,047,748	-0.2%
2009	15,476	-2.9%	336,104	-0.6%	140,696,560	-3.7%
2010	15,632	1.0%	337,488	0.4%	140,469,139	-0.2%
2011	15,533	-0.6%	338,463	0.3%	141,791,255	0.9%
2012	15,117	-2.7%	337,284	-0.3%	143,621,634	1.3%
2013	14,942	-1.2%	335,788	-0.4%	144,996,474	1.0%
2014	14,540	-2.7%	334,202	-0.5%	147,403,607	1.7%
2015	14,195	-2.4%	333,122	-0.3%	149,648,686	1.5%
2016	14,123	-0.5%	333,640	0.2%	152,001,644	1.6%
2017*	14,107	-0.1%	333,953	0.1%	152,065,874	0.0%

Source: Department of Labor; Bureau of Labor Statistics

*Through February



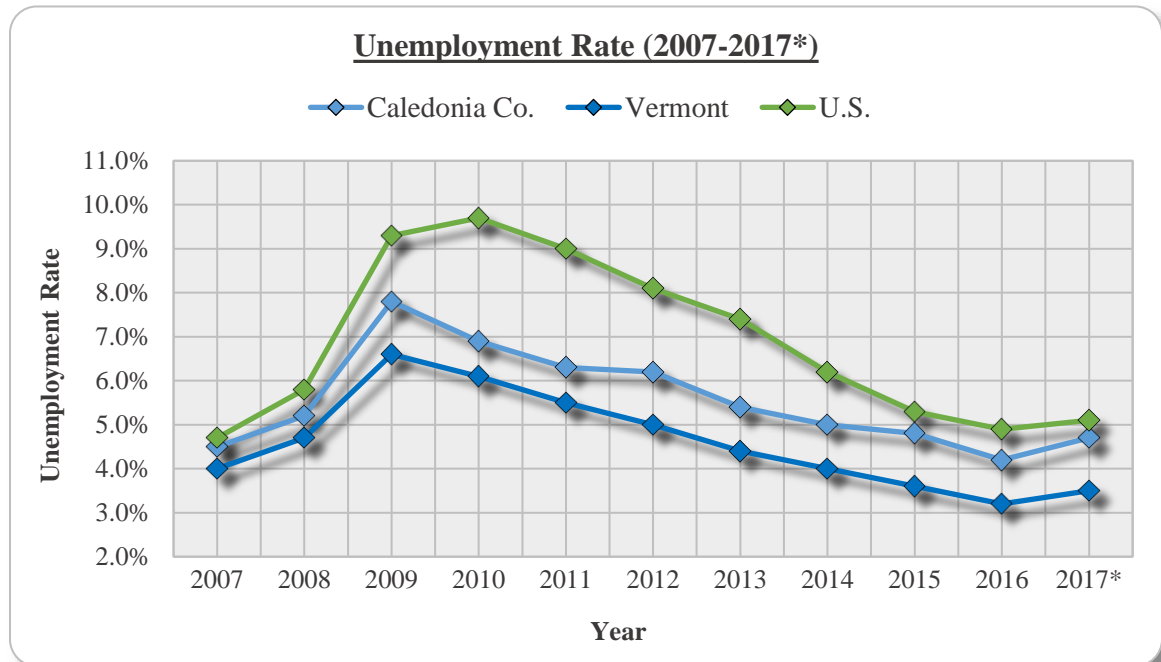
The Caledonia County employment base has steadily declined over the past 10 years. Between 2007 and 2016, Caledonia County only experienced year-over-year growth of its employment base for one year (2010), just after the national recession. The employment base has declined in every year since 2010, losing over 1,500 jobs during this period. The decline in the total employment base is attributed to losses in manufacturing jobs during this period, many of which have not returned to the PSA.

Unemployment rates for Caledonia County, Vermont and the United States are illustrated as follows:

Year	Unemployment Rate		
	Caledonia County	Vermont	United States
2007	4.5%	4.0%	4.7%
2008	5.2%	4.7%	5.8%
2009	7.8%	6.6%	9.3%
2010	6.9%	6.1%	9.7%
2011	6.3%	5.5%	9.0%
2012	6.2%	5.0%	8.1%
2013	5.4%	4.4%	7.4%
2014	5.0%	4.0%	6.2%
2015	4.8%	3.6%	5.3%
2016	4.2%	3.2%	4.9%
2017*	4.7%	3.5%	5.1%

Source: Department of Labor, Bureau of Labor Statistics

*Through February



The unemployment rate in Caledonia County has ranged between 4.2% and 7.8% during the past 10 years, higher than the state of Vermont range (3.2% to 6.6%) since 2007. After reaching a peak unemployment rate of 7.8% in 2009 during the national recession, Caledonia County's unemployment rate has declined in each of the past seven years to its lowest figure (4.2%) in 2016. The state of Vermont has experienced a similar decline in its unemployment rate. The latest unemployment rate of 4.7% for Caledonia County is as of February 2017.

In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total in-place employment base for Caledonia County.

In-Place Employment Caledonia County			
Year	Employment	Change	Percent Change
2006	11,754	-	-
2007	11,773	19	0.2%
2008	11,779	6	0.1%
2009	11,060	-719	-6.1%
2010	10,959	-101	-0.9%
2011	11,009	50	0.5%
2012	10,862	-147	-1.3%
2013	10,972	110	1.0%
2014	10,908	-64	-0.6%
2015	10,709	-199	-1.8%
2016*	10,733	24	0.2%

Source: Department of Labor, Bureau of Labor Statistics

*Through September

Data for 2015, the most recent year that year-end figures are available, indicates in-place employment in Caledonia County to be 75.4% of total Caledonia County employment. This means that Caledonia County has more employed persons leaving the county for daytime employment than those who work in the county. The number of employed persons working in the county, regardless of their place of residence, has remained relatively stable for the past several years.

Economic Drivers & Major Employers

The largest employers within the Caledonia County area comprise a total of employees and are summarized as follows:

Employer Name	Business Type	Total Employed
Weidmann Electrical Technology, Inc	Transformerboard Insulation Materials	312
NSA Industries	Metal Fabrication, Machining, and Powder Coating	260
Northeastern VT Regional Hospital	Healthcare	200
Burke Mountain Resort	Lodging & Recreational	200
Fairbanks Scales	Manufacturer of Weighing Devices	120
Lyndon Woodworking	Producer of Hardwood Furniture	90
Maple Grove Farms of VT	Maple Syrup Products	80
Total		1,062

Source: Northeastern Vermont Development Association 4-2017 and Town of St. Johnsbury

Other major employers in the area include; The Town of St. Johnsbury, St. Johnsbury School System, Northeast Correctional Complex, Vermont Aerospace, Northeast Kingdom Processing, and Fastenal. (employment numbers were unavailable)

According to a representative with the town of St. Johnsbury, the St. Johnsbury economy is stagnate. The area is socially and economically challenged, with the median household income of around \$34,000. Caledonia County is a generally rural area with a large base of low-income households. The manufacturing sector is struggling with some recent setbacks. The St. Johnsbury retail sector is also struggling and retail business owners are trying to work on ways to redefine their retail businesses to compete with internet sales. The retail sector also has another struggle due to the location of St. Johnsbury, which is only a 20-minute drive to the state of New Hampshire where there is no state sales tax. The population of St. Johnsbury has been hovering at approximately 7,000 for quite a few years. They are losing more residents than they are attracting. The outmigration of the area youth is something the local stakeholders are concerned about and for which they are looking for solutions. They are hoping for state incentives, and are working to encourage the private sector employers to be more competitive with the salaries they pay. According to the local representative, another problem is that there are good jobs available in the area but not enough skilled workers to fill them.

This representative stated that another challenge is the lack of high-speed broad band in the area. There are many people that desire to move to the area to enjoy the quality of life and abundant outdoor opportunities. These people are professionals or entrepreneurs that would like or would be able to work from home, but the area's Internet connection is lacking.

There have been a group of late 30's to early 40-year olds that have returned to the area after they have been successful elsewhere. They have moved back to raise their families because of the good quality of life in St. Johnsbury and the good education system. One of the best schools is the St. Johnsbury Academy, an independent boarding and day school for grades 9 through 12. It is the public school for area residents but is also a boarding school for 280 national and international dorm students.

St. Johnsbury and Caledonia County and the entire Northeast Kingdom have been economical challenged for quite some time but due to the area being recognized as a Rural Economic Area Partnership Zone (REAP) (a program started by the federal government to provide resources to isolated areas burdened with outward migration, minimal employment opportunities and dealing with other economic pressures) the federal government has provided the area with millions of dollars to help provide safe housing, clean drinking water, snow plows, waste water and storm water infrastructure improvements. The REAP funding also helped businesses that were struggling through the 2008 recession keep their businesses and saved a large number of jobs in the Northeast Kingdom. There are only five designated REAP Zones in the United States.

The Northeast Vermont Development Association (NVDA) has also been established as a Foreign Trade Zone. This helps developers and businesses by lowering or removing tariffs, duties and customs fees.

St. Johnsbury has been a member of the Vermont Downtown Program since 1999. This is a state program designed to help spark economic development in participating communities by giving incentives for private and public investment, technical assistance and training to help communities renovate historical buildings and to create walkable cities, and to help improve housing. There are four committees in St. Johnsbury that are active in promoting and using the program.

Area stakeholders are now trying to focus on promoting the outdoor recreation possibilities to attract more tourism to the area with their numerous outdoor recreation activities and attractions. Some of the outdoor opportunities in Caledonia County are:

- Dog Mountain consists of 150 acres on a private mountaintop in St. Johnsbury owned by artist Stephen Huneck and his wife. The grounds are always open to people and their dogs. They have owned the property for 22 years. There is a barn that they turned into an art studio/gallery and they also created a Dog Chapel. The 150 acres are full of hiking trails and ponds where dogs (and their owners) can roam and swim, no leashes required. It is also a popular place for snow-shoeing in the winter. They also have a physical and online store with unique gifts made by artist Stephen Huneck. They also hold music concerts and dog parties throughout the year. Visitors come to Dog Mountain from all over the world.
- Maple Grove Farms is a large maple tree farm in St. Johnsbury and was established in 1915. They are the largest packer of Pure Maple Syrup in the United States, and one of the largest manufacturers of Maple Candies in the world. They are also a national producer of gourmet specialty salad dressings. There is a Sugar House Museum where visitors can learn about the making of maple syrup, from the tapping of the maple trees to all the final maple products that are available.
- Burke Mountain Resort is a four-season resort that includes a 112-room, \$60 million hotel complex. The resort hosts many of the approximately 72,000 skiers annually. It is the home of the Burke Mountain Academy and Burke Bike Park. The resort employs approximately 200 people.

- The Kingdom Trails Association oversees and maintains and creates quality non-motorized trails throughout Caledonia County with the permission of more than 50 property owners and businesses. They also have educational opportunities for visitors and work to conserve the natural resources and also create economic activity. The Kingdom Trails Association was created in the early 1990's by local citizens as a way to promote the assets of the area and also to help to ensure the conservation of the area's beauty. Approximately 110,000 bicyclists annually utilize the trails and the Kingdom Trails Association. There are popular summer trails, as well as winter trails such as Fat Bike (snow cycling) trails, snowshoe trails and Nordic cross-country ski trails. Daily passes for to use the trails are \$15 and yearly passes are \$75, with discounts for the young and seniors.

The city stakeholders are working on ways to attract more outdoor adventurers to visit and reside in St. Johnsbury, but due to the diverse and broad range of local residents they are having trouble getting everyone on the same page as to agree on the best measures to attract more tourists. There are residents who would rather not attract lots of people or new development to the area. Many locals are risk adverse and do not want to see the area grow significantly economically for the fear that it will be at the expense the area's heritage and green spaces.

Some recent positive economic factors impacting the area are:

- Metal fabrication is a strong sector in the area. NE Precisions recently had to lay off 41 employees, but another company NSA Industries has already hired 16 of those who lost their jobs and plan to hire the remaining 25 by the end of 2017.
- VT Aerospace was on the verge of closing but was purchased by its employees through the Employee Stock Ownership Plan (ESOP). Now the company is stabilized. The purchasing structure has secured hundreds of jobs in Caledonia County and northeast Vermont. The company has approximately 200 skilled machinists, engineers, fabrication, and support personnel in two facilities.
- St. Johnsbury has become a destination for car buyers. There are eight major name brand car dealerships in St. Johnsbury. Approximately 70% of the dealership sales are purchased by people living more than 20 miles away.
- VHS Composites opened a new facility in 2016 with six employees and they plan to have a total of 40 employees by spring of 2018.
- Aquarealm opened a new pet store location in July 2017. A Philippine restaurant is planned for Main Street. A new bakery and coffee shop is going into Dylan's café.

- A gas station and convenient store that has been closed for over a year was bought and is about to reopen at 604 Portland Street.

Infrastructure

The city of St. Johnsbury is in the sixth year of renewing and improving their water, sewer, and storm water infrastructure, known as the combined Sewer Overflow Project (CSO).

This massive project will span approximately 20 years and is a \$90 million investment. The project is about a third of the way completed. There are currently no phases of the project under construction. The next phase will be the Oak Street Draining Project. They are waiting on funding from the USDA.

The city is about to begin the upgrading of their Sewer Treatment Plant and digester. The upgrades should be completed over the next two years.

There is a bridge replacement project currently at South Main Street and Route 5, which should be completed by November 2017.

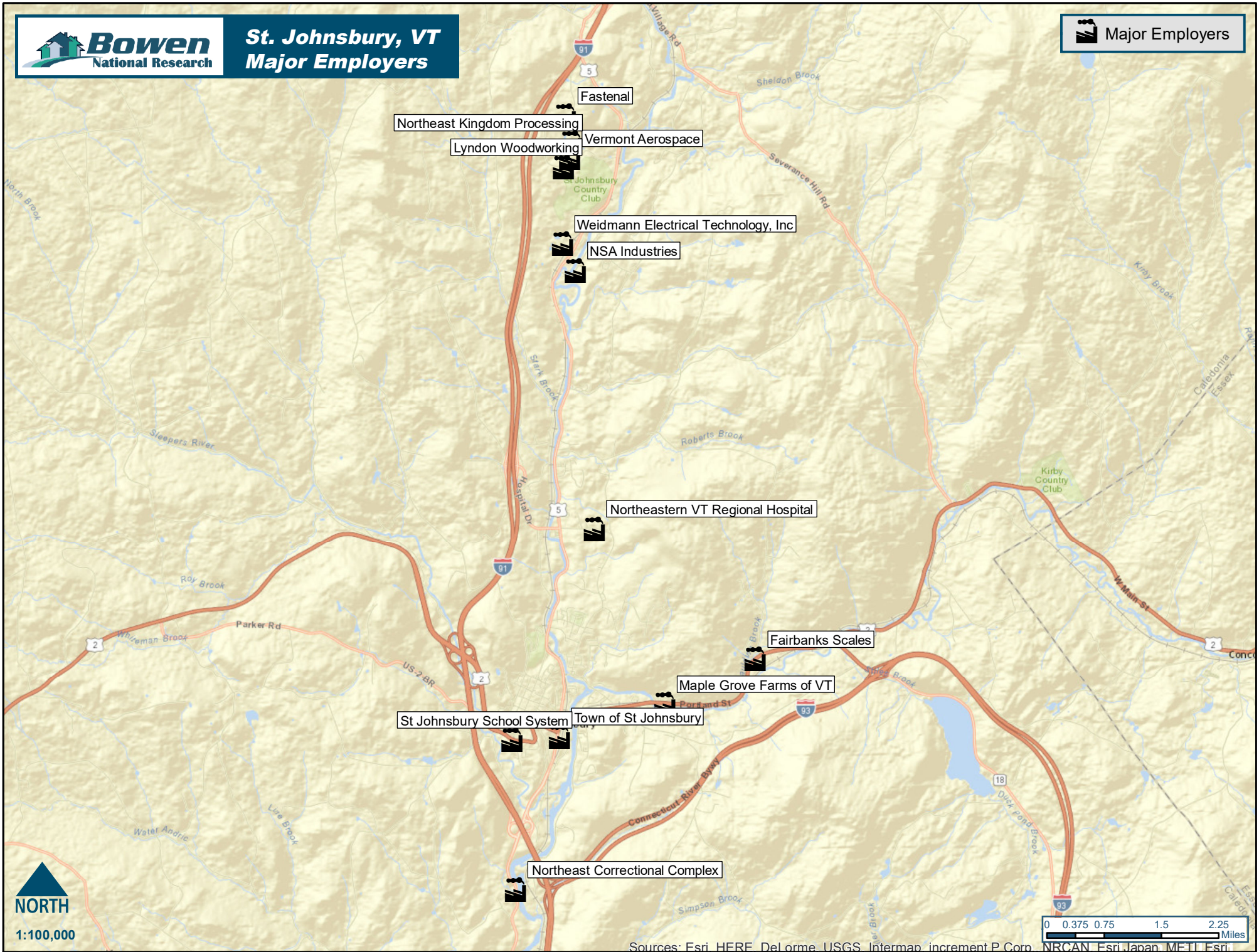
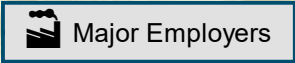
WARN (layoff notices):

According to the Vermont Department of Labor there have been no WARN notices of large-scale layoffs or closures reported for Caledonia County from January 2016 to September of 2017.

A map delineating the location of the area's largest employers is on the following page.



**St. Johnsbury, VT
Major Employers**



NORTH
1:100,000

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

C. Conclusions

While the PSA (St. Johnsbury) has a majority (55.0%) of its employment base within four job sectors, it is considered to be relatively balanced. The industry with the largest share of employment in the PSA is Health Care & Social Assistance, which comprises 23.5% of the employment base. St. Johnsbury is home to Northeast Vermont Regional Hospital, which has a service area of over 30,000 people encompassing parts of Caledonia County and Essex County. This hospital, along with physician offices and home health care services, make up a large portion of employment within this industry. This is considered a stable employment sector. The SSA (area surrounding St. Johnsbury) has an employment base that is larger than St. Johnsbury's employment base. Major industries in the SSA include Retail Trade, Educational Services, Accommodation & Food Services, and Manufacturing. Each of the four industries represents over 10.0% of the SSA employment base.

Caledonia County was adversely impacted by the national recession, when the employment base lost over 500 jobs from 2007 to 2009. After a brief period of recovery in 2010, the employment base has been gradually declining ever since. From a high of 15,632 jobs in 2010, Caledonia County had an employment base of 14,123 in 2016. This represents a decrease of over 1,500 jobs during a six-year period. The decline in the total employment base is primarily attributed to losses in manufacturing jobs during this period, many of which have not returned to the PSA.

Despite job losses during the past several years, the Caledonia County unemployment rate has declined since 2009. The county unemployment rate was as high as 7.9% in 2009, the last year of the recession. As of 2016, the county unemployment rate declined to 4.2%, which is a ten-year low. The lower rate reflects people who found new jobs after the recession. Considering the declining employment base, it is possible that the lower unemployment rate also reflects an increasing number of people that have retired or are not actively looking for work. These people are not counted in unemployment rate figures.

It is our opinion that the continuing decline in the local employment base will increase the need for affordable housing alternatives, both for working-age people that have lost jobs, as well as for senior residents that have recently retired or left the work force.

VI. Housing Supply Analysis

This housing supply analysis considers both rental and for-sale housing. Understanding the historical trends, market performance, characteristics, composition, and current housing choices in a market provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information and data provided by various government entities and real estate professionals.

While there are a variety of housing alternatives offered in the overall market (PSA & SSA), we focused our analysis on the most common alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with 3 or more units) were identified and surveyed. A sample survey of non-conventional rentals (typically with only one or two units in a structure) was also conducted and analyzed. When applicable, housing serving senior and special needs populations were evaluated.
- **Mobile Homes** – Mobile home units located within designated mobile home parks were aggregated and evaluated.
- **For-Sale Housing** – We identified attached and detached for-sale housing. Some of these include individual homes, while others were part of a planned development or community, as well as attached multifamily housing such as condominiums. Our analysis includes both historical sales transactions and currently available for-sale housing inventory.
- **Senior Care Facilities** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g. dressing, bathing, medical reminders, etc.)

For the purposes of this analysis, the housing supply information is first presented for the Primary Study Area (St. Johnsbury) and compared with the Secondary Study Area (balance of Caledonia County). This analysis includes secondary Census housing data (renter- and owner-occupied), Bowen National Research's survey of area rental alternatives, and for-sale housing data (both historical sales and available housing alternatives) obtained from secondary data sources (New England Real Estate Network and Realtor.com). In addition, we have included data and analyses of senior care facilities (i.e. independent living, assisted living and nursing homes). Finally, other housing dynamics such as planned or proposed housing were considered for their potential impact on housing market conditions and demand.

Maps illustrating the location of various housing types are included throughout this section.

Please note, the totals in some charts may not equal the sum of individual columns or rows or may vary from the total reported in other tables due to rounding and/or due to the various data sources used in this report.

A. Overall Housing Supply (Secondary Data)

This section of area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the Primary Study Area (PSA/St. Johnsbury), the Secondary Study Area (SSA/surrounding communities), the overall market (PSA & SSA combined), and the state of Vermont, when applicable.

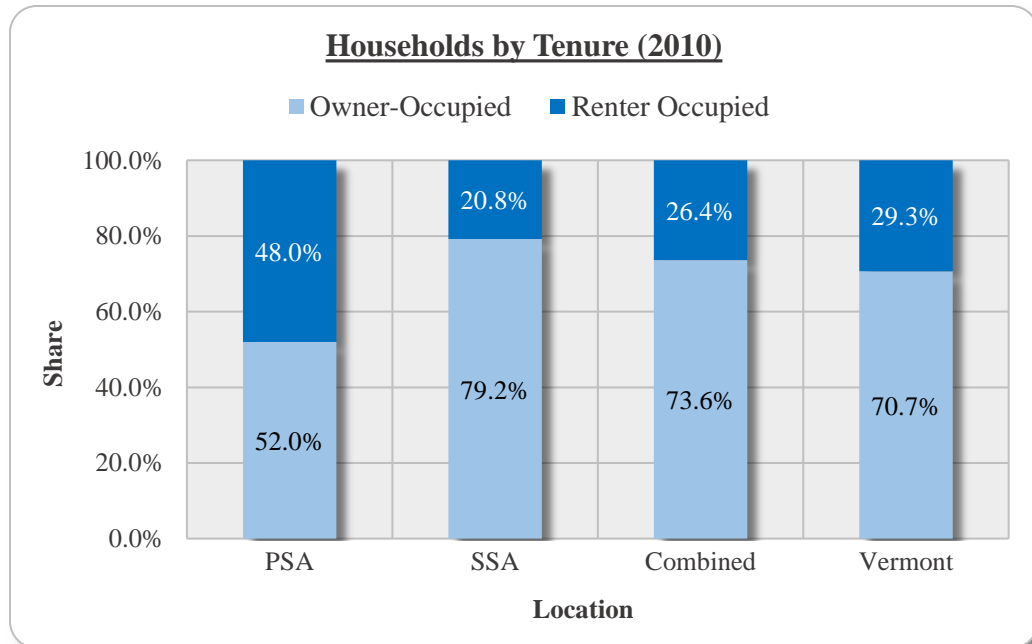
Housing Characteristics (Secondary Data)

The distributions of the area housing stock within each study area in 2010 are summarized in the following table:

		Households by Tenure - 2010				
		Total Occupied	Owner-Occupied	Renter Occupied	Vacant	Total
PSA	Number	2,623	1,365	1,258	316	2,939
	%	89.2%	52.0%	48.0%	10.8%	100.0%
SSA	Number	9,930	7,868	2,062	3,073	13,003
	%	76.4%	79.2%	20.8%	23.6%	100.0%
Combined (PSA & SSA)	Number	12,553	9,233	3,320	3,389	15,942
	%	78.7%	73.6%	26.4%	21.3%	100.0%
Vermont	Number	256,442	181,407	75,035	66,097	322,539
	%	79.5%	70.7%	29.3%	20.5%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Based on the 2010 U.S. Census, of the estimated 2,623 total occupied housing units in the PSA (St. Johnsbury), a little more than half (52.0%) are owner occupied while the balance consists of renter-occupied housing units. Based on these Census estimates, the share of housing by tenure (renter vs. owner) is more heavily concentrated towards rental-occupied housing than the rest of the county, which is comprised of nearly 80% owner-occupied housing. While the Census data shows that 316 units or 10.8% of the housing in the PSA are vacant, this likely includes homes that were abandoned, uninhabitable or were temporarily vacant for-sale or for rent housing structures.



Based on the 2011-2015 ACS data (the latest data available), the following is a distribution of all renter-occupied housing units in each study area by year of construction.

		Renter Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
PSA	Number	0	0	41	41	48	101	154	661	1,046
	%	0.0%	0.0%	3.9%	3.9%	4.6%	9.7%	14.7%	63.2%	100.0%
SSA	Number	0	0	230	208	192	260	276	1,028	2,194
	%	0.0%	0.0%	10.5%	9.5%	8.8%	11.9%	12.6%	46.9%	100.0%
Combined (PSA & SSA)	Number	0	0	271	249	240	361	430	1,689	3,240
	%	0.0%	0.0%	8.4%	7.7%	7.4%	11.1%	13.3%	52.1%	100.0%
Vermont	Number	34	1,097	6,174	7,046	8,763	10,319	10,221	30,929	74,583
	%	0.0%	1.5%	8.3%	9.4%	11.7%	13.8%	13.7%	41.5%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

As evidenced by the table above, the largest share (63.2%) of rental housing supply in the PSA was built prior to 1950. No new housing has been added since at least 2010. It is our opinion, primarily based on our on-site evaluation of PSA housing, that many of the rentals are reaching an age that requires notable repairs and/or modernization. Housing in the surrounding SSA is comprised of a broader range of housing, in terms of year built. As such, it is likely that prospective renters and homebuyers looking for more modern product will have their housing needs met outside of St. Johnsbury, within surrounding communities.

Based on the 2011-2015 ACS data, the following is a distribution of all owner-occupied housing units in each study area by year of construction.

		Owner Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
PSA	Number	0	12	70	154	118	189	306	741	1,590
	%	0.0%	0.8%	4.4%	9.7%	7.4%	11.9%	19.2%	46.6%	100.0%
SSA	Number	3	49	903	1,136	1,220	1,321	674	2,151	7,457
	%	0.0%	0.7%	12.1%	15.2%	16.4%	17.7%	9.0%	28.8%	100.0%
Combined (PSA & SSA)	Number	3	61	973	1,290	1,338	1,510	980	2,892	9,047
	%	0.0%	0.7%	10.8%	14.3%	14.8%	16.7%	10.8%	32.0%	100.0%
Vermont	Number	88	1,955	21,180	23,396	30,721	28,758	28,135	48,351	182,584
	%	0.0%	1.1%	11.6%	12.8%	16.8%	15.8%	15.4%	26.5%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

As reported by ACS, nearly half of the owner-occupied housing stock in the PSA was constructed prior to 1950. The ACS data also indicates that just over 5% of the owner-occupied housing stock in the PSA was constructed since 2000, indicating that there are likely few modern for-sale housing alternatives available to prospective buyers. Regardless, with much of the product over 60 years old and based on our on-site evaluation of PSA housing, it appears that many of the homes are reaching a stage that requires repairs and/or modernization.

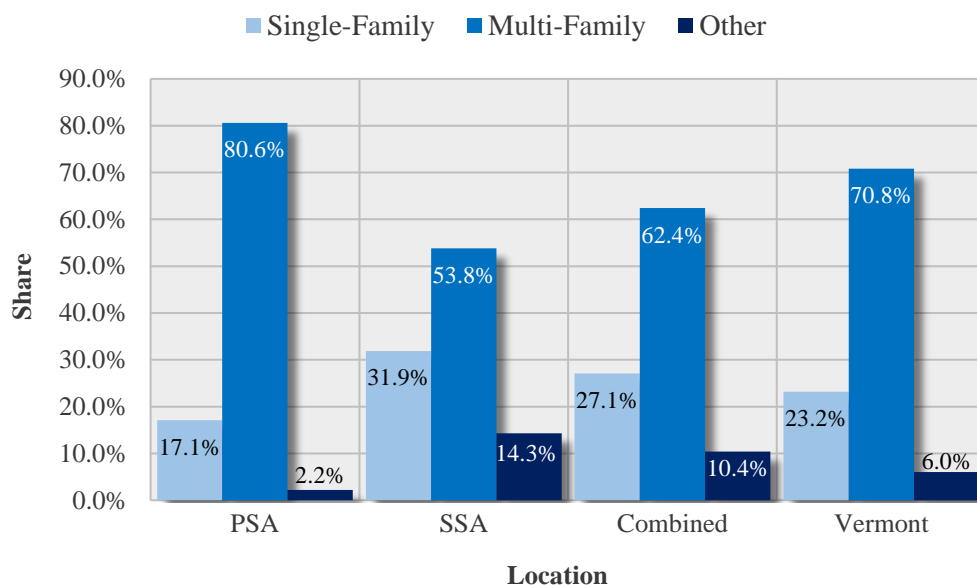
Based on the 2011-2015 ACS data, the following is a distribution of all renter-occupied housing by units in structure for each study area.

		Renter Occupied Housing by Units in Structure									
		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
PSA	Number	179	0	431	208	38	158	11	23	0	1,048
	%	17.1%	0.0%	41.1%	19.8%	3.6%	15.1%	1.0%	2.2%	0.0%	100.0%
SSA	Number	699	57	685	286	63	49	39	314	0	2,192
	%	31.9%	2.6%	31.3%	13.0%	2.9%	2.2%	1.8%	14.3%	0.0%	100.0%
Combined (PSA & SSA)	Number	878	57	1,116	494	101	207	50	337	0	3,240
	%	27.1%	1.8%	34.4%	15.2%	3.1%	6.4%	1.5%	10.4%	0.0%	100.0%
Vermont	Number	17,300	2,826	26,933	10,680	3,646	4,922	3,781	4,475	20	74,583
	%	23.2%	3.8%	36.1%	14.3%	4.9%	6.6%	5.1%	6.0%	0.0%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Nearly half (41.1%) of the rental units in the PSA are within structures of two to four units. This is not unusual given the size of the town. Less than 20% of the rental units are in structures of 10 to 49 units. The inventory of rental housing in the PSA is discussed in greater detail starting on page 11 of this section. The distribution of the PSA's rental housing stock is similar to the SSA (surrounding communities).

Renter-Occupied Housing by Units in Structure (2011-2015)



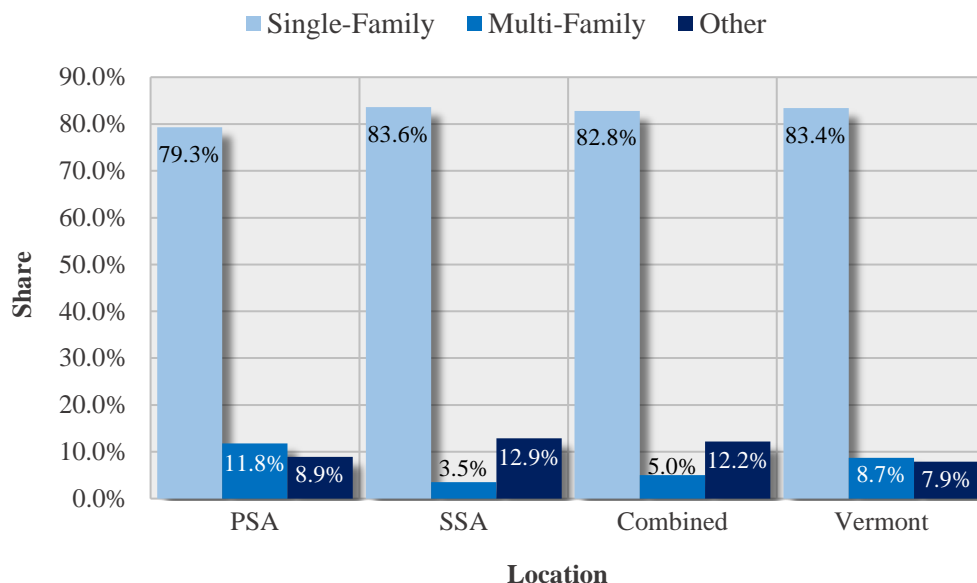
Based on the 2011-2015 ACS data, the following is a distribution of all owner-occupied housing by units in structure for each study area.

Owner Occupied Housing by Units in Structure											
		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
PSA	Number	1,261	23	152	6	8	0	0	141	0	1,591
	%	79.3%	1.4%	9.6%	0.4%	0.5%	0.0%	0.0%	8.9%	0.0%	100.0%
SSA	Number	6,232	66	189	1	4	0	0	964	0	7,456
	%	83.6%	0.9%	2.5%	0.0%	0.1%	0.0%	0.0%	12.9%	0.0%	100.0%
Combined (PSA & SSA)	Number	7,493	89	341	7	12	0	0	1,105	0	9,047
	%	82.8%	1.0%	3.8%	0.1%	0.1%	0.0%	0.0%	12.2%	0.0%	100.0%
Vermont	Number	152,232	6,512	6,535	1,196	638	474	416	14,497	84	182,584
	%	83.4%	3.6%	3.6%	0.7%	0.3%	0.3%	0.2%	7.9%	0.0%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Virtually all of the owner-occupied housing stock in the PSA (St. Johnsbury) consists of single-family homes, while a notable share (8.9%) consists of mobile homes. This is very similar to the surrounding SSA and the state of Vermont.

Owner-Occupied Housing by Units in Structure (2011-2015)



Substandard housing is an important component to consider when evaluating a housing market and potential housing need. Substandard housing is generally considered housing that 1.) Lacks complete kitchen and/or bathroom facilities, 2.) Is overcrowded, and 3.) Has a rent/cost over-burden situation. Markets with a disproportionate high share of any of the preceding substandard housing characteristics may be in need of replacement housing. As a result, we have evaluated each of these characteristics for each of the study areas.

The following tables demonstrate the share of substandard housing found in the study areas, based on the presence or absence of kitchen and bathroom facilities:

		Renter Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
PSA	Number	1,022	26	1,048	1,022	26	1,048
	%	97.5%	2.5%	100.0%	97.5%	2.5%	100.0%
SSA	Number	2,103	89	2,192	2,127	65	2,192
	%	95.9%	4.1%	100.0%	97.0%	3.0%	100.0%
Combined (PSA & SSA)	Number	3,125	115	3,240	3,149	91	3,240
	%	96.5%	3.5%	100.0%	97.2%	2.8%	100.0%
Vermont	Number	73,085	1,498	74,583	74,195	388	74,583
	%	98.0%	2.0%	100.0%	99.5%	0.5%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Based on the 2011-2015 ACS estimates, the percentage of renter-occupied housing with incomplete kitchen facilities was 2.5% in the PSA (St. Johnsbury). In addition, 2.5% of renter-occupied units had incomplete plumbing facilities. While representing small shares, there are over 52 renter-occupied units in the PSA that have either incomplete plumbing or kitchens. The shares of renter households lacking complete kitchens and/or plumbing are lower in St. Johnsbury than they are in the SSA.

The share of owner-occupied housing units that lack complete kitchen or plumbing facilities for each of the study areas is summarized below:

		Owner Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
PSA	Number	1,591	0	1,591	1,591	0	1,591
	%	100.0%	0.0%	100.0%	100.0%	0.0%	100.0%
SSA	Number	7,398	58	7,456	7,374	82	7,456
	%	99.2%	0.8%	100.0%	98.9%	1.1%	100.0%
Combined (PSA & SSA)	Number	8,989	58	9,047	8,965	82	9,047
	%	99.4%	0.6%	100.0%	99.1%	0.9%	100.0%
Vermont	Number	181,944	640	182,584	181,769	815	182,584
	%	99.6%	0.4%	100.0%	99.6%	0.4%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

None of the owner-occupied housing units in the PSA (St. Johnsbury) lack complete kitchen or plumbing facilities, while just around 1.0% of the owner-occupied housing units in the SSA either lack complete kitchens or plumbing facilities.

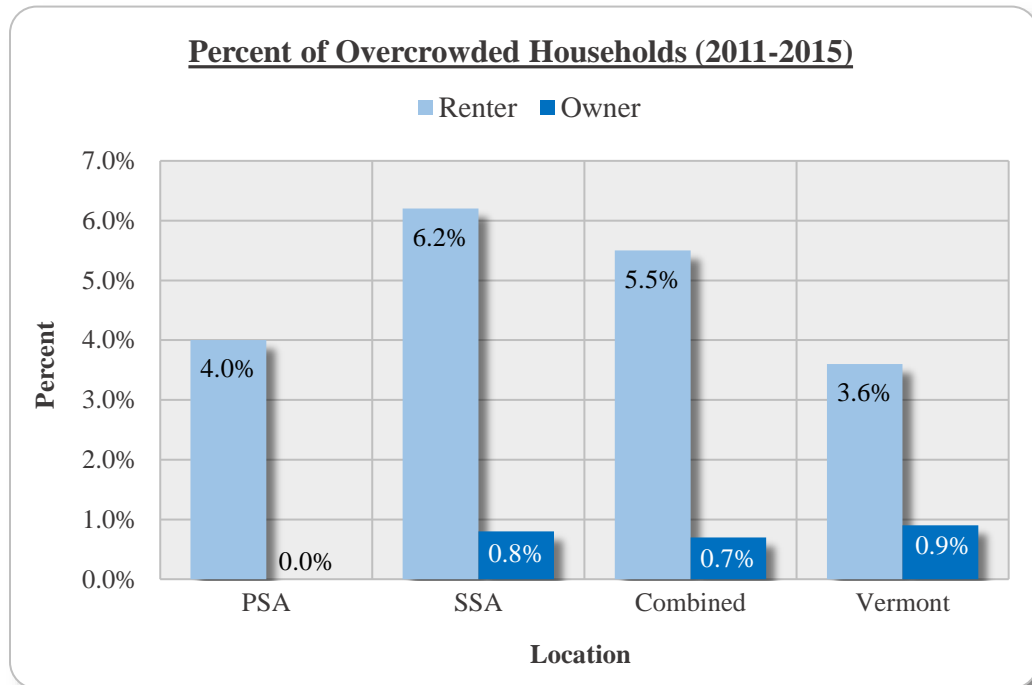
The following table illustrates the percentage of households that are living in crowded quarters by tenure, as defined by the presence of 1.01 or more occupants per room.

		Occupied Housing by Household Size (Occupants Per Room)					
		Renter			Owner		
		≤ 1.0	1.01+	Total	≤ 1.0	1.01+	Total
PSA	Number	1,005	42	1,047	1,591	0	1,591
	%	96.0%	4.0%	100.0%	100.0%	0.0%	100.0%
SSA	Number	2,058	135	2,193	7,394	62	7,456
	%	93.8%	6.2%	100.0%	99.2%	0.8%	100.0%
Combined (PSA & SSA)	Number	3,063	177	3,240	8,985	62	9,047
	%	94.5%	5.5%	100.0%	99.3%	0.7%	100.0%
Vermont	Number	71,885	2,698	74,583	180,934	1,650	182,584
	%	96.4%	3.6%	100.0%	99.1%	0.9%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Of the 1,047 renter-occupied housing units in the PSA (St. Johnsbury), 42 (4.0%) have 1.01 or more occupants per room and are considered overcrowded. None of the owner-occupied housing units are considered overcrowded.

A graph illustrating the distribution of renter housing units by number of persons per room follows:



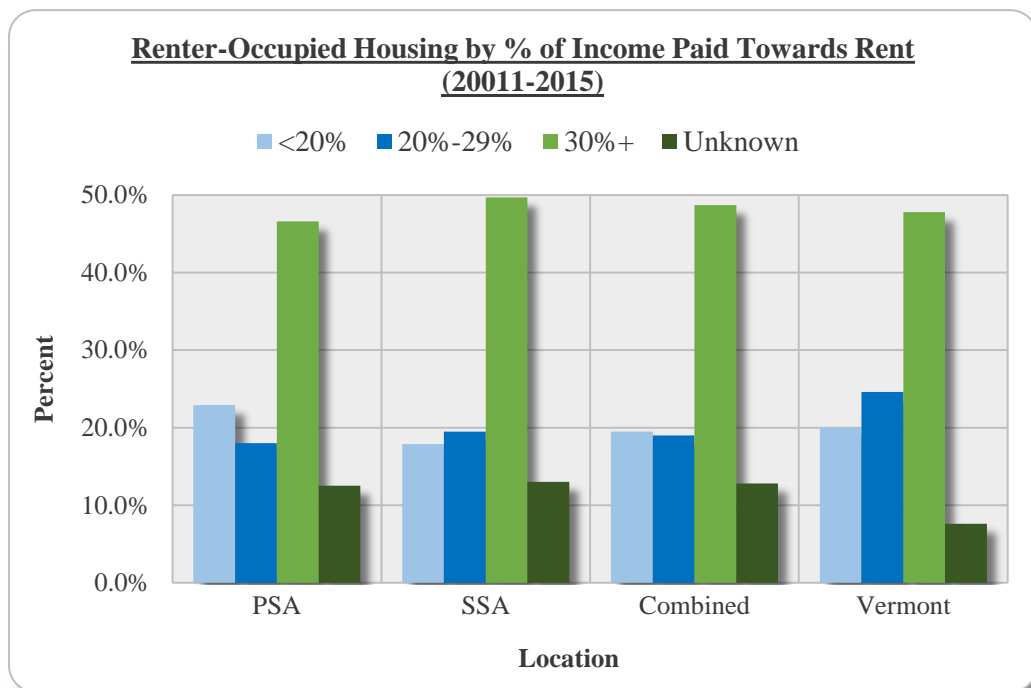
Evaluating the share of income a household pays towards housing costs is an important factor to consider when evaluating housing needs. Households that are cost burdened (typically paying more than 30% of income towards housing costs) often find it difficult paying for housing and meeting other financial obligations. The following compares the percent of household income that is applied to housing costs based on data provided by American Community Survey.

Occupied Housing by Percent of Income Paid Towards Rent											
		Renter					Owner				
		< 20%	20%-29%	30% +	Unknown	Total	< 20%	20%-29%	30% +	Unknown	Total
PSA	Number	240	189	489	131	1,049	660	336	588	7	1,591
	%	22.9%	18.0%	46.6%	12.5%	100.0%	41.5%	21.1%	37.0%	0.4%	100.0%
SSA	Number	392	427	1,088	284	2,191	3,338	1,992	2,078	48	7,456
	%	17.9%	19.5%	49.7%	13.0%	100.0%	44.8%	26.7%	27.9%	0.6%	100.0%
Combined (PSA & SSA)	Number	632	616	1,577	415	3,240	3,998	2,328	2,666	55	9,047
	%	19.5%	19.0%	48.7%	12.8%	100.0%	44.2%	25.7%	29.5%	0.6%	100.0%
Vermont	Number	14,925	18,364	35,648	5,646	74,583	78,677	46,343	56,846	718	182,584
	%	20.0%	24.6%	47.8%	7.6%	100.0%	43.1%	25.4%	31.1%	0.4%	100.0%

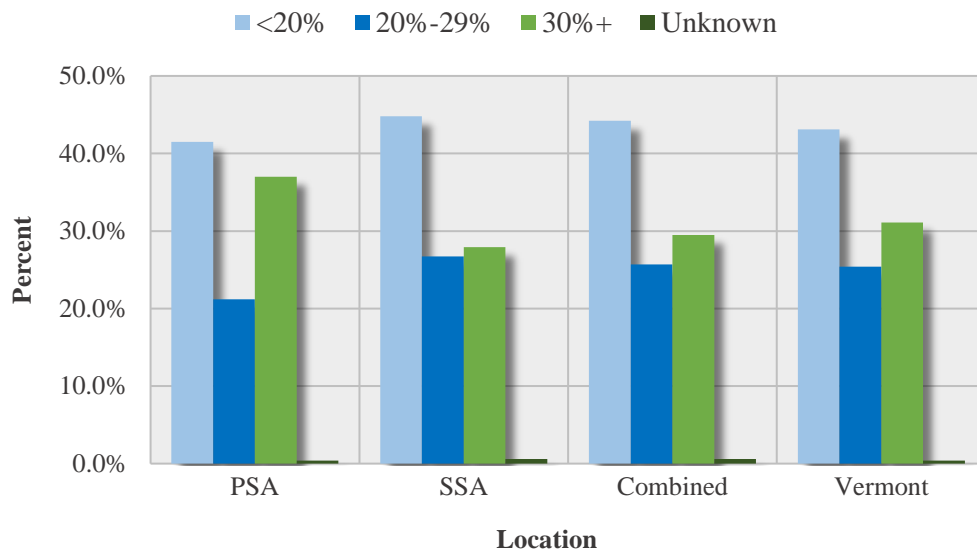
Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

An estimated 46.6% of *renter*-occupied households in the PSA (St. Johnsbury) are paying 30% or more of their income towards rent. This is considered a fairly typical share of rent burdened households when compared with the SSA (49.7%) and Vermont (47.8%). HUD defines rent or cost burdened households as those paying more than 30% of their income towards housing costs. As such, many of the renter households in the market are rent burdened, though some in subsidized housing only pay 35% of their income towards rent and are not classified as rent burdened households. With nearly half of all renters paying a disproportionately high share of their income towards rents, it is clear that many renter households in the PSA are likely struggling to meet their housing costs. The *homeowner* housing cost burdened challenges for PSA homeowners is more pronounced, relative to the surrounding areas and the state. More than a third (37.0%) of PSA homeowners are paying 30% or more of their income towards housing costs, which is notably higher than the shares of cost burdened homeowners in the SSA (27.9%) and in Vermont (31.1%).

Graphs illustrating the cost burdened shares of renters and owners are shown on the following page.



**Owner-Occupied Housing by % of Income Paid Towards Rent
(20011-2015)**



B. Housing Supply Analysis (Bowen National Survey)

1. Multifamily Rental Housing

During the spring and summer of 2017, Bowen National Research surveyed (both by telephone and in-person) a total of 38 multifamily rental housing projects with a total of 680 units within the Caledonia County. While these rentals do not represent all multifamily rental housing projects in the market, they provide significant insight as to the market conditions of commonly offered multifamily rental product. We believe this survey represents a good base from which characteristics and trends of multifamily rental housing can be evaluated, and from which conclusions can be drawn.

Projects identified, inventoried, and surveyed operate under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC), HUD Section 8, and Rural Development Section 515 programs, as well as market-rate. Definitions of each housing program are included in Addendum I: Glossary.

Managers and leasing agents at each project were surveyed to collect a variety of property information including vacancies, rental rates, design characteristics, amenities, utility responsibility, and other features. Each project was also rated based on quality and upkeep. Each surveyed property was photographed and mapped as part of this survey.

Data collected during our survey is presented in aggregate format for the Primary Study Area (PSA) and the surrounding area (SSA).

Overall - We identified and personally surveyed 38 conventional housing projects containing a total of 680 units within the overall county. These projects 99.6% occupancy rate, indicating that there is limited availability among the multifamily rental housing supply. The non-subsidized units (market-rate and Tax Credit) are 99.6% occupied, while the government-subsidized units are 100.0% occupied.

PSA (St. Johnsbury) - We identified and personally surveyed 16 conventional housing projects containing a total of 365 units within the Site PSA. This survey was conducted to establish the overall strength of the rental market and to identify characteristics that exist among the surveyed supply. These rentals have a combined occupancy rate of 99.7%, an extremely high rate for rental housing. Among these projects, six are non-subsidized (market-rate and Tax Credit) projects containing 121 units. These non-subsidized units are 99.2% occupied. The remaining ten projects contain 244 government-subsidized units, which are 100.0% occupied.

SSA (Balance of Caledonia County) - We identified and personally surveyed 22 conventional housing projects containing a total of 315 units within Caledonia County located outside of St. Johnsbury. This survey was conducted to understand the rental housing market conditions and alternatives available in communities surrounding St. Johnsbury that could impact its housing market. These rentals have a combined occupancy rate of 100.0%, as it appears there are no vacancies among the surveyed multifamily supply.

PSA (St. Johnsbury)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	5	82	1	98.8%
Tax Credit	1	39	0	100.0%
Tax Credit/Government-Subsidized	6	152	0	100.0%
Government-Subsidized	4	92	0	100.0%
Total	16	365	1	99.7%

SSA (Balance of Caledonia County)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	7	109	0	100.0%
Market-rate/Government-Subsidized	1	18	0	100.0%
Tax Credit	2	21	0	100.0%
Tax Credit/Government-Subsidized	6	76	0	100.0%
Government-Subsidized	6	91	0	100.0%
Total	22	315	0	100.0%

The 365 surveyed multifamily rental units in the PSA (St. Johnsbury) represent just over one-half of all surveyed units in the county. Regardless, there is only one vacant unit among the surveyed multifamily rental product in the PSA and no vacant units in the SSA (balance of county). The only vacant unit is a market-rate unit. All affordable rentals (Tax Credit and government-subsidized) in Caledonia County are occupied, indicating that households with low or very low incomes have extremely limited options in the county. As such, there appears to be a development opportunity for a variety of rental products, particularly for affordable rentals. It is worth pointing out that St. Johnsbury offers 283 affordable (Tax Credit and government-subsidized) units compared with 206 in the rest of the county. Additionally, there are Housing Choice Vouchers being used in the county and in St. Johnsbury that add to the inventory of affordable housing offered in the study areas. Each multifamily rental housing segment is evaluated in detail on the following pages.

Market-rate Apartments

A total of 13 multifamily projects with at least some market-rate units were surveyed in the county. Five of these properties were located in the PSA (St. Johnsbury), while eight were located in the balance of the county (SSA). Overall, there are 192 market-rate units within traditional multifamily apartments that were surveyed in the county. Only one of these units was vacant.

The following table summarizes the breakdown of market-rate units surveyed within the PSA and SSA.

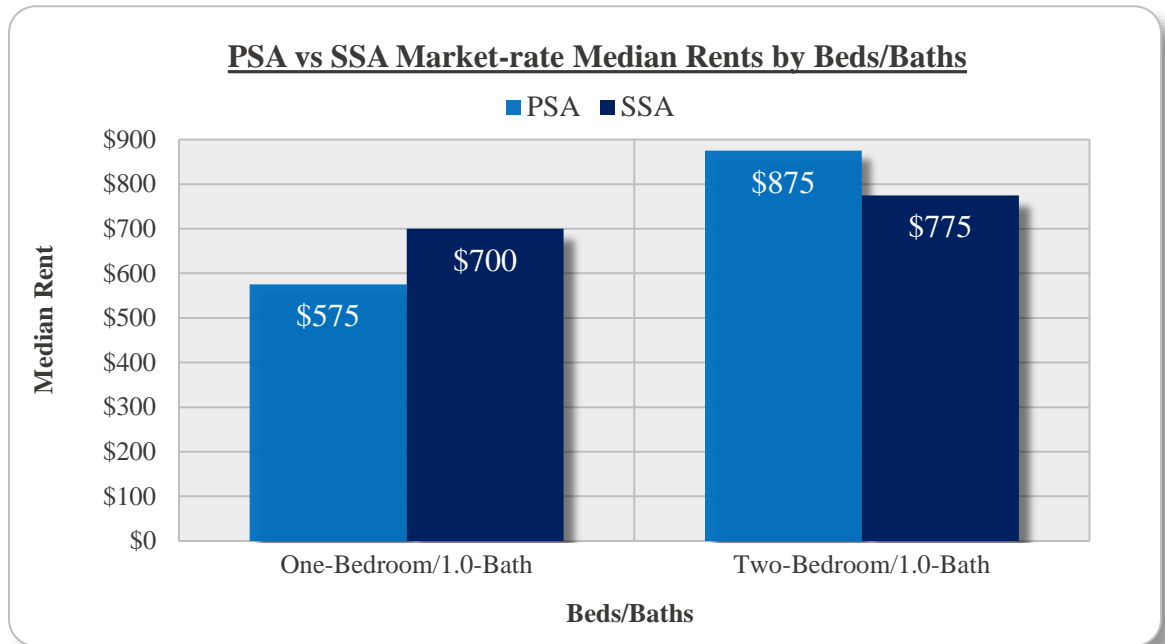
PSA - Market-rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
Studio	1.0	10	12.2%	0	0.0%	\$475
One-Bedroom	1.0	41	50.0%	0	0.0%	\$575
Two-Bedroom	1.0	30	36.6%	0	0.0%	\$875
Three-Bedroom	1.0	1	1.2%	1	100.0%	\$750
Total Market-rate		82	100.0%	1	1.2%	-

SSA - Market-rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	25	22.7%	0	0.0%	\$700
Two-Bedroom	1.0	76	69.1%	0	0.0%	\$775
Three-Bedroom	2.0	7	6.4%	0	0.0%	\$850
Four-Bedroom	1.0	2	1.8%	0	0.0%	\$850
Total Market-rate		110	100.0%	0	0.0%	-

The market-rate units within the PSA are 98.8% occupied, while the units within the SSA are currently 100.0% occupied. With only one vacant unit among the entire surveyed supply in the county, it is clear that such product is in high demand and renters of such housing have limited options.

The unit mix by bedroom type within the PSA consists of only one three-bedroom unit, which is the only vacant unit available. Regardless, the lack of three-bedroom units or larger may represent a potential opportunity for the St. Johnsbury area.

The graph below illustrates median market-rate rents among common bedroom types offered in the overall region.



The following is a distribution of market-rate product surveyed by year built for the PSA vs. the SSA:

PSA - Market-rate			
Year Built	Projects	Units	Share of Units
Before 1970	2	54	65.9%
1970 to 1979	2	22	26.8%
1980 to 1989	-	-	-
1990 to 1999	1	6	7.3%
2000 to 2005	-	-	-
2006 to 2010	-	-	-
2011 to 2017*	-	-	-

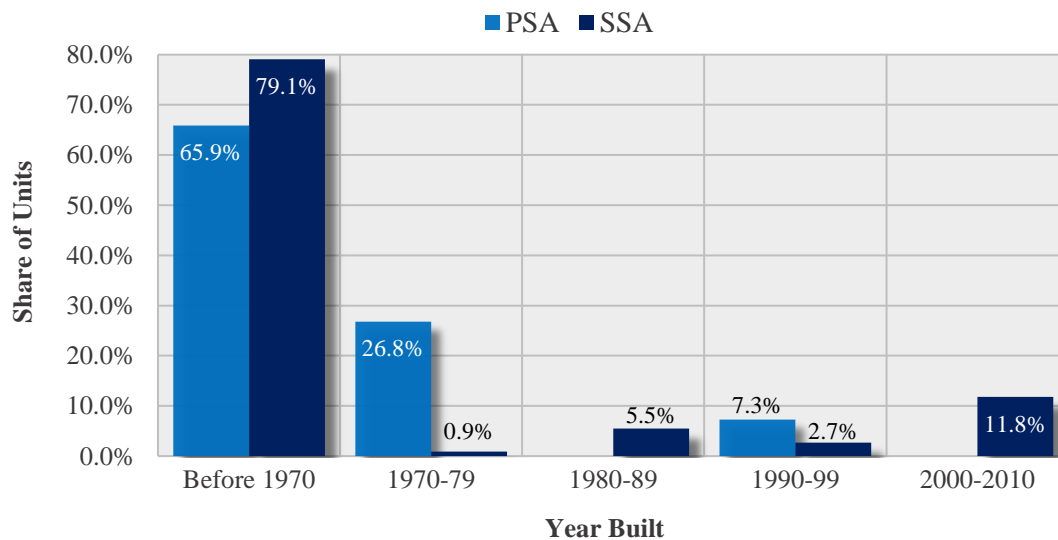
*As of August

SSA - Market-rate			
Year Built	Projects	Units	Share of Units
Before 1970	4	87	79.1%
1970 to 1979	1	1	0.9%
1980 to 1989	1	6	5.5%
1990 to 1999	1	3	2.7%
2000 to 2005	-	-	-
2006 to 2010	1	13	11.8%
2011 to 2017*	-	-	-

*As of August

Most of the surveyed market-rate apartment properties in the PSA and SSA were built prior to 1970, though the SSA does have some product built after 2006. However, most of the product in the overall county is well over 40 years old.

PSA vs SSA Market-rate Units by Year Built



Representatives of Bowen National Research personally visited the surveyed rental projects within the overall county and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the surveyed market-rate supply by quality rating.

PSA								
Market-rate Properties				Median Collected Rent				
Quality Rate	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four+-Br.
A	1	6	0.0%	-	\$650	-	-	-
B	1	4	0.0%	-	\$550	\$600	-	-
C+	1	18	0.0%	-	\$775	\$875	-	-
C	1	50	0.0%	\$475	\$575	\$700	-	-
C-	1	4	25.0%	-	-	\$650	\$750	-

SSA								
Market-rate Properties				Median Collected Rent				
Quality Rate	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four+-Br.
B+	1	13	0.0%	-	\$875	\$950	-	-
B	1	6	0.0%	-	\$675	-	-	-
B-	1	1	0.0%	-	\$585	-	-	-
C+	1	7	0.0%	-	-	-	\$850	-
C	4	83	0.0%	-	\$499	\$775	-	\$850

The overall county's market-rate rental properties have a diverse mix of rental product by quality rating. However, the majority of product was rated "C" or lower, both in the PSA and SSA. As such, the majority of market-rate rental housing is considered to be in fair condition.

The amenities offered at a project are often influenced by such things as target market (i.e. families, seniors, young professionals, etc.) and the household income segment the project seeks to serve. The distribution of unit amenities for all market-rate projects surveyed in the study areas is as follows.

PSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	5	100.0%
Refrigerator	5	100.0%
Covered Flooring	5	100.0%
Window Treatments	2	40.0%
Disposal	1	20.0%
AC-Window/Wall	1	20.0%
Patio/Balcony	1	20.0%
Ceiling Fans	1	20.0%
Dishwasher	-	-
Microwave	-	-
AC-Central	-	-
Washer/Dryer Hookups	-	-
Washer/Dryer	-	-

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	8	100.0%
Refrigerator	8	100.0%
Covered Flooring	8	100.0%
Window Treatments	6	75.0%
Patio/Balcony	5	62.5%
AC-Window/Wall	2	25.0%
Washer/Dryer Hookups	1	12.5%
Dishwasher	-	-
Disposal	-	-
Microwave	-	-
AC-Central	-	-
Washer/Dryer	-	-
Ceiling Fans	-	-

The most common amenities, those offered in more than half of the market-rate units in the PSA include a range, refrigerator, and covered flooring, while 40% of the units offer window treatments/blinds. This is similar in the SSA, which has product that typically offers a range, refrigerator, covered flooring, window treatments and patio/balcony. The relatively limited amenity packages are not unusual given the age and quality of the product.

The *project* amenities, or common area amenities, were identified for each project. The following table summarizes the distribution of units with selected project amenities.

PSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	3	60.0%
Storage	3	60.0%
Elevator	2	40.0%
On-Site Management	1	20.0%
Community Space	1	20.0%
Club House	-	-
Pool	-	-
Fitness Center	-	-
Jacuzzi/Sauna	-	-
Playground	-	-
Sports Court	-	-
Computer/Business Center	-	-
Picnic Area	-	-

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	4	50.0%
Playground	1	12.5%
Storage	1	12.5%
Elevator	1	12.5%
Picnic Area	1	12.5%
On-Site Management	-	-
Club House	-	-
Community Space	-	-
Pool	-	-
Fitness Center	-	-
Jacuzzi/Sauna	-	-
Sports Court	-	-
Computer/Business Center	-	-

Standard features that are included in at least half of the surveyed market-rate projects in the PSA include laundry facility and storage areas. Within the outlying areas of the county, only laundry facilities are offered in at least half of the units. It is important to point out that it is not uncommon for markets dominated by smaller projects with less than 50 units to have limited amenity packages.

Tax Credit Apartments

Tax Credit housing is housing that is developed under the Low-Income Housing Tax Credit (LIHTC) program. A total of 15 surveyed multifamily projects in the county offer Low-Income Housing Tax Credit (LIHTC or Tax Credit) units. However, a majority of these projects offer such units with concurrent government subsidies. Only three projects include non-subsidized LIHTC product, totaling 65 units. This section focuses only on the non-subsidized Tax Credit units, while the subsidized units are discussed in the government-subsidized section of this report (starting on page VI-24).

The following table summarizes the breakdown of Tax Credit units surveyed within the overall county (PSA vs. SSA).

PSA - Tax Credit, Non-Subsidized						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	39	100.0%	0	0.0%	\$727
Total Tax Credit		39	100.0%	0	0.0%	-

SSA - Tax Credit, Non-Subsidized						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	8	30.8%	0	0.0%	\$600
Two-Bedroom	1.0	11	42.3%	0	0.0%	\$679
Three-Bedroom	1.0	7	26.9%	0	0.0%	\$800
Total Tax Credit		26	100.0%	0	0.0%	-

The non-subsidized Tax Credit units are 100.0% occupied within both the PSA and SSA. The 39 Tax Credit units in the PSA (St. Johnsbury) consists entirely of one-bedroom units. These units have a median collected rent of \$727, which is above the median collected rent (\$575) of the one-bedroom market-rate units. This is attributed to the better quality and newness of the Tax Credit product. The lack of two-bedroom or larger Tax Credit units may represent a market need and opportunity within the PSA.

The Tax Credit supply in the broader SSA (balance of Caledonia County) is more diverse, offering one- to three-bedroom units. As such, it appears that the communities surrounding St. Johnsbury can appeal to a broader base of potential renters, ranging from single-person households to larger family households. The lack of this broad mix of bedroom types in the PSA likely put St. Johnsbury at a competitive disadvantage.

The following is a distribution of Tax Credit product surveyed by year built for each study area:

PSA - Tax Credit, Non-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	-	-	-
1970 to 1979	-	-	-
1980 to 1989	-	-	-
1990 to 1999	-	-	-
2000 to 2009	1	39	100.0%
2010 to 2017*	-	-	-

*As of August

SSA - Tax Credit, Non-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	-	-	-
1970 to 1979	-	-	-
1980 to 1989	-	-	-
1990 to 1999	3	26	100.0%
2000 to 2009	-	-	-
2010 to 2017*	-	-	-

*As of August

All Tax Credit units in the PSA were built between 2000 and 2009. The three Tax Credit projects in the SSA were all built between 1990 and 1999. As such, the LIHTC supply in the PSA and SSA is relatively modern.

Representatives of Bowen National Research personally visited the surveyed rental projects within the county and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the Tax Credit properties by quality rating.

PSA - Tax Credit, Non-Subsidized			
Quality Rating	Projects	Total Units	Vacancy Rate
B-	1	39	0.0%

SSA - Tax Credit, Non-Subsidized			
Quality Rating	Projects	Total Units	Vacancy Rate
B	2	12	0.0%
C	1	14	0.0%

Most of the surveyed Tax Credit projects have a quality rating in the B range, which is considered to be good quality product. Only one Tax Credit project has a rating of C, which is considered to be in "fair" condition.

The amenities offered at a project are often influenced by such things as target market (i.e. families, seniors, disabled, young professionals, etc.) and the household income segment the project seeks to serve. The distribution of unit amenities for all Tax Credit projects surveyed in the study areas is as follows:

PSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	1	100.0%
Refrigerator	1	100.0%
Dishwasher	1	100.0%
Covered Flooring	1	100.0%
Window Treatments	1	100.0%
AC-Window/Wall	1	100.0%
Washer/Dryer Hookups	-	-
Patio/Balcony	-	-
Disposal	-	-
Microwave	-	-
AC-Central	-	-
Washer/Dryer	-	-
Ceiling Fans	-	-

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	3	100.0%
Refrigerator	3	100.0%
Covered Flooring	3	100.0%
Window Treatments	3	100.0%
Dishwasher	-	-
AC-Window/Wall	-	-
Washer/Dryer Hookups	-	-
Patio/Balcony	-	-
Disposal	-	-
Microwave	-	-
AC-Central	-	-
Washer/Dryer	-	-
Ceiling Fans	-	-

The most common amenities offered in the overall region (PSA & SSA) include a range, refrigerator, covered flooring, window treatments, dishwasher, and air conditioning. As such, the existing Tax Credit supply offers relatively modest unit amenity packages, but typical for this area.

The *project* amenities, or common area amenities, were identified for each project. The following table summarizes the distribution of Tax Credit units with selected project amenities.

PSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
On-Site Management	1	100.0%
Laundry Facility	1	100.0%
Community Space	1	100.0%
Picnic Area	1	100.0%
Elevator	1	100.0%
Playground	-	-
Storage	-	-
Computer/Business Center	-	-
Fitness Center	-	-
Club House	-	-
Pool	-	-
Sports Court	-	-
Jacuzzi/Sauna	-	-

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	3	100.0%
Community Space	1	33.3%
On-Site Management	-	-
Playground	-	-
Picnic Area	-	-
Storage	-	-
Computer/Business Center	-	-
Fitness Center	-	-
Elevator	-	-
Club House	-	-
Pool	-	-
Sports Court	-	-
Jacuzzi/Sauna	-	-

The most common project amenities in the PSA and SSA include on-site management, laundry facilities, community space (such as meeting areas), picnic area, and elevators. The relatively limited amenity packages at these projects, including the fact some projects offer no project amenities, is not unusual given that most of the multifamily projects consists of a small number of units that often do not warrant a project amenities package.

Government-Subsidized Housing

There were a total of 23 projects surveyed within the overall county (PSA and SSA) that offer at least some units that operate with a government-subsidy. Government subsidized housing typically requires residents to pay 30% of their adjusted gross income towards rents and generally qualifies

households with incomes of up to 50% of Area Median Household Income (AMHI). The 23 projects with a subsidy include 423 units, of which 244 units, or 57.7%, are located inside the PSA (St. Johnsbury).

The government-subsidized units in the overall region (PSA & SSA) are summarized as follows.

PSA - Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Studio	1.0	1	0.7%	0	0.0%
One-Bedroom	1.0	38	25.0%	0	0.0%
Two-Bedroom	1.0	67	44.1%	0	0.0%
Three-Bedroom	1.0	30	19.7%	0	0.0%
Three-Bedroom	1.5	5	3.3%	0	0.0%
Four-Bedroom	1.0	8	5.3%	0	0.0%
Four-Bedroom	1.5	3	2.0%	0	0.0%
Total Subsidized Tax Credit		152	100.0%	0	0.0%
PSA - Government-Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Studio	1.0	11	12.0%	0	0.0%
One-Bedroom	1.0	67	72.8%	0	0.0%
Two-Bedroom	1.0	10	10.9%	0	0.0%
Three-Bedroom	1.0	4	4.3%	0	0.0%
Total Subsidized		92	100.0%	0	0.0%
SSA - Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	35	49.3%	0	0.0%
Two-Bedroom	1.0	23	32.4%	0	0.0%
Two-Bedroom	2.0	2	2.8%	0	0.0%
Three-Bedroom	1.0	11	15.5%	0	0.0%
Total Subsidized Tax Credit		71	100.0%	0	0.0%
SSA - Government-Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Studio	1.0	5	4.6%	0	0.0%
One-Bedroom	1.0	75	69.4%	0	0.0%
Two-Bedroom	1.0	18	16.7%	0	0.0%
Three-Bedroom	1.0	5	4.6%	0	0.0%
Three-Bedroom	2.0	4	3.7%	0	0.0%
Four-Bedroom	1.0	1	0.9%	0	0.0%
Total Subsidized		108	100.0%	0	0.0%

The government-subsidized units are 100.0% occupied within both the PSA and SSA. Given the lack of any available subsidized units and the fact that most subsidized projects have very long wait lists, very low-income renter households (making 50% or less of Area Median Household Income) have very limited options available and likely must choose from either the non-subsidized multifamily housing options or non-conventional housing options, such as single-family homes and duplexes, or even mobile homes. Based on this analysis, it is clear that there is pent-up demand for subsidized housing in the region.

The following is a distribution of government-subsidized product surveyed by year built for the overall market:

PSA - Government-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	-	-	-
1970 to 1979	1	48	19.7%
1980 to 1989	4	59	24.2%
1990 to 1999	3	85	34.8%
2000 to 2005	1	28	11.5%
2006 to 2010	-	-	-
2011	-	-	-
2012	-	-	-
2013	-	-	-
2014	1	24	9.8%
2015	-	-	-
2016	-	-	-
2017*	-	-	-

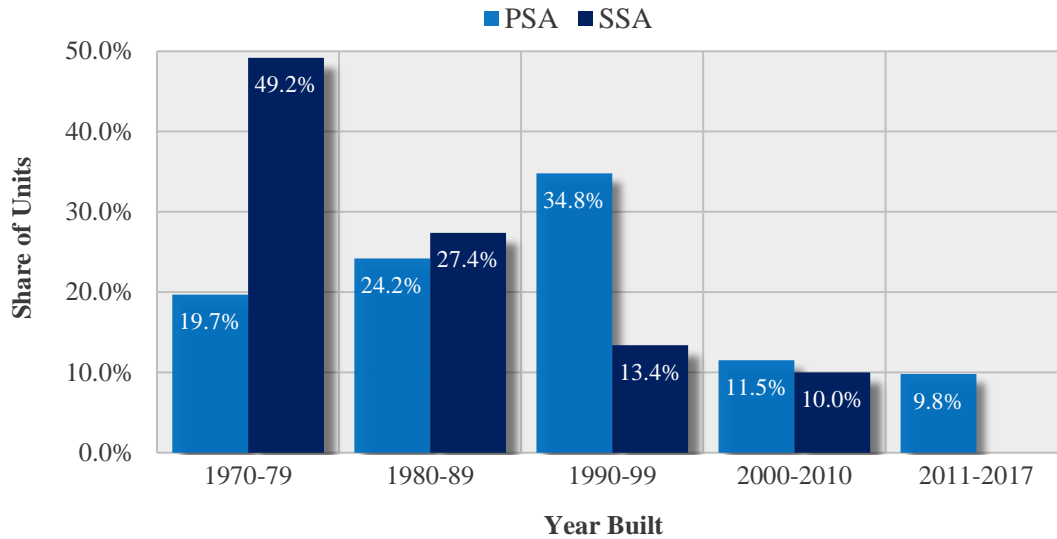
*As of August

SSA - Government-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	-	-	-
1970 to 1979	5	88	49.2%
1980 to 1989	4	49	27.4%
1990 to 1999	3	24	13.4%
2000 to 2005	-	-	-
2006 to 2010	1	18	10.0%
2011	-	-	-
2012	-	-	-
2013	-	-	-
2014	-	-	-
2015	-	-	-
2016	-	-	-
2017*	-	-	-

*As of August

The development of government-subsidized product primarily occurred between 1970 and 1989, with over one-quarter of the units built in the 1970's.

PSA vs SSA Government Subsidized Units by Year Built



Representatives of Bowen National Research personally visited the surveyed rental projects within the county and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution by quality rating, units, and vacancies for the county.

PSA - Government Subsidized		
Quality Rating	Projects	Percent Share
B	4	40.0%
B-	1	10.0%
C	4	40.0%
C-	1	10.0%

SSA - Government Subsidized		
Quality Rating	Projects	Percent Share
B	5	38.4%
B-	2	15.4%
C+	2	15.4%
C	3	23.1%
C-	1	7.7%

While the overall county's (PSA & SSA) subsidized rental properties have a diverse mix of rental product by quality rating, roughly one-half of the subsidized product was rated "C+" or lower, meaning that these projects are generally considered to be in fair or poor condition.

The amenities offered at a project are often influenced by such things as target market (i.e. families, seniors, disabled, etc.) and the household income segment the project seeks to serve. The distribution of unit amenities for all subsidized projects surveyed in the study areas is as follows:

PSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	10	100.0%
Refrigerator	10	100.0%
Covered Flooring	10	100.0%
Window Treatments	9	90.0%
Washer/Dryer Hookups	3	30.0%
AC-Window/Wall	2	20.0%
Patio/Balcony	1	10.0%
AC-Central	-	-
Microwave	-	-
Ceiling Fans	-	-
Dishwasher	-	-
Disposal	-	-
Washer/Dryer	-	-

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	13	100.0%
Refrigerator	13	100.0%
Covered Flooring	13	100.0%
Window Treatments	11	84.6%
Patio/Balcony	3	23.1%
AC-Central	-	-
AC-Window/Wall	-	-
Microwave	-	-
Ceiling Fans	-	-
Dishwasher	-	-
Disposal	-	-
Washer/Dryer Hookups	-	-
Washer/Dryer	-	-

The most common unit amenities offered among the subsidized projects in the county include a range, refrigerator, covered flooring, and window treatments/blinds. As such, the existing government-subsidized supply offers modest unit amenity packages, much like the non-subsidized multifamily supply.


The *project* amenities, or common area amenities, were identified for each surveyed project. The following table summarizes the distribution of units with selected project amenities.


PSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	7	70.0%
Community Space	3	30.0%
Playground	3	30.0%
Storage	2	20.0%
On-Site Management	1	10.0%
Elevator	1	10.0%
Computer/Business Center	1	10.0%
Sports Court	-	-
Club House	-	-
Fitness Center	-	-
Social Services	-	-
Picnic Area	-	-

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	12	92.3%
Community Space	5	38.5%
Elevator	2	15.4%
Storage	1	7.7%
Playground	1	7.7%
Social Services	1	7.7%
Picnic Area	1	7.7%
On-Site Management	-	-
Computer/Business Center	-	-
Sports Court	-	-
Club House	-	-
Fitness Center	-	-






Project amenities are relatively limited at the government-subsidized properties in the overall region. The most common (offered in more than one-third of units) in the market include laundry facility and community space, such as a meeting/activity room. Given that most of the surveyed subsidized product in the county is lower quality, built prior to 1990 and are relatively small, it is not surprising that project amenities are relatively limited at the subsidized projects.

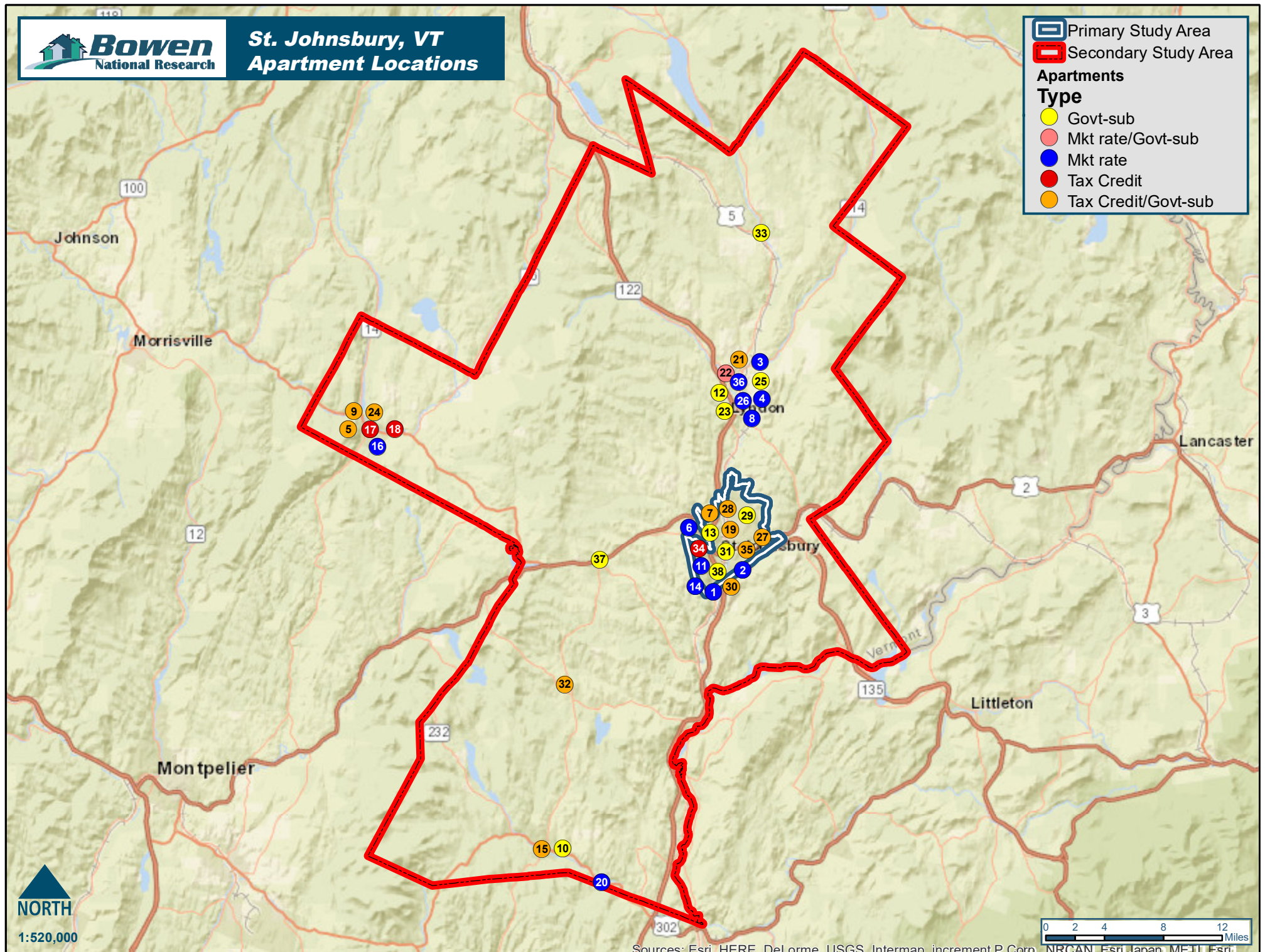
Maps illustrating the location of all multifamily apartments surveyed within the overall county (PSA & SSA) are included on the following page.


Primary Study Area


Secondary Study Area

Apartments Type

-  Govt-sub
-  Mkt rate/Govt-sub
-  Mkt rate
-  Tax Credit
-  Tax Credit/Govt-sub



2. Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. For the purposes of this particular analysis, we have assumed that rental properties consisting of four or less units are non-conventional rentals.

Non-conventional rentals comprise a notable portion of the rental housing stock in the PSA (St. Johnsbury), as evidenced by that fact that rental occupied units within structures with one to four units represent 60.4% of all renter-occupied units. The following summarizes the distribution of renter-occupied units by the number of units in a structure for the PSA (excludes mobile home rentals).

PSA (St. Johnsbury) - Renter Occupied Housing by Units in Structure		
Units in Structure	Total Units	Percent
1 to 4 Units*	633	60.4%
5 or More Units	415	39.6%
Total	1,048	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

The following summarizes monthly gross rents for area rental alternatives based on ACS estimates. These rents are for all rental product types including apartments, non-conventional rentals, and mobile homes. Since more than half of all rentals in the market are considered non-conventional rentals, these rents provide insight as to likely rents for non-conventional rentals in both the PSA and SSA.

Gross Rents				
Gross Rent	PSA (St. Johnsbury)		SSA (Balance of County)	
	Number of Units	Percent of Units	Number of Units	Percent of Units
Less than \$500	141	11.3%	232	11.7%
\$500 to \$749	492	39.3%	617	31.0%
\$750 to \$999	342	27.3%	548	27.6%
\$1,000 to \$1,499	118	9.4%	297	14.9%
\$1,500 and higher	0	0.0%	60	3.0%
No Cash Rent	159	12.7%	234	11.8%
Total	1,252	100.0%	1,988	100.0%

Source: American Community Survey (2011-2015); Bowen National Research

As the preceding table illustrates, the largest share of rental units in the PSA have rents that fall between \$500 and \$749, which comprise 39.3% of all rental units. A notable share (27.3%) of PSA rental units have rents between \$750 and \$999. Very few rentals have rents below \$500 or above \$1,000. The SSA has three times as many units (357) priced at \$1,000 or higher than the PSA (118). There are no rentals in the PSA priced above \$1,500, while the SSA offers approximately 60 of these high-end rentals.

We personally identified 25 non-conventional rentals in the county (PSA & SSA) that were listed as *available* for rent. While these rentals do not represent all non-conventional rentals, these units are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other attributes of non-conventional rentals.

The table below summarizes the non-conventional rentals identified in the overall county.

Bedroom Type	Units	Average Number of Baths	Average Square Feet	Rent Range	Average Rent	Average Rent Per Sq. Foot
Studio	3	1.0	329	\$390-\$550	\$480	\$1.46
One-Bedroom	8	1.0	660	\$575-\$900	\$723	\$1.10
Two-Bedroom	4	1.0	1,200	\$650-\$1,025	\$875	\$0.73
Three-Bedroom	10	1.3	1,328	\$795-\$1,300	\$1,012	\$0.76

The identified non-conventional rentals consist of studio to three-bedroom units. Overall, rents range from \$390 to \$1,300. The average collected rent by bedroom type is \$480 for a studio unit, \$723 for a one-bedroom unit, \$875 for a two-bedroom unit and \$1,012 for a three-bedroom unit. When typical tenant utility costs are also considered, these units have *gross* average rents likely ranging from \$550 to \$1,200, which are higher than many of the conventional apartments surveyed in the area. As such, it is unlikely that many low-income residents would be able to afford non-conventional rental housing in the area.

Several property managers and real estate agents provided anecdotal comments on the non-conventional rental housing stock in St. Johnsbury. They stated that the majority of these rentals are within homes that were originally built between 1875 and the 1930, with the majority being renovated into non-conventional rentals in the 1970's. Some homes have been more recently updated. These homes range from two- to four-unit rentals with the majority being three-unit houses that have two- and three-bedroom units. The rents and square footage range drastically. According to several sources, landlords will charge between \$500 for a one-bedroom unit up to \$1,500 for a three-bedroom unit. Quality and condition of the unit doesn't seem to drive the cost as much as availability does. Approximately 70% to 75% have oil heat, while some have converted to electric baseboard heat. Most units do not have washer and dryer hookups, but some will have coin operated machines in the basement. Typically, tenants pay electricity and gas/oil, with water, sewer and trash collection often included in the rent. Most leases include a provision that restricts the number of cars permitted per tenant.

A map delineating the location of identified non-conventional rentals currently available to rent in the area is on the following page.

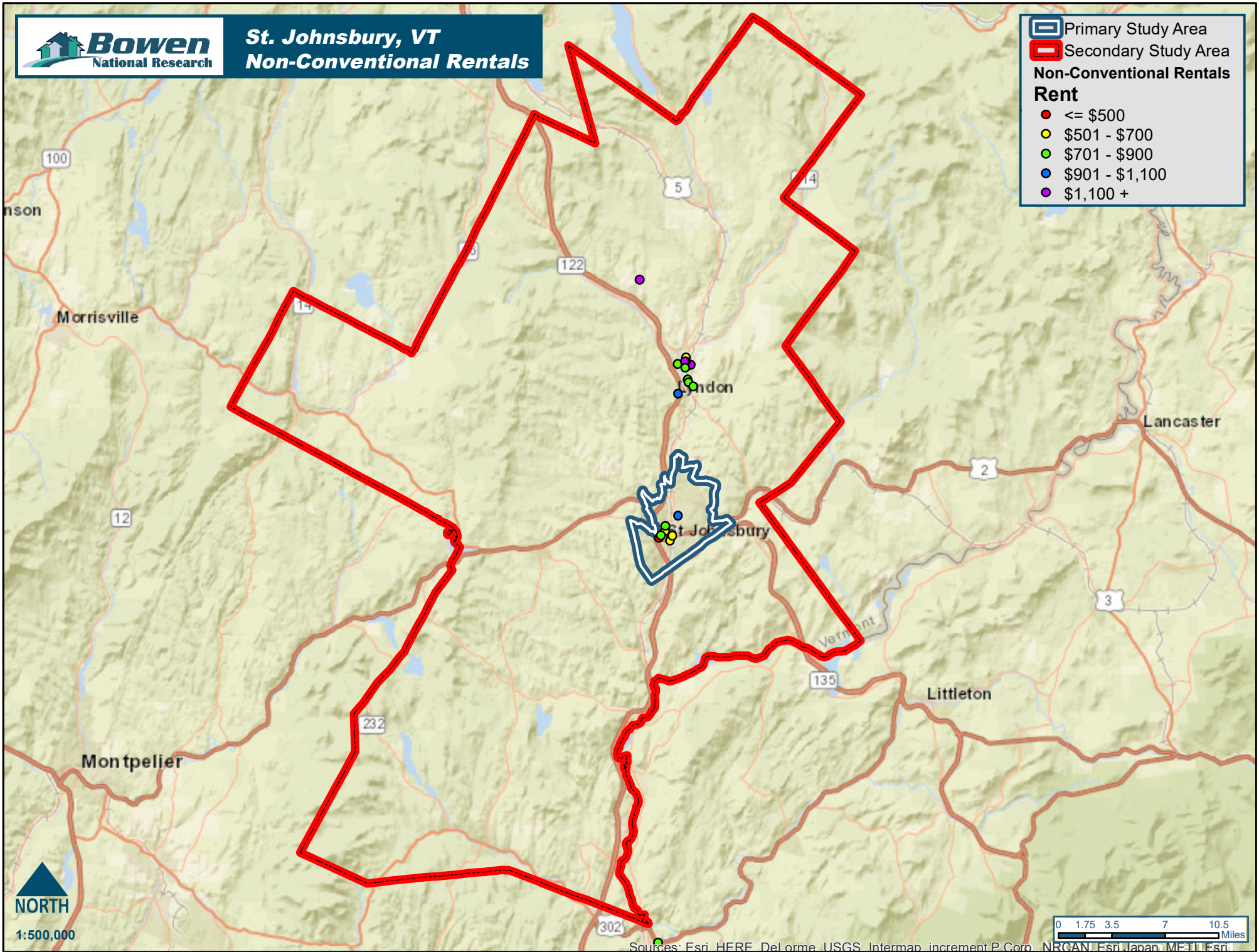


St. Johnsbury, VT
Non-Conventional Rentals

Primary Study Area
 Secondary Study Area

Non-Conventional Rentals Rent

- ≤ \$500
- \$501 - \$700
- \$701 - \$900
- \$901 - \$1,100
- \$1,100 +



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

3. Mobile Home Parks

According to American Community Survey, 10.4% of all housing units in Caledonia County are mobile homes, representing a notable portion of the local housing stock. Based on data maintained by the Vermont Department of Housing & Community Development's Housing Division, there are four (4) mobile homes parks with a total of 165 mobile home lots within St Johnsbury. There are an additional eight (8) parks with 212 lots throughout the remainder of Caledonia County.

The following table summarizes the mobile homes parks in the PSA (St. Johnsbury).

Park Name	Address	Year Established	Total Lots	Vacant Lots (10/31/17)	Quality Rating
Green Lantern MHP	Memorial Drive, St Johnsbury	1955	55	0	D
McGill Avenue MHP	11 McGill Avenue, St Johnsbury	1955	10	0	D
Mt. Pleasant MHP	New Boston Road, St Johnsbury	1982	92	0	D
Oak Street MHP	18 Oak Street, St Johnsbury	1956	8	0	C-

Source: Vermont Department of Housing & Community Development Housing Division & Bowen National Research
MHP – Mobile Home Park

As the preceding table illustrates, three of the mobile home parks were established prior to 1960, with the newest established in 1982. According to data provided by DHCD's Housing Division, there are no vacant lots within these four parks as of October 31, 2017. Representatives of Bowen National Research physically visited each of the mobile home parks in St. Johnsbury and rated each one based on the quality of the mobile home park. These parks were rated C- or lower, indicating that they were of low quality. While the parks were in fair condition, many of the homes within these parks are in disrepair and poor condition. The inventory of the mobile home parks in the SSA (balance of county) consists of a broader mix of product, in terms of quality. While some of the product in the county is of low quality, there are some mobile home parks that are of good quality and are modern (built since 1980).

The base lot rent within each of the PSA's mobile home parks for each of the past five years is illustrate in the following table.

Park Name	Base Lot Rents					Increase (%)
	2012	2013	2014	2015	2016	
Green Lantern MHP	\$277	\$283	\$283	\$283	\$283	2.2%
McGill Avenue MHP	\$242	\$248	\$256	\$256	\$256	5.7%
Mt. Pleasant MHP	\$252	\$258	\$266	\$273	\$277	9.9%
Oak Street MHP	\$277	\$283	\$283	\$293	\$293	5.8%

Source: Vermont Department of Housing & Community Development Housing Division
MHP – Mobile Home Park

Base lot rents within mobile home parks in St. Johnsbury have trended upward, increasing by 2.2% to 9.9% annually between 2012 and 2016. These fees only include lot rentals. The average lot rental rate of \$277 for lots in the PSA are higher than the average rental rate of \$232 for the SSA in 2016. Based on the preceding data and our on-site analysis, while the PSA (St. Johnsbury) offers mostly lower quality mobile home/mobile home park options compared to the surrounding SSA, rental rates of mobile home lots in the PSA are averaging 19.3% higher than average rate in the SSA. This likely puts the PSA at a competitive disadvantage.

C. For-Sale Housing Supply

1. Introduction

Bowen National Research, obtained for-sale housing data from the New England Real Estate Network (NEREN), as well as from Realtor.com for the PSA (St. Johnsbury) and SSA (Balance of Caledonia County). This included historical for-sale residential data and currently available for-sale housing stock. It should be noted that for the purposes of this analysis, we have distinguished between the PSA and SSA markets. The historical data includes any home sales that occurred within the study areas from January 1, 2009 to December 31, 2016.

The following table summarizes the available and recently sold (Between January 2009 to December 2016) housing stock for the PSA (St. Johnsbury) and SSA (balance of the county).

PSA - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available	43	\$140,000
Sold*	328	\$120,000

Source: NEREN and Realtor.com

*Sales from January 2009 to December 2016

SSA - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available	232	\$184,500
Sold*	1,436	\$142,000

Source: NEREN and Realtor.com

*Sales from January 2009 to December 2016

Within the PSA, the available for-sale housing stock consists of 43 units with a median asking price of \$140,000, while the historical sales have a median sales price of \$120,000. The median asking price of available product in the surrounding SSA is \$184,500, while the median sales price of homes sold in the SSA was \$142,000. As such, housing prices within the SSA appear to be approximately 18% (historical sales) to 32% (available supply) higher than product in the PSA. Based on the fact that 1,764 homes have been sold in the county (PSA and SSA) over the past eight years, the

county has averaged 221 sales annually. The current inventory of 275 *available* homes within the county represents a little more than one year's worth of inventory.

2. Historical For-Sale Analysis

As previously mentioned, we were able to obtain historical homes sales data within the county from January 1, 2009 to December 31, 2016. The following table compares the sales of the PSA (St. Johnsbury) with the SSA (Balance of County).

Owner For-Sale/Sold Housing Supply		
County	Homes Sold	Median Price
PSA (St. Johnsbury)	328	\$120,000
SSA (Balance of County)	1,436	\$142,000
Overall County	1,736	-

Source: NEREN and Realtor.com

*Sales from January 2009 to December 2016

As the preceding table illustrates, most (82.7%) of the historical for-sale housing activity in the county over the past few years has occurred outside of St. Johnsbury. The median homes sales price of homes sold in the SSA is \$22,000 (18.3%) higher than product sold in the PSA. As such, it would appear for-sale housing in the PSA is more affordable.

The distribution of home sales by bedroom type for the PSA and SSA is summarized in the following table:

PSA - Sales History by Bedrooms – (January 2009 to January 2016)								
Bedrooms	Number Sold	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	1	1.0	1989	600	\$54,500	\$54,500	\$90.83	922
Two-Br.	59	1.5	1957	1,177	\$1,250 - \$195,000	\$89,000	\$82.67	150
Three-Br.	152	1.75	1950	1,636	\$12,000 - \$385,000	\$118,750	\$73.87	150
Four-Br.	92	2.5	1919	2,178	\$27,000 - \$485,000	\$149,500	\$69.57	151
Five+-Br.	24	3.0	1896	3,073	\$16,000 - \$360,000	\$149,250	\$53.38	186
Total	328	2.0	1946	1,807	\$1,250 - \$485,000	\$120,000	\$73.13	155

Source: NEREN and Realtor.com

SSA - Sales History by Bedrooms – (January 2009 to January 2016)								
Bedrooms	Number Sold	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	64	1.0	1975	808	\$91,000 - \$230,000	\$85,000	\$120.29	204
Two-Br.	336	1.5	1981	1,204	\$5,000 - \$399,000	\$120,000	\$98.65	168
Three-Br.	724	2.0	1978	1,692	\$8,500 - \$1,000,000	\$147,750	\$90.84	176
Four-Br.	232	2.25	1953	2,264	\$20,000 - \$1,500,000	\$189,000	\$86.40	178
Five+-Br.	80	3.0	1911	2,818	\$24,000 - \$1,000,000	\$175,000	\$70.64	175
Total	1,436	2.0	1977	1,694	\$5,000 - \$1,500,000	\$142,000	\$91.42	176

Source: NEREN and Realtor.com

Based on the preceding table, nearly one-half (46.3%) of the units sold in the PSA contained three-bedrooms, while the next highest share (28.0%) of units sold have been four-bedroom units. The median age of the homes sold in the PSA is 1946 with the average size 1,807 square feet. Homes sold in the SSA were newer, having a median year built of 1977, while offering generally smaller homes with an average square footage of 1,694. The average days on market (the number of days a home is listed before it sells) for homes in the PSA was 155, which was slightly shorter than the days on market of the SSA, which was 176.

The distribution of homes sold between January 2009 and December 2016 by price for the PSA and SSA is summarized in the table below.

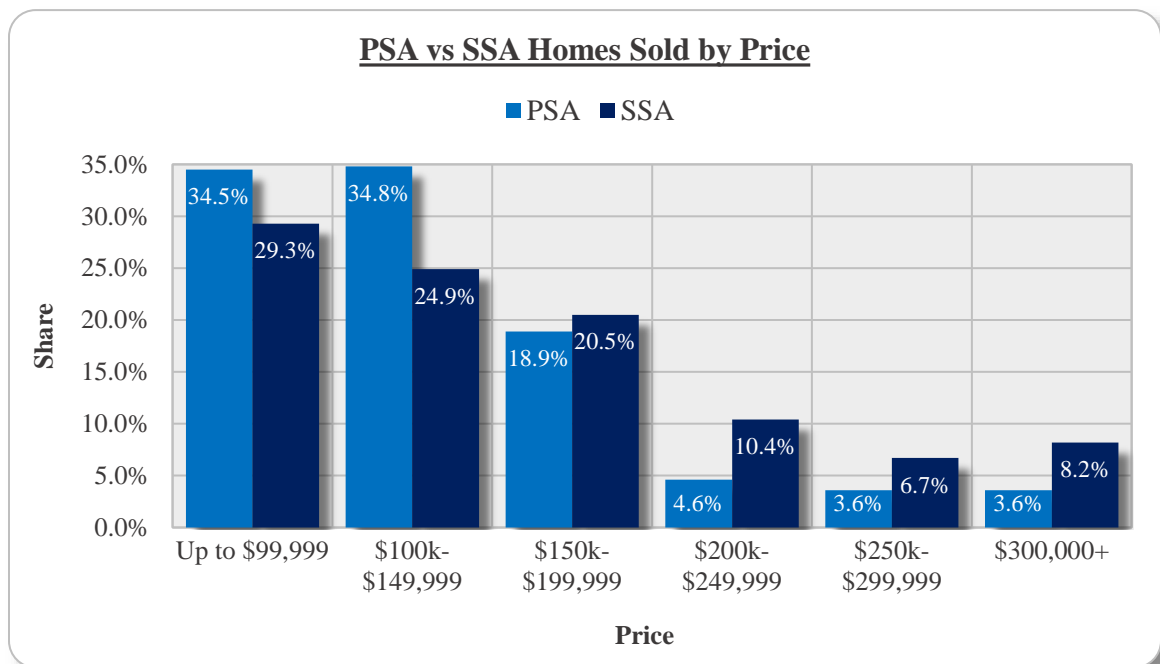
PSA – Sales History by Price (January 2009 to January 2016)			
Sale Price	Number of Homes Sold	Percent of Supply	Average Days on Market
Up to \$99,999	113	34.5%	168
\$100,000 to \$149,999	114	34.8%	148
\$150,000 to \$199,999	62	18.9%	131
\$200,000 to \$249,999	15	4.6%	146
\$250,000 to \$299,999	12	3.6%	142
\$300,000+	12	3.6%	251
Total	328	100.0%	155

Source: NEREN and Realtor.com

SSA – Sales History by Price (January 2009 to January 2016)			
Sale Price	Number of Homes Sold	Percent of Supply	Average Days on Market
Up to \$99,999	421	29.3%	174
\$100,000 to \$149,999	358	24.9%	155
\$150,000 to \$199,999	294	20.5%	188
\$200,000 to \$249,999	149	10.4%	164
\$250,000 to \$299,999	96	6.7%	178
\$300,000+	118	8.2%	223
Total	1,436	100.0%	176

Source: NEREN and Realtor.com

As the preceding table illustrates, homes sales by price point within the PSA over the past several years is primarily concentrated among product priced below \$150,000. Product below \$150,000 represents nearly 70% of the supply sold in the PSA. Less than 12.0% of the homes sold in the PSA were priced above \$200,000. While pricing of homes sold in the SSA is also more heavily concentrated among product priced below \$150,000, the SSA offers more product (25.3%) priced above \$200,000 than the PSA. Because the homes in the PSA are older and lower quality product, and are not reflective of modern for-sale housing alternatives. Overall, potential home buyers appear to have had a good selection of homes from which to choose as long as they are willing to look outside of St. Johnsbury. The graph below illustrates homes sales by price point for the PSA and SSA.



The distribution of homes sold since January 2009 by year built for the PSA and SSA is summarized in the table below.

PSA - Sales History by Year Built – (January 2009 to January 2016)							
Year Built	Number Sold	Average Bedrooms/Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	143	4/2.0	1,991	\$10,000 - \$360,000	\$117,000	\$63.44	156
1940 to 1949	25	3/1.75	1,495	\$42,000 - \$268,000	\$88,700	\$74.73	174
1950 to 1959	44	3/1.5	1,492	\$20,000 - \$225,000	\$94,000	\$69.24	159
1960 to 1969	45	3/1.75	1,692	\$1,250 - \$230,000	\$127,000	\$75.60	161
1970 to 1979	24	3/2.0	1,642	\$2,000 - \$222,000	\$138,000	\$88.01	127
1980 to 1989	26	3/2.0	1,707	\$36,000 - \$345,000	\$152,000	\$94.92	136
1990 to 1999	12	3/2.75	2,419	\$18,000 - \$485,000	\$219,200	\$89.72	244
2000 to present	9	3/2.0	1,790	\$62,500 - \$315,500	\$159,000	\$94.46	57
Total	328	3/2.0	1,807	\$1,250 - \$485,000	\$120,000	\$73.13	155

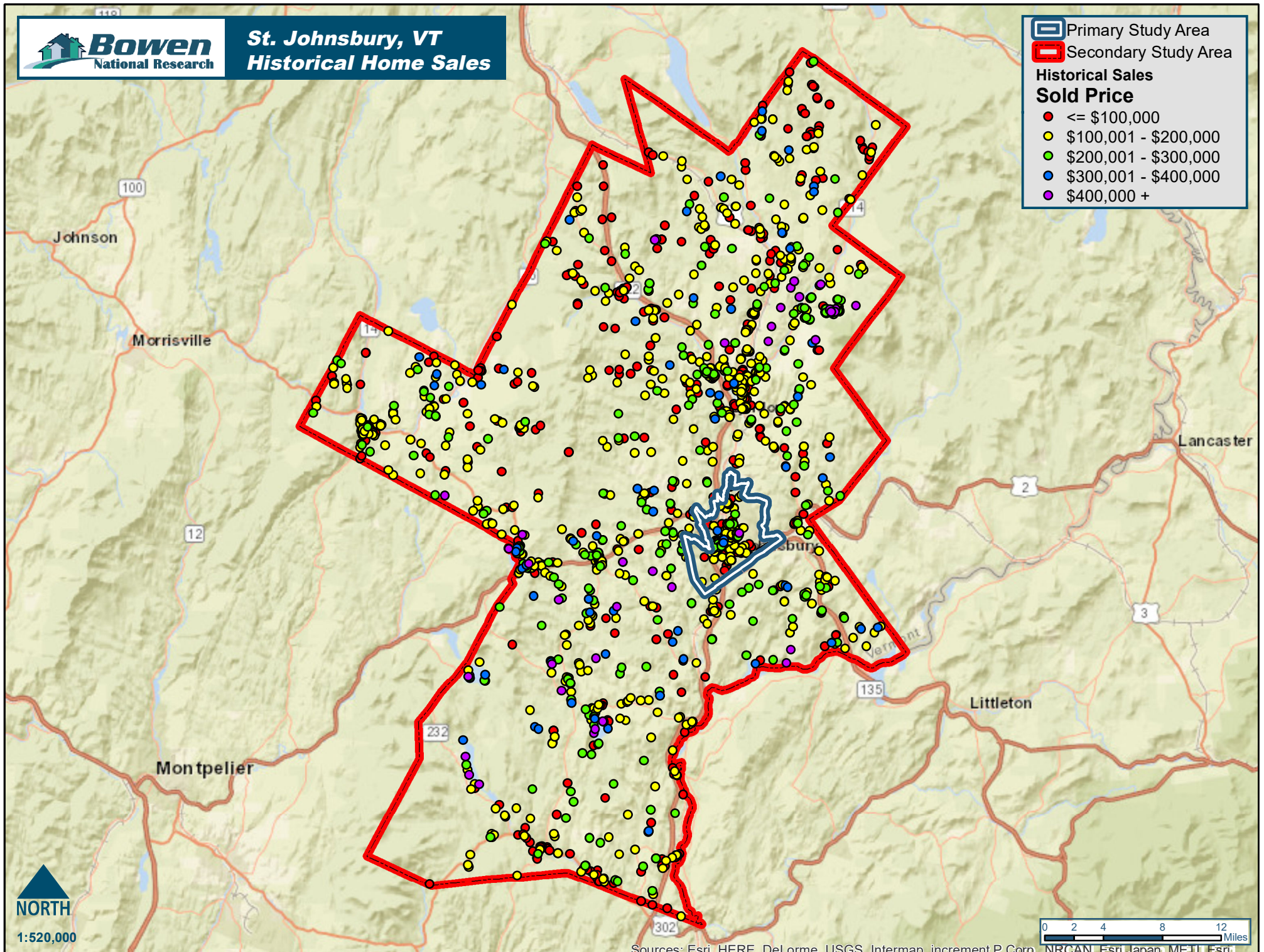
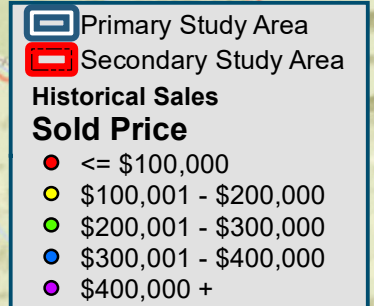
Source: NEREN and Realtor.com

SSA - Sales History by Year Built – (January 2009 to January 2016)							
Year Built	Number Sold	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	390	3/1.75	1,851	\$12,500 - \$1,250,000	\$125,000	\$71.61	194
1940 to 1949	31	2/1.5	1,389	\$25,000 - \$399,000	\$118,000	\$81.73	147
1950 to 1959	52	3/1.5	1,315	\$9,100 - \$349,000	\$115,863	\$92.99	131
1960 to 1969	77	3/1.5	1,422	\$15,000 - \$575,000	\$118,500	\$89.29	199
1970 to 1979	232	3/1.75	1,529	\$5,000 - \$474,900	\$139,950	\$97.24	157
1980 to 1989	233	3/2.0	1,566	\$8,000 - \$1,000,000	\$145,000	\$97.59	172
1990 to 1999	195	3/2.0	1,781	\$19,000 - \$1,500,000	\$158,000	\$92.50	173
2000 to present	226	3/2.25	1,869	\$15,000 - \$950,000	\$190,000	\$110.48	174
Total	1,436	3/2.0	1,694	\$5,000 - \$1,500,000	\$142,000	\$91.42	176

Source: NEREN and Realtor.com

As the preceding tables illustrate, much of the home sales activity in the PSA has occurred among product built prior to 1950, while product sold in the SSA is more diverse in terms of year built, offering a broad mix of product by year built. As a result, it appears that the areas outside of the town of St. Johnsbury have greater choice of homes, including more modern alternatives. Conversely, the PSA (St. Johnsbury) offer very few modern (built in 2000 or later) housing alternatives. This is likely a contributing factor to the PSA's declining population and households.

A map illustrating the location of all homes sold between January 2009 through December 2016 within the PSA & SSA is included on the following page.



3. Available For-Sale Housing Supply

Through Multiple Listing Services, we identified 275 housing units within the overall county, including 43 units in the PSA (St. Johnsbury) and 232 units in the SSA (Balance of the county) that were listed as available for purchase as of March 2017. Virtually all of the product we evaluated included single-family home listings, while a limited number of duplexes and other non-conventional product were identified. While there are likely some other for-sale residential units available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in the county.

The available for-sale data we collected and analyzed includes the following:

- Distribution of Housing by Bedrooms
- Distribution of Housing by Price Point
- Distribution of Housing by Year Built

The available for-sale housing by bedroom type in the PSA and SSA is summarized in the following tables.

PSA – Available For-Sale Housing by Bedrooms – (As of March 2017)

Bedrooms	Number Listed	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	1	1.0	1975	858	\$77,500	\$77,500	\$90.33	135
Two-Br.	7	1.75	1958	1,383	\$30,500 - \$249,000	\$139,950	\$96.52	118
Three-Br.	24	1.75	1928	1,518	\$60,000 - \$210,000	\$115,500	\$82.89	226
Four-Br.	7	2.5	1973	2,800	\$87,500 - \$360,000	\$249,900	\$101.12	194
Five+-Br.	4	4.25	1877	4,252	\$185,000 - \$369,000	\$242,250	\$63.44	315
Total	43	2.0	1940	1,944	\$30,500 - \$369,000	\$140,000	\$84.18	209

Source: NEREN and Realtor.com

SSA – Available For-Sale Housing by Bedrooms – (As of March 2017)

Bedrooms	Number Listed	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	29	1.0	1985	624	\$28,500 - \$249,900	\$104,900	\$178.00	261
Two-Br.	38	1.5	1979	1,166	\$15,000 - \$291,900	\$164,950	\$130.73	204
Three-Br.	85	2.0	1978	1,803	\$53,000 - \$995,000	\$179,500	\$113.11	264
Four-Br.	62	2.5	1975	2,511	\$59,900 - \$1,500,000	\$274,450	\$120.73	268
Five+-Br.	18	3.0	1906	2,984	\$70,000 - \$699,000	\$230,000	\$89.65	277
Total	232	2.0	1978	1,832	\$15,000 - \$1,500,000	\$184,500	\$116.49	256

Source: NEREN and Realtor.com

The available for-sale supply in the PSA has an median year built of 1940, which is older than the median year built (1978) of product built in the SSA. The average unit size of available product in the PSA is 1,944 square feet compared with the SSA average size of 1,832 square feet. Over one-half (55.8%) of the identified available for-sale residential units in the PSA consists of three-bedroom units, with the next largest share (16.3%) among both the two- and four-bedroom units. The share of available for-sale housing units in the surrounding SSA is more balanced, with the largest share (36.6%) of units among the three-bedroom supply, and a notable share (26.7%) among the four-bedroom units. While the range of price points for available supply in the PSA is relatively wide, ranging from \$30,500 to \$369,000, the median list price is \$140,000. This is \$44,500 (31.8%) lower than the median sales price (\$184,500) of available product in the SSA.

The tables below summarize the distribution of available for-sale residential units by *price point* for the PSA & SSA.

PSA – Available For-Sale Housing by Price (As of March 2017)			
Sale Price	Number of Homes Listed	Percent of Supply	Average Days on Market
Up to \$99,999	14	32.6%	234
\$100,000 to \$149,999	10	23.3%	134
\$150,000 to \$199,999	10	23.3%	177
\$200,000 to \$249,999	4	9.3%	338
\$250,000 to \$299,999	2	4.6%	401
\$300,000+	3	6.9%	152
Total	43	100.0%	209

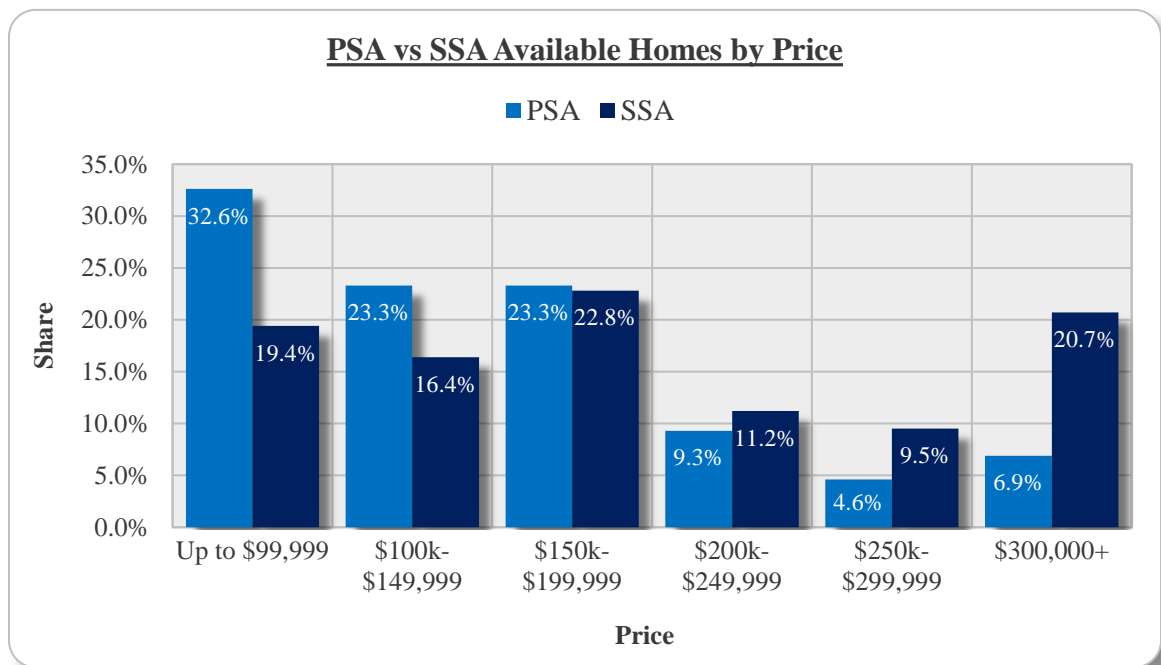
Source: NEREN and Realtor.com

SSA – Available For-Sale Housing by Price (As of March 2017)			
Sale Price	Number of Homes Listed	Percent of Supply	Average Days on Market
Up to \$99,999	45	19.4%	304
\$100,000 to \$149,999	38	16.4%	256
\$150,000 to \$199,999	53	22.8%	253
\$200,000 to \$249,999	26	11.2%	264
\$250,000 to \$299,999	22	9.5%	157
\$300,000+	48	20.7%	256
Total	232	100.0%	256

Source: NEREN and Realtor.com

Nearly 80.0% of the available for-sale housing supply in the PSA is priced below \$200,000, with 46.6% priced between \$100,000 and \$199,999. The market has only nine units priced at \$200,000 or higher, representing just 20.8% of the available supply. Meanwhile, the SSA has a broader base of supply by price point than the PSA, with nearly 10% or more of the supply within each pricing segment shown in the preceding table. Homes within PSA have an overall average number of days on market of 209, which is slightly lower than the average (256) for the SSA. While most of the available homes in the PSA are priced below \$200,000, it is likely that much of this lower priced product is older and of lower quality. Such homes are likely in need of repairs and modernization to some degree, adding to the costs incurred by the homebuyer. Additionally, the limited number of homes priced above \$200,000 in the PSA is likely forcing existing homeowners in the PSA that might seek higher priced, more modern and nicer product to look outside of the PSA and into the SSA for such product.

The shares of available homes in the PSA & SSA by price point are illustrated on the following table.



The distribution of available homes by year built for the PSA and SSA is summarized in the table below.

PSA – Available For-Sale Housing by Year Built – (As of March of 2017)							
Year Built	Number Listed	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	20	4/2.25	2,102	\$60,000 - \$369,000	\$123,500	\$78.85	236
1940 to 1949	4	3/1.75	1,500	\$30,500 - \$174,900	\$115,000	\$73.27	255
1950 to 1959	5	3/1.5	1,274	\$72,000 - \$139,950	\$89,000	\$85.17	143
1960 to 1969	1	3/3.0	2,043	\$182,000	\$182,000	\$89.08	89
1970 to 1979	5	3/2.25	1,887	\$77,500 - \$289,900	\$205,000	\$101.12	185
1980 to 1989	3	2/1.75	1,352	\$79,000 - \$169,900	\$142,000	\$115.42	116
1990 to 1999	2	4/3.5	3,293	\$249,900 - \$339,000	\$294,450	\$90.05	405
2000 to present	3	3/2.25	2,351	\$142,500 - \$360,000	\$249,000	\$107.78	124
Total	43	3/2.0	1,944	\$30,500 - \$369,000	\$140,000	\$84.18	209

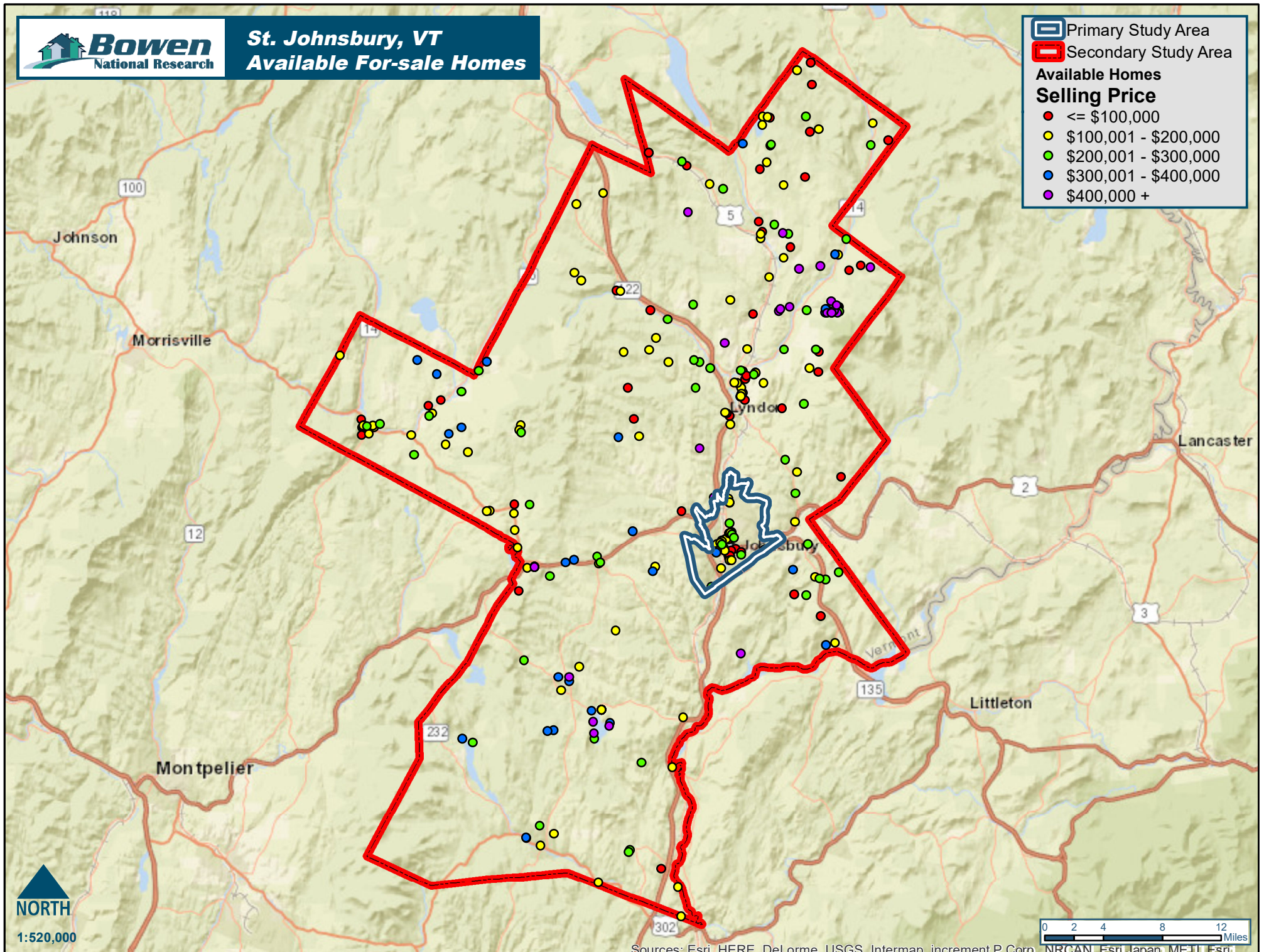
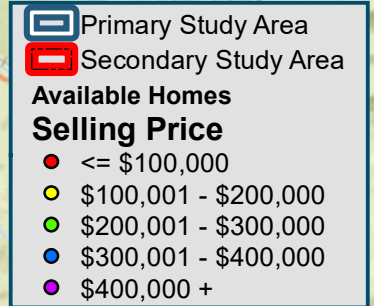
Source: NEREN and Realtor.com

SSA – Available For-Sale Housing by Year Built – (As of March of 2017)							
Year Built	Number Listed	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	68	3/2.0	1,750	\$53,000 - \$1,500,000	\$150,000	\$87.29	296
1940 to 1949	2	3/2.0	1,529	\$155,000 - \$197,500	\$176,250	\$116.17	354
1950 to 1959	5	2/1.25	1,034	\$89,000 - \$199,500	\$153,000	\$178.00	372
1960 to 1969	10	3/1.5	1,332	\$42,500 - \$525,000	\$174,250	\$158.95	203
1970 to 1979	38	3/2.0	1,836	\$28,500 - \$795,000	\$177,250	\$114.92	227
1980 to 1989	26	3/2.25	1,827	\$15,000 - \$589,000	\$222,000	\$122.71	316
1990 to 1999	40	3/2.25	1,958	\$45,000 - \$695,000	\$196,500	\$128.24	224
2000 to present	43	3/2.25	2,066	\$45,000 - \$995,000	\$265,000	\$131.18	206
Total	232	3/2.0	1,832	\$15,000 - \$1,500,000	\$184,500	\$116.49	256

Source: NEREN and Realtor.com

As shown in the preceding tables, almost half of the available for-sale housing product in the PSA (St. Johnsbury) was built prior to 1940. Only three available homes in the PSA were built in 2000 or later. Unlike the PSA, the surrounding SSA has a broad mix of for-sale product by year built, including a notable number of modern product.

A map illustrating the location of available for-sale homes in the PSA and SSA is included on the following page.



D. Senior Care Housing Alternatives

The overall county, like larger communities throughout the country, has a diverse population that has a variety of housing needs specific to certain populations. Some of these special needs populations include the seniors requiring care. This portion of the Housing Needs Assessment provides an overview of housing alternatives available to meet specific needs of these special needs populations.

Unlike traditional rental housing alternatives, senior care housing, such as nursing homes or assisted living, often draw support from a relative large geographic area such as a county or region. For the purpose of this analysis, we surveyed senior care housing alternatives in both the PSA (St. Johnsbury) and the broader SSA (balance of county). The overall region has a relatively large senior population that requires a variety of senior housing alternatives to meet its diverse needs. Among seniors, generally age 65 or older, some individuals are either seeking a more leisurely lifestyle or need assistance with Activities of Daily Living (ADLs), such as assistance with bathing, dressing and medication reminders. As part of this analysis, we evaluated two levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. They include assisted living and nursing care. These housing types, from least assisted to most assisted, are summarized below.

Residential Care/Assisted Living Residences – The Vermont Department of Disabilities, Aging and Independent Living's Division of Licensing and Protection licenses two types of residential care in the state, Level III Residential Care and Assisted Living Residences. Residential care homes are state-licensed group living arrangements designed to meet the needs of people who cannot live independently and usually do not require the type of care provided in a nursing home. Assisted Living Facilities are state licensed residences that combine housing, health and supportive services to support resident independence and aging in place. While the services and characteristics of an assisted living facility are nearly identical to a residential care home, the primary difference between the two housing alternatives is the physical structure. At a minimum, assisted living residences shall offer, within a homelike setting, a private bedroom, private bath, living space, kitchen capacity, and a lockable door, while residential care facilities provide communal living with shared living and bathroom space. Assisted Living Facilities must meet the Licensing Regulations as well as the Residential Care Home Licensing Regulations which are designed to protect the welfare and rights of residents to ensure that residents receive quality care. These facilities generally offer limited care that is designed for senior citizens who need some assistance with daily activities but do not require nursing care. Some of these facilities may accept Medicaid. *Note that there are no Assisted Living Residences within Caledonia County.*

Nursing Facilities – A nursing facility provides nursing care and related services for people who need nursing, medical, rehabilitation or other special services. These facilities are licensed by the Vermont Department of Disabilities, Aging and Independent Living's Division of Licensing and Protection and may be certified to participate in the Medicaid and/or Medicare programs. Certain nursing homes may also meet specific standards for sub-acute care or dementia care.

We referenced the Medicare.com and Vermont Adult Services Division websites for all licensed senior care facilities and cross referenced this list with other senior care facility resources. As such, we believe that we identified most licensed facilities in the region, though not all were surveyed as part of this Housing Needs Assessment.

We identified and surveyed four senior care facilities in the county. Overall, these facilities that were surveyed contain a total of 311 beds. These facilities are representative of the typical housing choices available to seniors requiring special care housing in the county. It is worth noting that two of these projects, with a total of 141 beds, are located within St. Johnsbury, while the other two projects are in Lyndonville. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities					
Project Type	Projects	Beds	Vacant	Vacancy Rate	National Vacancy Rate*
Residential Care	2	52	2	3.8%	9.6%
Nursing Homes	2	159	10	6.3%	13.6%
Total	4	311	12	3.9%	-

*Source: American Seniors Housing Association: The State of Seniors Housing 2017

The subject county is reporting overall vacancy rates of 3.8% (residential care) and 6.3% (nursing homes). All of the vacancy rates among surveyed senior housing product types are low and well below national averages. These vacancy rates indicate that there is a good level of demand for such housing in the county. It should be pointed out that there are only two vacant units among the 141 senior care beds in St. Johnsbury, representative of likely pent up demand. This indicates that there may be an opportunity to develop additional senior care housing in the market, particularly when considering the projected positive senior household growth for the next several years.

The monthly fees for senior care housing are shown below (note: some housing options that charge daily rates were converted to monthly rates).

Surveyed Senior Care Facilities – Base Monthly Rates	
Project Type	Sleeping Room
Residential Care	\$2,300-\$3,650
Nursing Homes	\$7,452-\$7,908*
	\$9,916-\$10,707**

*Semi-private room

**Private room

Generally, monthly base fees range from \$2,300 to \$3,650 for residential care facilities and from \$7,452 to \$10,707 for nursing homes. These rental rates should be considered as a base of comparison for the future projects considered in the PSA and SSA. It is important that many of the senior care facilities with services (e.g. assisted living and nursing care) accept Medicaid payments from eligible residents, which reduces their costs.

Demand estimates for senior care housing are provided in Section VIII of this report.

A map illustrating the location of surveyed senior care facilities in the overall market (PSA & SSA) area is on the following page.



**St. Johnsbury, VT
Senior Facilities**

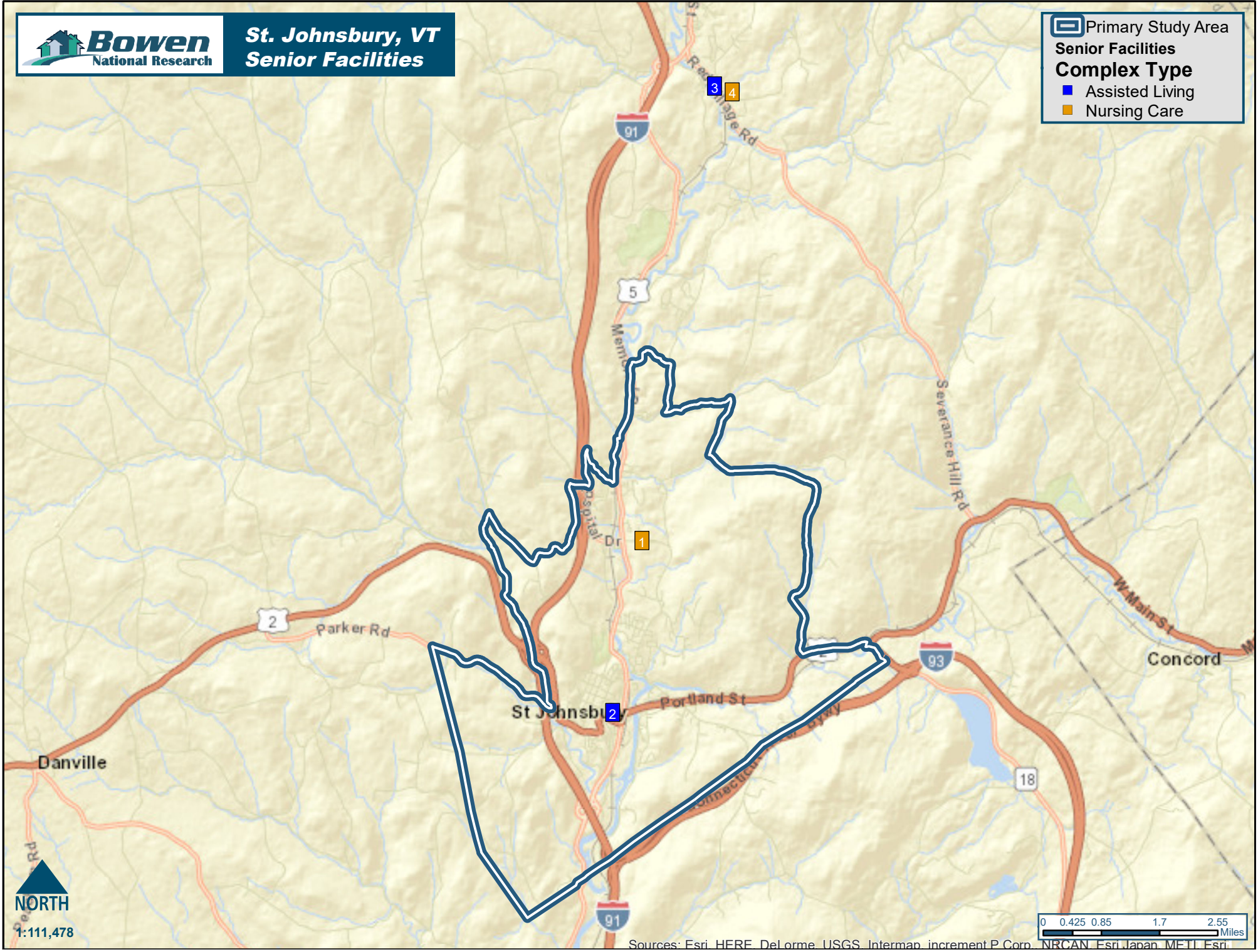
Primary Study Area

Senior Facilities

Complex Type

Assisted Living

Nursing Care



NORTH
1:111,478



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

E. Planned & Proposed

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline for the PSA & SSA. Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the county.

The following table illustrates single-family and multifamily residential building permits issued in the past ten years within Caledonia County.

Housing Unit Building Permits for Caledonia County:										
Permits	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Multifamily Permits	10	8	16	8	0	0	3	0	4	2
Single-Family Permits	102	62	49	78	40	49	46	49	46	40
Total Units	112	70	65	86	40	49	49	49	50	42

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

As the preceding tables illustrate, most of the residential building permit activity has involved single-family homes, as 561 single-family homes have been permitted over the past decade. These 561 homes represent 91.7% of the 612 residential units that have been permitted in the county since 2007. Total residential building permit activity in Caledonia County has been generally stable over the past six years.

According to planning and building representatives, there are currently no housing projects planned and/or under construction within the county.

F. Summary

Much of the Housing Stock in the PSA is Old and is Reaching a Stage that Requires Repairs and/or Modernization - Based on Census data of the PSA's existing housing stock it appears much of this housing is over 50 years old. Based on secondary data and our own personal on-site observations, much of the housing stock is in need of repairs, renovations and modernization. Given that much of the PSA's housing stock is older than the surrounding areas (SSA), the town of St. Johnsbury may be at a competitive disadvantage. As a result, housing plans and initiatives should address the market's aging housing stock.

While Most Housing Units offer Complete Plumbing in their Kitchens and/or Bathrooms, Nearly 100 Homes in the PSA are Considered "Substandard" – Based on ACS 2011-2015 estimates, approximately 52 occupied housing units lack full indoor plumbing facilities in their kitchens or bathrooms and 42 are overcrowded. While a relatively small number of households are impacted by these substandard housing conditions, there still are households living in housing conditions that are considered to be below modern-day housing standards. Housing policies and strategies for the PSA should include efforts to remedy such housing.

Despite the Existing Inventory of Affordable Rentals and Assistance Provided in the Market, Many PSA Residents are Still Cost/Rent Burdened – Households that are "cost burdened" (typically paying more than 30% of income towards housing costs) often find it difficult paying for both their housing and meeting other financial obligations. An estimated 46.6% of renter-occupied households in the PSA (St. Johnsbury) are paying more than 30% or more of their income towards rent. Many of these households are cost burdened, as some in subsidized housing (for example) only pay 30% of their income towards rent and are not classified as cost burdened. While this is slightly lower than the rent burden shares of the SSA (49.7%) and Vermont (48.7%), there still remain many of the 489 renter households paying 30% or more of their income towards rent that are rent burdened in St. Johnsbury. Meanwhile, among homeowners, the share of households paying 30% or more of income towards housing in the PSA (37.0%) is much higher than it is in the SSA (27.9%) and in Vermont (31.1%). Overall, many of these 558 homeowners in St. Johnsbury are cost burdened. This may represent an opportunity to develop new rental and for-sale housing that is more affordable than current options commonly offered in the PSA. This, in turn, may help St. Johnsbury retain and attract households.

The Lack of Available Housing Alternatives in the PSA is Likely Causing Housing Problems and Leading to Negative Demographic Trends – There are very few available housing alternatives in the PSA (St. Johnsbury). This includes multifamily apartments, non-conventional rentals, for-sale housing and senior care housing. Such a limited supply forces residents to choose from cost burdened housing situations, substandard housing, and housing that does not meet their needs, or causes people to move out of St. Johnsbury. This is particularly true of households as they change (e.g. shifts in income, changes in household sizes, aging in place, etc.), as the market has few options to meet the changing or evolving needs of its residents. This lack of housing is also limiting St. Johnsbury's ability to attract new households, many of which are likely choosing to live in surrounding communities. The limited availability of housing is also likely impacting the area's workforce, many of which cannot afford housing in St. Johnsbury even when they find it. As such, a large number of employees are commuting into St. Johnsbury on a daily basis. These commuters represent potential future residents.

While there is Limited Availability Among Rental Alternatives in both the PSA and SSA, the SSA Offers a more Diverse Inventory of Choices – Our surveys of area rental alternatives indicate that there are very few rental units *available* in either the PSA (St. Johnsbury) or SSA (balance of county). It appears that the SSA offers a larger number and more diverse choices of rental product, in terms of product by bedroom type, age, and affordability. The most evident difference between the rental product in the PSA and the SSA is among the non-conventional rentals, which indicate that there are three times as many rentals (357) in the SSA priced above \$1,000 than there are in the PSA (118). More pronounced is that fact that there appear to be no rentals priced above \$1,500 in the PSA, yet the SSA offers approximately 60 such units. As such, there are many more choices of high-end product in the SSA, which likely makes it difficult for the PSA to retain or attract high-income renter households.

There are Significantly More For-Sale Housing Choices in the SSA than there are in the PSA, Placing the PSA at a Competitive Disadvantage – There are a total of 232 for-sale housing alternatives available to purchase in the SSA (balance of Caledonia County) than there are in the PSA (St. Johnsbury), in which there were only 43 homes listed as available. With fewer choices of homes in the PSA, many potential homebuyers are likely looking at surrounding areas in the county for housing alternatives. The broader selection of housing in the SSA enables prospective buyers to find homes with the number of bedrooms, sizes (square feet), number of bathrooms, age, quality, features and other design elements that meet their specific needs. The lack of such choices is likely impacting St. Johnsbury's ability to retain and attract homeowners and homebuyers. This is particularly true for higher-income households.

Given the Relatively Large and Growing Base of Seniors in the Area and the Lack of Available Senior Rentals, There Appears to be a Need for Additional Senior Rental Product – The number of senior (age 55+) renter households in the PSA (St. Johnsbury) are projected to increase between 2016 and 2021. While some senior income segments are projected to decline, a notable increase (35 households) is projected to occur among low-income seniors making between \$15,000 and \$24,999, and between higher income seniors (52 households) with incomes between \$50,000 and \$99,999. Some of this increase is likely attributed to people aging in place, many of which will be retiring and experiencing an decrease in their incomes. Additionally, some of these households will be seniors that are becoming “empty nesters” that will want to downsize into smaller and more affordable housing alternatives. Affordable and market-rate rental housing that serves the growing base of aging seniors should be considered in future housing plans and endeavors within St. Johnsbury.

The Lack of Senior Care Housing in St. Johnsbury Poses a Significant Challenge for Area Seniors and Their Families – Senior care housing includes residential care facilities (often referred to as assisted living) and nursing home facilities. There are four such facilities within the county. There are only two vacant beds among the 141 beds offered in the PSA (St. Johnsbury), while an additional 10 beds are available elsewhere in the county. These housing facilities provide services to assist seniors with Activities of Daily Living (ADLs) or those that require daily nursing care. As a result of the limited availability of senior care beds in St. Johnsbury, area seniors must choose from getting assistance from family or friends or from a home health care provider, or they must choose to live outside of St. Johnsbury. This poses challenges (e.g. financial, logistics, quality of life, etc.) not only for seniors, but also for their families. This may represent a development opportunity within St. Johnsbury.

VII. Other Housing Market Factors

A. Introduction

Factors other than demography, employment, and supply (all analyzed earlier in this study) can affect the strength or weakness of a given housing market. The following additional factors influence a housing market's performance, and are discussed relative to the PSA, SSA and Vermont, whenever applicable:

- Personal Mobility & Transportation Modes
- Parking Alternatives
- Crime Risk
- Community Services
- Housing Choice Voucher Holders
- Special Needs Populations
- Residential Blight
- Historic Preservation
- Housing Programs and Policies
- Development Opportunities

B. Personal Mobility & Transportation Modes

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. If traffic jams create long commuting times or public transit service is not available for carless people, their quality of life is diminished. Factors that lower resident satisfaction weaken housing markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) to recreate.

Commuting Modes and Drive Times

The following table shows two commuting pattern attributes (mode and time) for each study area:

		Commuting Mode						
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
PSA	Number	2,104	193	14	307	36	102	2,756
	Percent	76.3%	7.0%	0.5%	11.1%	1.3%	3.7%	100.0%
SSA	Number	9,054	1,211	25	410	117	950	11,767
	Percent	76.9%	10.3%	0.2%	3.5%	1.0%	8.1%	100.0%
Combined (PSA & SSA)	Number	11,158	1,404	39	717	153	1,052	14,523
	Percent	76.8%	9.7%	0.3%	4.9%	1.1%	7.2%	100.0%
Vermont	Number	239,706	30,069	3,824	18,360	5,177	21,299	318,435
	Percent	75.3%	9.4%	1.2%	5.8%	1.6%	6.7%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
PSA	Number	1,300	762	222	88	282	102	2,756
	Percent	47.2%	27.6%	8.1%	3.2%	10.2%	3.7%	100.0%
SSA	Number	3,380	3,910	1,668	978	881	950	11,767
	Percent	28.7%	33.2%	14.2%	8.3%	7.5%	8.1%	100.0%
Combined (PSA & SSA)	Number	4,680	4,672	1,890	1,066	1,163	1,052	14,523
	Percent	32.2%	32.2%	13.0%	7.3%	8.0%	7.2%	100.0%
Vermont	Number	104,339	105,767	51,381	19,677	15,972	21,299	318,435
	Percent	32.8%	33.2%	16.1%	6.2%	5.0%	6.7%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community

Noteworthy observations from the preceding tables follow:

- The share (76.3%) of commuters in the PSA (St. Johnsbury) that drive alone is comparable to the share (76.9%) in the SSA (the balance of the county), while the share of commuters that carpool in the PSA (7.0%) is lower than the share of carpoolers in the SSA (10.3%).
- The share of those who walked to work in the PSA (11.1%) is significantly higher than the SSA and Vermont shares. Note that several neighborhoods in St. Johnsbury (downtown and adjacent neighborhoods) have a higher population density, and have sidewalk infrastructure in place to allow for pedestrian access to work.
- The share (74.8%) of PSA commuters with commute times of less than 30 minutes is higher than the share (61.9%) for the SSA. A smaller share (21.5%) of PSA residents are commuting 30 minutes or longer to work than the share (30.0%) of SSA commuters with a similar commute.

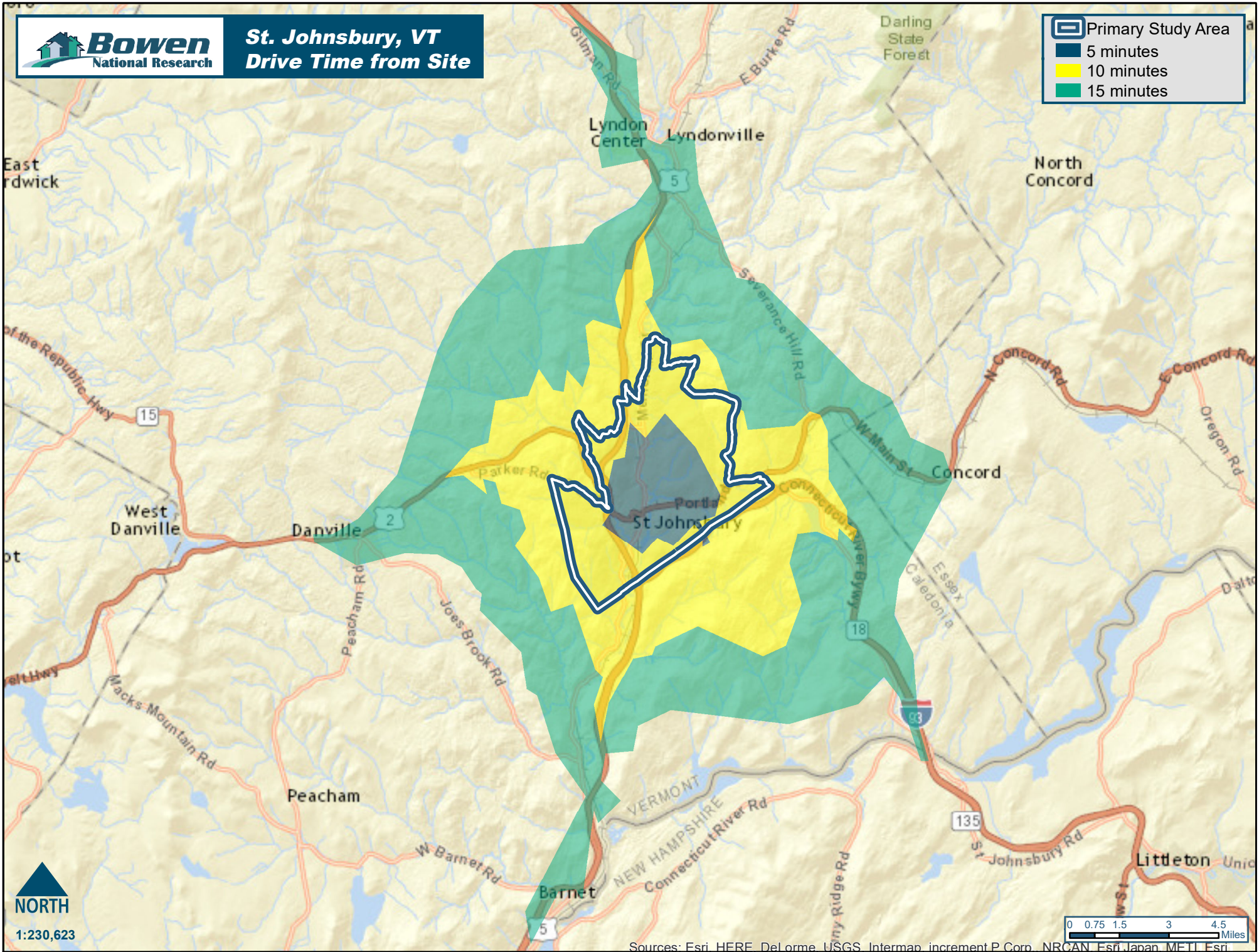
Based on the preceding analysis, many PSA residents have relatively short commutes (less than 30 minutes) and they rely on their own vehicles to get to work. However, a notable share of PSA residents walk to work, which is also reflective of the convenience of employment options for area residents.

A drive-time map showing travel times from St. Johnsbury follows this page.

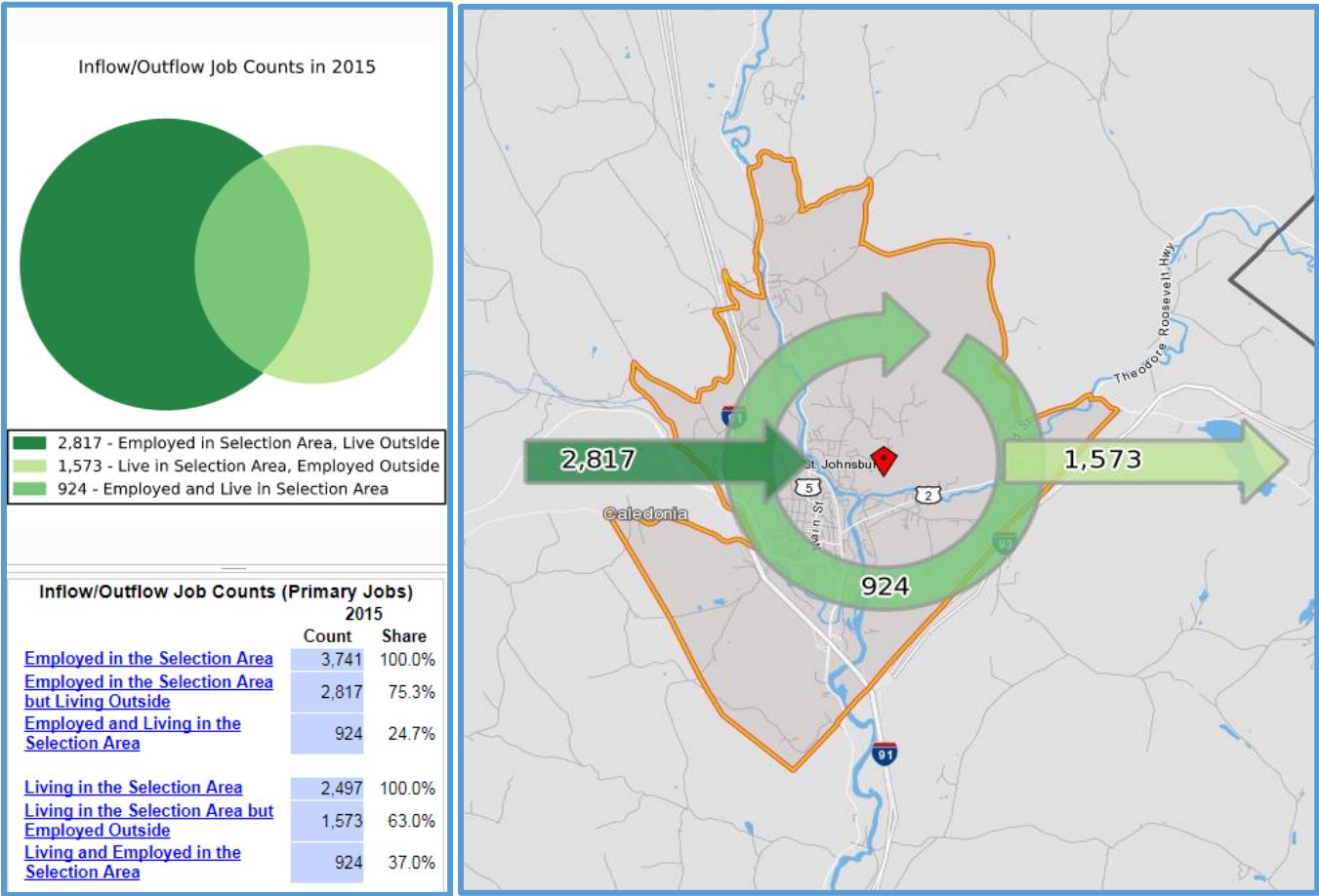


St. Johnsbury, VT
Drive Time from Site

- Primary Study Area
- 5 minutes
- 10 minutes
- 15 minutes



As shown in the map and table below, www.onthemap.com reported that there were a total of 3,741 persons employed and working within St. Johnsbury in 2015. While 924 (24.7%) of these employed persons also live in St. Johnsbury, the town has a notable inflow and outflow of employed persons. A total of 1,573 workers leave St. Johnsbury for employment during the day, while 2,817 people that work in St. Johnsbury commute from outside of St. Johnsbury. This inflow of 2,817 workers represents an opportunity for the town to retain such commuters as permanent residents.



Walkability

The ability to perform errands or access community amenities affordably and conveniently by walking (rather than driving) contributes favorably to personal mobility. A person whose residence is within walking distance of major neighborhood services and amenities will most likely find their housing market more desirable. To evaluate “walkability” within the PSA, the on-line service “Walk Score” was used. A 5-point grid utilizing various locations within the town of St. Johnsbury was created to secure values across the PSA, with emphasis on two downtown locations and three neighborhood (Arlington, Four Seasons and Summerville) locations. The address of each grid-point was entered into the website for scoring. Walk Score takes a specific location and analyzes its proximity relative to a standardized list of community attributes. It assesses not only distance, but the number and variety of neighborhood amenities as well. A Walk Score can range from a low of 0 to a high of 100, with the following scale descriptors:

Walk Score®	Description
90–100	Walker's Paradise Daily errands do not require a car.
70–89	Very Walkable Most errands can be accomplished on foot.
50–69	Somewhat Walkable Some amenities within walking distance.
25–49	Car-Dependent A few amenities within walking distance.
0–24	Very Car-Dependent Almost all errands require a car.

By evaluating the walkscore of the five selected areas in St. Johnsbury, we can determine which areas are more conducive to supporting new residential development that seeks to benefit from its walkable neighborhood.

When the five grid-point locations were entered into the website, the following Walk Scores were generated:

Grid Point	Location	Walk Score	Walk Score Descriptor
1	Downtown – Eastern Ave. & Railroad St. (17 Eastern Avenue)	84	Very Walkable
2	Downtown – Eastern Ave. & Main St. (1194 Main Street)	85	Very Walkable
3	Arlington – Pleasant St. & Emerson St. (295 Pleasant Street)	39	Car Dependent
4	Four Seasons – Spring St. & Church St. (157 Church Street)	78	Very Walkable
5	Summerville – Concord Ave. & Lafayette St. (723 Concord Avenue)	45	Car Dependent

Source: Walkscore.com; Bowen National Research

Grid Points 1 & 2 (both located in downtown St. Johnsbury) received the highest walk scores on the table of 84 and 85, respectively. Both locations were identified as “Very Walkable” by the Walkscore website, meaning that most errands can be accomplished on foot. Grid Point 4, located in the Four Seasons neighborhood, was also given a “Very Walkable” score of 78. The remaining two locations (Grid Points 3 & 5) were both defined as “Car Dependent”, receiving scores of 39 and 45, respectively. Note that Grid Point 4 is in a neighborhood that is adjacent to Downtown St. Johnsbury, while Grid Point 3 (Arlington) and Grid Point 5 (Summerville) are each located in neighborhoods separated from Downtown St. Johnsbury by the Passumpsic River.

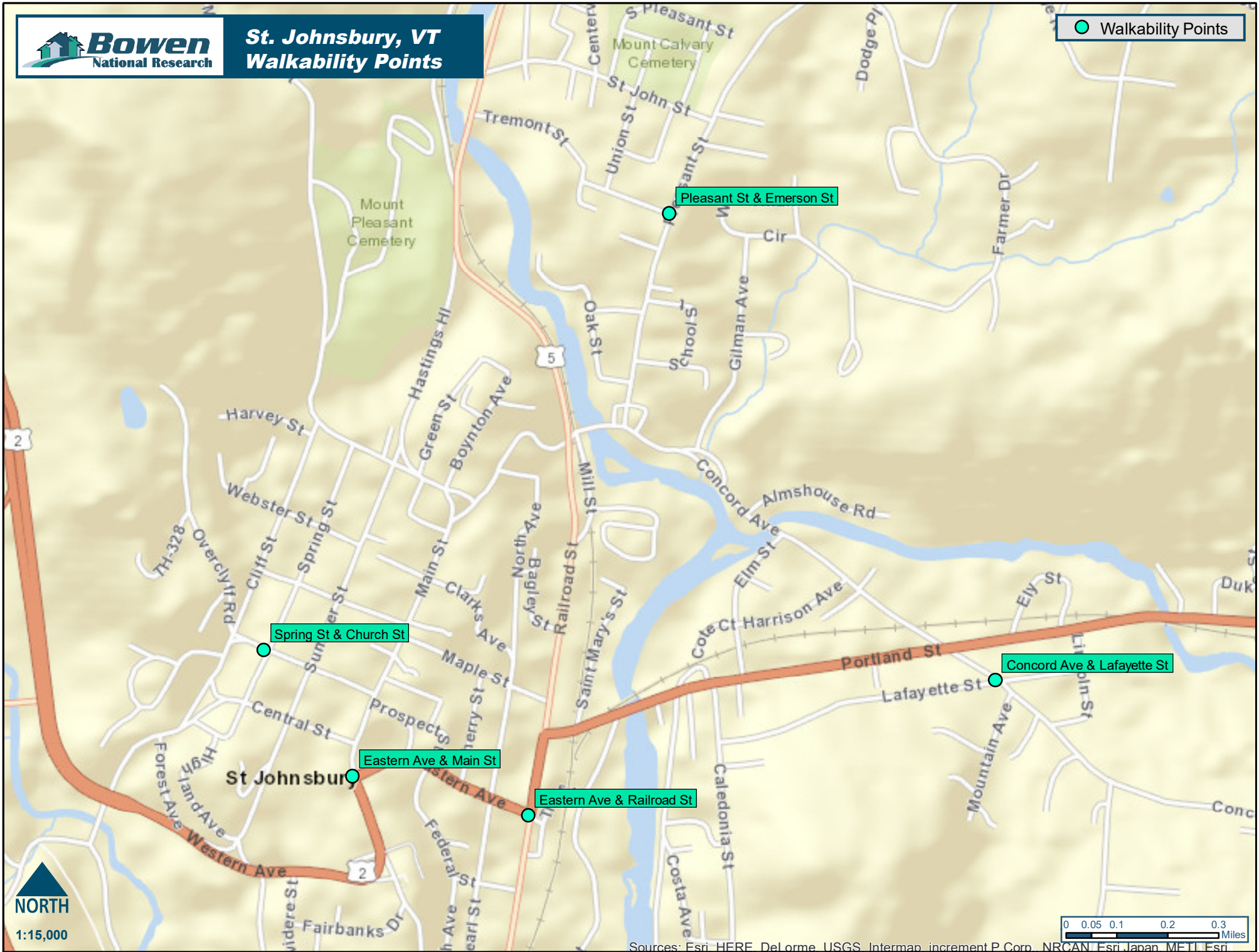
If walkability is a favorable measure of personal movement and the ease of personal movement contributes favorably to a housing market, Downtown St. Johnsbury and the adjacent Four Seasons neighborhood should represent the more desirable housing development areas.

A map showing the location of the 5 PSA grid-points used for walkability scoring follows this page:



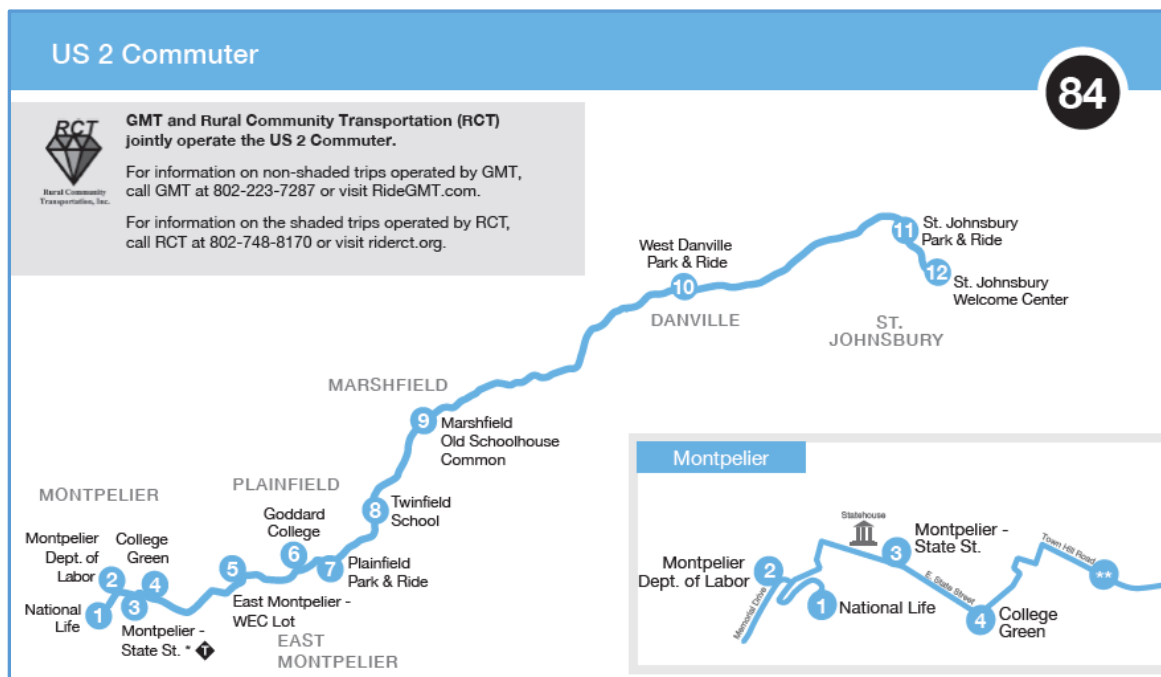
St. Johnsbury, VT
Walkability Points

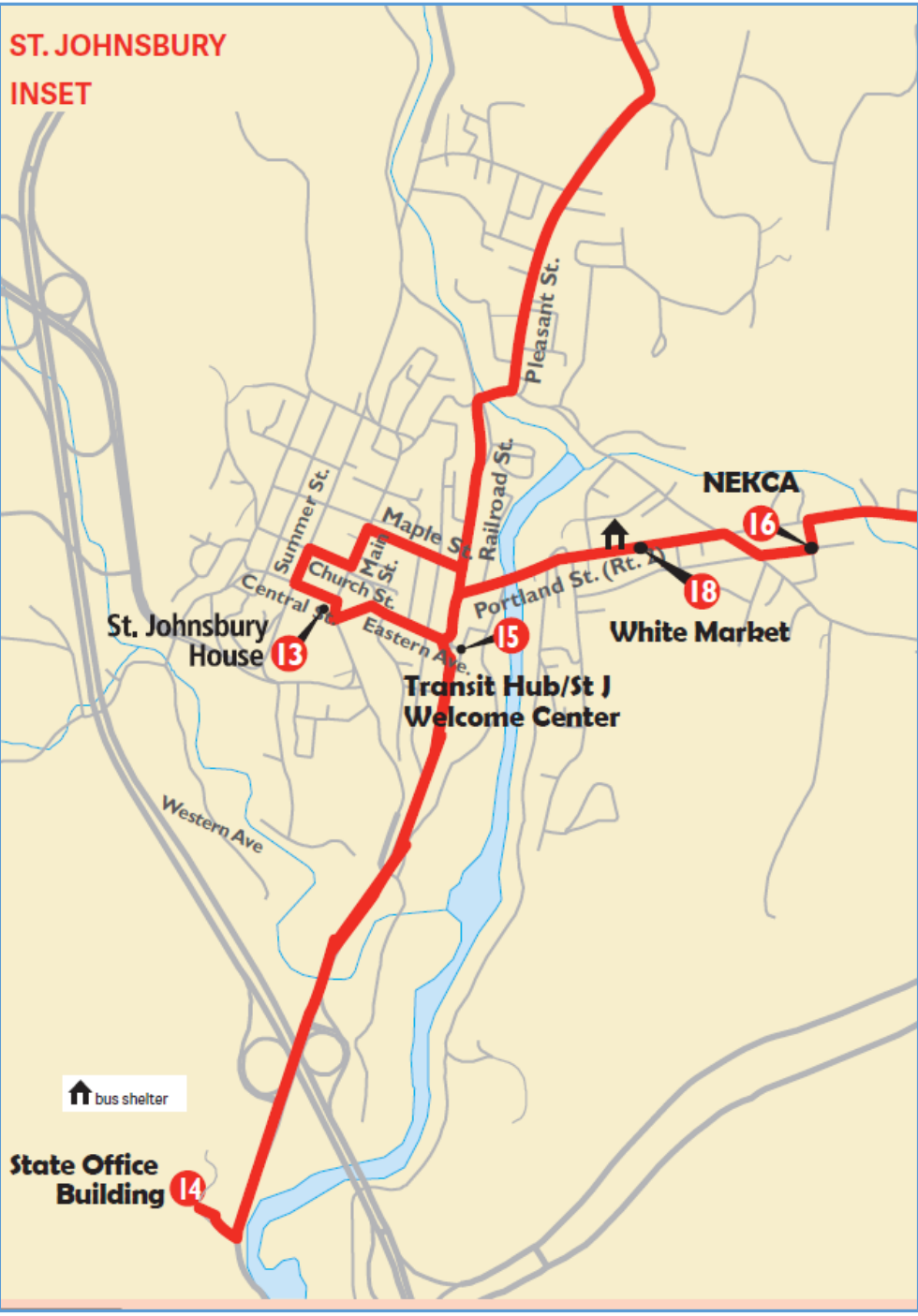
● Walkability Points



Public Transportation

There are two primary modes of public transit available to residents of St. Johnsbury. These include the Green Mountain Transit (GMT), a public bus service, and Rural Community Transportation, Inc. (RCT), a non-profit shuttle service. GMT offers numerous service routes within northern Vermont, including the US2 Commuter Route that extends from St. Johnsbury to Montpelier. There are two GMT bus stops within St. Johnsbury, which include the St. Johnsbury Park & Ride location and the St. Johnsbury Welcome Center. RCT offers the Jay-Lyn route that provides services between St. Johnsbury and Lyndonville, Monday through Friday. It provides weekday transportation for Medicaid eligible residents, for Reach Up program participants, elderly and disabled persons and the general public. Free shopping routes are also provided. The RCT has five stops in and around St. Johnsbury. Maps of the GMT and RCT routes and stops serving the St. Johnsbury area are shown below.





Summary

Most commuters living in St. Johnsbury drove alone to work, and have a typical drive time to work of less than 30 minutes. A notable share (11.1%) in the PSA walks to work, a share that is higher than the SSA and the state of Vermont. Very few PSA residents (less than 1.0%) use public transportation to get to work. Walkability was rated very high by the Walkscore website in Downtown and the adjacent Four Seasons neighborhood. Two Downtown locations and one Four Seasons location were each designated as “Very Walkable”, meaning that most errands can be accomplished on foot. There are two primary modes of public transportation offered in St. Johnsbury, including Green Mountain Transit (GMT), a public bus service, and Rural Community Transportation, Inc. (RCT), a non-profit shuttle service. GMT offers two stops in St. Johnsbury, while RCT offers five stops, either in or near St. Johnsbury. Redevelopment and development opportunities should focus on the walkable parts of town and those offering bus or shuttle service, due to convenience and proximity to community services for pedestrians and public transportation for commuters.

C. Parking Alternatives

Per the town’s request, we evaluated the overnight parking alternatives available within St. Johnsbury, and the availability of such parking at multifamily properties in town.

Downtown St. Johnsbury features a variety of on-street and off-street parking options for shoppers and visitors. As of September 2017, the entire town is free parking, with a two-hour limit for all locations except a portion of Railroad Street, which is limited to 90 minutes. Under the new parking plan, parking meters are to be removed for two years. After the two-year period, new meters are to be installed. A parking fine of \$10.00 is assessed for vehicles that park over two hours in the same space. Existing meters are to be removed by December 2017. There is a Winter Parking Ban in place for public lots and streets in St. Johnsbury. This ban prohibits parking in these areas from 12am to 6am from November 15th to April 15th. The initial fine is \$10.00, while multiple offenses can result in a \$30 fee and possible towing fee of \$100.

St. Johnsbury has 198 parking meters in town located on Main Street, Eastern Avenue, and Railroad Street. There are also approximately 388 parking spots located within six designated town parking locations in St. Johnsbury. The largest lots are the Municipal Lot located on Pearl Street, with 127 spaces, and the Railroad Street Lot located behind the Taproom, with 120 spaces. Some lots allow for overnight parking on a limited number of spaces for designated apartment communities. Below is a summary of the total parking spaces and the overnight parking options (if any) offered at these locations:

St. Johnsbury Parking Locations		
Name (Location)	Parking Spaces	Associated Apartment Community
Municipal Lot (Pearl Street)	127	Depot Square (12 spaces)
Railroad Street Lot (behind Taproom)	120	Passumpsic View (9 spaces)
Main Street Lot (behind Fire Station)	77	St. Johnsbury House (18 spaces)
Armory (North & South)	18	Colonial Apts. (Varies)
Pearl Street North (Republican Block side)	36	Open
Pearl Street South (Street permit parking)	10	Open
Total	388	

Based on our interviews with multifamily apartment managers, it appears that most of the 38 of the surveyed multifamily properties offer at least some dedicated on-site parking. However, it appears that at least four of the larger multifamily projects lack sufficient parking to meet the needs of all residents. These properties are summarized as follows:

Colonial Apartments (age-restricted 55+) - There is no on-site parking at this project. Tenants negotiate parking with North Congregational Church for parking in their lot at around \$125.00/year. The Town also has four spaces at the Armory for \$340.00/year that can be discounted if a tenant volunteers to help at Town functions/parades. The property manager does not feel that parking is an issue as not many of the senior residents have cars.

Depot Square Apartments (general-occupancy) - There are 3 handicap parking spaces located behind the building that are free of charge to tenants and always occupied. Twelve spaces are available for rent in the Pearl Street Lot (Green Lot) at \$240.00/year. The manager noted that not many of his tenants have cars and typically only six spaces per month are rented. As such, he feels parking is sufficient for residents of this project.

Passumpsic View Apartments (age-restricted 62+) - There are five parking garage spaces available under the building that are free of charge to tenants and are always occupied. Nine surface lot spaces are available for rent in the Railroad Street Lot (Blue Lot) at \$340.00/year. The manager noted that not many of her tenants have cars and currently only rent seven spaces at this lot. The manager further noted that they used to have twelve spaces available for rent and have only used seven for the last several years. As a result, they reduced their spaces to nine. As such, she feels that parking is sufficient for residents at this property.

St. Johnsbury House Apartments (age-restricted 55+) - There is no on-site parking at this project. Eighteen spaces are available in the Main Street Lot (Black Lot) and are free of charge to St. Johnsbury House Apartments. The property manager stated that St. Johnsbury House Apartments technically owns the Main Street Lot and therefore does not have to pay the Town for its spaces. They used to have 11 spaces and over the last couple of years have been able to increase it to 18 spaces. The manager noted that the population of her community is getting younger and more residents are driving, so she could definitely use another couple of spaces. The residents pay \$14.50 per month (to the apartments) for a parking space.

While the St. Johnsbury resident survey did not specifically ask about parking, respondents were provided the opportunity to comment on any issues they believed were impacting housing in St. Johnsbury. Of the 199 respondents, only three (1.5%) indicated that parking was insufficient for some of the multifamily rentals in the market.

Among area stakeholders, we posed a question asking respondents to indicate what are the most common barriers or obstacles that limit residential development. Among the 20 that responded to this particular question, just over one-third (35%) indicated that the “lack of parking” was an issue. This was ranked 4th (tied with “lack of transportation”) as the most common issue, only exceeded by “financing” (1st place), “cost of labor/materials” (2nd place), and “local government regulations/red tape” (3rd place).

Based on our analysis of public parking alternatives offered in St. Johnsbury, the parking alternatives included at the multifamily projects offered in and around the market, and the general perception of parking from residents and stakeholders, there appears to be some issues with the limited availability of residential parking, however, this appears to be a minimal issue, particularly among the multifamily properties. As expected, parking is more important at the projects that primarily attract younger adults than it is at the age-restricted projects. Regardless, as the Town moves forward with new development or the adaptive reuse of multifamily projects, it will be important that sufficient parking is part of each project’s plans, particularly for larger projects.

D. Crime Risk

Crime risk, whether perceived or real, can influence a person's decision to move to, leave, or remain at, a particular location. The desirability of a housing market, whether citywide or neighborhood-specific, is often judged by its level of security and safety. Existing and potential residents constantly monitor crime risk, both on a "personal" and "property" basis. When certain geographic areas exhibit higher crime rates, potential residents tend to move elsewhere and existing residents relocate. Conversely, areas with lower crime rates tend to attract potential residents and retain existing ones. Stronger housing markets normally enjoy low or decreasing crime rates, while weaker housing markets usually suffer from high or increasing crime rates.

For this study, the FBI Uniform Crime Report (UCR) was used. The FBI collects data from roughly 16,000 separate law enforcement agencies across the country and compiles it into the UCR. The most recent data shows a 95% coverage rate of all jurisdictions nationwide. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and a murder is no more significant statistically than petty theft. Therefore, caution should be exercised when using them.

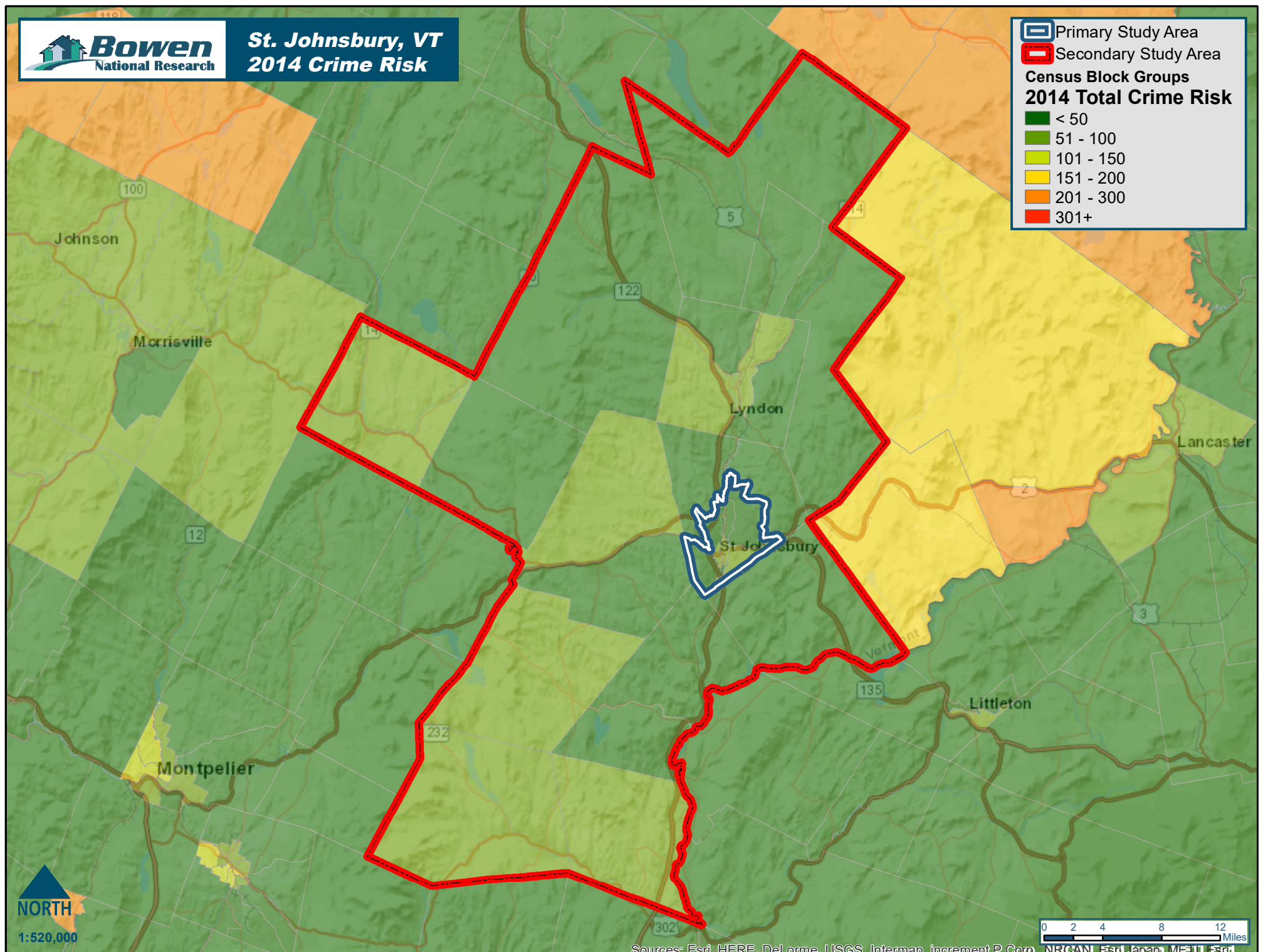
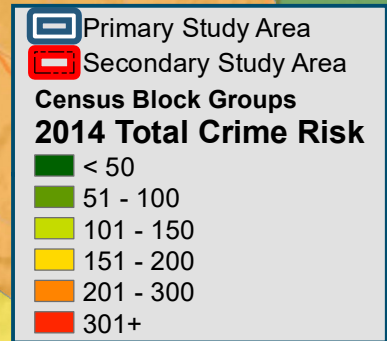
The following table compares the UCR crime risk probabilities for the four selected geographies in this study:

	Total Crime	Personal Crime					Property Crime			
		Murder	Rape	Robbery	Assault	Total	Burglary	Larceny	Vehicular Theft	Total
PSA	49	8	41	6	31	16	63	70	20	61
SSA	55	37	50	6	34	22	75	52	25	61
Combined (PSA & SSA)	55	36	49	6	34	22	76	55	25	63
Vermont	58	35	66	9	32	26	66	70	23	63

Source: Applied Geographic Solutions

The overall Crime Index for the PSA (St. Johnsbury) is 49. The PSA's index is slightly below averages of the broader SSA (55), and the state of Vermont (58). By comparison, the national average Crime Index is 100. Based on this preceding crime data, it appears that actual crime frequency for the PSA is less frequent than the surrounding area (SSA). Therefore, it is not believed that the perception of crime for the PSA will be a deterrent, and may present an advantage for this area, when trying to attract new residents.

Maps illustrating crime risk within the PSA and SSA follows this page.



E. Community Services

The location, type, and number of community attributes (both services and amenities) significantly impact housing market performance and the ability of a market to support existing and future residential development. A geographic area served by an abundance of amenities and services should be more desirable than one with minimal offerings, and its housing market should perform better accordingly. As a result, community attributes of St. Johnsbury were examined. It should be noted that the address of 51 Depot Square (St. Johnsbury Town Clerk's Office) was used as a reference point for all community services identified.

A summary of notable community attributes is provided that includes: 1) a list of services and amenities by name and type, 2) a brief narrative describing their collective scope, and 3) a map indicating their locations. These overviews should not be considered exhaustive evaluations of attributes offered within St. Johnsbury, since data and marketplace conditions change constantly. However, such an analysis enables a proper assessment as to the sufficiency of the area to provide essential community services to its residents, both current and future residents. This analysis also helps to determine if certain community services or amenities are lacking in the area that may encourage current residents to ultimately leave the area or discourage future residents from locating to St. Johnsbury.

Type	Community Attributes
	Name
Employment Center	<ul style="list-style-type: none">• Downtown St. Johnsbury Shops & Restaurants• Town of St. Johnsbury• St. Johnsbury Public Schools• Northeast Correctional Complex• Industrial Park including: UPS Customer Center, Vermont Aerospace Industries, Lyndon Woodworking Furniture, Northeast Kingdom Processing, River Garden Kitchens and Fastenal.• Maple Grove Farms of Vermont• Weidmann Electrical Technology (St. Johnsbury Center)• NSA Industries (St. Johnsbury Center)• Fairbanks Scales (East St. Johnsbury)
Grocery	<ul style="list-style-type: none">• The White Market Grocery• Freihofer's Bakery Outlet (St. Johnsbury Center)• Price Chopper (St. Johnsbury Center)

(Continued)

Type	Community Attributes
	Name
Mall: Green Mountain Mall (St. Johnsbury Center)	<ul style="list-style-type: none"> • JC Penney • Sears • Radio Shack • Olympia Sports • Maurice's • Payless • Dollar Tree • Saint J Brewery, Draft Room & Hoagie Bar • Fitness Unbound • NEK Chamber of Commerce • Ocean State Job Lot
Discount Shopping & Service Stores	<ul style="list-style-type: none"> • Salvation Army Thrift Store • Family Dollar • Aubuchon Hardware • Dad's 4 By Tool & Supply • Mayo's Furniture & Flooring • Moose River Lake & Lodge Store • Red Tag • Caplan's Army Store • Rent-A-Center • PODO Shoes • The Frame Dames • Artful Eye Antiques • Artisans Guild • Boxcar Caboose • All About the Cake • All About Flowers • Verizon • AT&T • Allen's Kitchen & Bath • Sewing & Dress Boutique • 1,000 Crane's Acupuncture • Fusion 134 Beauty Salon • Washburn Tattoo • Nail Care • Lift Up Thrift Store • Mustard Seed Food Pantry • Willa's Hair Salon • Sherwin-Williams Paint Store • Julie's Hair Care • Maple Grove Farms of Vermont • Allen Lumber • The Farmer's Daughter • F.W. Webb Company

(Continued)

Type	Community Attributes
	Name
Convenience Store	<ul style="list-style-type: none">• Mobile Jiffy Mart• Shell Champlain Farms Mart• Citgo Food Mart• Valero Horizon's Deli & Convenience• Sunoco Jiffy Mart• Irving Gas Station Food Mart (St. Johnsbury Center)• Pettyco Junction Country Store (East St. Johnsbury)
Bank	<ul style="list-style-type: none">• Passumpsic Savings Bank• TD Bank• Community Bank• Union Bank• Community National Bank (St. Johnsbury Center)• Vermont State Employee Credit Union (St. Johnsbury Center)• Passumpsic Savings Bank (St. Johnsbury Center)
Gas Station	<ul style="list-style-type: none">• Mobile• Shell• Citgo• Valero• Sunoco• Irving (St. Johnsbury Center)• Gulf (East St. Johnsbury)
Parks/Recreational Facilities	<ul style="list-style-type: none">• Legion Field• Leonard Field• Fred Mold Park and Fishing Pier• Lamoille Valley Rail Trail• Kiwanis Pool & Tennis Courts• St. Johnsbury Town Forest• St. Johnsbury Golf Course & Country Club (St. Johnsbury Center)• Dog Mountain (East St. Johnsbury)
Amusement/Entertainment	<ul style="list-style-type: none">• Gold Crown Lanes• Fuller Hall• Star 123 Movie Theatre• Video King
Fitness Center	<ul style="list-style-type: none">• Heart Space Yoga• USA Karate• RecFit
Child Care	<ul style="list-style-type: none">• ABC & LOL Childcare• St. Johnsbury Playcare• NEKCA Head Start• ABC & LOL Childcare (St. Johnsbury Center)• Little Dippers Doodle Children's Center (St. Johnsbury Center)

(Continued)

Type	Community Attributes
	Name
Worship Centers	<ul style="list-style-type: none">• First Church of Christ• Grace United Methodist Church• North Congregational United Community Church• Pleasant Street Baptists Church• St. Andrew's Episcopal Church• St. John's Catholic Church• Seventh-Day Adventist Church• South Congregational Church• Universalist Unitarian Congregation Church• Union Baptist• Beth-El Synagogue (St. Johnsbury Center)• Church on the Hill First Congregational (St. Johnsbury Center)• New Beginnings Christian Church (East St. Johnsbury)• Third Congregation Church (East St. Johnsbury)
Fire Department	<ul style="list-style-type: none">• St. Johnsbury Fire Department
Restaurant/ Bars	<ul style="list-style-type: none">• Subway• East Garden Chinese Restaurant• Domino's Pizza• McDonald's• Anthony's Diner• Bailiwicks on Mill• Kingdom Taproom• Dunkin' Donuts• Natural Provisions Market Place Deli• Kingdom Crust• Locally Social Coffee House• Lamplight Lounge & Sports Bar• Cantina Di Gerado• Hilltopper Culinary Cafe• Eastern & Main Market Deli• New Century Chinese• Milk House Ice Cream Shop• House of Pizza• Tim's Deli• Taco Bell & Kentucky Fried Chicken• Pizza Hut• Kham's Thai Cuisine• The Whiskey Den• Wine Gate• Riley's Fish Shack
Library	<ul style="list-style-type: none">• St. Johnsbury Athenaeum Public Library
Schools	<ul style="list-style-type: none">• St. Johnsbury School (Grades PreK-8)• St. Johnsbury Academy (Grades 9-12)• Good Shepherd Catholic School (PreK-8)• Cornerstone School Alternative School (Grades K-8)• Arlington School Alternative School (Grades 8-12)• Community College of Vermont• Springfield College St. Johnsbury

(Continued)

Type	Community Attributes
	Name
Museum/Historic Sites	<ul style="list-style-type: none"> • Catamount Film and Arts Center • St. Johnsbury History & Heritage Center • Maple Grove Farms & Museum • St. Johnsbury Athenaeum Public Library & Art Gallery • Fairbanks Museum & Planetarium
Senior Centers	<ul style="list-style-type: none"> • Good Living Senior Center at St. Johnsbury House • St. Johnsbury Senior Meal Site at St. Johnsbury House
Police Department	<ul style="list-style-type: none"> • St. Johnsbury Police Department • Caledonia County Sheriff's Department • Vermont State Police Department
Post Office	<ul style="list-style-type: none"> • U.S. Post Office • U.S. Post Office (St. Johnsbury Center) • U.S. Post Office (East St. Johnsbury)
Doctor/ Dentist Offices	<ul style="list-style-type: none"> • St. Johnsbury Psychology Associates • St. Johnsbury Family Health Center • St. Johnsbury Pediatrics • Norris Cotton Cancer Center • Craig Schein, DPM • St. Johnsbury Dental Associates • Hawkins Dental Group • Richard Kozlowski, DDS
Hospital/Medical Center	<ul style="list-style-type: none"> • Northeastern Vermont Regional Hospital & Emergency Room (St. Johnsbury Center) • Northeast Kingdom Human Services (East St. Johnsbury)
Pharmacy	<ul style="list-style-type: none"> • Rite Aid • Gauthier's Pharmacy • Kinney Drugs (St. Johnsbury Center)
Laundry	<ul style="list-style-type: none"> • Palmer Brothers Dry Cleaning & Laundry • The Village Washtub

Generally, the Primary Study Area (PSA), or St. Johnsbury, is served by a variety of community amenities. A majority of the community services are located in the central portion of town, along U.S. Highways 2 and 5 (Main Street, Eastern Avenue and Railroad Street). This corridor includes several small shops, as well as restaurants and serves as the primary attraction for downtown St. Johnsbury. Passumpic Savings, Community National, Union and TD banks are located in the PSA and it offers financial services as well as potential part-time employment for students or career opportunities for young professionals. Several worship centers are also available downtown and serve a variety of faiths.

Primary employment opportunities include a variety of town and county government jobs as well as several opportunities with the broad selection of bars, restaurants and specialty shops in the downtown St. Johnsbury area. St. Johnsbury is well served by safety services such as the St. Johnsbury Fire and Police Departments, along with the Caledonia County Sheriff and Vermont State Police, which serve the unincorporated areas of the county.

Despite the large number of most key community services, the town of St. Johnsbury offers a limited number of options such as large-scale grocers and higher education opportunities. Further, we did not identify any large-scale affordable shopping options or major retail centers. As a result, St. Johnsbury residents must travel to Burlington, Berlin and Montpelier, Vermont or to Littleton and Woodsville, New Hampshire areas to access such things as Walmart Supercenter and additional discount stores. This may have an impact on the appeal of St. Johnsbury to current and prospective residents, though such an impact is likely nominal.

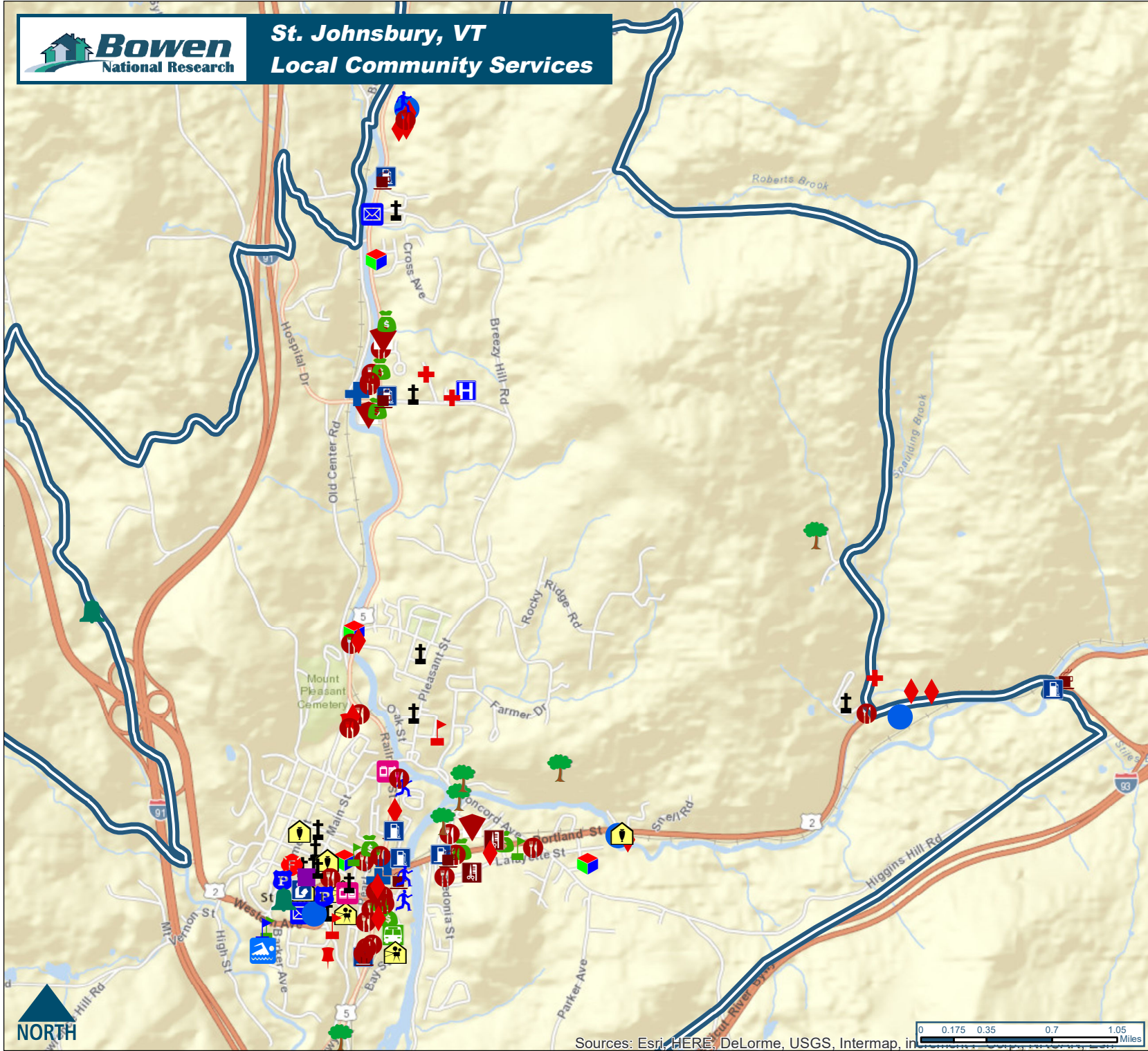
Notable community services located outside the PSA are detailed below:

Community Attributes (out of PSA)		
Name	Type	Distance from PSA Center (Miles) (St. Johnsbury Town Hall)
Walmart Pharmacy	Pharmacy	18.3 Southeast (Littleton, NH)
Walmart Pharmacy	Pharmacy	22.2 South (Woodsville, NH)
Walmart Supercenter	Grocery	18.3 Southeast (Littleton, NH)
Shaw's Grocery Store	Grocery	18.2 Southeast (Littleton, NH)
Walmart Supercenter	Grocery	22.2 South (Woodsville, NH)
Shaw's Grocery Store	Grocery	37.4 Southwest (Montpelier, VT)
Walmart Supercenter	Discount Shopping	18.3 Southeast (Littleton, NH)
Walmart Supercenter	Discount Shopping	22.2 South (Woodsville, NH)
Berlin Mall	Shopping Mall	38.0 Southwest (Berlin, VT)
University Mall	Shopping Mall	75.0 West (Burlington, VT)
Norwich University	College/University	50.4 Southwest (Northfield, VT)
University of Vermont	College/University	75.3 West (Burlington, VT)
Champaign College	College/University	75.5 West (Burlington, VT)

Overall PSA (St. Johnsbury) Community Services Evaluation

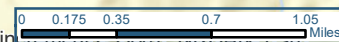
Overall, the town of St. Johnsbury is well served by most key community services, with several restaurants and bars, a bank, churches, parks, recreation centers and public services (i.e. police and fire) located within town limits. Also, given the location, the area is close to numerous employment opportunities ranging from service industry jobs to professional employment. These community services and employment opportunities are located within the PSA and conveniently serve the residents throughout St. Johnsbury and will enable the area to continue to attract residents. While there is not any notable large-scale grocers or pharmacies, the area's public bus system is relatively extensive and enables residents' convenient access to community services located outside of St. Johnsbury. As a result, we believe access to community services is good; however, the addition of a large-scale grocer and pharmacy to the area would increase its appeal to prospective residents.

A map of notable community services in or near the PSA (St. Johnsbury) is included on the following page.



Legend

- Primary Study Area
- Entertainment
- Bank
- Child Care
- Church
- Cinema
- Convenience Store
- Elementary School
- Fire
- Fitness Center
- Gas
- Grocery
- Hair
- High School
- Hospital
- Laundry
- Library
- Medical Center
- Middle School
- Museum
- Park
- Pharmacy
- Police
- Post Office
- Restaurant
- Senior Services
- Shopping
- Swimming
- Transit
- University
- Employer 1000-5000



F. Housing Choice Voucher Holders

According to data provided in September 2017 from the VT Housing Authority for use in NVDA's regional plan, there were 190 housing choice vouchers used in Caledonia County, and 125 of them were used in St. Johnsbury. Other places in the County with high numbers of voucher use were Lyndonville (26) and Hardwick (21).

If the rents do not exceed the payment standards established by the local housing authority, households with Housing Choice Vouchers may be willing to reside at properties that accept HCVs. The local payment standards and median gross rents of the PSA (St. Johnsbury) are compared in the following table:

Bedroom Type	Payment Standards	Median Gross Rents*	
		Tax Credit	Market-Rate
Studio	\$642	N/A	\$525
One-Bedroom	\$679	\$702	\$650
Two-Bedroom	\$824	N/A	\$975
Three-Bedroom	\$1,031	N/A	\$900
Four-Bedroom	\$1,137	N/A	N/A

Source (Payment Standards): Vermont State Housing Authority (Effective: 2/1/2017)

*Gross rents are the collected (tenant-paid) rents plus the estimated costs of tenant-paid utilities (utility estimates of \$50 for a studio, \$75 for a one-bedroom unit, \$100 for a two-bedroom unit, and \$150 for a three-bedroom unit)

As the preceding table illustrates, the median gross rent of a one-bedroom Tax Credit unit in the PSA is near the payment standard for a one-bedroom units. With the exception of the median two-bedroom market-rate gross rent, all of the market-rate median gross rents are below the payment standard. As such, Housing Choice Voucher holders should be able to reside in a majority of the Tax Credit and market-rate rental alternatives in the market. However, given the lack of available multifamily rentals in the PSA (St. Johnsbury), it appears that HCV holders likely have difficulty finding product for which vouchers could be used. This may represent a housing need and development opportunity for affordable rental housing in the market.

G. Special Needs Populations

Besides the traditional demographics and housing supply evaluated throughout the report, we also identified special needs populations within Caledonia County. This section of the report addresses demographic and housing supply information for the homeless population and the other special needs populations within the county.

The following table summarizes the various special needs populations within the county that were considered in this report. It should be noted that county level data was not available for certain special needs groups (victims of domestic violence and persons with substance abuse). For these two groups, data reflects a three-county area that includes Caledonia County:

Special Needs Populations			
Special Needs Group	Persons	Special Needs Group	Persons
Homeless	30	Persons with Disabilities (PD)	5,722
Victims of Domestic Violence (VDV)	1,812*	Ex-offenders (Parole/Probation) (EOP)	225
Persons with Substance Abuse (PSA)	1,356*	*Unaccompanied Youth (UY)	68
Adults with Severe Mental Illness (SMI)	2,444	HIV/AIDS	19

*Data reported is Caledonia, Essex and Orleans Combined

The largest number of special needs persons is among those with disabilities, adults with severe mental illness, victims of domestic violence, and persons with substance abuse problems. According to our interviews with area stakeholders, housing alternatives that meet the distinct demands of the special needs population are limited. Notable facilities are offered by Elm Street Transitional Housing, Aerie House, Judd South House, Covered Bridge, North East Kingdom Youth Services, AWARE, Inc., Umbrella, North East Kingdom Human Services, various residential care homes, and Northeast Kingdom Community Action which meet the needs of unaccompanied youth, persons with substance abuse, persons with disabilities, and elderly persons. According to various services providers the homeless and special needs groups that were most underserved in terms of housing were unaccompanied youth and victims of domestic violence.

Homeless

Caledonia County is located within HUD's designated *VT-500 Vermont Balance of State Continuum of Care (CoC)*. CoCs around the United States are required to collect data for a point-in-time in January of each year. The last published point-in-time surveys were conducted in January 2016. This includes a count of persons who are classified as homeless, as well as an inventory of the housing specifically designated for the homeless population. According to the 2016 point-in-time survey for *VT-500 Vermont Balance of State Continuum of Care*, there are approximately 785 persons who are classified as homeless on any given day that are not already housed in permanent supportive housing.

Based on the Vermont Coalition to End Homelessness, there are approximately 30 persons within 24 households classified as homeless within Caledonia County. The following table summarizes the homeless population within the county by various subcategories.

Homeless Population	
Subcategory	Persons
Children (Under 18)	7
Young Adults (18-24)	11
Adults (25-54)	8
Adults (55+)	2
Adults (Unreported Age)	2
Total	30
Subcategory	Households
Households With At Least 1 Child	3
Households Without Children	20
Households With Only Children	1
Total	24

Source: Vermont Coalition to End Homelessness – Vermont 2017 Point-in-Time Annual Statewide Count of Homelessness

Homeless Housing Inventory – Caledonia County								
Project Type	Beds by Population Category						Seasonal Beds	Total Beds
	Single Male/ Female and Households with Children	Single Male & Female	Veteran	Chronically Homeless	Domestic Violence	Youth		
Emergency Shelter	5	0	0	0	2	0	10	17
Transitional Housing	0	0	0	0	0	2	0	2
Permanent Supportive Housing	0	0	0	5	0	0	0	5
Rapid Re-housing	38	0	0	0	0	0	0	38
Total Beds By Population	43	0	0	5	2	2	10	62

Source: Vermont Coalition to End Homelessness – 2016 Housing Inventory Count

It is important to note that the total bed count for the subgroups and the grand total likely overstate the actual year-round capacity to house the homeless. For example, some permanent supportive housing beds may be restricted to more than one group or population, thereby double-counting the actual beds that could be available. Seasonal beds are temporary alternatives that are only available during a segment of the year and do not represent year-round capacity. Based on these reporting methods and the types of homeless housing, the actual number of beds ready for occupancy year-round is likely lower than reported in the preceding table.

According to the Vermont Coalition to End Homelessness and Chittenden County Homeless Alliance's 2017 Point-In-Time Count Report, there were a total of 24 homeless households in Caledonia County. Within these 24 households, there were 30 people, six (6) of whom were unsheltered. Also, of these 30 people, four (4) were victims of domestic violence, 11 suffered from severe mental illness, three (3) suffered from substance abuse and one (1) was a veteran.

Persons with Substance Abuse

According to the Vermont Department of Alcohol and Drug Abuse Prevention, the National Survey on Drug Use and Health (NSDUH) estimated that 54,000 Vermonters age 12 and older have “past year substance dependence or abuse”, as of 2011. For FY 2015, 11,485 people in the state of Vermont were treated for substance abuse in state treatment facilities. In 2016, 1,356 people in Caledonia, Essex and Orleans counties (county-specific data unavailable) were treated in the Vermont Department of Health Division of Alcohol and Drug Abuse Program. The following table summarizes people treated for substance abuse in the region in 2015 (the most recent year for which data was available).

People Treated by Substance of Abuse – Caledonia County*	
Substance	People
Alcohol	408
Heroin/Other Opiates	740
Marijuana/Hashish	153
Other	55
Total	1,356

Source: Vermont Substance Abuse Treatment Information System; 2015

*Includes counties of Caledonia, Essex and Orleans

Additionally, the Department of Mental Health (DMH) offers recovery programs to adults throughout the state. During FY 2013 DMH assisted 5,395 persons in the state with substance abuse recovery. It should also be noted that approximately 42.8% of persons with a substance abuse disorder also has a co-occurring mental illness, according to the Vermont Department of Health, Substance Abuse Continuum of Services 2014 Report.

Domestic Violence Victims

In 2016 the Vermont Network Against Domestic & Sexual Violence assisted 7,523 adults and 1,853 youth that were victims of domestic or sexual violence throughout the state. Additionally, they received 19,816 hotline calls. Statewide, they assisted 256 adults and children with transitional housing for 27,487 bednights and sheltered 893 adults and children at shelters. A total of 467 people had to be turned away due to lack of capacity. Vermont Network provides a variety of financial assistance options for victims and in 2016 they provided approximately \$28,000 in security deposits, \$21,000 in rental assistance, \$8,300 in utility assistance and \$2,700 in moving expenses. Additionally, they assisted 86 households (198 individuals) in receiving a total of \$55,000 in funds to assist them in securing and maintaining housing after being homeless.

The table below summarizes the number of victims served by Umbrella, a non-profit service provider for domestic abuse victims, between 2015 and 2017 in Caledonia, Essex and Orleans counties.

Domestic Violence Victims Served			
Year	Total Victims Served in Caledonia, Essex & Orleans Counties	St. Johnsbury Victims Served	Shelter Usage in St. Johnsbury
2017*	633	121	29 adults/23 children Total Bednights: 2,427
2016	683	127	16 adults/16 children Total Bednights: 2,021
2015	496	155	17 adults/13 children Total Bednights: 1,578
Total	1,812	403	62 adults/52 children Total Bednights: 6,026

Source: Umbrella

*As of August 2017

According to data provided by Umbrella, the number of domestic violence victims served by the organization in St. Johnsbury totaled 155 in 2015 and 127 in 2016. As of August 2017, this total was 121. Meanwhile, the number of bednights utilized at Umbrella's St. Johnsbury shelter location has increased in each of the past 3 years.

Additionally, according to the Vermont Fatality Review Commission's 2016 Domestic Violence Fatality Report, in 2015, there were 16 homicides in the state, six of which were domestic violence-related, and one of these six incidents was in Caledonia County. Since 1994, there have been 13 domestic violence-related deaths within the county.

According to a service provider, there are currently nine shelters within Vermont that are always at capacity and cannot accommodate persons seeking services. Providers also noted that while there is a need for more shelter housing, there is a greater need for transitional housing and affordable apartments specific to domestic violence victims. There are currently no transitional housing options for victims of domestic violence within the state.

Persons with HIV/AIDS

According to the Vermont Department of Health, there were 634 individuals in Vermont with HIV/AIDS as of December 2015. This includes the diagnosis of three (3) new persons with AIDS and eight (8) new persons with HIV in 2015. Of the total 634 individuals in Vermont with HIV/AIDS, 19 resided in Caledonia County in 2015.

According to a representative with Vermont CARES, there are various housing units located throughout the county that are set-aside within other developments for persons with AIDS/HIV and the property managers assist Vermont CARES with these residents' ability to access local supportive services.

In 2014, Vermont CARES assisted approximately 190 persons affected by AIDS/HIV with housing, food and medical assistance. According to one service provider with Vermont CARES, approximately 15% to 20% of the clients they serve experience homelessness annually due to high housing costs and lack of affordable housing.

Ex-Offenders

The Vermont Department of Corrections operates the Northeast Correctional Complex, which houses the Northeast Regional Correctional Facility (NERCF) and the Caledonia Community Work Camp (CCWC) in St. Johnsbury, Vermont. According to the department's 2017 Facility Study Report, the NERCF had 130 permitted beds and was housing 140 inmates, while the CCWC had 100 permitted beds and was housing 85 inmates.

Pathways Vermont partners with the Department of Corrections via the Housing First Program. The purpose of this program is to assist with the transition of ex-offenders back into the community by providing housing and other support services.

According to the Vermont Department of Corrections, there are four transitional housing programs available in the St. Johnsbury/Caledonia County area for ex-offenders, summarized in the table below.

Grantee	Location	Beds Available	Population Served	Special Requirements	Sex-Offenders Considered
Covered Bridge	St. Johnsbury	6	Males	Substance Abuse Recovery, Faith Based	Yes
Lyndon Apts.	Lyndon	4	2 Males/ 2 Females	None	Yes
Aerie House	St. Johnsbury	4	Males	Co-Occurring Substance Abuse & Mental Health	No
Judd South House	St. Johnsbury	5	Males	Co-Occurring Substance Abuse and Mental Health	Yes
Total Beds		19			

Source: Vermont Department of Corrections; Agency of Human Services (FY 2016)

As of September 2014, there were 1,722 prisoners statewide who were released from prison. The Vermont Department of Corrections has funded various grant programs throughout the state of Vermont in order to provide various transitional housing and supportive service programs to formerly incarcerated persons. As of December 2014, there were 30 former prisoners living in St. Johnsbury classified as “re-entry”. Specifically, there are 19 beds set aside for re-entry support which appears to only be serving only 63.3% of the re-entry population. One service provider with the Community Justice Network of Vermont noted that there is a need for more housing, but did not believe a high percentage of formerly incarcerated persons were homeless.

As of June 2015, the Vermont inmate population was 1,874 prisoners. This is a reduction from prior years, when the prison population was above 2,000. Vermont DOC attributes this drop to programs that permitted low-level offenders to stay out of jail and serve sentences while at home or in the community.

Persons with Disabilities

The following table illustrates the civilian non-institutionalized disabled population by age for the PSA (St. Johnsbury) and SSA (Caledonia County), based on ACS estimates.

	Civilian Non-Institutionalized Population by Age With a Disability			
	PSA (St. Johnsbury)		SSA (Caledonia County)	
	Number	Percent	Number	Percent
Total civilian non-institutionalized population	7,243	-	30,621	-
Under 5 years old	28	1.8%	43	0.7%
5 to 17 years old	135	8.9%	471	8.2%
18 to 34 years old	195	12.8%	839	14.5%
35 to 64 years old	533	35.0%	2,288	39.6%
65 to 74 years old	162	10.6%	893	15.5%
75 and Older	469	30.8%	1,238	21.4%
Total Population with a Disability	1,522	100.0%	5,772	100.0%

Source: S1810; Disability Characteristics – 2011-2015 American Community Survey 5-Year Estimates

Based on the preceding ACS data, there is a total of 1,522 people in St. Johnsbury with a disability. This represents 21.0% of the 7,243 people in St. Johnsbury. Within Caledonia County, there are an estimated 5,772 people with a disability, representing 18.7% of the county’s population. As the preceding table illustrates, the largest share (35.0%) of disabled persons in St. Johnsbury is among those between the ages of 35 and 64, though seniors between the ages of 65 and 74 combined with seniors age 75 and older make up a notable share (41.4%) of disabled households. While not all persons with a disability will require housing specific for their disability needs, it is clear that a very large base of people are disabled in both the PSA and SSA. As such, it will be important that such populations are considered in future housing plans of the PSA.

Unaccompanied Youth

According to data provided to the Vermont Coalition of Runaway and Homeless Youth Programs by Northeast Kingdom Youth Services (NEKYS), there were 68 youth served during the first part of 2017 within the three-county region of Caledonia, Essex and Orleans counties. While not all of these youths are considered homeless, many were not housed in proper housing, were doubled-up, or couch-surfing. The National Alliance to End Homelessness Report indicated that in 2015, there were 101 homeless persons classified as unaccompanied children or youth. This figure represented 6.6% of the homeless population in Vermont for 2015. Note that this report states that overall numbers of unaccompanied youth are not likely to be accurate, as this group does not generally congregate where adult homeless persons are normally found. As organizations typically used “point-in-time” counts that focus on a large count taken on one specific day, it is possible that the overall number of unaccompanied youth is under reported. The overall count is also impacted by limited beds available for this segment of the homeless population.

The Vermont Coalition of Runaway and Homeless Youth Programs 2013 Measurable Outcomes stated that approximately 58% of youth served were in need of long-term housing and only 30% received it. As such, a majority of youth in need of housing typically experienced homelessness. This is due to the high cost of housing in Vermont and most youth exiting the system often obtain low wage jobs or have issues with sustaining employment. While DCF offers many programs to assist youth in career/job training and self-sufficiency, they must opt into these programs once they exit the system. Of the youth exiting the foster care system that choose to participate in the various self-sufficiency programs available, approximately 89.3% earned a high school diploma and 50.7% are receiving some type post-secondary education/training. It should also be noted that approximately 56 youth sought some type of housing support and 129 youth received independent living grants.

As of FY 2016, Vermont Coalition of Runaway and Homeless Youth Programs (VCRHYP) reported that 59% of youth served by this organization required basic needs (i.e. food and clothing). In addition, housing was considered a Critical Issue at Entry for over half (51%) of all youth seeking services from VCRHYP member agencies or community partners. This organization served 520 youth statewide ending FY 2016. Of this total, 256 youth (49.2% of the 520 youth served) were enrolled in Transitional Living Programs (TLP). Approximately 70% of youth served through TLP were released to safe locations during FY 2016.

Adults with Severe Mental Illness

According to the National Alliance on Mental Health (NAMI) approximately one out of five adults in the United States experience mental illness in a given year, and one out of 25 adults live with a serious mental illness. According to the Vermont Agency of Human Services' Department of Mental Health's 2016 Statistical Report, there were 24,625 clients served by the department throughout the state in 2016. A total of 2,444 clients were served by Northeast Kingdom Human Services (NKHS), which includes Caledonia County within its service area. Of these 2,444 clients served in the Northeast Kingdom, 37.0% (approximately 904) clients were children.

According to the National Alliance on Mental Health (NAMI) approximately 27,177 people live with a serious mental illness in Vermont. In 2010, NAMI noted that housing in Vermont is unaffordable for persons living with a serious mental illness who rely on SSI as the average rent for a studio apartment is 94% above the average SSI payment. One local service provider stated that approximately 75% of persons dealing with mental illness in Vermont are homeless due to the fact that local shelters are not equipped to handle the various levels of mental illness. Furthermore, according to a 2013 online article published by *Vermont Journalism Trust*, many county sheriffs have been hired to monitor mentally ill patients in hospital emergency rooms due to the lack of inpatient beds at acute care facilities due to the loss of beds at the Vermont State Hospital. Since the closing of the state hospital, approximately 40 mentally ill persons were turned away per month due to demand exceeding capacity.

Pathways Vermont provides housing and support services to those experiencing mental health issues via its Housing First Program. This program is designated as a Specialized Services Agency (SSA) by the Department of Mental Health.

Homeless Veterans

According to the 2016 Point-In-Time survey for *VT-500 Vermont Balance of State CoC*, there are approximately 79 persons who are classified as homeless Veterans within the CoC. A total of 73 of these 79 Veterans were sheltered with the remaining six (6) being unsheltered. According to the Vermont Coalition to End Homelessness and Chittenden County Homeless Alliance's 2017 Point-In-Time Count Report, there was only one (1) homeless veterans within Caledonia County.

Vermont Pathways started a Supportive Services for Veteran Families (SSVF) program in 2014. This organization uses rehousing programs and short-term assistance to prevent veterans from becoming homeless. Programs include permanent housing and support services.

There are an estimated 62,619 *veterans* who were classified as homeless on a single night throughout the United States in 2015, according to the National Alliance to End Homelessness Annual Assessment Report. That estimate represents a decline of approximately 35.0% from 2009.

A social worker at Canal Street Veteran Housing noted that there is a need for transitional housing and affordable permanent housing for veterans in Vermont. Canal Street Veterans Housing, a facility operated by the Committee on Temporary Shelter (COTS), is located in the city of Winooski (Chittenden County). This facility, which opened in 2010, offers four transitional housing units for veterans and their families as well as transitional and permanent supportive housing for individuals. As of March 2016, 87% of residents who left this facility moved into permanent housing, and 100% of residents who left were able to find employment (among those that were able to work).

It should be noted that Canal Street Veterans Housing is the only facility in the state which offers transitional housing options to veterans and their families. Canal Street Veteran Housing receives calls from all areas of Vermont from veterans seeking housing. Furthermore, many veterans stay in transitional housing because they cannot obtain affordable housing or they are on a waiting list for subsidized housing. A representative with Veterans Place, located in Washington County, added there is a definite need for more affordable housing for veterans throughout the state as many have the financial resources to qualify for affordable housing. However there is a lack of affordable housing stock which makes it hard for veterans to find permanent housing options.

National Alliance to End Homelessness Report indicates that from 2014 to 2015, the total number of homeless veterans decreased by 4.0%. Vermont experienced a 2.3% reduction in the overall homeless population, and an 8.0% decline in the *unsheltered* homeless population. Among homeless veterans, the overall population declined by -0.8%. This represents a decrease of one homeless veteran from the total number reported in 2014 (120).

H. Residential Blight

Blight, which is generally considered the visible and physical decline of a property, neighborhood or city, can have a detrimental effect on nearby properties within a neighborhood. Blight can be caused by several factors, including economic decline, population decline, and the high cost to maintain/upgrade older housing. As part of this report, associates of Bowen National Research identified properties within St. Johnsbury that could be considered as “blighted”.

Residential properties (or properties that could be converted to residential uses) within the town limits of St. Johnsbury that meet any of the following criteria were considered to be “blighted.” Such classified properties were inventoried by a market analyst of Bowen National Research. Definitions of blight are listed below:

(a) Abandoned Building or Structure.

- (1) A building or structure which is not being inhabited, occupied or used and which is unsecured. For purposes of this classification, a building or structure is unsecured when the public can gain entry without the consent of the owner.
- (2) A partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there appears to be no construction, renovation or demolition activity at the property.

(b) Attractive Nuisance. Property which is in an unsecured state so as to potentially constitute an attraction to children, a harbor for vagrants, criminals or other unauthorized persons, or so as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful act.

(c) A building or structure which is in a state of disrepair:

- (1) Exterior wall and/or roof coverings which have become deteriorated and do not provide adequate weather protections, resulting in termite infestation and/or dry rot.
- (2) Broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers.
- (3) Building exteriors, walls, fences, signs, retaining walls, driveways, walkways, sidewalks or other structures on the property which are broken, deteriorated, or substantially defaced, to the extent that the disrepair is visible from any public right of way or visually impacts neighboring public or private property or presents an endangerment to public safety.
- (4) Building exteriors, walls, fences, signs, retaining walls, driveways, walkways, sidewalks or other structures on the property which have been repainted in such a manner that the appearance may be further deteriorated or substantially defaced.

(d) Property Inadequately Maintained.

- (1) Overgrown, diseased, dead, or decayed trees, weeds or vegetation that:
 - a. Are likely to harbor rats, pigeons, vermin, and other nuisances; or
 - b. Substantially detract from the aesthetic and property values of neighboring properties; or
 - c. Constitute a fire hazard or other condition that is dangerous to the public health, safety, or welfare; or
- (2) Solid waste, which includes “garbage”, “refuse” and “rubbish” that constitutes blight and blighted property in the following situations:
 - a. The accumulation of solid waste is visible from a street or public right-of-way, is not enclosed in a city-approved container, and is present for an extended period; or
 - b. The accumulation of solid waste is being stored or disposed of in a manner that would allow the material to be transported by wind or otherwise onto or upon any public street, public right-of-way, or neighboring property, unless the method of storage or disposal is specifically allowed by local codes.

Using this definition of blight, Bowen National Research identified several properties that were in various stages of disrepair, abandoned, partially constructed/not completed, or appeared to be in an unsafe condition.

A representative of Bowen National Research personally visited each street within the town limits of St. Johnsbury and evaluated the condition of the existing housing stock, regardless if it was occupied or vacant. From this on-site observation, we identified those residential properties that exhibited some level of exterior blight. It should be noted that the interiors of properties were not evaluated. A total of 34 residential units were identified that exhibited some sort of blight within the St. Johnsbury town limits. These 34 homes represent 1.2% of the 2,939 housing units in St. Johnsbury (based on 2010 estimates). While this represents a small share of the total housing inventory, these homes still represent potential nuisances, safety hazards and may be detrimental to nearby property values.

Of the 34 blighted residential units identified in St. Johnsbury, 31 were within single-family homes or multifamily structures, while three were mobile homes. Evidence of blight primarily consisted of abandoned/boarded up/unsafe structures or units in significant disrepair. Streets with two or more identified blight residential units include Spring Street, McGill Avenue, US Highway 2, Pleasant Street, Elm Street, and Concord Avenue, with six blighted units between the 1900 and 2100 blocks of Memorial Drive. Based on our review of all 34 blighted units, it appears the majority of such units are located north of the downtown area and extend up to the southern portion of the Arlington


neighborhood and the western portion of the Summerville neighborhood. As such, efforts to address blight should focus on this particular area.

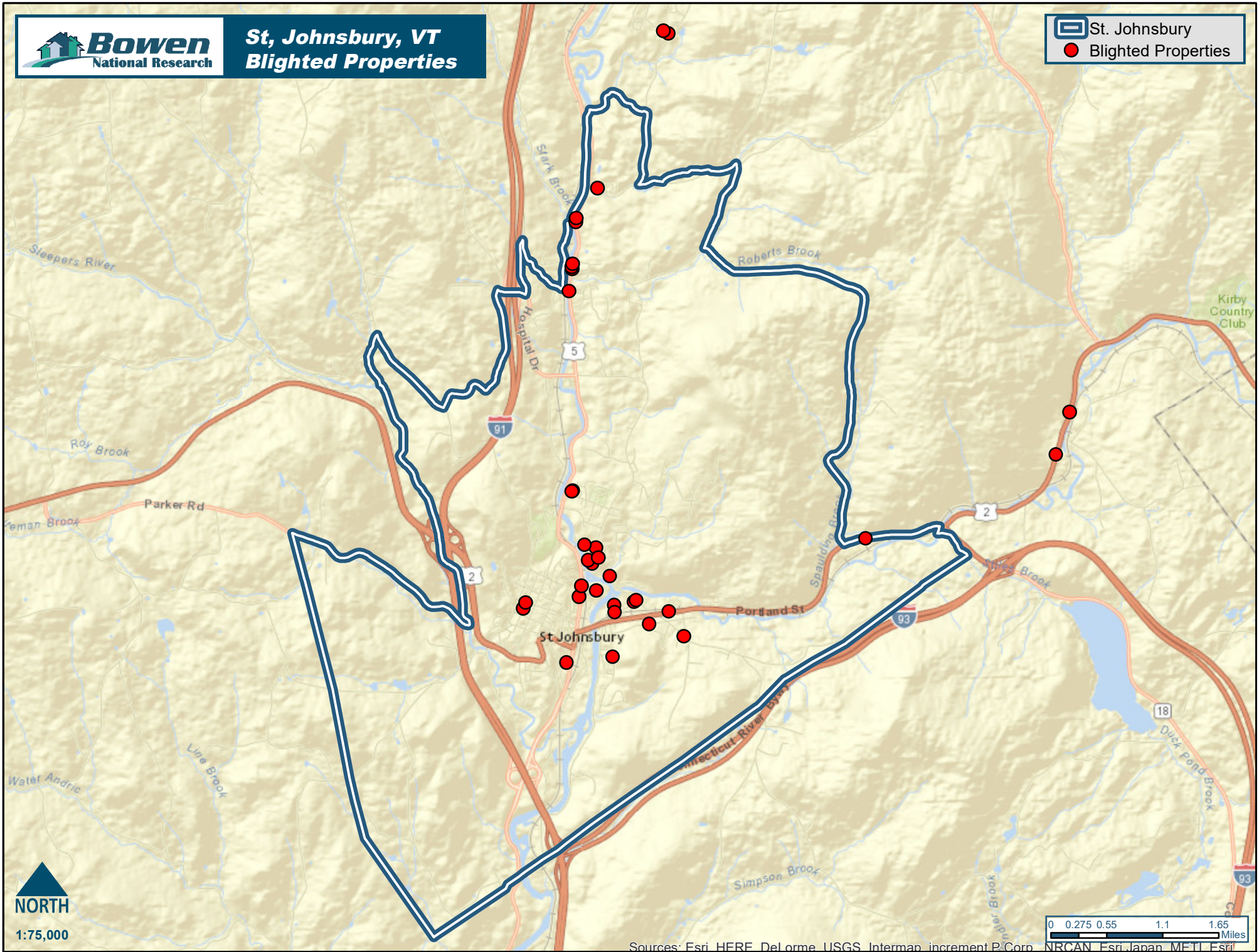
A map showing the approximate location of residential blight in St. Johnsbury is included on the following page.



St, Johnsbury, VT
Blighted Properties

 St. Johnsbury

 Blighted Properties



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

I. Historic Preservation

Brian Knight Research (BKR) completed a preliminary historic preservation analysis in November of 2017 of selected areas within St. Johnsbury, Vermont. As part of the analysis, BKR conducted a survey of historic buildings within the five study areas for the larger housing study conducted by Bowen National Research. This survey was more detailed than a windshield survey but not as involved as a traditional historic resource inventory survey. For this survey, BKR identified character defining features of each building, provided an approximate date of construction and provided a cursory statement of historic integrity.

BKR provided three levels of integrity including *Low*, *Medium*, and *High*. For a high level of integrity, a building retained most of its architectural features such as porch elements, decorative window elements and trim work. In addition, the building retained original siding and original windows. For a medium rating, a building lost some of its historic integrity, but retained some important features such as windows or siding. For a low rating, a building had many alterations including vinyl siding, replacement windows and/or incompatible additions.

A total of 768 buildings were surveyed in the St. Johnsbury study areas. A total of 222 were given a high integrity rating (representing 29% of the surveyed buildings). Meanwhile, 137 (18%) buildings were given a medium integrity rating, and 354 (46%) were given a low integrity rating. A total of 55 buildings were not surveyed due to being less than fifty years old, commercial properties or not visible from the right of way (7%).

The highest concentration of high-medium integrity buildings was found in the Four Seasons study area as well as isolated sections of the Summerville, East St. Johnsbury, St. Johnsbury and Arlington study areas. These buildings possess suitable historic integrity to be potentially individually eligible for the National Register for Historic Places for their architectural merit (Criterion C). They also may be eligible, under Criterion A, for having historic significance, usually under social history, ethnic heritage, community planning and development.

There was a vast number of buildings with a low rating. Very few buildings retained all of its historic features and most of the buildings had undergone some form of modernization in the form of new roofing, windows or siding. These buildings do not possess enough historic integrity to be individually eligible for the National Register for Historic Places for their architectural merit (Criterion C). The individual buildings may be eligible, however, under Criterion A for having historic significance, usually under social history, ethnic heritage, community planning and development. Through additional research, such as a historic survey and historic context statements, additional information may be gathered to provide significance.

An architectural survey will create a comprehensive understanding of St. Johnsbury's heritage and to preserve important resources. The architectural survey provides an account of the types, styles, and features of each historic resource present in the study area. A historic context statement will identify important themes in history and then relate those themes to extant historic resources or associated property types. The survey will also provide more detailed analysis of a building's integrity.

Through careful boundary analysis, historic surveys and development of historic context statements, large components of these study areas would be eligible for the National Register of Historic Places using The Historic and Architectural Resources of St. Johnsbury, Vermont Multiple Property Documentation Form (MPDF). The MPDF is a document used to nominate individual properties and historic districts that share a similar time period, geographic distribution, historic themes, and importance.

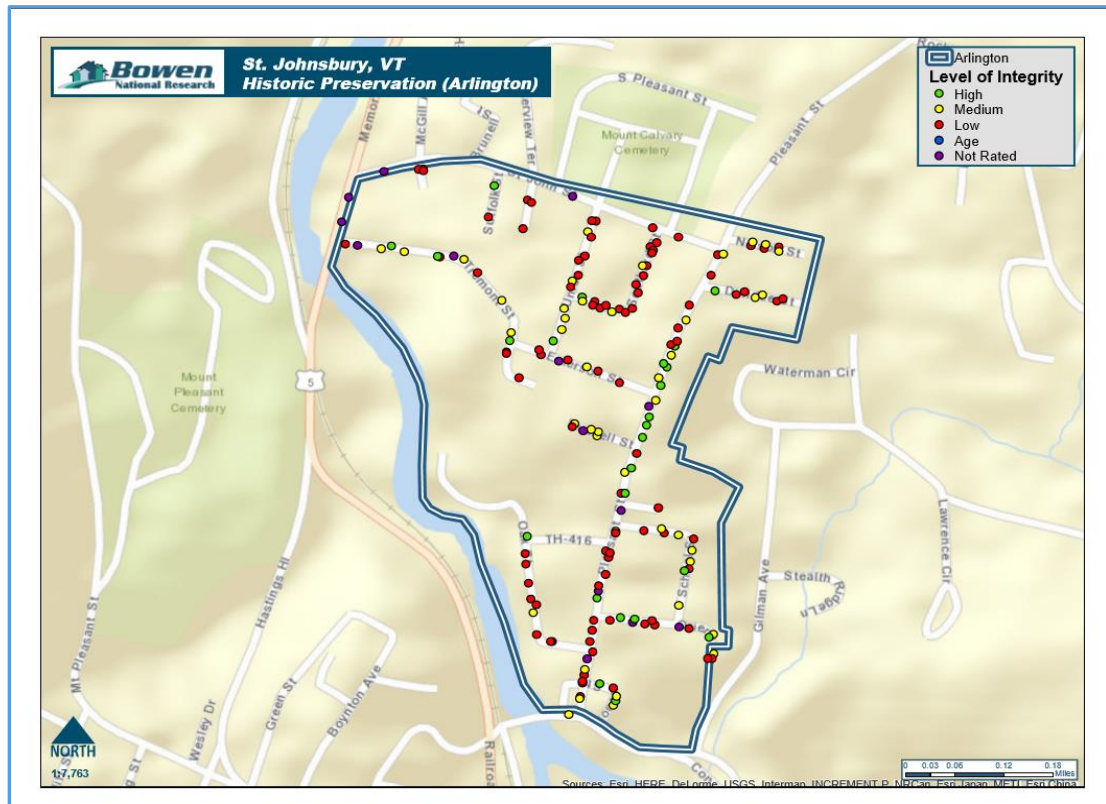
Using the MPDF, individual buildings may be eligible for the National Register of Historic Places as a multifamily housing property type. This property type may include a number of different types of buildings related to residential housing: a historically single-family house that was altered to include apartments, a double house with separate living units, an apartment house with some shared entrances but separate units or guest houses. This property type will also be found in the larger property type, Residential Historic District (explained below). The individual resources will meet the registration requirements as they clearly reflect their function but because they display a significant number of stylistic architectural features. They may retain individual elements evoking their residential use and their period of construction or period of historic alterations through materials, design, setting, feeling, workmanship, and association.

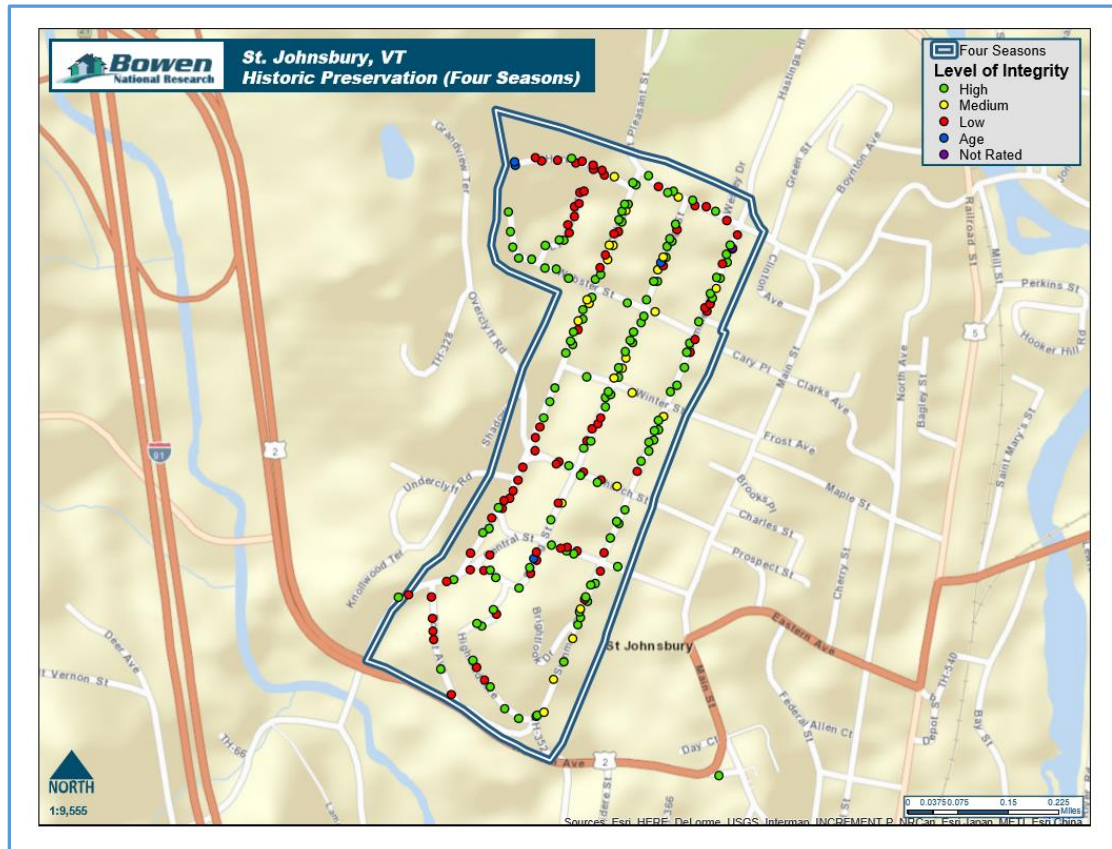
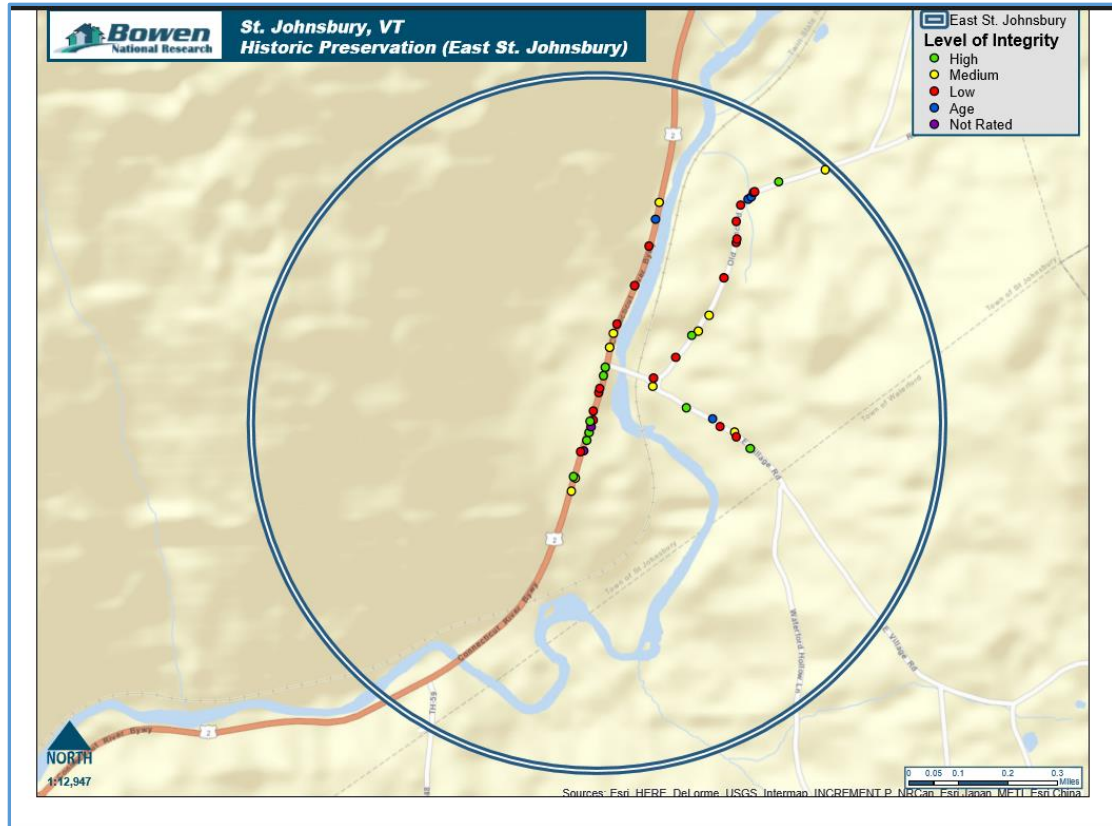
In addition to buildings being individually eligible using the MPDF, large components of the five study areas are thematically related in the MPDF as Residential Historic Districts(RHD). The buildings in these RHDs include single-family or multi-family residences. The RHDs contain a variety of house styles including: Gothic Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, and Bungalow. When looking at these buildings as part of districts, they qualify as Residential Historic Districts (RHD) using the St. Johnsbury MPDF. These study areas, or components of them, may be eligible for the National Register District Nomination under Criterion C for being significant and distinguishable entities whose components may lack individual distinction. The districts may also be eligible under Criterion A for having historic significance, usually under social history, ethnic heritage, community planning and development.

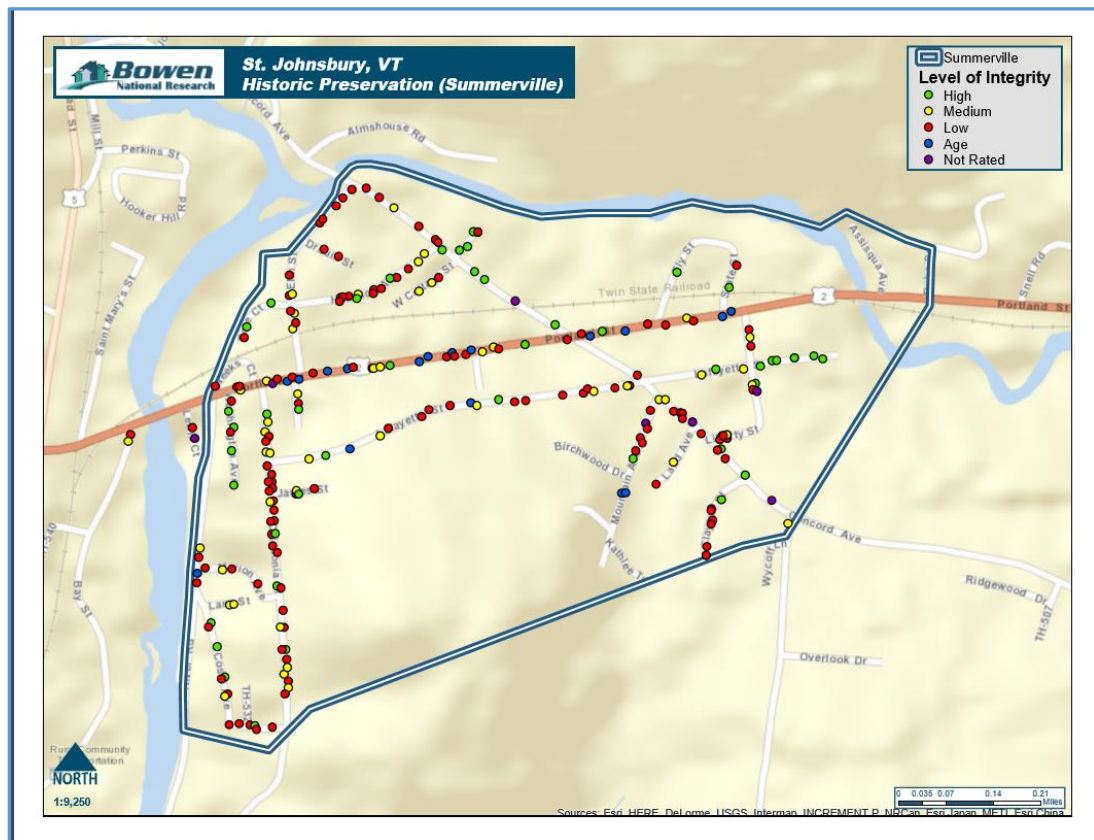
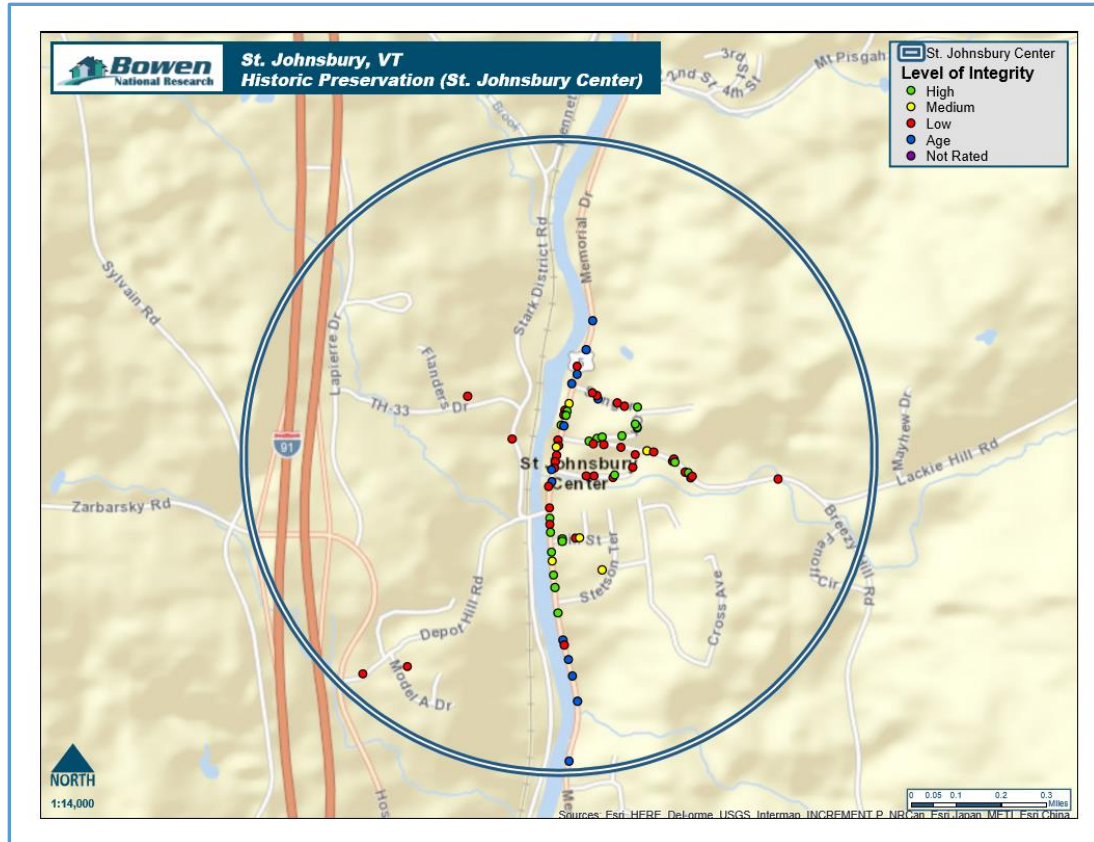
The identified areas with a high concentration of high-medium integrity buildings meet MPDF registration requirements as they retain their historic density and spacing of buildings, with individual elements continuing to evoke their residential character and period of construction and/or period of historic changes through basic integrity of materials, design, setting, and association. Changes made since the historic period do not visually overwhelm the traditional structures and relationships between elements to the point where the residential historic district can no longer be understood. Historic commercial, industrial, or public buildings do overwhelm the historic residential character or feeling.

Through consultation with the Vermont Division for Historic Preservation, the study areas should be further investigated to determine eligibility for the National Register of Historic Places.

Maps illustrating the locations of properties evaluated for their historic integrity by neighborhood or district are shown below:







J. Housing Programs & Policies

This section of the report provides an overview of the housing programs, regulations, and incentives that are currently in place in St. Johnsbury and Caledonia County. We also provide an overview of various housing programs and initiatives that are offered in the state of Vermont. Finally, we provide a summary of other initiatives and programs used in other parts of the country that assist in addressing housing issues within various communities that could be considered for implementation in St. Johnsbury.

It is important to point out that the program summaries cited in this report are taken directly from published sources such as the town of St. Johnsbury, the Vermont Housing and Conservation Board (VHCB), the Vermont Housing Finance Agency (VHFA) and the Vermont State Housing Authority (VSHA), and are not our descriptions or interpretations of such programs. For further details of these programs, please contact the referenced sources.

1. St. Johnsbury/Caledonia County

Vermont's Downtown Program

The St. Johnsbury Chamber of Commerce secured a Designated Downtown status through Vermont's Downtown Program, part of the state Agency of Commerce and Community Development. Vermont's Downtown Program is part of the national Main Street program. The program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities.

The benefits of being a designated downtown help property owners and businesses invest in the community. For example, as a designated downtown, property owners can take advantage of 10% Historic Tax Credits, including interior and exterior improvements, code compliance, plumbing and electrical upgrades. There are also 25% Façade Improvement Tax Credits that can be applied to façade work up to \$25,000. And 50% Code Improvement Tax Credits, available for up to \$50,000 each for elevators and sprinkler systems and \$12,000 for lifts. There are more ways to tap into these and other savings through building upgrades and improvements that are only available because of St. Johnsbury's downtown designation.

St. Johnsbury's downtown designation means the community is eligible for grants and loans from the Downtown Transportation Fund. Options for traffic calming to make downtowns more pedestrian friendly are also available through this program.

Downtown Designation Benefits:

The program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities. Once designated, the community will be eligible for the following benefits.

Notable local programs and assisting related to housing (directly or indirectly) are cited below:

10% Historic Tax Credits - Available as an add-on to approved Federal Historic Tax Credit projects. Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.

25% Facade Improvement Tax Credits - Eligible facade work up to \$25,000.

50% Code Improvement Tax Credits - Available for up to \$50,000 each for elevators and sprinkler systems and \$12,000 for lifts. Eligible code work includes ADA modifications, electrical or plumbing up to \$25,000.

50% Technology Tax Credits - Available for up to \$30,000 for installation or improvements made to data and network installations, and HVAC (heating, cooling or ventilation systems) reasonably related to data or network improvements.

Priority Consideration for State Grants and Siting of State Buildings - Priority consideration for Municipal Planning Grants, Vermont Agency of Transportation Grants and funding from Vermont's Community Development Program. Priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings.

Special Assessment Districts - May create a special assessment district (also known as special benefits district or business improvement district) to raise funds for both operating costs and capital expenses to support specific projects in the designated Downtown.

Neighborhood Development Area (NDA) Eligibility - Communities may also designate Neighborhood Development Areas within 0.5 mile from the downtown district. Qualified projects are:

- Exempt from Act 250 regulations and the land gains tax.
- Eligible for, once designated, reduced Agency of Natural Resources review fees.

Act 250 - Act 250 is Vermont's land use and development law, enacted in 1970 at a time when Vermont was undergoing significant development pressure. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social and fiscal consequences of major subdivisions and developments in Vermont. It assures that larger developments compliment Vermont's unique landscape, economy and community needs. One of the strengths of Act 250 is the access it provides to neighbors and other interested parties to participate in the development review process. Applicants often work with neighbors, municipalities, state agencies and other interested groups to address concerns raised by a proposed development, resolving issues and mitigating impacts before a permit application is filed. St. Johnsbury's Designated Downtown status allows for the following provisions, as they relate to Act 250

- No permit fees and special downtown process with reduced criteria
- Qualified mixed use housing projects are exempt from review

Source: www.discoverstjohnsbury.com/about/designation/

Tax Increment Financing (TIFs)

St. Johnsbury doesn't currently have TIF districts, but is exploring the possibility of establishing TIF districts now that the state has lifted its moratorium on TIFs. An overview of TIF Districts is provided later in this section.

Tax Stabilization program

In 2015/2016 St. Johnsbury restructured a dormant Tax Stabilization Program to incentivize investment. The standard program stabilizes property values for seven years therefore providing a tax incentive on the incremental increase in value. To date, St. Johnsbury has three companies enrolled in the program. The St. Johnsbury Housing Committee is currently looking into a residential property stabilization program to incentivize investment in residential properties.

Source: *Town of St. Johnsbury*

Code Compliance Program

On Oct. 24, 2017 the Select Board approved amendments to St. Johnsbury's Housing Ordinances that allows the town to perform a systematic inspection of all rental dwellings in St. Johnsbury. Also included in the Ordinance was a fee-based Rental Housing Registry. The program starts January 1, 2018.

Source: *Town of St. Johnsbury*

Landlord Information Exchange Program

A sub-committee of the St. Johnsbury Housing Committee has facilitated several Landlord Information Exchanges. These meetings have been very well attended (35-50 property owners/managers) to discuss the challenges within their industry sector. Much of the focus has been on the eviction process in Vermont and the laws that protect the tenant. Landlords are claiming that the eviction process takes four to nine months and costs between \$4,000 and \$9,000 per eviction. This is the money they have slated for building maintenance and improvements, leaving a long list of deferred maintenance. The Town is very concerned that it could get to a point where property owners walk away from their properties leaving the Town with them through tax sale.

Source: Town of St. Johnsbury

Home Buyer Incentives

The St. Johnsbury Housing Committee is looking into options to incentivize home purchases in Town. Montpelier, Vermont offers a loan/grant program funded through their tax base with six \$15,000 awards granted annually to new home buyers. After 15 years they become grants providing more equity. St. Johnsbury may develop a similar program following this model.

Source: Town of St. Johnsbury

Intern Housing Program

St. Johnsbury is working to develop an Intern Housing Program with local businesses and organizations. This program would support the development of communal living centers within the downtown that house interns that serve local businesses. The Town's goal is to insert a younger demographic within the designated downtown who will support retail, services, and hospitality sectors.

Source: Town of St. Johnsbury

2. Vermont and Federal Programs

There are a variety of programs and initiatives to support housing in the state of Vermont. While not all-inclusive, the following summarizes some of the more notable programs offered within the state.

Federal and State Rehabilitation Tax Credit Program

Federal and state rehabilitation tax credits help to stimulate private investment, create jobs, restore historic buildings and jump start the revitalization seen in Vermont's Designated Downtowns and Village Centers. Successful projects range from small bed and breakfasts and rental apartments to multimillion dollar downtown redevelopments.

While not cash or a grant, tax credits essentially redirect income taxes owed to help pay the construction bills. Credits are available from both the federal government and the State of Vermont.

- **Federal Rehabilitation Investment tax credits** are available for eligible historic commercial buildings, meaning income-producing buildings, listed in the National Register of Historic Places. Many of Vermont's designated downtowns and villages are listed and pre-qualified for federal credits.
- **State Downtown & Village Center tax credits** are available for eligible commercial buildings and non-profit owned buildings constructed before 1983 (no private residences, but rental properties are eligible) located within designated downtown or village centers.

Federal and state tax credits support general rehabilitation, code compliance, and exterior improvements. In some cases, projects may be eligible for both the federal and state programs. Both programs are designed to enhance the historic character of Vermont and use the Secretary of the Interior's Standards for Rehabilitation to assure changes are sensitive and appropriate.

Source: Agency of Commerce and Community Development

REAP Zones (Rural Economic Area Partnership)

In 2000, the Northeast Kingdom Collaborative applied for and received the designation of Rural Economic Area Partnership (REAP) Zone by USDA Rural Development (RD), an arm of USDA focused on helping rural communities thrive. The REAP Initiative was established to address critical issues related to constraints in economic activity and growth, low density settlement patterns, stagnant or declining employment, and isolation that has led to disconnection from markets, suppliers, and centers of information and finance. The REAP Zone designation gives applicants access to a reserved set of funds only available to REAP Zones through some of USDA RD's 40 grant and loan programs. The 2014 Farm Bill extends the current REAP Zone status through the year 2018.

Source: <http://www.nekcollaborative.org>

Weatherization Program

The *Weatherization Program* helps lower-income residents, particularly older Vermonters, people with disabilities, and families with children, to save fuel and money by improving the energy efficiency of their homes.

Residents are eligible for weatherization services, whether they own or rent, if:

- Their household income is at or below 80% of median income. *Priority is given to households with incomes below 60% of median income.*
- Someone in the household gets Supplemental Security Income (SSI).
- Someone in the household:
 - Currently gets Seasonal Fuel Assistance
 - Got Seasonal Fuel Assistance last winter and is still eligible
 - Is already approved to get Seasonal Fuel Assistance this coming winter season

Services may include:

- Comprehensive "whole house" assessment of energy-related problems;
- State-of-the-art building diagnostics, including blower door, carbon monoxide, and heating system testing and infrared scans; and
- "Full-service" energy-efficient retrofits, including dense-pack sidewall insulation, air sealing, attic insulation, heating system upgrades and replacements.

Residents received free weatherization services for their home any time after 2002 are not eligible to receive additional free services for that home.

Source: <http://dcf.vermont.gov/benefits/weatherization>

HOMELAND Program

The HOMELAND Program provides purchase subsidies to make home ownership more affordable for Vermonters. Assistance with closing costs and rehabilitation loans may also be available to participants in the HOMELAND Program. Applicants for HOMELAND funds are pre-qualified to purchase a home within a given price range based on their income. Depending on income level, need, and other factors, homeowners may receive grants (generally 20% of the purchase price, up to \$44,000) towards the purchase of a home. In addition to the HOMELAND grant, buyers must obtain mortgage loan financing and contribute their own cash resources (at least \$1,500) towards the purchase price of the home.

HOMELAND grant funds provided by the Vermont Housing & Conservation Board are administered by regional housing nonprofits to subsidize the cost of purchasing a home, increasing affordability and guaranteeing permanent affordability upon resale. Appreciation is limited by an agreement between the nonprofit and the homeowner. In return, the initial purchase price of the home is reduced by the amount of the grant. Subsequent purchasers are able to benefit from the limited appreciation and purchase a home for less than market value.

Successful completion of a home purchase education program at one of five NeighborWorks HomeOwnership Centers around the state is a requirement for each buyer receiving HOMELAND funds. The HomeOwnership Centers are located in Burlington, St. Albans, Springfield, West Rutland, Brattleboro, Lyndonville and Barre.

Source: Vermont Housing and Conservation Board

Habitat for Humanity and Vocational Education-Built Homes

VHCB makes grants for home building projects undertaken by Habitat for Humanity or Vocational Education programs around the state. The projects funded to date have helped either to pay for land or to lower the costs of construction. The resulting savings have been passed on to first-time home buyers. Applications are accepted on a rolling basis as long as funds are available. A link to the list of statewide Habitat for Humanity Chapters is provided on the Vermont Housing & Conservation Board website.

Source: Vermont Housing and Conservation Board

Vermont Loan and Grant Programs

The Vermont Housing & Conservation Board (VHCB) makes deferred loans for the acquisition, rehabilitation and construction of affordable housing by nonprofit housing organizations. Since 1987, VHCB has contributed to the development of more than 11,000 permanently affordable homes. Both private and non-profit developers are eligible to apply for federal HOME Program funding for rental housing developments. For-profit and non-profit landlords as well as homeowners are eligible to apply for Lead Paint Hazard Reduction Program funding administered by VHCB. VHCB also has a Healthy Homes Program to assist with health and safety hazards in the home. These programs are discussed in greater detail below.

All housing funded must serve households earning less than 100% of median income as defined by HUD income guidelines. The majority of the units funded by VHCB serve households with incomes between 30% and 80% of median income. The affordability of the housing is secured with legal instruments (housing subsidy covenants) filed in the land records that remain with the property upon resale to ensure permanent affordability.

Source: Vermont Housing and Conservation Board

HOME Program

The VHCB administers the federal HOME Investment Partnership Program for the State of Vermont through a contract with the Agency of Commerce and Community Development. These funds are used to serve low- and very low-income Vermonters in housing developments meeting the criteria of the state's Consolidated Plan for housing programs. The HOME funds help to cover project development costs, create greater affordability in the projects, and supplement VHCB funds. VHCB has awarded more than \$55 million in HOME funds since the program began in 1992.

Source: Vermont Housing and Conservation Board

Lead-Based Paint Program

The Vermont Lead-Based Paint Program provides financial and technical assistance to income-eligible landlords and homeowners to reduce the risk of lead poisoning caused by lead-based paint hazards. Work is completed by certified lead abatement contractors and testing is done to insure properties are safe before residents return.

Source: Vermont Housing and Conservation Board

Healthy Homes Program

The Vermont Healthy Homes program partners with affordable housing organizations statewide to fix health and safety hazards in Vermont homes. Fewer hazards in the home keep people healthier and often mean fewer visits to the doctor, thereby reducing health care costs. Enrollment in the program is managed by VHCB's partners, who perform outreach and intake as part of their suite of services offered to income-eligible homeowners and renters.

Source: Vermont Housing and Conservation Board

Mobile Home Purchase Subsidy Program

VHCB funds are awarded to assist low-income households to purchase mobile homes in VHCB-assisted mobile home parks, to provide down payment assistance and to prevent foreclosure. This program enables upgrading and replacement of deteriorated homes. Note: VHCB also funds the acquisition of mobile home parks and limited-equity resident cooperatives by non-profit housing development organizations.

Source: Vermont Housing and Conservation Board

Transitional Housing Fund

The Transitional Housing fund was established in 2004 for the development of service-supported housing for homeless and other households with special needs. The goal of the fund is to provide a timely response to urgent needs.

Source: Vermont Housing and Conservation Board

Housing Feasibility Funds

The VHCB provides feasibility awards to assist with predevelopment costs and feasibility analysis for individual projects. Feasibility funds typically cover the costs of appraisals, energy assessments, marketing studies, options, engineering and environmental studies, or other predevelopment costs.

Housing projects in the early stages of development are eligible for Feasibility Grants of up to \$10,000 for a single project to cover feasibility related expenses and up to \$15,000 for scattered site projects containing more than two separate sites. Funds can only be used to compensate contracted services and may not be used to compensate applicants for staff time.

These awards are instrumental in helping grantees bring projects to the development stage. Applications for feasibility funding are reviewed as they are received and are not subject to application deadlines.

Source: Vermont Housing and Conservation Board

Housing for All Bond Initiative

The Vermont Housing & Conservation Board will use proceeds from a \$35 million bond to fund rental housing and home ownership opportunities for 550 to 650 low- and moderate-income Vermonters over the next two to three years. The bold, new initiative represents the largest state investment in housing in more than a decade. It was first proposed by Governor Phil Scott in his January 2017 budget address, gained strong support in the legislature, and was signed into law in late June.

The bond funds will be matched with state, federal, and private sources to leverage approximately \$2 to \$3 for every one dollar of bond funds, resulting in \$70 to \$100 million in additional resources for housing development. Spending on affordable housing yields multiple benefits across the economy. The \$35 million housing bond will also act as a stimulus package, generating millions of dollars of economic activity through the creation of jobs and the purchase of goods.

At least 25% of the housing will be targeted to households with incomes below \$35,000 and another 25% will be targeted to moderate-income Vermonters earning \$55,000 to \$83,000 annually (for 4-person households). The balance of the funds will be awarded to projects based on community needs, applications received and the availability of resources for leverage. Applications may be submitted for new construction, rehabilitation of existing homes, multi-family apartments, single-family home ownership, and revitalization of blighted or historic properties in community centers, with an emphasis on creating new homes and bringing substandard properties back into use. Public-private development and ownership partnerships are encouraged.

In collaboration with the Department of Housing and Community Development, VHCB has held regional meetings in Middlebury, Hartford, Manchester, St. Johnsbury, Bellows Falls and Burlington to gather input from regional planning commissions, developers, social service agencies and others regarding the highest priority needs and potential housing developments. Beginning in October 2017, VHCB will be accepting new applications for projects using the *Housing for All* bond proceeds for the construction and rehabilitation of rental housing and single-family homes with an emphasis on creating new homes. Public-private development and ownership partnerships are encouraged.

The revenue bond will be issued by the Vermont Housing Finance Agency. It is expected to yield \$33 to \$34 million in proceeds and will be paid by a \$2.5 million in annual revenue from the property transfer tax over 20 years, through 2039.

Source: Vermont Housing and Conservation Board

VHFA Construction & Permanent Loans

VHFA (Vermont Housing Finance Agency) offers construction and permanent mortgage financing for the development and preservation of affordable rental housing. VHFA loans bring with them rent restrictions and household income limits. VHFA multifamily permanent loans are subject to monitoring, insurance, budget, and audit requirements. Requirements vary by funding source. Funds come from a number of sources including:

- Proceeds from the sale of tax-exempt or taxable bonds
- VHFA reserves
- Federal Financing Bank (FFB)

Housing sponsors must be organized on a limited profit or a nonprofit basis and approved by VHFA as qualified to own, construct, acquire, rehabilitate, operate, manage or maintain residential housing.

Rental housing properties eligible for VHFA financing can include the following types of living units:

- Transitional housing
- Congregate homes for the elderly
- Mobile home parks
- Single Room Occupancy (SRO) units
- Special needs housing
- Emergency shelters
- Residential care facilities
- Cooperative housing
- Nursing homes

Source: Vermont Housing Finance Agency

MacArthur Pre-development Loan Program

The MacArthur Pre-development Loan Program is a revolving loan fund created by VHFA with funding from the MacArthur Foundation and matched by funding from VHFA to promote and assist the preservation of affordable housing. This program, which must be used for multifamily rental housing, has a three-year repayment term and a maximum loan amount of \$100,000. The loan must be used to preserve affordable rental housing, as defined by VHFA, and can be used for acquisition & rehabilitation of unrestricted units being converted into affordable housing.

Source: Vermont Housing Finance Agency

Energy & Equity Bridge Loan Program

The Energy & Equity Bridge Loan Program is a revolving loan fund created by VHFA with funding from the MacArthur Foundation and matched by funding from VHFA to promote and assist the preservation of affordable housing. The program is subject to funds availability. The program has a three-year repayment period. Must be used to preserve affordable rental housing, as defined by VHFA, and can be used for acquisition & rehabilitation of unrestricted units being converted into affordable housing. For Energy Loans, the money can be used for energy upgrades to improve efficiency, and related project costs (architectural & engineering). Capital improvements are also eligible including required improvements that cannot wait, e.g. to address failing REAC scores, health or safety issues, structural repairs, etc. For Equity Bridge Loans, the money can be used to bridge future scheduled tax credit equity payments.

Source: Vermont Housing Finance Agency

National Housing Trust Fund

The National Housing Trust Fund (HTF) is a new federal affordable housing production program that will complement existing Federal, State, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families and individuals.

Funding for the HTF comes from an assessment on loans made by Freddie Mae and Fannie Mac. The HTF was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289). On January 30, 2015, HUD published an interim rule (FR-5246-I-03 and at 24 CFR Parts 91 and 93) which provides the guidelines for States to implement the HTF. HUD plans to issue a final rule for the HTF after states have had experience administering the program and are able to offer comments regarding the initial implementation.

The HTF regulations are modeled on the HOME Program, but there are several key differences. Most importantly, HTF has deeper income targeting, lower rent requirements, and a longer minimum affordability period. The State of Vermont has selected the Vermont Housing and Conservation Board (VHCB) as the State Designated Entity (SDE) to administer the program, in accordance with VSA Title 10, Chapter 015, Subchapter 003, §321.

Source: Vermont Housing and Conservation Board

Section 8 Rental Assistance

The Section 8 Existing program provides rental assistance to help eligible families live in safe and decent housing of their choice. With funding provided by the Department of Housing and Urban Development (HUD) and administered by local public housing authorities, as well as Vermont State Housing Authority (VSHA), this program utilizes privately owned existing housing stock.

Families, elderly, disabled and single people whose income falls within the income guidelines qualify for this program. After a person applies and is determined eligible, they are placed on a waiting list until funds become available to assist them. When funding becomes available, a certificate or voucher is issued.

A voucher is the written guarantee of VSHA to the tenant or prospective landlord that the voucher holder is eligible for participation in the program. The voucher is used by the holder in locating a house or apartment of his/her choosing. The voucher sets forth the bedroom size the family needs and outlines the family's obligations under the program and the period of time the family has to locate suitable housing.

VSHA also administers a **Project-Based Voucher** and **Moderate Rehabilitation** program. Both of these programs are project specific housing rather than open market. Tenants are selected from the existing waiting list, owners and/or managers determine suitability and VSHA determines eligibility for participation in the program. The subsidy is attached to the UNIT and NOT to the family. Therefore, if a family vacates a Project-Based Voucher or Moderate Rehabilitation unit and still wishes to have a subsidy, they must reapply under a different program.

The **Shelter Plus Care** program provides rental assistance to homeless people with disabilities. Supportive services, at least equal in value to the rental assistance, must be funded from other sources.

The **Family Unification** program promotes family unification by providing rental assistance to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Program eligible households are referred to VSHA by the Department of Social and Rehabilitative Services.

The **Mainstream Housing** program funds rental assistance for non-elderly disabled families. Its primary purpose is to enable disabled families to rent affordable private housing.

Tenants in the **Section 8 Existing Housing Choice Voucher** program are free to select their own housing unit anywhere in the state where VSHA has the authority to operate, provided the unit meets housing quality standards and certain rent limitations. Housing quality standards help to insure that housing rented under this program is decent, safe and sanitary.

Source: Vermont State Housing Authority

Section 8 Home Ownership Program

VSHA allows some people who have Section 8 Rental Vouchers to convert them into Home Ownership Vouchers. Voucher holders may be eligible to receive assistance meeting monthly homeownership expenses, such as mortgage, taxes, and insurance. To be eligible for the Home Ownership Program:

- * Resident must have a tenant-based “rental voucher” with VSHA
- * The adults in the household who will have ownership interest must fall within the minimum and maximum income requirements of the program
- * If the household is not elderly or disabled, at least one adult must be employed full time. Full time, for the purposes of this program, means an average of thirty hours per week for twelve consecutive months.
- * To participate in this program, the resident must not own a home currently, and can’t have owned a home in the past three years (there are some exceptions for single parents who owned a home while married, and for displaced homemakers and for disabled households).
- * In general the adults in the household, who will own the home, must have an annual income of at least \$14,500, although there are exceptions to this requirement for disabled households who have already been approved or qualified for financing.

* Resident must have saved a minimum of \$2,000 in available funds which must remain available until you purchase. For disabled households, if having an asset of \$2,000 would make the tenant ineligible for another government program, you may request a Reasonable Accommodation for consideration of a waiver from the \$2,000 asset. However, if granted, the resident would need to have saved at least \$1,000 in available funds which must remain available to them until they purchase a home.

Source: Vermont State Housing Authority

Managed Housing Program

The Vermont State Housing Authority manages properties owned by a number of nonprofit and profit entities. At the present time the managed portfolio is in excess of 1,500 units; approximately one-third apartment living and two-thirds mobile home pads.

The apartment portion consists of multi-dwelling complexes situated throughout Vermont. These complexes are targeted primarily to the lower income population with rental assistance provided in most, but not all, cases. The apartment portfolio is also divided between properties geared toward families and properties geared toward the elderly and disabled.

The mobile home park portfolio is comprised of a number of parks situated from the Canadian to Massachusetts borders. The parks size range from 6 to 172 pads serving all income levels.

Source: Vermont State Housing Authority

New Construction/Substantial Rehabilitation

This program was designed to create new and rehabilitated housing for low income families and the elderly in communities without sufficient housing that is rated safe, sanitary and adequate. Since the early 1980's, no new housing has been constructed or rehabilitated under this program.

VSHA is the contract administrator for the project. Staff conduct regular inspections to monitor the management activities of the owner, insure the buildings are well maintained, and determine the needs and/or satisfaction of tenants. The owner selects the tenants. VSHA reviews all applications to insure each applicant's eligibility, and to insure that tenants are being charged the proper amount of rent.

Source: Vermont State Housing Authority

Advantage Program

There is no first-time homebuyer requirement in any county for this program. Borrowers can save up to \$825 on the Vermont Property Transfer Tax, and Advantage offers lower monthly mortgage insurance payments. ASSIST Down Payment Loans can be paired with this program for up to \$5,000 of the loan amount or purchase price. To be eligible, households with two people or fewer cannot have a total gross income of more than \$100,000. Households with three or more people cannot exceed \$125,000 in income.

Source: www.hsh.com/finance/mortgage/home-buyer-programs.html#vermont

MOVE Program

This program offers Vermont's lowest rate to homebuyers, and most counties in the state do not require the resident to be a first-time homebuyer. Borrowers are able to save up to \$825 on the Vermont Property Transfer Tax, and MOVE offers lower monthly mortgage insurance payments. However, participants in this program may not use ASSIST down payment grants or the Mortgage Credit Certificate.

Source: www.hsh.com/finance/mortgage/home-buyer-programs.html#vermont

MOVE MCC Program

This is the only program that allows homebuyers to combine a mortgage loan with a MCC. The MCC program allows borrowers to take a federal tax credit based on the interest they pay each year on their mortgage loan. Borrowers are able to save up to \$825 on the Vermont Property Transfer Tax. The MOVE MCC program also has lower monthly mortgage insurance payments. ASSIST loans may be combined with the MCC program for up to \$5,000 of the loan amount or purchase price for qualified first-time buyers.

Source: www.hsh.com/finance/mortgage/home-buyer-programs.html#vermont

Mortgage Credit Certificates

According to vhfa.org, "Mortgage Credit Certificates (MCCs) create an income tax credit equal to 20% of the annual interest paid on a mortgage. VHFA offers Mortgage Credit Certificates combined with a VHFA first mortgage through our MOVE MCC Program" but "VHFA Participating Lenders that offer the MOVE MCC program can also assist you in applying for an MCC for a non-VHFA loan."

Source: www.hsh.com/finance/mortgage/home-buyer-programs.html#vermont

ASSIST Down Payment Grant

Available to qualifying first-time buyers only, this second mortgage program to cover down payment and closing costs is available in amounts up to \$5,000. This is a 0% interest second mortgage with no monthly payment. It is paid off only if the first mortgage is refinanced or the home is sold.

Source: www.hsh.com/finance/mortgage/home-buyer-programs.html#vermont

Certified Local Government (CLG)

Strengthening local preservation programs, the Certified Local Government (CLG) program encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions. It promotes the integration of local preservation interests and concerns into local planning and decision-making processes. Established by the National Historic Preservation Act Amendments of 1980, the program is a partnership between local governments, the Vermont Division for Historic Preservation, and National Park Service, which is responsible for administering the National Historic Preservation Program. Designation as a Vermont certified local government recognizes those municipalities that have a special commitment to preservation through public policy with an historic preservation ordinance. The ordinance establishes a local board to develop and oversee the functions of the local preservation program.

Source: www.accd.vermont.gov/historic-preservation/planning/certified-local-government

Historic Preservation Grants

Established in 1986, the State-funded Historic Preservation Grant Program helps municipalities and non-profit organizations rehabilitate the historic buildings that are a vital part of Vermont's downtowns, villages, and rural communities, as well as its iconic landscape.

Since its inception, the program has provided almost \$5 million towards the preservation of over 550 historic community buildings. Grants have been used to revitalize buildings such as town halls, museums, theaters, libraries, recreation centers, and other municipal buildings. If your municipality or non-profit organization owns a historic property, you may be eligible for a Historic Preservation Grant to assist with the cost of repairs, maintenance, and accessibility improvements.

<http://accd.vermont.gov/historic-preservation>

Municipal Planning Grants (MPG)

The Municipal Planning Grant (MPG) program encourages and supports planning and revitalization for local municipalities in Vermont. Awarded annually and administered by the Department of Housing and Community Development, the MPG program works to strengthen Vermont by funding local planning initiatives that support statewide planning goals. Since 1998, the MPG program has provided over \$11 million to 234 cities and towns across Vermont to help breathe new life into communities, plan for future growth and development, and improve the quality of life.

Source: accd.vermont.gov/community-development/funding-incentives/municipal-planning-grant

Vermont Community Development Program (VCDP)

The Vermont Community Development Program (VCDP) assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in the areas of:

- housing
- economic development
- public facilities
- public services
- handicapped accessibility modifications

Any Vermont town, city (except Burlington), incorporated village chartered to function as a general purpose unit of local government, or a consortium of such entities, is eligible for funding. However, the majority of projects are a coordinated effort between the municipalities, community groups and local or state non-profit organizations or small businesses.

Grant Types:

VCDP provides federal Community Development Block Grant (CDBG) funding for eligible activities through the following application types:

- **Accessibility Modification Grants (AM)** (Grant Range: \$5,000-\$75,000) - Example: Bring municipally-owned buildings and libraries into compliance with state and federal accessibility requirements.
- **Implementation Grants (IG)** (Grant Range: \$50,000-\$1,000,000) - Examples: Assist businesses to create or retain jobs, create or rehabilitate housing units, build infrastructure, create or assist childcare and senior centers etc.

- **Planning Grants (PG)** (Grant Range: \$3,000-\$40,000) - Examples: Conduct feasibility studies and marketing plans, produce architectural and engineering plans, etc. for IG projects.
- **Scattered Site Grants (SS)** (Grant Range: \$50,000-\$1,000,000) - Example: Rehabilitate scattered site housing projects.

VCDP funds must primarily benefit persons of low and moderate income. In addition, assistance is provided to communities for threats of health and safety issues as urgent needs and slums and blight projects.

Source: www.accd.vermont.gov/community-development/funding-incentives/vcdp

Neighborhood Development Areas

The Neighborhood Development Area program provides special permit and tax incentives for communities and developers that commit to building mixed-income housing within and adjacent to designated downtowns, village centers, new town centers, and growth centers.

The Neighborhood Development Area designation encourages municipalities and/or developers to plan for new and infill housing in the area within walking distance of its designated downtown, village center, new town center, or within its designated growth center and incentivizes needed housing, further supporting the commercial establishments in the designated centers.

Areas eligible for designation must be within a neighborhood planning area defined as an area surrounding an existing state designated area, extending a 1/4 mile from village centers, and new town centers, and a 1/2 mile from downtowns (and areas within designated growth centers). Mapped neighborhood planning areas may be viewed at the Vermont Planning Atlas. The benefits of Neighborhood Development Area designation include:

- Qualified “mixed income” projects are exempt from Act 250 regulations
- Act 250 projects not qualifying for the exemption receive a 50% discount on application fees

- Agency of Natural Resources fees for wastewater review are capped at \$50.00 for projects that have received sewer allocation from an approved municipal system
- Exemption from the land gains tax
- Limitation on appeals of conditional use permits for residential development
- Municipalities receive priority consideration for state grants

3. Other US Communities

In addition to the local and state housing programs currently available to St. Johnsbury, there are a variety of other initiatives, programs and incentives that help to support and direct housing develop and address housing-related issues in other communities around the United States. Because the number and variations of programs are too many and too diverse to address completely in this report, we have highlighted some notable programs and efforts that have been implemented in communities around the country.

Land Banks

Land banks are governmental entities or nonprofit corporations that are focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use. Vacant, abandoned, and tax-delinquent properties are often grouped together as “problem properties” because they destabilize neighborhoods, create fire and safety hazards, drive down property values, and drain local tax dollars. In some sense, these are properties the private market has altogether rejected.

Land banks, in essence, are a direct response to this growing trend of vacancy and abandonment, created to strategically acquire problem properties and convert these liabilities into assets. In short, land banks are intended to acquire title to these problem properties, eliminate the liabilities, and transfer the properties to new, responsible owners in a transparent manner that results in outcomes consistent with community-based plans.

Most land banks have special powers that enable them to undertake these activities more effectively and efficiently than other public or nonprofit entities. When thoughtfully executed, land banking can resolve some of the toughest barriers to returning land to productive use, helping to unlock the value of problem properties and converting them into assets for community revitalization.

Source: www.communityprogress.net/land-banking

Tax Increment Financing (TIF)

Tax Increment Finance (TIF) is a mechanism for capturing the future tax benefits of real estate improvements, in order to pay for the present cost of those improvements. TIF is generally used to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur. Tax increment finance is a popular development finance tool generally used to address blight, promote neighborhood stability and inspire district-oriented development.

TIF uses the increased property or sales taxes (increment) generated by new development to finance costs related to the development such as public infrastructure, land acquisition, demolition, and planning. The life of a district can be anywhere from 10 to 40 years, or enough time to pay back pay back the costs or bonds issued to fund the improvements. The tax increment from a TIF district is created without raising taxes, and also without dipping into the base tax revenues present at the time of adoption. The increment thus becomes a repayment stream for debt used to finance some aspects of what is driving the increase.

Source: www.cdfa.net/cdfa/cdfaweb.nsf/resourcecenters/tif.html

Landlord Outreach

This endeavor involves encouraging landlords to participate in the Housing Choice Voucher program by educating them on the program, completing unit inspections in a timely manner, and issuing rent payments quickly. Outreach efforts could include landlord summits and meeting to discuss any concerns or problems the landlord is having, provide a signing bonus to landlords in opportunity-rich neighborhoods for each new tenant they house, host landlord events, provide awards and recognition to landlords who participate in the program and contribute to its success, and enlist a leading landlord as an advocate of the program to encourage other landlords to participate.

Source: www.urban.org/sites/default/files/publication/46591/411514-Affordable-Rental-Housing-in-Healthy-Communities.PDF

Employer Assisted Housing

Employer assisted housing is developed by local employers, or multiple employers who have partnered together, to offer affordable workforce housing, whether it be rental or for-sale housing. In some cases, employers can write off expenses related to the housing and/or qualify for local tax incentives. This type of housing has been known to assist employers in recruiting and retaining employees.

Source: www.urban.org/sites/default/files/publication/46591/411514-Affordable-Rental-Housing-in-Healthy-Communities.PDF

Inclusionary Zoning and Other Regulatory Incentives

Inclusionary zoning policies mandate that new residential developments (of more than a specified minimum number of units) include a designated proportion of “affordable” units. These policies are often implemented in conjunction with changes in density limitations, providing a quid pro quo to developers. The goal of inclusionary zoning is to encourage private market developers to both expand the supply of affordable housing and to do so in a manner that will yield mixed-income living environments. Inclusionary zoning requirements typically yield units that are affordable at 50 to 80 percent of median income. Additional subsidies are required to make any of these units affordable for lower-income households. In some cases, the program allows for the purchase of some inclusionary units by the local public housing agency, which then offers them to public housing and voucher households.

Source: www.urban.org/sites/default/files/publication/46591/411514Affordable-Rental-Housing-in-Healthy-Communities.PDF

Community Development Corporations (CDC's)

CDCs are nonprofit, community-based organizations focused on revitalizing the areas in which they are located, typically low-income, underserved neighborhoods that have experienced significant disinvestment. While they are most commonly celebrated for developing affordable housing, they are usually involved in a range of initiatives critical to community health such as economic development, sanitation, streetscaping, and neighborhood planning projects, and oftentimes even provide education and social services to neighborhood residents.

Source: www.community-wealth.org/strategies/panel/cdcs/index.html

Community Land Trusts (CLTs)

CLTs are nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts can be used for many types of development (including commercial and retail), but are primarily used to ensure long-term housing affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it enters into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low- to moderate-income families.

Source: www.community-wealth.org/strategies/panel/clts/index.html

Cooperative Housing

A housing cooperative consists of people who have joined together on a democratic basis to own and control the buildings in which they live. Residents buy shares in the cooperative corporation, which give them the exclusive right to live in particular units, but the cooperative corporation itself owns the land and buildings. The cooperative is governed democratically, with every owner participating. Cooperatives operate at cost and members pay monthly charges consisting of their proportionate share of one month's worth of the cooperative's annual budget. At the end of each fiscal year, any surplus (net savings) is used to benefit all members. The funds can become part of the next year's budget, thus keeping increases in occupancy charges to a minimum. They can be added to the co-op's reserves for future needs. Or they can be returned to the members as dividends in proportion to each member's monthly occupancy charge.

Cooperatives are eligible under the federal HOME program for loans at zero percent interest for 30 years. However, because co-ops are not rental properties, they do not qualify for Low Income Housing Tax Credits. Since there are so few committed, long-term funding sources available for cooperatives, they are difficult to projects to finance. They require an assortment of funding sources packaged together on a deal-by-deal basis, requiring each cooperative project to 'reinvent the wheel' (Sazama 1996). The time consuming and complicated process of forming and then running a tenant cooperative generally requires some sort of technical assistance, which is generally not provided by local, state, or federal programs.

Source: www.urban.org/sites/default/files/publication/46591/411514-Affordable-Rental-Housing-in-Healthy-Communities.PDF

Comprehensive Neighborhood Redevelopment Initiatives

Comprehensive community initiatives (CCIs) attempt to transform all elements of a neighborhood—from its physical infrastructure to its services, safety, and social networks—by building on and strengthening the assets of existing residents, associations, and institutions in the area. Three ambitious principles distinguish comprehensive community initiatives from narrower neighborhood improvement efforts. First, they attempt to link human services, community revitalization, and economic development, rather than focusing on only a single strategy. At their best, these initiatives try to create an “organic” connection between programs, often based on resident-defined priorities. And finally, they focus not on improving outcomes for one particular group, but the community as a whole. In order for this to happen effectively all of the participants involved must be willing to work outside their own narrow interests.

Source: www.urban.org/sites/default/files/publication/46591/411514-Affordable-Rental-Housing-in-Healthy-Communities.PDF

Residential Property Tax Abatements

Property tax abatements, exemptions, and reductions are subsidies that lower the cost of owning real and personal property by reducing or eliminating the taxes the owner pays on it. “Real property” is land and all the things that are attached to it, such as buildings.

Residential Property Tax Abatement makes it possible for property owners to minimize the taxes they pay. The Abatement allows owners to pay taxes just on the pre-improvement value of their property for a set number of years (e.g. 10 to 15 years). Property tax abatement is usually made available for any increased valuation that results from improvements to the property for new construction and renovation.

The Residential Property Tax Abatement Program aims to:

- Stimulate Community Revitalization
- Retain City Residents
- Attract Homeowners
- Reduce Development Costs for Homeownership and Rental Projects

Tax abatement benefits stay with the property the entire length of the abatement and **transfer to any new property owner** within the approved time period. See the city of Cincinnati (link below) for an example.

Source: www.goodjobsfirst.org/accountable-development/property-tax-abatements www.cincinnati-oh.gov/community-development/housing-assistance/residential-property-tax-abatement/

Housing Development Incentive Program (HDIP)

The Massachusetts Housing Development Incentive Program (HDIP), established by M.G.L., Chapter 40V, provides Gateway Cities with a tool to develop market rate housing while increasing residential growth, expanding diversity of housing stock, supporting economic development, and promoting neighborhood stabilization in designated areas. The program provides two tax incentives to developers to undertake new construction or substantial rehabilitation of properties for lease or sale as multi-unit market rate residential housing:

- A local-option real estate tax exemption on all or part of the increased property value resulting from improvements (the increment), and
- State tax credits for Qualified Project Expenditures (QPEs) that are awarded through a rolling application process.

All **Gateway Cities** as defined by Chapter 23A section 3A, which are municipalities with a population greater than 35,000 and less than 250,000, a median household income below the state average and a rate of educational attainment of a bachelor's degree or above that is below the state average.

New construction or substantial rehabilitation of a property that will result in multi-unit residential housing development, containing a minimum of 80% market rate units. There are no restrictions on the size of projects. A proposed project may be comprised of one or more buildings on one or more contiguous parcels of land, provided they are permitted and financed as a single undertaking. Eligible construction activities include:

- New construction
- Substantial redevelopment, repair and renovation of properties

Eligible development costs include both hard and soft construction costs associated with the development of the market rate units. Acquisition costs are ineligible expenses. For additional information, please see link listed below.

Source: <https://www.mass.gov/service-details/housing-development-incentive-program-hdip>

K. Development Opportunities

Typically, housing development opportunities arise when household growth occurs or when existing housing is removed from the inventory and needs replaced. We have evaluated factors that influence housing demand throughout this report, with overall demand estimates by affordability and tenure included in Section VIII: Housing Gap/Demand Analysis. This section of the report attempts to quantify the housing capacity (land and buildings) that could accommodate new residential development. The physical capacity to accommodate new housing development is provided for the PSA (St. Johnsbury) only.

Market development strategies that recommend additional or newly-created housing units should have one or more of the following real estate options available: 1) unimproved land (first-time development), 2) improved land with vacant unusable buildings (demolition and land reuse), and 3) improved land with vacant reusable buildings (adaptive-reuse or rehabilitation). Existing buildings must be unoccupied prior to acquisition and/or renovation, in order for their units to be “newly-created” within the market. In addition to being available, these real estate offerings should be residentially-suitable, residentially-zoned (or capable of achieving same) and feasibly-sized for profitable investment.

In August 2017, a Bowen National Research (BNR) Market Analyst visited St. Johnsbury to search for potential sites that could generate new housing units within the PSA. To be selected, a property had to be for-sale (available) and/or vacant, residentially-suitable (marketable/buildable), and capable of generating five or more new residential units (land parcels between 7,000 square feet and 22.0 acres). Available lots under 7,000 square feet in size were not considered, as it would be difficult to develop a residential unit on such a parcel. Existing buildings had to be at least 1,300 square feet in size, as this represents the minimum marketable size for a redeveloped residential unit. Potential development sites were located through an on-the-ground survey, information from the Town of St. Johnsbury, and current real estate listings.

The investigation yielded 33 qualified properties within the PSA. Of these qualified properties, two (6.5%) were vacant land and 31 (93.5%) were reusable buildings. Although this search was not exhaustive, it represents a list of the most likely residential real estate opportunities currently available in the PSA and provides insight as to the degree to which St. Johnsbury has the physical capacity to accommodate new residential units, as well as areas of St. Johnsbury that have or lack such capacity. It should be noted that these properties were selected without knowledge of asking price or land development constraints. Flood zone ratings and zoning designations of each property were determined.

Information on these potential housing sites is presented in the following table (please note the following explanations before viewing the table):

- Map ID Number: This number is used to locate a property on the map provided after the table.
- Property Type: Each property is coded to describe its current development condition. “VL” means vacant land and “RB” means reusable building. Note that some structures denoted as reusable buildings may not be salvageable. Also note we have also included the amount of land associated with the reusable buildings, in the event that a developer clears the existing structure in order to build.
- New Housing Units: To determine the development potential (number of new units) for each property, the following conversion factors were used as a general guideline:

Aggregated platted lots:	7,000 square feet of land area per unit
Single-family acreage:	10,000 square feet of land area per unit
Multifamily acreage:	4,000 square feet of land area per unit
Existing structures:	1,300 square feet of building area per unit

Parcels less than two acres in size (87,120 square feet) were calculated as “aggregated platted lots”, parcels between 2 and 10 acres in size were calculated as “multifamily acreage”, and parcels between 10 and 22 acres in size were calculated as “single-family acreage”. An average-sized two-bedroom multifamily housing unit within an existing building needs approximately 1,300 square feet of gross building area.

Map ID	HOUSING DEVELOPMENT OPPORTUNITIES (HOUSING CAPACITY)							
	Property Address	Current Use	Lot Size	Building Size	Available	Flood Zone	Zoning District	On-site Parking
1	265 High Street/87 Factory	VL	18.3 ac.	N/A	For Sale	Yes (Zone A)	MU	N/A
2	1262 Main Street*	VL	N/A	N/A	Unknown	No	MU	N/A
3	1354 Memorial Drive	RB/VL	1.8 ac.	N/A	For Sale/Lease	Yes (Zone A & B – Partial)	MU Res.-B	Yes
4	142 Railroad Street*	RB	1.34 ac.	1,863 SF	Unknown	No	MU	Yes
5	131 Railroad Street*	RB	0.35 ac.	12,648 SF	Unknown	No	MU	Yes
6	672 Railroad Street	RB	0.37 ac.	N/A	Unknown	No	MU	No
7	560 Railroad Street	RB	N/A	N/A	For Sale/Lease	No	MU	Yes
8	575 Concord Avenue	RB/VL	7.2 ac.	N/A	For Sale	Yes	MU	Yes
9	623-625 Concord Avenue	RB	0.16 ac.	6,087 SF 1,635 SF	Unknown	No	MU	No
10	852 Portland Street	RB	3.7 ac.	29,905 SF	Unknown	Yes – Zone A	MU Res.-B Res.-Town	Yes
11	757 Portland Street	Vacant	0.15 ac.	1,221 SF	For Sale/Lease Former Gas Station	No	MU	Yes
12	347 Portland Street	RB	0.42 ac.	3,672 SF	Office/Insurance	No	MU	Yes
13	425-445 Portland Street	RB	0.56 ac.	2,356 SF	Unknown	No	MU	Yes
14	490 Portland Street	RB	0.25 ac.	3,070 SF	For Sale	No	MU	Yes
15	87 & 130 Factory Street	RB	Unknown	5,740 SF	Unknown	Yes – Zone A	MU	Yes
16	1-17 Eastern Avenue*	RB	0.34 ac.	31,853 SF	For Lease	No	MU	Yes
17	67 Eastern Avenue* (Lots 33 & 34)	VB	0.19 ac. 0.20 ac.	3,430 SF 14,472 SF	Unknown	No	MU	No**
18	74 Eastern Avenue*	RB	0.34 ac.	9,900 SF	May be in contract.	No	MU	No
19	48 Eastern Avenue*	RB	0.12 ac.	13,748 SF	Bair LLC	No	MU	No
20	10 Eastern Avenue*	MFAM RB	0.47 ac.	45,133 SF	Unknown	No	MU	No
21	218 Eastern Avenue*	RB	0.08 ac.	3,860 SF	Unknown	No	MU	No
22	1249 Main Street*	RB	0.44 ac.	9,664 SF	Unknown	No	MU	Yes
23	202 Bay Street	RB**	0.98 ac.	13,840 SF	Unknown	No	MU	Yes
24	195 Bay Street	RB	0.24 ac.	5,315 SF	Vacant	No	MU	Yes
25	515-525 Bay Street	RB	11.9 ac.	19,200 SF	Unknown	Yes – Zone A	MU	Yes
26	659 Bay Street	RB	4.0 ac.	27,406 SF	Unknown	Yes – Zone A	MU	Yes
27	1572 Memorial Drive	RB SFAM	0.3 ac.	1,648 SF	Vacant	Yes – Zone A	MU	Yes
28	2728 Memorial Drive	RB	3.5 ac.	1,866 SF	For Sale	Yes – Zone B	RL-2	Yes
29	1207 U.S. Highway 2	RB	1.3 ac.	2,190 SF	For Sale	No	Res.-Town	Yes

SF – Square Feet; VL – Vacant Land; RB – Reusable Building

SFAM – Single-family; MFAM – Multifamily

MU – Mixed-Use Zoning; Res.-B – Residential B Zoning; Res.-Town – Residential Town Zoning; RL-2 – Rural Lands 2 Zoning

*Designated Downtown Area

**Demolition permit issued

***Parking available off site

(continued)

Map ID	HOUSING DEVELOPMENT OPPORTUNITIES (HOUSING CAPACITY)							
	Property Address	Current Use	Lot Size	Building Size	Available	Flood Zone	Zoning District	On-site Parking
30	28 Severance Hill Road	RB	2.7 ac.	3,872 SF	Storage	No	Res.-Town	Yes
31	E. St. Johnsbury Rd.	RB	N/A	N/A	Unknown	No	Res.-Town	Yes
32	46 State Route 18	RB	2.11 ac.	2,795 SF	Unknown	Yes – Zone A & B	Comm.	Yes
33	205 Hastings Street	RB	0.45 ac.	14,930 SF	Unknown	No	MU	Yes
PSA Totals:			64.26 ac.	225,122 SF				

Source: Bowen National Research Field Investigation (2017); Town of St. Johnsbury; and current real estate listings.

SF – Square Feet; VL – Vacant Land; RB – Reusable Building

SFAM – Single-family; MFAM – Multifamily

MU – Mixed-Use Zoning; Res.-B – Residential B Zoning; Res.-Town – Residential Town Zoning; RL-2 – Rural Lands 2 Zoning

*Designated Downtown Area

**Demolition permit issued

***Parking available off site

Note that the table only includes basic information about each property. Please see the one-page field sheets for each property (Development Opportunities Addendum) for additional information. Noteworthy observations from the preceding table include:

- A total of 33 residentially-suitable properties were identified as part of our research. Of the 33 properties, we were able to verify land area for 29 properties. The 29 properties represent approximately 64.26 acres of usable land. We were also able to verify building square footage for 26 of the 33 listed properties. These 26 properties represent 225,122 square feet of reusable structure area.
- If all potential housing properties were developed simultaneously, the PSA housing market has the physical capacity to accommodate up to 411 new housing units. This analysis assumes that any vacant land and land currently occupied by existing buildings is redeveloped as new housing. Of these potential new housing units that could be accommodated, approximately 82% would most likely be single-family product and 18% would be multi-family product.
- Currently, there are 26 existing buildings available in the PSA that appear to be candidates for residential redevelopment. One additional building was identified, but is smaller than 1,300 square feet, and therefore unlikely to be able to support a residential unit. The 26 existing buildings range in size from 1,635 to 45,133 square feet. In total, these 14 buildings have an estimated capacity for approximately 211 residential units, with the largest having the capacity to accommodate roughly 34 units.

- Ten (10) of the identified properties are located in designated flood zones. Nine of the 10 properties in a flood zone are situated on a combined total of 52.81 acres of land, which represents over 80% of the identified acreage within our survey. This vacant land located within a flood zone would also account for 285 of the estimated 441 new housing units that St. Johnsbury could support.
- Seven of the 10 flood zone properties contain buildings with a combined 88,560 square feet of space and the capacity for around 66 residential units. This figure represents over 30% of the total residential capacity of 211 units. Note that a flood zone may not cover an entire parcel. Although our assumption is that the entire parcel and/or building is affected by flood zone location, a survey would be needed to determine the location of the zone for each parcel and/or building.
- Most of the identified properties for redevelopment have a mixed-use zoning designation (MU). Per the Town of St. Johnsbury, the objective of a mixed-use zoning designation allows for: *“mixed-use buildings that may include neighborhood-serving retail, service, and other uses on the ground floor and residential units above the non-residential space; encourage compatible and cohesive development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and promotes the health and well-being of residents by encouraging physical activity, alternative transportation and greater social interaction.”* (Source: Zoning and Subdivision Code of Ordinances for the Town of St. Johnsbury, Vermont – Amended October 8, 2016). Based on the mixed use zoning definition, it appears that several existing buildings (especially in the Downtown area) would fit the criteria listed above.
- Most properties in the survey also include parking, a beneficial amenity for residential properties. Note that the parking designation reflects the current composition of the properties. Potential redevelopment may reduce or eliminate existing parking options. Please reference the “Parking” section of this report for municipal parking options in and around St. Johnsbury.

The notable vacant buildings that represent candidates for adaptive reuse into residential units and the vacant land identified in the market are detailed in the one-page profiles, along with a map of such properties, is shown on the map at the end of this section.

Summary

Our search for potential housing sites within the PSA yielded sufficient land and buildings to deliver approximately 411 new housing units. However, not all of these properties will be viable or capable of generating the estimated number of units (feasibility of identified properties was beyond the scope of this study). Also, note that 31 of the 33 identified properties contain existing buildings, meaning that very few properties identified in our analysis consisted of vacant land. The lack of available vacant land makes new construction more difficult. Due to the number of existing buildings in our survey, it appears that the most prevalent redevelopment opportunity is adaptive reuse.

As shown in this report, over 80% of the estimated residential units that could be accommodated on vacant land or within existing structures are on parcels that at least partially within a Flood Zone (A or B). As such, these properties represent locations that are exposed to greater development risks. Excluding these properties in a designated flood zone, St. Johnsbury likely has a residential capacity for approximately 156 units. Note that flood zones may not cover an entire parcel, meaning that development opportunities may still be feasible in some instances.

A map locating the 33 potential housing development properties within the PSA follows this page.

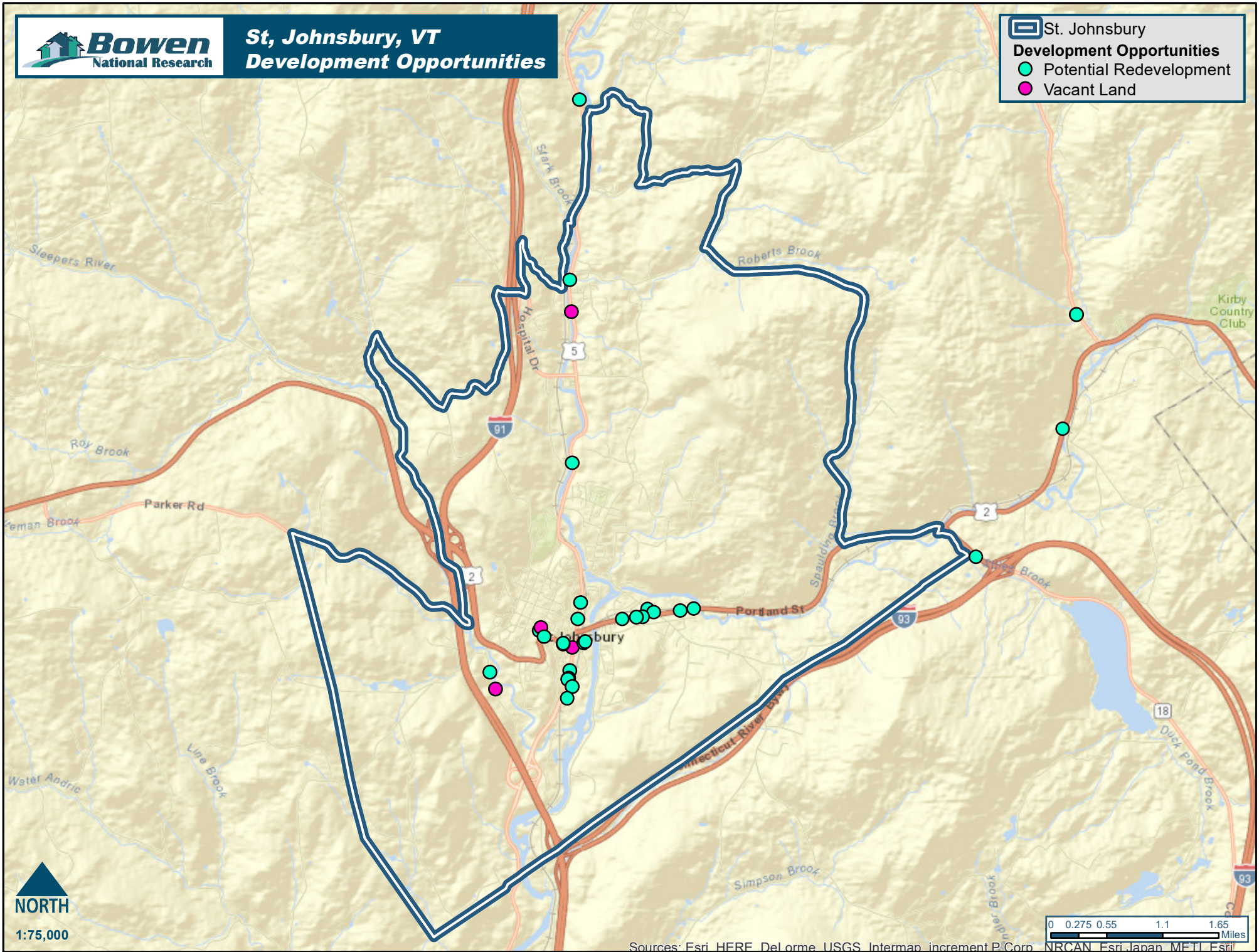


St, Johnsbury, VT
Development Opportunities

St. Johnsbury

Development Opportunities

- Potential Redevelopment
- Vacant Land



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Map ID #1 265 High Street/87 Factory St. Johnsbury, VT 05819



Year Built:	-
Number of Floors:	-
Current Use:	Vacant Land
Approximate Building Size:	-
Approximate Lot Size:	18.3 acres
Available:	For Sale
Flood Zone:	Yes – A
Zoned District:	Mixed Use

Comments:

Marketing sign on site 802/274-1943

Riverfront Enterprises – subdivided to 3 lots in 2016

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #2 1262 Main Street
St. Johnsbury, VT 05819**



Year Built:	-
Number of Floors:	-
Current Use:	Vacant Land
Approximate Building Size:	-
Approximate Lot Size:	Unknown
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Historic:	Yes
Designated Downtown:	Yes
Special Services:	Yes

Comments:

Includes 1244, 1252, 1262 Main and 30 Prospect.

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	B	B	A	C	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #3 1354 Memorial Drive St. Johnsbury Center, VT



Year Built:	-
Number of Floors:	-
Current Use:	Retail, Auto Sales, Office, Vacant Land
Approximate Building Size:	-
Approximate Lot Size:	1.8 acres
Available:	For Sale/Lease
Flood Zone:	Yes – A/B Partial
Zoned District:	Mixed Use & Residential B
Onsite Parking:	Yes

Comments:

Marketing sign on site 802-748-6373 (single-family house for rent on property)

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #4 142 Railroad Street St. Johnsbury, VT 05819



Year Built:	1900
Number of Floors:	1
Current Use:	Vacant
Approximate Building Size:	1,863 sf
Approximate Lot Size:	1.34 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Designated Downtown:	Yes
Special Services:	Yes
Comments:	

IOCMA/Loma letter on file for structure

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	A	A	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #5 131 Railroad Street
St. Johnsbury, VT 05819**



Year Built:	1930
Number of Floors:	2
Current Use:	Vacant
Approximate Building Size:	12,648 sf
Approximate Lot Size:	0.35 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Designated Downtown:	Yes
Special Services:	Yes

Comments:

Former glove factory

*Two lots behind building can be purchased for parking

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	B	B*	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #6 672 Railroad Street
St. Johnsbury, VT 05819**



Year Built:	Unknown
Number of Floors:	1
Current Use:	Vacant
Approximate Building Size:	Unknown
Approximate Lot Size:	0.37 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	A	A	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #7 560 Railroad Street
St. Johnsbury, VT 05819**



Year Built:	Unknown
Number of Floors:	3.5
Current Use:	Partially Vacant
Approximate Building Size:	-
Approximate Lot Size:	Unknown
Available:	For Sale/Lease
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

Marking sign on site 802/748-2045

17 parking spaces

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
A	B	A	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #8 575 Concord Avenue St. Johnsbury, VT



Year Built:	Unknown
Number of Floors:	1
Current Use:	Reusable Building/Vacant Land
Approximate Building Size:	Unknown
Approximate Lot Size:	7.2 acres
Available:	For Sale
Flood Zone:	Yes
Zoned District:	Mixed Use
Special Services:	Yes

Comments:

Vacant land and old buildings for sale – Marketing sign on site 802/748-4378

No Loma on file

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	C	A	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #9 623 & 625 Concord Avenue
St. Johnsbury, VT 05819**



Year Built:	Unknown
Number of Floors:	2, 3
Current Use:	Reusable Building
Approximate Building Size:	6,087/1,635 sf
Approximate Lot Size:	0.16 acres
Available:	*
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	No
Special Services:	Yes

Comments:

*2nd & 3rd floors purchased in 2015 for recovery, four apartments and retail

Apartments and commercial

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	C	A	A	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #10 852 Portland Street St. Johnsbury, VT 05819



Year Built:	-
Number of Floors:	-
Current Use:	Reusable Building Partially Vacant
Approximate Building Size:	29,905 sf
Approximate Lot Size:	3.7 acres
Available:	Unknown*
Flood Zone:	Yes - A
Zoned District:	Mixed Use & Residential B & Residential Town
Onsite Parking:	Yes
Special Services:	Yes

Comments:

*Former Ames Factory – Light industrial in rear section

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #11 757 Portland Street St. Johnsbury, VT



Year Built:	1980
Number of Floors:	1
Current Use:	Vacant
Approximate Building Size:	1,221 sf
Approximate Lot Size:	0.15 acres
Available:	Yes
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

*Former gas station for sale/lease. Marketing sign on site

Tanks have been removed

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	C	A	B	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #12 347 Portland Street
St. Johnsbury, VT**



Year Built:	1969
Number of Floors:	1
Current Use:	Reusable Building
Approximate Building Size:	3,672 sf
Approximate Lot Size:	0.42 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

*Marketing sign on site

08/01/17 – converted to office/insurance rental

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #13 425 & 445 Portland Street
St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	1
Current Use:	Reusable Building
Approximate Building Size:	2,356 sf
Approximate Lot Size:	0.56 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

B & AB (Bruce Brink)

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	B	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #14 490 Portland Street
St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	3
Current Use:	Reusable Building
Approximate Building Size:	3,070 sf
Approximate Lot Size:	0.25 acres
Available:	For Sale
Flood Zone:	No
Flood Way:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

*Marketing sign on site – Jim Impey owns
Former food co-op

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	A	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #15 87 & 130 Factory Street
St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	2
Current Use:	Reusable Building
Approximate Building Size:	5,740 sf
Approximate Lot Size:	Unknown
Available:	Unknown
Flood Zone:	Yes - A
Zoned District:	Mixed Use

Comments:
Riverfront Enterprises (Bob Desrochers) Lot 1 of #1 subdivision; existing two buildings – subletted uses

Fairbanks Mill

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	C	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #16 1-17 Eastern Avenue
St. Johnsbury, VT 05819**



Year Built:	1920
Number of Floors:	2, 3
Current Use:	Reusable Building
Approximate Building Size:	31,853 sf
Approximate Lot Size:	0.34 acres
Available:	For Lease
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:
Entire building (3 spaces) vacant

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	A	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #17 67 Eastern Avenue (Lots 33 & 34) **St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	2, 2.5
Current Use:	Vacant Building
Approximate Building Size (Lot 33):	3,430 sf
Approximate Lot Size (Lot 33):	0.2 acres
Approximate Building Size (Lot 34):	14,472 sf
Approximate Lot Size (Lot 34):	0.19 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	No*
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

*Lot 33: 2 separate parcels: 2-5 parcels include parking lot across the street

*Lot 34: 2 separate parcels: 2-5 parcels include parking lot across the street & behind the building

Former Cohen Building – may have environmental issues

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	A	A	C	C

A – Above Average
 B – Average
 C – Below Average
 N/A – Not Applicable

**Map ID #18 74 Eastern Avenue
St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	-
Current Use:	Reusable Building
Approximate Building Size:	9,900 sf
Approximate Lot Size (Square Footage):	0.34 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed-Use
Onsite Parking:	No
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

May already be in contract for sale. Also may have environmental issues.

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	C	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #19 48 Eastern Avenue
St. Johnsbury, VT 05819



Year Built:	1900
Number of Floors:	3
Current Use:	Reusable Building
Approximate Building Size:	13,748 sf
Approximate Lot Size:	0.12 acres
Available:	Bair LLC
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	No
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

- *Street level retail/office
- *Basement bar
- Republican Block Apartments
- *10 Single-room occupancy units with 3 shared bathrooms
- *13 One-bedroom/one-bathroom units

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #20 10 Eastern Avenue St. Johnsbury, VT 05819



Year Built:	-
Number of Floors:	4
Current Use:	Partially Vacant, Multifamily
Approximate Building Size:	45,133 sf
Approximate Lot Size:	0.47 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	No
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

Condos on first floor (retail and restaurant)

*1st floor retail (mostly vacant)

Depot Street Apartments
*48 Studio and one-bedroom/one-bathroom units
(Project-based Section 8)

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	C	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #21 218 Eastern Avenue
St. Johnsbury, VT 05819**



Year Built:	1985
Number of Floors:	2
Current Use:	Reusable Building
Approximate Building Size:	3,860 sf
Approximate Lot Size:	0.08 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	No
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

*previously professional office

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	B	B

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #22 1249 Main Street
St. Johnsbury, VT 05819**



Year Built:	1945
Number of Floors:	2, 2.5
Current Use:	Reusable Building
Approximate Building Size:	9,664 sf
Approximate Lot Size:	0.44 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	Yes
Designated Downtown:	Yes

Comments:

Armory Building

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	A	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #23 202 Bay Street
St. Johnsbury, VT 05819**



Year Built:	1813/1927
Number of Floors:	-
Current Use:	Vacant
Approximate Building Size:	13,840 sf
Approximate Lot Size:	0.98 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	No
Designated Downtown:	No

Comments:

Two structures – one currently leased

2016 permit for demolition issued

Filled land (public use restriction)-no Loma letter on file

*E.T. & H.K. IDE Building/former mill

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	B	C	A

A – Above Average

B – Average

C – Below Average

N/A – Not Applicable

**Map ID #24 195 Bay Street
St. Johnsbury, VT 05819**



Year Built:	1957
Number of Floors:	2
Current Use:	Reusable Building
Approximate Building Size:	5,315 sf
Approximate Lot Size:	0.24 acres
Available:	Vacant
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	No
Designated Downtown:	No

Comments:

*Filled land (public use restriction) – no Loma letter on file

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	B	C	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #25 515-525 Bay Street
St. Johnsbury, VT 05819**



Year Built:	1949
Number of Floors:	2,5
Current Use:	Partially Occupied
Approximate Building Size:	19,200 sf
Approximate Lot Size:	11.9 acres
Available:	Unknown
Flood Zone:	Yes – A
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	No
Designated Downtown:	No

Comments:

Structure is on high land outside of the flood plain.

Former Ralston Purina Mill

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
A/C	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #26 659 Bay Street
St. Johnsbury, VT 05819**



Year Built:	1900
Number of Floors:	2
Current Use:	Partially Occupied
Approximate Building Size:	27,406 sf
Approximate Lot Size:	4.0 acres
Available:	Unknown
Flood Zone:	Yes – A
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes
Historic:	No
Designated Downtown:	No

Comments:

Demolition permit issued 2017

B&W Mechanic building

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	C	B	B	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #27 1572 Memorial Drive
St. Johnsbury Center, VT**



Year Built:	1950
Number of Floors:	1
Current Use:	Unknown
Approximate Building Size:	1,648 sf
Approximate Lot Size:	0.3 acres
Available:	Vacant
Flood Zone:	Yes – A
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

*Richard Yerkes/Joanne Golden

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	A	C	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #28 2728 Memorial Drive St. Johnsbury Center, VT



Year Built:	1956
Number of Floors:	-
Current Use:	Residential & Storage
Approximate Building Size:	1,866 sf + motel units
Approximate Lot Size:	3.5 acres
Available:	Yes
Flood Zone:	Yes – B
Zoned District:	Rural lands 2
Onsite Parking:	Yes
Special Services:	No

Comments:

2005 converted use from motel to storage. Some high land where residence constructed.

*Marketing sign on site - Maplevue Storage/ Development 3.4 acres for sale

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	A	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #29 1207 U.S. Highway 2
East St. Johnsbury, VT**



Year Built:	1960
Number of Floors:	-
Current Use:	Auto Service & Sales
Approximate Building Size:	2,190 sf
Approximate Lot Size:	1.3 acres
Available:	For Sale
Flood Zone:	No
Zoned District:	Residential Town
Onsite Parking:	Yes
Special Services:	No
Comments:	

Rod's Used Car lot and garage for sale

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	B	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #30 28 Severance Hill Road East St. Johnsbury, VT



Year Built:	1968
Number of Floors:	1,2
Current Use:	Storage
Approximate Building Size:	3,872 sf
Approximate Lot Size:	2.7 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Residential Town
Onsite Parking:	Yes
Special Services:	No

Comments:

Stream bed/wetlands

JA Morse Property Rental Building

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #31 28 Severance Hill Road East St. Johnsbury, VT



Year Built:	1968
Number of Floors:	-
Current Use:	Storage
Approximate Building Size:	-
Approximate Lot Size:	Unknown
Available:	Unknown*
Flood Zone:	No
Zoned District:	Residential Town
Onsite Parking:	Yes
Special Services:	No

Comments:

Stream beds/wetlands

*Don's Carpet Depot

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
C	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

Map ID #32 46 State Route 18 East St. Johnsbury, VT



Year Built:	1950
Number of Floors:	1
Current Use:	Unknown
Approximate Building Size:	2,795+ sf
Approximate Lot Size (Square Footage):	2.11 acres
Available:	Unknown
Flood Zone:	Yes – A/B
Zoned District:	Commercial
Onsite Parking:	Yes

Comments:

Some high ground. Four duplex motel units at 1,744 sf each. 2005 COU from Motel to Crisis Bed (NEKHS)

*Alpine Valley Motel

RATINGS

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	A	A	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

**Map ID #33 205 Hastings Street
St. Johnsbury, VT 05819**



Year Built:	1972
Number of Floors:	2
Current Use:	Dorms
Approximate Building Size:	14,930 sf/ 1,840 sf (basement)
Approximate Lot Size:	0.45 acres
Available:	Unknown
Flood Zone:	No
Zoned District:	Mixed Use
Onsite Parking:	Yes
Special Services:	Yes

Comments:

St. J Academy Trustees
Basement is 1,840 sf

*former Black Bear Tavern/Grill

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	B	B	B	A

A – Above Average
B – Average
C – Below Average
N/A – Not Applicable

VIII. Housing Gap/Demand Analysis

Introduction

Since the development of new housing in the PSA (St. Johnsbury) could include a variety of financing options, product types and pricing structures, our estimates for the number of new residential units that can be supported consider a variety of income levels. For the purposes of this analysis, we have segmented *rental* housing demand into four income segments (less than \$20,000, \$20,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 and higher). The for-sale housing demand evaluates households making between \$30,000 and \$49,999, \$50,000 to \$74,999, and those making \$75,000 and higher.

1. Rental Housing Needs

Housing to meet the housing needs of both current and future households in the market will most likely take the shape of multifamily, duplex and single-family housing alternatives. There are a variety of financing mechanisms that can support the development of rental housing alternatives such as federal and state government programs, as well as conventional financing through private lending institutions. These different financing alternatives often have specific income and rent restrictions, which affect the market they target.

We have evaluated the market's ability to support rental housing based on four levels of income/affordability. While there may be overlap among these four levels due to program targeting and rent levels charged, we have established specific income stratifications that are exclusive of each other in order to eliminate double-counting demand. The four levels of affordability are described below:

- **Very Low-Income Households** – There are a variety of federal housing programs that assist in meeting the needs of very low- and low-income households. While the actual parameters for qualifying housing based on income levels are affected by the program type, household size limits, and other programmatic restrictions, most projects using federal housing program financing or assistance are occupied by households with annual incomes under \$20,000. This income level generally represents up to 30% of Area Median Household income levels (depending upon household sizes) and is often associated with federally assisted projects. For the purposes of this analysis, we have limited our demand estimates for housing that serves very low-income households to households with income with incomes generally up to 30% of Area Median Household Income (AMHI).

- **Low-Income Households** – Development of housing for low-income households is often financed through state issued (but federally financed) Tax Credits under the Section 42 program. Such housing is restricted to households with incomes of up to 60% of AMHI. While the minimum income requirement is usually based on the lowest gross rent that a Tax Credit project would charge, for the purposes of this analysis, we have limited the minimum income requirement to the maximum income limit (\$20,000) used for the very low-income households demand estimates. The maximum income limit used for this housing segment is \$34,999.
- **Moderate- and High-Income Households** – Projects that are not limited by federal and state government programs are considered market-rate housing. Market-rate units can fall within the entire spectrum of affordability, as it is up to ownership and management of a market-rate project to determine the rents to charge and the corresponding income qualifications of prospective residents. For the purposes of this analysis, we assume households with incomes between \$35,000 and \$49,999 fall within the moderate-income segment, while households making \$50,000 or more fall within the high-income segment.

The following table summarizes the four income segments used in this analysis to estimate potential rental housing demand.

Income Range	
Household Type (% AMHI)	Income Range
Very Low-Income (<40% AMHI)	<\$20,000
Low-Income (40% to 60% AMHI)	\$20,000 to \$34,999
Moderate-Income (61% to 80% of AMHI)	\$35,000 to \$49,999
High-Income (Above 80% AMHI)	\$50,000 and Higher

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types. As such, while a household may prefer a certain product, ownership/management qualifying procedures (i.e. review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available.

Regardless, we have used the preceding income segmentations as the ranges that a typical project would use to qualify residents, based on their household income. Ultimately, any new product added to the market will be influenced by many decisions made by the developer and management. This includes eligibility requirements, design type, location, rents, amenities and other features. As such, our estimates assume that the rents, quality, location, design and features are marketable and will appeal to most renters.

There are generally five primary sources of demand for new rental housing. These sources include the following:

- New Housing Needed to Meet Projected Household Growth
- Additional Units Required for a Balanced Market
- New Household Formations
- Replacement Housing for Demolished and Substandard Housing
- External Market Support

Since the focus of this report is on the specific housing needs of the St. Johnsbury, we have focused the rental housing demand estimates on the metrics that only impact the PSA (St. Johnsbury).

New Renter Household Growth

The first source of demand is generally easily quantifiable, and includes the net change in renter households between the baseline year of 2017 and the projection year of 2021.

Units Required for a Balanced Market

The second demand component considers the number of units a market requires to offer balanced market conditions, which is usually a market with 5% of the rental supply available (95% occupied). Healthy markets require approximately 4% to 6% of the rental market to be available in order to allow for inner-market mobility and encourage competitive rental rates. Markets with vacancy rates below a healthy rate often suffer from rapid rent increases, minimal tenant turnover (which may result in deferred maintenance), and residents being forced into housing situations that do not meet their housing needs. Markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of rental housing. The vacancy rates by program type and/or affordability level used to determine if there is a deficit or surplus of rental units are based on our survey of area rental alternatives.

New Household Formations

In market situations where there is no available housing from to which people can move, households either become overcrowded as families grow through marriage or births, or they choose to leave the market. However, when new product is introduced, new households are either created (households split as a portion of the family now has available housing they can move into) or residents living outside the market move to the market now that there is available housing.

Based on US Census data, an estimated 4.0% of renter households within the PSA are living in overcrowded/multigenerational housing situations and could create a new household if housing became available. We have applied this share to the base of renter households by income to estimate the potential support for new housing that could originate from new household formations.

Replacement Housing

Demand for new units as replacement housing takes into consider that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing) or units expected to be removed from the housing stock through demolitions. Based on Census demographic data included in this report, approximately 2.5% of renter households living on the St. Johnsbury are living in substandard housing (e.g. lacking complete plumbing).

External Market Support

Market support can originate from households not currently living in the market. This is particularly true for St. Johnsbury, which has a large number of people commuting into St. Johnsbury for work on a daily basis. Some of those commuters would likely consider moving to St. Johnsbury if adequate and affordable housing that met residents' specific needs were offered. Currently, housing in St. Johnsbury is mostly full and there is a waiting list for the next available units at many properties.

Based on our experience of evaluating newer residential projects located in or near a downtown area, it is not uncommon for a rental property to attract roughly 20% (sometime more) of its support from well outside the community in which it is located. As such, we have accounted for 20% of support for new housing in St. Johnsbury to originate from outside the market.

The table on the following page includes a demand calculation for rental units targeting the three income segments considered in this analysis.

2017 - 2021 Rental Demand Potential by Income Level & Rent St. Johnsbury Primary Study Area				
Household Income Range	< \$20,000	\$20K-\$34K	\$35k-\$49K	\$50k+
Rent Affordability	< \$500	\$500-\$874	\$875-\$1,249	\$1,250+
I. Growth Demand (Household-Based):				
2017 Renter Households	515	340	91	324
2021 Total Estimated Renter Households	499	304	53	403
New Renter Household Growth Over Projection Period (4 Years)	-16	-36	-38	79
II. Total Units Needed for a Balanced Market				
2017 Occupied Rental Housing Units	515	340	91	324
Vacant Units Required to Reach a Balanced Market (5%)	27	18	5	17
Estimated Vacant Units Currently in Market*	-2	-5	-3	-1
Additional/Fewer Rental Housing Units Needed for Balanced Market	22	13	2	16
III. New Household Formations from Overcrowded Housing				
Total Occupied Rental Units in 2017	515	340	91	324
Estimated Share of Overcrowded or Multigenerational Housing**	4.0%	3.0%	2.0%	1.0%
Total Potential Household Formation 2021	21	10	2	3
IV. Replacement of Existing Substandard Housing				
Total Occupied Rental Units in 2017	515	340	91	324
Percent of Replacement Housing Needed ***	2.5%	2.0%	1.5%	1.0%
Total Replacement Housing Needed by 2021	13	7	1	3
V. External Market Support				
Total Demand from Sections I to IV (Shown Above)	40	-6	-33	101
Share of External Market Support ^	20%	20%	20%	20%
Total Potential External Market Support for Rental Housing	10	0	0	25
III. New Household Formations				
New Income-Qualified Renter Household	-16	-36	-38	79
Units Needed for Balanced Market	22	13	2	16
New Household Formations	21	10	2	3
Replacement Housing Needed	13	7	1	3
Total External Market Support	10	0	0	25
Total Potential PSA (St. Johnsbury) Support for New Units	50	0	0	126

*Based on Bowen National Research Survey of Rental Housing Alternatives

**Based on ESRI estimates of renter households living in overcrowded housing

***Based on ESRI estimates of units lacking complete indoor plumbing

^Based on typical share of renter households that move from outside a market when new product is built (20% on top of base of support)

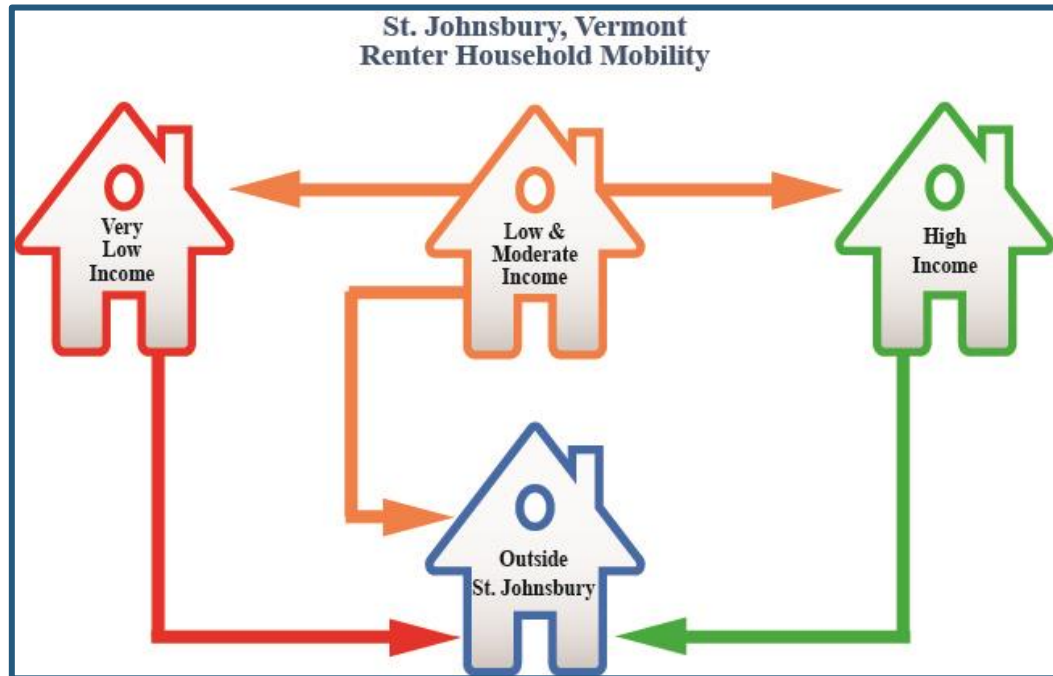
Based on the preceding estimates, there appears to be potential support for approximately 50 new units targeting very low-income households (less than \$20,000/year) and up to 126 units targeting high-income households (\$50,000/year). The support for the very-low income households is generated from the lack of available units, new household formations, replacement of substandard households and external market support. The demand from the high-income households is expected to originate from new household growth, the lack of available units, and external market support. There do not appear to be a housing gap for new housing serving the low-income household segment (\$20,000 to \$34,999/year) and the moderate-income household segment (\$35,000 to \$49,999/year).

Part of the challenge facing low- to moderate-income households is the lack of available product St. Johnsbury. As shown in our survey of rental housing alternatives, there are very few rentals available in St. Johnsbury that are affordable to the low- and moderate-income household segments, and several projects maintain long wait lists. As a result, these households either stay in their current housing situation, often living in overcrowded, substandard and rent burdened housing situations or they are choosing to move outside of St. Johnsbury into more affordable and/or compatible housing alternatives. Based on ACS estimates, approximately two-thirds of all renter households in St. Johnsbury with annual incomes ranging from \$20,000 to \$34,999 are rent burdened (paying 30% or more of their income towards housing costs). One-fifth of renter households earning between \$35,000 and \$50,000 a year in St. Johnsbury are rent burdened. So, while the number of low- to moderate-income renters are projected to decline over the next few years, the lack of supply is a primary contributing factor as to why low-income households will not stay.

We believe that households in the low- to moderate-income segments are moving into other household income segments and/or into other housing markets. Below are the primary mobility drivers of St. Johnsbury renters:

- Low- and moderate-income households moving into very low-income segments (e.g. seniors retiring and experiencing decreased incomes)
- Moderate-income households moving into high-income segments (e.g. income growth due to raises and promotions)
- Very low-income, low-income, and moderate-income households are leaving St. Johnsbury (e.g. moving to surrounding areas for more affordable housing)
- High-income households are leaving St. Johnsbury (e.g. moving to surrounding areas for better and newer alternatives)

The graph on the following page illustrates typical movership between the various renter household income segments in St. Johnsbury.



Based on the demographics of the market and the existing housing stock available, it appears that new rental product developed in St. Johnsbury should primarily consist of one- and two-bedroom units to meet the needs of a majority of the household sizes, but that some portion of three-bedroom units should also be added to accommodate larger family households. While our Housing Gap estimates demonstrate that the greatest demand for new rentals is for housing that is affordable to very low-income households (making less than \$20,000 annually) and high-income households (making \$50,000 or more annually), we believe there may be an opportunity for housing that serves households with incomes between \$20,000 and \$50,000. It is our opinion that the lack of such housing is causing low- and moderate-income households to leave the area or live in non-conventional housing that doesn't meet their needs or that they cannot afford. It is our opinion that up to 30 rental housing units that serve households with incomes between \$20,000 and \$50,000 could be supported, and should be part of future housing plans. Accounting for the demographic composition of the market and trends among different segments, it appears that approximately 40% of the demand for new rental housing could be specifically targeted to meet the needs of area seniors (age 55+), though a project could be built to meet the housing needs of both seniors and families concurrently.

It is critical to understand that the housing gap estimates represent potential units of demand by targeted income level. The actual number of rental units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e. rents, amenities, bedroom type, unit mix, square footage, etc.), product quality, design (i.e. townhouse, single-family homes, or garden-style units), management and marketing efforts. As such, each targeted segment outlined in the table above may be able to support more or less than the number of units shown in the table. The potential number of units of support should be considered a general guideline to residential development planning.

2. For-Sale Housing Demand Estimates

This section of the report addresses the market demand for for-sale housing alternatives in the PSA (St. Johnsbury). Unlike the rental housing demand analysis, the for-sale housing analysis considers only three income segments: households making \$30,000 to \$49,999, households with incomes between \$50,000 and \$74,999, and households making \$75,000 and higher. The low income segment should generally be able to afford product priced between \$100,000 and \$149,999, the modest income segment should be able to afford product priced between \$150,000 and \$250,000, while the high income segment should be able to afford product priced at \$250,000 and higher.

Naturally, there are cases where a household can afford a higher down payment to purchase a more expensive home. There are also cases in which a household purchases a less expensive home although they could afford a higher purchase price. The actual support for new housing will ultimately be based on a variety of factors such as price points, square footages, amenities, design, quality of finishes, and location. Considering these variations, this broad analysis provides the basis in which to estimate the *potential* sales of new for-sale housing within the PSA.

There are a variety of factors that impact the demand for new homes within an area. In particular, area and neighborhood perceptions, quality of school districts, socioeconomic characteristics, mobility patterns, demolition and revitalization efforts, and availability of existing homes all play a role in generating new home sales. Support can be both internal (households moving within the market) and external (households new to the market).

While new household growth alone is often the primary contributor to demand for new for-sale housing, the lack of significant development of such housing in the PSA over the past several years and the age and condition of the existing housing stock are indicators that demand for new housing will also be generated from the need to replace some of the older housing stock. Overall, we have considered the following specific sources of demand for new for-sale housing in the PSA (St. Johnsbury).

- New Housing Needed to Meet Projected Household Growth
- Units Required for a Balanced Market
- New Household Formations
- Replacement Housing for Functionally Obsolete/Substandard Housing
- External Market Support

New Household Growth

We use owner household growth projections from 2017 to 2021 based on ESRI estimates for St. Johnsbury. This projected growth was evaluated for each of the three targeted income segments.

It should be noted that changes in the number of households within a specific income segment does not necessarily mean that households are coming to or leaving the market, but instead, many of these households are likely to experience income growth or loss that would move them into a higher or lower income segment. Additionally, should additional for-sale housing become available, either through new construction or conversion of rental units, demand for new for-sale housing could increase.

Units Required for a Balanced Market

Typically, healthy for-sale housing markets should have approximately 4% to 6% of its inventory vacant. Such vacancies allow for inner-market mobility, such as households upsizing or downsizing due to changes in family composition or income, and for people to move into the market. When markets have too few vacancies, housing prices often escalate at an abnormal rate, homes can get neglected, and potential homebuyers can leave a market. Conversely, an excess of homes can lead to stagnant or declining home prices, property neglect, or lead to such homes being converted to rentals. For the purposes of this analysis, we have assumed a 4% vacancy rate and accounted for for-sale housing units currently available for purchase in the market.

New Household Formations

In market situations where there is no or limited available housing to which people can move, households either become over crowded as families grow through marriage or births, or they choose to leave the market. However, when new product is introduced, new households are either created (households split as a portion of the family now has available housing they can move into) or residents living outside the market move to the market now that there is available housing. This is particularly true in St. Johnsbury where new housing units are rarely added to the market. As a result, it is likely that many households are choosing to leave St. Johnsbury if their housing needs are not met.

Based on ACS estimates, an estimated none of the owner households are living in overcrowded/multigenerational housing situations.

Replacement Housing

Given the limited development of new housing units in PSA (St. Johnsbury) over the past several years, homebuyers have primarily been limited to choosing from the established housing stock, much of which is more than 50 years old. Based on our on-site analysis of the existing housing stock, it appears most of the housing stock is fair, with a notable amount considered to be in disrepair.

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing) or units expected to be removed from the housing stock through demolitions. Based on Census demographic data included in this report, none of the owner households living in St. Johnsbury are living in substandard housing (e.g. lacking complete plumbing). However, our on-site evaluation of the market identified 34 blighted housing units in St. Johnsbury (see page VII-33), representing 1.2% of the total housing stock. We have used this 1.2% share in our demand estimates for the low- and moderate-income demand estimates.

External Market Support

Market support can originate from households not currently living in the market. As shown on page VII-4 of this report, nearly 3,000 people commute into St. Johnsbury on a daily basis. While these people do not live in St. Johnsbury, they represent potential future residents that may move to St. Johnsbury if adequate, desirable and marketable housing was developed in St. Johnsbury.

Based on our experience in evaluating new for-sale housing alternatives in or near a downtown, it is not uncommon for a project to attract 20% or more of its support from household living outside the market. We have accounted for this external market support in our housing gap estimates.

Demand Estimates

The following table summarizes the potential market support for new for-sale housing in the PSA (St. Johnsbury) by 2021.

2017-2021 For-Sale Housing Demand by Income Level & Price Point St. Johnsbury Primary Study Area			
Household Income Range	\$30k-\$49k	\$50K-\$74K	\$75K+
Housing Price Affordability	\$100,000-\$149,999	\$150,000-\$224,999	\$225,000+
I. Growth of Owner-Occupied Households:			
2017 Total Income-Qualified Owner-Occupied Households	355	231	415
2021 Total Income-Qualified Owner-Occupied Households	357	225	392
New Owner-Occupied Household Growth (2017 to 2021)	2	-6	23
II. Units Required for a Balanced Market			
2017 Owner Households	355	231	415
Vacant Units Required to Reach a Balanced Market (4%)	14	9	17
Estimated Vacant Units Currently in Market*	-10	-2	-5
Additional/Fewer Rental Housing Units Needed for Balanced Market	4	7	12
III. New Household Formations			
2017 Owner Households	355	231	415
Estimated Share of Overcrowded Housing*	0.0%	0.0%	0.0%
Total Potential Household Formation 2021	0	0	0
IV. Replacement of Existing For-Sale Product			
Total Occupied Owner Units	355	231	415
Percent of Replacement Housing Needed **	0.0%	0.0%	0.0%
Total Replacement Housing Needed	0	0	0
V. External Market Support			
Total Demand from Sections I to IV (Shown Above)	6	1	35
Share of External Market Support ^	10%	10%	10%
Total Potential External Market Support for For-Sale Housing	1	0	4
VI. Total Demand Estimates			
New Owner-Occupied Household Growth (2017 to 2021)	2	-6	23
Units Required for a Balanced Market (5%)	4	7	12
Total Potential Household Formations by 2021	0	0	0
Total Replacement Housing Needed	0	0	0
Total External Market Support	1	0	4
Total Potential PSA (St. Johnsbury) Support for New Units	7	1	39

*Based on ESRI estimates of owner households living in overcrowded housing

**Based on ESRI estimates of units lacking complete indoor plumbing

^Based on typical share of owner households that move from outside a market when new product is built (10% on top of base of support)

As the preceding table illustrates, there is a potential to develop up to seven (approximately two per year) for-sale housing units priced between \$100,000 and \$149,999, and possibly as many as 39 (roughly 10 a year) for-sale residential units priced at \$225,000 or higher in the PSA (St. Johnsbury) by 2021. It is important to note that to achieve maximum levels of residential development requires the market to offer all price points, locations, and product alternatives. Our estimate of demand for the PSA takes this hypothetical scenario into account. In reality, not all product designs, bedroom types, features, and locations will be offered. As such, the housing gaps estimates shown in the preceding table are “best case” estimates.

The housing gap estimates for for-sale housing priced between \$150,000 and \$224,999 (affordable to households with incomes between \$50,000 and \$75,000) showed support for only one unit. This is primarily the result of the projected decline of households within this segment and the supply currently available to such households. However, the projected decline among households with incomes between \$50,000 and \$75,000 is partly attributed to the fact that these particularly households are likely moving out of St. Johnsbury and into surrounding communities, as these communities have a very large selection of housing that is affordable to this group. While there were 12 homes currently available for purchase in St. Johnsbury, these homes leave prospective buyers with limited choices when such buyers are looking for modern housing with a specific number of bedrooms and bathrooms, and within a specific neighborhood. We believe the introduction of new for-sale housing that is priced around \$150,000 and \$224,999 would likely keep prospective homebuyers in St. Johnsbury and attract potential buyers from outside the market. This would include buyers that could afford product above \$225,000, but would select a lower price home between \$150,000 and \$224,999 if such product met their specific needs. Overall, we believe approximately 16 units (four a year) priced between \$150,000 and \$224,999 could be supported over the next four years.

In most markets, if there is support for new housing at a particular price point or concept, and such product is not offered in a specific area, households may leave the area seeking this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocating to PSA (St. Johnsbury) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, or location. Currently, PSA’s for-sale housing stock is dominated by older, pre-1970, product. As such, the PSA housing stock cannot meet current demand, which is likely leading to the declining base of owner households. Based on the preceding estimates, we believe opportunities exist to develop a variety of product types and price points. The addition of such housing will better enable the St. Johnsbury to attract and retain residents, including seniors, families and younger adults.

Overall, there is potential support for a variety of residential development alternatives in the PSA (St. Johnsbury). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize. As such, our demand estimates should be considered conservative and serve as a baseline for development potential. Should new product be developed, it is reasonable to believe that people currently living outside of St. Johnsbury will consider moving to St. Johnsbury, assuming the housing is aggressively marketed throughout the county and region.

In terms of product design, we believe a variety of product could be successful in St. Johnsbury. Based on current and projected demographics, as well as the available inventory of for-sale housing, we believe a combination of one- and two-bedroom condominium units could be successful, particularly if it is located in or near the downtown area and near public transportation hubs. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, located outside of downtown could be successful in attracting area seniors, particularly those seeking to downsize from their single-family homes. Some larger, traditional detached single-family homes catering to higher income households could be successful in this market. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom units. Given the projected growth of higher-income households in St. Johnsbury, it will be important that such housing is part of future housing development, as such product will help retain and attract some higher-income households.

Senior Care Housing Demand

Senior care housing encompasses a variety of alternatives including residential care/assisted living facilities, and nursing homes. Such housing typically serves the needs of seniors requiring some level of care to meet their personal needs, often due to medical or other physical issues. Our analysis attempts to quantify the estimated senior care housing needed in the PSA (St. Johnsbury).

Our estimates account for persons age 65 and older that would require some level of assistance with Activities of Daily Living, if not full nursing care services. While a variety of product types, bedroom/unit types and pricing structures could be offered, we have assumed a base price model of \$2,500, based on the existing local market supply. This would require senior households to have annual income of (or assets valued at) \$37,500 or higher. Finally, while the focus of this report is on housing demand and potential for St. Johnsbury, senior care housing most often draws its support from a wider market. As a result, we have used all of Caledonia County, when assessing the base of potential support for senior care housing in St. Johnsbury.

Senior Care Housing Need Estimates	
Senior Care Housing Demand Components	Demand Estimates
Elderly Population Age 75 and Older in PSA by 2021 *	2,658
Income-Appropriate Share	45.0%
Multiplied by Share of Elderly Population Requiring ADL Assistance**	X 7.4%
Multiplied by Standard Institutionalization Rate	X 50.0%
Equals PSA Elderly Population Requiring Facility-Provided ADL Assistance	44
Plus External Market Support***	+ 11
Potential Senior Care Beds Needed by 2021	55

ADL – Activities of Daily Living

*Population based on ESRI/ACS estimates

**Share of ADL was based on data provided by the U.S. Centers for Disease Control and Prevention's *Summary Health Statistics for U.S. Population National Health Interview Survey*

***Assumes at least 20% of the support will originate from outside of Caledonia County

Based upon age 75 and older population characteristics and trends, and applying the ratio of persons requiring ADL services and considering income/asset requirements, we estimate that there is potential support for up to 55 senior care housing units that provides ADL services in the county.

Given the limited number of senior care beds available in the market and the growing base of seniors over the next several years, it would appear that up to 55 beds of senior care housing could be supported in St. Johnsbury. However, for such a project to be successful, it would have to be appropriately priced, well designed, offer good quality and be in a desirable/marketable location.

IX. Resident Surveys

A. INTRODUCTION

To gain information, perspective and insight about St. Johnsbury housing issues and the factors influencing housing decisions by its residents, Bowen National Research (BNR) conducted a survey of area residents as part of this study. This survey was conducted during June and July of 2017 and resulted in 199 participants. The majority of this survey was conducted through the SurveyMonkey.com website, while the remainder was conducted via paper copy distributed at local venues. The St. Johnsbury government contributed to our survey efforts by utilizing the town website and the town's social media accounts to inform area residents of the survey.

The survey was designed to elicit resident opinions about current living conditions and future housing needs in St. Johnsbury. Additionally, questions were asked to identify key factors that contribute to housing decisions by area residents. Questions were grouped into three general categories:

- 1) Resident's current housing situation (i.e. location, tenure, residency status, type of residence, etc.)
- 2) Current housing market (i.e. primary issues affecting housing choices, future housing needs and challenges, and housing types and styles needed in St. Johnsbury)
- 3) Current demographic information (i.e. gender, age, ethnicity, and estimated gross annual income)

A total of 30 questions were asked. Answer choices included multiple-choice, fill-in-the-blank, and open-ended. Survey questions and tabulated results are included in Addendum E.

Bowen National Research made every effort to gather information from a broad demographic cross section of area residents that was generally proportionate to the overall composition of the town. This included both the geographic location of residences and the socioeconomic profile of residents (age, gender, income, ethnicity, etc). Based on our comparison of respondent demographics with overall area demographics, we believe the survey was taken by a good cross section of the town.

B. SURVEY RESULTS

A total of 199 people responded to the housing survey, with the following key results (Note that percentages may not add up to 100.0% due to rounding):

Resident's Current Housing Situation

- Respondents were asked to provide their current residence by neighborhood, community or local area. Distribution of locations yielded that 16.1% lived in Downtown, 15.6% lived in Four Seasons, 13.0% lived in Summerville, 8.5% lived in East St. Johnsbury, 7.0% lived in Arlington, 6.0% lived in St. Johnsbury Center, 4.0% lived in Arnold Park, 3.0% lived in Goss Hollow, and 2.0% lived in Stark. A total of 46 respondents (23.1%) selected “other”, while three (3) respondents (1.5%) skipped this question. The “other” responses contained a variety of locations, mainly identified by street or road names. The most common street named by “other” respondents was Route 2B (three respondents). Three (3) “other” respondents were not sure which area they resided in. Two (2) “other” respondents stated that they were living in their cars, while one “other” respondent stated that he/she was a non-resident.
- Respondents were asked to identify the current housing tenure in which they resided. Distribution of tenure included: 62.8% owners, 31.2% renters, 1.5% caretakers that do not pay rent, and 1.0% are dependents that lived with relatives. Five (5) respondents (2.5%) selected “other” and two (2) respondents (1.0%) skipped the question. Among the five “other” respondents, four (4) stated that they were homeless and the remaining respondent was a non-resident.
- Respondents were asked to identify their residency status as it applies to St. Johnsbury. Responses yielded the following: 97.0% are full-time residents, and 1.0% are part-time residents. A total of four (4) respondents skipped the question (2.0%). Two respondents selected that they were part-time residents of St. Johnsbury. One part-time resident stated that they resided in the area for two to four months as a shift worker whose primary residence is out of town. The remaining part-time resident has a vacation home in St. Johnsbury, and lives in the area for one to four weeks per year.
- Respondents were asked to describe their current type of residence. Distribution of types yielded: 65.8% lived in a single-family house, 4.5% lived in a duplex/triplex/townhome, 20.6% lived in an apartment building, 0.5% (one respondent) lived in an over-garage apartment, 1.0% lived in a sub-level (underground) apartment, 1.0% rent a room in a home. Nine (9) respondents (4.5%) stated that they lived in an “other” type of residence. There were four (4) respondents that skipped this question (2.0%).

- Respondents were asked to provide the number of people currently living in their household, including themselves. A total of 19.1% lived alone, 32.7% lived with one other person, 17.1% lived with two additional people, 14.6% lived with three additional people, and 13.1% lived with four or more other people. A total of seven (7) respondents skipped this question (3.5%).
- Respondents were asked to provide estimates for their monthly total housing costs, including utilities. A total of 3.5% paid nothing, 10.6% paid less than \$500, 10.6% paid between \$501 and \$750, 15.1% paid between \$751 and \$1,000, 13.1% between \$1,001 and \$1,250, 15.6% paid between \$1,251 and \$1,500, 13.6% paid between \$1,501 and \$2,000 per month, and 10.6% paid over \$2,000 per month. A total of 15 respondents (7.5%) skipped this question.
- Respondents were asked how long they had lived in their current residence. A total of 12.6% had lived at their residence less than one year, 26.7% had lived at their residence from 1 to 5 years, 20.6% had lived in their residence from 6 to 10 years, and 37.7% had lived in their residence for more than 10 years. A total of five (5) respondents, or 2.5%, skipped this question.
- Respondents were asked how long they had lived in the St. Johnsbury area. A total of 5.5% had lived at their residence less than one year, 14.6% had lived at their residence from 1 to 5 years, 16.1% had lived in their residence from 6 to 10 years, and 61.3% had lived in their residence for more than 10 years. A total of five (5) respondents (2.5%) skipped this question.
- Respondents were asked if their prior residence was in the town of St. Johnsbury. A slim majority of respondents (52.3%) did not previously live in St. Johnsbury, while 45.7% stated that they had previously lived in St. Johnsbury. Four (4) respondents (2.0%) did not provide an answer to this question.
- If respondents stated that their previous residence was not in St. Johnsbury, they were asked to provide where their previous residence was before arriving. Among the 104 respondents that stated that their previous residence was outside of St. Johnsbury, responses included 29.8% that lived in another town within Caledonia County, 11.5% that lived in another town within the Northeast Kingdom of Vermont (outside of Caledonia County), 5.0% lived in the State of Vermont (outside the Northeast Kingdom), and 24.6% previously lived out of state. Two (2) respondents (1.0%) did not provide a previous location.
- Respondents were asked to rate on a scale of 1 to 5 (5 being the most satisfied) how satisfied they were with their current residence. Most respondents to this question (58.8%) gave their current residence a rating of 4 or 5, indicating a high level of satisfaction. In total, the average rating of satisfaction was 3.62 among all respondents. Six (6) respondents skipped this question.

- Respondents were asked to rate on a scale of 1 to 5 (5 being the most satisfied) how satisfied they were with their current *neighborhood*. Most respondents (54.8%) gave their current neighborhood a rating of 4 or 5, indicating a high level of satisfaction. Overall, the average rating was 3.53 among all respondents. A total of five (5) respondents skipped this question.

All provided answer categories and the number of responses in each can be found in Addendum E.

St. Johnsbury's Current Housing Market

- Respondents were asked to describe the current overall housing market in St. Johnsbury. The largest share of respondents (44.2%) rated the current housing market as poor, with many issues. A significant share of respondents (39.2%) rated it as fair, with some issues. Only 2.0% of all respondents rated the housing market as good, with no issues. A total of 29 respondents (14.6%) skipped this question.
- Respondents who rated the overall housing market as “poor” or “fair” were also asked to provide reasons for this rating (they could select multiple options). The following is a summary of the answer options and the number of responses for each: blighted properties – 128 responses (64.3%), high prices/rents – 95 responses (47.7%), property taxes – 88 responses (44.2%), limited housing/rental supply – 63 responses (31.7%), lack of features/amenities – 57 responses (28.6%), inconvenient/lack of community services – 30 responses (15.1%). A total of 59 people provided “other” responses, which were categorized by Bowen National Research. Below are the top three “other” responses received:
 - Lack of jobs and economic growth/poor economy (nine responses)
 - Drug addicts/dealers (nine responses)
 - Homes for sale are older and need to be updated (four responses)

All of the provided answer categories and the number of responses in each can be found in Addendum E. A total of 29 respondents skipped this question.

- Respondents were asked which local area they would most like to live, if affordable. A total of 168 respondents (84.4%) chose another area. Among the areas chosen were Waterford (11.2% of all respondents), Four Seasons (9.5%), Danville (8.0%), Downtown (6.5%), Arnold Park (6.5%), Summerville (4.5%), Stark (4.0%), East St. Johnsbury (4.0%), St. Johnsbury Center (3.5%), Barnet (2.0%), Lyndonville (2.0%), Kirby (1.5%), and Arlington (1.0%). An additional 40 respondents stated “other”. Among the 40 “Other” responses, fifteen (15) respondents stated that they would prefer to remain in the town/area where they currently live. Eight (8) of the “Other” answers listed another town in Vermont, including Sheffield, Wheelock, Glover, Peacham, and Ryegate. Four (4) respondents indicated they would like to move to New Hampshire, while one respondent indicated Massachusetts. Eight (8) of the “Other” respondents did not specify a specific area to relocate. A total of 32 respondents (16.1%) skipped this question.
- Respondents were asked to provide the reason(s) for which they selected their area of choice in the previous question. The two most prevalent reasons selected were neighborhood area/desirability (48.2%) and location convenience (40.2%). The additional reasons were crime/safety (21.6%), proximity to family/friends (12.1%), preferable schools (8.5%), and property taxes (6.5%). A total of 37 respondents (18.6%) stated “other”. Below are the top three “other” responses received:
 - Desire to own home/land (six responses)
 - Affordable housing choices (four responses)
 - Good quality of housing stock (four responses)

All of the provided answer categories and the number of responses in each can be found in Addendum E. A total of 27 respondents (13.6%) skipped this question.

- Respondents were asked if they believe it is difficult to find suitable housing in St. Johnsbury. A total of 39.7% selected that “yes” it is difficult, 39.2% selected that it is “somewhat” difficult, and 7.0% selected “no”, that it is not difficult to find suitable housing. A total of 28 respondents (14.1%) skipped this question.

- If a respondent selected “yes” or “somewhat” in the previous question, they were asked why they believe it is difficult for people to find suitable housing in St. Johnsbury (respondents could select multiple options). Responses included: affordability/housing cost (55.8%), age/quality of housing (43.7%), lack of housing type to meet specific needs (36.7%), limited overall housing supply (28.6%), preferable location (25.1%), lack of advertising/resources to find available housing (12.6%). Thirty (30) respondents provided “other” reasons. Below are the top four “other” responses received:
 - High cost to maintain homes (four responses)
 - Poor quality of existing housing stock (three responses)
 - Drug addiction (three responses)
 - Lack of affordable rental housing (three responses)

All of the provided answer categories and the number of responses in each can be found in Addendum E. A total of 28 respondents skipped this question.

- Respondents were asked to rank on a scale of 1 to 5 (5 being the highest), the need for each of the housing *types* in St. Johnsbury. The three types that had the greatest need were independent senior living (162 responses), moderate-cost (159 responses) and rental housing (159 responses). A total of 27 respondents skipped this question. A complete breakdown of each housing option and its ranking can be found in Addendum E.
- Respondents were asked to rank on a scale of 1 to 5 (1 being the most important), the need for each of the housing *styles* needed in St. Johnsbury. The three styles that received the highest ranking were apartments (ranked first), detached homes/single-family homes (ranked second), and duplex/triplex/townhomes (ranked third). A total of 36 respondents skipped this question. A complete breakdown of each housing style and its ranking can be found in Addendum E.
- Respondents were asked if they have personally experienced any of the following situations pertaining to housing: homelessness, overcrowded housing, paying more than 30% of your income for housing, substandard housing, foreclosure, and losing your lease/eviction. The largest share of respondents (28.1%) stated that they had paid more than 30% of income for housing. None of the other responses accounted for more than a 5.0% share. A total of 110 respondents either skipped this question or have not experienced any of these situations.
- Respondents were asked to state how their housing situation has changed within the past year. Most respondents (54.3%) stated that their situation has stayed the same. A smaller share of respondents (11.6%) stated that their situation has improved, while 17.1% stated their situation has worsened. A total of 44 respondents skipped this question.

- Respondents were asked to state what is the most significant housing issue facing St. Johnsbury today. These respondents provided open-ended replies to this question, and Bowen National Research categorized these answers. A total of 141 respondents answered this question. The largest number (39 respondents) stated that a lack of affordable housing was the most significant housing issue. The next largest category was the lack of updated/quality housing (21 respondents), followed by overall blight/poor condition of existing homes and structures (16 respondents). All of the provided answer categories and the number of responses in each can be found in Addendum E. A total of 58 respondents skipped this question.

Personal Demographic Characteristics

- Respondent gender: 60.3% female (120 respondents) and 23.6% male (47 respondents). Thirty-two (32) residents (16.1%) did not provide a response to this question.
- Distribution of respondent's ages was: no respondents under age 20, 6.5% between ages 20 and 29, 13.6% between ages 30 and 39, 17.1% between ages 40 and 49, 18.6% between ages 50 and 59, and 29.1% age 60 or older. Thirty (30) residents (15.1%) did not provide a response to this question.
- Respondent ethnicity: 3.0% American Indian or Alaskan Native, 0.5% Asian or Pacific Islander, 0.5% Black or African American, 0.5% Hispanic or Latino, 71.9% White or Caucasian, and 0.5% other. A total of 13 respondents (6.5%) preferred not to answer, while 33 respondents (16.6%) skipped the question.
- Distribution of respondent's annual household income was: 20.1% below \$25,000, 9.0% between \$25,000 and \$40,000, 13.1% between \$41,000 and \$60,000, 10.6% between \$61,000 and \$75,000, 7.0% between \$76,000 and \$100,000, and 11.1% of \$100,000 or more. A total of 34 respondents (17.1%) preferred not to answer this question and 24 respondents skipped the question (12.1%).

Survey Conclusions

Based on the responses from St. Johnsbury residents, the following summary comments are provided:

- **Survey Respondent Composition:** A total of 199 surveys were submitted to Bowen National Research. Survey respondents represent a broad cross section of individuals, including a good base of representation of age, gender, income level, household sizes and current housing tenure. Most respondents were homeowners, full-time residents of the area, lived in single-family homes either by themselves or with one other person residing with them, and had lived in the area for ten or more years. We believe the survey respondents are a fair representation of the general St. Johnsbury area population.
- **Satisfaction with Housing/Neighborhood:** Most residents of St. Johnsbury are satisfied with their current housing situation and the neighborhood in which they reside. Respondents to the survey primarily reside in Downtown (16.1%), Four Seasons (15.6%), and Summerville (13.0%). However, most respondents (84.4%) stated that they would be willing to relocate to another neighborhood/area if affordability was not an issue. The most popular relocation choices were Waterford (11.2%), Four Seasons (9.5%), and Danville (8.0%). Respondents were also asked to provide the reason(s) for which they selected their area of choice. The two most prevalent reasons selected were neighborhood area/desirability (48.2%) and location convenience (40.2%). Additional comments provided by respondents mentioned a desire to own a house and/or additional land, affordable housing, and nicer (quality) housing as reasons why a neighborhood or area was selected.
- **Housing Issues/Challenges:** When respondents were asked to provide an opinion on the current overall St. Johnsbury housing market, most respondents (83.4%) rated the current housing market as either poor or fair. Only 2.0% of respondents believed that the housing market is good with no issues. Most survey respondents (78.9%) also indicated that it was a challenge to find suitable housing in St. Johnsbury. Respondents who stated that it was “difficult” or “somewhat difficult” to find suitable housing in St. Johnsbury cited affordability/housing cost (55.8%), age/quality of housing (43.7%), and lack of housing type to meet specific needs (36.7%) as major reasons. A majority of respondents (128 in total), indicated that the most significant housing issue facing St. Johnsbury is blighted properties. The next biggest issue (with 95 responses) is high prices/rents for housing, followed by high property taxes (88 responses). Based on these survey results, many St. Johnsbury residents believe that the poor condition, high cost, and high property tax rates for housing are key factors negatively impacting the local housing market.

- **Housing Needs/Priorities:** The most cited housing types needed in St. Johnsbury included rental, low-cost, and independent senior living. Most commonly, respondents stated that housing types should be offered in the form of single-family homes, apartments, and duplex/triplex/townhomes. A notable share of households (28.1%) also have experienced paying over 30.0% of income on housing. This share of households is consistent with what respondents claim is the most significant housing issue in St. Johnsbury: a lack of affordable housing. Respondents also commented on the poor condition of homes and buildings (and the high cost to repair and renovate these buildings) as an obstacle to affordable housing.

X. Stakeholder Interviews

Associates of Bowen National Research solicited input from 24 stakeholders throughout the town of St. Johnsbury. Input from stakeholders was provided in the form of an online survey. Of the 24 total respondents, 12 are respondents from local government or municipal officials. The remaining 12 respondents represent a wide range of industries that deal with housing issues, including economic development officials, real estate agents, property managers, landlords, and business owners. The purpose of these interviews was to gather input regarding the need for the type and styles of housing, the income segments housing should target, and if there is a lack of housing or housing assistance within St. Johnsbury. The following is a summary of key input gathered:

Housing Needs & Issues

- Stakeholders were asked to rank the degree of housing need for several types of housing in St. Johnsbury. Most respondents (55.0%) indicated that the highest demand was for Senior Apartments (Independent Living) and Senior Care Facilities (Assisted Living and Nursing Care). The lowest demand among respondents was for Student Housing and housing for the homeless population. Respondents also stated that moderate housing demand exists for single persons/young professionals, as well as rental units.
- Stakeholders were also asked to rank the need for several housing styles in St. Johnsbury. The largest share of respondents indicated that there was high demand for apartments, followed by detached houses. The lowest demand according to respondents was for mobile homes/manufactured housing and individual rooms (home stays). Most respondents (80.0%) also indicated there is moderate demand for duplex/triplex/townhome units.
- This survey asked stakeholders to rank the need for housing by income level. Most respondents indicated that the highest level of housing need exists for those households earning less than \$50,000 per year. Moderate demand exists for those households earning between \$51,000 and \$75,000, while low demand exists for those households earning above \$101,000.
- Stakeholders were asked to what degree specific housing issues are experienced in St. Johnsbury. Most respondents (71.3%) indicated that substandard housing and renovation costs occur often as housing issues. Most respondents (84.2%) also indicated that foreclosure occurs “somewhat” as a housing issue in St. Johnsbury. The largest share of respondents (40.0%) noted that lack of community services is “not at all” an issue.

- Stakeholders were also asked to rank the priority for specific types of housing construction. Two-thirds (66.7%) of respondents gave the highest priority to new construction, while adaptive reuse was assigned moderate priority by most respondents. Renovation/revitalization of existing units was given low priority by 79.0% of respondents.
- Stakeholders were asked to rank specific types of housing assistance programs in order of priority. Homebuyer Assistance programs were given the top priority ranking by 60.0% of respondents. Over one-third of respondents (36.8%) indicated that Other Rental Housing Assistance (i.e. Vouchers) was the lowest priority among the choices given. Project Based Rental Subsidy was accorded lower priority by most respondents, while Tax Credit Financing was assigned a “3” rating, indicating moderate priority, by 45.0% of respondents.
- Stakeholders were also asked to provide “open-ended” responses as to whether there are specific housing programs that should be given priority in St. Johnsbury. A total of 14 respondents submitted “open-ended” answers to this question. A variety of responses were received from stakeholders, including housing options for professionals, upgrades/modernization of existing housing stock, incentives for first time homebuyers, and exemption from the Act 250 Tax Stabilization agreement.
- As a follow up question, stakeholders were asked if there are specific housing development programs at the state or local level not being offered that should be explored. A total of 10 respondents provided suggestions. Responses included Vacant to Value, incentives for homebuyers, Down Payment Assistance, Tax Increment Financing (TIF) District, and incentives for senior housing projects.

Barriers to Housing Development

- Stakeholders were also asked what common barriers or obstacles exist in St. Johnsbury that limit residential development. Of the 20 stakeholders that answered this question, 80.0% indicated that lack of financing was a common barrier or obstacle present in St. Johnsbury. The next largest share of respondents (65.0%) indicated that cost of labor and materials was an obstacle. Local government regulations (red tape), lack of transportation, and lack of parking were also chosen as reasons by several respondents. Five respondents listed “other” common barriers or obstacles to development. Responses given included stagnant property values, lack of access to capital due to a limited population, lack of employment options that pay a living wage, and a limited economic base for a reasonable return on investment.
- Respondents to the previous question were also asked how they believed these obstacles or barriers to development could be reduced or eliminated. The most common response to this question was to award Tax Credits or apply tax incentives to spur new housing development and rehabilitation of existing structures. Stakeholder responses also included population growth, subdividing

larger parcels, Downtown development, improvement of local elementary and middle schools, reduction of “red tape” to encourage development, more support from the state of Vermont, and more competition among builders to lower costs.

Homelessness

- Stakeholders were asked to rank the housing needs for specific groups of the homeless population. Among the choices given, the largest share of respondents stated that there was high demand for housing that targeted homeless youths. Half of all respondents stated that there was moderate demand for housing targeting homeless individuals and families, while most respondents (68.8%) stated that there was low demand for housing that targets the chronically homeless.
- Stakeholders were also asked to rank the type of housing needed for the homeless population in St. Johnsbury. Voucher assistance was assigned the highest rank by the largest share of respondents (41.2%). Permanent supportive housing was assigned the lowest rank by nearly half of respondents. A notable share of respondents (40.0%) stated that there was a moderate need for Transitional Housing.
- Respondents were asked what are the obstacles to development of housing for the homeless population in St. Johnsbury. A total of 16 stakeholders provided “open ended” responses to this question. The most common responses to this question referred to community opposition/lack of acceptance for the homeless population. Other responses included lack of government subsidies, affordability of housing, location, costs, NIMBY mentality, and mental health issues.
- Respondents were also asked for any recommendations on ways to address the needs of the homeless population in St. Johnsbury. Responses included community financial support, boarding houses or farms that will employ people for work, education/awareness of the homeless population and the issues that they experience, repurpose vacant commercial buildings, change zoning laws to allow homeless housing in other areas, cluster housing that include service requirements, and improved public transportation options to health facilities.
- Additional comments provided by stakeholders regarding the homeless population include: zoning needs to expand beyond districts where homeless housing is currently permitted, dealing with homeless individuals and families is best addressed at the local level, St. Johnsbury population may be reluctant to support homeless housing initiatives due to the concentration of human services programs that already exist, a new transitional housing situation needs to be found for homeless individuals, and businesses and residents do not want to see homeless shelters in Downtown St. Johnsbury.

Special Needs

- A total of 13 stakeholders ranked the need for Special Needs housing in the town of St. Johnsbury. Among most respondents (61.5%), the highest demand for Special Needs housing is among those dealing with alcohol and/or substance abuse, as well as ex-offenders. Most respondents (84.6%) also stated that the lowest demand is for Special Needs housing for those with AIDS/HIV. Respondents also noted that there is moderate demand for housing for those with physical/developmental disabilities.
- Stakeholders were also asked to identify obstacles to developing Special Needs housing in St. Johnsbury. Among the answers provided were: lack of understanding/prejudice among the population, stigma accompanying this housing group, public opposition, Special Needs group is hard to serve among landlords, lack of case management services, low rental rates for housing, and communication between service providers and law enforcement. Specific statements regarding the Special Needs population include: reputation of special needs group is based on actions of a few individuals, ongoing presence of a case manager for support, and many of those with special needs live in the business district and keeps shoppers away from Downtown.

XI. Qualifications

The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

Company Leadership

Patrick Bowen is the President of Bowen National Research. He has prepared and supervised thousands of market feasibility studies for all types of real estate products, including affordable family and senior housing, multifamily market-rate housing and student housing, since 1996. He has also prepared various studies for submittal as part of HUD 221(d)(3) & (4), HUD 202 developments and applications for housing seeking government and conventional financing. He has also conducted studies and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market rate housing, for both rental and for-sale housing. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida.

Desireé Johnson is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

Market Analysts

Christopher T. Bunch, Market Analyst has over ten years of professional experience in real estate, including five years of experience in the real estate market research field. Mr. Bunch is responsible for preparing market feasibility studies for a variety of clients. Mr. Bunch earned a bachelor's degree in Geography with a concentration in Urban and Regional Planning from Ohio University in Athens, Ohio.

Lisa Goff, Market Analyst, has conducted site-specific analyses in both rural and urban markets throughout the country. She is also experienced in the day-to-day operation and financing of Low-Income Housing Tax Credit and subsidized properties, which gives her a unique understanding of the impact of housing development on current market conditions.

Luke Mortensen, Market Analyst, is experienced in the assessment of housing operating under various programs throughout the country, as well as other development alternatives. He is also experienced in evaluating projects in the development pipeline and economic trends. Mr. Mortensen received his Bachelor's Degree in Sports Leadership and Management from Miami University.

Jeff Peters, Market Analyst, has conducted on-site inspection and analysis for rental properties throughout the country since 2014. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Peters graduated from The Ohio State University with a Bachelor of Arts in Economics.

Gregory Piduch, Market Analyst, has conducted site-specific analyses in both metro and rural areas throughout the country. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Piduch holds a Bachelor of Arts in Communication and Rhetoric from the University of Albany, State University of New York and a Master of Professional Studies in Sports Industry Management from Georgetown University.

Craig Rupert, Market Analyst, has conducted market analysis in both urban and rural markets throughout the United States since 2010. Mr. Rupert is experienced in the evaluation of multiple types of housing programs, including market-rate, Tax Credit and various government subsidies and uses this knowledge and research to provide both qualitative and quantitative analysis. Mr. Rupert has a degree in Hospitality Management from Youngstown State University.

Garth Semple, Market Analyst, has surveyed both urban and rural markets throughout the country. He is trained to understand the nuances of various rental housing programs and their construction and is experienced in the collection of rental housing data from leasing agents, property managers, and other housing experts within the market. Mr. Semple graduated from Elizabethtown College and has a Bachelor of Arts degree in Sociology.

Jack Wiseman, Market Analyst, has conducted extensive market research in over 200 markets throughout the United States since 2007. He provides thorough evaluation of site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development. He has evaluated market conditions for a variety of real estate alternatives, including affordable and market-rate apartments, retail and office establishments, student housing, and a variety of senior residential alternatives. Mr. Wiseman has a Bachelor of Arts degree in Economics from Miami University.

Research Staff

Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices, chambers of commerce, housing authorities and residents.

Stephanie Viren is the Research and Travel Coordinator at Bowen National Research. Ms. Viren focuses on collecting detailed data concerning housing conditions in various markets throughout the United States. Ms. Viren has extensive interviewing skills and experience and also possesses the expertise necessary to conduct surveys of diverse pools of respondents regarding population and housing trends, housing marketability, economic development and other socioeconomic issues relative to the housing industry. Ms. Viren's professional specialty is condominium and senior housing research. Ms. Viren earned a Bachelor of Arts in Business Administration from Heidelberg University.

Kelly Wiseman, Research Specialist Director, has significant experience in the evaluation and surveying of housing projects operating under a variety of programs. In addition, she has conducted numerous interviews with experts throughout the country, including economic development, planning, housing authorities and other stakeholders.

June Davis, Office Manager of Bowen National Research, has been in the market feasibility research industry since 1988. Ms. Davis has overseen production on over 20,000 market studies for projects throughout the United States.

ADDENDUM A: FIELD SURVEY OF CONVENTIONAL RENTALS

ST. JOHNSBURY, VERMONT








The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

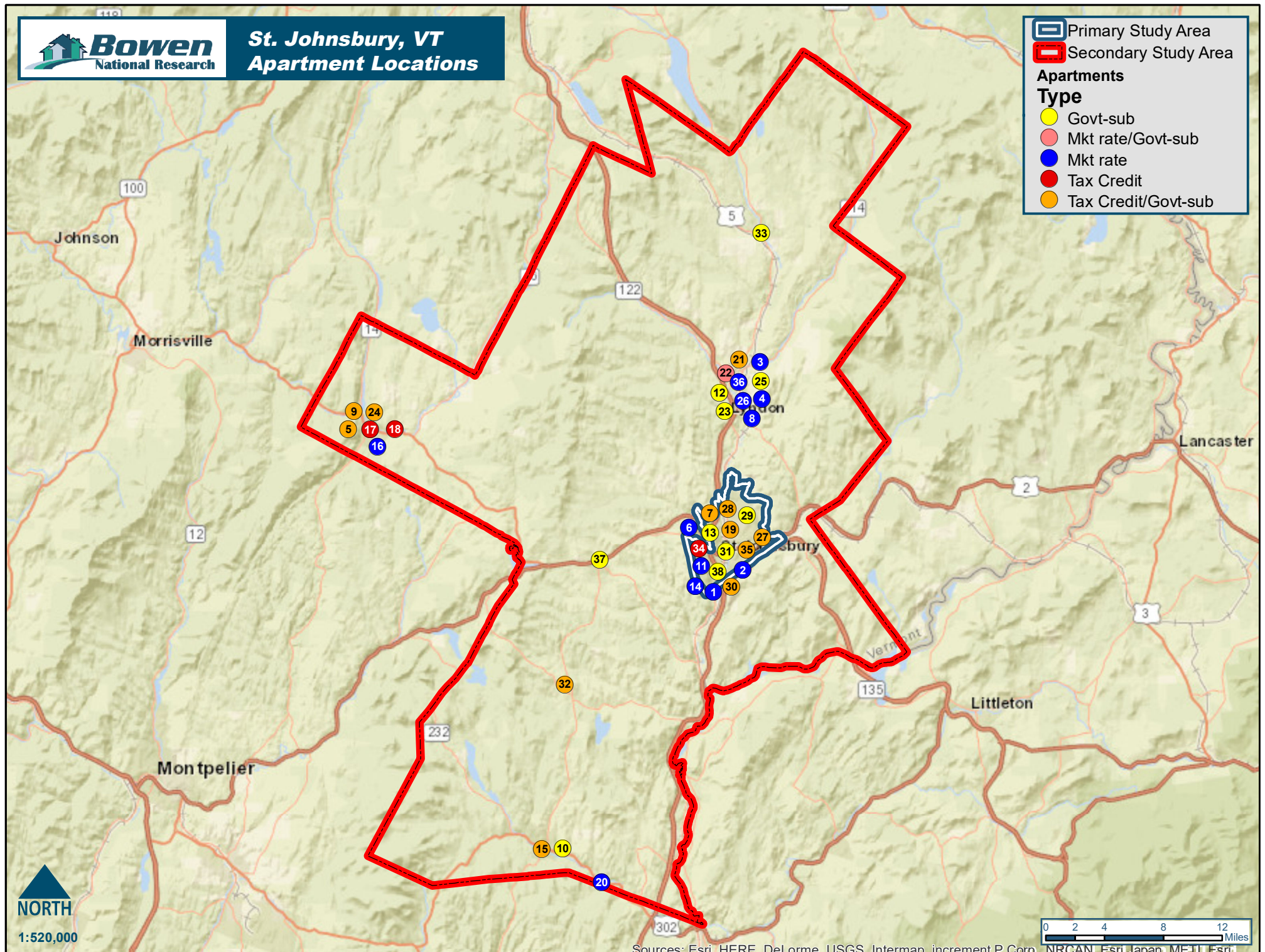
The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

-  Primary Study Area
-  Secondary Study Area
- Apartments Type**
 -  Govt-sub
 -  Mkt rate/Govt-sub
 -  Mkt rate
 -  Tax Credit
 -  Tax Credit/Govt-sub



MAP IDENTIFICATION LIST - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
1	156 Pearl St.	MRR	A	1990	6	0	100.0%
2	35 Washington Ave.	MRR	C-	1970	4	1	75.0%
3	599 Main St.	MRR	C	1910	6	0	100.0%
4	86 Raymond St.	MRR	C	1995	3	0	100.0%
5	Bemis Block Housing	TGS	B	1980	14	0	100.0%
6	Brightlook Apts.	MRR	C+	1973	18	0	100.0%
7	Caledonia Housing	TGS	C	1995	28	0	100.0%
8	Cardinal's Nest Apts.	MRR	B+	2007	13	0	100.0%
9	Cherry Street Housing	TGS	C+	1983	8	0	100.0%
10	Clarks Landing	GSS	B-	1998	9	0	100.0%
11	Colonial Apts.	MRR	C	1928	50	0	100.0%
12	Darling Inn	GSS	C	1979	28	0	100.0%
13	Depot Square	GSS	C-	1994	47	0	100.0%
14	Eastern & Main Apts.	MRR	B	1950	4	0	100.0%
15	Groton Community Housing	TGS	B	2006	18	0	100.0%
16	Hardwick Apts.	MRR	C	1900	68	0	100.0%
17	Hardwick Housing	TAX	B	1994	7	0	100.0%
18	Highland Hill Housing	TAX	C	1999	14	0	100.0%
19	Hilltop Family Housing	TGS	B-	2014	24	0	100.0%
20	Lind Homes	MRR	C+	1946	7	0	100.0%
21	Lyndon Housing	TGS	C	1993	14	0	100.0%
22	Lyndon Meadows	MRG	B-	1978	18	0	100.0%
23	Lyndon Terrace	GSS	C+	1978	21	0	100.0%
24	Maple Street Apts.	TGS	B	1977	16	0	100.0%
25	Marigold Apts.	GSS	C	1973	6	0	100.0%
26	Mathewson Block Housing	MRR	C	1967	6	0	100.0%
27	Moose River Housing	TGS	B	2003	28	0	100.0%
28	Mountain View St. Jay Housing	TGS	C	1975	48	0	100.0%
29	Passumpsic North	GSS	B	1982	14	0	100.0%
30	Passumpsic South	TGS	C	1982	14	0	100.0%
31	Passumpsic View Apts.	GSS	B	1985	25	0	100.0%
32	Peacham Academy Apts.	TGS	B	1993	6	0	100.0%
33	Pilgrim Manor (Family & Senior)	GSS	C-	1982	15	0	100.0%
34	St. Johnsbury House - Main St.	TAX	B-	2001	39	0	100.0%
35	St. Johnsbury House - Clarks Ave.	TGS	C	1910	10	0	100.0%
36	Sunset Apts	MRR	B	1985	6	0	100.0%
37	Walden Mountain (Fam. & Sr.)-Danville	GSS	B	1981	12	0	100.0%

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2017

MAP IDENTIFICATION LIST - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
38	Walden Mountain-St. Johnsbury	GSS	B	1984	6	0	100.0%

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	12	191	1	99.5%	0
MRG	1	18	0	100.0%	0
TAX	3	60	0	100.0%	0
TGS	12	228	0	100.0%	0
GSS	10	183	0	100.0%	0

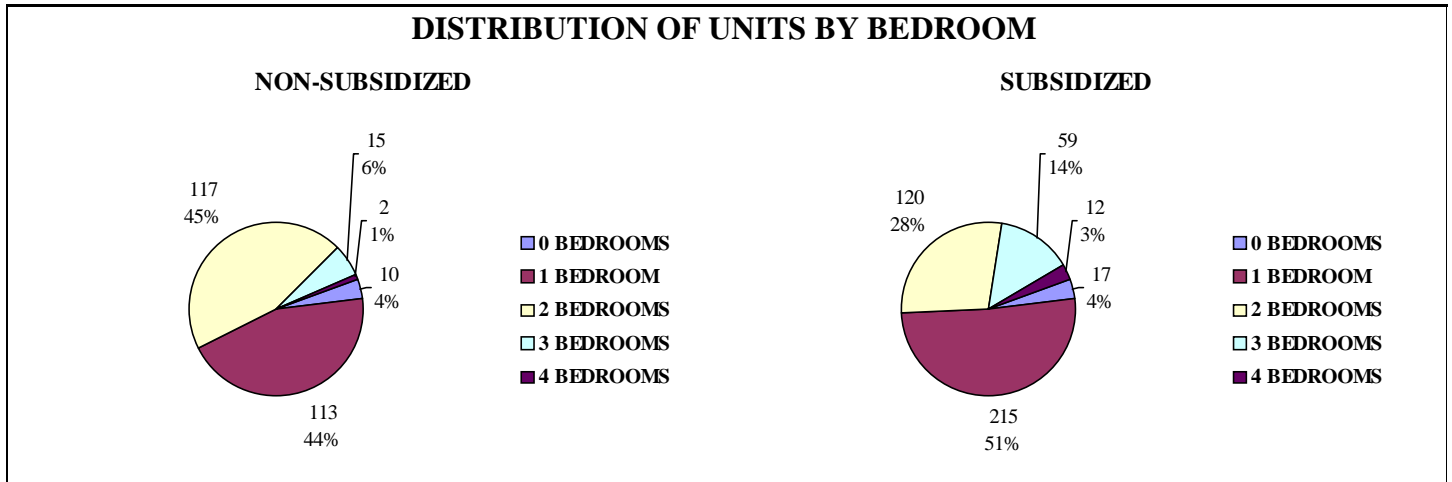
◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2017

DISTRIBUTION OF UNITS - ST. JOHNSBURY, VERMONT

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
0	1	10	5.2%	0	0.0%	\$475
1	1	66	34.4%	0	0.0%	\$650
2	1	106	55.2%	0	0.0%	\$775
3	1	1	0.5%	1	100.0%	\$750
3	2	7	3.6%	0	0.0%	\$850
4	1	2	1.0%	0	0.0%	\$850
TOTAL		192	100.0%	1	0.5%	
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	47	72.3%	0	0.0%	\$679
2	1	11	16.9%	0	0.0%	\$679
3	1	7	10.8%	0	0.0%	\$800
TOTAL		65	100.0%	0	0.0%	
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
0	1	1	0.4%	0	0.0%	N.A.
1	1	73	32.7%	0	0.0%	N.A.
2	1	90	40.4%	0	0.0%	N.A.
2	2	2	0.9%	0	0.0%	N.A.
3	1	41	18.4%	0	0.0%	N.A.
3	1.5	5	2.2%	0	0.0%	N.A.
4	1	8	3.6%	0	0.0%	N.A.
4	1.5	3	1.3%	0	0.0%	N.A.
TOTAL		223	100.0%	0	0.0%	
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
0	1	16	8.0%	0	0.0%	N.A.
1	1	142	71.0%	0	0.0%	N.A.
2	1	28	14.0%	0	0.0%	N.A.
3	1	9	4.5%	0	0.0%	N.A.
3	2	4	2.0%	0	0.0%	N.A.
4	1	1	0.5%	0	0.0%	N.A.
TOTAL		200	100.0%	0	0.0%	
GRAND TOTAL		680	-	1	0.1%	

DISTRIBUTION OF UNITS - ST. JOHNSBURY, VERMONT



SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT





1	156 Pearl St.
	<div> <div> Address 156 Pearl St. St. Johnsbury, VT 05819 Year Built 1990 Comments Square footage estimated </div> <div> Phone (802) 745-7320 (Contact in person) Contact Mathew </div> </div> <div> Total Units 6 Vacancies 0 Occupied 100.0% Floors 1 Quality Rating A Waiting List None </div>
2	35 Washington Ave.
	<div> <div> Address 35 Washington Ave. St. Johnsbury, VT 05819 Year Built 1970 Comments Does not accept HCV; Higher rent on 2-br for ground level with washer/dryer hookups; 3rd floor has no balcony; Adaptive reuse, original year built unknown; Year built & square footage estimated </div> <div> Phone (802) 274-8757 (Contact in person) Contact Steve </div> </div> <div> Total Units 4 Vacancies 1 Occupied 75.0% Floors 3 Quality Rating C- Waiting List None </div>
3	599 Main St.
	<div> <div> Address 599 Main St. Lyndon, VT 05849 Year Built 1910 Renovated 2002 Comments Income restricted by VHCB (Vermont Housing & Conservation Board) below 100% AMHI; Handicap (1 unit) </div> <div> Phone (802) 535-3555 (Contact in person) Contact Iris </div> </div> <div> Total Units 6 Vacancies 0 Occupied 100.0% Floors 3 Quality Rating C Waiting List 14 households </div>
4	86 Raymond St.
	<div> <div> Address 86 Raymond St. Lyndon, VT 05849 Year Built 1995 Comments Income restricted by VHCB (Vermont Housing & Conservation Board) below 100%; Historic property; Handicap (0 units); Adaptive reuse, originally built in 1910 </div> <div> Phone (802) 535-3555 (Contact in person) Contact Iris </div> </div> <div> Total Units 3 Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C Waiting List 54 households </div>
5	Bemis Block Housing
	<div> <div> Address 41 S. Main St. Hardwick, VT 05843 Year Built 1980 Renovated 2007 Comments 60% AMHI; HUD Section 8; HOME Funds (14 units); Handicap (1 unit); 1st floor retail </div> <div> Phone (802) 899-3400 (Contact in person) Contact Sybil </div> </div> <div> Total Units 14 Vacancies 0 Occupied 100.0% Floors 3 Quality Rating B Senior Restricted (62+) Waiting List 15 households </div>

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT





6	Brightlook Apts.			
	Address 91 Brightlook Dr. St. Johnsbury, VT 05819		Phone (802) 472-9918 (Contact in person)	Total Units 18
	Year Built 1973 Comments Accepts HCV; Random units have tenant installed ceiling fan; Adaptive reuse, originally built circa 1900		Contact Larry	Vacancies 0 Occupied 100.0% Floors 4 Quality Rating C+ Waiting List 1 household
7	Caledonia Housing			
	Address 279 Spring St. St. Johnsbury, VT 05819		Phone (802) 535-3555 (Contact in person)	Total Units 28
	Year Built 1995 Comments 60% AMHI; HUD Section 8; Handicap (0 units); Historic preservation, unknown original year built		Contact Iris	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C Waiting List 95 households
8	Cardinal's Nest Apts.			
	Address 73 Brown Farm Ln. Lydonville, VT 05851		Phone (802) 626-0922 (Contact in person)	Total Units 13
	Year Built 2007 Comments Does not accept HCV		Contact Peggie	Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B+ Senior Restricted (50+) Waiting List 12 households
9	Cherry Street Housing			
	Address 40 & 58 Lower Cherry St. Hardwick, VT 05843		Phone (802) 899-3400 (Contact in person)	Total Units 8
	Year Built 1983 Renovated 1993 Comments 60% AMHI; RD 515, has no RA; HUD Section 8; Handicap (1 unit)		Contact Sybil	Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating C+ Waiting List 22 households
10	Clarks Landing			
	Address 25 Clarks Landing Groton, VT 05046		Phone (802) 535-3555 (Contact in person)	Total Units 9
	Year Built 1998 Comments HUD Section 202; Handicap (9 units)		Contact Iris	Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B- Senior Restricted (62+) Waiting List 7 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT





11 Colonial Apts.			
	Address 17 Church St. St. Johnsbury, VT 05819	Phone (802) 748-1145 (Contact in person)	Total Units 50
	Year Built 1928 Comments Tenants may park at adjacent church parking lot	Contact Susan	Vacancies 0 Occupied 100.0% Floors 5.5 Quality Rating C Senior Restricted (55+) Waiting List None
12 Darling Inn			
	Address 76 Depot St. Lyndon, VT 05849	Phone (802) 535-3555 (Contact in person)	Total Units 28
	Year Built 1979 Comments HUD Section 8; Handicap (3 units)	Contact Iris	Vacancies 0 Occupied 100.0% Floors 4 Quality Rating C Senior Restricted (62+) Waiting List 89 households
13 Depot Square			
No Picture on File	Address 10 Eastern Ave. St. Johnsbury, VT 05819	Phone (802) 748-4330 (Contact in person)	Total Units 47
	Year Built 1994 Comments HUD Section 8 Mod Rehab; 1st floor retail; Square footage estimated	Contact Roland	Vacancies 0 Occupied 100.0% Floors 4 Quality Rating C- Waiting List None
14 Eastern & Main Apts.			
	Address 1184 Main St. St. Johnsbury, VT 05879	Phone (802) 274-5831 (Contact in person)	Total Units 4
	Year Built 1950 Comments Does not accept HCV; 1st floor retail; Rent range based on renovated units; Year built & square footage estimated	Contact Milena	Vacancies 0 Occupied 100.0% Floors 3 Quality Rating B Waiting List None
15 Groton Community Housing			
	Address 168 Powder Spring Rd. Groton, VT 05046	Phone (802) 535-3555 (Contact in person)	Total Units 18
	Year Built 2006 Comments 60% AMHI; RD 515, has RA (18 units); Handicap (7 units); Built between 1910-1940	Contact Iris	Vacancies 0 Occupied 100.0% Floors 2,3 Quality Rating B Waiting List 32 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT

16 Hardwick Apts.			
	Address 38 Church St. Hardwick, VT 05843	Phone (802) 375-5009 (Contact in person)	Total Units 68
	Year Built 1900 Renovated 1992 Comments HCV (1 unit)	Contact McKee	Vacancies 0 Occupied 100.0% Floors 2.5 Quality Rating C Waiting List None
17 Hardwick Housing			
	Address 9 S. Main St. Hardwick, VT 05843	Phone (802) 899-3400 (Contact in person)	Total Units 7
	Year Built 1994 Renovated 2008 Comments 60% AMHI; HCV (1 unit); Handicap (4 units); 1st floor retail	Contact Sybil	Vacancies 0 Occupied 100.0% Floors 3 Quality Rating B Waiting List 2 households
18 Highland Hill Housing			
	Address 38 Slapp Hill Hardwick, VT 05843	Phone (802) 899-3400 (Contact in person)	Total Units 14
	Year Built 1999 Comments 60% AMHI; HCV (4 units)	Contact Sybil	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C Waiting List None
19 Hilltop Family Housing			
	Address 426 Summer St. St. Johnsbury, VT 05819	Phone (802) 535-3555 (Contact in person)	Total Units 24
	Year Built 2014 Comments 60% AMHI; Handicap (4 units); Historic preservation, unknown original year built	Contact Iris	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B- Waiting List 108 households
20 Lind Homes			
	Address 70, 76, 82, 88, 94, 100 & 106 Pleasant Ryegate, VT 05069	Phone (802) 535-3555 (Contact in person)	Total Units 7
	Year Built 1946 Renovated 1996 Comments Income restricted by VHC (Vermont Housing & Conservation Board) below 100% AMHI; Handicap (0 units)	Contact Iris	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C+ Single-Family Homes Waiting List 3 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT

21 Lyndon Housing			
	Address 467 & 491 Main St. Lyndonville, VT 05851	Phone (802) 535-3555 (Contact in person)	Total Units 14
	Year Built 1993 Comments 60% AMHI; HUD Section 8; Handicap (0 units)	Contact Iris	Vacancies 0
			Occupied 100.0%
			Floors 2
			Quality Rating C
			Waiting List 109 households
22 Lyndon Meadows			
	Address 121 Commerce St. Lyndon, VT 05849	Phone (603) 262-3601 (Contact in person)	Total Units 18
	Year Built 1978 Comments Market-rate (1 unit); HUD Section 8 (17 units); Handicap (0 units); Square footage estimated	Contact Lydia	Vacancies 0
			Occupied 100.0%
			Floors 2
			Quality Rating B-
			Waiting List 15 households
23 Lyndon Terrace			
	Address 40 Lyndon Terr. Lyndon, VT 05851	Phone (603) 262-3601 (Contact in person)	Total Units 21
	Year Built 1978 Comments HUD Section 8; Handicap (2 units); Square footage estimated	Contact Lydia	Vacancies 0
			Occupied 100.0%
			Floors 1
			Quality Rating C+
			Senior Restricted (62+) Waiting List 21 households
24 Maple Street Apts.			
	Address 36 Maple St. Hardwick, VT 05843	Phone (802) 899-3400 (Contact in person)	Total Units 16
	Year Built 1977 Renovated 2014 Comments 60% AMHI; HUD Section 8; Handicap (2 units)	Contact Sybil	Vacancies 0
			Occupied 100.0%
			Floors 2
			Quality Rating B
			Senior Restricted (62+) Waiting List 25 households
25 Marigold Apts.			
	Address 139 Church St. Lyndonville, VT 05851	Phone (802) 535-3555 (Contact in person)	Total Units 6
	Year Built 1973 Comments RD 515, has RA (6 units); Handicap (0 units)	Contact Iris	Vacancies 0
			Occupied 100.0%
			Floors 1
			Quality Rating C
			Waiting List 150 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT






26 Mathewson Block Housing			
	Address 101 Main St. Lyndonville, VT 05851	Phone (802) 535-3555 (Contact in person)	Total Units 6
	Year Built 1967 Comments 1st floor retail; Handicap (0 units); Income restricted by VHCBC (Vermont Housing Conservation Board) below 100%	Contact Iris	Vacancies 0 Occupied 100.0% Floors 3 Quality Rating C Senior Restricted (55+) Waiting List 39 households
27 Moose River Housing			
	Address 159, 195, 231 & 261 Moose River Dr. St. Johnsbury, VT 05819	Phone (802) 535-3555 (Contact in person)	Total Units 28
	Year Built 2003 Comments 60% AMHI; RD 515, has RA (27 units); Handicap (8 units)	Contact Iris	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B Waiting List 189 households
28 Mountain View St. Jay Housing			
	Address 105, 106, 178 & 196 Mountain View Dr St. Johnsbury, VT 05819	Phone (802) 535-3555 (Contact in person)	Total Units 48
	Year Built 1975 Renovated 2004 Comments 60% AMHI; RD 515, has RA (47 units); Handicap (4 units)	Contact Iris	Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating C Waiting List 77 households
29 Passumpsic North			
	Address 56, 70 & 82 North Ave. St. Johnsbury, VT 05819	Phone (802) 775-1100 (Contact in person)	Total Units 14
	Year Built 1982 Comments RD 515, no RA; HUD Section 8; Handicap (3 units); Optional fee for AC \$30 per month	Contact Shelly	Vacancies 0 Occupied 100.0% Floors 2.5 Quality Rating B Senior Restricted (62+) Waiting List None
30 Passumpsic South			
	Address 16, 40, 66, 84, 118, 182 & 200 Main S St. Johnsbury, VT 05819	Phone (978) 237-7126 (Contact in person)	Total Units 14
	Year Built 1982 Comments 60% AMHI; HUD Section 8; Handicap (1 unit)	Contact Shelly	Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating C Waiting List 5 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT




31 Passumpsic View Apts.			
	Address 394 Railroad St. St. Johnsbury, VT 05819	Phone (802) 535-3555 (Contact in person)	Total Units 25
	Year Built 1985 Renovated 2002 Contact Iris	Comments HUD Section 202; 1st floor retail; Handicap (3 units)	Vacancies 0 Occupied 100.0% Floors 4 Quality Rating B Senior Restricted (62+) Waiting List 17 households
32 Peacham Academy Apts.			
	Address 135 Academy Hill Rd. Peacham, VT 05862	Phone (802) 775-1100 (Contact in person)	Total Units 6
	Year Built 1993 Contact Shelly	Comments 50% AMHI; HUD Section 8 (1 unit); HCV (2 units); Square footage estimated	Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B Senior Restricted (62+) Waiting List None
33 Pilgrim Manor (Family & Senior)			
	Address Church St. West Burke, VT 05871	Phone (802) 535-7050 (Contact in person)	Total Units 15
	Year Built 1982 Contact Janis	Comments HUD Section 8; 1-br G are senior designated, have e-call system, building equipt with chairlift; Handicap (2 units); THs have washer/dryer hookups; Random units have tenant installed ceiling fan; Square footage est	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C- Senior Restricted (62+) Waiting List 6 households
34 St. Johnsbury House - Main St.			
	Address 1207 Main St. St. Johnsbury, VT 05819	Phone (802) 748-1772 (Contact in person)	Total Units 39
	Year Built 2001 Contact Kate	Comments 30%, 50% & 60% AMHI; HCV (6 units); Handicap (39 units); Meals for fee of \$3.50; Adaptive reuse, originally built circa 1850	Vacancies 0 Occupied 100.0% Floors 4,5 Quality Rating B- Senior Restricted (55+) Waiting List 5 households
35 St. Johnsbury House - Clarks Ave.			
	Address 160 Clarks Ave. St. Johnsbury, VT 05819	Phone (802) 535-3555 (Contact by phone)	Total Units 10
	Year Built 1910 Renovated 1996 Contact Iris	Comments 60% AMHI; HUD Section 8; Handicap (0 units)	Vacancies 0 Occupied 100.0% Floors 2,3 Quality Rating C Waiting List 46 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

SURVEY OF PROPERTIES - ST. JOHNSBURY, VERMONT

36 Sunset Apts	
	Address 222 Main St. Lyndonville, VT 05851 Year Built 1985 Comments HCV (1 unit); Handicap (0 units); One unit includes washer/dryer; Square footage estimated
	Phone (802) 626-5395 (Contact in person) Contact Carolyn
Total Units 6 Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B Senior Restricted (55+) Waiting List 3 households	
37 Walden Mountain (Fam. & Sr.)-Danville	
	Address 96 Hill St. & Peacham Rd. Danville, VT 05828 Year Built 1981 Comments HUD Section 8; Eight 1-br & one 2-br designated senior & include utilities
	Phone (603) 444-5244 (Contact in person) Contact Janis
Total Units 12 Vacancies 0 Occupied 100.0% Floors 2.5 Quality Rating B Senior Restricted (62+) Waiting List 22 households	
38 Walden Mountain-St. Johnsbury	
	Address 19 & 39 Pearl St. St. Johnsbury, VT 05819 Year Built 1984 Renovated 2014 Comments HUD Section 8; Rent range based on unit location
	Phone (603)444-5244 (Contact in person) Contact Alice
Total Units 6 Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B Waiting List 22 households	

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: August 2017

COLLECTED RENTS - ST. JOHNSBURY, VERMONT

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
1		\$650							
2			\$650 to \$750	\$750					
3						\$499	\$559		
4			\$654		\$850 to \$900				
6		\$775	\$875 to \$900						
8		\$875	\$950						
11	\$475	\$575 to \$675	\$700						
14		\$550 to \$675	\$600						
16		\$700	\$775						
17		\$600	\$800						
18		\$550	\$675	\$800					
20								\$850	
22		\$585							
26		\$500 to \$550	\$650						
32		\$679	\$679						
34		\$372 to \$727							
36		\$675							

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2017

PRICE PER SQUARE FOOT - ST. JOHNSBURY, VERMONT

STUDIO UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
♦ 11	Colonial Apts.	1	500	\$475	\$0.95
ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
1	156 Pearl St.	1	750	\$650	\$0.87
3	599 Main St.	1	444	\$499	\$1.12
6	Brightlook Apts.	1	750	\$775	\$1.03
♦ 8	Cardinal's Nest Apts.	1	672	\$875	\$1.30
♦ 11	Colonial Apts.	1	550 to 800	\$575 to \$675	\$0.84 to \$1.05
14	Eastern & Main Apts.	1	900	\$550 to \$675	\$0.61 to \$0.75
16	Hardwick Apts.	1	550	\$700	\$1.27
♦ 26	Mathewson Block Housing	1	400 to 458	\$500 to \$550	\$1.20 to \$1.25
♦ 36	Sunset Apts	1	550	\$675	\$1.23
22	Lyndon Meadows	1	580	\$585	\$1.01
17	Hardwick Housing	1	519	\$600	\$1.16
18	Highland Hill Housing	1	575 to 582	\$550	\$0.95 to \$0.96
♦ 34	St. Johnsbury House - Main St.	1	630	\$372 to \$727	\$0.59 to \$1.15
♦ 32	Peacham Academy Apts.	1	650	\$679	\$1.04
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
2	35 Washington Ave.	1	850	\$650 to \$750	\$0.76 to \$0.88
3	599 Main St.	1	615	\$559	\$0.91
4	86 Raymond St.	1	575	\$654	\$1.14
6	Brightlook Apts.	1	950	\$875 to \$900	\$0.92 to \$0.95
♦ 8	Cardinal's Nest Apts.	1	1158	\$950	\$0.82
♦ 11	Colonial Apts.	1	860	\$700	\$0.81
14	Eastern & Main Apts.	1	1100	\$600	\$0.55
16	Hardwick Apts.	1	850	\$775	\$0.91
♦ 26	Mathewson Block Housing	1	842 to 992	\$650	\$0.66 to \$0.77
17	Hardwick Housing	1	647 to 680	\$800	\$1.18 to \$1.24
18	Highland Hill Housing	1	593 to 998	\$675	\$0.68 to \$1.14
♦ 32	Peacham Academy Apts.	1	800	\$679	\$0.85
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
2	35 Washington Ave.	1	1000	\$750	\$0.75
20	Lind Homes	2	1645	\$850	\$0.52

♦	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2017

PRICE PER SQUARE FOOT - ST. JOHNSBURY, VERMONT

THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
18	Highland Hill Housing	1	805 to 1317	\$800	\$0.61 to \$0.99
FOUR+ BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
4	86 Raymond St.	1	1020 to 1115	\$850 to \$900	\$0.81 to \$0.83

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2017

AVERAGE GROSS RENT PER SQUARE FOOT - ST. JOHNSBURY, VERMONT

MARKET-RATE			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.05	\$0.89	\$0.75
TOWNHOUSE	\$1.12	\$0.91	\$0.52

TAX CREDIT (NON-SUBSIDIZED)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.03	\$1.07	\$0.83
TOWNHOUSE	\$0.00	\$0.00	\$0.00

COMBINED			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.04	\$0.91	\$0.82
TOWNHOUSE	\$1.12	\$0.91	\$0.52

TAX CREDIT UNITS - ST. JOHNSBURY, VERMONT

STUDIO UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
35	St. Johnsbury House - Clarks Ave.	1	250	1	60%	\$306
ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
34	St. Johnsbury House - Main St.	4	630	1	30%	\$372
7	Caledonia Housing	5	618 - 675	1	60%	\$535 - \$575
18	Highland Hill Housing	3	575 - 582	1	60%	\$550
21	Lyndon Housing	2	475 - 625	1	60%	\$559 - \$565
17	Hardwick Housing	1	519	1	60%	\$600
34	St. Johnsbury House - Main St.	13	630	1	50%	\$605
32	Peacham Academy Apts.	1	650	1	50%	\$679
32	Peacham Academy Apts.	4	650	1	50%	\$679
34	St. Johnsbury House - Main St.	22	630	1	60%	\$727
19	Hilltop Family Housing	9	440 - 780	1	60%	\$737 - \$800
28	Mountain View St. Jay Housing	16	550	1	60%	\$748 - \$863
15	Groton Community Housing	4	600	1	60%	\$762 - \$965
27	Moose River Housing	8	701 - 790	1	60%	\$851 - \$968
24	Maple Street Apts.	14	525 - 560	1	60%	\$868
5	Bemis Block Housing	14	509 - 574	1	60%	\$1009
TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
7	Caledonia Housing	13	615 - 1057	1	60%	\$600 - \$670
21	Lyndon Housing	10	625 - 910	1	60%	\$670 - \$690
18	Highland Hill Housing	4	593 - 998	1	60%	\$675
32	Peacham Academy Apts.	1	800	1	50%	\$679
35	St. Johnsbury House - Clarks Ave.	1	550	1	60%	\$700
28	Mountain View St. Jay Housing	32	850	1	60%	\$789 - \$904
17	Hardwick Housing	6	647 - 680	1	60%	\$800
19	Hilltop Family Housing	5	630 - 1086	1	60%	\$863 - \$926
24	Maple Street Apts.	2	692	2	60%	\$950
9	Cherry Street Housing	2	877	1	60%	\$988
27	Moose River Housing	12	1105 - 1218	1	60%	\$992 - \$1109
15	Groton Community Housing	11	955	1	60%	\$1126 - \$1329
30	Passumpsic South	4	980	1	60%	\$1151

♦ - Senior Restricted

TAX CREDIT UNITS - ST. JOHNSBURY, VERMONT

THREE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
35	St. Johnsbury House - Clarks Ave.	3	915 - 920	1	60%	\$725 - \$825
21	Lyndon Housing	2	1040 - 1090	1	60%	\$730
7	Caledonia Housing	7	1017 - 1449	1	60%	\$735 - \$800
18	Highland Hill Housing	7	805 - 1317	1	60%	\$800
19	Hilltop Family Housing	10	960 - 1200	1	60%	\$1061 - \$1124
9	Cherry Street Housing	6	1118 - 1130	1	60%	\$1071 - \$1107
27	Moose River Housing	5	2050	1.5	60%	\$1165 - \$1282
30	Passumpsic South	10	1120	1	60%	\$1259
15	Groton Community Housing	3	1233	1	60%	\$1443 - \$1646
FOUR-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
35	St. Johnsbury House - Clarks Ave.	5	1035 - 1125	1	60%	\$834 - \$850
7	Caledonia Housing	3	1264 - 1708	1	60%	\$875
27	Moose River Housing	3	2050	1.5	60%	\$1249 - \$1366

♦ - Senior Restricted

QUALITY RATING - ST. JOHNSBURY, VERMONT

MARKET-RATE PROJECTS AND UNITS

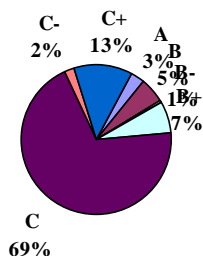
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A	1	6	0.0%		\$650			
B+	1	13	0.0%		\$875	\$950		
B	2	10	0.0%		\$675	\$600		
B-	1	1	0.0%		\$585			
C+	2	25	0.0%		\$775	\$875	\$850	
C	5	133	0.0%	\$475	\$575	\$775		\$850
C-	1	4	25.0%			\$650	\$750	

TAX CREDIT (NON-SUBSIDIZED) PROJECTS AND UNITS

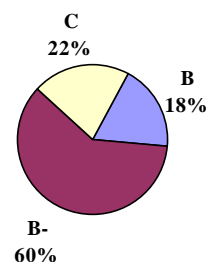
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
B	2	12	0.0%		\$679	\$800		
B-	1	39	0.0%		\$727			
C	1	14	0.0%		\$550	\$675	\$800	

DISTRIBUTION OF UNITS BY QUALITY RATING

MARKET-RATE UNITS



TAX CREDIT UNITS



YEAR BUILT - ST. JOHNSBURY, VERMONT *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	6	141	0	0.0%	141	54.9%
1970 to 1979	3	23	1	4.3%	164	8.9%
1980 to 1989	1	6	0	0.0%	170	2.3%
1990 to 1999	5	35	0	0.0%	205	13.6%
2000 to 2005	1	39	0	0.0%	244	15.2%
2006 to 2010	1	13	0	0.0%	257	5.1%
2011	0	0	0	0.0%	257	0.0%
2012	0	0	0	0.0%	257	0.0%
2013	0	0	0	0.0%	257	0.0%
2014	0	0	0	0.0%	257	0.0%
2015	0	0	0	0.0%	257	0.0%
2016	0	0	0	0.0%	257	0.0%
2017**	0	0	0	0.0%	257	0.0%
TOTAL	17	257	1	0.4%	257	100.0 %

YEAR RENOVATED - ST. JOHNSBURY, VERMONT *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	2	75	0	0.0%	75	85.2%
2000 to 2005	1	6	0	0.0%	81	6.8%
2006 to 2010	1	7	0	0.0%	88	8.0%
2011	0	0	0	0.0%	88	0.0%
2012	0	0	0	0.0%	88	0.0%
2013	0	0	0	0.0%	88	0.0%
2014	0	0	0	0.0%	88	0.0%
2015	0	0	0	0.0%	88	0.0%
2016	0	0	0	0.0%	88	0.0%
2017**	0	0	0	0.0%	88	0.0%
TOTAL	4	88	0	0.0%	88	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

** As of August 2017

APPLIANCES AND UNIT AMENITIES - ST. JOHNSBURY, VERMONT

APPLIANCES			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	16	100.0%	257
REFRIGERATOR	16	100.0%	257
ICEMAKER	0	0.0%	
DISHWASHER	2	12.5%	57
DISPOSAL	1	6.3%	18
MICROWAVE	0	0.0%	
UNIT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	0	0.0%	
AC - WINDOW	4	25.0%	99
FLOOR COVERING	16	100.0%	257
WASHER/DRYER	2	12.5%	74
WASHER/DRYER HOOK-UP	5	31.3%	103
PATIO/DECK/BALCONY	6	37.5%	34
CEILING FAN	2	12.5%	68
FIREPLACE	0	0.0%	
BASEMENT	0	0.0%	
INTERCOM SYSTEM	3	18.8%	107
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	11	68.8%	224
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	1	6.3%	39

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

PROJECT AMENITIES - ST. JOHNSBURY, VERMONT

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	0	0.0%	
ON-SITE MANAGEMENT	2	12.5%	89
LAUNDRY	10	62.5%	165
CLUB HOUSE	0	0.0%	
MEETING ROOM	2	12.5%	94
FITNESS CENTER	0	0.0%	
JACUZZI/SAUNA	0	0.0%	
PLAYGROUND	1	6.3%	1
COMPUTER LAB	0	0.0%	
SPORTS COURT	0	0.0%	
STORAGE	3	18.8%	28
LAKE	0	0.0%	
ELEVATOR	4	25.0%	113
SECURITY GATE	0	0.0%	
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	0	0.0%	
PICNIC AREA	2	12.5%	40
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	2	12.5%	94

DISTRIBUTION OF UTILITIES - ST. JOHNSBURY, VERMONT

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
HEAT			
LANDLORD			
GAS	6	96	14.1%
OTHER	30	512	75.3%
TENANT			
GAS	2	72	10.6%
			100.0%
COOKING FUEL			
LANDLORD			
ELECTRIC	18	282	41.5%
OTHER	1	14	2.1%
TENANT			
ELECTRIC	19	384	56.5%
			100.0%
HOT WATER			
LANDLORD			
GAS	6	96	14.1%
OTHER	30	512	75.3%
TENANT			
GAS	2	72	10.6%
			100.0%
ELECTRIC			
LANDLORD	19	296	43.5%
TENANT	19	384	56.5%
			100.0%
WATER			
LANDLORD	38	680	100.0%
			100.0%
SEWER			
LANDLORD	38	680	100.0%
			100.0%
TRASH PICK-UP			
LANDLORD	37	630	92.6%
TENANT	1	50	7.4%
			100.0%

ADDENDUM B: FIELD SURVEY OF SENIOR FACILITIES

ST. JOHNSBURY, VERMONT

The following section is a field survey of senior housing alternatives with services. These properties were identified through a variety of sources including senior resource guides, yellow page listings, government agencies, Chambers of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing market for senior housing with services, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as independent living, congregate care (independent living with services), assisted living, and in some cases, nursing care. The field survey is organized as follows:

- A color-coded map indicating each property surveyed by project type.
- A map identification list of properties surveyed by name, profit/non-profit status, year built and/or renovated, total beds or units, vacant beds or units, and occupancy rate. Projects are listed in numeric order and color coded by project type.
- Distribution of fees or rents, entrance fees (if any), and a distribution by bed/unit type, vacancies, and occupancy rate.
- A listing of properties surveyed with photograph, address, phone number, year built or renovated, number of units/beds, occupancies, any licensure, and relevant comments, and project ratings including building appearance, ease of access, and a neighborhood rating.
- A listing of unit amenities.
- A listing of project amenities.
- Fees per unit type for each project.
- Unit size in square feet for each project.



**St. Johnsbury, VT
Senior Facilities**

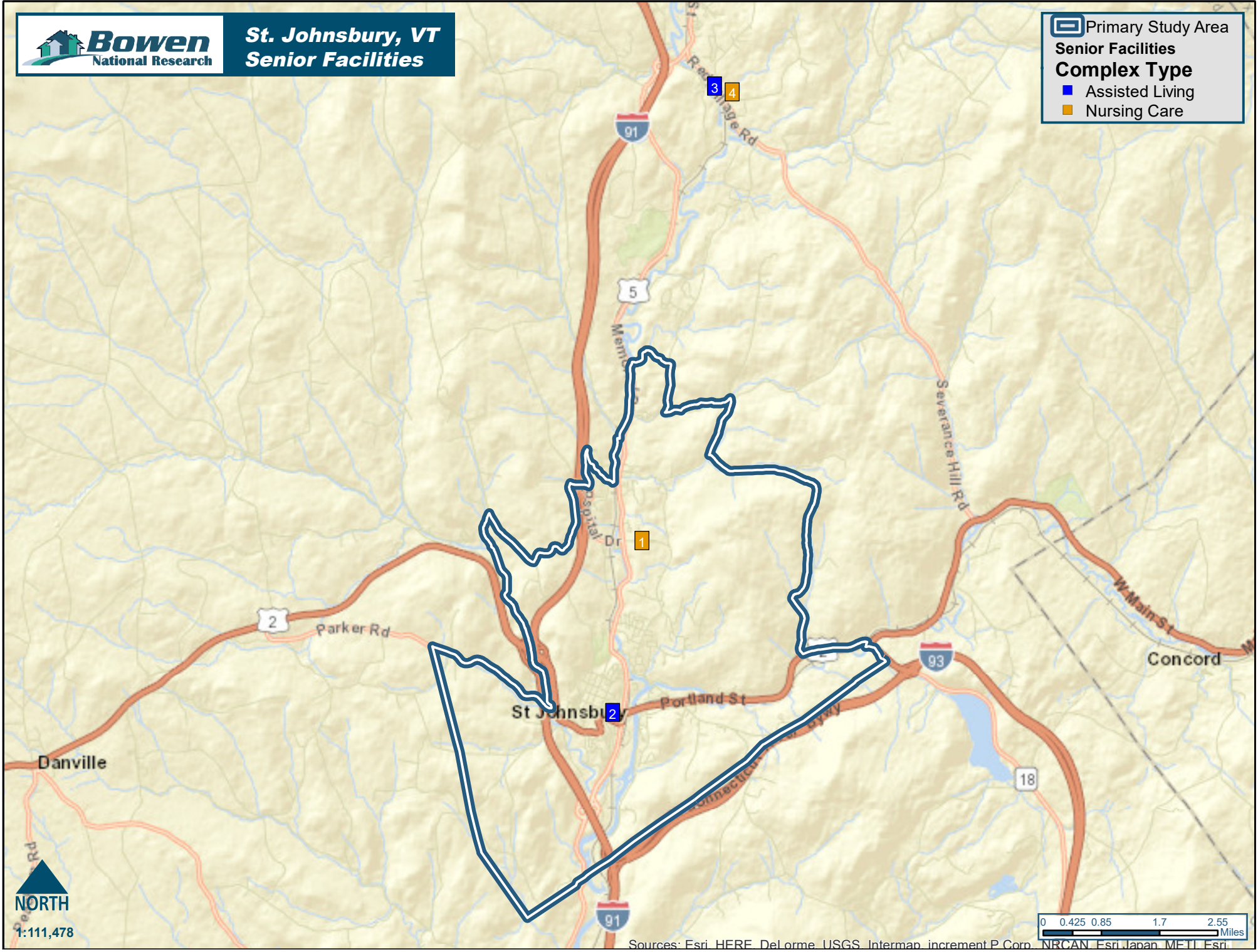
Primary Study Area

Senior Facilities

Complex Type

Assisted Living

Nursing Care



NORTH
1:111,478



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

MAP IDENTIFICATION LIST - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	FOR PROFIT	YEAR BUILT	TOTAL BEDS/UNITS	VAC.	OCC. RATE
N-1	St. Johnsbury Health & Rehab Center	YES	1987	99	2	98.0%
A-2	Canterbury Inn	YES	1987	42	0	100.0%
A-3	Pine Knoll Community Care Home	YES	1985	10	2	80.0%
N-4	Pines Rehab and Health Center	YES	1980	60	8	86.7%

FACILITY TYPE	TOTAL PROJECTS	TOTAL UNITS/BEDS	OCCUPANCY RATE
ASSISTED LIVING	2	52	96.2%
NURSING CARE	2	159	93.7%

* - In Miles

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: August 2017

DISTRIBUTION OF FEES BY SERVICE LEVEL - ST. JOHNSBURY, VERMONT

ASSISTED LIVING						
BED TYPE	MONTHLY FEE	SECOND PERSON	UNITS	SHARE	VACANT	% OCCUPIED
SLEEPING ROOM	\$2,300 - \$3,650	-	52	100.0%	2	96.2%
			52	100.0%	2	96.2%

NURSING CARE						
BED TYPE	PRIVATE*	SEMI-PRIVATE*	BEDS	SHARE	VACANT	% OCCUPIED
SLEEPING ROOM	\$326 - \$352	\$245 - \$260	159	100.0%	10	93.7%
			159	100.0%	10	93.7%

* - Daily Fee

Survey Date: August 2017

COMMUNITY CONFIGURATION - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	FOR PROFIT	CCRC	INDEPENDENT LIVING	CONGREGATE CARE	ASSISTED LIVING	NURSING CARE
1	St. Johnsbury Health & Rehab Center	YES	NO				X
2	Canterbury Inn	YES	NO			X	
3	Pine Knoll Community Care Home	YES	NO			X	
4	Pines Rehab and Health Center	YES	NO				X

PROPERTY PROFILES - ST. JOHNSBURY, VERMONT

A-2	Canterbury Inn	Location 46 Cherry St. St. Johnsbury, VT 05818 Phone (802) 748-5556 Mgmt Co. Owner Licensure Residential Care Facility Level 3 Comments	Total Beds 42 Occupancy Rate 100.0% Year Built 1987 Physical Structure C Ease of Access B Neighborhood B- Visibility B Medicaid Beds* 12 Medicare Beds* 0
A-3	Pine Knoll Community Care Home	Location 601 Red Village Rd. Lyndonville, VT 05851 Phone (802) 626-3361 Mgmt Co. Licensure Residential Care Facility Level 3 Comments Square footage estimated	Total Beds 10 Occupancy Rate 80.0% Year Built 1985 Physical Structure B- Ease of Access B Neighborhood B Visibility B Medicaid Beds* 7 Medicare Beds* 0
N-1	St. Johnsbury Health & Rehab Center	Location 1248 Hospital Dr. St. Johnsbury, VT 05819 Phone (802) 748-8757 Mgmt Co. Genesis Licensure Nursing Care Comments Year built estimated by contact	Total Beds 99 Occupancy Rate 98.0% Year Built 1987 Physical Structure B- Ease of Access B Neighborhood B Visibility B Medicaid Beds* 48 Medicare Beds* 12
N-4	Pines Rehab and Health Center	Location 601 Red Village Rd. Lyndonville, VT 05851 Phone (802) 626-3361 Mgmt Co. Licensure Nursing Care Comments Square footage estimated	Total Beds 60 Occupancy Rate 86.7% Year Built 1980 Physical Structure B- Ease of Access B Neighborhood B Visibility B Medicaid Beds* 26 Medicare Beds* 7

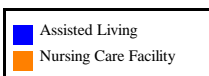
* - Occupied Beds

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: August 2017

FACILITY CAPACITY - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	LICENSED CAPACITY	MARKETED BEDS	SHARE OF LIC.
N-1	St. Johnsbury Health & Rehab Center	110	99	90.0%
A-2	Canterbury Inn	42	42	100.0%
A-3	Pine Knoll Community Care Home	10	10	100.0%
N-4	Pines Rehab and Health Center	60	60	100.0%
		222	211	95.0%



Survey Date: August 2017

ASSISTED LIVING FEE SCHEDULE - ST. JOHNSBURY, VERMONT

SLEEPING ROOM						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-2	\$2,300 - \$3,650	-	-	-	-	\$2,300 - \$3,650
A-3	\$3,254	-	-	-	-	\$3,254 - \$3,254

* - Daily Fee

Survey Date: August 2017

B-8



ASSISTED LIVING BED TYPES - ST. JOHNSBURY, VERMONT

MAP ID	PROJECT NAME	MEDICAID		PRIVATE PAY	
		BEDS	PERCENT	BEDS	PERCENT
2	Canterbury Inn	12	28.6%	30	71.4%
3	Pine Knoll Community Care Home	7	87.5%	1	12.5%
		19	38.0%	31	62.0%

UNIT SIZE BY BEDROOM TYPE - ST. JOHNSBURY, VERMONT

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
A-2	Canterbury Inn	100	-	-	-	-	-
A-3	Pine Knoll Community Care Home	200	-	-	-	-	-

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
N-1	St. Johnsbury Health & Rehab Center	200	-	-	-	-	-
N-4	Pines Rehab and Health Center	180	-	-	-	-	-

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: August 2017

UNITS/(VACANCIES) BY BEDROOM TYPE - ST. JOHNSBURY, VERMONT

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
A-2	Canterbury Inn	42 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
A-3	Pine Knoll Community Care Home	10 (2)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
TOTAL UNITS		52	0	0	0	0	0
TOTAL VACANT		2	0	0	0	0	0

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
N-1	St. Johnsbury Health & Rehab Center	99 (2)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
N-4	Pines Rehab and Health Center	60 (8)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
TOTAL UNITS		159	0	0	0	0	0
TOTAL VACANT		10	0	0	0	0	0

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: August 2017

UNIT AMENITIES - ST. JOHNSBURY, VERMONT

MAP ID	OTHER										
	PARKING (A/D/C/O)	WASHER / DRYER	EXTRA STORAGE	PORCH/PATIO	REFRIGERATOR	RANGE	MICROWAVE	EMERGENCY CALL SYSTEM	DISPOSAL	DISHWASHER	CARPETING
A-2								X			X
A-3											X

Assisted Living
Nursing Care Facility
Congregate Care
Independent Living

X - All Units
S - Some Units
O - Optional

Window Coverings
B - Blinds
C - Curtains
D - Drapes

Parking
A - Attached
D - Detached
C - Carport
O - Optional

Refrigerator
F - Full
M - Mini/Small



PROJECT AMENITIES - ST. JOHNSBURY, VERMONT

MAP ID	OTHER	
	PATIO	
PET FRIENDLY		
PICNIC AREA		
COMPUTER LAB		
COMMUNITY ROOM		X
OUTSIDE WALK PATH		
SECURED ENTRANCE	X	X
MOVIE THEATER		
WHIRLPOOL/SPA		
SWIMMING POOL		
LIBRARY	X	
BISTRO / CAFE		
LAUNDRY ROOM		
ICE CREAM PARLOR		
WELLNESS CENTER		
CONVENIENCE STORE		
EXERCISE ROOM		
ELEVATOR	X	
PRIVATE DINING ROOM	X	
PUBLIC DINING ROOM		X
CRAFT/HOBBY ROOM		
LOUNGES	X	X
CHAPEL		
BILLARDS AREA		
BEAUTY/BARBER SHOP	X	X
BANK		

Assisted Living
Nursing Care Facility
Congregate Care
Independent Living

Laundry
F - Free
C - Coin

Survey Date: August 2017

Addendum C:

For-Sale Housing Inventory

Available For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Price Per Square Foot	Type	MLS
1377 Bayley-Hazen Road	Walden	VT	9/25/2013	\$150,000	4	2.0	2,439	1900	1,303	\$61.50	Single Family	4317684
224 Hill Street	Danville	VT	3/21/2014	\$230,000	5	2.0	2,795	1795	1,114	\$82.29	Single Family	4342868
21 Tute Hill Rd	Lyndon	VT	4/24/2014	\$159,000	3	1.0	898	1875	1,092	\$177.06	Single Family	4350251
199 Lower Cherry Street	Hardwick	VT	5/7/2014	\$70,000	3	2.0	1,306	1900	1,079	\$53.60	Single Family	4353644
15 School Street	Burke	VT	6/27/2014	\$64,500	3	1.0	2,060	1871	1,028	\$31.31	Single Family	4367441
52 High Street	Burke	VT	7/2/2014	\$149,900	4	2.0	2,103	1896	1,023	\$71.28	Single Family	4368551
594 School House Road	Newark	VT	8/29/2014	\$59,900	3	1.0	1,242	1980	965	\$48.23	Single Family	4381512
18 Granite Street	Hardwick	VT	12/22/2014	\$110,000	3	2.0	2,064	1900	850	\$53.29	Single Family	4397055
1566 Mountain Road	Burke	VT	1/23/2015	\$589,000	4	3.0	4,500	1981	818	\$130.89	Single Family	4400399
20 Kenniston Hill Road	Sheffield	VT	5/4/2015	\$88,000	3	3.0	1,716	1996	713	\$51.28	Single Family	4418315
33 Glenside Lane	Lyndon	VT	5/7/2015	\$124,000	3	2.0	2,480	1898	714	\$50.00	Single Family	4460928
3965 VT RTE 114	Burke	VT	5/11/2015	\$199,900	4	2.0	2,246	1972	707	\$89.00	Single Family	4420670
340 Memory Lane	Walden	VT	5/25/2015	\$104,900	1	1.0	360	1998	696	\$291.39	Single Family	4424957
2606 Vermont Route 15	Walden	VT	6/3/2015	\$120,000	3	1.0	1,028	1970	687	\$116.73	Single Family	4427816
336 High Ridge Road	Burke	VT	6/5/2015	\$695,000	3	3.0	2,769	1998	670	\$250.99	Single Family	4428272
2199 Trestle Road	Danville	VT	6/10/2015	\$375,000	6	3.0	3,423	1997	680	\$109.55	Single Family	4429186
3303 Red Village Road	Lyndon	VT	6/16/2015	\$97,000	2	1.0	728	2002	674	\$133.24	Single Family	4431037
125 Brainerd Street	Danville	VT	6/17/2015	\$239,000	3	3.0	2,619	1790	673	\$91.26	Single Family	4431243
143 Woodland Lane	Barnet	VT	6/24/2015	\$215,000	2	1.0	672	1960	666	\$319.94	Single Family	4433299
116 Novestar Rd.	Walden	VT	7/6/2015	\$64,900	1	2.0	1,638	1895	654	\$39.62	Single Family	4436516
1116 Jill S Hill Road	Wheelock	VT	7/10/2015	\$47,900	2	1.0	800	1983	650	\$59.88	Single Family	4437609
1747 Duck Pond Road	Waterford	VT	7/13/2015	\$62,000	1	1.0	750	1998	647	\$82.67	Single Family	4437585
1496 Main Street	St. Johnsbury	VT	7/13/2015	\$295,000	6.0	4.0	4,400	1874	647	\$67.05	Single Family	4437949
85 School Street	St. Johnsbury	VT	7/13/2015	\$75,000	3.0	1.0	1,056	1940	647	\$71.02	Single Family	4437552
770 Marl Pond Road	Sutton	VT	7/15/2015	\$249,900	1	1.0	480	1988	645	\$520.63	Single Family	4438053
641 Wapanaki Road	Hardwick	VT	7/21/2015	\$149,900	3	3.0	1,523	2004	639	\$98.42	Single Family	4439318
3029 Thaddeus Stevens Road	Danville	VT	7/22/2015	\$155,000	1	1.0	384	1950	638	\$403.65	Single Family	4439653
588 Hill Street	Lyndon	VT	8/1/2015	\$155,000	3	2.0	1,600	1948	628	\$96.88	Single Family	4442010
315 Gilman Field Road	Sheffield	VT	8/5/2015	\$157,900	3	2.0	2,296	1991	600	\$68.77	Single Family	4442650
60 Wafers Lane	Burke	VT	8/7/2015	\$795,000	3	3.0	1,980	1970	622	\$401.52	Single Family	4443369
637 Flower Brook Rd	Burke	VT	9/18/2015	\$1,500,000	4	3.0	2,296	1860	580	\$653.31	Single Family	4451709
30 Dundee St.	St. Johnsbury	VT	9/22/2015	\$189,000	3.0	2.0	1,868	1920	575	\$101.18	Single Family	4452288
3501 US Rte 5	Sutton	VT	10/20/2015	\$130,000	2	1.0	576	2010	548	\$225.69	Single Family	4457012
25 BURKESIDE	Burke	VT	10/22/2015	\$374,500	4	4.0	1,850	1982	533	\$202.43	Condo	4457605
64 Main Street	Hardwick	VT	10/28/2015	\$70,000	5	3.0	2,211	1880	508	\$31.66	Single Family	4458525
994 ROW Off Howard Brook Road	Newark	VT	10/28/2015	\$100,000	4	1.0	1,368	1989	540	\$73.10	Single Family	4458348
253 Birchwood Dr	Ryegate	VT	12/1/2015	\$28,500	1	1.0	518	1979	467	\$55.02	Single Family	4462572
71 Spring Creek Road	St. Johnsbury	VT	12/4/2015	\$249,900	4.0	3.0	3,416	1994	503	\$73.16	Single Family	4463055
2147 Burke Hollow Road	Burke	VT	12/7/2015	\$439,000	3	5.0	2,515	1978	487	\$174.55	Single Family	4462915
5987 Memorial Drive	Lyndon	VT	1/6/2016	\$60,900	4	2.0	1,976	1850	449	\$30.82	Single Family	4465927
2162 Mountain Road	Burke	VT	1/15/2016	\$115,000	1	1.0	680	1979	461	\$169.12	Condo	4466997
23 Mountain Brook	Burke	VT	1/15/2016	\$197,500	2	2.0	1,310	1988	459	\$150.76	Condo	4466996
707 Brown Farm Road	Hardwick	VT	1/18/2016	\$265,000	3	2.0	1,884	2007	458	\$140.66	Single Family	4467424
368 Pleasant St.	St. Johnsbury	VT	1/25/2016	\$122,000	3.0	2.0	1,500	1900	450	\$81.33	Single Family	4468138
2373 Vt Route 16	Hardwick	VT	2/4/2016	\$82,000	1	1.0	656	1999	437	\$125.00	Single Family	4469989
1999 VT Rt 15	Hardwick	VT	2/16/2016	\$155,000	3	1.0	1,316	1972	424	\$117.78	Single Family	4471491
862 Whipple Hill Drive	Lyndon	VT	3/1/2016	\$146,000	2	1.0	684	1965	413	\$213.45	Single Family	4473513
212 Marshall Newland Road	Burke	VT	3/17/2016	\$450,000	4	2.0	2,420	2000	387	\$185.95	Single Family	4477066
191 Park Ave.	Lyndon	VT	3/18/2016	\$199,000	4	2.0	2,316	1898	398	\$85.92	Single Family	4477439
83 Island Dr.	Danville	VT	3/25/2016	\$179,500	2	1.0	876	1970	350	\$204.91	Single Family	4478843
98 High Street	Hardwick	VT	3/30/2016	\$139,500	5	2.0	1,746	1900	386	\$79.90	Single Family	4480780
45 James Street	St. Johnsbury	VT	4/6/2016	\$72,000	3.0	1.0	1,093	1910	373	\$65.87	Single Family	4480979
1295 Newark Pond Road	Newark	VT	4/11/2016	\$155,000	3	1.0	876	1934	346	\$176.94	Single Family	4482510
1748 Pudding Hill Road	Lyndon	VT	4/14/2016	\$799,000	4	4.0	6,074	2010	371	\$131.54	Single Family	4483155
381 Big Mountain Estates	Burke	VT	4/24/2016	\$189,900	4	3.0	2,230	2004	361	\$85.16	Single Family	4485420
118 Dane Rd	Sheffield	VT	4/25/2016	\$159,000	3	2.0	1,680	1980	360	\$94.64	Single Family	4485316
107 Mountain Brook	Burke	VT	4/25/2016	\$219,000	3	2.0	1,360	1991	345	\$161.03	Condo	4485361
809 Pierce Hill Road	Sutton	VT	4/26/2016	\$300,000	4	2.0	2,700	2005	359	\$111.11	Single Family	4485514
2931 Route 18	Waterford	VT	4/27/2016	\$299,000	4	2.0	2,055	1974	358	\$145.50	Single Family	4485912
192 Summer Street	St. Johnsbury	VT	5/2/2016	\$189,500	5.0	4.0	2,449	1850	353	\$77.38	Single Family	4486996
3534 Route 2 West	Danville	VT	5/6/2016	\$199,000	2	1.0	1,008	1920	349	\$197.42	Single Family	4488519
530 Pinehurst St.	Lyndon	VT	5/9/2016	\$89,900	4	1.0	1,872	1950	346	\$48.02	Single Family	4489534
172 School Street	St. Johnsbury	VT	5/10/2016	\$99,000	3.0	1.0	1,514	1920	345	\$65.39	Single Family	4489656
133 Lone Pine Lane	Danville	VT	5/11/2016	\$399,900	3	3.0	3,096	2008	344	\$129.17	Single Family	4489242
298 Main Street	St. Johnsbury	VT	5/12/2016	\$109,000	3.0	2.0	1,848	1890	343	\$58.98	Single Family	4490321
226 West Hill Road	St. Johnsbury	VT	5/19/2016	\$210,000	3.0	3.0	2,344	1978	336	\$89.59	Single Family	4491578
42 Parker Avenue	St. Johnsbury	VT	5/19/2016	\$79,000	2.0	2.0	1,496	1983	336	\$52.81	Single Family	4491649
3729 Pudding Hill Rd	Sutton	VT	5/21/2016	\$159,900	4	2.0	2,020	1810	334	\$79.16	Single Family	4491935
514 Maple Tree Lane	Peacham	VT	5/23/2016	\$199,000	4	2.0	1,848	1850	332	\$107.68	Single Family	4492634
4249 US Rte 5 South	Barnet	VT	5/23/2016	\$129,000	3	2.0	1,456	1990	332	\$88.60	Single Family	4492993
55 Arsene Avenue	Hardwick	VT	5/27/2016	\$295,000	3	2.0	2,058	1994	328	\$143.34	Single Family	4493756
3506 Center Pond Rd.	Newark	VT	5/28/2016	\$58,900	1	1.0	392	1970	327	\$150.26	Single Family	4494073
2 Skyline Drive	Lyndon	VT	6/1/2016	\$153,000	2	2.0	1,530	1955	323	\$100.00	Single Family	4494346
1695 Breezy Hill Road	St. Johnsbury	VT	6/2/2016	\$125,000	3.0	2.0	1,485	1860	300	\$84.18	Single Family	4495373
1140 Center Pond Road	Newark	VT	6/3/2016	\$149,000	3	1.0	720	1962	321	\$206.94	Single Family	4495106
43 West Coldwater Brook Road	Groton	VT	6/6/2016	\$219,000	4	2.0	1,884	1988	318	\$116.24	Single Family	4496040
504 Mooney Road	St. Johnsbury	VT	6/7/2016	\$339,000	4.0	4.0	3,170	1995	307	\$106.94	Single Family	4495984
1054 Newark Pond Rd	Newark	VT	6/8/2016	\$175,000	3	2.0	1,144	2001	316	\$152.97	Single Family	4496903
329 Archery Acres	Walden	VT	6/8/2016	\$379,000	6	3.0	3,789	2007	316	\$100.03	Single Family	4496377
3159 Newark Pond Rd	Newark	VT	6/9/2016	\$375,000	4	2.0	2,680	1994	315	\$139.93	Single Family	4497017
597 Ponemah Path	Newark	VT	6/21/2016	\$195,000	3	1.0	1,392	1982	303	\$140.09	Single Family	4499217
191 Costa Avenue	St. Johnsbury	VT	6/22/2016	\$89,000	3.0	1.0	1,045	1950	302	\$85.17	Single Family	4499534
102 Old Cemetery Road	Peacham	VT	6/24/2016	\$439,000	4	2.0	2,560	1885	231	\$171.48	Single Family	4500077
1166 Marshall Newland Rd.	Burke	VT	6/24/2016	\$345,000	5	4.0	3,633	1989	252	\$94.96	Single Family	4500088
1101 POWDERHORN	Burke	VT	6/27/2016	\$598,000	3	2.0	1,450	2005	297	\$412.41	Condo	4500517
2125 Ridge Road	Kirby	VT	6/28/2016	\$199,900	3	2.0	1,550	1972	296	\$128.97	Single Family	4500843
470 Rt 122	Wheelock	VT	6/28/2016	\$225,000	3	3.0	3,060	1998	296	\$73.53	Single Family	4500886
827 Old Cemetery Road	Peacham	VT	6/30/2016	\$180,000	4	1.0	1,763	1840	294	\$102.10	Single Family	4501598
306 Old County Rd	Newark	VT	6/30/2016	\$130,000	1	1.0	1,144	1991	294	\$113.64	Single Family	4501443

Available For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Price Per Square Foot	Type	MLS
1024 Victory Road	Burke	VT	7/1/2016	\$89,000	1	1.0	500	1950	282	\$178.00	Single Family	4501589
842 Kinney Hill Rd	Newark	VT	7/6/2016	\$45,000	1	1.0	768	1994	288	\$58.59	Single Family	4502318
35 Middle Street	Lyndon	VT	7/7/2016	\$155,000	3	2.0	2,302	1900	287	\$67.33	Single Family	4502794
1396 Main Street	St. Johnsbury	VT	7/8/2016	\$75,000	3.0	1.0	1,146	1801	286	\$65.45	Single Family	4503235
192 Richardson Road	Hardwick	VT	7/10/2016	\$189,900	3	3.0	2,565	1989	229	\$74.04	Single Family	4503436
921 Newark Pond Road	Newark	VT	7/11/2016	\$74,000	4	1.0	1,344	1992	283	\$55.06	Single Family	4503284
263 Bedor Lane	St. Johnsbury	VT	7/11/2016	\$595,000	4	4.0	3,681	2003	228	\$161.64	Single Family	4503315
67 Clark Place	Walden	VT	7/12/2016	\$380,000	3	2.0	2,166	1900	282	\$175.44	Single Family	4504142
0 Gorham Drive	Kirby	VT	7/12/2016	\$99,000	2	1.0	1,086	1999	282	\$91.16	Single Family	4503517
2938 McDowell Road	Danville	VT	7/12/2016	\$310,000	4	3.0	2,464	2007	282	\$125.81	Single Family	4503602
142 Hideaway St.	Hardwick	VT	7/13/2016	\$215,000	3	3.0	3,500	1972	278	\$61.43	Single Family	4504133
229 Meadow Wood Lane	Waterford	VT	7/14/2016	\$339,000	4	4.0	3,534	1993	280	\$95.93	Single Family	4504098
227 Waterman Circle	St. Johnsbury	VT	7/17/2016	\$205,000	3.0	3.0	1,868	1975	277	\$109.74	Single Family	4504724
257 Mountain View Road	Hardwick	VT	7/18/2016	\$228,000	4	3.0	3,248	1996	276	\$70.20	Single Family	4504917
205 Tousant Hill Road	Stannard	VT	7/19/2016	\$350,000	5	2.0	3,836	1900	275	\$91.24	Single Family	4505469
1225 Hardwick Street	Hardwick	VT	7/21/2016	\$339,000	3	2.0	2,120	1980	270	\$159.91	Single Family	4505935
90 Memory Lane	Walden	VT	7/25/2016	\$199,500	2	1.0	882	1955	269	\$226.19	Single Family	4506873
1087 Slate Ledge Road	Waterford	VT	7/25/2016	\$369,900	4	3.0	2,718	2001	247	\$136.09	Single Family	4506153
345 Mud Hollow Road	Kirby	VT	7/27/2016	\$174,900	3	1.0	1,644	1972	267	\$106.39	Single Family	4506724
315 Cliff Street	St. Johnsbury	VT	7/28/2016	\$178,900	4.0	2.0	1,939	1885	266	\$92.26	Single Family	4506935
130 Highland Ave	Hardwick	VT	7/31/2016	\$229,999	9	6.0	3,238	1894	263	\$71.03	Single Family	4508223
1278 Summerhill Rd.	Walden	VT	8/1/2016	\$189,900	1	1.0	825	1985	258	\$230.18	Single Family	4507890
1886 Ryegate Road	Ryegate	VT	8/2/2016	\$132,900	6	5.0	2,500	1832	221	\$53.16	Single Family	4507883
127 Cherry Street	Hardwick	VT	8/2/2016	\$65,000	4	1.0	1,306	1900	261	\$49.77	Single Family	4508206
1719 Kinney Hill RD	Newark	VT	8/2/2016	\$225,000	3	2.0	1,465	1980	261	\$153.58	Single Family	4507973
1659 Tower Road	Barnet	VT	8/2/2016	\$665,000	4	4.0	4,462	2007	261	\$149.04	Single Family	4507774
197 Stonybrook Road	Waterford	VT	8/5/2016	\$279,000	4	3.0	2,250	1989	258	\$124.00	Single Family	4508528
589 Alpine Ln	Burke	VT	8/12/2016	\$500,000	3	3.0	1,363	1972	251	\$366.84	Single Family	4509860
3609 Island Pond Road	Newark	VT	8/15/2016	\$168,900	3	3.0	2,400	1987	248	\$70.38	Single Family	4510171
2957 Oneida Rd	Danville	VT	8/21/2016	\$269,900	4	2.0	2,294	1992	242	\$117.65	Single Family	4511349
86 Cottage Street	Hardwick	VT	8/24/2016	\$92,500	3	2.0	1,306	1900	239	\$70.83	Single Family	4511857
2312 Scotts Hwy	Groton	VT	8/24/2016	\$310,000	3	2.0	4,238	1972	239	\$73.15	Single Family	4512303
221 & 261 Great Road	Groton	VT	8/26/2016	\$350,000	4	1.0	1,242	1840	237	\$281.80	Single Family	4512213
197 Parker Ave	St. Johnsbury	VT	8/26/2016	\$249,000	2.0	2.0	2,040	2006	237	\$122.06	Single Family	4512513
3180 Ward Hill	Hardwick	VT	8/27/2016	\$179,500	3	2.0	1,971	1978	190	\$91.07	Single Family	4512538
404 Town Hall Road	Kirby	VT	8/29/2016	\$259,000	4	2.0	2,092	1979	233	\$123.80	Single Family	4512696
1052 Boulder Beach Road	Groton	VT	8/29/2016	\$389,000	3	2.0	1,940	2007	234	\$200.52	Single Family	4512676
1110 North Danville Road	St. Johnsbury	VT	8/30/2016	\$53,000	3	1.0	792	1900	233	\$66.92	Single Family	4512856
506 Lower Waterford Road	Waterford	VT	9/1/2016	\$390,000	4	3.0	2,420	1830	231	\$161.16	Single Family	4513640
122 Ingalls Lane	Lyndon	VT	9/1/2016	\$57,900	2	2.0	1,104	1978	231	\$52.45	Single Family	4513309
00 Farmer John Rd.	Peacham	VT	9/1/2016	\$55,000	1	1.0	689	1982	194	\$79.83	Single Family	4513307
480 Bayley Hazen Road	Peacham	VT	9/2/2016	\$349,000	4	3.0	2,777	1819	230	\$125.68	Single Family	4514027
109 Dillon Drive	St. Johnsbury	VT	9/2/2016	\$259,000	3	2.0	2,752	1978	230	\$94.11	Single Family	4513678
2160 Mountain Road	Burke	VT	9/5/2016	\$114,000	1	1.0	672	1978	227	\$169.64	Condo	4514289
2139 County Road	Peacham	VT	9/5/2016	\$385,000	4	4.0	2,928	1995	227	\$131.49	Single Family	4514088
388 Lyford West Shore	Walden	VT	9/11/2016	\$165,000	2	1.0	780	1978	221	\$211.54	Single Family	4515377
249 York Street	Lyndon	VT	9/12/2016	\$109,000	3	1.0	1,369	1850	220	\$79.62	Single Family	4515358
3726 Center Road	Hardwick	VT	9/12/2016	\$325,000	4	2.0	1,798	1850	220	\$180.76	Single Family	4515421
2489 Island Pond RD	Newark	VT	9/12/2016	\$210,000	4	2.0	1,535	2004	206	\$136.81	Single Family	4515274
114 Scotch Burn Road	Ryegate	VT	9/13/2016	\$299,000	3	2.0	1,980	1964	219	\$151.01	Single Family	4515396
00 Kirby Mountain Road	Kirby	VT	9/20/2016	\$93,000	4	1.0	864	2005	212	\$107.64	Single Family	4516600
277 Strawberry Hill	Lyndon	VT	9/23/2016	\$239,500	4	3.0	3,264	1969	195	\$73.38	Single Family	4517476
626 Summer Street	St. Johnsbury	VT	9/23/2016	\$185,000	6.0	4.0	3,992	1879	209	\$46.34	Single Family	4517429
339 A Pinnacle Road	Newark	VT	9/26/2016	\$249,000	2	2.0	1,944	2007	206	\$128.09	Single Family	4600064
339 Pinnacle Road	Newark	VT	9/26/2016	\$269,000	2	2.0	1,944	2007	206	\$138.37	Single Family	4600057
129 Sunset Drive	St. Johnsbury	VT	9/27/2016	\$89,000	3.0	1.0	1,080	1950	188	\$82.41	Single Family	4600264
268 Lafayette Street	St. Johnsbury	VT	9/28/2016	\$72,000	3.0	2.0	1,344	1950	136	\$53.57	Single Family	4600784
56 Gorham Drive	Kirby	VT	9/29/2016	\$295,000	4	2.0	1,589	1850	203	\$185.65	Single Family	4600573
19 Slapp Hill Road	Hardwick	VT	10/1/2016	\$129,900	3	2.0	1,547	1870	98	\$83.97	Single Family	4601235
28 Charland Street	Lyndon	VT	10/4/2016	\$59,900	4	2.0	2,079	1920	174	\$28.81	Single Family	4601332
69 Nelson Street	St. Johnsbury	VT	10/6/2016	\$155,000	3.0	2.0	1,859	1940	194	\$83.38	Single Family	4602668
5 Penny Lane	Stannard	VT	10/12/2016	\$225,000	5	2.0	2,798	1840	190	\$80.41	Single Family	4603582
1389 King George Farm Road	Sutton	VT	10/14/2016	\$699,000	5	5.0	6,346	1970	188	\$110.15	Single Family	4603715
243 Camp Road	Burke	VT	10/14/2016	\$95,000	2	1.0	1,140	2000	188	\$83.33	Single Family	4603765
161 York Street	Lyndon	VT	10/24/2016	\$69,000	3	1.0	1,836	1898	178	\$37.58	Single Family	4605793
87 Marble Lane	Lyndon	VT	10/24/2016	\$15,000	2	1.0	942	1983	178	\$15.92	Mobile Home	4605702
7051 US Route 5	Sutton	VT	10/31/2016	\$79,000	3	2.0	1,014	1930	171	\$77.91	Single Family	4607315
405 North Pond Road	Walden	VT	11/3/2016	\$129,500	2	1.0	776	1960	168	\$166.88	Single Family	4608149
2288 South Wheelock Road	Lyndon	VT	11/10/2016	\$265,000	8	4.0	2,856	1993	161	\$92.79	Single Family	4608594
34 Lawrence Circle	St. Johnsbury	VT	11/17/2016	\$289,900	4.0	2.0	2,867	1973	154	\$101.12	Single Family	4609520
271 Bear Path Road	Burke	VT	11/18/2016	\$699,000	4	4.0	2,722	2015	153	\$256.80	Condo	4609472
271 Bear Path Road	Burke	VT	11/18/2016	\$729,000	4	4.0	2,722	2015	153	\$267.82	Condo	4609468
263 Witherspoon Road	Ryegate	VT	11/19/2016	\$219,000	3	2.0	2,230	1840	152	\$98.21	Single Family	4609703
2441 Coles Pond Rd.	Walden	VT	11/19/2016	\$291,900	2	2.0	1,450	2007	152	\$201.31	Single Family	4609801
88 Peak Road	Wheelock	VT	11/22/2016	\$74,000	3	2.0	1,748	1855	149	\$42.33	Single Family	4609829
171 Woodland Road	Waterford	VT	11/28/2016	\$214,950	4	3.0	2,100	1975	143	\$102.36	Single Family	4610198
1285 Lawrence Road	Waterford	VT	11/29/2016	\$239,900	2	2.0	1,576	2004	142	\$152.22	Single Family	4610249
663 Hurlbut Hill Lane	Waterford	VT	11/30/2016	\$57,500	1	1.0	240	2006	141	\$239.58	Single Family	4610421
272 Kirby Road	Burke	VT	11/30/2016	\$229,500	2	3.0	1,790	2009	141	\$128.21	Condo	4610539
24 A-Frame Drive	Burke	VT	12/5/2016	\$87,500	1	1.0	864	1975	136	\$101.27	Single Family	4610854
130 Clarks Ave.	St. Johnsbury	VT	12/6/2016	\$77,500	1.0	1.0	858	1975	135	\$90.33	Single Family	4611152
203 Ralphs rd	Lyndon	VT	12/8/2016	\$253,900	3	3.0	2,600	2003	133	\$97.65	Single Family	4611315
88 Clinton Ave	St. Johnsbury	VT	12/8/2016	\$99,850	3.0	2.0	1,144	1900	133	\$87.28	Single Family	4611272
91 Green Street	St. Johnsbury	VT	12/8/2016	\$99,850	3.0	2.0	1,050	1920	133	\$95.10	Single Family	4611282
327 River Road	St. Johnsbury	VT	12/8/2016	\$30,500	2.0	2.0	770	1940	133	\$39.61	Single Family	4611294
000 Baird Road	Newark	VT	12/14/2016	\$45,000	1	1.0	384	2004	127	\$117.19	Single Family	4611890
550 Wolcott Street	Hardwick	VT	12/15/2016	\$69,000	4	1.0	1,941	1900	126	\$35.55	Single Family	4611998
57 Granite Street	Hardwick	VT	12/15/2016	\$150,000	6	4.0	2,587	1900	126	\$57.98	Single Family	4615812
8 South Prospect Street	Lyndon	VT	12/20/2016	\$155,000	4	2.0	1,700	1900	121	\$91.18	Single Family	4612259

Available For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Price Per Square Foot	Type	MLS
983 Railroad Street	St. Johnsbury	VT	12/20/2016	\$60,000	3.0	1.0	753	1900	121	\$79.68	Single Family	4612219
117 Powderhorn Rd.	Burke	VT	12/24/2016	\$325,000	3	3.0	1,674	1988	117	\$194.15	Condo	4612552
543 Anderson Street	Barnet	VT	1/6/2017	\$125,000	3	2.0	1,410	1900	89	\$88.65	Single Family	4613437
12 Point Comfort Road	Danville	VT	1/6/2017	\$64,950	1	1.0	320	1920	104	\$202.97	Single Family	4613558
14 Point Comfort Road	Danville	VT	1/6/2017	\$64,950	1	1.0	250	1920	104	\$259.80	Single Family	4613549
11 Point Comfort Road	Danville	VT	1/6/2017	\$69,950	1	1.0	303	1920	104	\$230.86	Single Family	4613557
8 Point Comfort Road	Danville	VT	1/6/2017	\$119,950	1	1.0	420	1920	104	\$285.60	Single Family	4613556
4 Point Comfort Road	Danville	VT	1/6/2017	\$164,950	2	1.0	950	1920	104	\$173.63	Single Family	4613551
3 Point Comfort Road	Danville	VT	1/6/2017	\$164,950	2	1.0	950	1920	104	\$173.63	Single Family	4613552
7 Point Comfort Road	Danville	VT	1/6/2017	\$189,950	2	1.0	950	1920	104	\$199.95	Single Family	4613555
869 Higgins Hill Road	St. Johnsbury	VT	1/10/2017	\$360,000	4.0	3.0	3,340	2008	100	\$107.78	Single Family	4614081
1152 Cobb Road	Walden	VT	1/11/2017	\$249,500	2	4.0	2,720	1988	99	\$91.73	Single Family	4613939
28 Stevens Loop	Lyndon	VT	1/12/2017	\$225,000	5	1.0	1,734	1880	98	\$129.76	Single Family	4614022
1145 Us Route 2E	St. Johnsbury	VT	1/17/2017	\$118,900	5	1.0	2,404	1912	93	\$49.46	Single Family	4614494
61 Green Street	St. Johnsbury	VT	1/20/2017	\$134,900	3.0	1.0	1,680	1900	90	\$80.30	Single Family	4615564
209 Waterman Circle	St. Johnsbury	VT	1/21/2017	\$182,000	3.0	3.0	2,043	1968	89	\$89.08	Single Family	4615176
2200 Mountain Road	Burke	VT	1/23/2017	\$139,000	1	1.0	672	1978	87	\$206.85	Condo	4615249
51 Burkeside Road	Burke	VT	1/23/2017	\$295,000	3	3.0	1,835	1984	87	\$160.76	Condo	4615332
5020 US Route 5	Sutton	VT	1/26/2017	\$49,500	2	1.0	885	1970	84	\$55.93	Mobile Home	4615876
588 Maple Street	Waterford	VT	1/30/2017	\$197,500	2	2.0	1,458	1940	80	\$135.46	Single Family	4616201
141 Sylvain Road	St. Johnsbury	VT	1/30/2017	\$445,000	4	3.0	6,697	1992	80	\$66.45	Single Family	4616455
1305 Lynburke Road	Lyndon	VT	1/31/2017	\$199,000	4	2.0	1,536	1850	79	\$129.56	Single Family	4616173
174 Alpine Lane	Burke	VT	2/1/2017	\$750,000	4	3.0	2,777	1972	78	\$270.08	Single Family	4616399
8089 VT Route 122	Sheffield	VT	2/1/2017	\$194,000	2	1.0	1,088	1996	78	\$178.31	Single Family	4616543
3928 Tampico Road	Danville	VT	2/7/2017	\$80,000	3	3.0	1,605	1837	72	\$49.84	Single Family	4617208
1047 Wheelock Road	Danville	VT	2/9/2017	\$139,000	5	2.0	1,570	1978	70	\$88.54	Single Family	4617452
543 High Meadows Road	Burke	VT	2/11/2017	\$675,000	4	5.0	3,581	1995	68	\$188.49	Single Family	4617688
579 Red School House Rd	Wheelock	VT	2/11/2017	\$154,900	3	1.0	1,337	2002	68	\$115.86	Single Family	4617690
19 Finney Drive	Lyndon	VT	2/14/2017	\$147,500	3	2.0	1,304	1972	65	\$113.11	Single Family	4618268
521 Crestwood Road	Lyndon	VT	2/15/2017	\$229,850	3	2.0	1,990	1997	64	\$115.50	Single Family	4618086
779 Baird Road	Newark	VT	2/20/2017	\$189,000	2	1.0	2,146	2011	59	\$88.07	Single Family	4618721
206 Old Farm Road	Burke	VT	2/21/2017	\$295,000	3	2.0	2,756	1987	58	\$107.04	Single Family	4618689
28 Dale Street	Hardwick	VT	2/27/2017	\$84,900	3	1.0	1,122	1910	52	\$75.67	Single Family	4619703
0 Back of the Moon Road Trail	Kirby	VT	2/27/2017	\$69,900	2	1.0	896	1975	52	\$78.01	Single Family	4619555
2924 Duck Pond Road	Sheffield	VT	2/28/2017	\$119,000	2	1.0	980	1987	51	\$121.43	Single Family	4619586
166 McKinley Drive	Barnet	VT	3/1/2017	\$315,000	3	3.0	1,884	1989	50	\$167.20	Single Family	4619976
130 Summer Street	St. Johnsbury	VT	3/1/2017	\$369,000	6.0	5.0	6,168	1927	50	\$59.82	Single Family	4619772
5559 Memorial Drive Highway	Lyndon	VT	3/2/2017	\$110,000	1	1.0	1,008	2009	49	\$109.13	Single Family	4619967
191 Undercliff Road	St. Johnsbury	VT	3/4/2017	\$174,900	3.0	2.0	2,316	1942	47	\$75.52	Single Family	4620382
132 Peacham Road	Danville	VT	3/5/2017	\$189,900	4	2.0	2,037	1920	46	\$93.23	Single Family	4620846
767 Cotton Road	Lyndon	VT	3/6/2017	\$299,900	3	2.0	1,964	1975	45	\$152.70	Single Family	4620651
933 Glover Road	Groton	VT	3/6/2017	\$169,500	2	2.0	1,600	1991	45	\$105.94	Single Family	4620633
443 Railroad Street	St. Johnsbury	VT	3/7/2017	\$139,950	2.0	1.0	1,450	1958	44	\$96.52	Condo	4620742
443 Railroad Street	St. Johnsbury	VT	3/7/2017	\$139,950	2.0	2.0	1,450	1958	44	\$96.52	Condo	4620750
496 Broad Street	Lyndon	VT	3/9/2017	\$109,900	3	1.0	1,051	1900	42	\$104.57	Single Family	4621254
416 Red Barn Road	Danville	VT	3/9/2017	\$329,000	5	2.0	3,625	2002	42	\$90.76	Single Family	4621300
116 Lanesboro Road	Peacham	VT	3/10/2017	\$235,000	3	2.0	2,152	1805	41	\$109.20	Single Family	4621530
1315 Sugarhouse Road	Burke	VT	3/11/2017	\$225,000	4	2.0	1,747	1832	40	\$128.79	Single Family	4622006
83 Winter Street	Hardwick	VT	3/15/2017	\$93,500	3	2.0	1,159	1905	36	\$80.67	Single Family	4622263
25 Adams Drive	St. Johnsbury	VT	3/15/2017	\$142,500	3.0	2.0	1,672	2005	36	\$85.23	Single Family	4622199
240 Church Street	Ryegeat	VT	3/18/2017	\$169,000	4	3.0	2,022	1852	33	\$83.58	Single Family	4622556
3408 VT Route 15	Walden	VT	3/21/2017	\$143,000	3	1.0	1,443	1972	30	\$99.10	Single Family	4623158
671 Dunn Mountain Road	Sheffield	VT	3/22/2017	\$119,000	1	1.0	1,000	2002	29	\$119.00	Single Family	4623172
87 Walsh Road	Waterford	VT	3/22/2017	\$299,900	4	2.0	2,382	2006	29	\$125.90	Single Family	4623303
3298 Darling Hill Road	Burke	VT	3/23/2017	\$695,000	4	3.0	3,827	1998	28	\$181.60	Single Family	4623554
301 Duck Pond Road	Waterford	VT	3/27/2017	\$157,500	3	2.0	2,036	1974	24	\$77.36	Single Family	4624047
145 Bluebird Lane	Lyndon	VT	3/27/2017	\$62,500	2	2.0	1,216	2014	24	\$51.40	Mobile Home	4623835
301 Depot Street	Burke	VT	3/28/2017	\$126,000	2	2.0	1,320	1900	23	\$95.45	Single Family	4624086
115 Powderhorn Road	Burke	VT	3/28/2017	\$299,000	3	3.0	1,720	1990	23	\$173.84	Condo	4624065
2183 Peak Road	Wheelock	VT	3/28/2017	\$129,000	3	1.0	1,296	2009	23	\$99.54	Single Family	4624505
482 Hall Farm Lane	Newark	VT	3/28/2017	\$179,000	3	2.0	1,320	2010	23	\$135.61	Single Family	4624028
1448 Scott Highway	Groton	VT	3/29/2017	\$109,000	4	2.0	2,147	1850	22	\$50.77	Single Family	4624211
3146 Burke Hollow Road	Burke	VT	3/29/2017	\$199,500	3	2.0	2,098	1962	22	\$95.09	Single Family	4624246
380 Pleasant Street	St. Johnsbury	VT	3/29/2017	\$140,000	2.0	2.0	1,386	1932	22	\$101.01	Single Family	4624629
2271 Scott Highway	Groton	VT	3/30/2017	\$112,900	2	2.0	1,012	1850	21	\$111.56	Single Family	4624581
4797 Center Pond Road	Newark	VT	3/30/2017	\$42,500	2	1.0	562	1960	21	\$75.62	Single Family	4624422
154 Carroll Boulevard	St. Johnsbury	VT	3/30/2017	\$180,000	4.0	2.0	1,500	1971	21	\$120.00	Single Family	4624482
48 Finney Drive	Lyndon	VT	3/31/2017	\$175,000	4	2.0	2,172	1970	20	\$80.57	Single Family	4624733
783 Severance Hill Road	St. Johnsbury	VT	3/31/2017	\$265,000	3	3.0	2,804	1995	20	\$94.51	Single Family	4624772
440 Mack's Mountain Road	Peacham	VT	4/1/2017	\$350,000	4	3.0	2,785	1972	19	\$125.67	Single Family	4625090
449 Cotton Rd	Lyndon	VT	4/1/2017	\$239,900	3	2.0	2,032	1979	19	\$118.06	Single Family	4624938
190 Campers Lane	Barnet	VT	4/1/2017	\$125,000	1	1.0	448	1992	19	\$279.02	Condo	4624797
190 Campers Lane	Barnet	VT	4/1/2017	\$125,000	1	1.0	448	1992	19	\$279.02	Single Family	4624815
190 Campers Lane	Barnet	VT	4/1/2017	\$139,000	1	1.0	640	1992	19	\$217.19	Condo	4624801
190 Campers Lane	Barnet	VT	4/1/2017	\$139,000	1	1.0	640	1992	19	\$217.19	Single Family	4624819
190 Campers Lane	Barnet	VT	4/1/2017	\$159,000	3	1.0	906	1996	19	\$175.50	Single Family	4624820
190 Campers Lane	Barnet	VT	4/1/2017	\$159,000	3	1.0	906	1996	19	\$175.50	Single Family	4624822
190 Camper's Lane	Barnet	VT	4/1/2017	\$159,000	3	1.0	906	1996	19	\$175.50	Condo	4624807
190 Campers Lane	Barnet	VT	4/1/2017	\$159,000	3	1.0	906	1996	19	\$175.50	Condo	4624812
405 Bailey Farm Road	Barnet	VT	4/3/2017	\$449,000	3	2.0	1,504	2011	17	\$298.54	Single Family	4625201
87 Cliff Street	St. Johnsbury	VT	4/7/2017	\$159,950	3.0	2.0	2,050	1936	13	\$78.02	Single Family	4626049
490 Bean Pond Road	Lyndon	VT	4/10/2017	\$199,000	3	2.0	1,280	1930	10	\$155.47	Single Family	4626468
1150 Buchler Road	Wheelock	VT	4/10/2017	\$199,000	3	2.0	1,296	1990	10	\$153.55	Single Family	4626649
167 Costa Avenue	St. Johnsbury	VT	4/11/2017	\$87,500	4.0	2.0	3,370	1931	9	\$25.96	Single Family	4626912
535 RT 5A	Sutton	VT	4/12/2017	\$89,000	2	1.0	840	1968	1	\$105.95	Single Family	4499085
1647 2 West Route	Danville	VT	4/12/2017	\$375,000	4	3.0	3,548	1975	8	\$105.69	Single Family	4627177
67 Oak Street	St. Johnsbury	VT	4/13/2017	\$109,000	3.0	1.0	1,207	1890	7	\$90.31	Single Family	4627131
409 Cross Avenue	St. Johnsbury	VT	4/13/2017	\$142,000	2.0	1.0	1,088	1983	7	\$130.51	Single Family	4627559
3159 Darling Hill Road Road	Burke	VT	4/14/2017	\$525,000	3	2.0	1,727	1962	6	\$304.00	Single Family	4627230

Available For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Price Per Square Foot	Type	MLS
431 Cross Avenue	St. Johnsbury	VT	4/15/2017	\$169,900	3.0	2.0	1,472	1985	5	\$115.42	Single Family	4627399
1868 Trestle Road	Danville	VT	4/17/2017	\$172,000	2	2.0	1,120	1979	3	\$153.57	Single Family	4627776
558 Mount Ara Road	Groton	VT	4/17/2017	\$295,000	3	2.0	2,263	1989	3	\$130.36	Single Family	4627568
62 Darling Lane	Barnet	VT	4/17/2017	\$225,000	4	3.0	2,700	1991	3	\$83.33	Single Family	4627535
1345 Harvey Mtn. Rd.	Barnet	VT	4/17/2017	\$629,000	4	3.0	3,436	1996	1	\$183.06	Single Family	4513720
335 Slayton Lane	Barnet	VT	4/17/2017	\$995,000	3	4.0	3,396	2005	3	\$292.99	Single Family	4627869
321 Mohawk Drive	Lyndon	VT	4/17/2017	\$275,000	5	2.0	2,622	2011	3	\$104.88	Single Family	4628221
4869 VT Route 114	Burke	VT	4/18/2017	\$289,000	3	3.0	2,203	2006	2	\$131.18	Single Family	4628024

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
196 Elm Street	St. Johnsbury	VT	4/27/2009	\$118,000	3.0	2.0	1,326	1920	147	9/21/09	\$88.99	Single Family	2775113
76 Cottage Street	Hardwick	VT	10/10/2009	\$125,500	3.0	2.0	1,692	1910	26	11/5/09	\$74.17	Single Family	2803490
171 Woodland Road	Waterford	VT	10/5/2009	\$285,000	4.0	3.0	2,100	1975	38	11/12/09	\$135.71	Single Family	2802463
119 North Danville Road	Danville	VT	10/19/2009	\$47,500	2.0	1.0	1,000	1900	42	11/30/09	\$47.50	Single Family	2804937
40 Middle St.	Lyndon	VT	6/9/2009	\$117,000	4.0	2.0	1,708	1940	174	11/30/09	\$68.50	Single Family	2782414
71 Caledonia St.	St. Johnsbury	VT	6/5/2009	\$145,000	4.0	2.0	1,855	1900	180	12/2/09	\$78.17	Single Family	2781944
1 Wintergreen	Burke	VT	7/1/2009	\$125,000	3.0	2.0	1,200	1982	161	12/9/09	\$104.17	Condo	2786717
4 Lawrence Road	Waterford	VT	6/29/2009	\$165,000	3.0	1.0	2,600	1959	168	12/14/09	\$63.46	Single Family	2786348
1460 King George Farm Road	Sutton	VT	4/30/2009	\$350,000	3.0	3.0	3,205	1977	236	12/22/09	\$109.20	Single Family	2774475
698 Harvey Mountain Road	Barnet	VT	12/14/2009	\$167,500	2.0	2.0	1,304	1989	9	12/23/09	\$128.45	Single Family	2811094
77 Mt. Vernon St.	St. Johnsbury	VT	10/16/2009	\$110,000	3.0	1.0	1,184	1900	69	12/24/09	\$92.91	Single Family	2804197
10 Moyse Lane	Barnet	VT	11/23/2009	\$79,000	3.0	2.0	1,320	2004	38	12/31/09	\$59.85	Single Family	2809039
548 Pinehurst Street	Lyndon	VT	11/18/2009	\$72,000	2.0	1.0	1,000	1950	49	1/6/10	\$72.00	Single Family	2808489
227 Dole Hill Road	Danville	VT	9/27/2009	\$120,000	3.0	2.0	1,456	1990	102	1/7/10	\$82.42	Single Family	2801225
111 Monash Rd.	Burke	VT	6/11/2008	\$250,000	2.0	2.0	2,000	1980	576	1/8/10	\$125.00	Single Family	2727089
123 East Hill Road	Newark	VT	9/25/2009	\$20,000	2.0	1.0	988	1970	108	1/11/10	\$20.24	Single Family	2800965
11 Village View Road	Danville	VT	9/1/2009	\$121,000	2.0	1.0	768	1986	132	1/11/10	\$157.55	Single Family	2796952
244 Undercliff Road	St. Johnsbury	VT	2/7/2009	\$268,000	3.0	4.0	2,682	1944	339	1/12/10	\$99.93	Single Family	2761234
1748 Pudding Hill Road	Lyndon	VT	4/28/2009	\$695,000	4.0	4.0	2,500	1900	274	1/27/10	\$278.00	Single Family	2774298
1114 Winn High Dr.	Danville	VT	12/10/2009	\$153,000	3.0	2.0	1,195	1994	53	2/1/10	\$128.03	Single Family	2810826
75 Barker Ave	St. Johnsbury	VT	10/13/2009	\$88,200	3.0	1.0	1,552	1912	112	2/2/10	\$56.83	Single Family	2803936
45 Chamberlain Bridge Road	Lyndon	VT	2/6/2009	\$65,000	3.0	1.0	1,344	1850	363	2/4/10	\$48.36	Single Family	2760895
7 Bear Path	Burke	VT	12/28/2009	\$630,000	3.0	4.0	2,525	2007	38	2/4/10	\$249.50	Condo	2812292
23 Penny Lane	Stannard	VT	7/13/2009	\$82,500	2.0	1.0	900	1972	210	2/8/10	\$91.67	Single Family	2789091
29 Couture Flat	Lyndon	VT	4/30/2009	\$225,000	4.0	3.0	2,856	1974	289	2/13/10	\$78.78	Single Family	2774253
2173 Peacham Rd.	Danville	VT	8/6/2009	\$145,000	2.0	1.0	876	1981	194	2/16/10	\$165.53	Single Family	2792846
209 Crow Hill Road	Danville	VT	1/17/2010	\$120,000	4.0	1.0	1,506	1964	32	2/18/10	\$79.68	Single Family	2814644
4154 Severence Hill Road	Lyndon	VT	9/7/2009	\$40,000	3.0	1.0	1,180	1850	166	2/20/10	\$33.90	Single Family	2798261
890 McGoff Hill	Lyndon	VT	9/16/2009	\$335,000	4.0	3.0	3,100	1860	160	2/23/10	\$108.06	Single Family	2799562
90 South Prospect	Lyndon	VT	7/27/2009	\$135,000	4.0	2.0	1,796	1900	212	2/24/10	\$75.17	Single Family	2791257
444 US Route 2B	St. Johnsbury	VT	2/8/2010	\$79,000	2.0	1.0	800	1950	16	2/24/10	\$98.75	Single Family	2817851
1748 Newark Street	Newark	VT	5/8/2009	\$140,000	2.0	1.0	1,120	1980	292	2/24/10	\$125.00	Single Family	2776047
2078 VT Route 15	Walden	VT	12/1/2009	\$98,500	4.0	3.0	2,700	1850	87	2/26/10	\$36.48	Single Family	2808872
1711 Abbott Hill Rd.	Newark	VT	8/4/2009	\$167,000	2.0	1.0	960	2006	211	3/3/10	\$173.96	Single Family	2792498
123 Sand Dollar Drive	Lyndon	VT	8/15/2009	\$87,000	3.0	2.0	1,456	2005	208	3/11/10	\$59.75	Single Family	2794518
515 Farmer Drive	St. Johnsbury	VT	3/11/2010	\$282,500	4.0	3.0	2,594	1994	1	3/11/10	\$108.91	Single Family	2823474
367 Calendar Brook Rd	Lyndon	VT	3/10/2010	\$90,143	4.0	3.0	2,374	1817	5	3/15/10	\$37.97	Single Family	2822539
159 Kinney Hill Rd	Newark	VT	3/16/2010	\$145,000	3.0	1.0	1,080	1996	2	3/18/10	\$134.26	Single Family	2823625
658 North Danville Road	St. Johnsbury	VT	8/27/2009	\$80,000	2.0	1.0	864	1955	207	3/22/10	\$92.59	Single Family	2796394
1568 Spaulding Rd.	St. Johnsbury	VT	3/17/2010	\$145,000	3.0	2.0	2,050	1973	5	3/22/10	\$70.73	Single Family	2823850
1682 Grimes Rd.	Lyndon	VT	11/17/2009	\$190,000	3.0	3.0	2,704	2005	130	3/27/10	\$70.27	Single Family	2808438
106 Finley Drive	Danville	VT	8/19/2009	\$175,500	2.0	2.0	1,984	1965	221	3/28/10	\$88.46	Single Family	2792502
1380 Cotton Road	Lyndon	VT	8/29/2009	\$237,900	3.0	2.0	1,623	1796	212	3/29/10	\$146.58	Single Family	2796730
60 Raymond Street	Lyndon	VT	12/16/2009	\$90,000	3.0	1.0	1,279	1900	104	3/30/10	\$70.37	Single Family	2811250
92 Pudding Hill Rd	Lyndon	VT	8/1/2009	\$48,000	3.0	1.0	1,364	1973	241	3/30/10	\$35.19	Single Family	2792413
1428 Sutton Rd.	Wheelock	VT	3/23/2010	\$165,000	3.0	2.0	1,656	1978	7	3/30/10	\$99.64	Single Family	2825372
370 North Main Street	Hardwick	VT	2/25/2010	\$62,500	3.0	2.0	1,900	1900	34	3/31/10	\$32.89	Single Family	2820866
1688 West Hill Road	Hardwick	VT	10/30/2009	\$125,000	3.0	2.0	1,353	1962	155	4/3/10	\$92.39	Single Family	2806077
24 FIFTH AVENUE	St. Johnsbury	VT	8/4/2009	\$97,000	3.0	2.0	1,062	1930	244	4/5/10	\$91.34	Single Family	2792469
85 School Street	St. Johnsbury	VT	3/15/2010	\$82,500	3.0	1.0	1,104	1940	21	4/5/10	\$74.73	Single Family	2823569
15 Cottage Lane	Barnet	VT	8/25/2009	\$270,000	2.0	2.0	1,050	1929	224	4/6/10	\$257.14	Single Family	2796207
284 East St	Lyndon	VT	4/6/2010	\$39,900	3.0	1.0	1,256	1915	2	4/8/10	\$31.77	Single Family	2827963
00 Dunn Mountain Road	Sheffield	VT	7/21/2009	\$43,500	1.0	1.0	768	1984	261	4/8/10	\$56.64	Single Family	2790182
61 GREEN STREET	St. Johnsbury	VT	3/11/2010	\$95,000	3.0	2.0	1,296	1900	28	4/8/10	\$73.30	Single Family	2823092
4611 US Rte. 5 North	Barnet	VT	1/31/2008	\$130,000	3.0	3.0	2,301	1847	799	4/9/10	\$56.50	Single Family	2703026
1436 Elliott Rd.	St. Johnsbury	VT	3/16/2010	\$178,000	3.0	2.0	2,200	1987	27	4/12/10	\$80.91	Single Family	2823640
48 Bear Path Lane	Burke	VT	3/12/2008	\$352,500	4.0	3.0	3,200	1991	761	4/12/10	\$110.16	Condo	2709951
272 Peacham Road	Danville	VT	6/22/2009	\$116,725	3.0	2.0	1,248	1950	295	4/13/10	\$93.53	Single Family	2784882
55 Grange Hall Lane	Barnet	VT	3/4/2010	\$47,000	3.0	1.0	756	1956	40	4/13/10	\$62.17	Single Family	2821555
2558 Cold Hill Road	Wheelock	VT	9/4/2009	\$108,500	2.0	1.0	1,120	1981	221	4/13/10	\$96.88	Single Family	2797623
234 Charles	Lyndon	VT	5/11/2009	\$113,000	4.0	2.0	1,764	1900	341	4/17/10	\$64.06	Single Family	2782928
499 Summerhill Road	Walden	VT	3/11/2010	\$151,000	2.0	2.0	1,274	1980	38	4/18/10	\$118.52	Single Family	2823055
2013 South Wheelock Road	Lyndon	VT	3/26/2010	\$60,000	4.0	2.0	1,935	1825	24	4/19/10	\$31.01	Single Family	2825771
51 Maple St.	Lyndon	VT	4/19/2010	\$148,000	4.0	3.0	3,000	1870	1	4/20/10	\$49.33	Single Family	2830815
52 High	Burke	VT	4/2/2010	\$120,000	4.0	2.0	2,032	1875	21	4/23/10	\$59.06	Single Family	2827228
1486 West Hill Road	Hardwick	VT	3/10/2010	\$115,000	2.0	1.0	952	1965	44	4/23/10	\$120.80	Single Family	2822730
136 Sunset Dr.	St. Johnsbury	VT	4/20/2010	\$129,000	4.0	1.0	1,540	1963	3	4/23/10	\$83.77	Single Family	2830991
2 Skyline Dr.	Lyndon	VT	4/14/2010	\$167,000	2.0	2.0	1,398	1955	12	4/26/10	\$119.46	Single Family	2829659
3563 Scott Highway	RyeGate	VT	4/6/2009	\$180,000	4.0	2.0	1,894	1860	387	4/28/10	\$95.04	Single Family	2769712
144 South Main Street	Barnet	VT	5/18/2009	\$72,000	2.0	1.0	824	1951	345	4/28/10	\$87.38	Single Family	2778261
121 Harrison Ave.	St. Johnsbury	VT	4/19/2010	\$85,500	4.0	2.0	1,150	1957	9	4/28/10	\$74.35	Single Family	2830671
136 Heritage Lane	Lyndon	VT	3/16/2010	\$166,500	3.0	2.0	1,900	1979	44	4/29/10	\$87.63	Single Family	2823497
461 Bugbee Crossing Rd.	Burke	VT	9/21/2009	\$177,500	3.0	2.0	1,420	1990	220	4/29/10	\$125.00	Single Family	2800308
5697 South Wheelock Road	Wheelock	VT	2/1/2010	\$99,900	2.0	1.0	864	1910	88	4/30/10	\$115.63	Single Family	2816519
239 Whipple Hill Dr.	Lyndon	VT	4/27/2010	\$139,000	3.0	1.0	1,152	1978	3	4/30/10	\$120.66	Single Family	2832284
106 Mountain Avenue	St. Johnsbury	VT	4/30/2010	\$36,000	3.0	1.0	924	1988	1	4/30/10	\$38.96	Single Family	2833019
388 Harvey Mountain Road	Barnet	VT	6/25/2009	\$242,000	3.0	2.0	2,160	2005	313	5/4/10	\$112.04	Single Family	2785629
36 Monash Road	Burke	VT	4/1/2009	\$80,000	3.0	3.0	1,482	2002	405	5/11/10	\$53.98	Single Family	2769181
497 Olney Hill	Walden	VT	4/7/2010	\$735,000	4.0	1.0	2,029	1900	38	5/15/10	\$362.25	Single Family	2828627
216 Penomah Path	Newark	VT	5/14/2010	\$79,900	3.0	1.0	957	1975	2	5/16/10	\$83.49	Single Family	2835850
3851 Novestar Rd.	Walden	VT	8/27/2009	\$60,000	2.0	1.0	564	1971	264	5/18/10	\$106.38	Single Family	2796267
246 Breezy Hill Road	St. Johnsbury	VT	4/20/2010	\$156,600	2.0	1.0	1,400	1960	29	5/19/10	\$111.86	Single Family	2831413
398 BAYLEY HAZEN ROAD	Peacham	VT	7/17/2009	\$270,000	4.0	2.0	2,120	1850	307	5/20/10	\$127.36	Single Family	2789774
34 Orient St.	St. Johnsbury	VT	5/8/2010	\$116,250	2.0	1.0	1,328	1937	16	5/24/10	\$87.54	Single Family	2834854
3040 Center Road	Hardwick	VT	5/13/2009	\$187,000	2.0	2.0	1,708	2005	377	5/25/10	\$109.48	Single Family	2772444
154 Boynton Ave.	St. Johnsbury	VT	1/31/2009	\$350,000	7.0	4.0	4,240	1892	485	5/31/10	\$82.55	Single Family	2759823
113 Meadow Drive	Danville	VT	5/8/2010	\$247,500	2.0	2.0	2,356	1990	24	6/1/10	\$105.05	Single Family	2834413
4583 Old County Road	Waterford	VT	4/19/2010	\$145,000	2.0	2.0	1,152	1996	45	6/3/10	\$125.87	Single Family	2830876
380 Hill Street	Lyndon	VT											

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
2986 West Barnet Road	Barnet	VT	4/13/2010	\$135,000	3.0	1.0	1,864	1875	71	6/23/10	\$72.42	Single Family	2829878
76 Elm Street	Hardwick	VT	8/14/2009	\$125,000	6.0	2.0	2,339	1900	316	6/26/10	\$53.44	Single Family	2794652
569 Stratton Road	Hardwick	VT	5/6/2010	\$80,000	3.0	1.0	1,400	1977	54	6/29/10	\$57.14	Single Family	2834764
59 Rte 2 East	Danville	VT	1/28/2009	\$152,500	4.0	2.0	2,550	1908	520	7/2/10	\$59.80	Single Family	2759454
2753 Roy Mtn Rd	Barnet	VT	6/14/2010	\$239,000	3.0	3.0	1,500	2003	18	7/2/10	\$159.33	Single Family	4006568
205 School Street	St. Johnsbury	VT	4/2/2010	\$118,000	2.0	1.0	1,092	1985	91	7/2/10	\$108.06	Single Family	2827151
81 Spring Street	St. Johnsbury	VT	5/28/2010	\$113,000	4.0	2.0	2,332	1950	36	7/3/10	\$48.46	Single Family	4002276
97 Wallace Street	Ryeagate	VT	3/16/2010	\$107,000	3.0	1.0	1,520	1918	111	7/5/10	\$70.39	Single Family	2823790
71 Vermont Avenue	Hardwick	VT	10/5/2009	\$66,200	4.0	1.0	1,248	1900	276	7/8/10	\$53.04	Single Family	2803288
122 Emerson Street	St. Johnsbury	VT	4/9/2010	\$145,000	3.0	2.0	1,652	1890	91	7/9/10	\$87.77	Single Family	2828564
238 Slack Street	Peacham	VT	6/22/2010	\$250,000	3.0	2.0	1,825	1850	18	7/10/10	\$136.99	Single Family	4007361
1590 Old Duck Pond Road	Sheffield	VT	7/6/2009	\$45,000	1.0	1.0	384	1969	371	7/12/10	\$117.19	Single Family	2787583
285 OLD HOMESTEAD RD	Danville	VT	6/19/2010	\$235,000	2.0	1.0	836	1964	24	7/13/10	\$281.10	Single Family	4006753
294 HILL ST.	Danville	VT	3/22/2010	\$270,000	5.0	4.0	4,200	1801	114	7/14/10	\$64.29	Single Family	2825007
5244 Bayley Hazen Rd.	Peacham	VT	3/26/2010	\$315,000	3.0	2.0	1,634	1840	111	7/15/10	\$192.78	Single Family	2825959
575 FARMER DRIVE	St. Johnsbury	VT	2/4/2009	\$275,000	4.0	3.0	3,516	1992	530	7/19/10	\$78.21	Single Family	2760348
39 Abbey Rd.	Lyndon	VT	7/4/2010	\$220,000	3.0	2.0	1,764	2002	16	7/20/10	\$124.72	Single Family	4010330
27 Good Place	Hardwick	VT	2/19/2010	\$164,900	3.0	2.0	1,626	1890	155	7/24/10	\$101.41	Single Family	2819819
441 Big Mountain Estates	Burke	VT	6/14/2010	\$95,000	3.0	2.0	1,368	2010	42	7/26/10	\$69.44	Single Family	4006081
563 Groton State Forest Road	Groton	VT	8/13/2009	\$95,200	3.0	1.0	1,066	1950	348	7/27/10	\$89.31	Single Family	2794694
219 Snell Road	St. Johnsbury	VT	6/10/2010	\$50,000	2.0	2.0	1,290	1980	51	7/31/10	\$38.76	Single Family	4004498
151 Mountain View	Lyndon	VT	7/16/2010	\$148,000	2.0	1.0	1,232	2003	18	8/3/10	\$120.13	Single Family	4012349
224 Isham Hill Road	Danville	VT	1/5/2010	\$145,000	3.0	2.0	1,152	1982	211	8/4/10	\$125.87	Single Family	2812748
341 Memory Lane	Walden	VT	5/22/2010	\$190,000	3.0	1.0	825	1965	75	8/5/10	\$230.30	Single Family	4000974
92 Breezy Hill Road	St. Johnsbury	VT	8/4/2010	\$122,000	3.0	1.0	1,040	1960	1	8/5/10	\$117.31	Single Family	4016442
2884 Tampico Road	Danville	VT	6/16/2010	\$60,000	3.0	1.0	1,832	1850	53	8/8/10	\$32.75	Single Family	4009313
288 Memory Lane	Walden	VT	6/30/2010	\$130,000	2.0	1.0	760	1997	43	8/12/10	\$171.05	Single Family	4009213
41 Burke Road	Sutton	VT	10/14/2009	\$124,000	3.0	1.0	1,690	1825	306	8/16/10	\$73.37	Single Family	2803887
69 BRIGHTLOOK DR.	St. Johnsbury	VT	6/3/2010	\$128,000	2.0	1.0	1,325	1990	74	8/16/10	\$96.60	Condo	4002822
105 Whipple Hill Drive	Lyndon	VT	6/30/2010	\$129,000	3.0	1.0	1,200	1973	49	8/18/10	\$107.50	Single Family	4009123
3300 Rte 2 West	Danville	VT	4/27/2010	\$168,000	3.0	1.0	1,200	1954	114	8/19/10	\$140.00	Single Family	2832108
2199 Trestle Rd	Danville	VT	4/26/2010	\$404,500	6.0	4.0	3,423	1997	115	8/19/10	\$118.17	Single Family	2831881
179 Hawk Rock Road	Newark	VT	4/30/2010	\$75,000	3.0	1.0	652	1993	119	8/27/10	\$115.03	Single Family	2832978
190 JOHNSON RD	St. Johnsbury	VT	6/26/2010	\$200,000	3.0	2.0	1,697	1790	64	8/29/10	\$117.86	Single Family	4008353
95 Cherry Street	Hardwick	VT	8/8/2010	\$79,900	4.0	1.0	1,320	1890	22	8/30/10	\$60.53	Single Family	4017087
2591 VT Route 16	Hardwick	VT	6/18/2009	\$173,500	3.0	2.0	2,401	1979	438	8/30/10	\$72.26	Single Family	2784685
514 Oneida Rd.	Danville	VT	8/22/2010	\$272,500	4.0	2.0	3,480	1970	10	9/1/10	\$78.30	Single Family	4020053
41 Robin Lane	Lyndon	VT	5/7/2010	\$59,900	3.0	2.0	1,344	2003	118	9/2/10	\$44.57	Single Family	2834314
511 Powder Spring Road	Groton	VT	8/11/2009	\$83,000	6.0	2.0	2,112	1840	392	9/7/10	\$39.30	Single Family	2793668
762 Mount Pleasant St.	St. Johnsbury	VT	5/12/2009	\$310,000	3.0	3.0	1,764	1920	483	9/7/10	\$175.74	Single Family	2776871
2225 Witherspoon Road	Ryeagate	VT	8/11/2010	\$230,000	2.0	2.0	1,609	1990	28	9/8/10	\$142.95	Single Family	4018230
229 Burke Green Road	Burke	VT	6/9/2010	\$140,000	3.0	3.0	1,575	1972	92	9/9/10	\$88.89	Single Family	4004428
3064 Pinkham Road	Burke	VT	4/13/2008	\$115,000	1.0	1.0	932	1967	882	9/12/10	\$123.39	Single Family	2771114
119 Michael Drive	Sutton	VT	4/2/2010	\$169,000	2.0	1.0	1,920	1980	164	9/13/10	\$88.02	Single Family	2827104
106 marl pond rd	Sutton	VT	3/16/2010	\$125,000	2.0	2.0	1,400	2000	181	9/13/10	\$89.29	Single Family	2823903
937 US Rt. 5	Sutton	VT	9/16/2009	\$190,000	3.0	2.0	1,710	1996	363	9/14/10	\$111.11	Single Family	2799774
58 Boynton Ave	St. Johnsbury	VT	6/12/2010	\$115,000	3.0	2.0	1,589	1920	94	9/14/10	\$72.37	Single Family	4005773
386 Pierce Hill Rd	Sutton	VT	6/18/2010	\$265,900	4.0	2.0	2,328	1828	89	9/15/10	\$114.22	Single Family	4006588
561 Summer St.	St. Johnsbury	VT	6/25/2009	\$209,000	5.0	2.0	3,521	1856	448	9/16/10	\$59.36	Single Family	2785627
3 Sutton Road	Wheelock	VT	1/29/2010	\$82,000	3.0	1.0	1,200	1900	231	9/17/10	\$68.33	Single Family	2816186
78 4th Street	St. Johnsbury	VT	8/5/2010	\$9,000	2.0	2.0	840	1969	43	9/17/10	\$10.71	Mobile Home	4016492
54 Howard Brook Road	Newark	VT	5/24/2010	\$5,000	2.0	1.0	980	1978	117	9/18/10	\$5.10	Mobile Home	4000753
870 Onion Pt Rd	Peacham	VT	4/8/2010	\$235,000	2.0	1.0	784	1954	165	9/20/10	\$299.74	Single Family	2828261
427 Lily Pond Road	Lyndon	VT	4/13/2010	\$119,500	3.0	1.0	1,144	1970	163	9/23/10	\$104.46	Single Family	2829426
1968 Peacham Road	Danville	VT	1/28/2010	\$250,000	2.0	2.0	2,506	1820	242	9/27/10	\$99.76	Single Family	2815942
3848 Old County Road	Waterford	VT	3/26/2010	\$187,500	3.0	2.0	1,550	1981	186	9/28/10	\$120.97	Single Family	2826042
29 Cross	Lyndon	VT	7/27/2010	\$46,000	2.0	2.0	924	1981	64	9/29/10	\$49.78	Mobile Home	4014785
1713 Maple Ridge Road	Newark	VT	3/30/2010	\$315,000	3.0	2.0	2,564	1856	186	10/2/10	\$122.85	Single Family	2826361
27 Green Street	St. Johnsbury	VT	7/14/2010	\$92,900	4.0	2.0	2,200	1850	82	10/4/10	\$42.23	Single Family	4012203
4 Tulip Street	Lyndon	VT	6/12/2009	\$113,000	4.0	3.0	2,421	1880	480	10/5/10	\$46.67	Single Family	2783336
46 Good Place	Hardwick	VT	7/10/2010	\$89,900	3.0	1.0	1,122	1900	90	10/8/10	\$80.12	Single Family	4011170
2763 Danville-Peacham Road	Danville	VT	5/30/2009	\$72,500	1.0	1.0	500	1970	496	10/8/10	\$145.00	Single Family	2780458
4113 Vermont Route 15	Walden	VT	5/17/2010	\$60,000	3.0	1.0	2,334	1993	148	10/12/10	\$25.71	Single Family	2836429
1166 Libby Road	St. Johnsbury	VT	8/31/2010	\$126,000	2.0	2.0	800	1920	44	10/14/10	\$157.50	Single Family	4021506
3727 Pudding Hill Road	Sutton	VT	6/1/2010	\$80,000	4.0	2.0	1,800	1807	136	10/15/10	\$44.44	Single Family	4002195
112 Whipple Hill Drive	Lyndon	VT	4/22/2010	\$135,000	2.0	1.0	1,840	1984	176	10/15/10	\$73.37	Single Family	2831317
2606 Vermont Route 15	Walden	VT	10/13/2010	\$110,000	3.0	1.0	1,028	1970	6	10/19/10	\$107.00	Single Family	4029026
228 Roy Rd.	Danville	VT	4/26/2010	\$152,900	3.0	2.0	2,006	1980	177	10/20/10	\$76.22	Single Family	2832375
248 Barr Drive	Ryeagate	VT	2/16/2010	\$80,000	4.0	2.0	1,538	1933	247	10/21/10	\$52.02	Single Family	2819101
80 Brian Drive	Sheffield	VT	5/6/2010	\$58,000	2.0	2.0	1,848	1999	172	10/25/10	\$31.39	Single Family	2834552
1422 Main Street	St. Johnsbury	VT	10/23/2010	\$300,000	5.0	3.0	4,099	1868	3	10/26/10	\$73.19	Single Family	4030671
796 Mt. Pisgah Road	St. Johnsbury	VT	9/9/2010	\$140,000	4.0	2.0	1,516	1965	48	10/27/10	\$92.35	Single Family	4022978
4477 US 5 North	Barnet	VT	7/6/2010	\$97,000	2.0	1.0	720	1940	114	10/28/10	\$134.72	Single Family	4010087
2439 Joe's Brook Rd.	Danville	VT	10/19/2009	\$141,000	3.0	2.0	1,550	1982	374	10/28/10	\$90.97	Single Family	2804549
1596 North Ridge Road	Sutton	VT	3/8/2010	\$113,000	3.0	2.0	1,674	1840	235	10/29/10	\$67.50	Single Family	2822206
595 Simpson Brook Road	Waterford	VT	6/22/2010	\$202,650	5.0	5.0	3,980	1991	132	11/1/10	\$50.92	Single Family	4007389
1355 New Boston St	St. Johnsbury	VT	6/8/2010	\$158,000	4.0	3.0	1,932	2008	147	11/2/10	\$81.78	Single Family	4004075
18 Woods Drive	St. Johnsbury	VT	10/13/2010	\$230,000	4.0	3.0	2,253	1964	20	11/2/10	\$102.09	Single Family	4028974
1634 Montgomery Road	Hardwick	VT	5/3/2010	\$130,000	2.0	2.0	1,663	1998	189	11/8/10	\$78.17	Single Family	2834169
324 Gilman Ave.	St. Johnsbury	VT	9/15/2010	\$121,500	3.0	1.0	1,696	1965	55	11/9/10	\$71.64	Single Family	4024056
319 Cross Avenue	St. Johnsbury	VT	9/27/2010	\$155,000	2.0	1.0	1,432	1982	43	11/9/10	\$108.24	Single Family	4026264
102 Sugarhouse Road	Burke	VT	4/26/2010	\$178,000	4.0	3.0	1,800	1832	198	11/10/10	\$98.89	Single Family	2832077
127 Ralph's Road	Lyndon	VT	10/7/2010	\$150,000	2.0	1.0	1,131	2005	35	11/11/10	\$132.63	Single Family	4027976
1068 Kitchel Hill Road	Barnet	VT	1/27/2010	\$375,000	5.0	4.0	3,099	1796	289	11/12/10	\$121.01	Single Family	2816255
255 Pavilion Lane	Barnet	VT	6/8/2010	\$400,000	3.0	2.0	1,306	1960	157	11/12/10	\$306.28	Single Family	4004258
154 Sugar Ridge Road	Danville	VT	8/2/2010	\$220,000	3.0	2.0	2,592	1996	102	11/12/10	\$84.88	Single Family	4016295
91 Steve st	Lyndon	VT	5/10/2010	\$15,000	2.0	1.0	840	1988	189	11/15/10	\$17.86	Mobile Home	2834872
122 Waterman Circle	St. Johnsbury	VT	2/20/2010	\$135,000	3.0	2.0	1,430	1976	270	11/17/10	\$94.		

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
2523 Peak Road	Wheelock	VT	11/29/2010	\$149,000	3.0	1.0	1,840	2008	31	12/30/10	\$80.98	Single Family	4035253
403 Powderhorn	Burke	VT	10/27/2009	\$150,000	2.0	3.0	1,635	1990	430	12/31/10	\$91.74	Condo	2805937
164 Hillside Avenue	Waterford	VT	8/21/2010	\$225,000	3.0	3.0	3,090	1993	136	1/4/11	\$72.82	Single Family	4020182
70 OLD CEMETERY ROAD	Peacham	VT	4/26/2010	\$160,000	3.0	2.0	2,108	1810	259	1/10/11	\$75.90	Single Family	2832387
1759 Parker Road	Danville	VT	9/26/2010	\$274,000	4.0	2.0	2,992	1989	108	1/12/11	\$91.58	Single Family	4025964
39 Oakwood	Lyndon	VT	10/31/2010	\$158,000	2.0	1.0	2,400	1994	73	1/12/11	\$65.83	Single Family	4032135
178 Porter Brook Road	Hardwick	VT	2/4/2010	\$199,000	3.0	2.0	1,620	2000	344	1/14/11	\$122.84	Single Family	2817331
322 Diamond Hill Road	Lyndon	VT	1/13/2009	\$205,000	4.0	2.0	1,666	1870	734	1/17/11	\$123.05	Single Family	2757435
953 County Hill Road	Barnet	VT	1/21/2011	\$219,000	3.0	3.0	2,038	1978	6	1/27/11	\$107.46	Single Family	4041482
3185 Hale Road	Waterford	VT	9/1/2009	\$155,000	3.0	2.0	1,144	2005	520	2/3/11	\$135.49	Single Family	2796921
316 South Main	Hardwick	VT	1/5/2011	\$65,000	3.0	2.0	1,040	1987	41	2/15/11	\$62.50	Single Family	4039410
301 Cliff Street	St. Johnsbury	VT	7/2/2010	\$150,000	4.0	3.0	2,390	1890	229	2/16/11	\$62.76	Single Family	4009746
173 Downs Lane	Lyndon	VT	8/24/2010	\$240,000	2.0	3.0	2,430	1984	177	2/17/11	\$98.77	Single Family	4020209
156 Pleasant St.	St. Johnsbury	VT	1/26/2011	\$27,000	4.0	1.0	1,232	1860	22	2/17/11	\$21.92	Single Family	4042133
1345 Harvey Mtn. Rd.	Barnet	VT	9/23/2010	\$507,000	4.0	3.0	3,436	1996	149	2/19/11	\$147.56	Single Family	4025963
193 Calkins Camp Road	Danville	VT	10/7/2010	\$163,000	4.0	2.0	1,940	1982	137	2/21/11	\$84.02	Single Family	4028118
1348 Creamery Rd	Ryeagate	VT	12/4/2010	\$12,500	3.0	1.0	1,387	1830	80	2/22/11	\$9.01	Single Family	4036026
68 Church St.	Ryeagate	VT	6/1/2010	\$52,000	3.0	1.0	1,489	1900	267	2/23/11	\$34.92	Single Family	4002077
285 Onion Point Road	Peacham	VT	8/15/2010	\$157,000	2.0	1.0	960	2004	196	2/27/11	\$163.54	Single Family	4018761
1448 Main St.	St. Johnsbury	VT	1/29/2010	\$235,000	4.0	2.0	3,057	1888	396	3/1/11	\$76.87	Single Family	2816084
980 Concord Ave	St. Johnsbury	VT	9/2/2010	\$60,000	4.0	1.0	1,008	1950	182	3/3/11	\$59.52	Single Family	4022267
80 Third Street	St. Johnsbury	VT	8/30/2010	\$1,250	2.0	1.0	570	1967	186	3/4/11	\$2.19	Mobile Home	4021439
505 Joe's Brook Rd.	Danville	VT	10/8/2010	\$162,500	3.0	1.0	1,512	1875	148	3/5/11	\$107.47	Single Family	4028284
705 Anderson Street	Barnet	VT	2/15/2011	\$136,000	3.0	1.0	1,841	1880	19	3/6/11	\$73.87	Single Family	4044886
881 Concord Ave.	St. Johnsbury	VT	3/8/2011	\$32,500	4.0	2.0	1,728	1900	2	3/10/11	\$18.81	Single Family	4048069
3356 Baley-Hazen Road	Hardwick	VT	11/12/2010	\$232,500	4.0	2.0	1,655	2007	122	3/14/11	\$140.48	Single Family	4036333
41 Parker Avenue	St. Johnsbury	VT	9/22/2010	\$75,000	3.0	2.0	1,217	1900	177	3/18/11	\$61.63	Single Family	4025603
98 Old West Road	Barnet	VT	3/14/2011	\$185,000	5.0	1.0	1,621	1880	7	3/21/11	\$114.13	Single Family	4094900
182 Powder Spring Road	Groton	VT	2/15/2011	\$73,900	3.0	1.0	1,502	1900	36	3/23/11	\$49.20	Single Family	4045272
2932 Craftsbury Road	Hardwick	VT	11/3/2010	\$9,100	1.0	1.0	520	1950	140	3/23/11	\$17.50	Single Family	4032301
731 Vermont Drive	Lyndon	VT	2/22/2011	\$127,500	3.0	2.0	1,144	1984	30	3/24/11	\$111.45	Single Family	4045874
136 Hi Goodwin Road	Groton	VT	8/17/2010	\$128,000	2.0	1.0	1,116	1971	224	3/29/11	\$114.70	Single Family	4019265
186 NORTH AVENUE	St. Johnsbury	VT	5/18/2010	\$120,000	4.0	2.0	2,100	1920	315	3/29/11	\$57.14	Single Family	2863380
2514 So. Bayley Hazen Road	Ryeagate	VT	4/1/2011	\$200,000	3.0	1.0	2,048	1850	1	4/1/11	\$97.66	Single Family	4052690
608 Sugarhouse Road	Burke	VT	1/30/2011	\$385,000	3.0	4.0	3,030	2005	64	4/4/11	\$127.06	Single Family	4042609
123 Calista Dr.	Lyndon	VT	8/1/2009	\$200,000	3.0	3.0	2,760	2006	611	4/4/11	\$72.46	Single Family	2792340
228 Harvey Mountain Road	Barnet	VT	4/6/2011	\$176,750	2.0	2.0	1,222	1926	1	4/7/11	\$144.64	Single Family	4054462
472 Pleasant	St. Johnsbury	VT	10/10/2010	\$120,000	3.0	2.0	1,628	1935	179	4/7/11	\$73.71	Single Family	4028579
44 Coolidge Circle	St. Johnsbury	VT	4/4/2011	\$172,000	3.0	2.0	1,560	2008	3	4/7/11	\$110.26	Single Family	4053418
302 Powderhorn	Burke	VT	3/4/2010	\$120,000	2.0	2.0	1,075	1990	400	4/8/11	\$111.63	Condo	2821812
55 Wintergreen Road	Burke	VT	9/13/2010	\$158,800	3.0	2.0	1,200	1982	211	4/12/11	\$132.33	Condo	4023595
2141 Island Pond Road	Newark	VT	10/12/2010	\$108,000	3.0	1.0	1,040	1969	188	4/18/11	\$103.85	Single Family	4028683
170 CHURCH ST.	St. Johnsbury	VT	7/2/2010	\$55,000	4.0	2.0	1,850	1850	290	4/18/11	\$29.73	Single Family	4010056
322 Farmer Drive	St. Johnsbury	VT	10/27/2010	\$300,000	3.0	3.0	2,436	1989	174	4/19/11	\$123.15	Single Family	4031471
1317 Coles Pond Road	Walden	VT	3/9/2011	\$140,000	4.0	2.0	1,544	1987	42	4/20/11	\$90.67	Single Family	4048276
110 Dimick Rd.	Hardwick	VT	8/7/2009	\$191,000	3.0	2.0	2,224	1985	625	4/24/11	\$85.88	Single Family	2793146
345 East Church Street	Hardwick	VT	4/7/2011	\$219,000	4.0	3.0	2,400	1800	19	4/26/11	\$91.25	Single Family	4054869
104 High Street	St. Johnsbury	VT	9/16/2010	\$41,000	3.0	1.0	1,230	1950	223	4/27/11	\$33.33	Single Family	4024296
227 Waterman Circle	St. Johnsbury	VT	2/3/2011	\$194,500	3.0	3.0	1,868	1975	83	4/27/11	\$104.12	Single Family	4043273
51 Horseshoe Lane	Lyndon	VT	4/15/2011	\$126,000	3.0	1.0	1,144	1975	13	4/28/11	\$110.14	Single Family	4056037
242 Green Lawn Court	Lyndon	VT	3/7/2011	\$138,000	3.0	2.0	1,152	1988	53	4/29/11	\$119.79	Single Family	4047890
1063 E. Burke Rd.	Lyndon	VT	4/23/2010	\$147,000	3.0	2.0	1,144	1989	372	4/30/11	\$128.50	Single Family	2831658
1971 Abbott Hill RD	Newark	VT	3/31/2011	\$36,700	1.0	1.0	670	1940	33	5/3/11	\$54.78	Single Family	4052402
30 Trotter Way	Lyndon	VT	3/5/2011	\$128,000	3.0	1.0	1,144	1974	59	5/3/11	\$111.89	Single Family	4047660
460 Upper Harrington Hill	Walden	VT	8/12/2010	\$165,000	4.0	2.0	1,560	1973	265	5/4/11	\$105.77	Single Family	4018324
317-7 Glenwood Estates	Burke	VT	2/25/2011	\$25,000	2.0	2.0	924	1995	68	5/4/11	\$27.06	Single Family	4046454
3287 Puddinghill	Lyndon	VT	4/27/2011	\$350,000	4.0	4.0	2,724	1997	9	5/6/11	\$128.49	Single Family	4058680
308 St. John Street	St. Johnsbury	VT	12/2/2009	\$95,000	2.0	1.0	1,021	1960	520	5/6/11	\$93.05	Single Family	2809919
1247 Walden Hill Road	Danville	VT	4/25/2011	\$276,500	3.0	2.0	2,343	1910	15	5/10/11	\$118.01	Single Family	4057935
101 Tunney Mt.	Kirby	VT	5/9/2011	\$278,000	3.0	4.0	1,944	2006	3	5/12/11	\$143.00	Single Family	4062135
4292 Kirby Mountain Road	Kirby	VT	10/27/2010	\$54,000	1.0	1.0	396	1975	201	5/16/11	\$136.36	Single Family	4031192
593 Mosher Rd.	Sheffield	VT	4/22/2011	\$275,000	3.0	2.0	2,450	1981	24	5/16/11	\$112.24	Single Family	4058036
130 Harvey Street	St. Johnsbury	VT	5/15/2009	\$102,000	2.0	1.0	922	1950	734	5/19/11	\$110.63	Single Family	2777769
69 Brightlook Dr.	St. Johnsbury	VT	5/18/2011	\$115,000	2.0	1.0	901	1989	5	5/23/11	\$127.64	Single Family	4064023
82 Weston Dr.	St. Johnsbury	VT	5/6/2011	\$159,000	3.0	1.0	1,792	2003	17	5/23/11	\$88.73	Single Family	4060817
103 Great Falls Drive	Lyndon	VT	4/5/2011	\$187,500	3.0	2.0	1,576	1900	50	5/25/11	\$118.97	Single Family	4053474
2527 VT RTE 16	Hardwick	VT	2/25/2011	\$57,000	3.0	2.0	1,620	2001	91	5/27/11	\$35.19	Single Family	4046488
31 Camp Road	Burke	VT	5/11/2011	\$75,000	2.0	1.0	626	1979	21	6/1/11	\$119.81	Single Family	4061960
313 Stone Road	Ryeagate	VT	5/28/2011	\$25,000	1.0	1.0	720	1948	6	6/3/11	\$34.72	Single Family	4067300
201 Powderhorn	Burke	VT	3/25/2011	\$155,000	3.0	2.0	1,400	1990	70	6/3/11	\$110.71	Condo	4051112
58 Clarks Avenue	St. Johnsbury	VT	5/11/2011	\$135,800	4.0	2.0	1,595	1991	26	6/6/11	\$85.14	Single Family	4062812
443 King George Farm Road	Sutton	VT	6/14/2010	\$155,000	3.0	2.0	1,874	1995	358	6/7/11	\$82.71	Single Family	4005987
4646 Kirby Mountain Rd.	Kirby	VT	5/25/2011	\$145,000	3.0	2.0	1,190	1999	14	6/8/11	\$121.85	Single Family	4056439
391 Stevens Loop	Lyndon	VT	4/29/2011	\$145,000	3.0	1.0	1,114	1965	45	6/13/11	\$130.16	Single Family	4059461
759 Highland Circle	Lyndon	VT	2/25/2011	\$165,000	4.0	2.0	1,526	1989	108	6/13/11	\$108.13	Single Family	4046618
2775 Oneida Road	Danville	VT	4/22/2011	\$285,000	2.0	3.0	1,848	2001	54	6/15/11	\$154.22	Single Family	4057439
49 Sunset Lane	Lyndon	VT	4/22/2011	\$118,000	3.0	1.0	1,144	1980	56	6/17/11	\$103.15	Single Family	4057994
67 Keenan	Barnet	VT	6/14/2010	\$285,000	4.0	2.0	1,632	1850	371	6/20/11	\$174.63	Single Family	4005638
439 Red Schoolhouse Rd.	Wheelock	VT	3/18/2011	\$103,000	2.0	2.0	1,280	1972	94	6/20/11	\$80.47	Single Family	4049963
3535 Coles Pond Road	Walden	VT	6/4/2010	\$70,000	3.0	1.0	1,165	1997	381	6/20/11	\$60.09	Single Family	4003450
1594 US RT 5	Sutton	VT	1/12/2011	\$61,000	3.0	1.0	1,377	1965	160	6/21/11	\$44.30	Single Family	4040177
242 Montgomery Road	Hardwick	VT	12/18/2009	\$180,000	2.0	2.0	2,350	1972	554	6/25/11	\$76.60	Single Family	2813632
869 Higgins Hill Road	St. Johnsbury	VT	5/11/2011	\$315,500	4.0	3.0	3,340	2008	45	6/25/11	\$94.46	Single Family	4062292
2737 Peacham Road	Danville	VT	5/7/2011	\$127,500	3.0	1.0	1,480	1975	53	6/29/11	\$86.15	Single Family	4061134
284 Maple Row	Sheffield	VT	6/1/2011	\$177,000	2.0	1.0	1,081	1990	28	6/29/11	\$163.74	Single Family	4067661
230 Portland Street	St. Johnsbury	VT	7/1/2011	\$27,500	5.0	2.0	2,516	1860	4	7/5/11	\$10.93	Single Family	4076224
1214 Wheelock Road	Sutton	VT	5/15/2011	\$230,000	4.0	2.0	2,032	1825	52	7/6/11	\$113.19	Single Family	4063570
288 Cliff Street	St. Johnsbury	VT	4/12/2011	\$187,500	4.0	3.0	2,736	1875	85	7/6/11	\$68.53	Single Family	4050500
41 Anair Dr.</													

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
14 Ridgewood Dr.	St. Johnsbury	VT	6/22/2011	\$141,000	3.0	1.0	1,952	1980	35	7/27/11	\$72.23	Single Family	4073341
1081 Route 2 East	St. Johnsbury	VT	8/30/2010	\$68,000	3.0	1.0	1,850	1900	332	7/28/11	\$36.76	Single Family	4021403
25 Ricker Mill Road	Groton	VT	5/4/2011	\$60,000	3.0	2.0	2,196	1922	85	7/28/11	\$27.32	Single Family	4060656
1027 Coles Pond Road	Walden	VT	6/7/2011	\$85,000	1.0	1.0	825	1988	51	7/28/11	\$103.03	Single Family	4071028
76 Dewey Street	Hardwick	VT	8/19/2010	\$50,000	4.0	1.0	1,200	1900	344	7/29/11	\$41.67	Single Family	4019166
130 Cross Ave.	St. Johnsbury	VT	7/1/2011	\$180,000	3.0	1.0	1,574	1975	29	7/30/11	\$114.36	Single Family	4076211
2374 Duck Pond Rd.	Waterford	VT	3/31/2010	\$57,000	4.0	1.0	1,482	1841	487	7/31/11	\$38.46	Single Family	2826582
151 Dole Hill	Danville	VT	11/17/2010	\$153,000	4.0	3.0	2,143	1860	257	8/1/11	\$71.40	Single Family	4034106
61 Charland St.	Lyndon	VT	12/24/2010	\$129,000	2.0	2.0	1,120	1971	220	8/1/11	\$115.18	Single Family	4038264
422 Hurlbut Hill	Waterford	VT	7/12/2011	\$88,000	3.0	2.0	1,242	1979	20	8/1/11	\$70.85	Single Family	4078920
3971 US RT 5 North	Barnet	VT	7/12/2011	\$110,000	3.0	1.0	960	1970	21	8/2/11	\$114.58	Single Family	4078989
37 Gore Road	Danville	VT	7/6/2011	\$172,500	1.0	1.0	1,150	1990	27	8/2/11	\$150.00	Single Family	4077224
41 Church Street	St. Johnsbury	VT	3/22/2011	\$172,500	2.0	2.0	1,260	1904	136	8/5/11	\$136.90	Single Family	4050731
31 Russell Ave.	St. Johnsbury	VT	3/19/2011	\$127,500	3.0	2.0	1,669	1925	141	8/7/11	\$76.39	Single Family	4050185
1623 Walden Hill Road	Danville	VT	7/18/2011	\$145,000	3.0	2.0	1,246	1970	21	8/8/11	\$116.37	Single Family	4080046
687 Crestwood Road	Lyndon	VT	10/2/2009	\$235,000	4.0	3.0	1,825	1988	675	8/8/11	\$128.77	Single Family	2802081
117 Undercylffe Road	St. Johnsbury	VT	3/15/2011	\$183,250	3.0	2.0	1,549	1958	146	8/8/11	\$118.30	Single Family	4049694
448 Walden Mountain Rd	Walden	VT	6/29/2011	\$65,000	3.0	1.0	673	1997	41	8/9/11	\$96.58	Single Family	4075393
677 High Meadows Road	Burke	VT	4/25/2011	\$482,500	7.0	4.0	3,500	2005	106	8/9/11	\$137.86	Single Family	4058300
81 Cherry St.	Hardwick	VT	7/26/2011	\$93,000	3.0	1.0	1,120	1890	17	8/12/11	\$83.04	Single Family	4082701
41 Lincoln Street	St. Johnsbury	VT	7/28/2011	\$78,000	3.0	2.0	2,439	1873	16	8/13/11	\$31.98	Single Family	4082365
146 Calista Ave.	Lyndon	VT	6/6/2011	\$145,000	4.0	1.0	1,649	1972	70	8/15/11	\$87.93	Single Family	4069038
296 Great Road	Groton	VT	11/4/2010	\$75,000	2.0	2.0	1,011	1984	284	8/15/11	\$74.18	Single Family	4032583
6 Southard	St. Johnsbury	VT	12/14/2010	\$85,000	2.0	1.0	1,026	1950	246	8/17/11	\$82.85	Single Family	4037189
179 South Wheelock Road	Lyndon	VT	6/27/2011	\$90,000	2.0	1.0	750	1961	53	8/19/11	\$120.00	Single Family	4074528
33 Perley's Lane	Lyndon	VT	5/26/2011	\$249,000	2.0	2.0	1,624	2005	85	8/19/11	\$153.33	Single Family	4066273
16 Cottage St	St. Johnsbury	VT	6/27/2011	\$145,000	4.0	2.0	1,763	1826	53	8/19/11	\$82.25	Single Family	4074467
149 Tickenak Pond Rd.	Ryegate	VT	7/16/2009	\$60,000	4.0	1.0	1,500	1960	765	8/20/11	\$40.00	Single Family	2789745
2185 Gaskell Hill	Burke	VT	7/1/2011	\$200,000	3.0	2.0	2,200	2008	51	8/21/11	\$90.91	Single Family	4076358
91 White Pine Lane	Lyndon	VT	6/14/2011	\$120,000	3.0	1.0	1,300	1985	70	8/23/11	\$92.31	Single Family	4071808
30 Dalbergh Road	St. Johnsbury	VT	9/22/2010	\$92,500	3.0	2.0	1,878	1900	335	8/23/11	\$49.25	Single Family	4025746
570 Summer Street	St. Johnsbury	VT	11/12/2010	\$192,000	4.0	3.0	2,183	1900	286	8/25/11	\$87.95	Single Family	4033451
2960 Diamond Hill Road	St. Johnsbury	VT	8/10/2011	\$120,000	2.0	1.0	1,066	1910	17	8/27/11	\$112.57	Single Family	4085818
106 Rocky Ridge Rd.	St. Johnsbury	VT	7/7/2011	\$132,000	3.0	1.0	2,107	1960	56	9/1/11	\$62.65	Single Family	4077371
106 Ray Avenue	Lyndon	VT	3/23/2011	\$8,000	2.0	1.0	936	1986	163	9/2/11	\$8.55	Single Family	4050810
250 Hande Lane	Hardwick	VT	8/20/2011	\$215,000	2.0	1.0	1,400	1990	13	9/2/11	\$153.57	Single Family	4088401
270 Locust Ridge	Burke	VT	5/26/2011	\$450,000	4.0	4.0	2,800	2006	99	9/2/11	\$160.71	Single Family	4066582
102 Highland Ave.	St. Johnsbury	VT	4/28/2011	\$180,000	4.0	2.0	2,250	1918	127	9/2/11	\$80.00	Single Family	4058930
31 Daniel Drive	Lyndon	VT	7/5/2011	\$32,000	3.0	2.0	1,152	2004	65	9/8/11	\$27.78	Single Family	4077266
187 York Street	Lyndon	VT	5/20/2011	\$108,250	3.0	2.0	1,583	1900	112	9/9/11	\$68.38	Single Family	4064738
77 Church Street	Sutton	VT	6/10/2011	\$80,000	3.0	2.0	1,635	1990	95	9/13/11	\$48.93	Single Family	4070517
998 West Hill Road	St. Johnsbury	VT	1/18/2011	\$128,000	2.0	2.0	947	1972	240	9/15/11	\$135.16	Single Family	4040890
37 Daniel Drive	Lyndon	VT	8/9/2011	\$24,200	2.0	2.0	1,064	1997	42	9/20/11	\$22.74	Mobile Home	4085236
142 Farr Rd.	St. Johnsbury	VT	12/7/2010	\$160,000	3.0	2.0	1,272	2002	288	9/21/11	\$125.79	Single Family	4036387
69 Daniel Drive	Lyndon	VT	8/4/2010	\$17,000	2.0	2.0	980	1989	414	9/22/11	\$17.35	Mobile Home	4016582
1433 Bugbee Crossing Road	Burke	VT	10/11/2010	\$218,000	4.0	2.0	2,156	2010	348	9/24/11	\$101.11	Single Family	4028529
270 Kirby Rd, Unit 3	Burke	VT	6/27/2011	\$98,500	1.0	1.0	680	2007	95	9/30/11	\$144.85	Single Family	4074398
421 Bear Path Lane	Burke	VT	4/13/2009	\$288,000	3.0	3.0	2,600	1992	905	10/5/11	\$110.77	Condo	2771116
39 Skyline Dr.	Lyndon	VT	3/27/2010	\$159,000	4.0	2.0	2,500	1960	564	10/12/11	\$63.60	Single Family	2825974
1832 Allard Hill Road	Wheelock	VT	11/12/2010	\$55,000	2.0	1.0	750	2000	334	10/12/11	\$73.33	Single Family	4033739
1338 White School Road	Burke	VT	1/30/2011	\$149,000	3.0	2.0	1,645	2000	256	10/13/11	\$90.58	Single Family	4042639
475 Eastern Avenue - Coles Pond	Walden	VT	7/20/2011	\$205,000	2.0	1.0	1,330	1986	88	10/16/11	\$154.14	Single Family	4081028
40 Old Cemetery Road	Peacham	VT	5/23/2011	\$120,000	5.0	2.0	2,700	1810	148	10/18/11	\$44.44	Single Family	4061432
1182 Bruce Badger Memorial Hwy	Danville	VT	4/26/2011	\$100,000	2.0	2.0	1,470	1986	177	10/20/11	\$68.03	Single Family	4058589
16 Murray Circle	Lyndon	VT	5/17/2011	\$139,500	5.0	2.0	2,244	1990	157	10/21/11	\$62.17	Single Family	4064132
1751 West Hill Road	Hardwick	VT	5/24/2011	\$185,000	3.0	3.0	2,000	1990	154	10/25/11	\$92.50	Single Family	4066865
8 Hudson Ave.	Hardwick	VT	9/2/2011	\$147,000	3.0	1.0	1,356	1972	55	10/27/11	\$108.41	Single Family	4090610
237 Batchelder Road	Stannard	VT	8/10/2010	\$72,000	2.0	1.0	1,120	1988	444	10/28/11	\$64.29	Single Family	4017573
57 Bluebird Lane	Lyndon	VT	6/27/2011	\$24,900	2.0	1.0	924	1988	124	10/29/11	\$26.95	Mobile Home	4075995
1315 Kirby Mountain Rd.	Kirby	VT	7/15/2010	\$280,000	4.0	2.0	1,653	1819	474	11/1/11	\$169.39	Single Family	4012500
181 Berry Hill Rd	Sheffield	VT	8/19/2011	\$88,800	3.0	1.0	1,620	1900	74	11/1/11	\$54.81	Single Family	4087760
43 Jenne Road	Hardwick	VT	4/25/2011	\$70,000	2.0	1.0	1,680	1930	190	11/1/11	\$41.67	Single Family	4059123
13 Pearl St.	Hardwick	VT	9/29/2010	\$50,000	3.0	1.0	1,050	1930	402	11/5/11	\$47.62	Single Family	4026449
461 Branch Brook Road	Groton	VT	12/29/2008	\$56,000	2.0	1.0	1,000	1965	1,041	11/5/11	\$56.00	Single Family	2755856
315 Stannard Mountain Road	Stannard	VT	6/13/2011	\$36,000	1.0	1.0	672	1973	150	11/10/11	\$53.57	Single Family	4071758
600 High Ridge Road	Waterford	VT	9/12/2011	\$180,000	3.0	2.0	2,192	1987	60	11/11/11	\$82.12	Single Family	4092339
2582 US Rte 5	Burke	VT	9/1/2011	\$49,900	4.0	2.0	2,132	1900	74	11/14/11	\$23.41	Single Family	4090468
48 Burkeside Rd.	Burke	VT	1/15/2011	\$188,500	3.0	3.0	1,713	1982	304	11/15/11	\$110.04	Condo	4040669
63 Calista Ave.	Lyndon	VT	5/23/2011	\$143,500	3.0	2.0	1,300	1990	178	11/17/11	\$110.38	Single Family	4065089
76 Cedar Lane	Danville	VT	7/27/2011	\$175,000	4.0	2.0	1,930	1992	117	11/21/11	\$90.67	Single Family	4082666
65 Fall Brook Rd.	Lyndon	VT	10/14/2011	\$134,000	4.0	2.0	2,464	1853	39	11/22/11	\$54.38	Single Family	4099890
96 Lynwood Terrace	St. Johnsbury	VT	8/21/2010	\$127,000	3.0	2.0	1,680	1960	458	11/22/11	\$75.60	Single Family	4019631
293 Hollow Woods Road	Peacham	VT	1/31/2011	\$138,000	2.0	1.0	1,030	1957	298	11/25/11	\$133.98	Single Family	4042749
37 Calista Ave	Lyndon	VT	6/16/2011	\$215,000	4.0	3.0	2,572	1985	166	11/29/11	\$83.59	Single Family	4071967
146 West Gloucester Rd	Groton	VT	3/3/2011	\$122,000	2.0	1.0	920	2004	271	11/29/11	\$132.61	Single Family	4047768
33 Kumpf Circle	St. Johnsbury	VT	10/21/2011	\$124,500	3.0	1.0	2,100	1979	42	12/2/11	\$59.29	Single Family	4102219
4762 Darling Hill Road	Burke	VT	6/7/2010	\$1,000,000	5.0	4.0	3,000	1989	545	12/4/11	\$333.33	Single Family	4004390
34 Bridgman Hill Road	Hardwick	VT	7/26/2011	\$20,000	3.0	1.0	910	1978	132	12/5/11	\$21.98	Mobile Home	4081996
1916 Underpass Rd.	Sutton	VT	6/20/2011	\$155,000	3.0	2.0	1,920	1970	169	12/6/11	\$80.73	Single Family	4072829
951 Red Village Rd.	Lyndon	VT	8/8/2011	\$125,000	2.0	1.0	1,142	1975	126	12/12/11	\$109.46	Single Family	4085238
1008 Breezy Hill Rd.	St. Johnsbury	VT	5/31/2011	\$129,900	3.0	1.0	1,152	1959	195	12/12/11	\$112.76	Single Family	4067441
355 Pudding Hill	Lyndon	VT	5/4/2011	\$158,000	3.0	3.0	2,946	1990	223	12/13/11	\$53.63	Single Family	4060254
563 Pinehurst Street	Lyndon	VT	11/16/2011	\$110,000	3.0	2.0	1,216	1880	28	12/14/11	\$90.46	Single Family	4110029
694 Powder Spring Road	Groton	VT	7/13/2008	\$40,000	1.0	1.0	500	1969	1,252	12/17/11	\$80.00	Single Family	2732952
26 Pearl St.	Hardwick	VT	7/9/2010	\$76,500	3.0	1.0	1,050	1980	529	12/20/11	\$72.86	Single Family	4011630
518 North Kirby Rd.	Kirby	VT	10/22/2011	\$212,500	3.0	2.0	1,418	2003	59	12/20/11	\$149.86	Single Family	4102631
8 Runners Lane	Lyndon	VT	9/25/2011	\$40,000	2.0	1.0	1,314	1900	89	12/23/11	\$30.44	Single Family	4095047
40 Chase Street	Lyndon	VT	11/22/2011	\$123,000	3.0	2.0	1,179	1945	36	12/28/11	\$104.33		

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
78 Avenue C	St. Johnsbury	VT	12/20/2011	\$15,000	3.0	1.0	980	2003	34	1/23/12	\$15.31	Mobile Home	4118895
185 Spring Street	St. Johnsbury	VT	7/22/2011	\$110,000	6.0	3.0	2,784	1940	186	1/24/12	\$39.51	Single Family	4081110
42 & 43 Mt Road	Burke	VT	4/1/2011	\$132,500	2.0	2.0	1,160	1979	300	1/26/12	\$114.22	Condo	4052820
305 Mackville Road	Hardwick	VT	4/2/2010	\$80,000	3.0	1.0	825	1920	669	1/31/12	\$96.97	Single Family	2827217
259 South Wheelock Road	Lyndon	VT	4/22/2011	\$129,500	4.0	3.0	2,458	1850	287	2/3/12	\$52.69	Single Family	4057607
397 Lawrence Rd.	Waterford	VT	12/29/2011	\$95,000	3.0	2.0	2,028	1988	36	2/3/12	\$46.84	Single Family	4119476
215 Webster St.	St. Johnsbury	VT	4/29/2011	\$130,000	4.0	2.0	1,960	1900	282	2/5/12	\$66.33	Single Family	4059087
164 Upper Harrington Hill	Walden	VT	11/17/2011	\$125,000	2.0	1.0	1,008	1988	83	2/8/12	\$124.01	Single Family	4110111
95 Old Concord Road	St. Johnsbury	VT	7/5/2010	\$150,000	3.0	2.0	2,301	1845	586	2/11/12	\$65.19	Single Family	4009949
207 Hillside Ave	St. Johnsbury	VT	12/28/2011	\$195,000	2.0	2.0	2,040	1981	46	2/12/12	\$95.59	Single Family	4119210
183 Wood Hill Road	Sutton	VT	3/16/2011	\$80,000	3.0	2.0	564	2007	335	2/14/12	\$141.84	Mobile Home	4049662
951 Scott Highway	Groton	VT	8/3/2009	\$100,000	2.0	1.0	1,332	1850	928	2/17/12	\$75.08	Single Family	2792613
1165 Morrison Hill Road	Barnet	VT	6/4/2010	\$300,000	3.0	2.0	2,994	1980	625	2/19/12	\$100.20	Single Family	4003508
624 Gilman Field	Wheelock	VT	9/9/2011	\$68,000	1.0	2.0	192	1986	164	2/20/12	\$354.17	Single Family	4091796
3268 Berry Hill Road	Sheffield	VT	1/25/2012	\$80,000	2.0	1.0	884	1995	26	2/20/12	\$90.50	Single Family	4126739
1222 Nichols Pond Road	Hardwick	VT	7/23/2011	\$130,000	2.0	2.0	1,344	1989	216	2/24/12	\$96.73	Single Family	4081457
1921 Island Pond Rd., Route 114	Newark	VT	11/20/2011	\$82,000	3.0	2.0	924	2000	96	2/24/12	\$88.74	Single Family	4110690
1921 Rte 114, Island Pond Road	Newark	VT	11/1/2011	\$82,000	3.0	2.0	924	2000	115	2/24/12	\$88.74	Mobile Home	4105413
2165 Gaskell Hill Road	Burke	VT	7/2/2011	\$177,000	4.0	2.0	1,849	1820	240	2/27/12	\$95.73	Single Family	4076582
319 Memory Lane, Coles Pond	Walden	VT	8/29/2011	\$91,000	3.0	1.0	768	1950	182	2/27/12	\$118.49	Single Family	4089906
2932 Craftsbury Rd.	Hardwick	VT	1/31/2012	\$12,700	1.0	1.0	520	1950	30	3/1/12	\$24.42	Single Family	4129992
6047 VT Rte. 18	Waterford	VT	11/25/2011	\$64,920	3.0	1.0	1,287	1960	99	3/3/12	\$50.44	Single Family	4112440
1560 North Bayley Hazen Road	Ryegate	VT	7/6/2011	\$190,000	2.0	2.0	1,375	1971	242	3/4/12	\$138.18	Single Family	4077364
227 Hooper Hill Road	Ryegate	VT	6/1/2011	\$225,000	3.0	2.0	2,245	1792	282	3/9/12	\$100.22	Single Family	4068152
162 Morses Mill Rd.	Danville	VT	6/23/2011	\$83,500	3.0	2.0	1,456	1987	261	3/10/12	\$57.35	Single Family	4073724
548 Remick Road	Waterford	VT	3/5/2012	\$155,000	2.0	1.0	1,230	2004	5	3/10/12	\$126.02	Single Family	4138429
152 Hooper Hill Rd	Groton	VT	10/15/2011	\$60,000	2.0	1.0	980	1978	149	3/12/12	\$61.22	Single Family	4099790
39 Bear Path Lane	Burke	VT	11/20/2009	\$315,000	3.0	3.0	2,660	1988	843	3/12/12	\$118.42	Condo	2808924
478 Peacham Road	Danville	VT	9/5/2011	\$181,000	4.0	2.0	2,210	1860	192	3/15/12	\$81.90	Single Family	4090934
25 Walker Rd.	Burke	VT	1/29/2012	\$97,400	2.0	1.0	768	1972	46	3/15/12	\$126.82	Single Family	4127931
1295 Burroughs Road	Wheelock	VT	4/10/2011	\$127,000	3.0	2.0	1,372	1990	340	3/15/12	\$92.57	Single Family	4054719
957 Bugbee Crossing Rd.	Burke	VT	10/19/2011	\$141,000	3.0	2.0	1,748	1990	148	3/15/12	\$80.66	Single Family	4101379
795 Anderson	Barnet	VT	10/15/2011	\$140,000	2.0	1.0	1,884	1974	153	3/16/12	\$74.31	Single Family	4099795
4756 US RT 5	Barnet	VT	9/24/2011	\$109,000	3.0	1.0	1,304	1980	174	3/16/12	\$83.59	Single Family	4094816
1450 VT Rt 15	Danville	VT	8/6/2011	\$167,000	3.0	1.0	1,808	1989	230	3/23/12	\$92.37	Single Family	4084743
6012 Memorial Dr	Lyndon	VT	12/12/2011	\$47,900	4.0	1.0	1,754	1953	105	3/26/12	\$27.31	Single Family	4116363
200 Mountainview Road	Hardwick	VT	3/2/2011	\$210,000	3.0	3.0	2,382	2005	391	3/27/12	\$88.16	Single Family	4047425
148 Abbey Rd.	Lyndon	VT	1/27/2012	\$150,000	5.0	4.0	2,449	1998	61	3/28/12	\$61.25	Single Family	4127310
2076 Noystar RD	Walden	VT	11/14/2011	\$48,000	3.0	2.0	952	1992	136	3/29/12	\$50.42	Mobile Home	4109985
45 Poplar Ln	Lyndon	VT	11/19/2011	\$141,000	3.0	2.0	1,801	1989	132	3/30/12	\$78.29	Single Family	4110652
4606 Scott Highway/Route 302	Ryegate	VT	3/14/2012	\$63,000	4.0	2.0	2,800	1825	20	4/3/12	\$22.50	Single Family	4140883
2434 Mount Pleasant Ext.	St. Johnsbury	VT	4/3/2012	\$272,500	3.0	3.0	3,693	1988	1	4/3/12	\$73.79	Single Family	4146092
144 Penny Lane	Danville	VT	5/2/2011	\$143,000	3.0	2.0	1,400	1860	338	4/4/12	\$102.14	Single Family	4059800
346 Slippery Hill Road	Burke	VT	4/12/2011	\$291,000	3.0	2.0	2,300	1995	360	4/6/12	\$126.52	Single Family	4055164
150 Ingalls Lane	Lyndon	VT	10/28/2011	\$61,000	2.0	2.0	980	1973	164	4/9/12	\$62.24	Single Family	4104444
5075 Duck Pond Road	Waterford	VT	3/31/2012	\$570,000	4.0	5.0	2,700	2001	9	4/9/12	\$211.11	Single Family	4145022
480 AIKEN FARM ROAD	Barnet	VT	5/23/2011	\$205,000	4.0	2.0	2,000	1975	325	4/12/12	\$102.50	Single Family	4066001
982 Peacham Road	Ryegate	VT	8/1/2011	\$42,000	2.0	1.0	1,026	1990	255	4/12/12	\$40.94	Single Family	4083881
00 Orchard Road	Burke	VT	2/4/2012	\$299,000	4.0	3.0	2,400	2012	70	4/14/12	\$124.58	Single Family	4130859
0 Kennistown Hill Road	Wheelock	VT	3/29/2011	\$44,000	2.0	1.0	546	1996	383	4/15/12	\$80.59	Single Family	4051853
268 Gilman Avenue	St. Johnsbury	VT	3/28/2012	\$127,000	2.0	2.0	1,360	1962	18	4/15/12	\$93.38	Single Family	4143716
249 Bridge Street	Barnet	VT	6/29/2011	\$175,000	4.0	3.0	3,064	1979	292	4/16/12	\$57.11	Single Family	4076936
655 Kate Brook Road	Hardwick	VT	4/18/2011	\$234,000	5.0	4.0	2,138	1984	364	4/16/12	\$109.45	Single Family	4056628
8424 VT Rte 122	Sheffield	VT	3/15/2012	\$148,500	3.0	2.0	1,390	2005	32	4/16/12	\$106.83	Single Family	4140562
126 Centerview Terrace	St. Johnsbury	VT	9/29/2011	\$120,000	3.0	1.0	1,200	1965	200	4/16/12	\$100.00	Single Family	4095844
128 Highland Circle	Lyndon	VT	1/19/2012	\$195,000	6.0	2.0	2,464	1980	90	4/18/12	\$79.14	Single Family	4124955
1385 Bunker Hill	Hardwick	VT	8/7/2011	\$153,000	3.0	1.0	1,204	1983	256	4/19/12	\$127.08	Single Family	4084872
2495 Schoolhouse Road	Newark	VT	10/3/2011	\$136,000	3.0	2.0	1,404	2008	200	4/20/12	\$96.87	Single Family	4096724
73-109 Cozy Bend Lane	Lyndon	VT	12/9/2010	\$185,000	3.0	2.0	1,878	1900	501	4/23/12	\$98.51	Single Family	4036818
425 Hopkins Hill Road	Hardwick	VT	4/19/2012	\$185,000	3.0	1.0	1,120	2008	4	4/23/12	\$165.18	Single Family	4149806
109 Model A Drive	St. Johnsbury	VT	4/17/2012	\$162,000	4.0	2.0	2,004	1950	6	4/23/12	\$80.84	Single Family	4148865
799 River Road	St. Johnsbury	VT	4/4/2012	\$86,000	4.0	1.0	1,500	1935	20	4/24/12	\$57.33	Single Family	4145736
85 Undercliffe Road	St. Johnsbury	VT	6/13/2011	\$132,500	3.0	3.0	2,348	1938	316	4/24/12	\$56.43	Single Family	4071052
33 Sabin Road	Stannard	VT	1/10/2012	\$121,500	3.0	1.0	1,191	1968	106	4/25/12	\$102.02	Single Family	4122469
135 Twin Brooks Road	Groton	VT	4/4/2012	\$225,215	3.0	2.0	1,852	1990	21	4/25/12	\$121.61	Single Family	4145547
59 Clayton St.	St. Johnsbury	VT	7/22/2011	\$85,000	3.0	1.0	1,404	1953	278	4/25/12	\$60.54	Single Family	4081553
723 SYMES POND ROAD	Ryegate	VT	9/7/2010	\$95,000	3.0	1.0	1,994	1800	597	4/26/12	\$47.64	Single Family	4022900
46 Oakwood Lane	Lyndon	VT	1/20/2012	\$142,000	3.0	2.0	1,312	2001	97	4/26/12	\$108.23	Single Family	4125170
20 Spring Creek Road	St. Johnsbury	VT	4/24/2012	\$259,000	4.0	3.0	2,420	1980	2	4/26/12	\$107.02	Single Family	4150669
4058 Duck Pond Road	Waterford	VT	10/1/2011	\$158,000	3.0	1.0	1,265	1971	209	4/27/12	\$124.90	Single Family	4096727
178 Mosquitoville Road	Barnet	VT	8/11/2011	\$99,000	1.0	1.0	860	1972	262	4/29/12	\$115.12	Single Family	4085864
375 Concord Avenue	St. Johnsbury	VT	4/17/2012	\$135,000	2.0	1.0	1,226	1960	13	4/30/12	\$110.11	Single Family	4149252
121 Harrison Avenue	St. Johnsbury	VT	3/30/2012	\$135,000	4.0	2.0	1,400	1960	31	4/30/12	\$96.43	Single Family	4144193
1102 West Shore Drive	Groton	VT	4/20/2012	\$225,000	2.0	1.0	1,002	1920	12	5/2/12	\$224.55	Single Family	4149728
210 Winter Street	St. Johnsbury	VT	12/20/2011	\$148,500	5.0	3.0	2,340	1875	134	5/2/12	\$63.46	Single Family	4118263
140 Oak Street	St. Johnsbury	VT	3/19/2012	\$69,900	4.0	2.0	1,400	1845	45	5/3/12	\$49.93	Single Family	4141588
47 South Street	Lyndon	VT	6/27/2011	\$127,000	3.0	1.0	1,364	1880	312	5/4/12	\$93.11	Single Family	4074405
149 East Village Road	St. Johnsbury	VT	3/13/2012	\$225,000	5.0	2.0	2,373	1853	57	5/9/12	\$94.82	Single Family	4140125
4630 Vermont Route 122	Sheffield	VT	5/9/2012	\$65,000	3.0	1.0	1,280	1983	1	5/9/12	\$50.78	Single Family	4154494
76 Center Street	Lyndon	VT	11/2/2011	\$127,500	4.0	2.0	2,100	1902	190	5/10/12	\$60.71	Single Family	4105830
122 Spring St.	Hardwick	VT	3/21/2012	\$83,000	4.0	2.0	1,668	1898	51	5/11/12	\$49.76	Single Family	4142114
4494 Route 5 South	Barnet	VT	5/25/2011	\$155,000	4.0	2.0	2,619	1858	355	5/14/12	\$59.18	Single Family	4066138
427 Cliff Street	St. Johnsbury	VT	1/26/2012	\$176,500	3.0	2.0	1,990	1920	109	5/14/12	\$88.69	Single Family	4127370
1032 Breezy Hill Road	St. Johnsbury	VT	4/25/2012	\$121,000	2.0	1.0	1,044	1960	19	5/14/12	\$115.90	Single Family	4151189
696 Joe's Brook Road	Barnet	VT	8/12/2011	\$96,500	3.0	2.0	1,236	1846	277	5/15/12	\$78.07	Single Family	4086228
520 Stannard Mountain Road	Stannard	VT	4/10/2012	\$199,000	4.0	4.0	2,968	2004	42	5/22/12	\$67.05	Single Family	4147378
782 Concord Avenue	St. Johnsbury	VT	3/21/2011	\$111,000	3.0	2.0	1,609	1900	429	5/23/12	\$68.99	Single Family	4050436
18 Narrows Drive	Danville	VT	4/9/2012	\$280,000	2.0	2.0	1,075	1940					

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
3653 Thaddeus Stevens Road	Danville	VT	5/14/2012	\$145,000	3.0	2.0	1,936	1813	23	6/6/12	\$74.90	Single Family	4155832
646 Vail Drive	Lyndon	VT	5/26/2012	\$184,500	3.0	2.0	2,242	1974	15	6/10/12	\$82.29	Single Family	4159614
2001 US Route 2 East	St. Johnsbury	VT	4/2/2012	\$155,000	3.0	2.0	1,560	1988	72	6/13/12	\$99.36	Single Family	4145194
2859 Lower Waterford Road	Waterford	VT	6/8/2012	\$474,900	4.0	3.0	2,664	1974	8	6/16/12	\$178.27	Single Family	4164994
27 Bragg Terrace	St. Johnsbury	VT	6/12/2012	\$127,500	3.0	2.0	1,288	1965	5	6/17/12	\$98.99	Single Family	4165098
300 Lyford West Shore Pond Road	Walden	VT	4/4/2012	\$90,000	3.0	2.0	1,620	1988	75	6/18/12	\$55.56	Single Family	4145636
23 10 Mt Brook Road	Burke	VT	5/17/2011	\$101,000	1.0	1.0	680	1988	400	6/20/12	\$148.53	Condo	4064386
138 Bluebird Lane	Lyndon	VT	5/9/2012	\$19,900	2.0	2.0	1,064	1993	42	6/20/12	\$18.70	Mobile Home	4154674
243 Waterman Circle	St. Johnsbury	VT	5/29/2012	\$155,000	4.0	3.0	2,118	1966	22	6/20/12	\$73.18	Single Family	4160476
3438 US Route 2 West	Danville	VT	5/25/2012	\$159,000	3.0	1.0	800	1920	27	6/21/12	\$198.75	Single Family	4159305
5 Mountain Brook Road	Burke	VT	5/7/2012	\$156,000	2.0	2.0	1,360	1988	45	6/21/12	\$114.71	Condo	4154340
25 BUKESIDE	Burke	VT	4/17/2012	\$140,000	3.0	3.0	1,713	1985	66	6/22/12	\$81.73	Condo	4148965
140 Island Dr.	Danville	VT	12/2/2011	\$345,000	3.0	2.0	1,190	1975	205	6/24/12	\$289.92	Single Family	4114653
22 County	Peacham	VT	1/28/2010	\$1,000,000	3.0	4.0	3,500	1820	879	6/25/12	\$285.71	Single Family	2816009
8943 rt 122	Sheffield	VT	6/12/2012	\$62,000	2.0	1.0	852	1970	13	6/25/12	\$72.77	Mobile Home	4165169
1566 Mud Hollow Road	Kirby	VT	6/13/2012	\$120,000	2.0	1.0	1,280	1978	13	6/26/12	\$93.75	Single Family	4165427
74 HaPenny Rd	Peacham	VT	3/28/2011	\$165,000	2.0	2.0	1,324	1981	456	6/26/12	\$124.62	Single Family	4051491
117 Burkeside	Burke	VT	5/7/2012	\$137,500	3.0	2.0	1,684	1979	53	6/29/12	\$81.65	Condo	4153849
382 Parker Road	Danville	VT	10/31/2011	\$92,500	5.0	1.0	1,694	1891	244	7/1/12	\$54.60	Single Family	4105175
127 Burkeside	Burke	VT	4/21/2012	\$125,000	2.0	3.0	1,288	1983	72	7/2/12	\$97.05	Condo	4150082
86 Blue Spruce Lane	Lyndon	VT	5/7/2012	\$137,500	2.0	1.0	1,080	2005	57	7/3/12	\$127.31	Single Family	4153850
272 Trucotte Drive	Sheffield	VT	6/8/2012	\$135,000	2.0	1.0	676	1993	27	7/5/12	\$199.70	Single Family	4164243
876 Mathewson Hill Road	Lyndon	VT	5/17/2012	\$159,000	3.0	1.0	1,440	2006	53	7/9/12	\$110.42	Single Family	4156699
1310 Bayley-Hazen Road	Walden	VT	6/8/2012	\$125,000	2.0	1.0	1,142	1920	33	7/11/12	\$109.46	Single Family	4163995
209 Putnam Avenue	Hardwick	VT	5/24/2012	\$152,600	3.0	1.0	1,200	1989	48	7/11/12	\$127.17	Single Family	4158927
192 Peacham Road	Danville	VT	5/30/2012	\$118,000	7.0	3.0	2,864	1850	43	7/12/12	\$41.20	Single Family	4160984
183 Lodge Lane	Lyndon	VT	3/12/2012	\$399,000	2.0	2.0	2,400	1945	122	7/12/12	\$166.25	Single Family	4140033
3372 VT. Rt. 5a	Sutton	VT	8/2/2010	\$47,500	3.0	1.0	1,220	1967	710	7/12/12	\$38.93	Single Family	4015994
49 White Pine Lane	Lyndon	VT	5/25/2012	\$155,000	3.0	1.0	1,368	1983	50	7/14/12	\$113.30	Single Family	4159250
195 Tardiff Drive	Burke	VT	6/5/2012	\$220,000	2.0	2.0	1,260	1992	44	7/19/12	\$174.60	Single Family	4163818
2078 Stark District Road	St. Johnsbury	VT	7/14/2012	\$159,000	3.0	1.0	2,112	1979	6	7/20/12	\$75.28	Single Family	4172927
2778 Daniels Farm Road	Waterford	VT	2/9/2012	\$127,500	3.0	3.0	2,000	2004	164	7/22/12	\$63.75	Single Family	4131752
346 Hay's Drive	Hardwick	VT	4/9/2012	\$182,000	3.0	2.0	1,742	2003	105	7/23/12	\$104.48	Single Family	4147451
461 Spruce Ridge Road	Newark	VT	6/11/2012	\$100,000	3.0	1.0	1,064	1986	43	7/24/12	\$93.98	Single Family	4164674
628 Morrill Rd.	Danville	VT	3/16/2012	\$250,000	3.0	2.0	2,110	1998	130	7/24/12	\$118.48	Single Family	4140970
00 Lazy Mill Rd.	Stannard	VT	7/3/2012	\$78,000	2.0	1.0	864	2001	21	7/24/12	\$90.28	Single Family	4170517
2717 VT Route 114	Burke	VT	2/1/2010	\$185,000	3.0	1.0	1,700	1978	905	7/25/12	\$108.82	Single Family	2816907
24 Belden Hill Road	Burke	VT	6/15/2012	\$134,500	3.0	2.0	1,800	1860	42	7/27/12	\$74.72	Single Family	4166221
7065 US Route 5	Sutton	VT	1/11/2012	\$54,400	3.0	1.0	1,400	1989	198	7/27/12	\$38.86	Single Family	4122738
555 North Danville Road	St. Johnsbury	VT	7/10/2012	\$68,000	3.0	1.0	1,012	1950	19	7/29/12	\$67.19	Single Family	4171900
274 Pleasant Street	St. Johnsbury	VT	6/15/2012	\$92,000	3.0	1.0	1,264	1920	45	7/30/12	\$72.78	Single Family	4166465
381 Lackey Hill Rd.	St. Johnsbury	VT	4/11/2012	\$125,000	2.0	1.0	936	1972	110	7/30/12	\$133.55	Single Family	4147460
603 HA PENNY ROAD	Peacham	VT	7/30/2012	\$250,000	5.0	3.0	3,024	1969	1	7/31/12	\$82.67	Single Family	4175965
50 Grandview Ave	Danville	VT	6/1/2012	\$125,000	3.0	2.0	1,524	1952	61	8/1/12	\$82.02	Single Family	4162774
1225 Hardwick Street	Hardwick	VT	7/27/2011	\$325,000	4.0	2.0	2,000	1982	372	8/2/12	\$162.50	Single Family	4087671
91 VT RT5a	Burke	VT	8/22/2011	\$93,500	5.0	3.0	2,906	1900	347	8/3/12	\$32.17	Single Family	4088103
150 Library Rd.	Danville	VT	5/15/2012	\$140,000	2.0	1.0	1,170	1985	80	8/3/12	\$119.66	Single Family	4156379
2431 Crepeault Hill Road	St. Johnsbury	VT	4/2/2012	\$195,000	3.0	2.0	2,160	2009	123	8/3/12	\$90.28	Single Family	4145293
655 Bugbee Crossing Rd.	Burke	VT	10/2/2011	\$210,500	3.0	2.0	1,663	2010	308	8/5/12	\$126.58	Single Family	4096539
14 Pleasant St.	Hardwick	VT	5/12/2012	\$150,000	3.0	2.0	1,872	1865	86	8/6/12	\$80.13	Single Family	4155680
77 Webster Street	St. Johnsbury	VT	5/24/2012	\$235,000	4.0	2.0	3,120	1886	75	8/7/12	\$75.32	Single Family	4159256
566 Stagehouse Road	Hardwick	VT	7/25/2012	\$84,000	1.0	1.0	583	1988	15	8/9/12	\$144.08	Single Family	4175183
1620 Main	St. Johnsbury	VT	8/10/2012	\$360,000	6.0	3.0	4,000	1870	1	8/10/12	\$90.00	Single Family	4179556
118 Model A Drive	St. Johnsbury	VT	5/7/2012	\$168,000	4.0	3.0	2,282	1985	99	8/14/12	\$73.62	Single Family	4153825
178 Memory Lane	Walden	VT	7/15/2012	\$117,500	3.0	1.0	838	1952	31	8/15/12	\$140.21	Single Family	4172950
92 White Pine Lane	Lyndon	VT	7/30/2012	\$125,000	3.0	1.0	960	1982	16	8/15/12	\$130.21	Single Family	4176033
495 Webster Hill Road	Danville	VT	4/28/2012	\$230,000	3.0	2.0	2,622	1973	110	8/16/12	\$87.72	Single Family	4157111
4659 Lower Waterford Road	Waterford	VT	8/6/2012	\$305,000	3.0	2.0	1,560	2005	10	8/16/12	\$195.51	Single Family	4177836
3352 West Barnet Road	Barnet	VT	5/22/2012	\$122,000	3.0	2.0	1,344	1983	89	8/19/12	\$90.77	Single Family	4157854
285 Woodland Road	Waterford	VT	6/22/2011	\$206,000	4.0	3.0	2,136	1975	426	8/21/12	\$96.44	Single Family	4073369
47 Cary Place	St. Johnsbury	VT	4/18/2012	\$150,000	5.0	2.0	2,330	1900	126	8/22/12	\$64.38	Single Family	4149631
118 Abenaki Loop	Lyndon	VT	3/2/2012	\$211,500	2.0	2.0	1,800	2008	174	8/23/12	\$117.50	Single Family	4173605
12 Riverside Terrace	Hardwick	VT	6/5/2012	\$234,000	5.0	2.0	3,374	1870	80	8/24/12	\$69.35	Single Family	4163549
256 East Street	Lyndon	VT	8/26/2011	\$113,500	3.0	2.0	1,400	1880	364	8/24/12	\$81.07	Single Family	4089251
301 Depot St.	Burke	VT	7/25/2012	\$93,300	2.0	1.0	960	1900	30	8/24/12	\$97.19	Single Family	4175173
152 Fifth Avenue	St. Johnsbury	VT	5/30/2011	\$173,500	3.0	3.0	2,142	1927	452	8/24/12	\$81.00	Single Family	4067138
72 Roundy Brooke Rd.	Burke	VT	6/11/2012	\$200,000	3.0	2.0	2,013	1991	76	8/26/12	\$99.35	Single Family	4164453
896 State Forest Rd. (Rt. 232)	Groton	VT	2/20/2012	\$80,000	2.0	1.0	1,214	1880	189	8/27/12	\$65.90	Single Family	4135110
249 Morrill Road	Danville	VT	8/14/2012	\$174,900	3.0	1.0	1,152	1981	13	8/27/12	\$151.82	Single Family	4179359
62 Riverside Court	Lyndon	VT	7/16/2012	\$99,000	4.0	1.0	1,842	1984	45	8/30/12	\$53.75	Single Family	4173113
400 Spring Street	St. Johnsbury	VT	1/9/2012	\$147,500	6.0	3.0	3,396	1870	239	9/4/12	\$43.43	Single Family	4122660
320 Charles Street	Lyndon	VT	5/10/2012	\$142,000	3.0	2.0	2,462	1880	120	9/7/12	\$57.68	Single Family	4154851
36 Sunset Drive	St. Johnsbury	VT	4/16/2012	\$177,500	4.0	3.0	2,578	1961	145	9/8/12	\$68.85	Single Family	4148486
2234 Brook Road	Burke	VT	5/31/2012	\$45,000	2.0	2.0	924	1976	103	9/11/12	\$48.70	Mobile Home	4161285
2162 31 Mt Road	Burke	VT	7/17/2012	\$85,000	1.0	1.0	680	1979	62	9/17/12	\$125.00	Condo	4173318
87 Marble Lane	Lyndon	VT	7/2/2012	\$25,500	2.0	1.0	980	1983	77	9/17/12	\$26.02	Single Family	4170116
21 Tampico Rd.	Danville	VT	8/6/2012	\$154,000	4.0	2.0	1,680	1786	43	9/18/12	\$91.67	Single Family	4177707
132 Reservoir Hill Road	Regate	VT	1/21/2012	\$160,000	3.0	2.0	1,764	1991	242	9/19/12	\$90.70	Single Family	4125694
31 Pleasant Street	St. Johnsbury	VT	7/2/2012	\$45,000	4.0	2.0	1,850	1900	81	9/21/12	\$24.32	Single Family	4169958
427 Concord Ave.	St. Johnsbury	VT	9/20/2011	\$71,000	3.0	1.0	1,053	1957	367	9/21/12	\$67.43	Single Family	4094125
129 Central Street	St. Johnsbury	VT	4/5/2011	\$161,500	5.0	4.0	2,690	1902	536	9/22/12	\$60.04	Single Family	4053669
16 Cottage St	St. Johnsbury	VT	9/13/2012	\$150,900	4.0	2.0	1,763	1826	11	9/24/12	\$85.59	Single Family	4185723
359 Spring Street	St. Johnsbury	VT	8/1/2012	\$115,000	4.0	2.0	2,634	1875	55	9/25/12	\$43.66	Single Family	4176580
796 Pumpkin Hill Rd.	Danville	VT	9/4/2012	\$265,000	4.0	2.0	2,100	1850	22	9/26/12	\$126.19	Single Family	4183684
177 Highland Ave	Danville	VT	7/13/2012	\$146,500	2.0	1.0	1,120	1983	75	9/26/12	\$130.80	Single Family	4172732
162 Cabot Road	Walden	VT	10/29/2011	\$134,000	3.0	2.0	1,593	1991	333	9/26/12	\$84.12	Single Family	4105195
3624 Vt Route 5	Sutton	VT	5/1/2012	\$35,000	3.0	2.0	1,104	1999	148	9/26/12	\$31.70	Single Family	4152618
283 Wolcott St.	Hardwick	VT	7/16/2012	\$57,000	3.0	2.0	1,503	1910	73	9/27/12	\$37.92	Single Family	4173533
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Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
646 Peak Road	Wheelock	VT	9/26/2012	\$98,000	3.0	2.0	2,615	1922	21	10/17/12	\$37.48	Single Family	4188518
11 Wintergreen	Burke	VT	10/4/2010	\$164,500	3.0	2.0	1,223	1986	747	10/20/12	\$134.51	Condo	4027213
1090 Calkins Camp Road	Danville	VT	11/10/2011	\$68,000	2.0	1.0	800	1960	347	10/22/12	\$85.00	Single Family	4108500
125 Mountain Brook Rd.	Burke	VT	11/16/2011	\$192,500	2.0	2.0	1,310	1990	341	10/22/12	\$146.95	Condo	4110360
3268 Berry Hill Road	Sheffield	VT	10/3/2012	\$98,900	2.0	1.0	884	1995	21	10/24/12	\$111.88	Single Family	4190045
1953 Shadow Lake Road	Waterford	VT	8/1/2011	\$195,000	3.0	3.0	1,055	1999	452	10/26/12	\$184.83	Single Family	4083878
358 Crow Hill Road	Danville	VT	5/11/2012	\$139,900	4.0	1.0	1,232	1972	173	10/31/12	\$113.56	Single Family	4155043
264 Lyford West Shore rD.	Walden	VT	10/10/2012	\$139,500	2.0	1.0	815	1977	21	10/31/12	\$171.17	Single Family	4191542
15 107 Mt Brook Road	Burke	VT	7/11/2012	\$160,000	3.0	2.0	1,360	1990	112	10/31/12	\$117.65	Condo	4172071
48 Bear Path Lane	Burke	VT	7/23/2012	\$410,000	4.0	3.0	3,200	1991	100	10/31/12	\$128.13	Condo	4174582
875 Morrison Hill	Barnet	VT	8/10/2011	\$250,000	4.0	3.0	3,228	1996	450	11/2/12	\$77.45	Single Family	4085441
74 Mackville Rd.	Hardwick	VT	5/1/2012	\$59,850	3.0	3.0	2,104	1905	188	11/5/12	\$28.45	Single Family	4152518
3577 Severance Hill Road	St. Johnsbury	VT	7/25/2012	\$93,000	5.0	3.0	2,181	2004	103	11/5/12	\$42.64	Single Family	4175091
1637 US Route 5 S	Barnet	VT	10/26/2012	\$142,000	4.0	2.0	1,328	1946	11	11/6/12	\$106.93	Single Family	4194491
2137 Vermont Route 114	Burke	VT	7/12/2012	\$250,000	3.0	1.0	1,498	1978	118	11/7/12	\$166.89	Single Family	4172423
2755 Spaulding Road	St. Johnsbury	VT	11/10/2012	\$300,000	3.0	3.0	2,520	2007	1	11/10/12	\$119.05	Single Family	4196931
1896 Peak Rd.	Wheelock	VT	6/30/2012	\$85,000	1.0	1.0	684	1973	137	11/14/12	\$124.27	Single Family	4169816
327 Upper Harrington Hill Road	Walden	VT	11/9/2012	\$89,900	1.0	2.0	1,100	1940	6	11/15/12	\$81.73	Single Family	4196950
190 Tilton Road	St. Johnsbury	VT	6/24/2012	\$155,000	4.0	2.0	2,140	1935	144	11/15/12	\$72.43	Single Family	4168109
74 Powder Spring Road	Groton	VT	10/6/2012	\$71,000	3.0	1.0	1,406	1900	41	11/16/12	\$50.50	Single Family	4190692
108 Bagley St.	St. Johnsbury	VT	6/21/2012	\$130,250	3.0	2.0	1,624	1959	148	11/16/12	\$80.20	Single Family	4167707
512 Peak Road	Wheelock	VT	5/16/2012	\$155,000	3.0	2.0	1,326	1970	187	11/19/12	\$116.89	Single Family	4156755
1793 Island Pond Road	Newark	VT	2/14/2012	\$48,000	3.0	2.0	1,040	2004	280	11/20/12	\$46.15	Single Family	4133284
42 Peacham Groton Road	Peacham	VT	8/1/2011	\$165,000	3.0	1.0	2,120	1809	480	11/23/12	\$77.83	Single Family	4083131
973 Dimick Road	Hardwick	VT	10/8/2012	\$178,000	3.0	2.0	1,544	1991	49	11/26/12	\$115.28	Single Family	4191261
6937 Route 18	Waterford	VT	8/6/2012	\$120,000	2.0	1.0	1,092	1974	114	11/28/12	\$109.89	Single Family	4177753
35 Maple St.	Lyndon	VT	11/15/2012	\$99,000	4.0	1.0	1,360	1880	19	12/4/12	\$72.79	Single Family	4198312
137 Woodbury Lane	Lyndon	VT	4/6/2011	\$50,000	3.0	2.0	1,456	1992	609	12/5/12	\$34.34	Single Family	4053964
4099 McDowell Road	Danville	VT	2/22/2011	\$255,000	2.0	2.0	1,345	1860	657	12/10/12	\$189.59	Single Family	4045954
471 Avenue A	St. Johnsbury	VT	9/29/2012	\$15,000	2.0	2.0	980	1989	72	12/10/12	\$15.31	Single Family	4189153
164 Rexford Road	Burke	VT	6/28/2012	\$270,000	3.0	3.0	2,100	1980	167	12/12/12	\$128.57	Single Family	4169239
304 Duford Road	Newark	VT	7/7/2012	\$170,000	1.0	1.0	1,000	2005	159	12/13/12	\$170.00	Single Family	4171962
4452 Darling Hill Road	Burke	VT	3/12/2012	\$437,500	3.0	2.0	2,200	1992	278	12/15/12	\$198.86	Single Family	4139826
682 Meader Road	Ryeagate	VT	10/4/2012	\$95,000	3.0	1.0	2,137	1972	73	12/16/12	\$44.45	Single Family	4190734
2164 Schoolhouse Rd.	Newark	VT	8/17/2012	\$165,000	3.0	2.0	2,400	1970	122	12/17/12	\$68.75	Single Family	4180249
342 Vail Drive	Lyndon	VT	1/11/2012	\$96,500	3.0	1.0	1,152	1970	342	12/18/12	\$83.77	Single Family	4122655
102 Cliff Street	St. Johnsbury	VT	11/12/2012	\$125,000	3.0	2.0	1,268	1950	37	12/19/12	\$98.58	Single Family	4197118
4719 Bridgeman Hill Road	Hardwick	VT	11/15/2012	\$190,000	2.0	2.0	1,342	1995	35	12/20/12	\$141.58	Single Family	4198150
80 Duke St.	St. Johnsbury	VT	10/11/2012	\$119,000	3.0	2.0	1,200	1900	72	12/22/12	\$99.17	Single Family	4191537
400 South Main Street	Hardwick	VT	4/6/2012	\$134,500	4.0	3.0	2,270	1880	264	12/26/12	\$59.25	Single Family	4146243
260 Sherburne Place	Lyndon	VT	8/20/2012	\$270,000	4.0	3.0	3,380	1995	129	12/27/12	\$79.88	Single Family	4180875
1779 Bunker Hill	Hardwick	VT	8/1/2012	\$79,500	3.0	2.0	1,152	1994	154	1/2/13	\$69.01	Single Family	4176670
904 POWDERHORN	Burke	VT	2/15/2012	\$275,000	3.0	2.0	1,450	2004	322	1/2/13	\$189.66	Condo	4133648
469 Pleasant Street	St. Johnsbury	VT	6/7/2012	\$72,500	3.0	1.0	1,449	1875	215	1/8/13	\$50.03	Single Family	4164703
297 Town Farm Road	Sheffield	VT	6/11/2012	\$276,000	3.0	2.0	3,336	1993	212	1/9/13	\$82.73	Single Family	4166164
407 Spring Street	St. Johnsbury	VT	6/22/2012	\$150,100	4.0	3.0	2,879	1900	201	1/9/13	\$52.14	Single Family	4167840
218 Undercliff Road	St. Johnsbury	VT	3/17/2012	\$203,000	3.0	2.0	1,682	1940	299	1/10/13	\$120.69	Single Family	4141382
695 Old Farm Rd.	Burke	VT	12/26/2012	\$140,000	4.0	2.0	1,565	1875	16	1/11/13	\$89.46	Single Family	4207833
119 Boynton Avenue	St. Johnsbury	VT	12/21/2012	\$315,000	4.0	3.0	3,312	1894	22	1/12/13	\$95.11	Single Family	4207526
38 Jenne Road	Hardwick	VT	2/24/2012	\$68,000	2.0	1.0	627	1910	327	1/16/13	\$108.45	Single Family	4135887
4695 Garland Hill	Barnet	VT	1/18/2013	\$80,850	1.0	1.0	690	1951	4	1/22/13	\$117.17	Single Family	4212056
1334 Creamery Road	Ryeagate	VT	8/27/2012	\$25,000	5.0	3.0	2,715	1860	153	1/27/13	\$9.21	Single Family	4182032
3 Bear path	Burke	VT	8/8/2010	\$610,000	3.0	4.0	2,550	2007	904	1/28/13	\$239.22	Condo	4017144
855 Stannard Mtn Rd	Wheelock	VT	12/12/2012	\$169,000	3.0	1.0	1,410	1990	48	1/29/13	\$119.86	Single Family	4206296
64 Bow Hill	Burke	VT	10/23/2012	\$715,000	7.0	4.0	3,400	2000	104	2/4/13	\$210.29	Single Family	4194597
214 Abenaki Loop	Lyndon	VT	6/27/2012	\$212,000	3.0	2.0	1,768	2005	222	2/4/13	\$119.91	Single Family	4169012
235 Skyline Drive	Lyndon	VT	7/14/2012	\$169,500	3.0	2.0	1,851	1945	207	2/6/13	\$91.57	Single Family	4172954
149 Wind Dance Lane	Lyndon	VT	5/1/2012	\$255,000	3.0	2.0	2,100	1995	282	2/7/13	\$121.43	Single Family	4153357
428 Old County Road North	Waterford	VT	8/6/2012	\$175,000	3.0	2.0	1,840	2008	186	2/8/13	\$95.11	Single Family	4178088
31 Camp Rd.	Burke	VT	9/23/2012	\$105,000	3.0	1.0	869	1970	142	2/12/13	\$120.83	Single Family	4187934
73 Mountain View Dr	Sheffield	VT	7/19/2012	\$36,200	3.0	2.0	1,404	1988	210	2/14/13	\$25.78	Single Family	4174189
315 Gilman Field Road	Sheffield	VT	7/20/2012	\$113,000	2.0	1.0	1,456	1991	209	2/14/13	\$77.61	Single Family	4174124
600 Peacham Danville Road	Peacham	VT	11/16/2012	\$139,000	3.0	2.0	2,144	1935	91	2/15/13	\$64.83	Single Family	4198422
169 Cow Hill Rd	Peacham	VT	10/14/2011	\$275,000	3.0	1.0	1,600	1837	493	2/18/13	\$171.88	Single Family	4098903
64 Hillside Ave.	Hardwick	VT	7/23/2012	\$65,000	3.0	2.0	1,300	1940	212	2/20/13	\$50.00	Single Family	4175189
00 Bear Path Road	Burke	VT	2/21/2013	\$559,000	4.0	4.0	2,210	2013	1	2/21/13	\$252.94	Condo	4217936
00 Bear Path Road	Burke	VT	1/17/2013	\$559,000	4.0	4.0	2,210	2013	40	2/26/13	\$252.94	Condo	4211484
96 Boston Street	Lyndon	VT	7/9/2012	\$90,000	4.0	1.0	1,256	1920	233	2/27/13	\$71.66	Single Family	4171724
1701 Fall Brook	Lyndon	VT	2/18/2013	\$252,000	4.0	2.0	1,890	2008	9	2/27/13	\$133.33	Single Family	4217312
779 Symes Pond Road	Ryeagate	VT	10/12/2012	\$395,000	3.0	2.0	2,907	1969	139	2/28/13	\$135.88	Single Family	4192247
125 Mountain Brook	Burke	VT	3/1/2013	\$82,000	1.0	1.0	655	1990	1	3/1/13	\$125.19	Condo	4220184
3413 Keiser Pond Road	Danville	VT	8/29/2012	\$138,000	1.0	1.0	1,584	1840	187	3/4/13	\$87.12	Single Family	4182702
336 South Main St.	Hardwick	VT	2/22/2013	\$32,299	4.0	4.0	2,216	1900	11	3/5/13	\$14.58	Single Family	4218027
48 Burkeside Rd.	Burke	VT	2/2/2013	\$200,000	3.0	3.0	1,713	1982	31	3/5/13	\$116.75	Condo	4214537
166 Aiken Farm Road	Barnet	VT	6/14/2012	\$250,000	3.0	2.0	1,800	1990	264	3/5/13	\$138.89	Single Family	4165711
901 POWDERHORN	Burke	VT	1/15/2013	\$275,000	3.0	2.0	1,450	2004	49	3/5/13	\$189.66	Condo	4210991
1380 Cotton Rd.	Lyndon	VT	11/2/2012	\$181,750	2.0	2.0	1,548	2012	123	3/5/13	\$117.41	Single Family	4195698
171 Speedwell Dr.	Lyndon	VT	1/25/2013	\$196,000	4.0	2.0	1,803	1968	40	3/6/13	\$108.71	Single Family	4213124
536 Eastman Road	Walden	VT	5/17/2012	\$302,500	3.0	3.0	3,513	1976	293	3/6/13	\$86.11	Single Family	4157289
209 Marylyn Lane	Newark	VT	7/19/2012	\$105,000	2.0	1.0	704	1991	230	3/6/13	\$149.15	Single Family	4173969
29 Harvey Street	St. Johnsbury	VT	2/15/2012	\$72,000	3.0	1.0	1,418	1945	385	3/6/13	\$50.78	Single Family	4133562
3434 Ward Hill Rd.	Hardwick	VT	2/20/2013	\$149,000	3.0	1.0	1,232	1973	19	3/11/13	\$120.94	Single Family	4218489
319 Pleasant St.	St. Johnsbury	VT	3/30/2012	\$75,000	3.0	2.0	1,514	1850	346	3/11/13	\$49.54	Single Family	4144157
3432 Ridge Road	Kirby	VT	3/2/2013	\$373,000	3.0	4.0	2,377	2000	10	3/12/13	\$156.92	Single Family	4219616
59 Clayton St.	St. Johnsbury	VT	2/21/2013	\$89,900	3.0	1.0	1,404	1953	19	3/12/13	\$64.03	Single Family	4217804
154 Aldrich Lane	Wheelock	VT	1/28/2013	\$114,000	2.0	1.0	1,320	1979	44	3/13/13	\$86.36	Single Family	4213379
27 Mt Brook	Burke	VT	12/1/2012	\$215,000	2.0	2.0	1,360	1991	103	3/14/13	\$158.09	Condo	4203441
4 Tulip Street	Lyndon	VT	1/31/2013	\$111,000	5.0	3.0	2,471	1880	4				

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
2127 Abbott Hill Road	Newark	VT	1/26/2013	\$140,000	3.0	2.0	1,080	1999	59	3/26/13	\$129.63	Single Family	4213336
31 East Hill Rd	Newark	VT	6/13/2012	\$115,000	2.0	1.0	1,760	1972	292	4/1/13	\$65.34	Single Family	4165444
76 Dish Mill Road	Burke	VT	3/21/2013	\$259,000	3.0	2.0	1,773	1977	11	4/1/13	\$146.08	Single Family	4223842
373 Pine Ridge Circle	Lyndon	VT	11/12/2012	\$112,500	3.0	1.0	1,144	1979	141	4/2/13	\$98.34	Single Family	4197540
227 Cherry St.	Hardwick	VT	2/12/2013	\$110,000	3.0	1.0	1,544	1900	51	4/4/13	\$71.24	Single Family	4216615
768 Vail Dr	Lyndon	VT	5/1/2012	\$295,000	4.0	4.0	4,411	1989	338	4/4/13	\$66.88	Single Family	4152721
766 Newark Pond Rd.	Newark	VT	4/1/2013	\$182,500	3.0	2.0	1,772	1978	8	4/9/13	\$102.99	Single Family	4226087
43 Mt Road	Burke	VT	1/29/2013	\$110,000	1.0	1.0	680	1979	70	4/9/13	\$161.76	Condo	4213607
50 Clayton Street	St. Johnsbury	VT	2/25/2013	\$145,500	3.0	2.0	2,135	1950	45	4/11/13	\$68.15	Single Family	4218762
1037 Victory Road	Burke	VT	8/28/2012	\$126,000	2.0	2.0	1,480	1993	227	4/12/13	\$85.14	Single Family	4182506
201 Bear Hollow	Lyndon	VT	4/26/2012	\$152,500	3.0	2.0	1,768	1996	356	4/17/13	\$86.26	Single Family	4151841
3314 Burke Hollow Rd.	Burke	VT	1/1/2013	\$151,000	4.0	2.0	1,810	1811	107	4/18/13	\$83.43	Single Family	4208762
198 (902) Powderhorn Rd.	Burke	VT	10/20/2012	\$218,500	2.0	2.0	1,152	2004	181	4/19/13	\$189.67	Condo	4193610
436 Maple Ridge Road	Newark	VT	8/1/2012	\$147,500	2.0	1.0	1,652	2010	261	4/19/13	\$89.29	Single Family	4176599
59 High Street	Lyndon	VT	4/8/2013	\$130,000	3.0	1.0	1,682	1953	14	4/22/13	\$77.29	Single Family	4227836
108 Clubhouse Circle	Danville	VT	4/19/2013	\$365,000	2.0	1.0	1,210	1920	4	4/23/13	\$301.65	Single Family	4231755
189 Lakeside Drive	Groton	VT	8/29/2012	\$100,000	2.0	1.0	672	1989	237	4/23/13	\$148.81	Single Family	4182403
163 North Avenue	St. Johnsbury	VT	12/10/2012	\$129,500	4.0	2.0	2,057	1906	136	4/25/13	\$62.96	Single Family	4206253
928 Pinkham Road	Burke	VT	10/20/2012	\$760,000	4.0	4.0	2,173	1832	189	4/27/13	\$349.75	Single Family	4193400
199 Hawkins Road	Danville	VT	11/20/2012	\$44,000	3.0	2.0	1,352	1988	160	4/29/13	\$32.54	Single Family	4199955
44 Ladd Ave.	St. Johnsbury	VT	10/10/2012	\$40,000	3.0	1.0	1,044	1930	201	4/29/13	\$38.31	Single Family	4191344
2018 Goss Hollow Road	St. Johnsbury	VT	2/21/2013	\$138,000	4.0	2.0	3,100	1795	68	4/30/13	\$44.52	Single Family	4217820
154 Carroll Boulevard	St. Johnsbury	VT	7/17/2012	\$144,000	4.0	2.0	1,500	1972	293	5/6/13	\$96.00	Single Family	4173582
16 Kumpf Circle	St. Johnsbury	VT	1/16/2013	\$142,000	3.0	2.0	1,904	1986	110	5/6/13	\$74.58	Single Family	4211125
157 Costa Ave.	St. Johnsbury	VT	11/28/2012	\$110,000	3.0	1.0	1,056	1958	161	5/8/13	\$104.17	Single Family	4202375
63 Gravel Street	Hardwick	VT	2/13/2013	\$52,500	5.0	1.0	2,024	1920	86	5/10/13	\$25.94	Single Family	4216538
114 Cherry St.	Hardwick	VT	12/17/2012	\$89,000	2.0	1.0	882	1920	145	5/11/13	\$100.91	Single Family	4206965
875 Crestwood Road	Lyndon	VT	1/26/2013	\$343,000	5.0	4.0	4,600	1991	105	5/11/13	\$74.57	Single Family	4213104
796 Cormier Road	Danville	VT	4/22/2013	\$246,900	3.0	2.0	2,288	1996	19	5/11/13	\$107.91	Single Family	4231950
246 Blue Spruce Lane	Lyndon	VT	4/29/2013	\$210,000	3.0	2.0	1,744	2006	13	5/12/13	\$120.41	Single Family	4233475
174 Western Ave.	St. Johnsbury	VT	4/19/2012	\$66,500	3.0	2.0	1,880	1920	390	5/14/13	\$35.37	Single Family	4150301
1334 Back Center Road	Lyndon	VT	4/17/2013	\$62,500	1.0	1.0	753	1870	28	5/15/13	\$83.00	Single Family	4230017
297 Davidson Dr.	Walden	VT	4/30/2013	\$175,000	3.0	2.0	1,339	1972	15	5/15/13	\$130.69	Single Family	4233723
814 Severance Hill Road	St. Johnsbury	VT	6/9/2012	\$67,000	2.0	1.0	880	1969	342	5/17/13	\$76.14	Single Family	4164310
36 Penny Lane	Stannard	VT	3/8/2012	\$82,000	3.0	2.0	1,104	1969	435	5/17/13	\$74.28	Single Family	4139186
323 Barr Drive	Ryeagate	VT	11/10/2012	\$175,000	3.0	2.0	1,920	1978	190	5/19/13	\$91.15	Single Family	4197075
162 Kinney Hill Rd.	Newark	VT	5/14/2013	\$149,900	3.0	2.0	1,536	2007	7	5/21/13	\$97.59	Single Family	4237851
4304 Route 5 South	Barnet	VT	5/6/2013	\$52,900	5.0	1.0	1,893	1800	18	5/24/13	\$27.95	Single Family	4236055
1470 Burroughs Road	Kirby	VT	4/15/2011	\$400,000	3.0	2.0	1,630	1825	770	5/24/13	\$245.40	Single Family	4055890
66 Horseshoe	Lyndon	VT	7/21/2012	\$135,000	4.0	1.0	1,224	1979	307	5/24/13	\$110.29	Single Family	4174368
141 Longmoore Drive	Ryeagate	VT	11/8/2012	\$89,900	3.0	2.0	1,620	1997	202	5/29/13	\$55.49	Single Family	4196749
3185 State Forest Rd.	Groton	VT	4/21/2013	\$150,000	3.0	1.0	1,218	1989	39	5/30/13	\$123.15	Single Family	4231245
2745 VT RTE 18	Waterford	VT	4/14/2013	\$149,900	2.0	1.0	1,040	1970	47	5/31/13	\$144.13	Single Family	4229391
738 Lyndurke Road	Lyndon	VT	5/14/2013	\$131,500	3.0	2.0	2,086	1979	17	5/31/13	\$63.04	Single Family	4237748
284 East Street	Lyndon	VT	7/16/2012	\$75,000	3.0	1.0	1,256	1915	323	6/4/13	\$59.71	Single Family	4173122
326 Oneida Road	Danville	VT	1/23/2013	\$255,000	3.0	2.0	2,062	1820	138	6/10/13	\$123.67	Single Family	4212727
382 Parker Road	Danville	VT	5/10/2013	\$139,000	4.0	1.0	1,694	1891	31	6/10/13	\$82.05	Single Family	4237074
141 Puddinghill	Lyndon	VT	4/29/2013	\$80,200	3.0	1.0	1,152	1971	42	6/10/13	\$69.62	Single Family	4233663
3188 VT RT 15 East	Hardwick	VT	10/1/2012	\$35,000	3.0	2.0	1,408	1987	252	6/10/13	\$24.86	Single Family	4190370
233 Gilman Ave.	St. Johnsbury	VT	5/24/2013	\$170,000	4.0	2.0	1,635	1900	17	6/10/13	\$103.98	Single Family	4240860
29 Harrison Avenue	St. Johnsbury	VT	5/21/2013	\$105,000	4.0	2.0	1,690	1930	20	6/10/13	\$62.13	Single Family	4239736
25 MT. BROOK	Burke	VT	10/1/2012	\$225,000	3.0	2.0	1,360	1990	253	6/11/13	\$165.44	Condo	4189590
3439 VT Route 15 East	Hardwick	VT	4/2/2013	\$93,600	3.0	2.0	1,075	1985	71	6/12/13	\$87.07	Single Family	4226374
401 Summer Street	St. Johnsbury	VT	3/28/2012	\$130,000	4.0	2.0	2,566	1858	441	6/12/13	\$50.66	Single Family	4143636
56 Dewey Street	Hardwick	VT	6/18/2012	\$146,900	4.0	2.0	1,866	1900	360	6/13/13	\$78.72	Single Family	4166800
132 Westville Road	Groton	VT	5/1/2013	\$99,500	2.0	2.0	1,250	2007	45	6/15/13	\$79.60	Single Family	4236668
122 Evergreen Lane	Danville	VT	6/2/2013	\$150,000	4.0	1.0	1,794	1988	15	6/17/13	\$83.61	Single Family	4243931
160 Slippery Hill Road	Burke	VT	4/12/2011	\$168,750	4.0	3.0	2,300	1974	798	6/18/13	\$73.37	Single Family	4055137
4292 Kirby Mountain Road	Kirby	VT	5/31/2013	\$62,000	1.0	1.0	396	1975	19	6/19/13	\$156.57	Single Family	4242299
2425 Old Silo Road	Barnet	VT	5/13/2013	\$277,000	3.0	3.0	2,288	1989	38	6/20/13	\$121.07	Single Family	4237067
97 Thrush Lane	Lyndon	VT	12/3/2012	\$27,000	3.0	2.0	1,352	1992	200	6/21/13	\$19.97	Mobile Home	4240416
231 Webster St.	St. Johnsbury	VT	7/24/2012	\$89,000	2.0	1.0	828	1950	332	6/21/13	\$107.49	Single Family	4174895
842 Calendar Brook Rd.	Burke	VT	5/10/2011	\$190,000	2.0	2.0	2,560	2007	774	6/22/13	\$74.22	Single Family	4062394
792 Weeks Place	Walden	VT	5/10/2013	\$255,500	3.0	1.0	1,480	1993	47	6/26/13	\$172.64	Single Family	4237539
183 Tremont Street	St. Johnsbury	VT	6/1/2013	\$181,000	3.0	2.0	1,714	1890	27	6/28/13	\$105.60	Single Family	4242526
49 Farmer Drive	St. Johnsbury	VT	6/14/2013	\$164,000	3.0	2.0	1,440	1975	14	6/28/13	\$113.89	Single Family	4246474
51 shoreline drive	Barnet	VT	7/5/2012	\$15,000	3.0	1.0	812	1968	360	6/30/13	\$18.47	Mobile Home	4170694
494 Brook Hill Road	Barnet	VT	2/19/2013	\$340,000	3.0	2.0	1,764	2004	132	7/1/13	\$192.74	Single Family	4217425
4470 Hall Road	Ryeagate	VT	12/7/2012	\$218,000	4.0	2.0	1,600	1975	207	7/2/13	\$136.25	Single Family	4205503
101 River Road	Barnet	VT	1/18/2013	\$111,000	3.0	2.0	1,200	1895	168	7/5/13	\$92.50	Single Family	4211680
88 Boynton Ave	St. Johnsbury	VT	6/30/2013	\$205,000	3.0	2.0	1,707	1906	7	7/7/13	\$120.09	Single Family	4251498
781 Blake Pond Road	Sheffield	VT	5/22/2012	\$215,000	3.0	2.0	2,000	1986	413	7/9/13	\$107.50	Single Family	4158716
42 Bluebird Lane	Lyndon	VT	9/18/2012	\$43,000	2.0	2.0	980	2007	294	7/9/13	\$43.88	Mobile Home	4186929
306 MORSE'S MILL RD	Danville	VT	5/1/2013	\$182,500	3.0	2.0	1,200	1976	70	7/10/13	\$152.08	Single Family	4233832
47 Finney Drive (Lyndonville)	Lyndon	VT	3/19/2013	\$144,000	3.0	3.0	2,288	1970	115	7/12/13	\$62.94	Single Family	4223026
129 Waterman Circle VT	St. Johnsbury	VT	6/28/2013	\$126,000	3.0	2.0	1,850	1967	14	7/12/13	\$68.11	Single Family	4251348
130 East Street	Lyndon	VT	5/30/2013	\$109,000	3.0	2.0	1,670	1909	48	7/17/13	\$65.27	Single Family	4242106
44 York St	Lyndon	VT	7/10/2013	\$50,100	3.0	3.0	2,167	1800	8	7/18/13	\$23.12	Single Family	4253515
692 Peacham Danville Road	Peacham	VT	6/13/2013	\$100,000	2.0	1.0	1,216	1880	35	7/18/13	\$82.24	Single Family	4245995
106 Rocky Ridge Road	St. Johnsbury	VT	6/20/2013	\$135,500	3.0	2.0	2,107	1960	28	7/18/13	\$64.31	Single Family	4247773
7166 South Wheelock Road	Wheelock	VT	3/21/2013	\$89,000	1.0	2.0	1,800	1970	120	7/19/13	\$49.44	Single Family	4223590
710 Lyndurke Rd.	Lyndon	VT	5/8/2013	\$109,000	2.0	2.0	1,648	1992	72	7/19/13	\$66.14	Single Family	4236042
51 Dundee	St. Johnsbury	VT	12/18/2012	\$112,000	2.0	1.0	1,080	1930	214	7/20/13	\$103.70	Single Family	4207002
53 Shetland Circle	St. Johnsbury	VT	8/23/2012	\$485,000	4.0	4.0	4,297	1993	340	7/29/13	\$112.87	Single Family	4181586
26 Autumn Street	St. Johnsbury	VT	5/1/2013	\$109,500	3.0	2.0	1,452	1850	90	7/30/13	\$75.41	Single Family	4234010
885 Burke Rd.	Sutton	VT	5/14/2013	\$300,000	3.0	2.0	1,788	1805	78	7/31/13	\$167.79	Single Family	4237638
578 Summer Street	St. Johnsbury	VT	3/15/2013	\$117,000	3.0	1.0	2,196	1900	138	7/31/13	\$53.28	Single Family	4222834
1 Mountain Brook	Burke	VT	11/5/2012	\$185,000	2.0	2.0	1,360	1982	269	8/1/13	\$136.03	Condo	4196003

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
442 York Street	Lyndon	VT	6/4/2013	\$230,000	4.0	3.0	2,800	1860	71	8/14/13	\$82.14	Single Family	4243298
2160 25 Mt Road	Burke	VT	1/15/2013	\$125,000	1.0	1.0	680	1979	211	8/14/13	\$183.82	Condo	4211389
244 Route 15	Danville	VT	8/9/2013	\$118,000	2.0	2.0	1,269	1900	6	8/15/13	\$92.99	Single Family	4264774
248 North Avenue	St. Johnsbury	VT	5/13/2013	\$154,400	4.0	2.0	1,436	1853	94	8/15/13	\$107.52	Single Family	4237136
466 Webster Hill Road	Danville	VT	4/22/2013	\$234,000	2.0	2.0	1,803	1973	119	8/19/13	\$129.78	Single Family	4231468
4305 VT RT 15	Walden	VT	3/7/2012	\$150,000	2.0	2.0	1,404	1977	530	8/19/13	\$106.84	Single Family	4138870
2688 Roy Mtn. Road	Barnet	VT	8/15/2013	\$287,500	2.0	1.0	864	1959	5	8/20/13	\$332.75	Single Family	4284434
223 Brainerd Street	Danville	VT	4/3/2013	\$156,500	4.0	2.0	1,816	1935	140	8/21/13	\$86.18	Single Family	4226521
180 Abbey	Lyndon	VT	2/25/2013	\$122,000	3.0	2.0	1,120	1998	179	8/23/13	\$108.93	Single Family	4218388
192 Birchwood Drive	Ryegate	VT	6/3/2013	\$165,000	3.0	2.0	900	1975	83	8/25/13	\$183.33	Single Family	4243297
1669 Thaddeus Stevens Road	Peacham	VT	3/12/2013	\$380,000	5.0	4.0	4,110	1980	167	8/26/13	\$92.46	Single Family	4221725
1551 Concord Avenue	St. Johnsbury	VT	8/15/2013	\$71,500	3.0	2.0	1,120	1974	11	8/26/13	\$63.84	Single Family	4287454
1694 Concord Ave.	St. Johnsbury	VT	12/11/2012	\$172,000	3.0	2.0	2,400	1964	261	8/29/13	\$71.67	Single Family	4205980
33 Kumpf Circle	St. Johnsbury	VT	4/25/2013	\$130,000	3.0	1.0	1,924	1979	126	8/29/13	\$67.57	Single Family	4232762
1735 Main Street	St. Johnsbury	VT	6/29/2013	\$95,000	3.0	2.0	1,296	1900	62	8/30/13	\$73.30	Single Family	4251366
46 Hastings Hill	St. Johnsbury	VT	4/1/2013	\$95,000	3.0	2.0	1,630	1955	153	9/1/13	\$58.28	Single Family	4225739
14 Sulfur Spring Road	Wheelock	VT	1/24/2013	\$36,000	3.0	1.0	1,668	1865	222	9/3/13	\$21.58	Single Family	4212791
51 Marble	Lyndon	VT	6/8/2013	\$18,000	3.0	1.0	936	1986	89	9/5/13	\$19.23	Single Family	4245183
108 Narrows Drive	Danville	VT	8/30/2013	\$314,000	4.0	1.0	1,348	1903	7	9/6/13	\$232.94	Single Family	4312784
371 Pearl Street	St. Johnsbury	VT	7/23/2013	\$59,000	2.0	2.0	1,200	1900	45	9/6/13	\$49.17	Single Family	4256470
1438 Spaulding Road	St. Johnsbury	VT	7/25/2013	\$258,000	3.0	3.0	1,780	2009	44	9/7/13	\$144.94	Single Family	4257079
150 Blue Bird Lane	Lyndon	VT	6/24/2013	\$23,500	2.0	2.0	952	1990	77	9/9/13	\$24.68	Mobile Home	4248565
841 Concord Ave.	St. Johnsbury	VT	2/16/2013	\$105,000	4.0	2.0	1,437	1900	206	9/10/13	\$73.07	Single Family	4217134
167 Hill Street	Danville	VT	6/27/2013	\$40,000	3.0	2.0	2,096	1845	76	9/11/13	\$19.08	Single Family	4251214
1404 VT Route 122	Wheelock	VT	8/5/2013	\$87,000	3.0	2.0	1,404	1900	37	9/11/13	\$61.97	Single Family	4259635
15 Third Street	St. Johnsbury	VT	9/7/2013	\$3,000	2.0	2.0	1,120	1973	4	9/11/13	\$2.68	Single Family	4314227
821 West Main St.	Barnet	VT	6/25/2012	\$110,000	4.0	2.0	2,794	1900	444	9/12/13	\$39.37	Single Family	4168391
178 Lyndon Heights Drive	Lyndon	VT	5/3/2013	\$126,500	3.0	1.0	1,296	1971	133	9/13/13	\$97.61	Single Family	4253026
158 COSTA AVE	St. Johnsbury	VT	4/10/2013	\$77,000	2.0	1.0	794	1940	157	9/14/13	\$96.98	Single Family	4228264
885 Channel Drive	Danville	VT	1/26/2013	\$575,000	3.0	2.0	2,974	1965	233	9/16/13	\$193.34	Single Family	4231328
1722 Greenbanks Hollow Rd	Danville	VT	6/26/2013	\$425,000	4.0	3.0	3,840	1787	84	9/18/13	\$110.68	Single Family	4250362
2890 Spaulding Road	St. Johnsbury	VT	6/20/2013	\$130,000	3.0	2.0	1,400	1830	91	9/19/13	\$92.86	Single Family	4248455
1881 North Church Road	Danville	VT	1/3/2013	\$134,900	2.0	1.0	1,050	1989	259	9/19/13	\$128.48	Single Family	4208745
1114 Blake Pond Rd.	Sheffield	VT	1/22/2013	\$139,500	2.0	1.0	1,394	2000	240	9/19/13	\$100.07	Single Family	4212323
212 Clough Rd.	Newark	VT	5/16/2013	\$292,000	3.0	2.0	1,213	2000	126	9/19/13	\$240.73	Single Family	4238388
455 East Peacham Road	Peacham	VT	11/22/2010	\$120,000	3.0	2.0	1,232	2004	1,032	9/19/13	\$97.40	Single Family	4034755
6497 RT 18	Waterford	VT	4/1/2013	\$225,000	5.0	2.0	2,363	1832	172	9/20/13	\$95.22	Single Family	4265577
0 West Hill Road	Hardwick	VT	4/4/2013	\$175,000	3.0	3.0	4,880	1970	174	9/25/13	\$35.86	Single Family	4227005
364 Sargents Road	Sutton	VT	4/4/2012	\$194,900	3.0	3.0	2,000	1989	539	9/25/13	\$97.45	Single Family	4145651
102 Abenaki Loop	Lyndon	VT	8/29/2013	\$200,000	3.0	3.0	2,068	2006	27	9/25/13	\$96.71	Single Family	4312558
17 Russell Ave	St. Johnsbury	VT	9/12/2013	\$104,000	2.0	2.0	1,008	1940	13	9/25/13	\$103.17	Single Family	4315343
23 Mtn Brook Unit 3	Burke	VT	9/27/2013	\$220,000	2.0	2.0	1,360	1982	1	9/27/13	\$161.76	Condo	4318528
4777 Center Pond Rd.	Newark	VT	9/25/2013	\$35,000	2.0	1.0	562	1960	6	10/1/13	\$62.28	Single Family	4317701
116 South Street	Lyndon	VT	4/3/2012	\$139,500	4.0	2.0	2,126	1927	549	10/4/13	\$65.62	Single Family	4145666
374 Rocky Ridge Road	St. Johnsbury	VT	2/16/2013	\$105,000	3.0	2.0	1,560	1999	230	10/4/13	\$67.31	Single Family	4217509
421 Summer Street	St. Johnsbury	VT	9/12/2012	\$185,000	7.0	3.0	4,154	1850	388	10/5/13	\$44.54	Single Family	4185679
57 Chase	Lyndon	VT	9/3/2013	\$127,500	3.0	1.0	1,743	1890	34	10/7/13	\$73.15	Single Family	4313656
263 Bailey Farm Lane	Barnet	VT	6/14/2013	\$350,000	3.0	1.0	1,364	1836	117	10/9/13	\$256.60	Single Family	4246755
2676 South Wheelock Road	Lyndon	VT	6/12/2013	\$180,000	3.0	2.0	1,966	1975	119	10/9/13	\$91.56	Single Family	4245606
639 Summer Street	St. Johnsbury	VT	5/21/2013	\$184,000	3.0	2.0	3,752	1900	141	10/9/13	\$49.04	Single Family	4240025
145 School Street	Ryegate	VT	2/7/2013	\$45,000	6.0	4.0	2,816	1910	246	10/11/13	\$15.98	Single Family	4215605
463 Scott Highway	Groton	VT	5/4/2012	\$160,000	3.0	2.0	1,527	1982	525	10/11/13	\$104.78	Single Family	4153247
18 Waterman Circle	St. Johnsbury	VT	2/27/2013	\$177,000	4.0	2.0	3,156	1963	226	10/11/13	\$56.08	Single Family	4218989
6 Westview Street	Lyndon	VT	8/15/2013	\$115,000	3.0	1.0	1,681	1968	62	10/16/13	\$68.41	Single Family	4289814
52 Bluebird	Lyndon	VT	9/30/2013	\$11,000	2.0	1.0	840	1988	17	10/17/13	\$13.10	Mobile Home	4318695
138 Bluebird Lane	Lyndon	VT	12/17/2012	\$19,000	2.0	2.0	1,064	1993	305	10/18/13	\$17.86	Single Family	4206956
699 Route 122	Wheelock	VT	9/13/2012	\$59,500	3.0	1.0	924	1995	400	10/18/13	\$64.39	Single Family	4185666
53 Hill St	Danville	VT	4/8/2013	\$144,000	4.0	2.0	2,280	1896	200	10/25/13	\$63.16	Single Family	4282401
726 Dane Road	Sheffield	VT	5/13/2013	\$120,000	2.0	2.0	1,974	1960	165	10/25/13	\$60.79	Single Family	4237087
41 Kittredge Road	Danville	VT	8/26/2013	\$160,000	2.0	2.0	2,820	1981	60	10/25/13	\$56.74	Single Family	4312011
108 Smith Road	Barnet	VT	10/14/2013	\$131,000	2.0	2.0	2,172	1954	14	10/28/13	\$60.31	Single Family	4320969
411 Hawk Rock Road	Newark	VT	5/20/2013	\$57,000	1.0	1.0	512	2000	161	10/28/13	\$111.33	Single Family	4239786
267 Vermont Drive	Lyndon	VT	10/18/2013	\$58,000	3.0	2.0	1,568	2001	10	10/28/13	\$36.99	Mobile Home	4321836
686 Darling Hill Road	Lyndon	VT	6/20/2013	\$165,000	3.0	3.0	2,350	2001	130	10/28/13	\$70.21	Single Family	4247532
2691 Orton Road	Walden	VT	8/14/2013	\$110,000	2.0	1.0	1,008	1969	76	10/29/13	\$109.13	Single Family	4282694
394 Farmer Drive	St. Johnsbury	VT	5/25/2013	\$182,500	3.0	3.0	1,908	1986	158	10/30/13	\$95.65	Single Family	4241147
145 Bluebird Lane	Lyndon	VT	9/17/2013	\$21,500	2.0	2.0	1,096	1993	48	11/4/13	\$19.62	Mobile Home	4316060
1121 Remick Road	Waterford	VT	6/19/2013	\$186,750	3.0	3.0	2,500	1974	140	11/6/13	\$74.70	Single Family	4247804
2281 Oneida Road	Danville	VT	5/10/2013	\$279,500	4.0	2.0	2,098	1992	180	11/6/13	\$133.22	Single Family	4236537
78 ROCKY RIDGE ROAD	St. Johnsbury	VT	7/10/2013	\$190,000	4.0	3.0	2,530	1964	119	11/6/13	\$75.10	Single Family	4253395
1214 Wheelock Road	Sutton	VT	5/1/2013	\$235,000	3.0	2.0	2,032	1825	190	11/7/13	\$115.65	Single Family	4233667
703 Onion Point Road	Peacham	VT	7/22/2013	\$125,000	1.0	1.0	740	1945	108	11/7/13	\$168.92	Single Family	4256413
41 School Street	St. Johnsbury	VT	8/12/2013	\$120,000	3.0	2.0	2,347	1900	88	11/8/13	\$51.13	Single Family	4270455
209 Waterman Circle	St. Johnsbury	VT	12/4/2012	\$129,000	3.0	3.0	1,959	1968	339	11/8/13	\$65.85	Single Family	4204911
187 Church Street	St. Johnsbury	VT	9/24/2013	\$112,000	4.0	2.0	2,256	1957	46	11/9/13	\$49.65	Single Family	4317426
1024 Grimes Rd.	Lyndon	VT	12/6/2012	\$84,900	2.0	1.0	1,155	1999	339	11/10/13	\$73.51	Single Family	4205196
345 Currier Road	Danville	VT	8/10/2013	\$240,000	3.0	3.0	1,664	1820	97	11/15/13	\$144.23	Single Family	4280654
36 Pleasant Street	Ryegate	VT	6/5/2013	\$65,000	3.0	2.0	1,900	1864	167	11/19/13	\$34.21	Single Family	4244309
3 Wintergreen	Burke	VT	10/13/2013	\$155,000	3.0	2.0	1,200	1982	38	11/20/13	\$129.17	Condo	4320923
1114 Winn High Dr.	Danville	VT	6/24/2013	\$174,251	3.0	2.0	1,495	1994	151	11/22/13	\$116.56	Single Family	4248427
247 Valley View Road	Barnet	VT	4/29/2013	\$285,000	4.0	3.0	1,868	1991	210	11/25/13	\$152.57	Single Family	4233528
343 Central Street	St. Johnsbury	VT	9/12/2013	\$69,750	3.0	2.0	1,287	1940	75	11/26/13	\$54.20	Single Family	4315209
4067 US Rt. 5	Burke	VT	10/29/2013	\$23,600	3.0	1.0	2,284	1900	36	12/4/13	\$10.33	Single Family	4323458
51 Pumpkin Hill Road	Danville	VT	10/18/2013	\$246,800	4.0	2.0	2,688	2003	47	12/4/13	\$91.82	Single Family	4321879
1584 Ridge Road	Kirby	VT	9/28/2013	\$130,000	3.0	1.0	1,008	1970	68	12/5/13	\$128.97	Single Family	4318179
3492 Red Village Road	Lyndon	VT	10/27/2013	\$109,000	2.0	2.0	1,404	1980	45	12/11/13	\$77.64	Single Family	4323256
695 Sheldon Brook Road	Lyndon	VT	6/21/2013	\$237,000	4.0	2.0	3,139	1976	174	12/12/13	\$75.50	Single Family	4247950
1062 Sylvain Road	St. Johnsbury	VT	3/1/2013	\$224,500	3.0	2.0	2,300	1977	291				

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
659 Higgins Hill Road	St. Johnsbury	VT	7/2/2012	\$385,000	3.0	3.0	2,900	1997	555	1/8/14	\$132.76	Single Family	4171232
1453 North Danville Rd.	Danville	VT	9/29/2013	\$265,000	5.0	1.0	2,100	1850	108	1/15/14	\$126.19	Single Family	4318495
554 Morrill Road	Danville	VT	11/18/2013	\$143,000	3.0	2.0	1,680	2000	58	1/15/14	\$85.12	Single Family	4326170
466 Old County Road North	Waterford	VT	8/13/2013	\$200,000	2.0	2.0	1,728	1950	157	1/17/14	\$115.74	Single Family	4273754
261 Powder Spring Road	Groton	VT	3/29/2013	\$44,000	3.0	2.0	2,658	1900	297	1/20/14	\$16.55	Single Family	4252241
2288 Brook Road	Burke	VT	5/2/2011	\$182,000	3.0	2.0	1,667	1980	996	1/22/14	\$109.18	Single Family	4059453
111 Railroad Street	St. Johnsbury	VT	4/29/2013	\$85,000	3.0	1.0	1,440	1930	268	1/22/14	\$59.03	Single Family	4234126
1027 Pumpkin Hill Rd.	Danville	VT	8/12/2013	\$136,250	3.0	2.0	1,584	1952	165	1/24/14	\$86.02	Single Family	4270275
421 Farmer Drive	St. Johnsbury	VT	10/29/2013	\$189,900	5.0	5.0	3,981	1995	92	1/29/14	\$47.70	Single Family	4323504
969 Thaddeus Stevens Road	Peacham	VT	1/25/2012	\$1,250,000	4.0	6.0	5,392	1790	736	1/30/14	\$231.82	Single Family	4126796
3394 Ward Hill Road	Hardwick	VT	6/21/2013	\$210,000	3.0	3.0	2,926	1991	225	2/1/14	\$71.77	Single Family	4248192
201 37 Powderhorn Road	Burke	VT	1/31/2014	\$225,000	3.0	2.0	1,400	1990	5	2/5/14	\$160.71	Condo	4355034
2913 Thaddeus Stevens Road	Peacham	VT	6/26/2013	\$50,000	1.0	2.0	1,800	1975	225	2/6/14	\$27.78	Single Family	4250692
1576 Jamieson Rd.	Danville	VT	5/17/2010	\$240,000	3.0	4.0	4,280	1970	1,365	2/10/14	\$56.07	Single Family	2836247
69 Brightlock Dr.	St. Johnsbury	VT	1/8/2014	\$124,500	2.0	1.0	720	2000	33	2/10/14	\$172.92	Condo	4331420
179 Mountain Ave	St. Johnsbury	VT	5/2/2013	\$49,000	2.0	1.0	1,200	1900	286	2/12/14	\$40.83	Single Family	4234324
435 Gaskell Hill Rd.	Burke	VT	8/27/2013	\$111,000	3.0	2.0	1,576	1978	170	2/13/14	\$70.43	Single Family	4312290
16 Bear Path Road	Burke	VT	7/23/2013	\$419,000	3.0	3.0	1,845	2013	212	2/20/14	\$227.10	Condo	4256454
1619 E. Peacham Rd	Peacham	VT	8/13/2013	\$142,000	3.0	1.0	1,464	1850	192	2/21/14	\$96.99	Single Family	4278214
510 Morey Road	Sutton	VT	1/30/2014	\$236,000	5.0	4.0	3,396	2004	22	2/21/14	\$69.49	Single Family	4334423
623 East Village Road	Waterford	VT	7/7/2013	\$123,000	3.0	1.0	960	1980	230	2/22/14	\$128.13	Single Family	4253362
2600 Red Village	Lyndon	VT	12/15/2013	\$155,500	2.0	1.0	1,000	1968	70	2/23/14	\$155.50	Single Family	4329241
3126 VT RTE 122	Sheffield	VT	12/2/2011	\$60,000	3.0	2.0	1,076	1910	815	2/24/14	\$55.76	Single Family	4114550
13 Mt Brook Alpine Way	Burke	VT	3/4/2014	\$250,000	3.0	2.0	1,360	1990	1	3/4/14	\$183.82	Condo	4335038
61 Elliott Road	Lyndon	VT	9/4/2013	\$179,750	3.0	1.0	1,400	1982	184	3/7/14	\$128.39	Single Family	4313455
144 West Church St.	Hardwick	VT	11/21/2011	\$60,000	3.0	2.0	1,430	1900	840	3/10/14	\$41.96	Single Family	4111497
3851 Severance Hill Road	Lyndon	VT	2/24/2014	\$143,000	3.0	2.0	1,504	1970	14	3/10/14	\$95.08	Single Family	4338308
2218 Keniston Hill Road	Wheelock	VT	7/18/2013	\$47,000	2.0	1.0	660	1988	236	3/11/14	\$71.21	Single Family	4255977
39 Oakwood Lane	Lyndon	VT	9/9/2013	\$156,000	4.0	1.0	2,400	1994	183	3/11/14	\$65.00	Single Family	4314486
31 Dale Street	Hardwick	VT	9/17/2013	\$110,000	2.0	3.0	1,306	1914	176	3/12/14	\$84.23	Single Family	4316402
318 Weld Road	Groton	VT	2/3/2014	\$79,000	4.0	2.0	1,908	1970	39	3/14/14	\$41.40	Single Family	4335121
740 Cotton Road	Lyndon	VT	7/3/2013	\$175,000	3.0	2.0	2,293	1979	254	3/14/14	\$76.32	Single Family	4252114
3229 Sugarhouse Road	Burke	VT	9/27/2013	\$205,000	3.0	2.0	2,340	2007	168	3/14/14	\$87.61	Single Family	4318456
81 Sunset Drive	St. Johnsbury	VT	9/14/2013	\$80,000	3.0	1.0	1,128	1956	181	3/14/14	\$70.92	Single Family	4315928
151 Quarry Road	Sheffield	VT	5/1/2013	\$225,000	4.0	2.0	1,851	1972	320	3/17/14	\$121.56	Single Family	4235760
1088 Scott Highway	Groton	VT	1/3/2014	\$67,000	3.0	1.0	1,938	1880	74	3/18/14	\$34.57	Single Family	4330541
214 Ralphs Road	Lyndon	VT	9/18/2013	\$137,000	3.0	1.0	1,092	2000	184	3/21/14	\$125.46	Single Family	4316492
121 Powderhorn Rd.	Burke	VT	2/4/2014	\$255,000	3.0	2.0	1,494	1988	46	3/22/14	\$170.68	Condo	4335507
000 Saban Road	Stamard	VT	7/9/2012	\$132,000	1.0	1.0	772	1999	621	3/22/14	\$170.98	Single Family	4171774
419 Pinehurst Street	Lyndon	VT	11/5/2013	\$85,000	3.0	1.0	1,320	1905	139	3/24/14	\$64.39	Single Family	4324942
705 Kirby Road	Burke	VT	2/17/2014	\$238,000	5.0	3.0	2,142	2000	35	3/24/14	\$111.11	Single Family	4337490
236 Dune Way	Lyndon	VT	12/4/2013	\$128,000	3.0	2.0	1,158	2002	110	3/24/14	\$110.54	Single Family	4327919
150 Church Street	Peacham	VT	8/8/2013	\$180,500	3.0	2.0	2,720	1797	229	3/25/14	\$66.36	Single Family	4270814
119 BURKESIDE	Burke	VT	2/10/2014	\$230,000	3.0	4.0	1,700	1982	44	3/26/14	\$135.29	Condo	4336692
225 Lower Waterford Rd	Waterford	VT	3/14/2013	\$317,500	2.0	3.0	1,920	1997	377	3/26/14	\$165.36	Single Family	4221810
112 Harris Hill	Lyndon	VT	12/17/2013	\$70,000	3.0	2.0	1,824	1860	104	3/31/14	\$38.38	Single Family	4329471
277 Pinehurst Street	Lyndon	VT	12/5/2013	\$88,500	3.0	1.0	1,440	1950	117	4/1/14	\$61.46	Single Family	4328115
1067 US Route 2	St. Johnsbury	VT	1/4/2012	\$58,000	3.0	1.0	1,600	1890	820	4/3/14	\$36.25	Single Family	4121036
15 Third Street	St. Johnsbury	VT	10/4/2013	\$2,000	2.0	2.0	1,120	1973	182	4/4/14	\$1.79	Single Family	4319477
2266 Darling Hill Rd	Lyndon	VT	5/7/2013	\$1,500,000	4.0	4.0	4,540	1997	333	4/5/14	\$330.40	Single Family	4235781
3637 Novestar Rd. Road	Walden	VT	1/23/2014	\$119,500	2.0	1.0	864	1973	74	4/7/14	\$138.31	Single Family	4333624
4781 South Wheelock Road	Wheelock	VT	2/20/2014	\$150,000	3.0	3.0	1,736	1990	46	4/7/14	\$86.41	Single Family	4337856
3339 Duck Pond Road	Waterford	VT	7/28/2012	\$255,000	3.0	2.0	1,752	2006	619	4/8/14	\$145.55	Single Family	4175838
1103 Burroughs Rd.	Kirby	VT	7/16/2013	\$160,000	3.0	2.0	1,564	1987	267	4/9/14	\$102.30	Single Family	4254705
161 Verticle Mile	Wheelock	VT	8/12/2013	\$15,000	3.0	1.0	1,080	1979	241	4/10/14	\$13.89	Single Family	4289934
50 Grandview Avenue	Danville	VT	11/25/2013	\$184,000	3.0	2.0	1,846	1952	137	4/11/14	\$99.67	Single Family	4327474
371 Gold Mine Road	Sheffield	VT	8/5/2013	\$80,000	2.0	1.0	720	1978	249	4/11/14	\$111.11	Single Family	4260699
141 Central Street	St. Johnsbury	VT	3/7/2014	\$60,000	3.0	1.0	1,259	1904	35	4/11/14	\$47.66	Single Family	4340888
614 Maple St.	Waterford	VT	10/11/2013	\$104,000	1.0	1.0	930	1838	186	4/15/14	\$111.83	Single Family	4321037
690 Great Road Road	Groton	VT	3/7/2014	\$134,200	3.0	1.0	1,962	1830	40	4/16/14	\$68.40	Single Family	4340278
1104 Buchler Road	Wheelock	VT	5/20/2013	\$180,000	3.0	2.0	2,024	1990	331	4/16/14	\$88.93	Single Family	4329455
38 Ruff Hill Road	Groton	VT	1/8/2014	\$83,000	2.0	1.0	876	1985	99	4/17/14	\$94.75	Single Family	4331113
255 McReynolds Road	Danville	VT	10/25/2013	\$355,000	3.0	2.0	3,360	2004	174	4/17/14	\$105.65	Single Family	4322902
104 High Street	St. Johnsbury	VT	2/5/2014	\$82,500	4.0	1.0	1,300	1950	71	4/17/14	\$63.46	Single Family	4335629
29 Couture Flat	Lyndon	VT	6/17/2013	\$215,000	3.0	2.0	2,856	1974	305	4/18/14	\$75.28	Single Family	4246848
187 Hurlbut Hill Lane	Waterford	VT	5/20/2013	\$205,000	3.0	2.0	2,592	1987	335	4/20/14	\$79.09	Single Family	4239235
311 Back Center Road	Lyndon	VT	9/14/2010	\$33,000	3.0	2.0	1,536	1946	1,319	4/25/14	\$21.48	Single Family	4024249
14 Pine Ridge Cir	Lyndon	VT	4/7/2014	\$132,500	4.0	1.0	1,600	1982	18	4/25/14	\$82.81	Single Family	4346171
192 Richardson Road	Hardwick	VT	3/26/2014	\$160,000	3.0	3.0	2,430	1989	30	4/25/14	\$65.84	Single Family	4343641
991 South Bayley-Hazen Road	RyeGate	VT	2/25/2014	\$224,000	3.0	2.0	2,246	1982	61	4/27/14	\$99.73	Single Family	4338719
1267 Crepeault Hill Road	St. Johnsbury	VT	4/15/2014	\$146,000	3.0	2.0	1,932	1974	13	4/28/14	\$75.57	Single Family	4348300
102 Highland Ave.	St. Johnsbury	VT	4/16/2014	\$191,500	5.0	2.0	2,250	1918	12	4/28/14	\$85.11	Single Family	4348448
311 Summer	St. Johnsbury	VT	10/22/2013	\$120,850	5.0	4.0	2,714	1890	189	4/29/14	\$44.53	Single Family	4322601
588 Walsh Road	Waterford	VT	1/1/2014	\$298,000	4.0	2.0	2,184	1978	119	4/30/14	\$136.45	Single Family	4330334
122 Ingalls Lane	Lyndon	VT	2/20/2014	\$53,000	2.0	2.0	1,060	1978	70	5/1/14	\$50.00	Single Family	4337906
802 Schoolhouse Rd TH27	Newark	VT	8/30/2012	\$95,000	3.0	2.0	980	1992	609	5/1/14	\$96.94	Single Family	4182859
3259 Kirby Mountain Rd.	Kirby	VT	4/17/2013	\$340,000	3.0	2.0	1,482	2004	379	5/1/14	\$229.42	Single Family	4230139
656 Pleasant St	St. Johnsbury	VT	8/28/2013	\$115,000	3.0	1.0	1,248	1960	246	5/1/14	\$92.15	Single Family	4312243
613 Hardwick Street	Hardwick	VT	4/26/2014	\$330,000	4.0	2.0	1,971	1850	7	5/3/14	\$167.43	Single Family	4350562
326 Pleasant St.	St. Johnsbury	VT	4/19/2014	\$102,000	3.0	1.0	1,350	1934	14	5/3/14	\$75.56	Single Family	4349316
795 Daniels Farm Road Road	Waterford	VT	4/15/2014	\$150,000	3.0	2.0	1,352	1977	20	5/5/14	\$110.95	Single Family	4348359
118 Cottage Street	Hardwick	VT	3/12/2014	\$95,000	3.0	2.0	1,823	1905	56	5/7/14	\$52.11	Single Family	4341268
29 Idlewood Terrace	St. Johnsbury	VT	2/6/2014	\$139,000	3.0	1.0	1,050	1937	90	5/7/14	\$132.38	Single Family	4335879
8 South Prospect Street	Lyndon	VT	2/14/2014	\$72,000	4.0	2.0	1,702	1880	83	5/8/14	\$42.30	Single Family	4337287
5709 Vermont Route 15	Walden	VT	8/1/2013	\$118,500	3.0	1.0	1,398	1900	280	5/8/14	\$84.76	Single Family	4258931
358 Stanton Road	Danville	VT	4/11/2014	\$81,250	2.0	1.0	980	1985	28	5/9/14	\$82.91	Single Family	4347060
76 Upper Cherry Street	Hardwick	VT	6/1/2012	\$105,000	3.0	1.0	1,542	1910	708	5/10/14	\$68.09	Single Family	4161773
192 Abenaki Loop	Lyndon	VT	9/20/2013	\$193,000	2.0	2.0	2,100	2006	234	5/12/14	\$91.90	Single Family</	

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
1076 Jamieson Road	Danville	VT	5/8/2014	\$235,000	3.0	3.0	2,156	2005	17	5/25/14	\$109.00	Single Family	4353786
255 Montgomery	Hardwick	VT	4/8/2014	\$215,000	2.0	3.0	1,558	2001	52	5/30/14	\$138.00	Single Family	4346223
330 High Street	St. Johnsbury	VT	5/13/2014	\$175,000	4.0	3.0	3,072	1900	17	5/30/14	\$56.97	Single Family	4355235
102 Deer Run Ln	Waterford	VT	5/5/2014	\$223,800	2.0	2.0	2,311	2000	27	6/1/14	\$96.84	Single Family	4352661
2149 Newark Street	Newark	VT	5/19/2014	\$345,000	4.0	2.0	1,528	1840	14	6/2/14	\$225.79	Single Family	4356585
73 Wilson Circle	Lyndon	VT	12/4/2013	\$63,500	2.0	1.0	960	1977	184	6/6/14	\$66.15	Single Family	4328067
188 River Road	Waterford	VT	4/18/2014	\$70,000	2.0	2.0	1,418	1985	49	6/6/14	\$49.37	Single Family	4349020
233 Bald Hill Pond Road	Newark	VT	5/15/2014	\$341,500	3.0	3.0	2,186	2006	23	6/7/14	\$156.22	Single Family	4355734
641 Schoolhouse Road	Barnet	VT	10/20/2013	\$227,000	2.0	2.0	1,863	1996	231	6/8/14	\$121.85	Single Family	4322282
66 Toutsan Hill Road	Stannard	VT	3/7/2012	\$83,000	2.0	2.0	840	1970	824	6/9/14	\$98.81	Single Family	4139044
69 Brightlook Drive	St. Johnsbury	VT	10/29/2013	\$165,000	3.0	2.0	1,433	1990	223	6/9/14	\$115.14	Condo	4323483
1370 West Barnet Road	Barnet	VT	9/19/2013	\$142,500	4.0	2.0	2,374	1850	264	6/10/14	\$60.03	Single Family	4316684
1279 E Burke Road	Lyndon	VT	5/23/2014	\$135,000	4.0	4.0	2,175	1950	18	6/10/14	\$62.07	Single Family	4358376
88 Garfield Lane	Barnet	VT	5/6/2013	\$350,000	3.0	1.0	1,750	1900	401	6/11/14	\$200.00	Single Family	4235458
612 Walden Hill Road	Danville	VT	1/1/2013	\$250,000	3.0	4.0	2,693	1988	527	6/12/14	\$92.83	Single Family	4208780
140 Gilman Ave.	St. Johnsbury	VT	4/3/2014	\$120,000	3.0	1.0	1,152	1960	70	6/12/14	\$104.17	Single Family	4345514
3058 West Barnet Road	Barnet	VT	2/24/2014	\$125,000	3.0	1.0	1,280	1950	110	6/14/14	\$97.66	Single Family	4338480
3097 Route 18	Waterford	VT	6/12/2014	\$139,000	3.0	1.0	2,100	1972	4	6/16/14	\$66.19	Single Family	4363741
206 Camp Rd.	Burke	VT	6/4/2014	\$148,000	3.0	1.0	1,324	1990	12	6/16/14	\$111.78	Single Family	4361126
70 3rd Street	St. Johnsbury	VT	8/15/2013	\$18,000	2.0	2.0	1,064	1997	305	6/16/14	\$16.92	Mobile Home	4285434
85 Mountain View Dr.	Danville	VT	6/2/2014	\$185,000	3.0	2.0	1,920	1965	16	6/18/14	\$96.35	Single Family	4360992
36 Lynwood Terrace	St. Johnsbury	VT	5/20/2014	\$100,000	3.0	2.0	1,508	1955	29	6/18/14	\$66.31	Single Family	4357317
32 Jones Street	St. Johnsbury	VT	4/5/2014	\$70,000	4.0	2.0	2,000	1900	75	6/19/14	\$35.00	Single Family	4345761
27 Nunes Drive	Walden	VT	8/1/2013	\$25,000	1.0	1.0	784	1965	323	6/20/14	\$31.89	Single Family	4258725
1074 Brook Hill Road	Barnet	VT	3/2/2014	\$68,500	1.0	1.0	384	2000	110	6/20/14	\$178.39	Single Family	4339591
227 Dole Hill Rd	Danville	VT	5/2/2014	\$98,000	3.0	2.0	1,456	1991	50	6/21/14	\$67.31	Single Family	4352103
90-92 Birchbound Dr.	Danville	VT	6/14/2013	\$325,000	2.0	1.0	1,192	1920	373	6/22/14	\$272.65	Single Family	4246416
216 Carey Rd.	Hardwick	VT	3/25/2014	\$209,000	3.0	2.0	2,392	2003	89	6/22/14	\$87.37	Single Family	4343752
120 Stannard Mountain Road	Walden	VT	8/26/2013	\$73,500	2.0	2.0	1,316	1988	301	6/23/14	\$55.85	Single Family	4312106
1736 Cold Hill Road	Lyndon	VT	11/18/2013	\$172,000	2.0	1.0	1,008	1995	217	6/23/14	\$170.63	Single Family	4326445
292 Sunset Drive	St. Johnsbury	VT	2/18/2014	\$110,000	3.0	1.0	1,266	1980	125	6/23/14	\$86.89	Single Family	4337392
3625 North Bayley Hazen Road	Ryeate	VT	6/9/2014	\$210,000	3.0	2.0	2,110	1820	17	6/26/14	\$99.53	Single Family	4362762
209 Putnam Avenue	Hardwick	VT	3/22/2014	\$161,000	3.0	1.0	1,200	1990	96	6/26/14	\$134.17	Single Family	4343465
1105 Underpass Road	Sutton	VT	9/23/2013	\$166,000	3.0	2.0	1,400	1991	278	6/28/14	\$118.57	Single Family	4317201
33 Buzzell St.	St. Johnsbury	VT	12/11/2013	\$116,500	3.0	2.0	1,486	1927	201	6/30/14	\$78.40	Single Family	4328831
375 Concord Avenue	St. Johnsbury	VT	3/29/2014	\$134,900	2.0	1.0	1,626	1960	93	6/30/14	\$82.96	Single Family	4344195
99 York Street	Lyndon	VT	12/3/2013	\$26,000	3.0	1.0	1,178	1900	210	7/1/14	\$22.07	Single Family	4327821
40 York Street	Lyndon	VT	6/9/2014	\$141,000	2.0	2.0	1,280	1950	22	7/1/14	\$110.16	Single Family	4362571
1932 Lily Pond Rd	Lyndon	VT	4/7/2014	\$77,000	3.0	1.0	1,656	1983	85	7/1/14	\$46.50	Single Family	4346043
64 Farmer Drive	St. Johnsbury	VT	6/20/2014	\$170,000	4.0	2.0	2,060	1980	11	7/1/14	\$82.52	Single Family	4365779
2710 Roy Mountain Road	Barnet	VT	5/19/2014	\$275,000	3.0	1.0	768	1967	45	7/3/14	\$358.07	Single Family	4356678
406 Summer Street	St. Johnsbury	VT	5/30/2014	\$255,000	5.0	4.0	2,752	1856	34	7/3/14	\$92.66	Single Family	4360022
214 Town Farm Road	Sheffield	VT	6/27/2014	\$155,000	2.0	1.0	1,176	2008	8	7/5/14	\$131.80	Single Family	4367472
39 Slate Lane	Lyndon	VT	10/4/2013	\$25,000	2.0	2.0	1,064	2007	278	7/9/14	\$23.50	Single Family	4320111
40 Pine Ridge Circle	Lyndon	VT	7/1/2014	\$119,000	2.0	1.0	728	2011	9	7/10/14	\$163.46	Single Family	4368402
400 Green Bay Loop	Peacham	VT	4/9/2014	\$332,000	4.0	4.0	4,183	2009	93	7/11/14	\$79.37	Single Family	4346443
150 W Lyford West Shore	Walden	VT	5/13/2014	\$230,000	1.0	1.0	1,049	1970	62	7/14/14	\$219.26	Single Family	4355183
2630 Underpass Road	Sutton	VT	6/12/2014	\$87,500	4.0	1.0	1,344	1880	33	7/15/14	\$65.10	Single Family	4363759
68 Minard Hill Road	Groton	VT	4/4/2014	\$22,000	4.0	3.0	2,223	1910	102	7/15/14	\$9.90	Single Family	4346554
1782 Main Street	St. Johnsbury	VT	5/13/2014	\$62,000	3.0	2.0	1,085	1900	63	7/15/14	\$57.14	Single Family	4355467
36 Point Lane	Newark	VT	6/18/2014	\$175,000	3.0	1.0	1,094	1976	29	7/17/14	\$159.96	Single Family	4365299
76 Leroux Road Road	Wheelock	VT	5/27/2014	\$96,500	3.0	2.0	1,300	1985	52	7/18/14	\$74.23	Single Family	4358992
1606 Breezy Hill Road	St. Johnsbury	VT	7/18/2014	\$77,547	2.0	2.0	1,408	1920	1	7/18/14	\$55.08	Single Family	4603970
138 Undercylffe Road	St. Johnsbury	VT	4/4/2014	\$250,000	3.0	3.0	2,052	1941	107	7/20/14	\$121.83	Single Family	4345447
239 Maple Lane	Danville	VT	2/12/2014	\$400,000	3.0	3.0	2,100	2001	159	7/21/14	\$190.48	Single Family	4336764
2253 So. Bayley Hazen Road	Ryeate	VT	5/21/2014	\$241,000	3.0	3.0	2,894	2003	61	7/21/14	\$83.28	Single Family	4357464
46 Dundee St.	St. Johnsbury	VT	8/1/2013	\$152,500	4.0	2.0	2,032	1946	354	7/21/14	\$75.05	Single Family	4258768
90 Ray Avenue	Lyndon	VT	7/14/2014	\$15,000	2.0	1.0	915	1986	8	7/22/14	\$16.39	Mobile Home	4370871
296 Cross Avenue	St. Johnsbury	VT	4/19/2014	\$160,000	3.0	2.0	1,764	1985	94	7/22/14	\$90.70	Single Family	4348979
1434 Peacham Pond	Peacham	VT	5/23/2014	\$370,000	3.0	2.0	1,449	1973	62	7/24/14	\$255.35	Single Family	4358203
245 Burroughs Road	Kirby	VT	6/2/2013	\$115,000	3.0	2.0	1,344	1994	417	7/24/14	\$85.57	Single Family	4243211
883 Summerhill Road	Walden	VT	3/9/2014	\$188,000	4.0	3.0	2,014	1998	140	7/27/14	\$93.35	Single Family	4340767
149 Hastings Hill Rd.	Danville	VT	6/10/2014	\$316,500	3.0	2.0	2,500	1835	48	7/28/14	\$126.60	Single Family	4363354
3064 RT 122	Sheffield	VT	5/3/2014	\$77,000	4.0	2.0	1,872	1900	87	7/29/14	\$41.13	Single Family	4352705
5228 Rt 122	Sheffield	VT	7/17/2014	\$76,000	4.0	2.0	1,333	1900	13	7/30/14	\$57.01	Single Family	4371960
43 Alpine Street	Lyndon	VT	7/3/2014	\$126,000	2.0	1.0	984	1975	27	7/30/14	\$128.05	Single Family	4368687
923 Daniels Farm Rd	Waterford	VT	11/18/2013	\$68,250	2.0	2.0	1,120	1973	255	7/31/14	\$60.94	Single Family	4326628
496 Dimick Rd.	Hardwick	VT	7/3/2014	\$159,000	3.0	2.0	1,776	1989	28	7/31/14	\$89.53	Single Family	4368771
67 Marble Lane	Lyndon	VT	6/30/2014	\$8,500	3.0	2.0	1,008	1981	32	8/1/14	\$8.43	Single Family	4367735
180 Brook Circle	Barnet	VT	7/24/2014	\$98,000	3.0	1.0	1,400	1900	9	8/2/14	\$70.00	Single Family	4373337
1538 East Peacham Road	Peacham	VT	4/9/2014	\$130,000	3.0	2.0	1,704	1890	116	8/3/14	\$76.29	Single Family	4346771
775 South Main Street	Peacham	VT	2/5/2014	\$215,000	4.0	2.0	2,687	1972	179	8/3/14	\$80.01	Single Family	4335628
107 East Village Road	St. Johnsbury	VT	6/12/2014	\$157,500	7.0	5.0	5,137	1992	54	8/5/14	\$30.66	Single Family	4365200
885 Newark Street	Burke	VT	7/30/2014	\$200,000	3.0	2.0	2,800	1972	8	8/7/14	\$71.43	Single Family	4374669
4198 Scott Highway	Groton	VT	7/31/2014	\$228,500	2.0	2.0	1,293	1800	8	8/8/14	\$176.72	Single Family	4374851
150 Hooker Hill Rd	St. Johnsbury	VT	8/12/2013	\$79,900	3.0	1.0	1,152	1930	363	8/10/14	\$69.36	Single Family	4275234
1472 US Rt 5	Burke	VT	8/14/2013	\$120,000	3.0	1.0	2,074	1980	362	8/11/14	\$57.86	Single Family	4281294
241 Hurlburt Hill Lane	Waterford	VT	6/18/2014	\$160,000	3.0	1.0	1,660	1978	57	8/14/14	\$96.39	Single Family	4364840
3137 Red Village Rd.	Lyndon	VT	8/4/2014	\$95,000	2.0	1.0	640	1983	11	8/15/14	\$148.44	Single Family	4376102
270 Kirby Ridge Road	Burke	VT	7/25/2014	\$155,000	1.0	2.0	960	2007	21	8/15/14	\$161.46	Single Family	4373721
166 Center Street	Lyndon	VT	6/26/2014	\$145,000	4.0	2.0	2,011	1890	53	8/18/14	\$72.10	Single Family	4366900
476 Barnes Brook Rd.	Kirby	VT	6/5/2014	\$163,500	3.0	1.0	1,080	1982	74	8/18/14	\$151.39	Single Family	4361646
214 Spring Street	St. Johnsbury	VT	5/19/2014	\$122,000	3.0	2.0	1,794	1923	93	8/20/14	\$68.00	Single Family	4357289
977 State Forest Road	Groton	VT	6/6/2014	\$165,000	6.0	2.0	2,345	1973	77	8/22/14	\$70.36	Single Family	4362027
1489 Simpson Hill Road	Sutton	VT	5/26/2014	\$188,000	4.0	2.0	2,184	1985	91	8/25/14	\$86.08	Single Family	4358644
157 Park Ave	Lyndon	VT	8/15/2013	\$360,000	4.0	3.0	2,766	1893	376	8/26/14	\$130.15	Single Family	4283294
125 Route 2	Danville	VT	7/5/2014	\$120,700	3.0	3.0	2,025	1840	55	8/29/14	\$59.60	Single Family	4369126
475 Eastern Avenue	Walden	VT	8/29/2014	\$239,000	2.0	1.0	1,330	1986	1	8/29/14	\$179.70	Single Family	4605358
250 Fuller Hill Rd	Groton	VT	5/15/2										

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
13 Dune Way	Lyndon	VT	8/12/2014	\$58,000	3.0	2.0	1,450	1988	25	9/6/14	\$40.00	Single Family	4377889
184 VT Route 114 Highway	Burke	VT	6/6/2014	\$228,000	3.0	3.0	2,000	1982	94	9/8/14	\$114.00	Single Family	4362161
91 Cottage Street	Hardwick	VT	4/11/2013	\$78,000	4.0	2.0	1,194	1910	516	9/9/14	\$65.33	Single Family	4228587
111 Monash Road	Burke	VT	10/4/2013	\$263,500	3.0	2.0	2,000	1980	340	9/9/14	\$131.75	Single Family	4319632
3524 U.S. Route 2	Danville	VT	5/27/2014	\$250,000	3.0	1.0	2,232	1990	107	9/11/14	\$112.01	Single Family	4359041
124 Otis Drive	Danville	VT	6/7/2014	\$570,000	4.0	2.0	3,792	2004	96	9/11/14	\$150.32	Single Family	4362206
122 Edgewood Avenue	Danville	VT	6/16/2014	\$195,000	3.0	1.0	900	1914	88	9/12/14	\$216.67	Single Family	4365037
2424 Peak Rd	Wheelock	VT	7/21/2014	\$165,000	3.0	1.0	1,488	1994	53	9/12/14	\$110.89	Single Family	4372623
444 US Route 2B	St. Johnsbury	VT	7/30/2014	\$105,000	2.0	1.0	956	1950	47	9/15/14	\$109.83	Single Family	4374687
3448 US Rt 2	Danville	VT	4/30/2014	\$155,000	3.0	1.0	1,008	1950	139	9/16/14	\$153.77	Single Family	4351394
2144 East Peacham Road	Peacham	VT	8/26/2014	\$145,000	4.0	1.0	2,024	1820	23	9/18/14	\$71.64	Single Family	4380565
784 Onion Point	Peacham	VT	2/3/2014	\$415,000	4.0	3.0	2,270	2008	227	9/18/14	\$182.82	Single Family	4351102
462 Scott Highway	Groton	VT	5/21/2014	\$81,000	4.0	1.0	1,973	1892	126	9/24/14	\$41.05	Single Family	4357424
1115 Coles Pond Road	Walden	VT	6/20/2014	\$65,000	2.0	1.0	806	1978	96	9/24/14	\$80.65	Single Family	4365633
1932 Lily Pond Road	Lyndon	VT	9/18/2014	\$136,000	3.0	1.0	1,476	1983	6	9/24/14	\$92.14	Single Family	4384587
92 Cliff Street	St. Johnsbury	VT	4/7/2014	\$77,000	3.0	1.0	864	1949	170	9/24/14	\$89.12	Single Family	4346433
1329 Copenhagen Road	Waterford	VT	4/12/2014	\$85,000	3.0	2.0	1,008	1972	166	9/25/14	\$84.33	Single Family	4347280
22 Stage House Road Road	Hardwick	VT	5/3/2014	\$332,000	4.0	2.0	2,734	1953	148	9/28/14	\$121.43	Single Family	4352759
1363 Creamery Rd	Ryegate	VT	6/19/2014	\$58,000	3.0	1.0	1,192	1945	102	9/29/14	\$48.66	Single Family	4365267
98 Green Street	St. Johnsbury	VT	10/10/2013	\$95,000	2.0	2.0	1,360	1965	356	10/1/14	\$69.85	Single Family	4320583
41 Old Pasture Road	Stannard	VT	2/27/2014	\$330,000	3.0	2.0	2,196	1830	221	10/6/14	\$150.27	Single Family	4338988
448 Walden Mountain Rd	Walden	VT	5/5/2014	\$60,000	3.0	1.0	673	1997	155	10/7/14	\$89.15	Single Family	4352825
72 Sleepy Hollow Ln.	Lyndon	VT	7/23/2014	\$107,000	2.0	2.0	1,400	1900	77	10/8/14	\$76.43	Single Family	4373175
766 Newark Pond Rd	Newark	VT	7/31/2014	\$150,000	3.0	2.0	1,772	1978	69	10/8/14	\$84.65	Single Family	4375021
152 Bedor Lane	St. Johnsbury	VT	7/1/2013	\$269,000	4.0	2.0	2,243	2002	465	10/9/14	\$119.93	Single Family	4251406
435 Barr Drive	Ryegate	VT	6/30/2014	\$183,400	2.0	2.0	2,132	2002	102	10/10/14	\$86.02	Single Family	4368038
26 Pearl Street	Hardwick	VT	5/6/2014	\$82,000	2.0	1.0	960	1972	159	10/12/14	\$85.42	Single Family	4353530
216 Verticle Mile Road	Sheffield	VT	9/9/2014	\$26,500	2.0	2.0	924	1988	34	10/13/14	\$28.68	Single Family	4383191
301 59 Powderhorn Road	Burke	VT	12/16/2013	\$171,000	2.0	2.0	1,075	1990	303	10/15/14	\$159.07	Condo	4329359
595 Ferguson Road	Barnet	VT	8/22/2014	\$140,000	2.0	1.0	1,120	1977	55	10/16/14	\$125.00	Single Family	4380008
339 Spring Street	St. Johnsbury	VT	10/7/2014	\$70,000	6.0	2.0	3,090	1900	9	10/16/14	\$22.65	Single Family	4387992
360 South Main Street	Peacham	VT	12/16/2013	\$105,000	3.0	2.0	1,232	1973	305	10/17/14	\$85.23	Single Family	4329350
240 Green Point	Lyndon	VT	5/16/2014	\$256,000	4.0	3.0	3,960	1999	156	10/19/14	\$64.65	Single Family	4356477
37 POWDERHORN Road	Burke	VT	10/16/2014	\$178,500	2.0	2.0	1,075	1989	4	10/20/14	\$166.05	Condo	4389342
933 Glover Road	Groton	VT	5/28/2014	\$148,500	3.0	1.0	1,769	1991	146	10/21/14	\$83.95	Single Family	4359965
72 Boulder Road	Newark	VT	3/25/2014	\$80,000	2.0	1.0	788	1940	211	10/22/14	\$101.52	Single Family	4343324
425 Dwyer	Sheffield	VT	8/17/2014	\$320,000	4.0	1.0	2,176	1864	67	10/23/14	\$147.06	Single Family	4378587
3020 N Gilman Rd.	Lyndon	VT	3/14/2014	\$152,900	3.0	2.0	2,442	1976	223	10/23/14	\$62.61	Single Family	4341660
47 Players Lane	Lyndon	VT	10/1/2014	\$24,000	5.0	2.0	1,464	1990	28	10/29/14	\$16.39	Single Family	4387101
19 Lyndon Heights	Lyndon	VT	7/15/2014	\$137,000	2.0	2.0	1,676	1968	108	10/31/14	\$81.74	Single Family	4372129
40 Leonard St.	Lyndon	VT	6/23/2014	\$112,900	3.0	1.0	1,040	1975	130	10/31/14	\$108.56	Single Family	4366488
262 Harvey's Hollow Road	Danville	VT	11/3/2014	\$309,000	3.0	2.0	1,900	2007	1	11/3/14	\$162.63	Single Family	4605101
147 Boynton Ave.	St. Johnsbury	VT	7/24/2014	\$242,000	4.0	3.0	2,496	1905	102	11/3/14	\$96.96	Single Family	4374071
532 West Main Street	Barnet	VT	3/31/2014	\$180,000	4.0	3.0	2,199	1981	220	11/6/14	\$81.86	Single Family	4344425
714 Town Forest Road	Barnet	VT	10/23/2014	\$120,000	4.0	2.0	1,600	2000	14	11/6/14	\$75.00	Single Family	4390367
1546 Route 5	Barnet	VT	10/20/2014	\$190,000	4.0	2.0	2,244	1835	18	11/7/14	\$84.67	Single Family	4389935
3438 US Route 2 West	Danville	VT	7/15/2013	\$150,000	3.0	1.0	800	1920	480	11/7/14	\$187.50	Single Family	4254681
23 Mountain Brook Rd.	Burke	VT	4/15/2014	\$99,000	1.0	1.0	655	1984	209	11/10/14	\$151.15	Condo	4348236
99 Union Street	Hardwick	VT	7/24/2014	\$123,000	3.0	1.0	1,200	1903	111	11/12/14	\$102.50	Single Family	4373706
385 Vail Dr.	Lyndon	VT	5/27/2014	\$108,000	3.0	1.0	1,547	1870	171	11/14/14	\$69.81	Single Family	4358860
535 Brook Road	Newark	VT	6/7/2014	\$108,000	1.0	1.0	1,532	1999	161	11/15/14	\$70.50	Single Family	4362156
1826 Wheelock Road	Sutton	VT	9/4/2014	\$175,000	6.0	3.0	2,468	1860	75	11/18/14	\$70.91	Single Family	4382027
46 Cottage Street	Hardwick	VT	6/20/2014	\$51,555	3.0	1.0	1,306	1900	151	11/18/14	\$39.48	Single Family	4366446
115 Breezy Hill Road	St. Johnsbury	VT	11/5/2014	\$35,200	2.0	1.0	960	1953	13	11/18/14	\$36.67	Single Family	4392362
141 Breezy Hill Rd.	St. Johnsbury	VT	6/13/2014	\$119,500	2.0	1.0	1,215	1971	158	11/18/14	\$98.35	Single Family	4364001
74 Rodds Road Road	St. Johnsbury	VT	9/4/2014	\$120,000	3.0	1.0	1,152	1970	76	11/19/14	\$104.17	Single Family	4382073
1453 Marshall Newland Road	Burke	VT	6/6/2014	\$98,000	3.0	2.0	1,620	2000	166	11/19/14	\$60.49	Single Family	4361882
322 Farmer Drive	St. Johnsbury	VT	6/16/2014	\$267,500	3.0	3.0	1,939	1989	158	11/21/14	\$137.96	Single Family	4365040
76 Bluebird Lane	Lyndon	VT	10/20/2014	\$18,000	2.0	2.0	924	1989	36	11/25/14	\$19.48	Mobile Home	4390089
410 Davidson Drive	Walden	VT	5/13/2014	\$120,000	2.0	1.0	768	1974	197	11/26/14	\$156.25	Single Family	4355160
1832 Route 5	Sutton	VT	6/17/2014	\$170,000	2.0	1.0	2,396	1980	164	11/28/14	\$70.95	Single Family	4364639
372 Gilman Road	Lyndon	VT	3/28/2014	\$110,000	3.0	2.0	1,440	2004	247	11/30/14	\$76.39	Single Family	4343984
287 Walker Road	Burke	VT	2/21/2014	\$285,000	4.0	3.0	3,322	1991	283	12/1/14	\$85.79	Single Family	4338162
296 Creamery Road	Ryegate	VT	7/7/2013	\$220,000	3.0	2.0	3,347	2005	514	12/3/14	\$65.73	Single Family	4253085
309 Ponemah	Newark	VT	5/24/2013	\$350,000	3.0	2.0	2,848	2001	559	12/4/14	\$122.89	Single Family	4240765
4718 US Route 5 South	Barnet	VT	7/4/2014	\$90,000	4.0	3.0	2,177	1790	157	12/8/14	\$41.34	Single Family	4368991
4216 Severance Hill Road	Lyndon	VT	4/7/2014	\$22,000	1.0	1.0	1,330	1950	245	12/8/14	\$16.54	Single Family	4346276
3822 RT 5 Highway	Burke	VT	6/30/2014	\$65,000	3.0	1.0	1,122	1900	162	12/9/14	\$57.93	Single Family	4367711
185 Mountain Road	Burke	VT	12/9/2014	\$235,000	4.0	2.0	1,620	1950	1	12/10/14	\$145.06	Single Family	4396155
3013 Route 122	Sheffield	VT	2/12/2014	\$50,000	3.0	2.0	1,758	1900	302	12/11/14	\$28.44	Single Family	4336879
32 North Danville Road	Danville	VT	10/20/2014	\$123,000	3.0	1.0	1,263	1920	53	12/12/14	\$97.39	Single Family	4389806
4689 U.S. Route 5 South	Barnet	VT	10/21/2014	\$144,000	3.0	2.0	2,000	1850	55	12/15/14	\$72.00	Single Family	4390155
199 North Main St.	Hardwick	VT	7/1/2013	\$29,000	4.0	2.0	2,084	1894	532	12/15/14	\$13.92	Single Family	4252247
2034 Hale Road	Waterford	VT	6/30/2014	\$220,000	3.0	3.0	2,238	2003	169	12/16/14	\$98.30	Single Family	4368345
349 Hill Street	Danville	VT	5/17/2014	\$240,000	5.0	2.0	3,384	1805	215	12/18/14	\$70.92	Single Family	4356387
52 Moulton Lane	Hardwick	VT	12/13/2014	\$157,000	3.0	2.0	1,166	1975	9	12/22/14	\$134.65	Single Family	4396414
78 Cliff Street	St. Johnsbury	VT	11/29/2014	\$102,000	3.0	1.0	1,912	1959	25	12/24/14	\$53.35	Single Family	4394996
263 Charles Street	Lyndon	VT	1/1/2015	\$113,500	4.0	2.0	1,852	1881	1	1/1/15	\$61.29	Single Family	4603610
1215 Trestle Rd.	Danville	VT	8/25/2014	\$250,000	3.0	1.0	2,044	1972	135	1/7/15	\$122.31	Single Family	4380047
25 Burkeside Road Unit	Burke	VT	9/9/2014	\$175,000	3.0	3.0	1,700	1982	120	1/7/15	\$102.94	Condo	4382789
131 Davenella Drive	Ryegate	VT	10/6/2013	\$100,000	1.0	1.0	900	2004	464	1/13/15	\$111.11	Single Family	4320112
86 Cottage Street	Hardwick	VT	10/30/2014	\$83,000	3.0	2.0	1,306	1900	76	1/14/15	\$63.55	Single Family	4391560
231 Sawmill Road	Groton	VT	10/18/2013	\$474,500	3.0	3.0	2,686	1982	453	1/14/15	\$176.66	Single Family	4322178
535 Couture	Lyndon	VT	5/19/2014	\$205,000	4.0	2.0	2,830	1978	242	1/16/15	\$72.44	Single Family	4357084
3402 Center Pond Road	Newark	VT	11/21/2013	\$45,000	3.0	1.0	576	2002	421	1/16/15	\$78.13	Single Family	4326665
43 Sanger Circle Circle	St. Johnsbury	VT	11/25/2014	\$80,000	3.0	2.0	1,288	1900	53	1/17/15	\$62.11	Single Family	4394724
55 Diamond Hill Road	Lyndon	VT	8/27/2014	\$173,000	2.0	1.0	1,496	1993	145	1/19/15	\$115.64	Single Family	4380541
59 High Street	Lyndon	VT	5/1/2014	\$137,500	3.0	1.0	1,682	1953	264				

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
46 Waterman Circle	St. Johnsbury	VT	10/18/2014	\$192,500	3.0	3.0	2,149	1965	120	2/15/15	\$89.58	Single Family	4389792
75 Summer Street	Hardwick	VT	8/28/2014	\$78,000	3.0	1.0	902	1870	173	2/17/15	\$86.47	Single Family	4381023
162 Cabot Road	Walden	VT	4/21/2014	\$145,000	3.0	2.0	1,593	1991	302	2/17/15	\$91.02	Single Family	4349457
134 West Main Street	Barnet	VT	9/12/2013	\$20,000	4.0	2.0	2,410	1860	524	2/18/15	\$8.30	Single Family	4315359
28 Upper Cherry Street	Hardwick	VT	11/5/2014	\$175,000	5.0	2.0	1,728	1903	105	2/18/15	\$101.27	Single Family	4392159
3667 Burke Hollow Road	Burke	VT	1/22/2015	\$50,000	2.0	1.0	816	1963	33	2/24/15	\$61.27	Single Family	4400296
520 Allard Hill Road	Wheelock	VT	10/15/2014	\$165,000	2.0	1.0	1,336	1979	134	2/26/15	\$123.50	Single Family	4389196
424 Hawk Rock Rd.	Newark	VT	4/21/2014	\$73,000	1.0	1.0	549	1995	316	3/3/15	\$132.97	Single Family	4349732
6606 Route 122	Sheffield	VT	4/4/2014	\$140,000	3.0	2.0	1,520	1880	334	3/4/15	\$92.11	Single Family	4345632
5009 Noyestar Road	Walden	VT	2/18/2015	\$29,500	4.0	2.0	1,573	1950	14	3/4/15	\$18.75	Single Family	4403660
60 Fernwood Drive	Lyndon	VT	6/12/2014	\$324,000	3.0	3.0	4,036	1992	265	3/4/15	\$80.28	Single Family	4363540
34 Cottage Street	St. Johnsbury	VT	10/2/2014	\$88,700	4.0	2.0	1,365	1945	153	3/4/15	\$64.98	Single Family	4386815
972 Concord Avenue	St. Johnsbury	VT	6/4/2014	\$108,700	3.0	1.0	1,026	1945	273	3/4/15	\$105.95	Single Family	4361148
444 US Route 2B	St. Johnsbury	VT	7/2/2013	\$105,000	2.0	1.0	956	1950	611	3/5/15	\$109.83	Single Family	4251925
1988 Old County Road	Peacham	VT	1/2/2015	\$92,000	3.0	1.0	938	2000	62	3/5/15	\$98.08	Single Family	4397687
639 Railroad St.	St. Johnsbury	VT	6/5/2013	\$85,000	3.0	2.0	2,156	1870	640	3/7/15	\$39.42	Single Family	4243790
990 Creamery Road	Ryegate	VT	6/26/2014	\$60,000	3.0	1.0	2,012	1873	258	3/11/15	\$29.82	Single Family	4367466
237 Caledonia Street	St. Johnsbury	VT	5/22/2014	\$79,900	2.0	1.0	850	1950	294	3/12/15	\$94.00	Single Family	4357770
218 East Street	Lyndon	VT	6/19/2014	\$159,000	3.0	2.0	1,671	1900	269	3/15/15	\$95.15	Single Family	4365253
4220 Underpass Road	Sutton	VT	10/30/2014	\$103,000	2.0	1.0	1,144	1990	140	3/19/15	\$90.03	Single Family	4391433
431 Calendar Brook Road	Lyndon	VT	5/9/2014	\$127,500	3.0	2.0	1,744	1971	315	3/20/15	\$73.11	Single Family	4354522
69 Griggs Hill Road	Danville	VT	8/1/2014	\$375,000	2.0	2.0	2,079	1996	232	3/21/15	\$180.38	Single Family	4375255
248 Farmer Drive	St. Johnsbury	VT	3/14/2015	\$248,500	3.0	3.0	3,000	1993	8	3/22/15	\$82.83	Single Family	4407582
70 Dow Drive	Walden	VT	1/23/2015	\$132,900	3.0	2.0	1,972	1850	60	3/24/15	\$67.39	Single Family	4400492
26 Autumn	St. Johnsbury	VT	10/6/2014	\$120,000	3.0	2.0	1,488	1850	169	3/24/15	\$80.65	Single Family	4387908
1073 Mount Pleasant Street	St. Johnsbury	VT	11/6/2014	\$110,000	3.0	2.0	1,837	1985	138	3/24/15	\$59.88	Single Family	4392906
92 Caspian Avenue	Hardwick	VT	6/30/2014	\$50,000	3.0	2.0	1,975	1920	270	3/27/15	\$25.32	Single Family	4368133
2218 US Route 5	Sutton	VT	2/6/2015	\$150,299	5.0	4.0	3,588	1972	49	3/27/15	\$41.89	Single Family	4402275
1690 Newark Street	Burke	VT	5/4/2014	\$169,000	3.0	3.0	1,620	2004	327	3/27/15	\$104.32	Single Family	4352650
120 High Street	St. Johnsbury	VT	11/6/2013	\$55,000	3.0	2.0	1,638	1950	509	3/30/15	\$33.58	Single Family	4324659
1637 Rt 5S	Barnet	VT	3/21/2015	\$155,000	3.0	2.0	1,965	1946	12	4/2/15	\$78.88	Single Family	4408278
113 Church	St. Johnsbury	VT	8/4/2014	\$81,000	4.0	3.0	3,128	1900	241	4/2/15	\$25.90	Single Family	4375726
152 Highland Ave.	Hardwick	VT	2/24/2015	\$67,500	3.0	1.0	1,545	1900	38	4/3/15	\$43.69	Single Family	4404318
2635 Parker Road	Danville	VT	3/4/2015	\$140,000	3.0	2.0	1,500	1905	30	4/3/15	\$93.33	Single Family	4405562
40 Chase Street	Lyndon	VT	3/30/2015	\$130,000	3.0	2.0	1,179	1945	4	4/3/15	\$110.26	Single Family	4410007
777 Rake Factory Road	Barnet	VT	6/14/2013	\$42,500	1.0	1.0	800	1970	658	4/3/15	\$53.13	Single Family	4246787
289 VT RT 5A	Burke	VT	10/17/2014	\$117,500	3.0	2.0	1,200	1850	171	4/6/15	\$97.92	Single Family	4389826
44 Pleasant Street	Lyndon	VT	4/8/2015	\$115,000	3.0	2.0	1,536	1850	1	4/8/15	\$74.87	Single Family	4603597
73 Wilson Circle	Lyndon	VT	1/5/2015	\$120,000	3.0	1.0	960	1977	94	4/9/15	\$125.00	Single Family	4397992
2164 Mt Road Sprucewoods	Burke	VT	2/4/2015	\$125,000	1.0	1.0	680	1979	64	4/9/15	\$183.82	Condo	4401948
74 Union Street	St. Johnsbury	VT	3/30/2014	\$68,500	4.0	2.0	1,836	1895	375	4/9/15	\$37.31	Single Family	4344226
34 Hastings Lane	Hardwick	VT	3/21/2015	\$128,900	3.0	1.0	1,540	1985	23	4/13/15	\$83.70	Single Family	4408502
582 Stanton Rd.	Danville	VT	3/30/2015	\$370,000	4.0	3.0	2,832	1990	14	4/13/15	\$130.65	Single Family	4409843
4706 US Route 5 South	Barnet	VT	7/29/2013	\$140,000	5.0	3.0	2,800	1912	624	4/14/15	\$50.00	Single Family	4258239
149 Summer Street	St. Johnsbury	VT	3/9/2015	\$165,000	3.0	2.0	1,900	1930	36	4/14/15	\$86.84	Single Family	4406214
92 Lawrence Circle	St. Johnsbury	VT	5/15/2014	\$160,000	4.0	3.0	2,099	1972	334	4/14/15	\$76.23	Single Family	4356414
370 Nicholson Road	Walden	VT	2/18/2015	\$180,000	3.0	1.0	1,104	1991	57	4/16/15	\$163.04	Single Family	4403603
94 Tunney Mtn Rd	Kirby	VT	1/23/2015	\$155,000	1.0	1.0	1,237	2009	87	4/20/15	\$125.30	Single Family	4400488
118 Model A Drive	St. Johnsbury	VT	1/18/2015	\$176,000	4.0	3.0	2,282	1985	92	4/20/15	\$77.13	Single Family	4399722
1522 Underpass Rd.	Sutton	VT	2/5/2015	\$175,000	3.0	2.0	1,196	1974	77	4/23/15	\$146.32	Single Family	4402056
188 Farmer Drive	St. Johnsbury	VT	3/14/2015	\$141,000	3.0	1.0	1,518	1979	41	4/24/15	\$92.89	Single Family	4407025
1664 Route 15	Danville	VT	6/27/2014	\$270,000	3.0	2.0	2,020	2004	303	4/26/15	\$133.66	Single Family	4367286
239 Maple Lane	Danville	VT	4/23/2015	\$420,000	3.0	3.0	2,100	2001	5	4/28/15	\$200.00	Single Family	4415453
317-7 Glenwood	Burke	VT	2/19/2014	\$24,900	2.0	2.0	980	1995	434	4/29/15	\$25.41	Single Family	4338086
42 Robin Lane	Lyndon	VT	5/1/2015	\$37,000	2.0	2.0	1,232	1989	1	5/1/15	\$30.03	Mobile Home	4604829
2394 Duck Pond Road	Waterford	VT	7/16/2014	\$112,000	3.0	2.0	1,080	2009	292	5/4/15	\$103.70	Single Family	4372200
1478 Walden Hill Rd.	Danville	VT	8/11/2014	\$319,000	3.0	3.0	1,795	2003	268	5/6/15	\$177.72	Single Family	4377433
92 Parker Avenue	St. Johnsbury	VT	9/17/2014	\$85,000	3.0	1.0	1,291	1950	231	5/6/15	\$65.84	Single Family	4384350
1316 Rte 122	Wheelock	VT	4/1/2015	\$49,900	3.0	1.0	2,496	1900	36	5/7/15	\$19.99	Single Family	4410541
335 Underpass Road	Sutton	VT	1/14/2015	\$73,000	2.0	2.0	1,380	1950	114	5/8/15	\$52.90	Single Family	4399134
94 Currier Road	Danville	VT	8/12/2014	\$145,000	3.0	1.0	1,200	1975	269	5/8/15	\$120.83	Single Family	4377713
277 Cliff Street	St. Johnsbury	VT	1/27/2014	\$140,000	5.0	2.0	1,962	1880	466	5/8/15	\$71.36	Single Family	4334170
875 Morrison Hill Road	Barnet	VT	10/16/2014	\$258,000	4.0	3.0	3,228	1996	205	5/9/15	\$79.93	Single Family	4389447
560 Daniels Farm Rd	Waterford	VT	3/31/2014	\$395,000	4.0	2.0	2,736	1820	407	5/12/15	\$144.37	Single Family	4344406
172 Sugarhouse Road	Burke	VT	1/23/2015	\$187,000	3.0	3.0	1,325	1928	111	5/14/15	\$141.13	Single Family	4400464
284 Davidson Drive	Walden	VT	4/11/2014	\$485,000	4.0	4.0	4,100	2004	398	5/14/15	\$118.29	Single Family	4347020
26 School Street	Ryegate	VT	9/19/2014	\$99,000	3.0	2.0	1,801	1905	238	5/15/15	\$54.97	Single Family	4384759
19 Finney Drive	Lyndon	VT	3/27/2015	\$94,000	3.0	2.0	1,304	1972	49	5/15/15	\$72.09	Single Family	4409450
64 Bow Hill	Burke	VT	3/2/2015	\$735,000	5.0	4.0	2,896	2002	74	5/15/15	\$253.80	Single Family	4405100
238 Old Prue Road	St. Johnsbury	VT	4/27/2015	\$165,000	2.0	1.0	1,300	1971	19	5/16/15	\$126.92	Single Family	4416427
1081 Treble Road	Danville	VT	5/16/2014	\$185,000	3.0	2.0	1,820	1970	368	5/19/15	\$101.65	Single Family	4355924
283 Sweet Road	Danville	VT	5/14/2015	\$175,000	4.0	2.0	1,716	1976	5	5/19/15	\$101.98	Single Family	4421947
46 Pumpkin Hill Rd. Road	Danville	VT	5/19/2015	\$152,000	3.0	3.0	1,739	1984	1	5/19/15	\$87.41	Single Family	4422951
683 Mosher Road	Sheffield	VT	4/30/2015	\$125,000	2.0	1.0	1,264	1990	19	5/19/15	\$98.89	Single Family	4417267
2254 Severance Hill	St. Johnsbury	VT	4/14/2014	\$350,000	3.0	2.0	2,335	2004	400	5/19/15	\$149.89	Single Family	4347630
494 Sunrise Drive	Groton	VT	5/11/2015	\$545,000	3.0	4.0	3,800	1996	9	5/20/15	\$143.42	Single Family	4420353
199 Cross Avenue	St. Johnsbury	VT	3/23/2015	\$164,000	4.0	3.0	2,600	1977	64	5/26/15	\$63.08	Single Family	4408500
209 School St.	Hardwick	VT	11/23/2014	\$55,000	2.0	2.0	1,008	1995	185	5/27/15	\$54.56	Mobile Home	4394469
1811 Great Road	Groton	VT	11/18/2014	\$101,000	3.0	2.0	2,116	1969	191	5/28/15	\$47.73	Single Family	4393844
111 Stetson Terrace	St. Johnsbury	VT	4/1/2015	\$132,500	4.0	2.0	2,460	1959	57	5/28/15	\$53.86	Single Family	4410349
76 Bluebird Lane	Lyndon	VT	4/10/2015	\$18,500	2.0	2.0	924	1989	49	5/29/15	\$20.02	Single Family	4413003
274 Pleasant Street	St. Johnsbury	VT	5/1/2015	\$116,500	3.0	1.0	1,457	1920	28	5/29/15	\$79.96	Single Family	4418430
246 Wightman Road	Danville	VT	7/17/2014	\$37,500	1.0	1.0	767	1944	317	5/30/15	\$48.89	Single Family	4371878
3038 North Ridge Rd.	Sutton	VT	5/30/2014	\$195,000	3.0	2.0	1,650	1850	366	5/31/15	\$118.18	Single Family	4359936
53 Brookside Drive	Walden	VT	8/27/2012	\$89,900	2.0	1.0	801	1900	1,007	5/31/15	\$112.23	Single Family	4182639
2132 Oneida Road	Danville	VT	5/22/2015	\$177,000	3.0	2.0	1,560	1978	10	6/1/15	\$113.46	Single Family	4424312
186 Oak St	St. Johnsbury	VT	5/12/2015	\$62,500	3.0	2.0	978	2009	20	6/1/15	\$63.91	Single Family	4420815
0 Kinney Hill Rd.	Newark	VT	5/20/2015	\$22,000	1.0	1.0	624	1983	14	6/3/15	\$35.26	Single Family	4423975
1115 Lackey Hill Rd	St. Johnsbury	VT											

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
802 Old Stagecoach Road	Danville	VT	3/20/2015	\$50,000	2.0	1.0	912	1988	82	6/10/15	\$54.82	Single Family	4408406
805 Coles Pond Rd.	Walden	VT	7/9/2013	\$161,000	3.0	3.0	2,819	2001	701	6/10/15	\$57.11	Single Family	4253104
593 High Ridge Road	Waterford	VT	5/18/2015	\$149,900	3.0	2.0	1,464	1971	24	6/11/15	\$102.39	Single Family	4422931
57 Bluebird Lane	Lyndon	VT	5/26/2014	\$12,000	2.0	1.0	924	1988	381	6/11/15	\$12.99	Mobile Home	4358965
559 Old Concord Road	St. Johnsbury	VT	6/8/2015	\$55,000	2.0	1.0	1,086	1971	4	6/12/15	\$50.64	Mobile Home	4428761
268 Calendar Brook Road	Lyndon	VT	8/13/2014	\$65,000	2.0	1.0	390	2005	303	6/12/15	\$166.67	Single Family	4378530
188 Lower Waterford Road	Waterford	VT	6/15/2015	\$72,000	2.0	1.0	1,170	1880	1	6/15/15	\$61.54	Single Family	4430526
750 Burroughs Road	Kirby	VT	6/1/2015	\$272,000	4.0	1.0	1,768	1905	14	6/15/15	\$153.85	Single Family	4426855
363 Cliff Street	St. Johnsbury	VT	6/2/2015	\$63,000	9.0	4.0	3,450	1900	14	6/16/15	\$18.26	Single Family	4426920
58 BUZZELL STREET	St. Johnsbury	VT	5/23/2014	\$112,500	2.0	2.0	1,426	1940	389	6/16/15	\$78.89	Single Family	4358304
46 Sunset	Lyndon	VT	5/15/2015	\$99,200	3.0	1.0	1,144	1978	34	6/18/15	\$86.71	Single Family	4422170
719 Bayley Hazen Road	Peacham	VT	6/1/2015	\$127,500	4.0	2.0	1,500	1900	18	6/19/15	\$85.00	Single Family	4426625
31 Allen Court	St. Johnsbury	VT	5/23/2015	\$55,000	2.0	1.0	782	1955	27	6/19/15	\$70.33	Single Family	4424754
1151 Center Road	Hardwick	VT	5/5/2015	\$280,000	4.0	2.0	2,278	1998	46	6/20/15	\$122.91	Single Family	4419186
2445 Old Silo Road	Barnet	VT	5/29/2015	\$215,000	3.0	1.0	1,448	2000	22	6/20/15	\$148.48	Single Family	4427057
42 Costa Avenue	St. Johnsbury	VT	6/19/2015	\$74,250	3.0	1.0	1,207	1960	2	6/21/15	\$61.52	Single Family	4432055
2588 Abbott Hill Road	Newark	VT	7/8/2014	\$50,000	3.0	1.0	550	1968	349	6/22/15	\$90.91	Single Family	4366995
687 Kingdom Road	Lyndon	VT	4/30/2015	\$232,000	4.0	3.0	2,277	2003	53	6/22/15	\$101.89	Single Family	4417299
9 Bugbee Crossing Rd	Burke	VT	4/28/2015	\$153,000	5.0	2.0	1,742	1845	56	6/23/15	\$87.83	Single Family	4417034
22 Jewell Hill Road	Lyndon	VT	1/22/2015	\$21,005	3.0	1.0	1,328	1968	152	6/23/15	\$15.82	Single Family	4400404
100 Clayton Street	St. Johnsbury	VT	1/13/2015	\$42,000	2.0	2.0	1,287	1946	161	6/23/15	\$32.63	Single Family	4399359
116 Cliff Street	St. Johnsbury	VT	6/8/2015	\$110,000	3.0	1.0	2,350	1964	15	6/23/15	\$46.81	Single Family	4428483
386 Lyford West Shore	Walden	VT	5/7/2015	\$205,000	3.0	2.0	1,360	1977	49	6/25/15	\$150.74	Single Family	4419521
420 Morgan Road East	Wheelock	VT	6/19/2015	\$365,000	5.0	5.0	4,640	1987	6	6/25/15	\$78.66	Single Family	4432090
96 Clifford Field Road	Sheffield	VT	5/31/2015	\$100,000	3.0	2.0	1,960	1992	29	6/29/15	\$51.02	Single Family	4426660
256 Moonlight Drive (East Burke)	Burke	VT	6/29/2015	\$225,000	3.0	3.0	2,142	2005	1	6/29/15	\$105.04	Single Family	4434295
57 Spruce Street	St. Johnsbury	VT	10/31/2014	\$62,500	3.0	1.0	1,001	1881	241	6/29/15	\$62.44	Single Family	4391420
677 High Meadows Road	Burke	VT	1/24/2015	\$562,500	6.0	4.0	3,500	2005	157	6/30/15	\$160.71	Single Family	4400590
442 US RT 5	Sutton	VT	12/17/2014	\$27,500	3.0	2.0	1,588	1970	196	7/1/15	\$17.32	Single Family	4396607
785 Center Rd.	Hardwick	VT	6/26/2014	\$164,000	2.0	2.0	1,757	1963	371	7/2/15	\$93.34	Single Family	4368045
477 South Ridge Road	Sutton	VT	5/22/2015	\$89,000	2.0	1.0	1,296	1975	42	7/3/15	\$68.67	Single Family	4424458
23 Mountain Brook Road	Burke	VT	2/3/2015	\$210,000	2.0	2.0	1,360	1984	150	7/3/15	\$154.41	Condo	4401988
2997 Symes Pond Road	Ryegate	VT	3/11/2015	\$123,000	2.0	1.0	1,248	1987	116	7/5/15	\$98.56	Single Family	4406426
30 Players Lane	Lyndon	VT	5/13/2015	\$57,000	2.0	1.0	900	1972	56	7/8/15	\$63.33	Single Family	4421138
79 Pleasant Street	St. Johnsbury	VT	2/17/2015	\$80,000	3.0	1.0	1,056	1950	142	7/9/15	\$75.76	Single Family	4403384
57 Breezy Hill Road	St. Johnsbury	VT	6/3/2014	\$60,000	2.0	1.0	864	1999	401	7/9/15	\$69.44	Single Family	4361462
1305 Lynburke Road US RT 5	Lyndon	VT	12/2/2014	\$150,000	5.0	2.0	1,680	1850	220	7/10/15	\$89.29	Single Family	4395196
298 Chapman Road	Sutton	VT	4/1/2012	\$159,000	2.0	1.0	950	1983	1,195	7/10/15	\$167.37	Single Family	4415203
953 County Hill Road	Barnet	VT	6/18/2015	\$229,000	3.0	3.0	2,038	1978	23	7/11/15	\$112.37	Single Family	4431593
632 Berry Hill Rd	Sheffield	VT	5/2/2015	\$118,000	3.0	2.0	1,296	1991	70	7/11/15	\$91.05	Single Family	4418233
35 Valley Street	St. Johnsbury	VT	9/11/2014	\$50,000	4.0	1.0	1,080	1879	303	7/11/15	\$46.30	Single Family	4383307
991 Simpson Brook Road	Waterford	VT	6/16/2015	\$220,000	4.0	3.0	2,097	1980	27	7/13/15	\$104.91	Single Family	4431263
2097 School House Rd.	Newark	VT	6/25/2015	\$129,500	2.0	1.0	884	1983	18	7/13/15	\$146.49	Single Family	4433707
28 Summer St.	Hardwick	VT	6/29/2015	\$63,000	3.0	2.0	1,008	1987	14	7/13/15	\$62.50	Single Family	4434461
23 Mountain Brook Rd.	Burke	VT	4/13/2015	\$116,000	1.0	1.0	655	1984	94	7/16/15	\$177.10	Condo	4413025
725 Walden Hill Road	Danville	VT	3/27/2015	\$156,000	2.0	3.0	2,076	2007	112	7/17/15	\$75.14	Single Family	4410059
1623 Walden Hill Road	Danville	VT	6/19/2015	\$152,000	3.0	2.0	1,246	1970	29	7/18/15	\$121.99	Single Family	4431770
28 Greenleaf Lane	Barnet	VT	1/6/2015	\$850,000	5.0	4.0	3,296	2004	194	7/19/15	\$257.89	Single Family	4398296
60 Farm Street	Ryegate	VT	10/28/2014	\$30,000	3.0	2.0	1,452	1925	265	7/20/15	\$20.66	Single Family	4391310
516 Vermont Route 215	Walden	VT	10/26/2014	\$150,000	6.0	2.0	3,168	1840	268	7/21/15	\$47.35	Single Family	4390814
1320 Mud Hollow Road	Kirby	VT	9/18/2014	\$26,710	3.0	2.0	1,232	2001	306	7/21/15	\$21.68	Single Family	4384539
2218 US Route 5	Sutton	VT	1/10/2014	\$150,299	5.0	4.0	3,588	1972	559	7/23/15	\$41.89	Single Family	4331371
81 Eastern Avenue	Lyndon	VT	11/16/2013	\$80,000	3.0	2.0	1,568	1999	614	7/23/15	\$51.02	Single Family	4326125
30 Bagley Street	St. Johnsbury	VT	9/30/2013	\$12,000	3.0	1.0	1,644	1965	661	7/23/15	\$7.30	Single Family	4318467
149 Wapanaki Road	Hardwick	VT	5/27/2015	\$230,000	3.0	2.0	2,108	2005	60	7/26/15	\$109.11	Single Family	4425153
4164 Hall Road	Ryegate	VT	12/26/2013	\$250,000	3.0	1.0	2,192	1880	579	7/28/15	\$114.05	Single Family	4330019
4729 US RT 5 South	Barnet	VT	7/20/2015	\$65,000	5.0	2.0	2,839	1887	8	7/28/15	\$22.90	Single Family	4439415
2853 Witherspoon Road	Ryegate	VT	11/11/2014	\$275,000	3.0	2.0	2,700	1941	261	7/30/15	\$101.85	Single Family	4393451
799 River Rd	St. Johnsbury	VT	10/2/2014	\$92,000	4.0	1.0	1,507	1935	301	7/30/15	\$61.05	Single Family	4387036
107 Birchwood	Lyndon	VT	4/20/2015	\$135,000	3.0	3.0	1,920	2008	102	7/31/15	\$70.31	Single Family	4414966
230 Finney Dr.	Lyndon	VT	6/25/2015	\$155,000	3.0	1.0	1,833	1970	37	8/1/15	\$84.56	Single Family	4433573
64 Pleasant St.	Hardwick	VT	7/2/2015	\$85,000	2.0	1.0	1,100	1880	33	8/4/15	\$77.27	Single Family	4435833
40 Valley Lane	Lyndon	VT	7/7/2015	\$147,000	3.0	2.0	1,932	1973	28	8/4/15	\$76.09	Single Family	4436076
1966 VT Route 16	Hardwick	VT	5/11/2015	\$120,000	3.0	3.0	1,392	1976	85	8/4/15	\$86.21	Single Family	4421016
138 Dix Road	Hardwick	VT	3/24/2015	\$115,000	3.0	1.0	1,148	1920	134	8/5/15	\$100.17	Single Family	4408781
3010 Berry Hill Rd.	Sheffield	VT	6/19/2015	\$198,000	2.0	1.0	1,458	1995	47	8/5/15	\$135.80	Single Family	4432528
3741 Duck Pond Road	Waterford	VT	3/1/2015	\$195,000	4.0	2.0	1,890	2008	157	8/5/15	\$103.17	Single Family	4404957
296 Cross Avenue	St. Johnsbury	VT	7/15/2015	\$149,000	3.0	2.0	1,581	1985	21	8/5/15	\$94.24	Single Family	4437982
112 Boulder Road	Newark	VT	6/30/2014	\$77,000	2.0	1.0	628	1950	402	8/6/15	\$122.61	Single Family	4367772
256 York Street	Lyndon	VT	5/14/2015	\$115,000	3.0	2.0	1,488	1989	84	8/6/15	\$77.28	Single Family	4421786
1660 East Peacham Road	Peacham	VT	2/1/2014	\$55,000	3.0	2.0	2,640	1904	552	8/7/15	\$20.83	Single Family	4334871
828 Channel Drive	Danville	VT	5/14/2015	\$375,000	3.0	1.0	1,360	2007	85	8/7/15	\$275.74	Single Family	4421808
3482 S Bayley Hazen Rd	Ryegate	VT	7/23/2015	\$62,000	3.0	1.0	1,082	1850	20	8/12/15	\$57.30	Single Family	4440187
102 Fairview Lane	Lyndon	VT	7/10/2015	\$123,500	3.0	1.0	1,056	1973	33	8/12/15	\$116.95	Single Family	4436954
379 Goodwillie Road	Barnet	VT	3/7/2015	\$325,000	4.0	2.0	1,875	1875	160	8/14/15	\$173.33	Single Family	4406368
68 Dewey Street	Hardwick	VT	6/25/2014	\$91,500	3.0	1.0	1,337	1900	415	8/14/15	\$68.44	Single Family	4437126
421 Pearl Street	St. Johnsbury	VT	8/10/2015	\$60,000	3.0	2.0	999	1940	4	8/14/15	\$60.06	Single Family	4444064
474 Union House Rd.	Sutton	VT	10/13/2014	\$25,000	3.0	1.0	600	1970	306	8/15/15	\$41.67	Single Family	4388722
1525 North Ridge Rd	Sutton	VT	10/6/2014	\$180,000	3.0	2.0	1,352	2005	314	8/16/15	\$133.14	Single Family	4387668
280 Leroux Road	Wheelock	VT	8/11/2015	\$76,000	3.0	2.0	1,104	1994	6	8/17/15	\$68.84	Single Family	4444049
75 Laurel Drive	St. Johnsbury	VT	5/17/2014	\$105,000	4.0	2.0	1,960	1969	458	8/18/15	\$53.57	Single Family	4356852
284 East Street	Lyndon	VT	1/22/2015	\$85,000	3.0	1.0	1,271	1915	209	8/19/15	\$66.88	Single Family	4400446
40 Mill St.	Lyndon	VT	1/1/2015	\$75,000	4.0	2.0	1,260	1900	231	8/20/15	\$59.52	Single Family	4397709
636 Burke Hollow Road	Burke	VT	4/18/2015	\$510,000	8.0	7.0	4,085	1985	125	8/21/15	\$124.85	Single Family	4414454
1506 Route 15	Danville	VT	4/30/2015	\$227,000	4.0	2.0	2,420	1978	116	8/24/15	\$93.80	Single Family	4418353
1213 Clark Road	Danville	VT	10/1/2014	\$220,000	4.0	3.0	2,134	1997	327	8/24/15	\$103.09	Single Family	4386796
55 Cliff	St. Johnsbury	VT	11/10/2014	\$78,000	3.0	1.0	1,664	1954	291	8/28/15	\$46.88	Single Family	4392806
1550 West Hill Road	Hardwick	VT	11/4/2014	\$140,400	3.0	2.0	1,400	2005	299	8/30/15	\$100.29	Single Family	4392072
66 Chesley	Sheffield	VT	4/1/2015										

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
158 Costa Avenue	St. Johnsbury	VT	6/30/2015	\$45,000	2.0	1.0	794	1940	71	9/9/15	\$56.68	Single Family	4434449
13 Southard Street	St. Johnsbury	VT	6/24/2015	\$93,000	2.0	1.0	1,125	1950	77	9/9/15	\$82.67	Single Family	4433192
1356 Spaulding Rd.	St. Johnsbury	VT	5/28/2015	\$125,000	2.0	2.0	1,831	1792	105	9/10/15	\$68.27	Single Family	4425900
2 Blodgett Road	Danville	VT	5/11/2015	\$78,500	4.0	2.0	2,016	1967	123	9/11/15	\$38.94	Single Family	4420802
100 Brian Drive	Sheffield	VT	6/15/2015	\$48,000	3.0	2.0	1,680	1998	88	9/11/15	\$28.57	Single Family	4430829
123 North Shore Road	Danville	VT	6/26/2014	\$220,000	4.0	1.0	1,638	1920	443	9/12/15	\$134.31	Single Family	4367042
1813 Peacham Pond Road	Peacham	VT	6/12/2015	\$194,900	4.0	1.0	1,344	1989	94	9/14/15	\$145.01	Single Family	4429892
884 Barnett Center Road	Barnet	VT	3/6/2014	\$240,000	4.0	2.0	2,577	1990	557	9/14/15	\$93.13	Single Family	4340178
128 Lazy Mill Rd	Stannard	VT	1/7/2015	\$57,200	2.0	1.0	480	1971	252	9/16/15	\$119.17	Single Family	4398291
154 Carroll Boulevard	St. Johnsbury	VT	6/8/2015	\$167,000	4.0	2.0	1,500	1971	100	9/16/15	\$111.33	Single Family	4428501
4945 South Wheelock Road	Wheelock	VT	6/12/2014	\$83,000	3.0	2.0	1,728	2003	463	9/18/15	\$48.03	Single Family	4363555
501 Old Center Road	St. Johnsbury	VT	9/9/2015	\$55,000	3.0	1.0	1,344	1948	9	9/18/15	\$40.92	Single Family	4449823
75 Point Comfort Rd.	Danville	VT	6/25/2014	\$176,500	3.0	1.0	900	1918	451	9/19/15	\$196.11	Single Family	4369988
1521 Route 5a	Sutton	VT	6/9/2015	\$55,000	4.0	2.0	2,240	2001	104	9/21/15	\$24.55	Single Family	4429151
56 Boulder Road	Newark	VT	5/20/2015	\$154,000	3.0	1.0	968	1952	125	9/22/15	\$159.09	Single Family	4423645
1271 Berry Hill Road	Sheffield	VT	8/18/2015	\$135,000	2.0	2.0	1,540	1983	35	9/22/15	\$87.66	Single Family	4445554
1790 Garland Hill Road	Barnet	VT	5/22/2015	\$176,340	3.0	3.0	2,016	2002	123	9/22/15	\$87.47	Single Family	4424278
2659 Route 15 East	Hardwick	VT	8/20/2015	\$140,000	3.0	2.0	1,449	2005	33	9/22/15	\$96.62	Single Family	4447035
1776 Breezy Hill Road	St. Johnsbury	VT	4/24/2015	\$38,000	3.0	1.0	1,560	1920	152	9/23/15	\$24.36	Single Family	4416848
69 Church Street	Lyndon	VT	4/29/2015	\$165,000	4.0	2.0	2,641	1880	148	9/24/15	\$62.48	Single Family	4417048
539 Spaulding Road	St. Johnsbury	VT	5/28/2015	\$70,000	2.0	1.0	1,722	2006	119	9/24/15	\$40.65	Single Family	4425903
1121 Ferguson Road	Barnet	VT	5/5/2015	\$163,000	3.0	2.0	1,488	1840	143	9/25/15	\$109.54	Single Family	4418803
1111 Route 2 East	Danville	VT	7/28/2015	\$75,200	1.0	1.0	600	1970	59	9/25/15	\$125.33	Single Family	4441149
1424 Peacham-Danville Road	Peacham	VT	3/6/2015	\$163,000	3.0	3.0	1,732	2004	203	9/25/15	\$94.11	Single Family	4405788
133 Lafayette Street	St. Johnsbury	VT	6/28/2015	\$75,000	2.0	1.0	937	1920	89	9/25/15	\$80.04	Single Family	4434564
261 Sunset Drive	St. Johnsbury	VT	5/1/2015	\$166,000	3.0	2.0	2,700	1969	150	9/28/15	\$61.48	Single Family	4418100
17 Brunelle Street	St. Johnsbury	VT	7/16/2015	\$133,000	2.0	2.0	2,067	1953	75	9/29/15	\$64.34	Single Family	4439330
214 Farmer Drive	St. Johnsbury	VT	9/22/2015	\$130,000	3.0	2.0	1,632	1976	7	9/29/15	\$79.66	Single Family	4452312
695 Town Farm Lane	Lyndon	VT	1/26/2015	\$240,000	4.0	1.0	2,375	1850	249	10/2/15	\$101.05	Single Family	4400746
738 West Shore Drive	Groton	VT	5/18/2015	\$125,000	2.0	1.0	900	1902	137	10/2/15	\$138.89	Single Family	4422693
821 Wheelock Road	Danville	VT	2/19/2015	\$210,000	3.0	1.0	1,886	1990	225	10/2/15	\$111.35	Single Family	4403785
203 Ralphs Rd.	Lyndon	VT	5/6/2015	\$189,000	3.0	3.0	2,400	2003	149	10/2/15	\$78.75	Single Family	4419040
147 Newark Pond Road	Sutton	VT	12/18/2014	\$67,000	2.0	1.0	900	1961	291	10/5/15	\$74.44	Single Family	4396714
77 Church Street	Sutton	VT	5/13/2015	\$87,000	3.0	2.0	1,635	1990	145	10/5/15	\$53.21	Single Family	4421747
614 Bayley Hazen Road	Peacham	VT	5/4/2015	\$220,750	3.0	2.0	1,972	1802	156	10/7/15	\$111.94	Single Family	4418309
69 Brightlook Dr.	St. Johnsbury	VT	7/25/2015	\$119,000	2.0	1.0	900	1989	74	10/7/15	\$132.22	Condo	4440338
76 Woodbury Lane	Lyndon	VT	7/9/2015	\$137,000	2.0	1.0	1,248	1972	91	10/8/15	\$109.78	Single Family	4436720
69 Brightlook Dr.	St. Johnsbury	VT	3/30/2013	\$54,500	1.0	1.0	600	1989	922	10/8/15	\$90.83	Condo	4225531
11 Howard Road	Danville	VT	5/10/2015	\$136,000	5.0	3.0	2,275	1920	152	10/9/15	\$59.78	Single Family	4420261
23 Mountain Brook	Burke	VT	10/9/2015	\$210,000	2.0	2.0	1,310	1988	1	10/9/15	\$160.31	Condo	4603335
208 Lyford West Shore Road	Walden	VT	5/28/2015	\$80,000	2.0	1.0	700	1968	136	10/11/15	\$114.29	Single Family	4425840
1089 Roy Mountain Road	Barnet	VT	7/30/2015	\$190,000	2.0	2.0	1,578	1992	74	10/12/15	\$120.41	Single Family	4442158
47 Gibson Road	Ryegate	VT	9/22/2015	\$162,000	3.0	1.0	960	1965	21	10/13/15	\$168.75	Single Family	4452509
204 Crow Hill Road	St. Johnsbury	VT	10/9/2015	\$90,000	4.0	1.0	3,378	1850	4	10/13/15	\$26.64	Single Family	4455550
1367 Center Pond Rd.	Newark	VT	5/20/2015	\$65,000	2.0	1.0	840	1968	147	10/14/15	\$77.38	Single Family	4423451
195 Cortland Hill Road	Waterford	VT	5/22/2015	\$235,000	3.0	3.0	1,885	1970	145	10/14/15	\$124.67	Single Family	4424142
1134 Couture Flats Road	Lyndon	VT	6/30/2015	\$66,500	3.0	3.0	2,380	1973	108	10/16/15	\$27.94	Single Family	4434736
84 Steve Street	Lyndon	VT	8/10/2015	\$16,000	2.0	1.0	934	1988	67	10/16/15	\$17.13	Mobile Home	4443934
403 Jills Hill	Wheelock	VT	8/12/2015	\$88,000	3.0	1.0	1,138	1999	65	10/16/15	\$77.33	Single Family	4442823
682 Daniels Farm Rd	Waterford	VT	5/9/2015	\$350,000	5.0	4.0	2,590	1854	162	10/18/15	\$135.14	Single Family	4420589
61 Steve Street	Lyndon	VT	9/21/2015	\$14,000	3.0	2.0	980	1974	28	10/19/15	\$14.29	Single Family	4451984
141 Autumn Lane	Lyndon	VT	12/11/2014	\$85,000	2.0	2.0	924	2006	314	10/21/15	\$91.99	Single Family	4396104
48 Harvey St.	St. Johnsbury	VT	5/18/2015	\$98,000	4.0	2.0	1,617	1930	156	10/21/15	\$60.61	Single Family	4423049
1632 East Road	Ryegate	VT	9/9/2015	\$76,000	1.0	1.0	672	1968	44	10/23/15	\$113.10	Single Family	4449729
360 Hillside Drive	Ryegate	VT	7/27/2015	\$220,000	4.0	2.0	2,935	1966	89	10/24/15	\$74.96	Single Family	4441063
871 Center Road Road	Hardwick	VT	10/10/2015	\$170,000	3.0	2.0	1,366	1976	15	10/25/15	\$124.45	Single Family	4456665
3307 Garland Hill Road	Barnet	VT	9/17/2015	\$171,000	2.0	2.0	1,822	2000	39	10/26/15	\$93.85	Single Family	4451693
1067 E Rte. 2 Route	St. Johnsbury	VT	5/13/2015	\$40,000	3.0	1.0	1,400	1890	170	10/30/15	\$28.57	Single Family	4421495
199 Barre Avenue	Danville	VT	8/12/2015	\$162,000	2.0	1.0	1,120	1960	80	10/31/15	\$144.64	Single Family	4444414
39 Good Place	Hardwick	VT	6/12/2015	\$149,950	3.0	2.0	1,606	1892	143	11/2/15	\$93.37	Single Family	4430231
469 Pleasant Street	St. Johnsbury	VT	7/16/2015	\$118,000	3.0	1.0	1,356	1875	109	11/2/15	\$87.02	Single Family	4438708
115 Green Street	St. Johnsbury	VT	3/4/2015	\$70,000	2.0	1.0	1,212	1913	243	11/2/15	\$57.76	Single Family	4405535
1959 US ROUTE 5	Burke	VT	8/27/2014	\$103,000	4.0	1.0	2,218	1900	434	11/4/15	\$46.44	Single Family	4380600
1060 US RTE 2B	St. Johnsbury	VT	6/26/2015	\$105,300	3.0	2.0	1,510	1925	135	11/8/15	\$69.74	Single Family	4433670
2268 Slack St.	Peacham	VT	11/3/2015	\$300,000	4.0	2.0	1,878	1986	13	11/16/15	\$159.74	Single Family	4458934
1304 Daniels Farm Road	Waterford	VT	5/23/2015	\$152,000	3.0	2.0	1,632	1999	178	11/17/15	\$93.14	Single Family	4424751
207 Bear Path Lane	Burke	VT	3/6/2015	\$806,000	5.0	4.0	3,298	2007	256	11/17/15	\$244.39	Condo	4405891
1713 Whitehill Road	Barnet	VT	10/20/2014	\$239,000	4.0	4.0	2,919	1977	394	11/18/15	\$81.88	Single Family	4389801
6340 US Rte 5	Sutton	VT	5/12/2015	\$200,000	2.0	1.0	1,000	1996	190	11/18/15	\$200.00	Single Family	4420729
647 Stannard Mountain Road	Wheelock	VT	6/19/2015	\$140,000	4.0	2.0	1,500	2005	154	11/20/15	\$93.33	Single Family	4431959
79 Dundee St.	St. Johnsbury	VT	4/21/2015	\$79,000	2.0	1.0	1,652	1949	214	11/21/15	\$47.82	Single Family	4415076
296 Great Road	Groton	VT	4/7/2015	\$65,000	2.0	2.0	1,011	1984	236	11/29/15	\$64.29	Single Family	4412291
682 Richard Crossing	Walden	VT	10/15/2015	\$90,000	3.0	2.0	930	1990	48	12/2/15	\$96.77	Single Family	4456445
3219 Coles Pond Road	Walden	VT	10/16/2015	\$15,000	3.0	2.0	1,702	1960	49	12/4/15	\$8.81	Single Family	4456462
273 Kate Brook Road	Hardwick	VT	5/15/2015	\$190,000	1.0	1.0	1,242	2008	203	12/4/15	\$152.98	Single Family	4422242
1045 U.S. Route 5	Waterford	VT	11/19/2015	\$134,000	3.0	2.0	1,900	1950	16	12/5/15	\$70.53	Single Family	4461031
1624 Walden Hill Road	Danville	VT	6/29/2015	\$195,000	3.0	3.0	2,244	1992	160	12/6/15	\$86.90	Single Family	4434590
366 Vail Dr	Lyndon	VT	7/29/2015	\$65,500	2.0	1.0	1,609	1940	131	12/7/15	\$40.71	Single Family	4441021
663 Stratton Road	Hardwick	VT	10/19/2015	\$77,500	6.0	1.0	1,152	1968	49	12/7/15	\$67.27	Single Family	4457205
1065 Higgins Hill Road	St. Johnsbury	VT	7/13/2015	\$213,500	4.0	2.0	2,150	1810	147	12/7/15	\$99.30	Single Family	4437670
43 Russell Avenue	St. Johnsbury	VT	5/11/2015	\$95,000	3.0	2.0	1,340	1940	211	12/8/15	\$70.90	Single Family	4421086
1549 Victory RD	Burke	VT	9/20/2015	\$238,000	3.0	2.0	1,950	2015	80	12/9/15	\$122.05	Single Family	4452149
148 Old County Road	Groton	VT	6/1/2015	\$174,000	4.0	2.0	1,978	1860	193	12/11/15	\$87.97	Single Family	4427216
3208 Old Duck Pond Road	Sheffield	VT	5/8/2015	\$52,000	1.0	1.0	1,308	2003	220	12/14/15	\$39.76	Single Family	4420792
108 Elm Street	St. Johnsbury	VT	12/3/2015	\$10,000	2.0	1.0	2,250	1875	12	12/15/15	\$4.44	Single Family	4462792
21 Route 2 East	Danville	VT	4/14/2014	\$58,245	2.0	2.0	1,600	1885	611	12/16/15	\$36.40	Single Family	4348228
2853 Witherspoon Road	Ryegate	VT	11/13/2015	\$216,000	3.0	2.0	2,700	1941	34	12/17/15	\$80.00	Single Family	4460387
495 Webster Hill Road	Danville	VT	4/17/2015	\$255,000	3.0	2.0	2,396	1					

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
47 Goodfellow	Groton	VT	1/13/2016	\$95,000	3.0	1.0	1,694	1968	8	1/21/16	\$56.08	Single Family	4466598
110 Dimick Rd.	Hardwick	VT	11/16/2015	\$195,000	3.0	2.0	2,224	1985	66	1/21/16	\$87.68	Single Family	4460648
500 Willey Farm Road	Kirby	VT	12/18/2015	\$60,000	3.0	2.0	1,792	1996	34	1/21/16	\$33.48	Mobile Home	4464255
1186 Cahoon Farm Road	Walden	VT	8/5/2015	\$175,000	3.0	1.0	1,576	1978	173	1/25/16	\$111.04	Single Family	4443082
2171 VT Route 114	Burke	VT	1/26/2016	\$415,000	3.0	4.0	2,550	1890	1	1/26/16	\$162.75	Single Family	4601436
1596 West Hill Road	Hardwick	VT	10/27/2015	\$85,000	1.0	1.0	1,124	1998	95	1/30/16	\$75.62	Single Family	4458450
107 Mountain Brook	Burke	VT	1/5/2015	\$104,900	1.0	1.0	680	1978	391	1/31/16	\$154.26	Condo	4397975
260 Sherburne Place	Lyndon	VT	7/28/2015	\$285,000	4.0	3.0	3,380	1995	187	1/31/16	\$84.32	Single Family	4440840
53 Rochester Street	Hardwick	VT	5/8/2015	\$115,000	5.0	3.0	2,085	1850	269	2/1/16	\$55.16	Single Family	4420226
1354 Daniels Farm Road	Waterford	VT	7/30/2015	\$299,000	3.0	3.0	3,076	2005	186	2/1/16	\$97.20	Single Family	4441444
850 Calendar Brook Rd.	Burke	VT	1/24/2015	\$297,500	3.0	4.0	4,050	2002	379	2/7/16	\$73.46	Single Family	4400594
44 Coolidge Circle Circle	St. Johnsbury	VT	5/17/2015	\$175,000	3.0	2.0	2,310	2008	266	2/7/16	\$75.76	Single Family	4422420
113 Oak Street	St. Johnsbury	VT	1/13/2016	\$28,500	2.0	1.0	1,579	1900	27	2/9/16	\$18.05	Single Family	4466609
228 Powder Spring Road	Groton	VT	7/1/2015	\$168,000	4.0	3.0	3,690	1898	225	2/11/16	\$45.53	Single Family	4435101
600 Old Farm Road	Burke	VT	1/8/2016	\$200,000	3.0	2.0	1,344	1940	38	2/15/16	\$148.81	Single Family	4465906
3602 Joes Brook Road	Danville	VT	11/25/2015	\$230,000	3.0	4.0	2,375	2006	82	2/15/16	\$96.84	Single Family	4461783
537 Bald Hill Pond Road	Newark	VT	6/17/2015	\$69,500	2.0	1.0	768	1978	244	2/16/16	\$90.49	Single Family	4432073
3542 Route 2 West	Danville	VT	6/12/2015	\$150,000	3.0	2.0	1,836	1920	250	2/17/16	\$81.70	Single Family	4429909
247 Skyline Dr.	Lyndon	VT	6/8/2015	\$140,000	3.0	2.0	2,467	1945	254	2/17/16	\$56.75	Single Family	4428520
29 Hosmer Brook Dr	Groton	VT	11/24/2015	\$349,000	3.0	2.0	3,028	1950	85	2/17/16	\$115.26	Single Family	4461880
271 Bear Path Lane	Burke	VT	1/29/2015	\$549,000	3.0	3.0	1,974	2015	387	2/20/16	\$278.12	Condo	4401118
67 Ferguson Hill Road	Walden	VT	11/30/2015	\$229,000	3.0	3.0	3,312	2010	83	2/21/16	\$83.03	Single Family	4462046
114 Underlyffe Road	St. Johnsbury	VT	5/22/2015	\$229,000	4.0	2.0	2,428	1940	275	2/21/16	\$94.32	Single Family	4424206
41 Burke Road	Sutton	VT	3/17/2015	\$135,000	3.0	1.0	1,690	1825	343	2/23/16	\$79.88	Single Family	4407527
58 Howard Rd	Danville	VT	2/17/2016	\$95,000	3.0	2.0	1,040	1960	6	2/23/16	\$91.35	Single Family	4471748
432 Powder Spring Road	Groton	VT	2/12/2016	\$215,000	3.0	3.0	3,475	1987	11	2/23/16	\$61.87	Single Family	4471115
617 Deer Ridge Road	Newark	VT	5/12/2014	\$55,500	2.0	2.0	1,063	1850	655	2/26/16	\$52.21	Single Family	4354691
704 SOUTH WHEELLOCK ROAD	Lyndon	VT	1/29/2016	\$40,950	4.0	2.0	1,307	1850	29	2/27/16	\$31.33	Single Family	4469038
1512 Shadow Lake Road	Waterford	VT	1/22/2016	\$154,500	3.0	2.0	1,232	1970	36	2/27/16	\$125.41	Single Family	4467850
3095 Route 18	Waterford	VT	1/29/2016	\$84,800	3.0	2.0	1,170	1940	34	3/3/16	\$72.48	Single Family	4468962
2110 Old County Rd	Danville	VT	1/23/2016	\$108,000	4.0	3.0	1,760	1978	41	3/4/16	\$61.36	Single Family	4468531
50 Sprucewood Lane	Lyndon	VT	9/25/2015	\$160,000	3.0	2.0	1,898	2004	161	3/4/16	\$84.30	Single Family	4453227
1012 Branch Brook Road	Groton	VT	10/6/2014	\$185,000	3.0	2.0	2,442	1850	518	3/7/16	\$75.76	Single Family	4387418
258 Sweet Road	Danville	VT	9/23/2015	\$260,000	3.0	3.0	2,090	1984	166	3/7/16	\$124.40	Single Family	4452900
212 St. Mary Street Street	St. Johnsbury	VT	3/2/2016	\$130,000	3.0	2.0	1,166	2014	6	3/8/16	\$111.49	Single Family	4474015
96 Eastern Ave	Lyndon	VT	3/4/2016	\$47,000	3.0	1.0	2,368	1960	6	3/10/16	\$19.85	Single Family	4474256
140 Deer Creek Lane	St. Johnsbury	VT	10/27/2015	\$109,900	3.0	2.0	1,296	2007	135	3/10/16	\$84.80	Single Family	4458315
2669 Old County Rd South	Waterford	VT	8/18/2015	\$170,000	3.0	2.0	1,592	2006	207	3/12/16	\$106.78	Single Family	4446152
143 Bull Mountain Trail	Newark	VT	2/14/2014	\$136,250	3.0	1.0	853	1970	758	3/13/16	\$159.73	Single Family	4337154
58 Town Highway 16	Sheffield	VT	10/30/2015	\$115,000	2.0	2.0	1,388	1990	138	3/16/16	\$82.85	Single Family	4458492
594 Summer Street	St. Johnsbury	VT	2/20/2016	\$140,000	4.0	2.0	2,304	1900	25	3/16/16	\$60.76	Single Family	4472174
225 Woodland Road	Waterford	VT	7/15/2015	\$166,500	3.0	2.0	1,502	1974	246	3/17/16	\$110.85	Single Family	4438556
76 Breezy Hill Road	St. Johnsbury	VT	8/15/2014	\$103,500	3.0	1.0	1,500	1962	585	3/22/16	\$69.00	Single Family	4378447
2804 Centon Pond Rd.	Newark	VT	4/24/2014	\$20,000	2.0	1.0	672	1968	701	3/25/16	\$29.76	Single Family	4350502
1213 Clark Rd	Danville	VT	3/8/2016	\$227,500	4.0	3.0	2,134	1998	17	3/25/16	\$106.61	Single Family	4475156
49 Balsam Road	Lyndon	VT	7/29/2014	\$160,000	3.0	3.0	2,020	1998	606	3/26/16	\$79.21	Single Family	4374285
937 Center Road	Hardwick	VT	10/5/2015	\$145,000	2.0	2.0	1,568	1981	176	3/29/16	\$92.47	Single Family	4454705
117 Bellevue Drive	Ryeate	VT	1/4/2016	\$37,000	2.0	1.0	1,038	1984	85	3/29/16	\$35.65	Single Family	4465645
596 VT RT 15	Danville	VT	3/15/2016	\$198,500	2.0	2.0	1,400	2001	14	3/29/16	\$141.79	Single Family	4476889
356 Pleasant Street	Ryeate	VT	2/18/2016	\$102,000	3.0	2.0	1,300	2003	40	3/29/16	\$78.46	Single Family	4472113
2234 Brook Road	Burke	VT	6/15/2015	\$145,000	2.0	2.0	1,009	2012	290	3/31/16	\$143.71	Single Family	4430602
83 Harvey Street	St. Johnsbury	VT	12/1/2015	\$77,115	3.0	1.0	1,112	1930	121	3/31/16	\$69.35	Single Family	4462172
11 Hams Camp Rd	Sheffield	VT	4/1/2015	\$191,000	3.0	2.0	1,718	1842	366	4/1/16	\$111.18	Single Family	4411164
954 Rt 114 Island Pond Rd	Newark	VT	7/31/2015	\$122,000	3.0	2.0	1,794	1969	248	4/4/16	\$68.00	Single Family	4441691
1324 Couture Flats	Lyndon	VT	5/19/2015	\$114,000	2.0	2.0	1,350	1970	321	4/4/16	\$84.44	Single Family	4422972
2013 South Wheelock Road	Lyndon	VT	3/24/2016	\$74,000	3.0	2.0	1,935	1825	12	4/5/16	\$38.24	Single Family	4478171
4058 Duck Pond Road	Waterford	VT	5/18/2015	\$160,000	3.0	1.0	1,265	1971	326	4/8/16	\$126.48	Single Family	4422836
2271 Scott Highway	Groton	VT	3/3/2016	\$99,000	2.0	2.0	1,012	1850	38	4/10/16	\$97.83	Single Family	4474587
191 Fitchett Road	Waterford	VT	6/29/2015	\$308,000	2.0	2.0	2,374	1999	288	4/12/16	\$129.74	Single Family	4434196
270 Us Rt 5	Sutton	VT	12/15/2015	\$29,000	3.0	1.0	1,408	1971	120	4/13/16	\$20.60	Single Family	4463883
1300 Portland	St. Johnsbury	VT	1/7/2016	\$16,000	7.0	2.0	1,920	1870	97	4/13/16	\$8.33	Single Family	4465953
903 Hawk Rock Rd.	Newark	VT	6/13/2015	\$73,500	1.0	2.0	900	1994	306	4/14/16	\$81.67	Single Family	4430184
30 Players Lane	Lyndon	VT	3/22/2016	\$57,000	2.0	1.0	900	1973	27	4/18/16	\$63.33	Mobile Home	4477893
1849 Peacham Pond Road	Peacham	VT	2/9/2016	\$255,000	3.0	1.0	1,136	1965	70	4/19/16	\$224.47	Single Family	4470560
4064 Scott Highway	Groton	VT	6/18/2015	\$172,500	2.0	2.0	1,144	2003	307	4/20/16	\$150.79	Single Family	4432517
78 Clinton Avenue	St. Johnsbury	VT	2/17/2016	\$170,000	3.0	2.0	1,886	1900	64	4/21/16	\$90.14	Single Family	4471891
43 Horseback Ln. Lane	Hardwick	VT	2/26/2016	\$162,000	3.0	1.0	1,780	1971	57	4/23/16	\$91.01	Single Family	4473166
502 Sparhawk Road	Wheelock	VT	6/2/2014	\$185,000	2.0	2.0	1,150	1989	691	4/23/16	\$160.87	Single Family	4360687
3699 East Burke rd	Lyndon	VT	4/11/2016	\$125,000	3.0	1.0	1,248	2002	17	4/28/16	\$100.16	Single Family	4482164
58 Lafayette Street	St. Johnsbury	VT	5/13/2014	\$135,000	4.0	2.0	2,023	1900	716	4/28/16	\$66.73	Single Family	4355157
1404 Vermont Route 15	Danville	VT	4/1/2015	\$148,500	3.0	1.0	1,189	1982	396	5/1/16	\$124.89	Single Family	4410668
23 Wheelock Rd.	Danville	VT	4/19/2016	\$189,000	3.0	2.0	1,480	1836	13	5/2/16	\$127.70	Single Family	4484615
329 West Main Street	Barnet	VT	11/15/2015	\$99,000	3.0	2.0	1,200	1840	169	5/2/16	\$82.50	Single Family	4460497
1610 Gaskell Hill Road	Burke	VT	2/22/2016	\$185,000	2.0	2.0	1,990	1980	70	5/2/16	\$92.96	Single Family	4472483
507 Deer run Lane	Lyndon	VT	11/21/2015	\$261,500	2.0	3.0	3,180	1994	164	5/3/16	\$82.23	Single Family	4461481
170 Boynton Avenue	St. Johnsbury	VT	11/1/2014	\$308,750	6.0	2.0	3,051	1917	549	5/3/16	\$101.20	Single Family	4391590
705 Gilman Road	Lyndon	VT	8/11/2015	\$150,000	5.0	2.0	2,482	1890	268	5/5/16	\$60.44	Single Family	4443925
3299 Vermont Route 18	Waterford	VT	4/1/2016	\$120,000	2.0	1.0	1,344	1967	34	5/5/16	\$89.29	Single Family	4480719
3616 Sheffield Square Road	Sheffield	VT	8/7/2015	\$92,000	3.0	2.0	1,360	1900	273	5/6/16	\$67.65	Single Family	4443657
24 Shores Hill Road	Lyndon	VT	1/18/2016	\$128,000	4.0	1.0	1,476	1900	109	5/6/16	\$86.72	Single Family	4467170
453 Spaulding Road	St. Johnsbury	VT	8/19/2015	\$115,430	2.0	1.0	1,420	1952	262	5/7/16	\$81.29	Single Family	4445843
272 Kirby Road	Burke	VT	2/5/2016	\$200,000	2.0	3.0	1,790	2008	94	5/9/16	\$111.73	Condo	4470112
272 N Kirby Road	Burke	VT	2/5/2016	\$200,000	2.0	3.0	1,790	2008	94	5/9/16	\$111.73	Single Family	4470046
360 Hillside Drive	Ryeate	VT	1/29/2016	\$225,000	4.0	2.0	2,935	1966	103	5/11/16	\$76.66	Single Family	4469138
202 Stony Brook Road	Waterford	VT	11/18/2015	\$185,000	3.0	3.0	2,432	1988	175	5/11/16	\$76.07	Single Family	4460907
85 Grange Hall Rd.	Barnet	VT	4/30/2016	\$200,000	3.0	2.0	1,392	2005	11	5/11/16	\$143.68	Single Family	4486730
299 Whipple Hill Drive	Lyndon	VT	2/8/2016	\$169,500	2.0	2.0	1,410	1910	94	5/12/16	\$120.21	Single Family	4470723
277 Lawrence Road	Waterford	VT	3/16/2016	\$202,000	2.0	3.0	1,980	1981	58	5/13/16	\$102.02	Single Family	4476770

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
27 James Street	St. Johnsbury	VT	10/15/2015	\$24,000	3.0	1.0	1,224	1900	228	5/30/16	\$19.61	Single Family	4456496
820 Stannard Mountain Road	Danville	VT	3/31/2016	\$160,000	3.0	1.0	1,560	2004	61	5/31/16	\$102.56	Single Family	4479576
769 South Main Street	Peacham	VT	5/13/2016	\$240,000	2.0	2.0	1,744	1952	19	6/1/16	\$137.61	Single Family	4490700
385 Dillon Drive	Kirby	VT	4/4/2016	\$280,000	4.0	4.0	2,258	1970	58	6/1/16	\$124.00	Single Family	4480875
133 eastern Avenue	Walden	VT	5/27/2016	\$149,900	3.0	1.0	1,008	1977	5	6/1/16	\$148.71	Single Family	4493716
4228 South Wheelock Road	Wheelock	VT	4/22/2016	\$190,000	2.0	2.0	2,028	1978	40	6/1/16	\$93.69	Single Family	4484937
36 Monash Road	Burke	VT	5/4/2016	\$145,000	3.0	3.0	1,331	2002	28	6/1/16	\$108.94	Single Family	4487921
2018 Goss Hollow Road	St. Johnsbury	VT	4/23/2016	\$148,500	3.0	2.0	3,048	1795	41	6/3/16	\$48.72	Single Family	4485356
80 Lynwood Terrace	St. Johnsbury	VT	6/3/2016	\$108,000	3.0	1.0	1,056	1946	1	6/3/16	\$102.27	Single Family	4601454
87 North Prospect St.	Lyndon	VT	5/21/2016	\$182,500	3.0	2.0	2,179	1935	14	6/4/16	\$83.75	Single Family	4492054
1529 Creamery Road	Ryegeat	VT	3/21/2016	\$130,000	3.0	2.0	2,136	1890	77	6/6/16	\$60.86	Single Family	4477532
742 Brown Farm Road	Hardwick	VT	5/18/2016	\$224,000	5.0	3.0	2,900	2005	19	6/6/16	\$77.24	Single Family	4491041
3174 Newark Street	Newark	VT	12/4/2015	\$87,000	2.0	1.0	640	1975	186	6/7/16	\$135.94	Single Family	4462599
905 US Route 5	Waterford	VT	4/22/2016	\$110,000	3.0	2.0	1,700	1900	48	6/9/16	\$64.71	Single Family	4484955
601 Ha' Penny Road	Peacham	VT	5/17/2016	\$335,000	3.0	2.0	1,416	2003	23	6/9/16	\$236.58	Single Family	4491190
4715 Burke Hollow Rd.	Burke	VT	10/6/2015	\$97,500	4.0	1.0	1,609	1885	248	6/10/16	\$60.60	Single Family	4454854
140 Carroll BLVD	St. Johnsbury	VT	4/13/2016	\$183,000	4.0	5.0	2,896	1970	61	6/13/16	\$63.19	Single Family	4482936
264 Memory Lane	Walden	VT	12/11/2015	\$99,000	1.0	1.0	1,192	1950	188	6/16/16	\$83.05	Single Family	4463404
99 Undercylffe Road	St. Johnsbury	VT	6/6/2016	\$223,750	3.0	2.0	2,252	1940	11	6/17/16	\$99.36	Single Family	4496159
115 Marble	Lyndon	VT	6/11/2016	\$25,000	2.0	1.0	924	1981	7	6/18/16	\$27.06	Single Family	4497435
17 Gov Mattocks Road	Peacham	VT	5/1/2016	\$256,000	3.0	2.0	1,700	1790	51	6/21/16	\$150.59	Single Family	4486903
154 Dane Hill Rd	Sheffield	VT	4/19/2016	\$29,900	5.0	2.0	1,626	1920	63	6/21/16	\$18.39	Single Family	4483926
404 Truett Drive	Sheffield	VT	6/13/2016	\$135,000	2.0	1.0	1,064	2004	10	6/23/16	\$126.88	Single Family	4497665
847 Rocky Ridge Road	St. Johnsbury	VT	6/10/2016	\$174,000	4.0	2.0	1,984	1966	14	6/24/16	\$87.70	Single Family	4496953
630 Green Bay Loop	Peacham	VT	9/16/2014	\$322,000	3.0	3.0	1,891	2004	648	6/25/16	\$170.28	Single Family	4383974
210 Powderhorn Rd	Burke	VT	9/28/2015	\$245,000	2.0	2.0	1,180	2005	271	6/25/16	\$207.63	Condo	4453145
484 West Shore Drive	Groton	VT	3/14/2016	\$469,000	4.0	3.0	2,726	1991	105	6/27/16	\$172.05	Single Family	4476341
691 Stannard Mountain Road	Stannard	VT	6/15/2015	\$65,000	3.0	1.0	1,584	1900	380	6/29/16	\$41.04	Single Family	4431184
585 Bugbee Crossing Rd	Burke	VT	4/6/2016	\$195,000	3.0	2.0	1,721	1991	87	7/2/16	\$113.31	Single Family	4480998
414 Creamery Road	Ryegeat	VT	4/6/2015	\$209,000	3.0	4.0	3,044	1996	453	7/2/16	\$68.66	Single Family	4411360
857 Rocky Ridge Road	St. Johnsbury	VT	4/3/2015	\$197,000	3.0	2.0	2,100	1967	456	7/2/16	\$93.81	Single Family	4411047
2 Church Street	Burke	VT	6/27/2016	\$148,000	3.0	2.0	1,660	1900	8	7/5/16	\$89.16	Single Family	4500499
112 Spring St.	Hardwick	VT	3/21/2014	\$157,000	3.0	3.0	2,517	1890	838	7/6/16	\$62.38	Single Family	4343343
627 Old Coach RD.	Lyndon	VT	6/9/2016	\$230,000	6.0	2.0	2,072	1974	28	7/7/16	\$111.00	Single Family	4496819
199 Pumpkin Hill Road	Danville	VT	6/27/2016	\$147,500	3.0	3.0	1,950	1960	11	7/8/16	\$75.64	Single Family	4500562
69 Gus's Run	Lyndon	VT	5/12/2016	\$234,000	3.0	2.0	1,937	1986	58	7/9/16	\$120.81	Single Family	4489736
261 Spring St	St. Johnsbury	VT	12/11/2015	\$79,500	5.0	2.0	3,024	1900	212	7/10/16	\$26.29	Single Family	4463391
881 Houston Hill Rd	Hardwick	VT	6/6/2016	\$112,500	2.0	1.0	1,344	1950	35	7/11/16	\$83.71	Single Family	4495707
366 Ide Mountain Drive Road	Wheelock	VT	4/15/2016	\$175,000	3.0	2.0	2,996	2004	88	7/12/16	\$58.41	Single Family	4483236
17 Whispering Brook Lane	Kirby	VT	6/15/2015	\$85,000	2.0	1.0	948	1999	394	7/13/16	\$89.66	Single Family	4431005
1058 Keniston Hill Road	Wheelock	VT	5/26/2014	\$170,000	2.0	2.0	1,296	1970	780	7/14/16	\$131.17	Single Family	4358691
952 Center Pond Rd	Newark	VT	7/13/2015	\$114,000	1.0	1.0	667	1975	367	7/14/16	\$170.91	Single Family	4437740
138 Pine Ridge Circle	Lyndon	VT	11/17/2015	\$145,000	3.0	2.0	1,754	1981	240	7/14/16	\$82.67	Single Family	4460767
955 Portland Street	St. Johnsbury	VT	6/1/2016	\$77,500	4.0	2.0	1,528	1900	43	7/14/16	\$50.72	Single Family	4494792
210 Memory Lane	Walden	VT	7/1/2016	\$118,000	2.0	1.0	816	1948	19	7/20/16	\$144.61	Single Family	4501871
407 Sheffield Road	Sutton	VT	6/23/2016	\$217,000	4.0	2.0	2,240	1975	27	7/20/16	\$96.88	Single Family	4499771
1486 West Hill Rd.	Hardwick	VT	6/3/2016	\$112,000	2.0	2.0	1,156	1965	48	7/21/16	\$96.89	Single Family	4495726
135 Mountain View Drive	Danville	VT	7/7/2016	\$159,900	3.0	2.0	1,863	1968	14	7/21/16	\$85.83	Single Family	4502893
148 Cedar Lane	Danville	VT	5/18/2016	\$218,000	4.0	2.0	2,282	1993	64	7/21/16	\$95.53	Single Family	4490944
157 Sugar Ridge Road	Danville	VT	4/15/2016	\$252,500	3.0	2.0	2,000	2007	97	7/21/16	\$126.25	Single Family	4483153
878 Ridge RD. Road	Kirby	VT	5/12/2016	\$252,576	4.0	3.0	2,916	1840	72	7/23/16	\$86.62	Single Family	4489851
339 Urie Drive	Lyndon	VT	6/15/2016	\$245,000	4.0	2.0	2,467	1988	40	7/25/16	\$99.31	Single Family	4497913
3065 Burke Hollow Road	Burke	VT	7/1/2016	\$147,000	3.0	2.0	2,200	2003	27	7/28/16	\$66.82	Single Family	4501851
253 Pavilion Lane	Barnet	VT	4/7/2016	\$391,277	3.0	3.0	1,306	1960	113	7/29/16	\$299.60	Single Family	4481334
1834 Scott Highway	Ryegeat	VT	9/24/2015	\$82,500	3.0	1.0	1,024	1981	309	7/29/16	\$80.57	Mobile Home	4453022
191 Glenside Avenue	Hardwick	VT	5/16/2016	\$150,000	3.0	3.0	2,018	1890	75	7/30/16	\$74.33	Single Family	4490547
27 James Street	St. Johnsbury	VT	7/28/2016	\$74,600	3.0	1.0	1,224	1900	4	8/1/16	\$60.95	Single Family	4506984
89 Ingalls Drive	Sheffield	VT	4/13/2016	\$95,000	3.0	2.0	1,688	1990	111	8/2/16	\$56.28	Single Family	4482550
151 Mountain View	Lyndon	VT	6/28/2016	\$154,000	2.0	1.0	1,232	2003	35	8/2/16	\$125.00	Single Family	4500768
598 Keniston Hill Road	Sheffield	VT	5/15/2015	\$285,000	5.0	2.0	3,288	1830	446	8/3/16	\$86.68	Single Family	4422805
1566 Mud Hollow Road	Kirby	VT	2/29/2016	\$122,500	2.0	1.0	1,280	1978	156	8/3/16	\$95.70	Single Family	4473380
499 South Main Street	Hardwick	VT	8/24/2015	\$114,000	5.0	2.0	2,306	1865	346	8/4/16	\$49.44	Single Family	4446610
358 Stanton Road	Danville	VT	7/26/2016	\$90,000	2.0	1.0	980	1985	9	8/4/16	\$91.84	Single Family	4506522
24 Charlevoix Street	Hardwick	VT	7/6/2016	\$44,000	3.0	2.0	1,502	1890	30	8/5/16	\$29.29	Single Family	4502484
2414 Scott Highway	Groton	VT	7/6/2016	\$142,000	3.0	2.0	1,917	1906	30	8/5/16	\$74.07	Single Family	4502360
18 Witherspoon Road	Ryegeat	VT	6/23/2016	\$103,000	3.0	2.0	2,586	1940	43	8/5/16	\$39.83	Single Family	4499845
2124 Cold Hill Road	Wheelock	VT	4/18/2016	\$230,000	3.0	3.0	1,448	1989	109	8/5/16	\$158.84	Single Family	4483684
135 Library Road	Danville	VT	7/14/2016	\$286,000	4.0	3.0	2,890	1989	25	8/8/16	\$98.96	Single Family	4504329
1334 BACK CENTER ROAD	Lyndon	VT	4/7/2015	\$70,000	1.0	1.0	753	1870	492	8/11/16	\$92.96	Single Family	4412259
1480 Mount Pleasant Street	St. Johnsbury	VT	5/4/2015	\$82,500	2.0	2.0	1,064	1988	465	8/11/16	\$77.54	Single Family	4418360
1700 Main St. Street	St. Johnsbury	VT	3/11/2016	\$117,000	5.0	2.0	3,092	1905	154	8/12/16	\$37.84	Single Family	4475613
777 Heath Rd	Lyndon	VT	7/5/2016	\$317,250	4.0	2.0	1,928	1850	39	8/13/16	\$164.55	Single Family	4502083
306 King George Farm Road	Sutton	VT	7/18/2011	\$160,000	3.0	2.0	1,456	1837	1,855	8/15/16	\$109.89	Single Family	4800739
631 Bruce Badger Memorial Highway	Danville	VT	8/4/2016	\$335,000	4.0	3.0	2,618	1989	13	8/17/16	\$127.96	Single Family	4508230
301 Burke Green Rd.	Burke	VT	10/14/2015	\$250,000	3.0	3.0	2,428	2006	310	8/19/16	\$102.97	Single Family	4456311
114 Harrison Avenue	St. Johnsbury	VT	5/2/2016	\$68,000	2.0	1.0	770	1900	112	8/22/16	\$88.31	Single Family	4486927
160 Heritage Lane	Lyndon	VT	7/20/2016	\$106,500	3.0	1.0	1,498	1980	34	8/23/16	\$71.09	Single Family	4506148
95 Finley Dr.	Danville	VT	6/14/2016	\$165,000	2.0	3.0	2,352	1965	71	8/24/16	\$70.15	Single Family	4497638
199 Barre Avenue	Danville	VT	4/28/2016	\$162,500	2.0	1.0	1,120	1948	119	8/25/16	\$145.09	Single Family	4487102
64 A-Frame Drive	Burke	VT	2/22/2016	\$140,000	2.0	2.0	1,632	1975	185	8/25/16	\$85.78	Single Family	4472400
1865 Shadow Lake Road	Waterford	VT	6/21/2016	\$375,000	4.0	3.0	4,316	2003	66	8/26/16	\$86.89	Single Family	4499706
3356 Route 5	Barnet	VT	4/15/2016	\$190,000	4.0	3.0	2,714	2005	133	8/26/16	\$70.01	Single Family	4483083
3491 Underpass Rd.	Sutton	VT	12/5/2015	\$199,000	3.0	2.0	1,800	1783	266	8/27/16	\$110.56	Single Family	4463050
2544 Diamond Hill Road	St. Johnsbury	VT	6/30/2016	\$97,500	4.0	2.0	1,856	1900	60	8/29/16	\$52.53	Single Family	4501427
68 Emerson St.	St. Johnsbury	VT	5/16/2016	\$129,000	3.0	2.0	1,904	1914	105	8/29/16	\$67.75	Single Family	4490418
207 Vermont Route 215	Walden	VT	8/8/2016	\$118,000	3.0	1.0	1,871	1900	24	9/1/16	\$63.07	Single Family	4509116
111 Brook Road Road	Lyndon	VT	9/1/2015	\$125,000	3.0	2.0	1,596	1970	366	9/1/16	\$78.32	Single Family	4448699
740 Cotton Road	Lyndon	VT	7/7/2016	\$154,000	3.0	2.0	1,611	1979	56	9/1/16	\$95.59	Single Family	4502604
106 Noyestar Road	Walden	VT	7/28/20										

Historical (Sold) For-Sale Housing Inventory

Address	City	State	Date	Price	Beds	Baths	Square Feet	Year Built	Days on Market	Sold Date	Price Per Square Foot	Type	MLS
598 Lower Waterford Road	Waterford	VT	8/30/2016	\$85,000	2.0	1.0	1,092	1980	13	9/12/16	\$77.84	Single Family	4512820
2437 Schoolhouse Road	Newark	VT	1/15/2016	\$180,000	3.0	2.0	1,493	1985	241	9/12/16	\$120.56	Single Family	4466893
1129 Stannard Mountain Road	Danville	VT	12/15/2015	\$200,000	3.0	3.0	2,668	2004	272	9/12/16	\$74.96	Single Family	4463739
285 Walker Road	Burke	VT	6/15/2016	\$172,000	3.0	2.0	1,656	1996	90	9/13/16	\$103.86	Single Family	4498199
401 Cliff Street	St. Johnsbury	VT	9/5/2016	\$170,000	4.0	2.0	2,255	1905	10	9/15/16	\$75.39	Single Family	4514126
1133 US Rte 2E	St. Johnsbury	VT	7/10/2016	\$67,000	3.0	2.0	1,683	1930	68	9/16/16	\$39.81	Single Family	4503302
149 Stetson Lane	Barnet	VT	6/17/2016	\$250,000	3.0	1.0	800	1980	91	9/16/16	\$312.50	Single Family	4498857
286 Gilman Avenue	St. Johnsbury	VT	9/6/2016	\$125,500	3.0	2.0	1,315	1962	10	9/16/16	\$95.44	Single Family	4514291
5633 Scott Highway	Groton	VT	4/25/2016	\$118,500	2.0	1.0	936	1988	145	9/17/16	\$126.60	Single Family	4485445
106 Laurel Dr.	St. Johnsbury	VT	7/2/2016	\$222,000	3.0	2.0	2,546	1971	78	9/18/16	\$87.20	Single Family	4502210
67 VT Route 5A	Burke	VT	8/11/2016	\$37,000	3.0	2.0	1,571	1796	41	9/21/16	\$23.55	Single Family	4509660
27 Pleasant Street	St. Johnsbury	VT	7/23/2016	\$42,000	2.0	1.0	891	1870	60	9/21/16	\$47.14	Single Family	4506287
2106 Goss Hollow Road	St. Johnsbury	VT	8/29/2016	\$262,000	3.0	3.0	1,950	1980	26	9/24/16	\$134.36	Single Family	4512624
72 Skyview Terrace	St. Johnsbury	VT	9/18/2016	\$116,000	3.0	2.0	1,601	1955	7	9/25/16	\$72.45	Single Family	4516460
181 Pinchurst Street	Lyndon	VT	6/16/2016	\$129,500	3.0	2.0	1,632	1954	102	9/26/16	\$79.35	Single Family	4498271
271 Hillside Avenue	St. Johnsbury	VT	7/10/2016	\$179,000	3.0	3.0	1,690	1980	78	9/26/16	\$105.92	Single Family	4503162
194 Tremont Street	St. Johnsbury	VT	6/1/2016	\$55,000	3.0	1.0	936	1931	118	9/27/16	\$58.76	Single Family	4494777
1206 Higgins Hill Road	Waterford	VT	4/8/2016	\$35,500	3.0	1.0	1,092	1954	173	9/28/16	\$32.51	Single Family	4481530
84 Simpson Brook Road	Waterford	VT	6/27/2016	\$223,840	3.0	2.0	1,700	1988	94	9/29/16	\$131.67	Single Family	4500624
505 Peacham Pond Road	Peacham	VT	4/20/2016	\$160,000	2.0	2.0	1,080	1980	163	9/30/16	\$148.15	Single Family	4484943
959 Nichols Pond rd	Hardwick	VT	6/13/2016	\$140,000	3.0	1.0	1,408	2001	110	10/1/16	\$99.43	Single Family	4497480
153 Spring Street	Hardwick	VT	8/30/2016	\$115,000	4.0	2.0	1,919	1910	36	10/5/16	\$59.93	Single Family	4513192
249 Red Brick Road	Lyndon	VT	8/11/2015	\$140,000	3.0	2.0	1,512	1980	421	10/5/16	\$92.59	Single Family	4443993
1385 Bunker Hill Road	Hardwick	VT	3/28/2016	\$172,500	3.0	1.0	1,204	1983	191	10/5/16	\$143.27	Single Family	4478952
91 White Pine Lane	Lyndon	VT	9/22/2016	\$165,000	3.0	2.0	1,854	1986	15	10/7/16	\$89.00	Single Family	4516985
3162 Scott Highway	Ryegate	VT	6/9/2016	\$62,500	3.0	1.0	1,500	1840	122	10/9/16	\$41.67	Single Family	4497138
1271 Joes Brook Road	Danville	VT	6/14/2016	\$235,000	3.0	3.0	2,822	1998	122	10/14/16	\$83.27	Single Family	4497641
70 Pearl Street	St. Johnsbury	VT	6/30/2015	\$66,500	4.0	2.0	1,441	1940	472	10/14/16	\$46.15	Single Family	4434570
2736 Old County Road South	Waterford	VT	6/30/2016	\$213,500	4.0	2.0	2,332	1981	107	10/15/16	\$91.55	Single Family	4501681
183 Rocky Ridge Road	St. Johnsbury	VT	7/22/2016	\$89,000	5.0	3.0	2,000	1969	85	10/15/16	\$44.50	Single Family	4506042
1004 Sylvain Road	St. Johnsbury	VT	10/9/2016	\$250,000	5.0	2.0	2,785	1968	7	10/16/16	\$89.77	Single Family	4388158
52 Church Street	Barnet	VT	6/6/2016	\$151,750	4.0	2.0	1,744	1930	134	10/18/16	\$87.01	Single Family	4496057
2182 Powder Spring Road	Groton	VT	1/12/2016	\$145,000	4.0	2.0	1,860	1900	281	10/19/16	\$77.96	Single Family	4466614
388 Dolford Pond Road	Sutton	VT	3/21/2016	\$339,000	5.0	4.0	3,636	1983	212	10/19/16	\$93.23	Single Family	4477493
820 Farr RD	St. Johnsbury	VT	2/19/2016	\$200,000	3.0	3.0	3,462	2007	245	10/21/16	\$57.77	Single Family	4471993
55 Walker Rd.	Burke	VT	5/3/2016	\$136,100	2.0	1.0	968	1972	173	10/23/16	\$140.60	Single Family	4487194
1339 Craftsbury Road	Hardwick	VT	6/9/2016	\$65,089	3.0	1.0	1,915	1840	137	10/24/16	\$33.99	Single Family	4496598
20 LOWER CHERRY ST	Hardwick	VT	6/7/2016	\$104,000	4.0	2.0	1,956	1913	139	10/24/16	\$53.17	Single Family	4495991
344 CREAMERY ROAD	Ryegate	VT	3/9/2016	\$195,000	3.0	3.0	2,902	1994	231	10/26/16	\$67.20	Single Family	4475312
1390 Scott Highway	Groton	VT	10/17/2016	\$37,500	2.0	1.0	684	1973	10	10/27/16	\$54.82	Single Family	4604532
1501 Main Street	St. Johnsbury	VT	9/21/2016	\$260,000	3.0	3.0	2,068	1840	36	10/27/16	\$125.73	Single Family	4517075
2887 McDowell Road	Danville	VT	6/21/2016	\$275,000	3.0	2.0	1,623	1840	129	10/28/16	\$169.44	Single Family	4500133
3463 Scott Highway	Ryegate	VT	4/21/2016	\$210,000	4.0	2.0	2,300	1860	190	10/28/16	\$91.30	Single Family	4484614
332 Peacham Road	Danville	VT	10/28/2015	\$159,000	4.0	2.0	2,169	1850	368	10/30/16	\$73.31	Single Family	4458342
340 Currier Road	Danville	VT	9/22/2016	\$90,000	2.0	1.0	1,650	1806	40	11/1/16	\$54.55	Single Family	4516974
63 Gilman Ave.	St. Johnsbury	VT	7/28/2016	\$156,000	4.0	2.0	3,598	1920	96	11/1/16	\$43.36	Single Family	4507602
279 Shoreline Drive	Barnet	VT	11/18/2014	\$350,000	3.0	4.0	2,700	2001	716	11/3/16	\$129.63	Single Family	4393830
2218 Kenniston Hill Road	Wheelock	VT	6/10/2016	\$50,000	2.0	1.0	550	1988	148	11/5/16	\$90.91	Single Family	4496996
186 Centerview Terrace	St. Johnsbury	VT	6/11/2016	\$175,000	4.0	3.0	2,490	1970	147	11/5/16	\$70.28	Single Family	4497778
62 Ridgewood Drive	St. Johnsbury	VT	5/23/2016	\$145,000	3.0	2.0	1,564	1972	166	11/5/16	\$92.71	Single Family	4492118
85 Ridgewood Drive	St. Johnsbury	VT	7/30/2015	\$117,250	3.0	1.0	1,320	1975	466	11/7/16	\$88.83	Single Family	4441350
2402 East Hill	Newark	VT	10/5/2016	\$58,000	2.0	1.0	1,200	1958	35	11/9/16	\$48.33	Single Family	4601610
56 Walker Ridge Road	Lyndon	VT	11/2/2015	\$225,000	4.0	3.0	2,028	2003	373	11/9/16	\$110.95	Single Family	4458871
6185 Vermont Route 122	Sheffield	VT	7/22/2015	\$300,000	3.0	3.0	2,326	2003	478	11/11/16	\$128.98	Single Family	4440186
1073 Mount Pleasant Street	St. Johnsbury	VT	4/18/2016	\$156,500	3.0	3.0	2,737	1955	208	11/12/16	\$57.18	Single Family	4483789
792 Pudding Hill Road	Lyndon	VT	8/3/2016	\$165,000	3.0	3.0	2,154	1900	105	11/16/16	\$76.60	Single Family	4508215
237 Lyndon Heights Drive	Lyndon	VT	5/18/2016	\$125,000	2.0	1.0	1,332	1969	182	11/16/16	\$93.84	Single Family	4491150
181 Rod Key	Lyndon	VT	10/17/2016	\$123,000	2.0	1.0	1,128	1971	30	11/16/16	\$109.04	Single Family	4603959
2067 Barnet Center Road	Barnet	VT	6/6/2016	\$88,000	2.0	2.0	1,300	1973	163	11/16/16	\$67.69	Single Family	4495766
45 Chamberlin Bridge Rd	Lyndon	VT	8/10/2016	\$128,000	3.0	3.0	1,344	1850	100	11/18/16	\$95.24	Single Family	4510087
1757 Symes Pond Road	Ryegate	VT	7/27/2016	\$285,000	3.0	3.0	1,830	2004	114	11/18/16	\$155.74	Single Family	4506746
723 Summerhill Road	Walden	VT	7/25/2016	\$97,000	3.0	2.0	1,428	1997	117	11/19/16	\$67.93	Single Family	4506237
2164 Mountain Road	Burke	VT	12/9/2015	\$102,000	1.0	1.0	672	1978	356	11/29/16	\$151.79	Condo	4463203
475 Eastern Ave.	Walden	VT	4/19/2016	\$225,000	2.0	1.0	1,330	1986	224	11/29/16	\$169.17	Single Family	4484068
601 Pinchurst Street	Lyndon	VT	5/2/2016	\$53,000	3.0	2.0	2,288	1978	212	11/30/16	\$23.16	Single Family	4486765
87 US Route 2	Kirby	VT	5/2/2016	\$250,000	8.0	7.0	2,500	1793	221	12/9/16	\$100.00	Single Family	4487001
26 Slapp Hill Road	Hardwick	VT	7/20/2016	\$30,000	3.0	2.0	1,294	1900	142	12/9/16	\$23.18	Single Family	4505338
541 Vail Drive	Lyndon	VT	10/18/2016	\$111,550	3.0	2.0	1,190	1978	52	12/9/16	\$93.74	Single Family	4604496
262 Harveys Hollow Road	Danville	VT	11/11/2016	\$310,000	3.0	2.0	1,800	2008	32	12/13/16	\$172.22	Single Family	4608773
246 Dunn Mountain Road	Sheffield	VT	6/8/2016	\$85,100	3.0	4.0	1,884	1994	192	12/17/16	\$45.17	Single Family	4496205
81 Mill St	Groton	VT	5/23/2016	\$27,000	3.0	1.0	1,893	1875	210	12/19/16	\$14.26	Single Family	4492477
4048 Fall Brook Road	Wheelock	VT	8/22/2016	\$135,500	3.0	2.0	1,280	1988	119	12/19/16	\$105.86	Single Family	4511324
193 Juniper Lane	Lyndon	VT	10/15/2016	\$156,000	3.0	1.0	2,144	1982	66	12/20/16	\$72.76	Single Family	4603906
54 Terrace Hill Street	Hardwick	VT	11/3/2016	\$93,000	2.0	2.0	750	2014	50	12/23/16	\$124.00	Mobile Home	4607853
54 Terrace Hill Street	Hardwick	VT	11/3/2016	\$93,000	2.0	2.0	720	2014	50	12/23/16	\$129.17	Single Family	4607845
70 Rodkey St	Lyndon	VT	12/1/2016	\$39,500	2.0	1.0	1,176	1954	27	12/28/16	\$33.59	Single Family	4610568
1992 Scott Highway Highway	Groton	VT	10/15/2016	\$72,000	3.0	1.0	1,184	1986	76	12/30/16	\$60.81	Single Family	4603856
247 Spring Street	St. Johnsbury	VT	6/27/2016	\$162,500	4.0	2.0	2,202	1871	188	1/1/17	\$73.80	Single Family	4500840
515 Farmer Drive	St. Johnsbury	VT	7/21/2016	\$262,500	4.0	3.0	2,488	1994	168	1/5/17	\$105.51	Single Family	4505544
1417 Maple Ridge Road	Newark	VT	8/19/2015	\$330,000	4.0	4.0	2,608	1996	506	1/6/17	\$126.53	Single Family	4446008
489 Whitelaw Road	Ryegate	VT	4/19/2016	\$52,500	2.0	1.0	576	1968	265	1/9/17	\$91.15	Single Family	4484106
816 Glover Rd	Groton	VT	8/19/2016	\$130,000	6.0	3.0	4,000	2005	143	1/9/17	\$32.50	Single Family	4511742
563 South Wheelock Road	Lyndon	VT	11/8/2016	\$31,000	2.0	2.0	946	1984	66	1/13/17	\$32.77	Single Family	4608430
119 Pudding Hill Rd.	Lyndon	VT	6/14/2016	\$263,000	4.0	3.0	3,973	1967	219	1/19/17	\$66.20	Single Family	4497911
121 Powderhorn Road, Unit 706	Burke	VT	11/16/2016	\$215,000	2.0	2.0	1,060	1990	64	1/19/17	\$202.83	Condo	4609193
65 Bugbee Crossing Road	Burke	VT	1/2/2017	\$169,000	3.0	1.0	1,700	1860	23	1/25/17	\$99.41	Single Family	4612928
612 West Main St.	Barnet	VT	12/11/2015	\$139,000	5.0	2.0	2,270	1900	411	1/25/17	\$61.23	Single Family	4463557
191 US Route 2E	Kirby	VT	8/22/2016	\$11									

Addendum D:

Non-Conventional Rental Survey

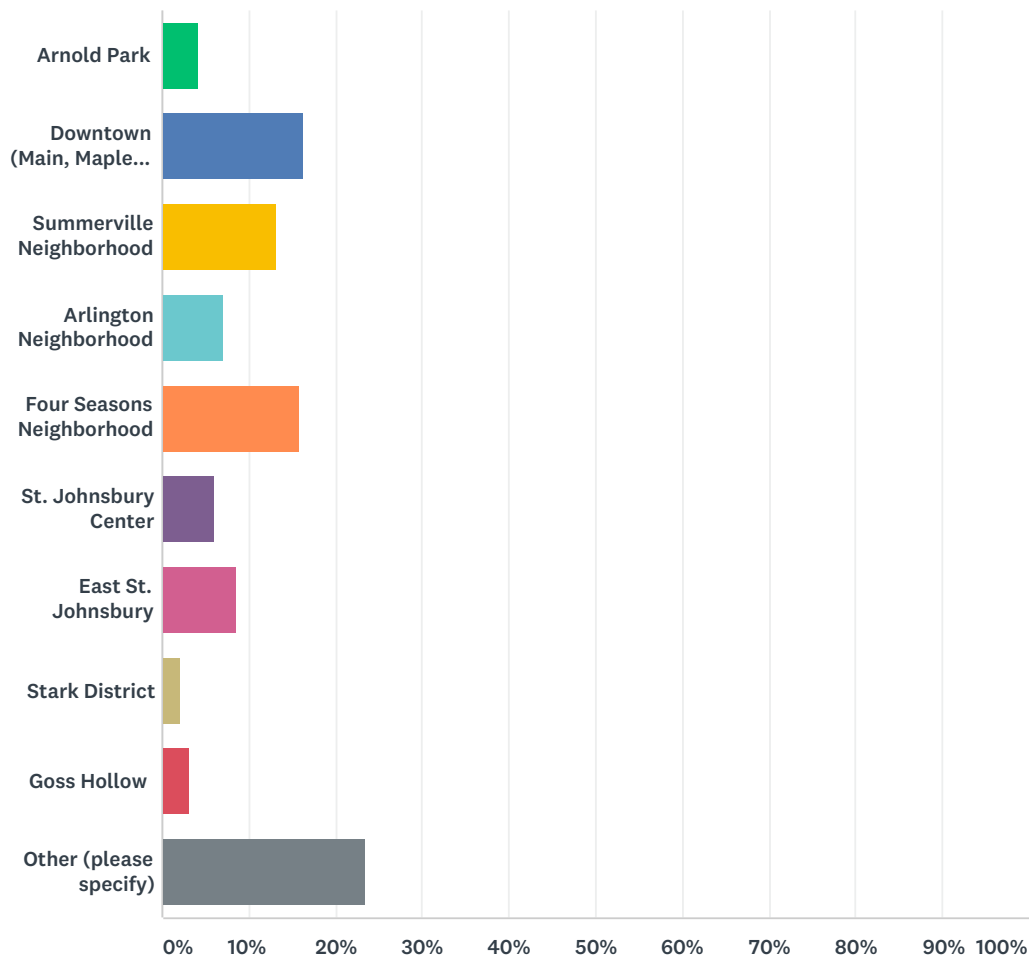
Address	City	State	Zip	Type	Beds	Baths	Square Feet	Year Built	Rent	Rent Per Square Foot	Source
188 Spring St.	St. Johnsbury	VT	05819	Apartment	0	1	-	-	\$550	-	Craigslist.com
58 Mt. Vernon	St. Johnsbury	VT	05819	Apartment	0	1	329	-	\$500	\$1.52	Craigslist.com
48 Eastern Ave.	St. Johnsbury	VT	05819	Apartment	0	1	-	-	\$390	-	Craigslist.com
123 Pearl St.	St. Johnsbury	VT	05819	Apartment	1	1	-	-	\$575	-	Craigslist.com
121 Forest Ave.	St. Johnsbury	VT	05819	Apartment	1	1	-	-	\$785	-	Craigslist.com
72 Williams St.	Lyndon	VT	05851	Apartment	1	1	600	-	\$695	\$1.16	Craigslist.com
430 Railroad St.	St. Johnsbury	VT	05819	Apartment	1	1	625	-	\$600	\$0.96	Craigslist.com
101 Depot St.	Lyndon	VT	05851	Apartment	1	1	514	-	\$600	\$1.17	Craigslist.com
58A Pleseant St.	Lyndonville	VT	05851	Apartment	1	1	900	-	\$900	\$1.00	Craigslist.com
332 Broad St.	Lyndonville	VT	05851	Apartment	1	1	-	-	\$750		Craigslist.com
58B Pleasant St.	Lyndonville	VT	05851	Apartment	1	1	-	-	\$875		Craigslist.com
40 Pine Ridge Cir	Lyndonville	VT	05851	Single-Family House	2	1	-	2011	\$900	-	Craigslist.com
N/A	St. Johnsbury	VT	05819	Apartment	2	1	-	-	\$925	-	Craigslist.com
6089 Memorial Dr.	St. Johnsbury	VT	05819	Apartment	2	1	1,200	-	\$1,025	\$0.85	Craigslist.com
Main St.	Lyndonville	VT	05851	Apartment	2	1	-	-	\$650	-	Craigslist.com
N/A	St. Johnsbury	VT	05819	Single-Family House	3	1.5	-	-	\$975	-	Craigslist.com
521 Crestwood Dr	Lyndon	VT	05851	Single-Family House	3	2	2,550	1997	\$1,300	\$0.51	Zillow.com
57 Chase St	Lyndonville	VT	05851	Single-Family House	3	1	1,743	1890	\$1,200	\$0.69	Zillow.com
19 Trailer Park Rd	Woodsville	NH	03785	Single-Family House	3	2	950	2016	\$799	\$0.84	Zillow.com
494 Pleasant St.	St. Johnsbury	VT	05819	Single-Family House	3	1	1,100	-	\$1,100	\$1.00	Beginrealty.com
436 Cliff St.	St. Johnsbury	VT	05819	Apartment	3	1	-	-	\$800	-	Craigslist.com
590 Center St.	Lyndon	VT	05851	Apartment	3	1	950	-	\$795	\$0.84	Craigslist.com
Church St.	Lyndon	VT	05851	Apartment	3	1	-	-	\$1,050	-	Craigslist.com
24 Middle St.	Lyndonville	VT	05851	Apartment	3	1	1,200	-	\$1,200	\$1.00	Craigslist.com
5 South St.	Lyndonville	VT	05851	Apartment	3	2	800	-	\$900	\$1.13	Craigslist.com

Addendum E :

**Resident Survey
Instrument and Results**

Q1 In what part of St. Johnsbury do you currently live?

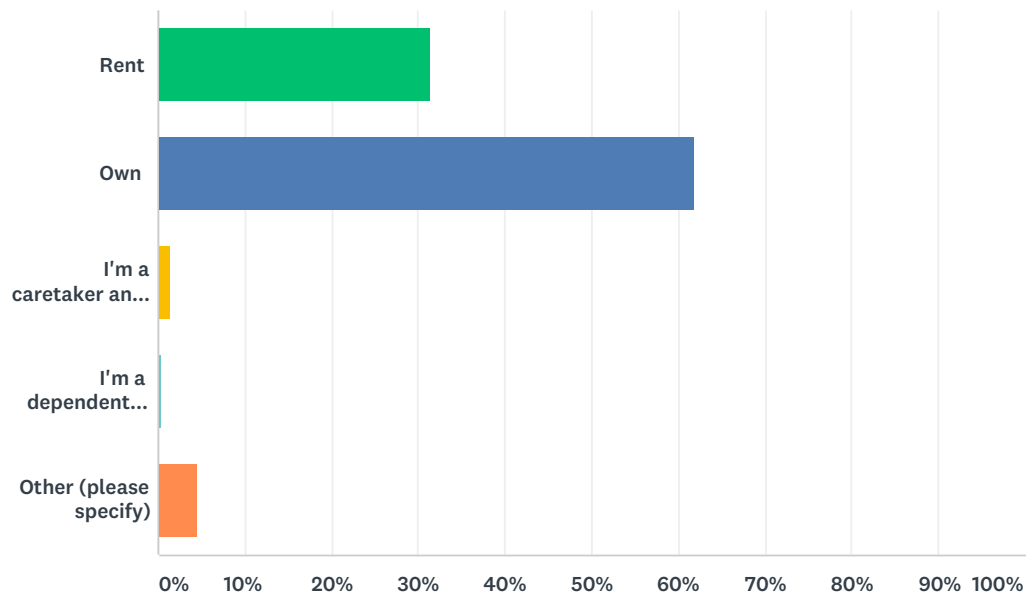
Answered: 196 Skipped: 3



ANSWER CHOICES	RESPONSES	
Arnold Park	4.08%	8
Downtown (Main, Maple, Pearl, Eastern Avenue, Railroad Street)	16.33%	32
Summerville Neighborhood	13.27%	26
Arlington Neighborhood	7.14%	14
Four Seasons Neighborhood	15.82%	31
St. Johnsbury Center	6.12%	12
East St. Johnsbury	8.67%	17
Stark District	2.04%	4
Goss Hollow	3.06%	6
Other (please specify)	23.47%	46
TOTAL		196

Q2 Do you rent or own the place where you live?

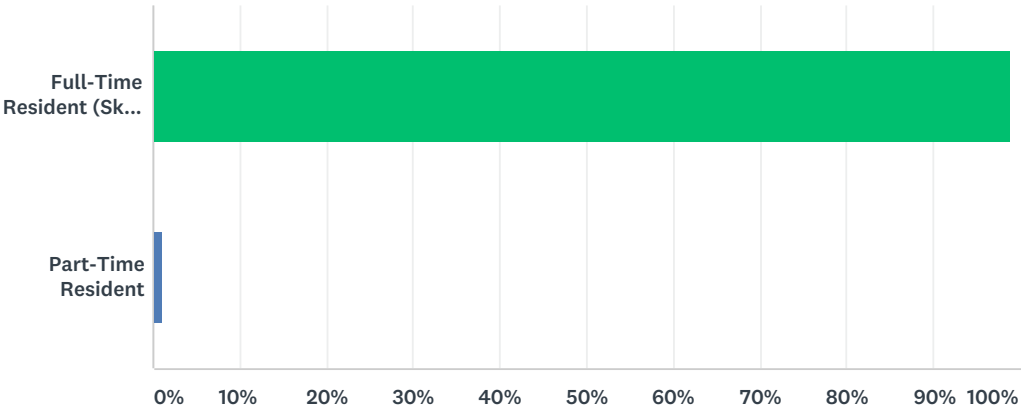
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	31.47%	62
Own	61.93%	122
I'm a caretaker and do not pay rent	1.52%	3
I'm a dependent living with relatives	0.51%	1
Other (please specify)	4.57%	9
TOTAL		197

Q3 Residency status as it applies to St. Johnsbury?

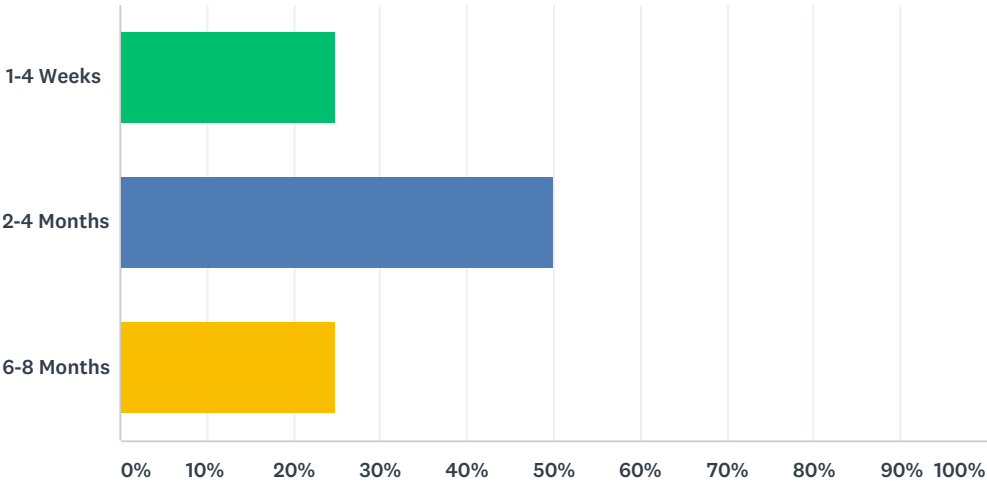
Answered: 195 Skipped: 4



ANSWER CHOICES		RESPONSES	
Full-Time Resident (Skip to Question 6)		98.97%	193
Part-Time Resident		1.03%	2
TOTAL			195

Q4 If you are not a full-time resident, please provide the length of time in a 12-month period that you reside in the area:

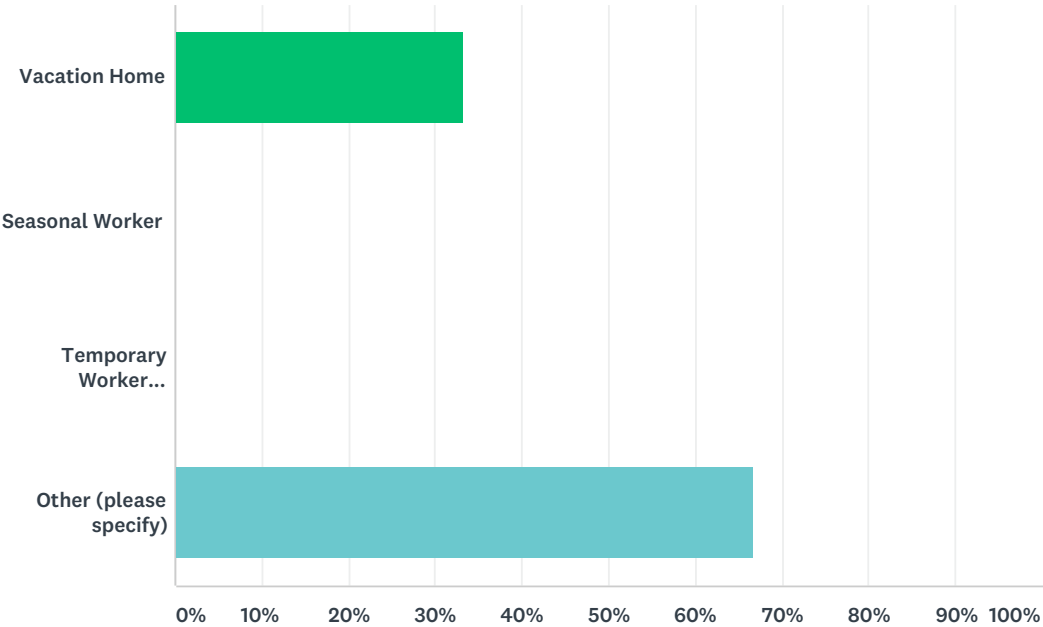
Answered: 4 Skipped: 195



ANSWER CHOICES		RESPONSES	
1-4 Weeks		25.00%	1
2-4 Months		50.00%	2
6-8 Months		25.00%	1
TOTAL			4

Q5 If you are not a full-time resident, why do you reside in the area on a part-time basis?

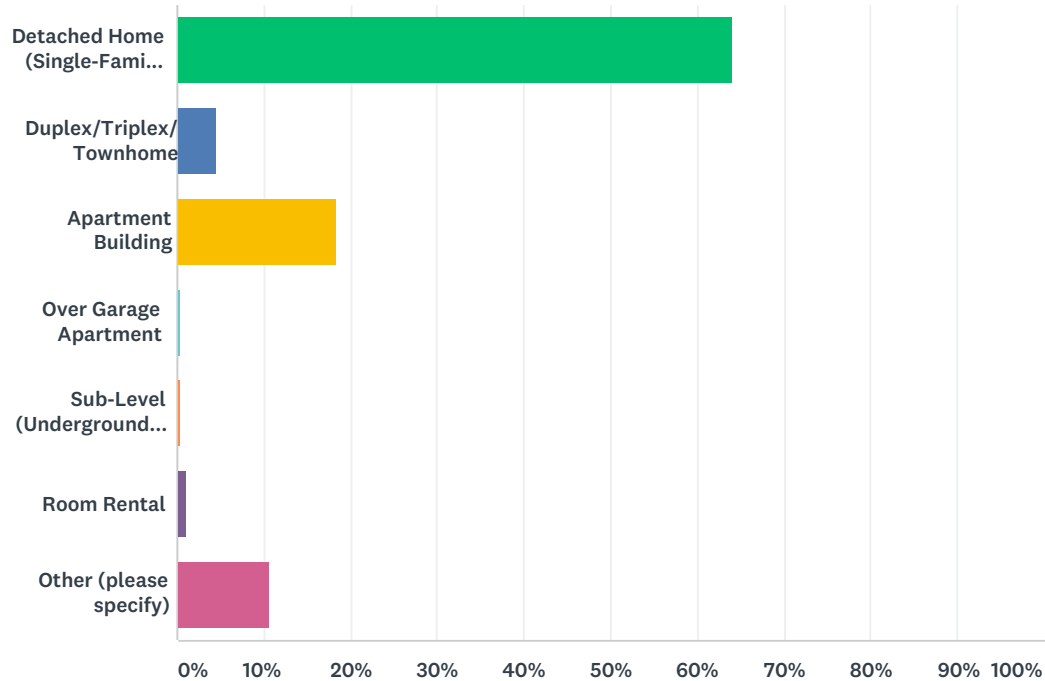
Answered: 3 Skipped: 196



ANSWER CHOICES		RESPONSES	
Vacation Home		33.33%	1
Seasonal Worker		0.00%	0
Temporary Worker (construction, intern, etc.)		0.00%	0
Other (please specify)		66.67%	2
TOTAL			3

Q6 Which of the following best describes your current St. Johnsbury residence?

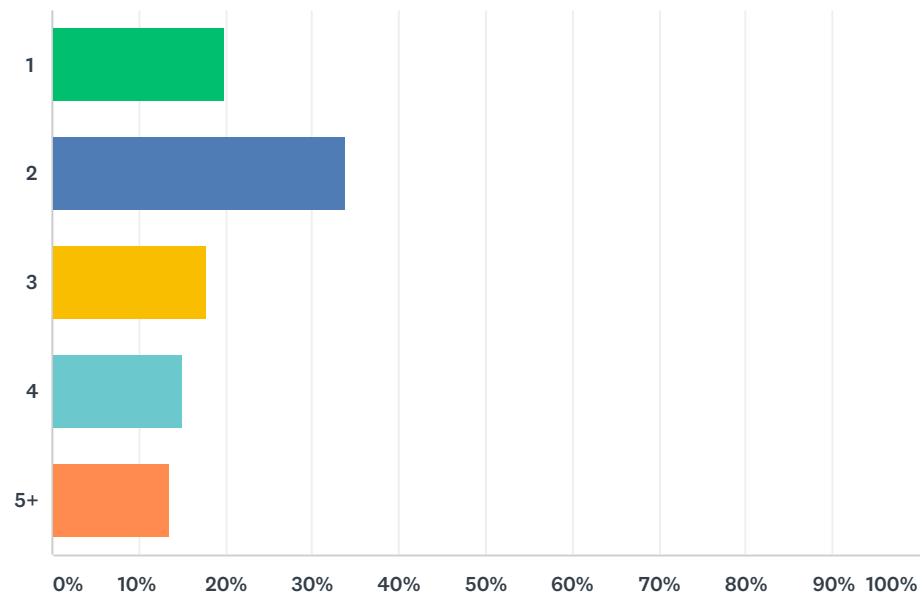
Answered: 195 Skipped: 4



ANSWER CHOICES	RESPONSES	
Detached Home (Single-Family Home)	64.10%	125
Duplex/Triplex/Townhome	4.62%	9
Apartment Building	18.46%	36
Over Garage Apartment	0.51%	1
Sub-Level (Underground) Apartment	0.51%	1
Room Rental	1.03%	2
Other (please specify)	10.77%	21
TOTAL		195

Q7 Including yourself, how many people live in your current residence?

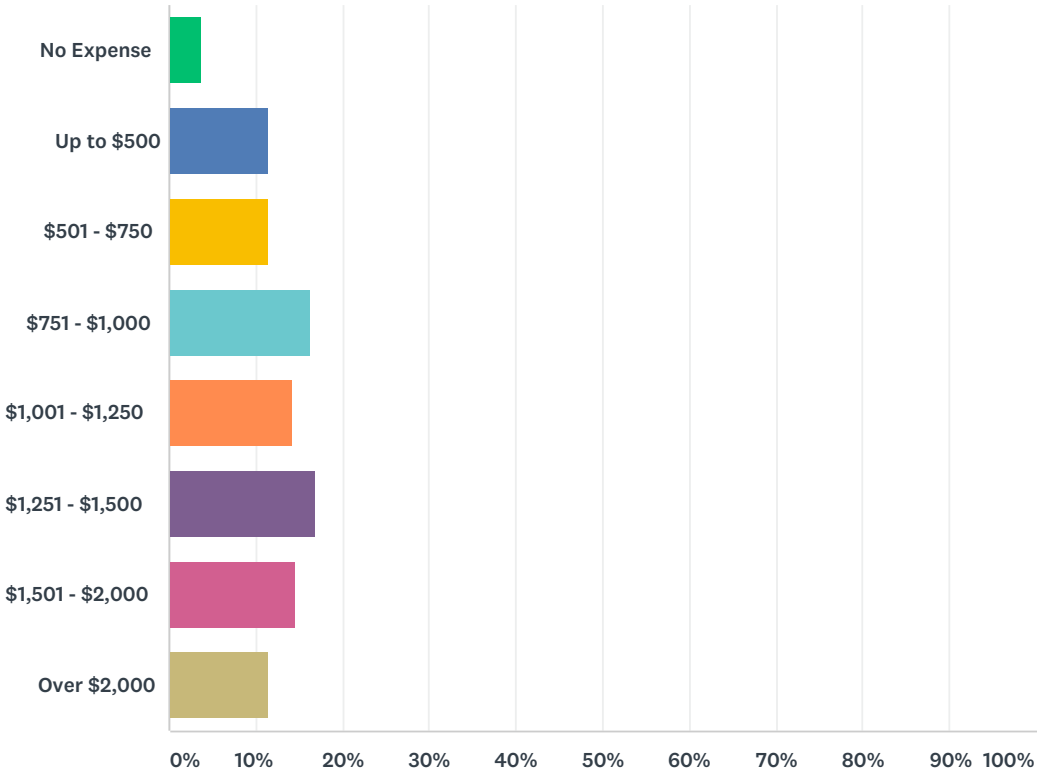
Answered: 192 Skipped: 7



ANSWER CHOICES		RESPONSES	
1		19.79%	38
2		33.85%	65
3		17.71%	34
4		15.10%	29
5+		13.54%	26
TOTAL			192

Q8 What is your approximate monthly housing expense including all utility costs?

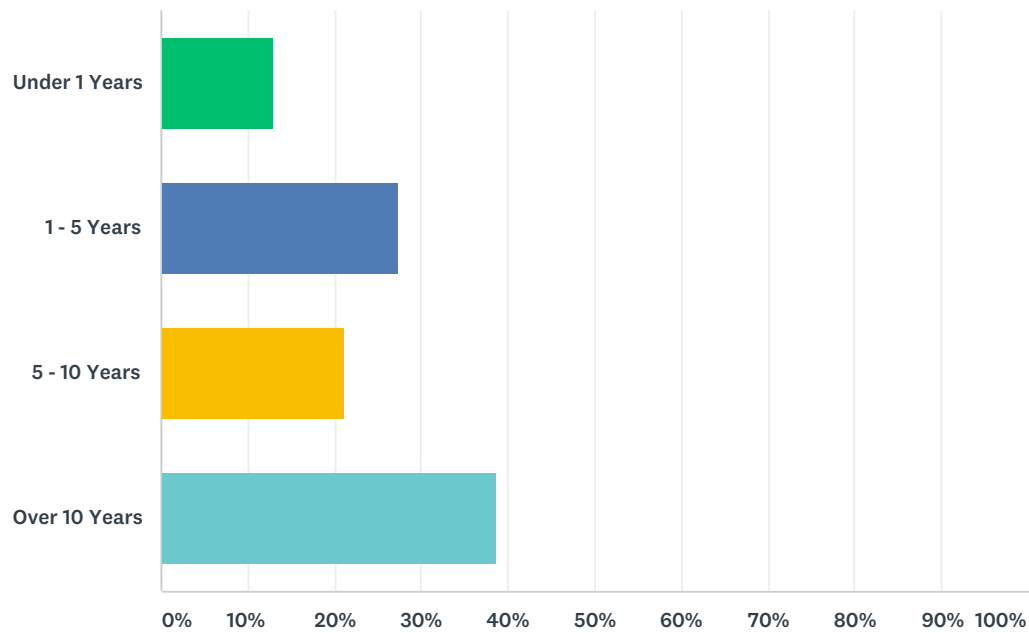
Answered: 184 Skipped: 15



ANSWER CHOICES	RESPONSES	
No Expense	3.80%	7
Up to \$500	11.41%	21
\$501 - \$750	11.41%	21
\$751 - \$1,000	16.30%	30
\$1,001 - \$1,250	14.13%	26
\$1,251 - \$1,500	16.85%	31
\$1,501 - \$2,000	14.67%	27
Over \$2,000	11.41%	21
TOTAL		184

Q9 How long have you lived in your current residence?

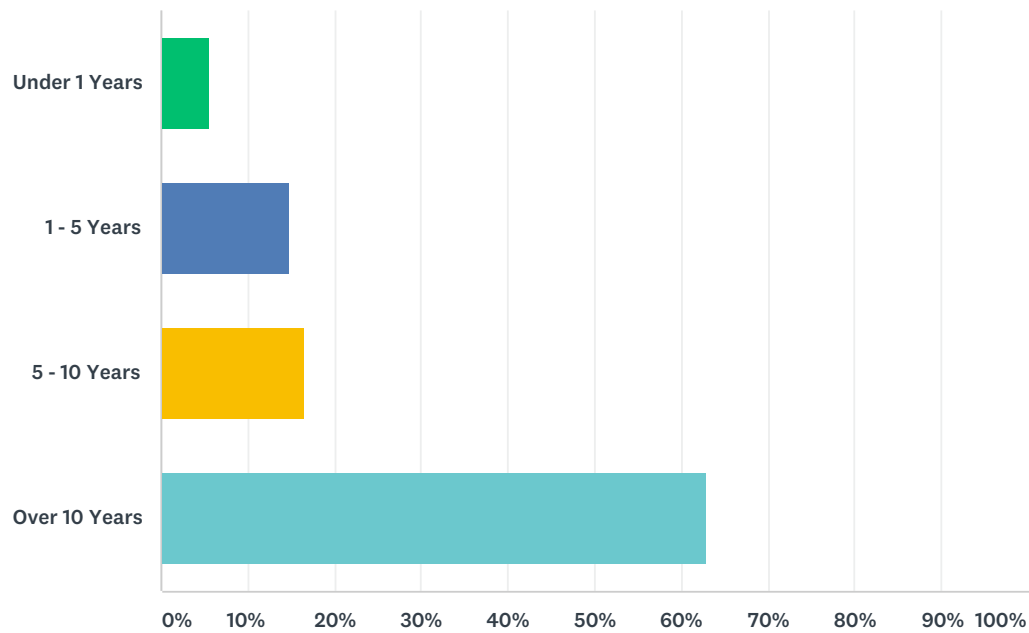
Answered: 194 Skipped: 5



ANSWER CHOICES		RESPONSES	
Under 1 Years		12.89%	25
1 - 5 Years		27.32%	53
5 - 10 Years		21.13%	41
Over 10 Years		38.66%	75
TOTAL			194

Q10 How long have you lived in St. Johnsbury?

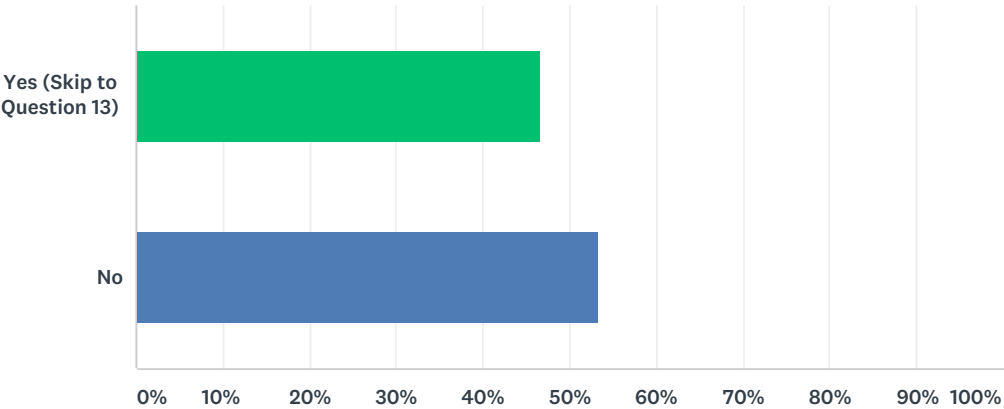
Answered: 194 Skipped: 5



ANSWER CHOICES		RESPONSES	
Under 1 Years		5.67%	11
1 - 5 Years		14.95%	29
5 - 10 Years		16.49%	32
Over 10 Years		62.89%	122
TOTAL			194

Q11 Was your prior residence in St. Johnsbury?

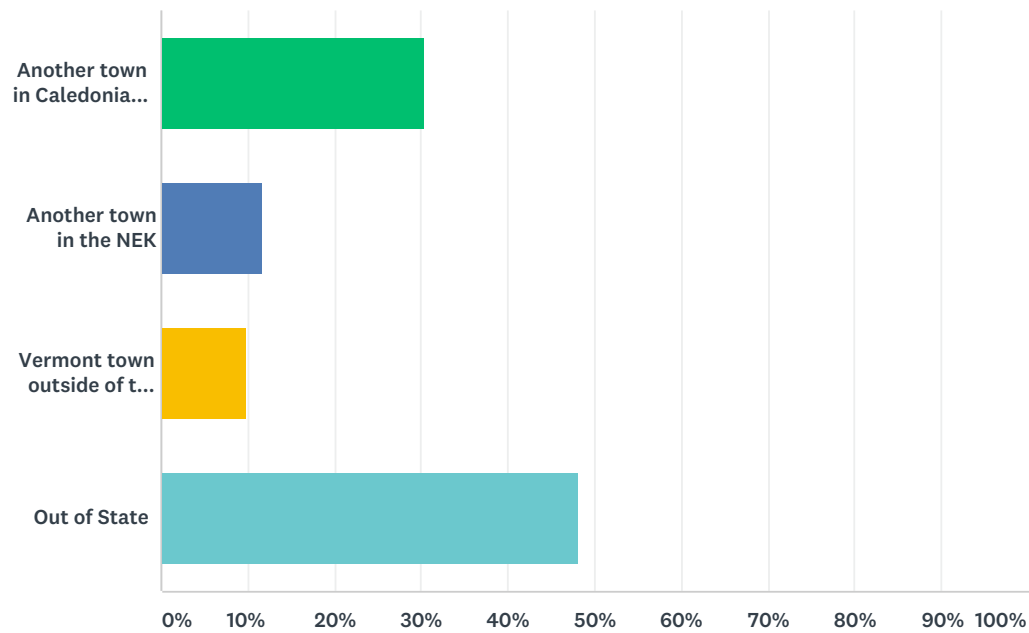
Answered: 195 Skipped: 4



ANSWER CHOICES		RESPONSES	
Yes (Skip to Question 13)		46.67%	91
No		53.33%	104
TOTAL			195

Q12 If you answered NO in Question 11, where did you live before?

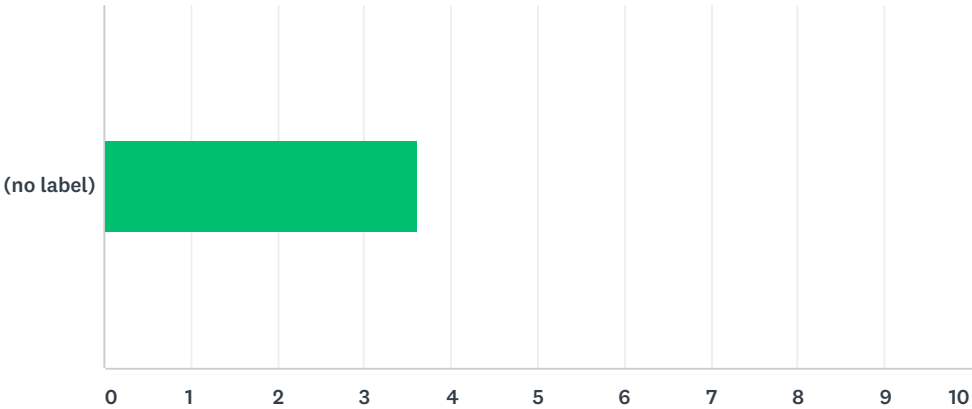
Answered: 102 Skipped: 97



ANSWER CHOICES	RESPONSES	
Another town in Caledonia County	30.39%	31
Another town in the NEK	11.76%	12
Vermont town outside of the NEK	9.80%	10
Out of State	48.04%	49
TOTAL		102

Q13 On a scale of 1 to 5 (with 5 being the highest), how satisfied are you with your current residence?

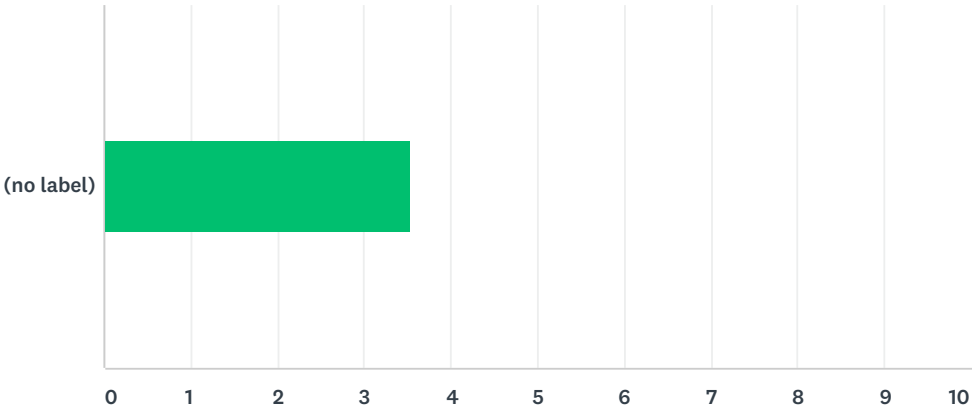
Answered: 193 Skipped: 6



	1 (LEAST SATISFIED)	2	3	4	5 (MOST SATISFIED)	TOTAL	WEIGHTED AVERAGE
(no label)	10.36%	7.77%	21.24%	30.57%	30.05%	193	3.62
	20	15	41	59	58		

Q14 On a scale of 1 to 5 (with 5 being the highest), how satisfied are you with your current neighborhood?

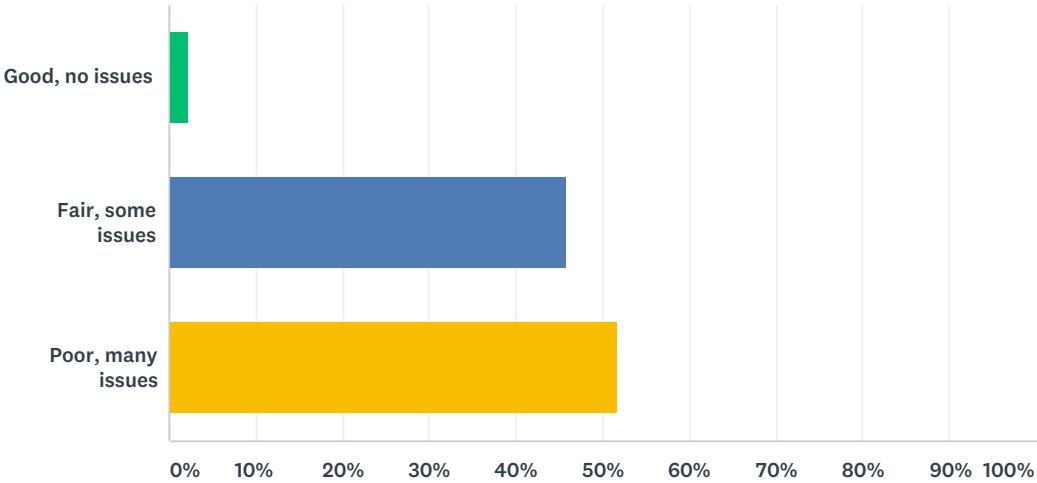
Answered: 194 Skipped: 5



	1 (LEAST SATISFIED)	2	3	4	5 (MOST SATISFIED)	TOTAL	WEIGHTED AVERAGE
(no label)	9.28% 18	13.92% 27	20.62% 40	27.32% 53	28.87% 56	194	3.53

Q15 How would you describe the current overall housing market in St. Johnsbury?

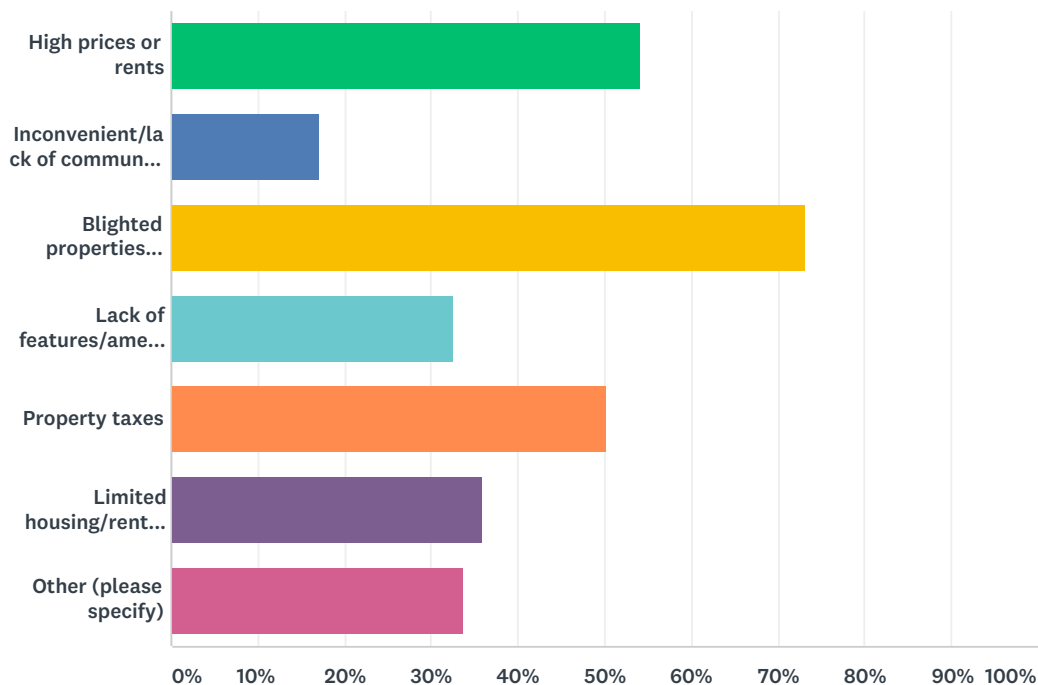
Answered: 170 Skipped: 29



ANSWER CHOICES		RESPONSES	
Good, no issues		2.35%	4
Fair, some issues		45.88%	78
Poor, many issues		51.76%	88
TOTAL			170

Q16 Which of the following are negatively affecting the local housing market? (check all that apply)

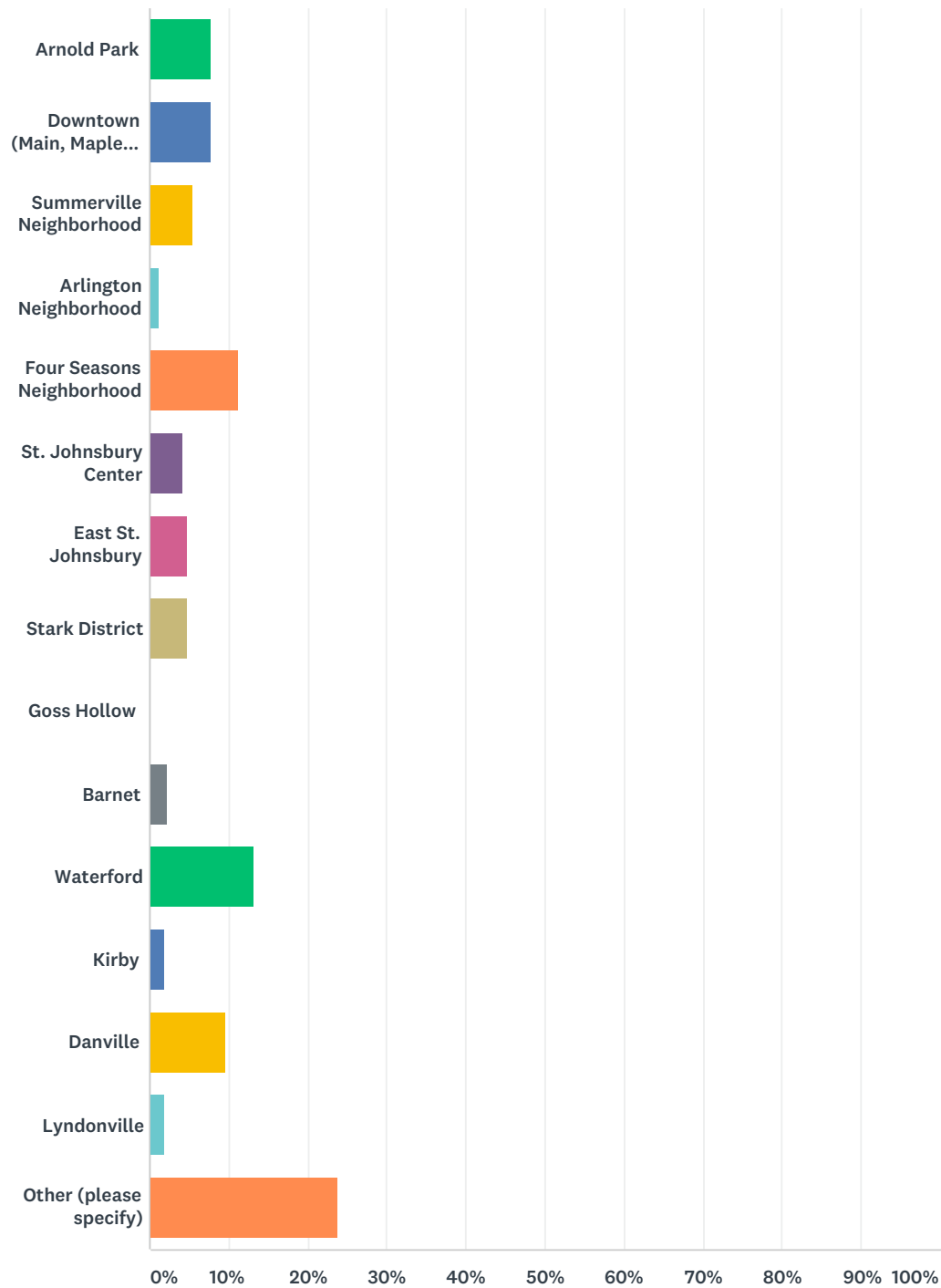
Answered: 175 Skipped: 24



ANSWER CHOICES	RESPONSES	
High prices or rents	54.29%	95
Inconvenient/lack of community services (healthcare, pharmacies, shopping, etc.)	17.14%	30
Blighted properties (poor condition)	73.14%	128
Lack of features/amenities (playground, street trees, well-maintained sidewalks, etc.)	32.57%	57
Property taxes	50.29%	88
Limited housing/rental supply	36.00%	63
Other (please specify)	33.71%	59
Total Respondents: 175		

Q17 If affordable, in what part of St. Johnsbury or the surrounding area would you most like to live?

Answered: 167 Skipped: 32

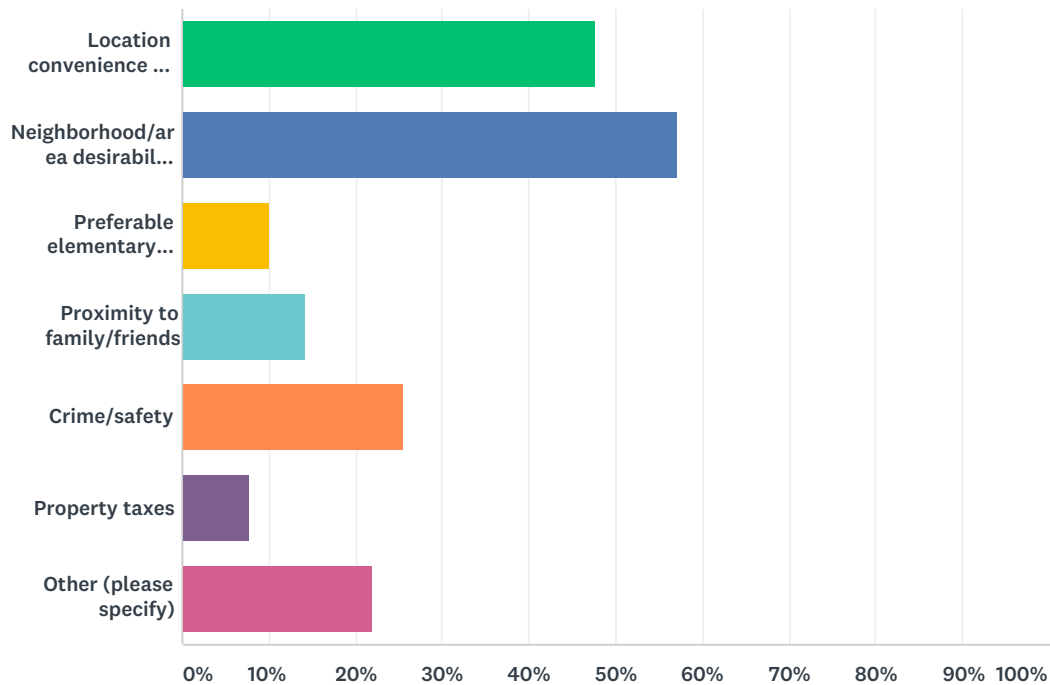


ANSWER CHOICES	RESPONSES	
Arnold Park	7.78%	13
Downtown (Main, Maple, Pearl, Eastern Avenue, Railroad Street)	7.78%	13

Summerville Neighborhood	5.39%	9
Arlington Neighborhood	1.20%	2
Four Seasons Neighborhood	11.38%	19
St. Johnsbury Center	4.19%	7
East St. Johnsbury	4.79%	8
Stark District	4.79%	8
Goss Hollow	0.00%	0
Barnet	2.40%	4
Waterford	13.17%	22
Kirby	1.80%	3
Danville	9.58%	16
Lyndonville	1.80%	3
Other (please specify)	23.95%	40
TOTAL		167

Q18 For what reason(s) did you select your area of choice in the previous question? (check all that apply)

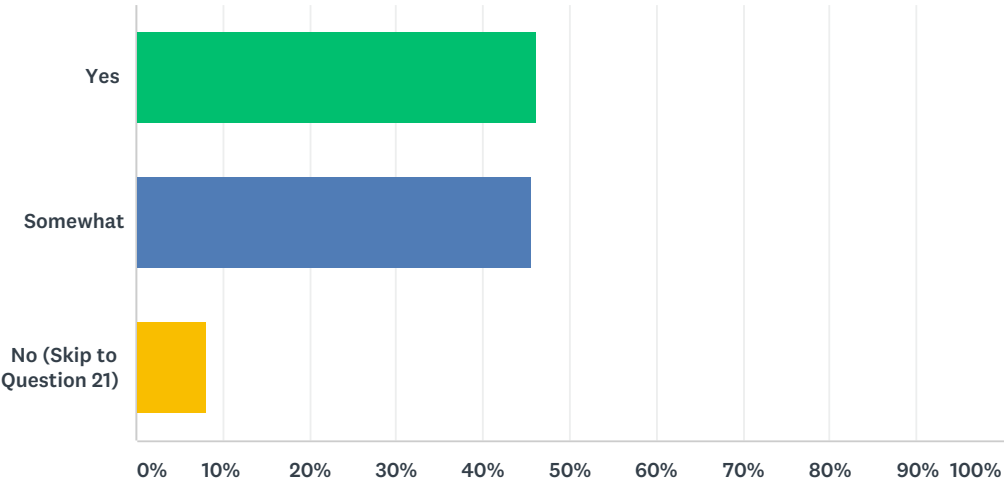
Answered: 168 Skipped: 31



ANSWER CHOICES	RESPONSES	
Location convenience (to work, community services, etc.)	47.62%	80
Neighborhood/area desirability (aesthetic appeal)	57.14%	96
Preferable elementary schools	10.12%	17
Proximity to family/friends	14.29%	24
Crime/safety	25.60%	43
Property taxes	7.74%	13
Other (please specify)	22.02%	37
Total Respondents: 168		

Q19 Do you believe it is difficult for people to find suitable housing in St. Johnsbury?

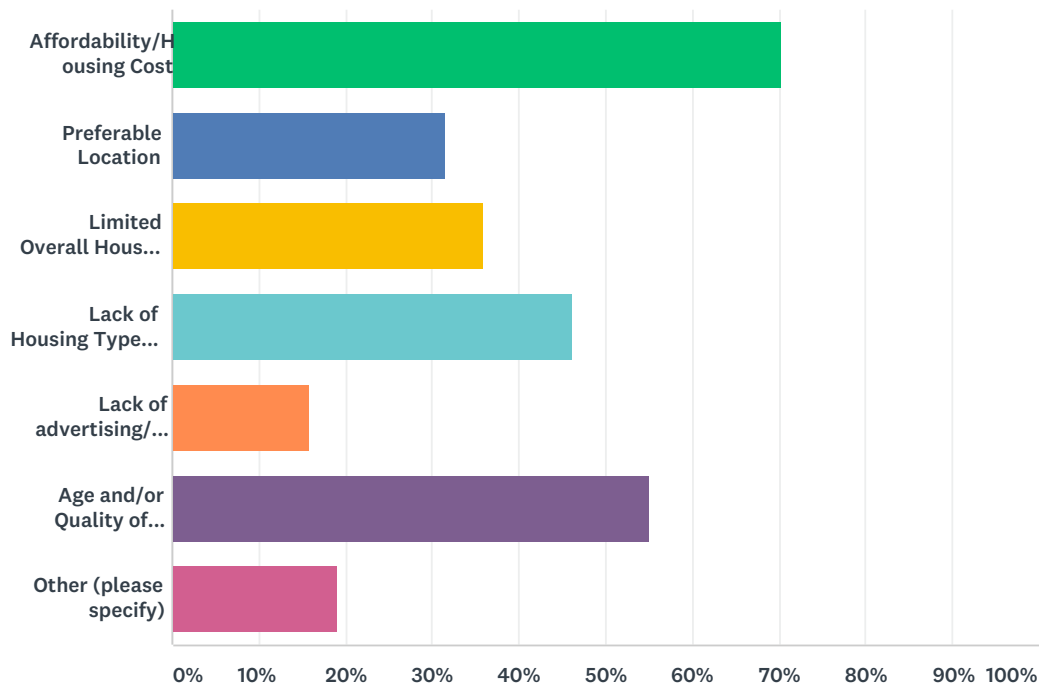
Answered: 171 Skipped: 28



ANSWER CHOICES		RESPONSES	
Yes		46.20%	79
Somewhat		45.61%	78
No (Skip to Question 21)		8.19%	14
TOTAL			171

Q20 If you answered YES or SOMEWHAT in the previous question, why do you believe it is difficult for people to find suitable housing in St. Johnsbury? (check all that apply)

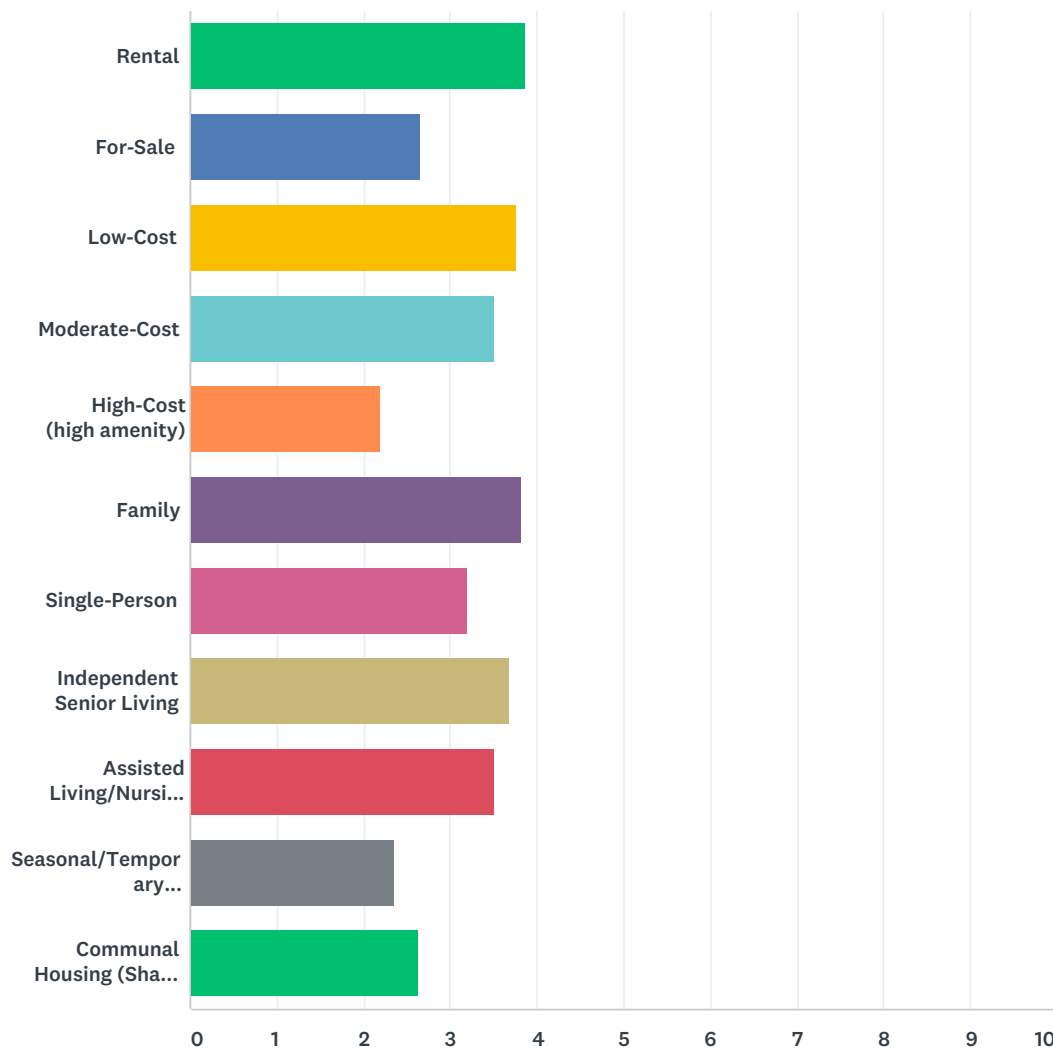
Answered: 158 Skipped: 41



ANSWER CHOICES	RESPONSES	
Affordability/Housing Cost	70.25%	111
Preferable Location	31.65%	50
Limited Overall Housing Supply	36.08%	57
Lack of Housing Type to Meet Specific Needs (i.e. number of bedrooms)	46.20%	73
Lack of advertising/resources to find available housing	15.82%	25
Age and/or Quality of Housing	55.06%	87
Other (please specify)	18.99%	30
Total Respondents: 158		

Q21 On a scale of 1 to 5 (5 being the highest), rank the need for each of the following housing types in St. Johnsbury.

Answered: 169 Skipped: 30

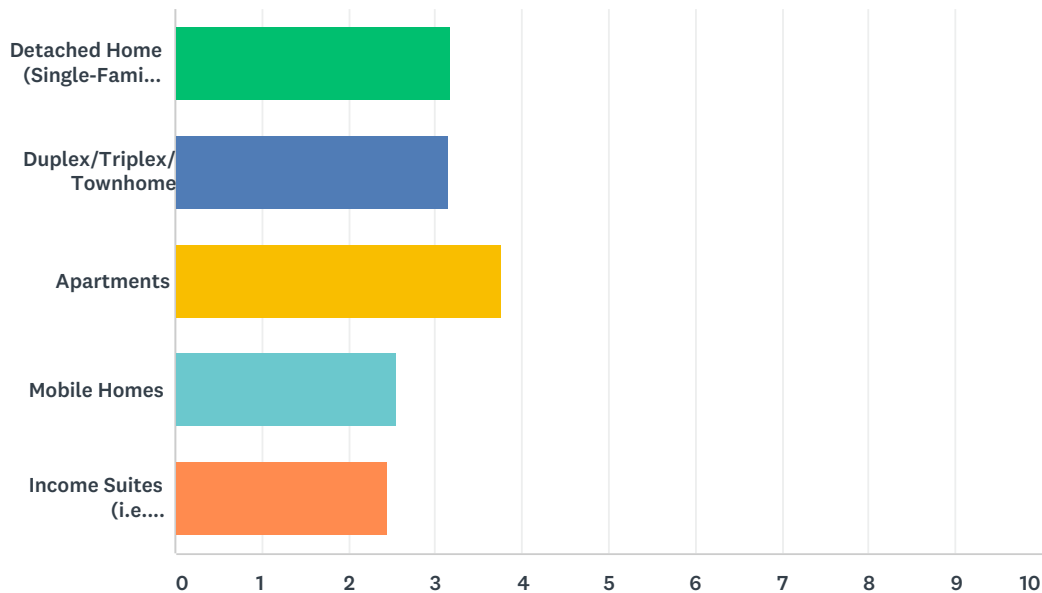


	1 (LOWEST NEED)	2	3	4	5 (HIGHEST NEED)	TOTAL	WEIGHTED AVERAGE
Rental	5.66% 9	6.92% 11	22.64% 36	25.79% 41	38.99% 62	159	3.86
For-Sale	19.74% 30	21.05% 32	40.13% 61	12.50% 19	6.58% 10	152	2.65
Low-Cost	9.62% 15	8.33% 13	16.67% 26	26.28% 41	39.10% 61	156	3.77
Moderate-Cost	5.66% 9	8.18% 13	34.59% 55	32.70% 52	18.87% 30	159	3.51
High-Cost (high amenity)	38.96% 60	23.38% 36	22.73% 35	8.44% 13	6.49% 10	154	2.20
Family	3.90% 6	7.14% 11	24.03% 37	32.47% 50	32.47% 50	154	3.82

Single-Person	11.04% 17	12.99% 20	38.96% 60	18.18% 28	18.83% 29	154	3.21
Independent Senior Living	4.94% 8	11.11% 18	27.16% 44	24.69% 40	32.10% 52	162	3.68
Assisted Living/Nursing Care	4.43% 7	15.82% 25	31.65% 50	20.25% 32	27.85% 44	158	3.51
Seasonal/Temporary Worker/Intern	28.19% 42	28.19% 42	27.52% 41	12.08% 18	4.03% 6	149	2.36
Communal Housing (Shared Housing)	21.62% 32	25.00% 37	28.38% 42	18.24% 27	6.76% 10	148	2.64

Q22 Rank which of the following housing styles is needed most in St. Johnsbury (with 1 being the most and 5 being the least)

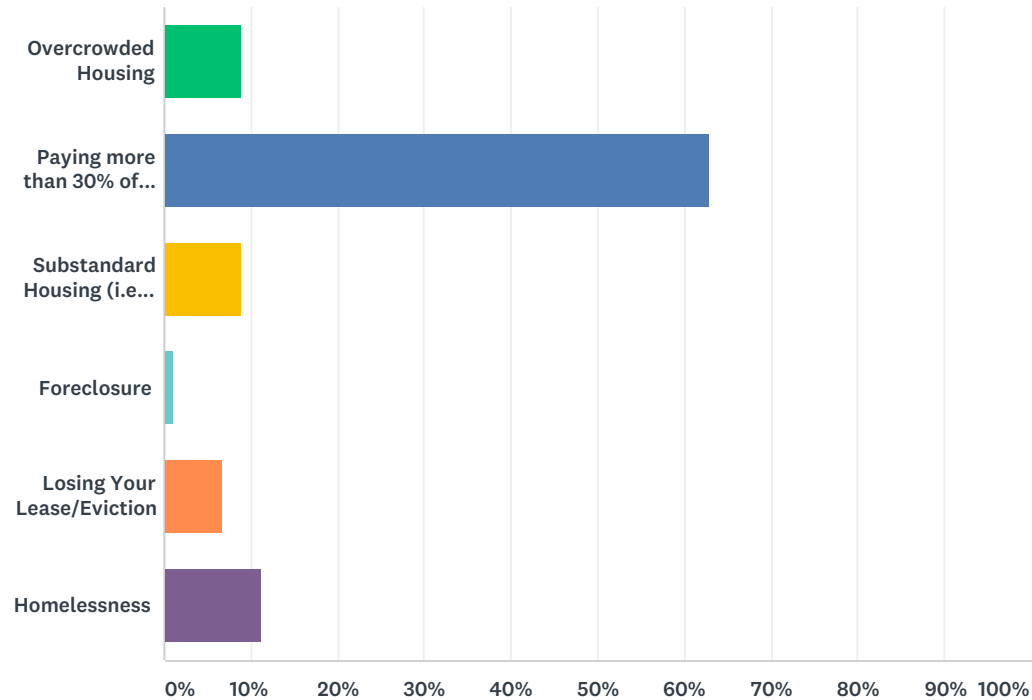
Answered: 158 Skipped: 41



	1	2	3	4	5	TOTAL	SCORE
Detached Home (Single-Family Home)	25.00% 32	19.53% 25	22.66% 29	14.84% 19	17.97% 23	128	3.19
Duplex/Triplex/Townhome	10.00% 13	31.54% 41	26.15% 34	29.23% 38	3.08% 4	130	3.16
Apartments	43.28% 58	17.16% 23	20.15% 27	11.94% 16	7.46% 10	134	3.77
Mobile Homes	17.52% 24	13.87% 19	12.41% 17	18.25% 25	37.96% 52	137	2.55
Income Suites (i.e. mother-in-law suites)	8.57% 12	15.00% 21	21.43% 30	21.43% 30	33.57% 47	140	2.44

Q23 Have you personally experienced any of the following? (check all that apply)

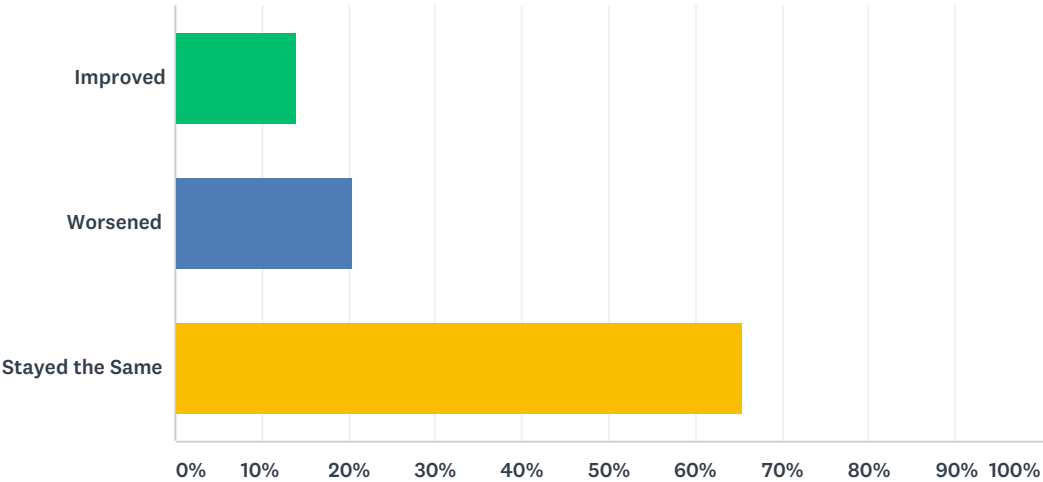
Answered: 89 Skipped: 110



ANSWER CHOICES	RESPONSES	
Overcrowded Housing	8.99%	8
Paying more than 30% of your income toward housing cost.	62.92%	56
Substandard Housing (i.e. lack of plumbing and/or utilities)	8.99%	8
Foreclosure	1.12%	1
Losing Your Lease/Eviction	6.74%	6
Homelessness	11.24%	10
TOTAL		89

Q24 Within the past year, has your housing situation:

Answered: 165 Skipped: 34



ANSWER CHOICES		RESPONSES	
Improved		13.94%	23
Worsened		20.61%	34
Stayed the Same		65.45%	108
TOTAL			165

Q25 In your opinion, what is the most significant housing issue facing St. Johnsbury today?

Answered: 141 Skipped: 58

[For a summary of these responses, see Section IX - Resident Survey Analysis](#)

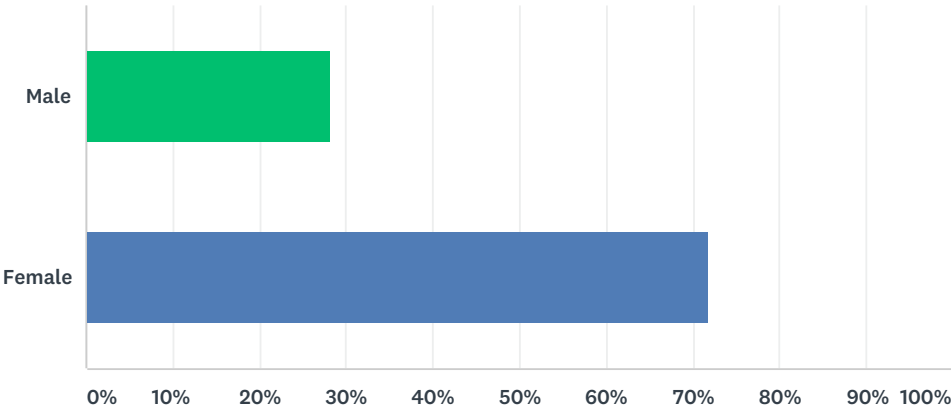
Q26 Please share any other comments/concerns about housing in St. Johnsbury.

Answered: 72 Skipped: 127

[For a summary of these responses, see Section IX - Resident Survey Analysis](#)

Q27 What is your gender?

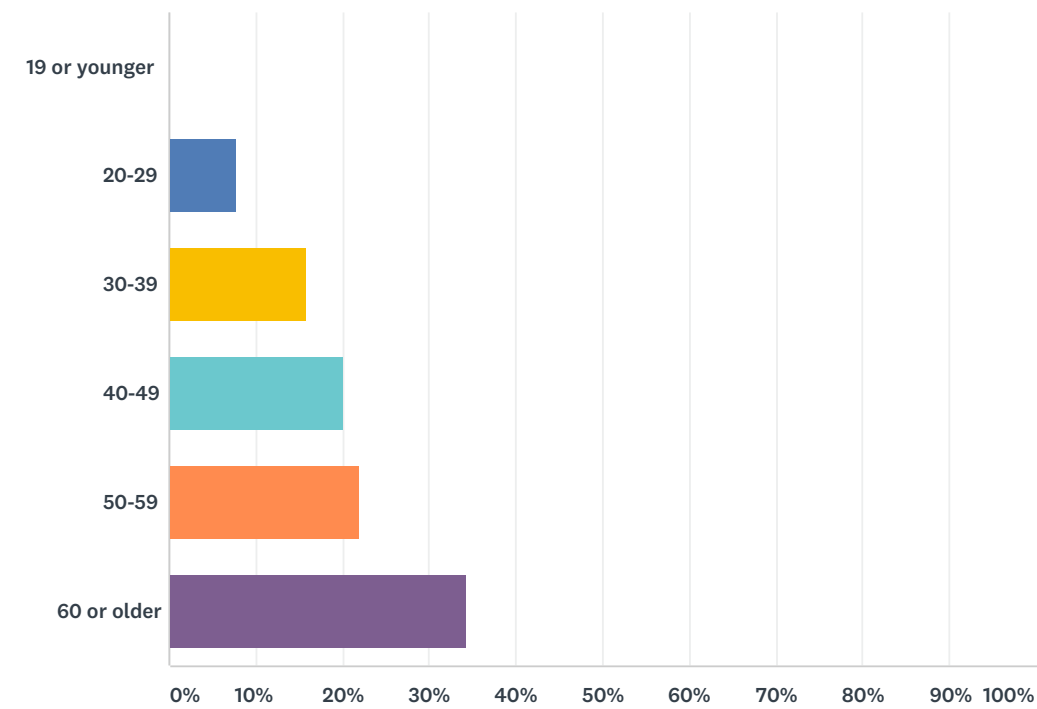
Answered: 167 Skipped: 32



ANSWER CHOICES		RESPONSES	
Male		28.14%	47
Female		71.86%	120
TOTAL			167

Q28 What is your age?

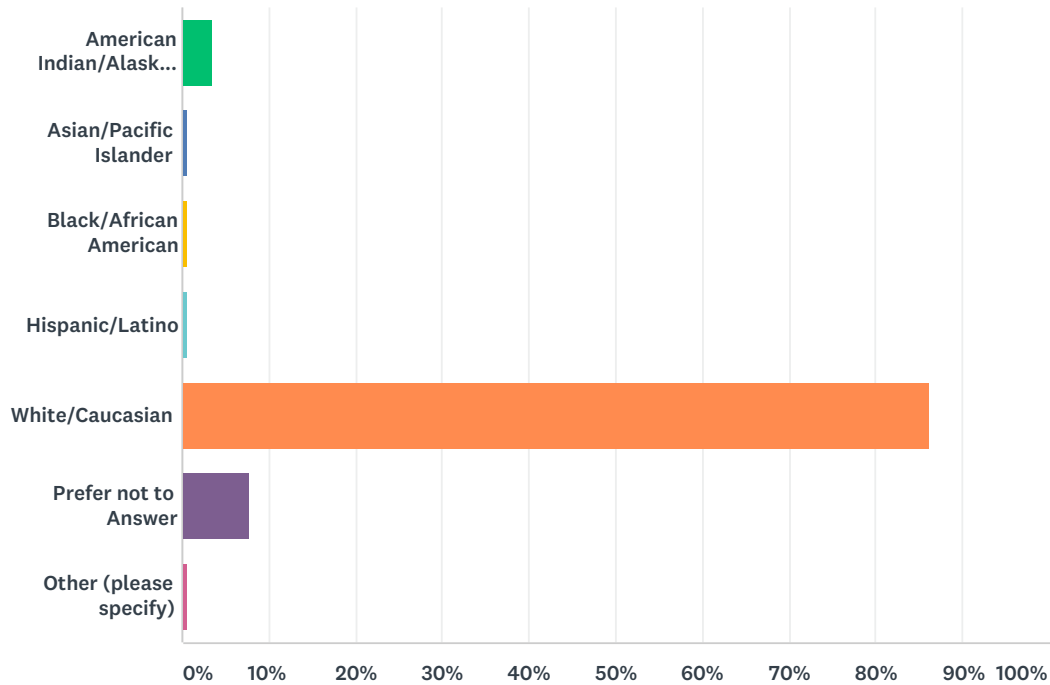
Answered: 169 Skipped: 30



ANSWER CHOICES	RESPONSES	
19 or younger	0.00%	0
20-29	7.69%	13
30-39	15.98%	27
40-49	20.12%	34
50-59	21.89%	37
60 or older	34.32%	58
TOTAL		169

Q29 What is your ethnicity?

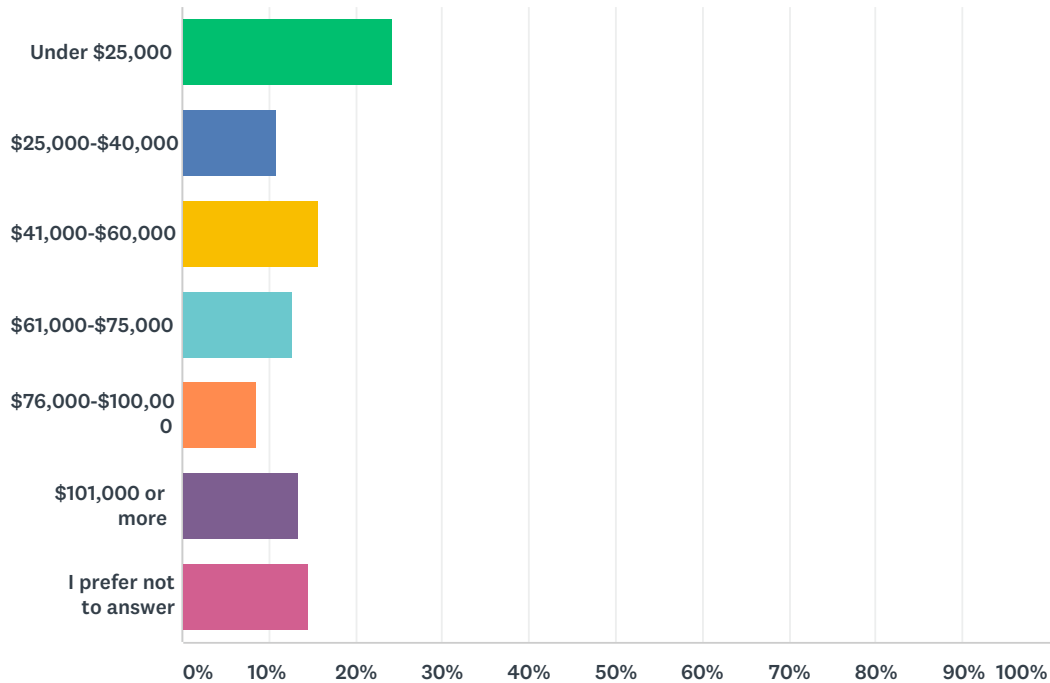
Answered: 166 Skipped: 33



ANSWER CHOICES	RESPONSES	
American Indian/Alaskan Native	3.61%	6
Asian/Pacific Islander	0.60%	1
Black/African American	0.60%	1
Hispanic/Latino	0.60%	1
White/Caucasian	86.14%	143
Prefer not to Answer	7.83%	13
Other (please specify)	0.60%	1
TOTAL		166

Q30 What is the estimated gross annual income of all residents living in your household?

Answered: 165 Skipped: 34



ANSWER CHOICES	RESPONSES	
Under \$25,000	24.24%	40
\$25,000-\$40,000	10.91%	18
\$41,000-\$60,000	15.76%	26
\$61,000-\$75,000	12.73%	21
\$76,000-\$100,000	8.48%	14
\$101,000 or more	13.33%	22
I prefer not to answer	14.55%	24
TOTAL		165

Addendum F:

**Stakeholder Survey
Instrument**

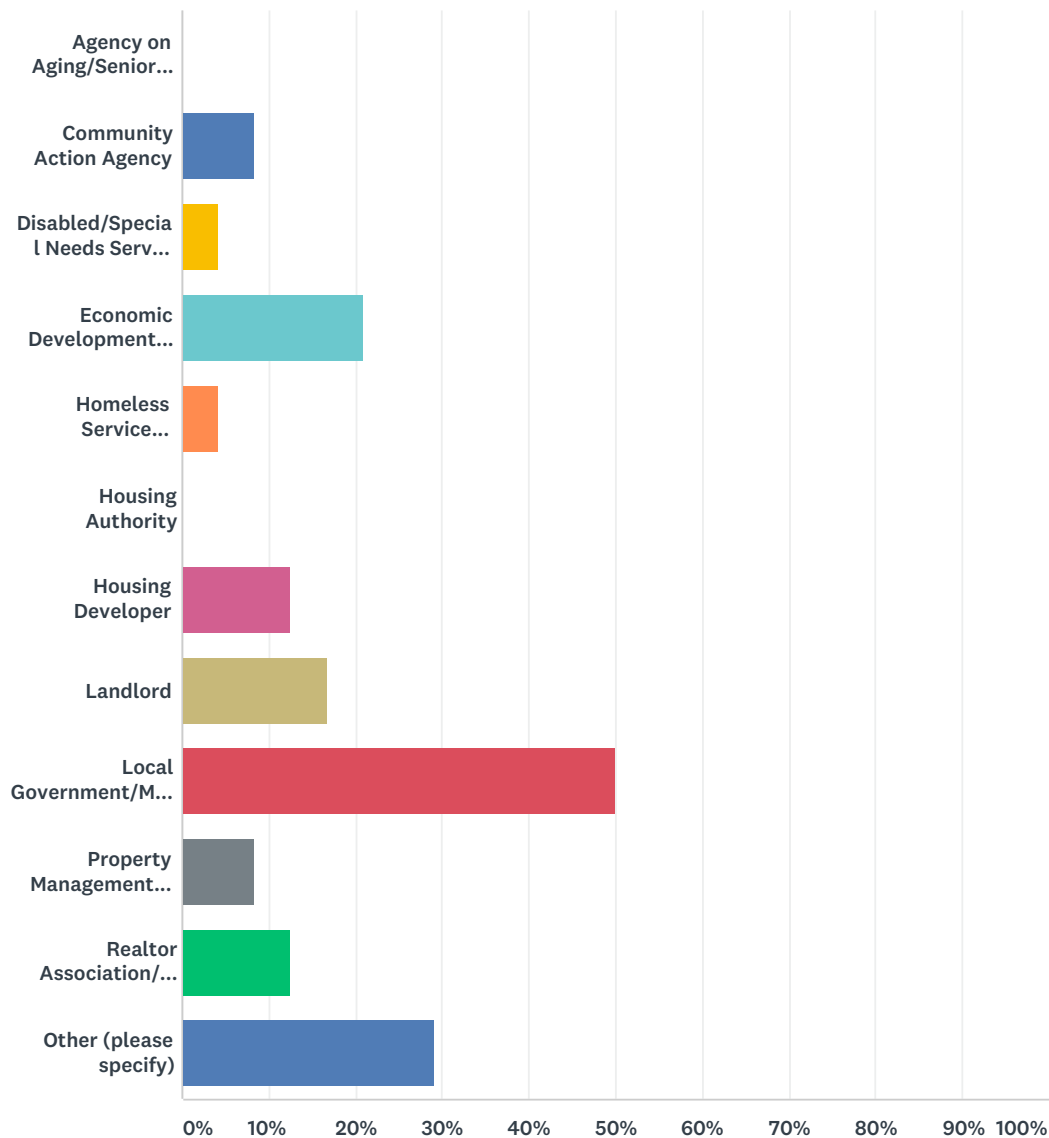
Q1 Please provide your contact information, should we need to follow-up with this response.

Answered: 22 Skipped: 2

ANSWER CHOICES	RESPONSES	
Name	100.00%	22
Organization	100.00%	22
Email Address	100.00%	22
Phone Number	100.00%	22

Q2 What type of organization do you represent (select all that apply)?

Answered: 24 Skipped: 0

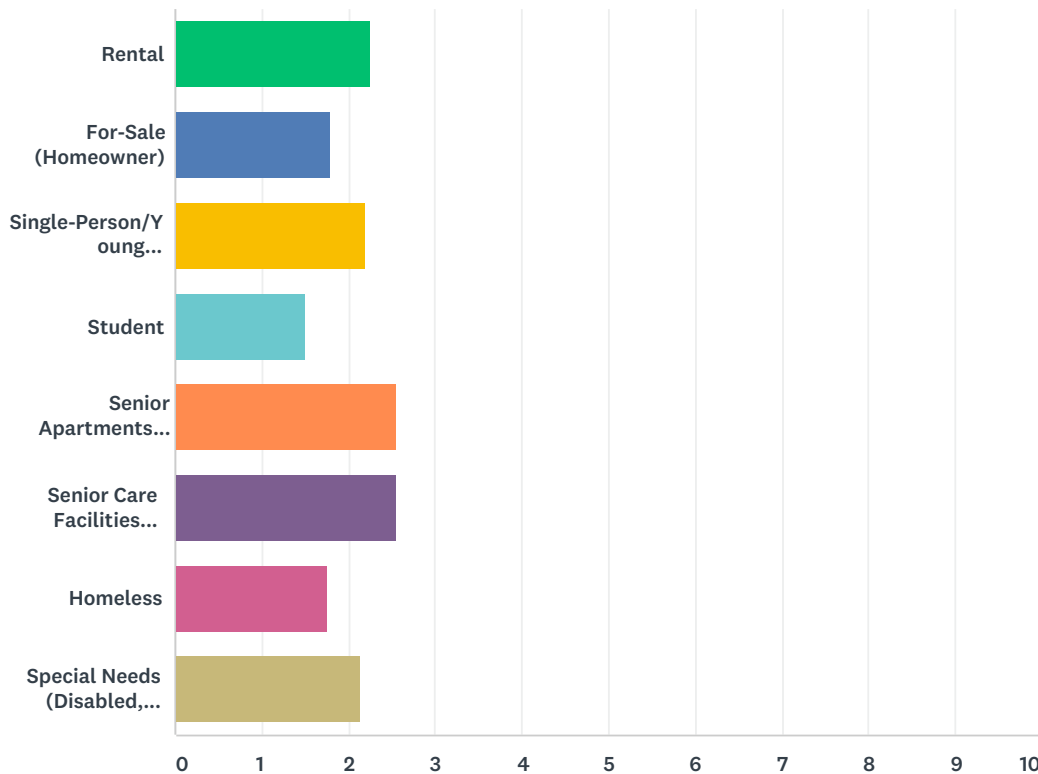


ANSWER CHOICES	RESPONSES	
Agency on Aging/Senior Services	0.00%	0
Community Action Agency	8.33%	2
Disabled/Special Needs Service Provider	4.17%	1
Economic Development Organizations	20.83%	5
Homeless Service Provider	4.17%	1
Housing Authority	0.00%	0
Housing Developer	12.50%	3
Landlord	16.67%	4

Local Government/Municipal Official	50.00%	12
Property Management Company	8.33%	2
Realtor Association/Board of Realtors	12.50%	3
Other (please specify)	29.17%	7
Total Respondents: 24		

Q3 On a scale of 1 to 3 (3 being the highest), rank the degree of housing need for each of the following housing types in St. Johnsbury.

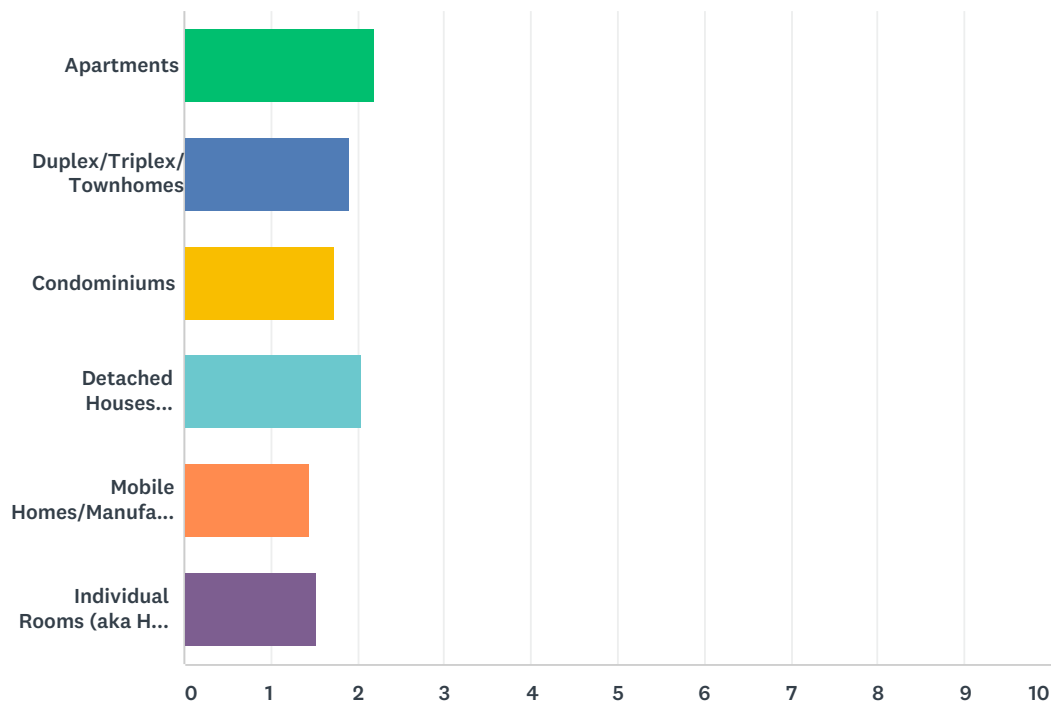
Answered: 21 Skipped: 3



	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	TOTAL	WEIGHTED AVERAGE
Rental	10.00% 2	55.00% 11	35.00% 7	20	2.25
For-Sale (Homeowner)	42.11% 8	36.84% 7	21.05% 4	19	1.79
Single-Person/Young Professionals	5.00% 1	70.00% 14	25.00% 5	20	2.20
Student	55.00% 11	40.00% 8	5.00% 1	20	1.50
Senior Apartments (Independent Living)	0.00% 0	45.00% 9	55.00% 11	20	2.55
Senior Care Facilities (Assisted and Nursing)	0.00% 0	45.00% 9	55.00% 11	20	2.55
Homeless	47.62% 10	28.57% 6	23.81% 5	21	1.76
Special Needs (Disabled, AIDS/HIV, Ex-Offenders, Etc.)	9.52% 2	66.67% 14	23.81% 5	21	2.14

Q4 On a scale of 1 to 3 (3 being the highest), rank the need for each of the housing styles in St. Johnsbury.

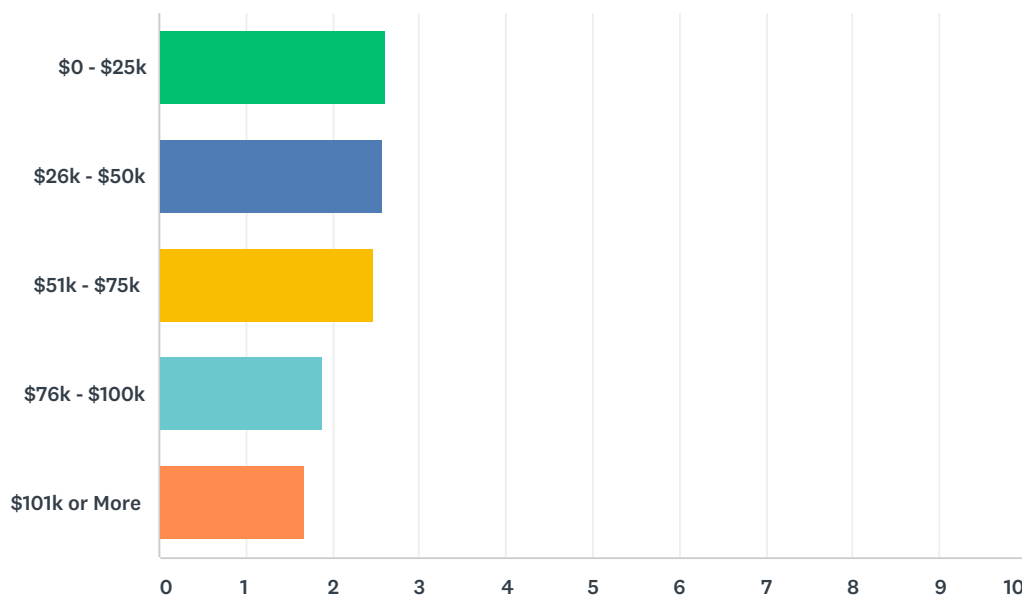
Answered: 21 Skipped: 3



	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	TOTAL	WEIGHTED AVERAGE
Apartments	14.29% 3	52.38% 11	33.33% 7	21	2.19
Duplex/Triplex/Townhomes	15.00% 3	80.00% 16	5.00% 1	20	1.90
Condominiums	42.11% 8	42.11% 8	15.79% 3	19	1.74
Detached Houses (Single-Family Homes)	26.32% 5	42.11% 8	31.58% 6	19	2.05
Mobile Homes/Manufactured Housing	55.00% 11	45.00% 9	0.00% 0	20	1.45
Individual Rooms (aka Home Stays)	52.38% 11	42.86% 9	4.76% 1	21	1.52

Q5 On a scale of 1 to 3 (3 being the highest), rank the need for housing for each household income level.

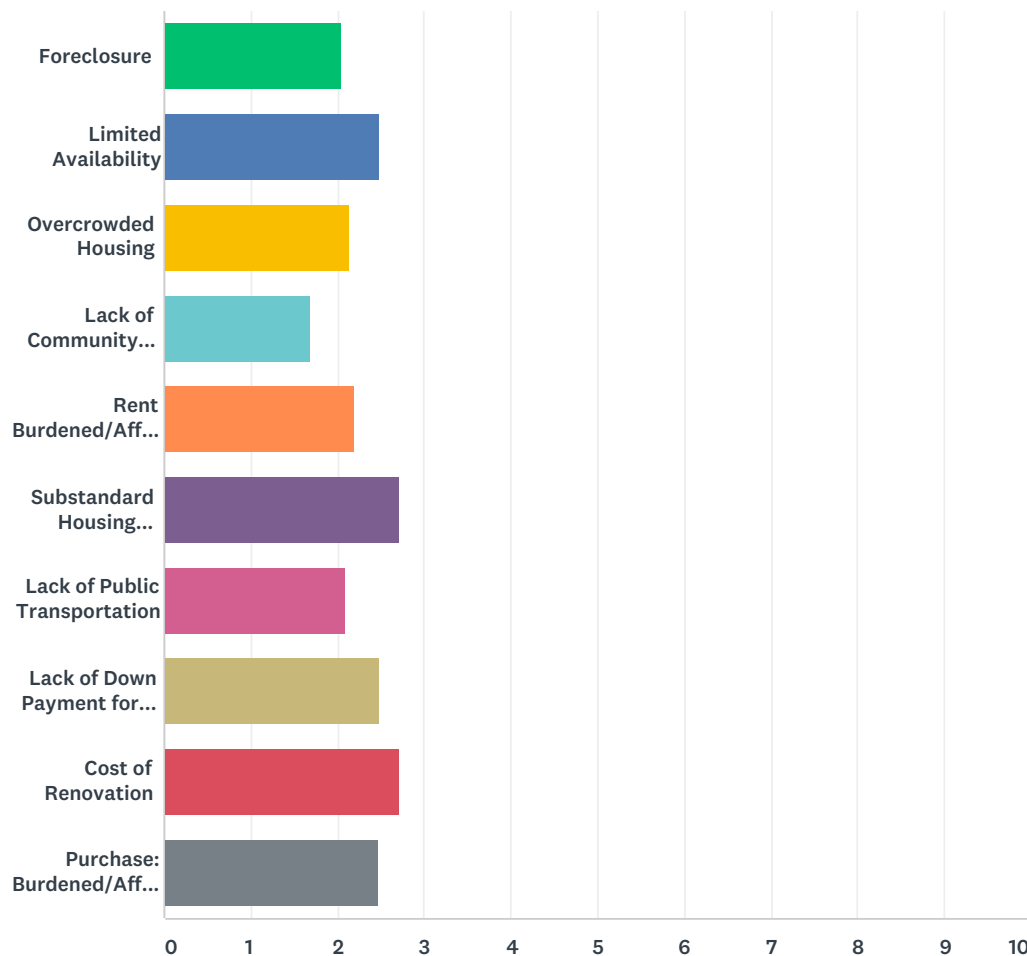
Answered: 21 Skipped: 3



	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	TOTAL	WEIGHTED AVERAGE
\$0 - \$25k	9.52% 2	19.05% 4	71.43% 15	21	2.62
\$26k - \$50k	5.26% 1	31.58% 6	63.16% 12	19	2.58
\$51k - \$75k	0.00% 0	52.63% 10	47.37% 9	19	2.47
\$76k - \$100k	26.32% 5	57.89% 11	15.79% 3	19	1.89
\$101k or More	47.37% 9	36.84% 7	15.79% 3	19	1.68

Q6 On a scale of 1 to 3 (3 being the highest), rank the degree to which each of the following housing issues are experienced in St. Johnsbury.

Answered: 21 Skipped: 3

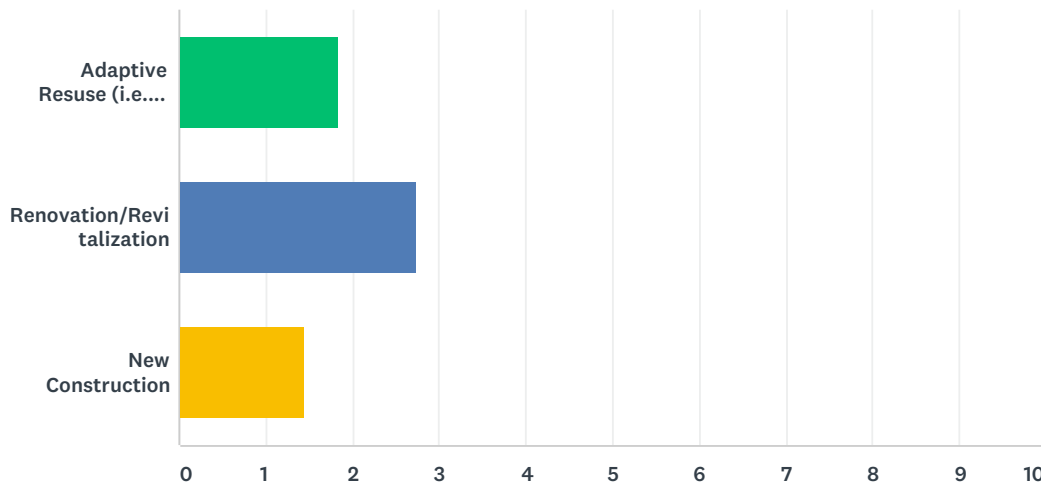


	1 (NOT AT ALL)	2 (SOMEWHAT)	3 (OFTEN)	TOTAL	WEIGHTED AVERAGE
Foreclosure	5.26% 1	84.21% 16	10.53% 2	19	2.05
Limited Availability	10.00% 2	30.00% 6	60.00% 12	20	2.50
Overcrowded Housing	19.05% 4	47.62% 10	33.33% 7	21	2.14
Lack of Community Services (grocery, doctor, etc.)	40.00% 8	50.00% 10	10.00% 2	20	1.70
Rent Burdened/Affordability	19.05% 4	42.86% 9	38.10% 8	21	2.19
Substandard Housing (quality/condition)	0.00% 0	28.57% 6	71.43% 15	21	2.71
Lack of Public Transportation	25.00% 5	40.00% 8	35.00% 7	20	2.10

Lack of Down Payment for Purchase	0.00% 0	50.00% 10	50.00% 10	20	2.50
Cost of Renovation	0.00% 0	28.57% 6	71.43% 15	21	2.71
Purchase: Burdened/Affordability	5.26% 1	42.11% 8	52.63% 10	19	2.47

Q7 Rank the priority that should be given to each of the following construction types of housing. (Note: As you make a selection, the list will reprioritize itself)

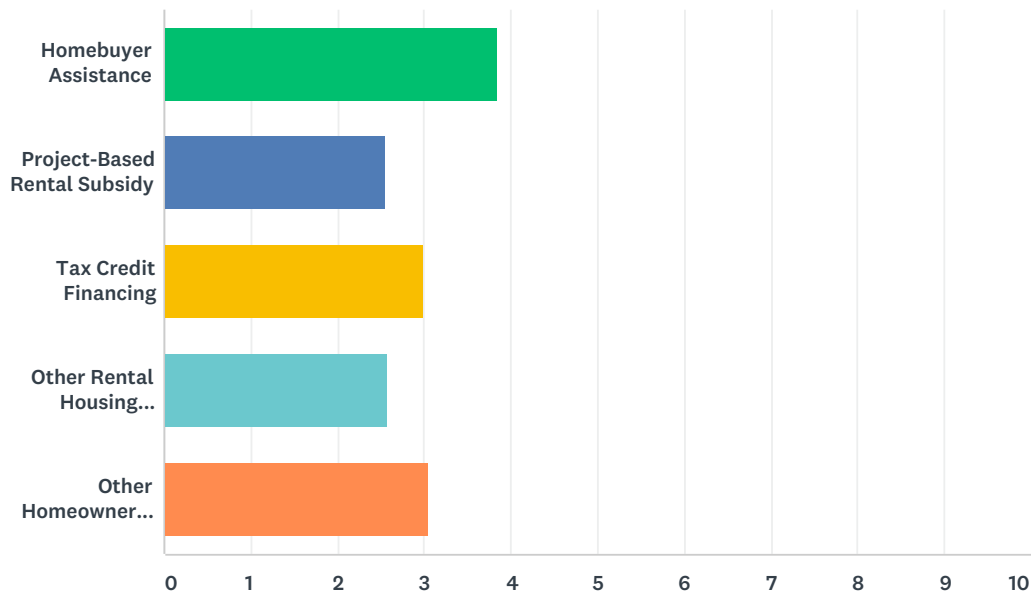
Answered: 21 Skipped: 3



	1	2	3	TOTAL	SCORE
Adaptive Resuse (i.e. Warehouse Conversion)	10.53% 2	63.16% 12	26.32% 5	19	1.84
Renovation/Revitalization	78.95% 15	15.79% 3	5.26% 1	19	2.74
New Construction	15.00% 3	15.00% 3	70.00% 14	20	1.45

Q8 Rank the priority that should be given to each of the funding types for housing development. (Note: As you make a selection, the list will reprioritize itself)

Answered: 21 Skipped: 3



	1	2	3	4	5	TOTAL	SCORE
Homebuyer Assistance	60.00% 12	5.00% 1	10.00% 2	10.00% 2	15.00% 3	20	3.85
Project-Based Rental Subsidy	0.00% 0	22.22% 4	16.67% 3	55.56% 10	5.56% 1	18	2.56
Tax Credit Financing	0.00% 0	35.00% 7	45.00% 9	5.00% 1	15.00% 3	20	3.00
Other Rental Housing Assistance (i.e. Vouchers)	21.05% 4	15.79% 3	0.00% 0	26.32% 5	36.84% 7	19	2.58
Other Homeowner Assistance	15.79% 3	21.05% 4	36.84% 7	5.26% 1	21.05% 4	19	3.05

Q9 Are there any specific housing development programs that should be given priority as it relates to housing development in St. Johnsbury?

Answered: 14 Skipped: 10

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

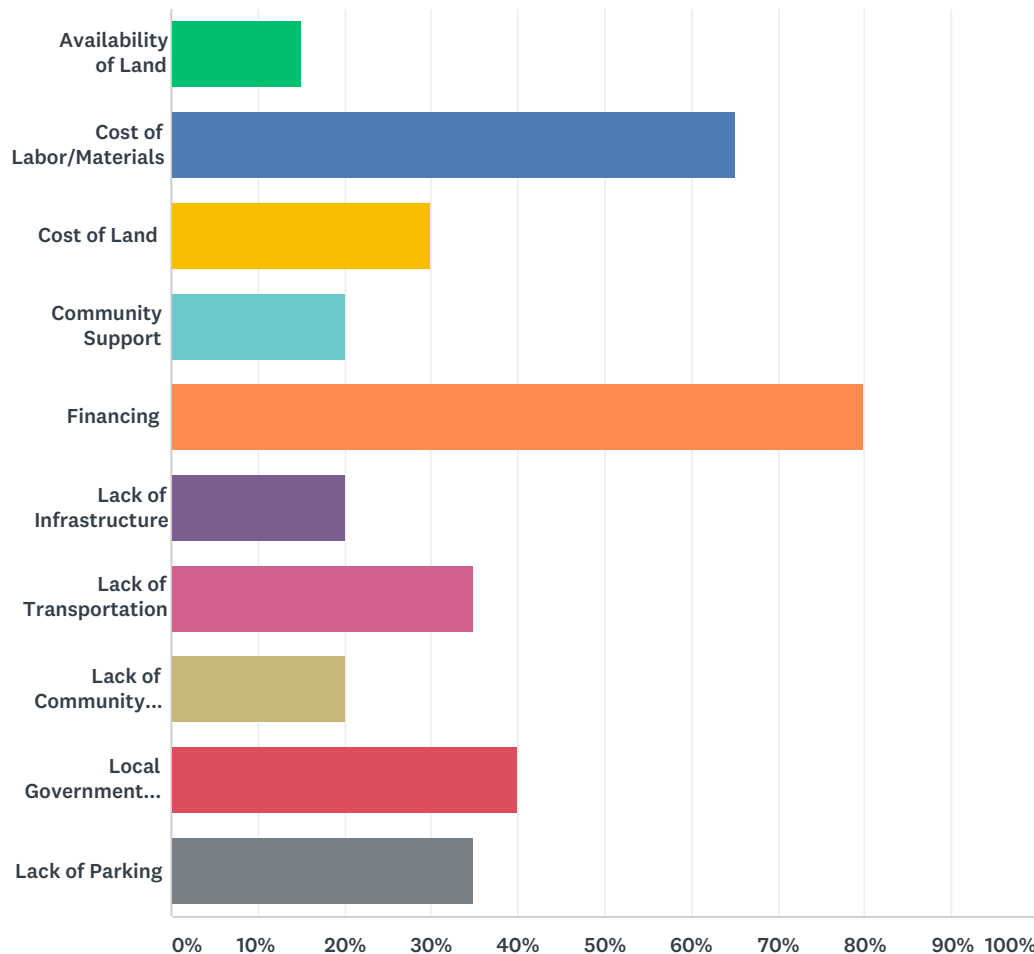
Q10 Are there are specific housing development programs (local or state level) that are not currently offered in St. Johnsbury and should be explored?

Answered: 10 Skipped: 14

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

Q11 What common barriers or obstacles exist in St. Johnsbury that you believe limit residential development (select all that apply)?

Answered: 20 Skipped: 4



ANSWER CHOICES	RESPONSES	
Availability of Land	15.00%	3
Cost of Labor/Materials	65.00%	13
Cost of Land	30.00%	6
Community Support	20.00%	4
Financing	80.00%	16
Lack of Infrastructure	20.00%	4
Lack of Transportation	35.00%	7
Lack of Community Services	20.00%	4
Local Government Regulations ("red tape")	40.00%	8
Lack of Parking	35.00%	7

Total Respondents: 20

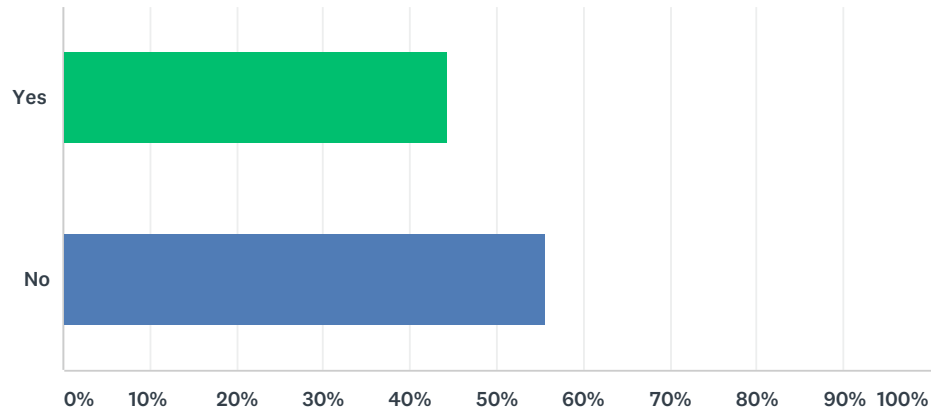
Q12 How do you believe these obstacles/barriers could be reduced or eliminated? (Responses will be limited to 500 characters)

Answered: 14 Skipped: 10

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

Q13 Are you knowledgeable about homeless housing needs in St. Johnsbury?

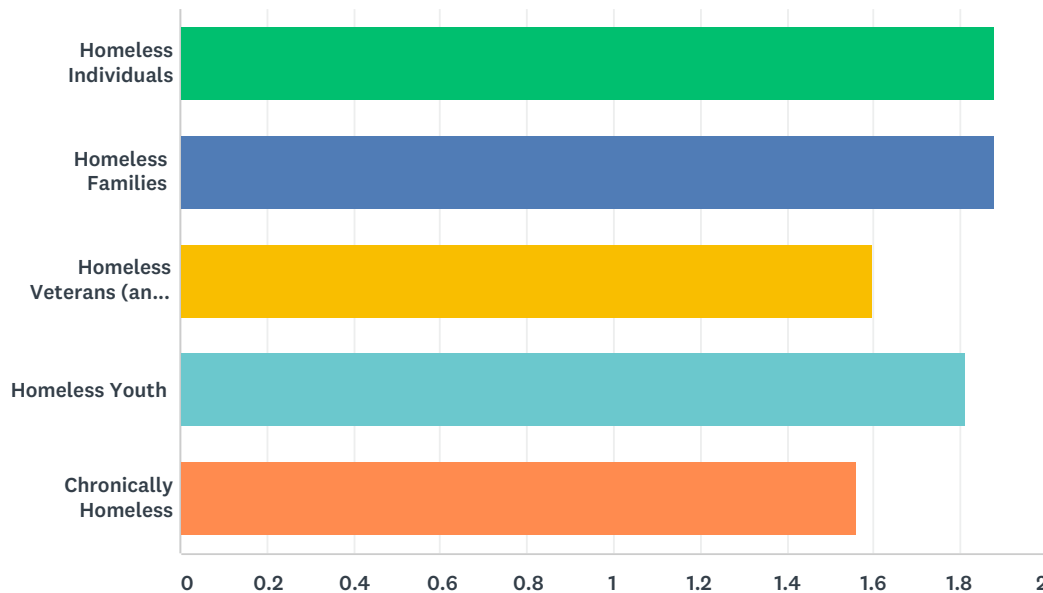
Answered: 18 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	44.44%	8
No	55.56%	10
TOTAL		18

Q14 On a scale of 1 to 3 (3 being the highest), rank the need for housing for each homeless group below.

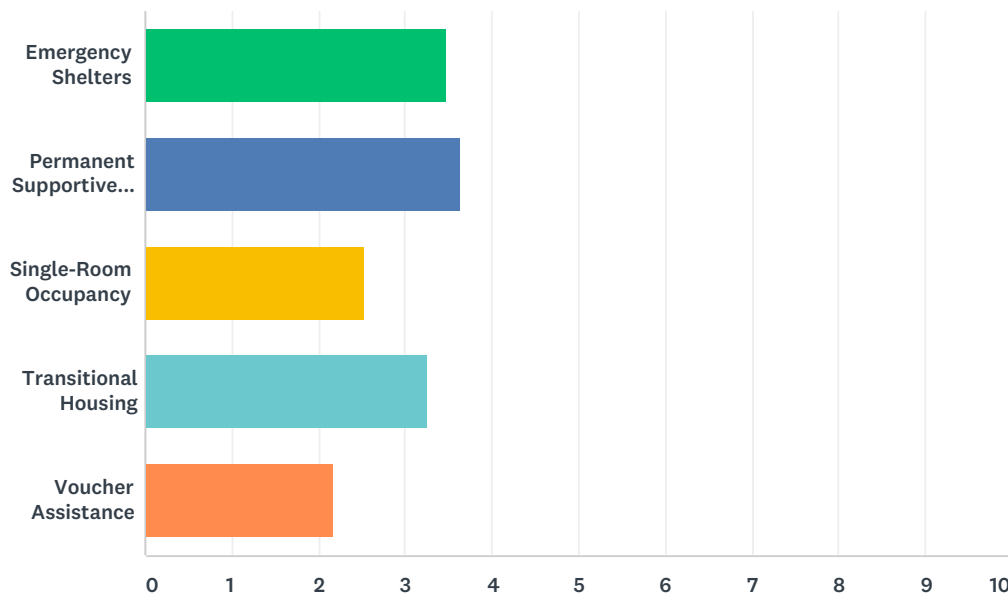
Answered: 16 Skipped: 8



	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	TOTAL	WEIGHTED AVERAGE
Homeless Individuals	31.25% 5	50.00% 8	18.75% 3	16	1.88
Homeless Families	31.25% 5	50.00% 8	18.75% 3	16	1.88
Homeless Veterans (and their families)	53.33% 8	33.33% 5	13.33% 2	15	1.60
Homeless Youth	50.00% 8	18.75% 3	31.25% 5	16	1.81
Chronically Homeless	68.75% 11	6.25% 1	25.00% 4	16	1.56

Q15 Rank the types of housing for the homeless you believe are most needed. (Note: As you make a selection, the list will reprioritize itself)

Answered: 17 Skipped: 7



	1	2	3	4	5	TOTAL	SCORE
Emergency Shelters	33.33% 5	20.00% 3	13.33% 2	26.67% 4	6.67% 1	15	3.47
Permanent Supportive Housing	47.06% 8	17.65% 3	5.88% 1	11.76% 2	17.65% 3	17	3.65
Single-Room Occupancy	0.00% 0	26.67% 4	26.67% 4	20.00% 3	26.67% 4	15	2.53
Transitional Housing	13.33% 2	26.67% 4	40.00% 6	13.33% 2	6.67% 1	15	3.27
Voucher Assistance	5.88% 1	11.76% 2	17.65% 3	23.53% 4	41.18% 7	17	2.18

Q16 What are the obstacles to the development of housing for homeless populations in St. Johnsbury?

Answered: 14 Skipped: 10

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

Q17 Provide any recommendations on ways to address the needs of the homeless population in St. Johnsbury.

Answered: 10 Skipped: 14

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

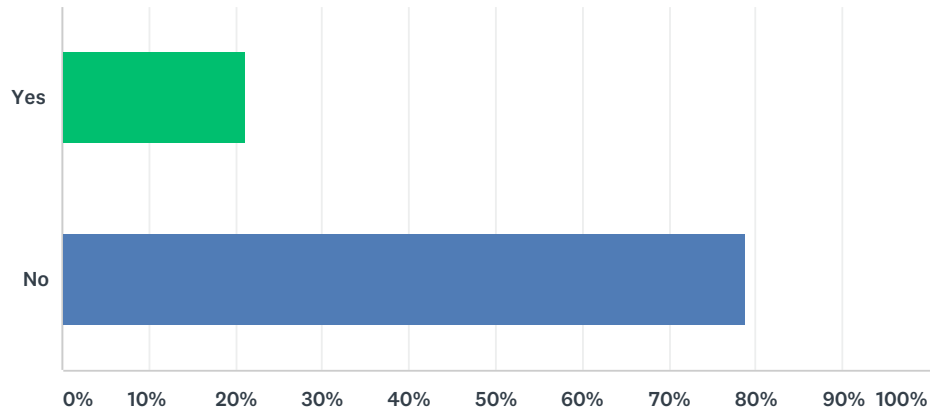
Q18 Is there anything specific that we should be aware of regarding homelessness or homeless housing needs in St. Johnsbury? (Responses will be limited to 500 characters)

Answered: 7 Skipped: 17

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

Q19 Are you knowledgeable about special needs housing in St. Johnsbury?

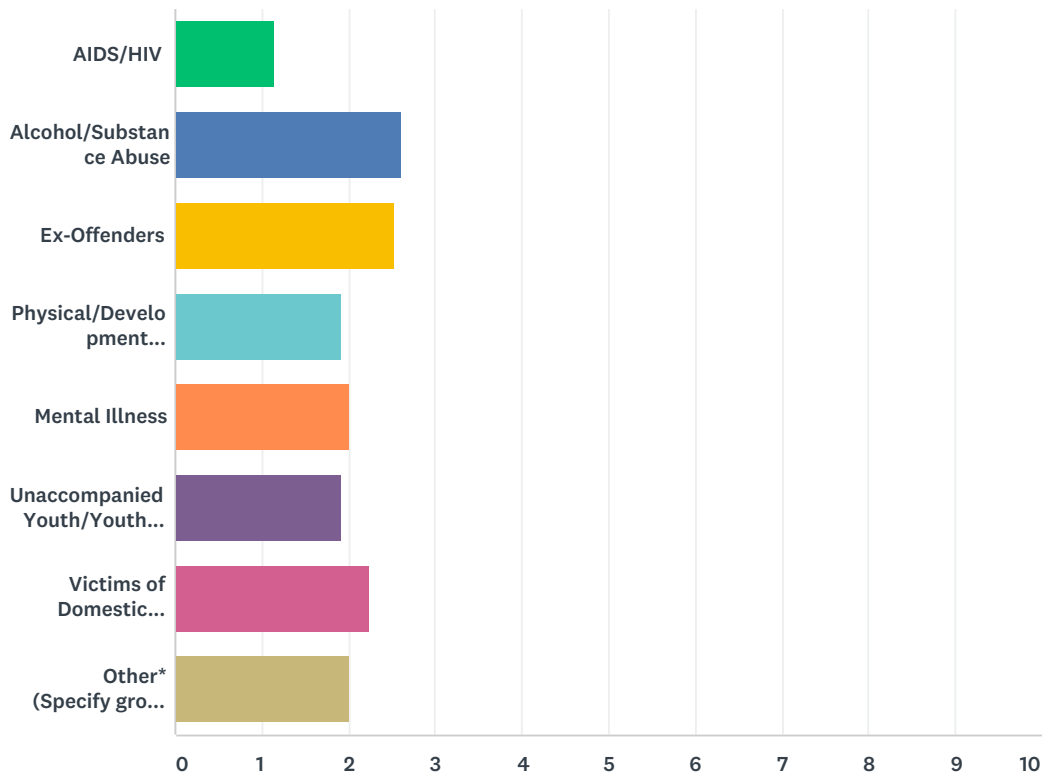
Answered: 19 Skipped: 5



ANSWER CHOICES		RESPONSES	
Yes		21.05%	4
No		78.95%	15
TOTAL			19

Q20 On a scale of 1 to 3 (3 being the highest), rank the need for housing in St. Johnsbury for each special needs group below.

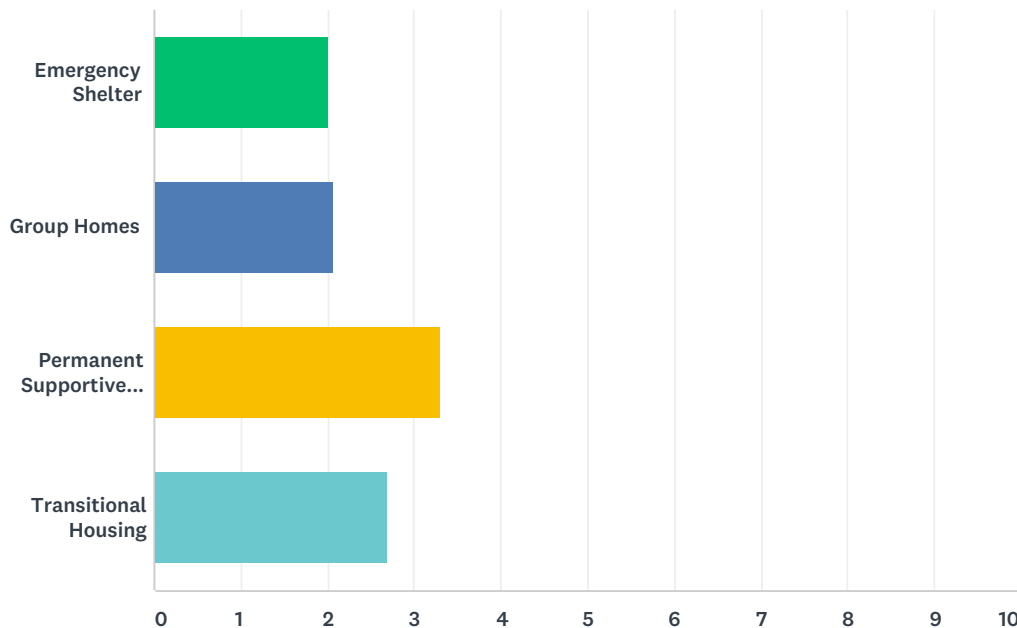
Answered: 13 Skipped: 11



	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	TOTAL	WEIGHTED AVERAGE
AIDS/HIV	84.62% 11	15.38% 2	0.00% 0	13	1.15
Alcohol/Substance Abuse	0.00% 0	38.46% 5	61.54% 8	13	2.62
Ex-Offenders	7.69% 1	30.77% 4	61.54% 8	13	2.54
Physical/Development Disabilities	23.08% 3	61.54% 8	15.38% 2	13	1.92
Mental Illness	38.46% 5	23.08% 3	38.46% 5	13	2.00
Unaccompanied Youth/Youth Aging Out of Foster Care	30.77% 4	46.15% 6	23.08% 3	13	1.92
Victims of Domestic Violence	7.69% 1	61.54% 8	30.77% 4	13	2.23
Other* (Specify group below)	50.00% 1	0.00% 0	50.00% 1	2	2.00

Q21 Rank the types of housing for special needs you believe are most needed in St. Johnsbury. (Note: As you make a selection, the list will reprioritize itself)

Answered: 13 Skipped: 11



	1	2	3	4	TOTAL	SCORE
Emergency Shelter	16.67% 2	8.33% 1	33.33% 4	41.67% 5	12	2.00
Group Homes	8.33% 1	25.00% 3	33.33% 4	33.33% 4	12	2.08
Permanent Supportive Housing	61.54% 8	15.38% 2	15.38% 2	7.69% 1	13	3.31
Transitional Housing	15.38% 2	53.85% 7	15.38% 2	15.38% 2	13	2.69

Q22 What are the obstacles to the development of housing for special needs populations in St. Johnsbury?

Answered: 10 Skipped: 14

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

Q23 Provide any recommendations on ways to address the needs of the special needs populations in St. Johnsbury?

Answered: 9 Skipped: 15

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

**Q24 Is there anything specific that we should be aware of regarding special needs populations or special needs housing in St. Johnsbury?
(Responses will be limited to 500 characters)**

Answered: 6 Skipped: 18

[For a summary of these responses, see Section X - Stakeholder Interviews](#)

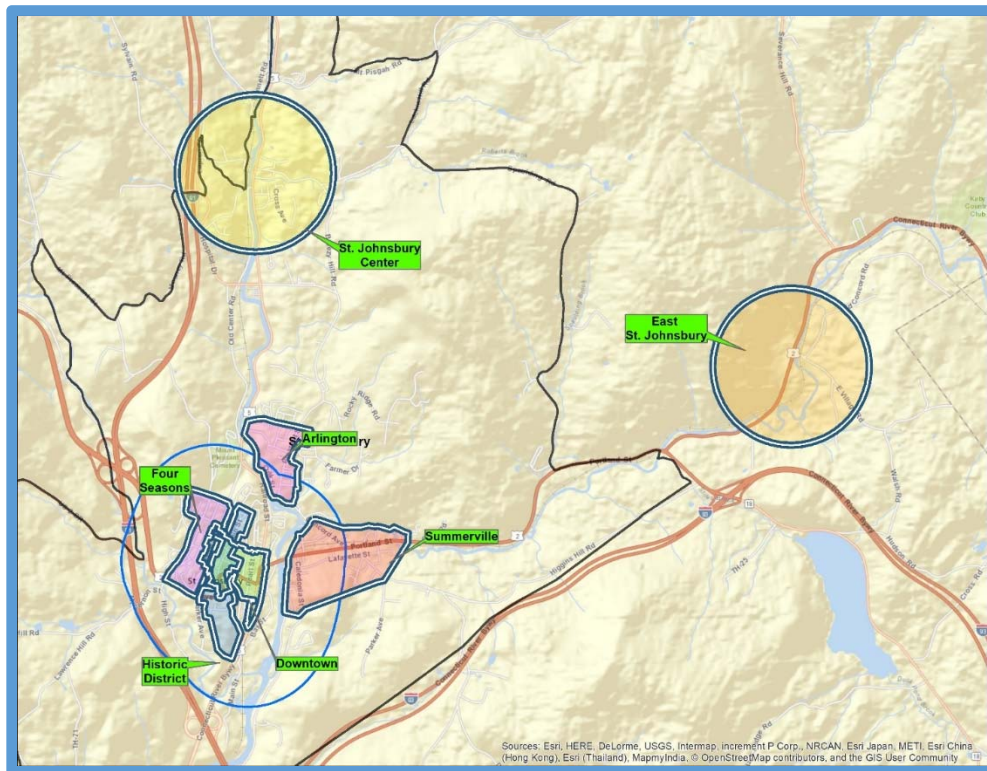
Addendum G: Submarket / Neighborhood Chapters

This section serves as an addendum to the St. Johnsbury Housing Needs Assessment completed in 2017 by Bowen National Research. Specifically, this section of the report includes an overview of seven pre-selected submarkets in St. Johnsbury.

The seven submarkets consist of districts and neighborhoods that were pre-selected and identified in the *Request for Proposals for Housing Study and Needs Assessment* issued by the town of St. Johnsbury on November 4, 2016. The following is a list of the seven submarkets evaluated in this section:

- Arlington
- Downtown
- East St. Johnsbury
- Four Seasons
- St. Johnsbury Center
- Summerville
- Historic District

A map of the submarkets is shown in the map below. It should be noted that the map includes an eighth submarket, one-mile radius around downtown, that was excluded from the submarket analysis.



The analyses on the following pages provides overviews of key demographic, economic and housing data within each submarket.

Submarket Chapter – Arlington

The following data and analyses focuses on the Arlington neighborhood of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview


The Arlington neighborhood is located north of Downtown St. Johnsbury and east of the Passumpsic River. From the central point of the neighborhood (Pleasant Street/Emerson Avenue intersection), Downtown St. Johnsbury is 0.8 miles south, and St. Johnsbury Center is 2.2 miles north. The approximate boundaries of the Arlington neighborhood are St. John Street to the north, Arlington Woods and Gilman Avenue to the east, Concord Avenue to the south, and the Passumpsic River and Memorial Drive to the west.

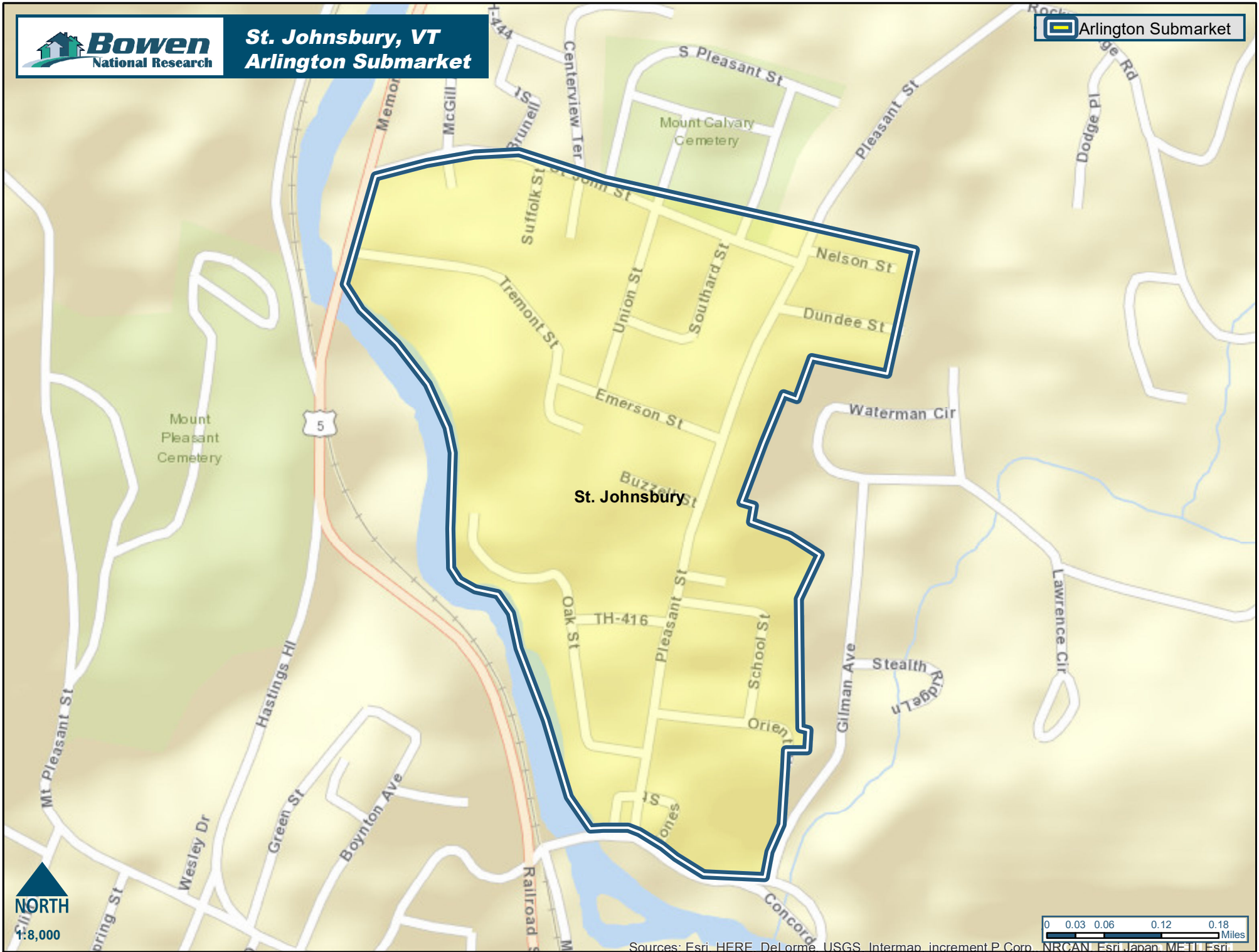
Arlington is primarily a residential neighborhood, with commercial businesses located along the western edge of the neighborhood. Memorial Drive, which forms the western boundary of the Arlington neighborhood, is the main commercial artery for this area. Local businesses within or adjacent to this neighborhood include Enterprise Rent-a-Car, Dads 4-By Tool & Supply hardware store, Quality Mitsubishi, Locally Social Coffee, and Mike's Automotive. Memorial Drive also leads to community services in both Downtown St. Johnsbury (south) and St. Johnsbury Center (north). This neighborhood is also adjacent to Arlington Woods, a 32-acre park containing hiking trails. Access to Interstate 91 is 2.3 miles west of the Arlington neighborhood.

A map showing the location of the Arlington neighborhood (and its boundaries) is on the following page:



St. Johnsbury, VT
Arlington Submarket

 Arlington Submarket



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

Population

The Arlington neighborhood population was 349 per the 2000 Census. The Arlington population base declined by five between 2000 and 2010. This represents a 1.4% decline from the 2000 population, or an annual rate of 0.1%. Between 2010 and 2016, the population declined by 3, or 0.9%. It is projected that the population will decline by 2, or 0.6%, between 2016 and 2021.

Most of the Arlington population (48.0%) was between 25 and 64 years old in 2016. By 2021, an overall decline of five persons is projected in Arlington among those between the ages of 25 to 64. Note that this projected decrease is contained within the 45 to 54 age cohort. Among individual age groups, the largest population increase (5) is projected among both the age groups of 19 and under, and 65 and 74 age group, while the largest population decrease (7) is projected among those between the ages of 45 to 54.

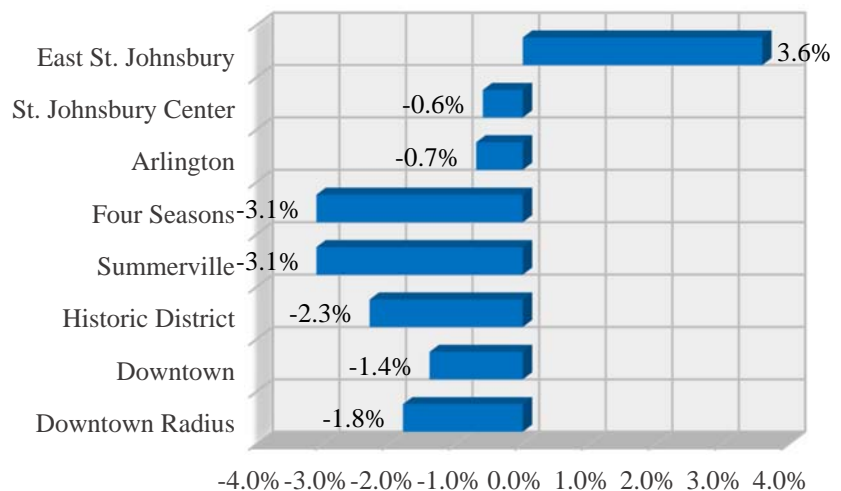
Snapshot

- The Arlington neighborhood is 0.13 square miles.
- Population density of Summerville is over 2,600 persons per square mile.
- 35.5% of Arlington households are married.
- 21.2% of the population possesses a college degree (Associates Degree or above).
- 10.4% of the population lives below poverty level.

Households

The Arlington neighborhood had a total of 151 households per the 2010 Census, with an average household size of 2.31 persons. Between 2010 and 2016, households declined by two, or 1.4%. By 2021, it is projected that there will be 142 households, a decline of one household, or 0.7% from 2016 levels. Essentially, the household base is projected to remain stable. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021. The only submarket projected to grow is the East St. Johnsbury submarket.

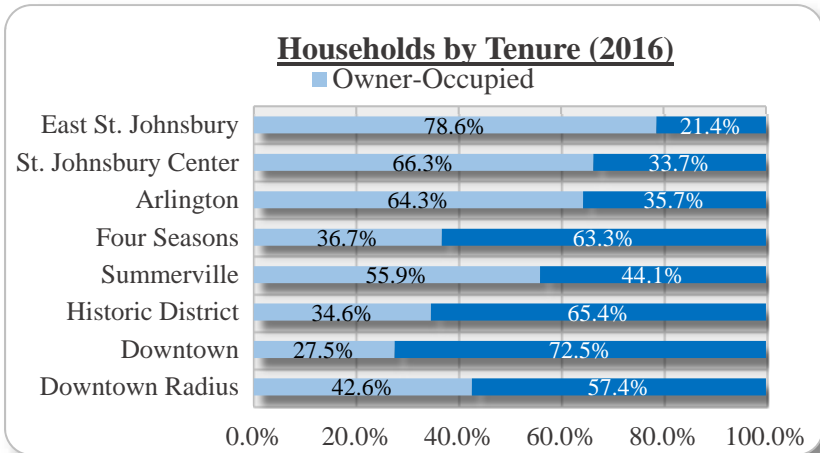
Household Trends (2016-2021)



Households by Tenure

In the Arlington neighborhood, most households (64.3%) were owner-occupied, while the remaining 35.7% were occupied by renters in 2016. Owner-occupied households are projected to decrease by one between 2016 and 2021, while the number of renter

households (51) is projected to remain unchanged during the same period. The graph to the left illustrates the share of housing by tenure for the various submarkets that were included in this analysis, including the Arlington neighborhood.



Household Distribution by Income

In 2010, the median household income was \$35,268. This declined by 8.3% to \$32,344 in 2016. Note that the largest increase is projected among households earning less than \$15,000 between 2016 and 2021 (42.3%). This significant increase in very-low income households primarily accounts for the projected decline in median income in the Arlington submarket. Note that households earning between \$15,000 and \$99,999 are also projected to decrease during this period. The decline in median household income is attributed to the large number of seniors that are likely retiring in the market.

Household Distribution by Age

The largest share of households in Arlington (24.8%) was between the ages of 45 and 54 in 2010. In 2016, the share of households between the ages of 45 and 54 decreased to 16.8%. Between 2016 and 2021, the greatest growth among household age groups is projected to be among households between the ages of 65 and 74 years old (four households). The largest decline is projected among those in the 45 to 54 age group (four households) during the same period. The remaining age groups are projecting stable household growth between 2016 and 2021.

Labor Force

The labor force within the Arlington submarket is based primarily in two sectors. Health Care & Social Assistance and Retail Trade comprise nearly 76.0% of the Arlington labor force. Note that there are only seven establishments within the submarket, employing a total of 161.

Mode of Transportation to Work

Most workers in the Arlington submarket commuted by vehicle. A majority of all workers (78.7%) drove alone, while 10.7% of all workers carpooled. A total of 12 workers walked, while none of the workers used public transportation. The neighborhood is generally considered to be car dependent.

Blight

A total of five (5) blighted properties were identified in the Arlington neighborhood. The concentration of blighted properties is in the southern portion of Arlington, primarily located on or near Pleasant Street. A map illustrating the approximate location of these properties is shown later in this section.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for Arlington is 37, with a personal crime index of 17 and a property crime index of 40. Arlington's overall crime index of 37 is well below the national average of 100, as well as lower than both the overall St. Johnsbury (49) and the Caledonia County (55) crime indices. Therefore, it does not appear that the Arlington crime risk of 37 would adversely impact the area.

Development Opportunities

There were no notable development locations (larger vacant buildings or parcels) identified in the Arlington neighborhood for potential new development or redevelopment. However, there may be some smaller buildings or parcels, possibly in-fill lots, available to develop new housing within this neighborhood. Identifying such properties would require additional research.

Housing Supply Overview

Of the occupied housing stock in the Arlington submarket in 2010, 33.8% was renter-occupied and 66.2% was owner occupied. The existing housing stock is old, with nearly 66% of the renter-occupied units and 54.5% of the owner-occupied units built prior to 1950. Over 63% of the renter-occupied units consists of two or more units per structure, while 79.4% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). There are no units that lack complete indoor plumbing and/or kitchen facilities. There are three overcrowded housing units in the submarket, representing 7.5% of the occupied housing stock. Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 50.0% of renters and 41.2% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, no multifamily properties are located within the Arlington submarket. As such, renters in the market only have non-conventional rental alternative to choose from, such as older and generally lower quality single-family homes.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of 40 single-family properties have been sold in the Arlington neighborhood since 2009. In addition, seven (7) properties were listed for sale as of March 2017. The median sales price for homes within this period was \$95,000, while the average sales price was \$97,098. List prices for active homes in the Arlington neighborhood (as of March 2017) range from \$75,000 to \$189,000. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1922 and the average year built of homes currently available for purchase is 1920. Homes that have sold in recent years within this submarket have an average number of days on market of 146, which is relatively low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. Within the subject submarket, a total of 24 buildings were categorized as “High Integrity” and 43 buildings were categorized as “Medium Integrity”. A large number of the structures were located along Pleasant Street. These homes and the street represent areas that could be targeted for historic preservation. For additional details of historic preservation opportunities, please see Section VII of Bowen National Research’s *St. Johnsbury Housing Needs Assessment (2017)* or BKR’s *St. Johnsbury Housing Study: Historic Resources (2017)*.



Conclusions

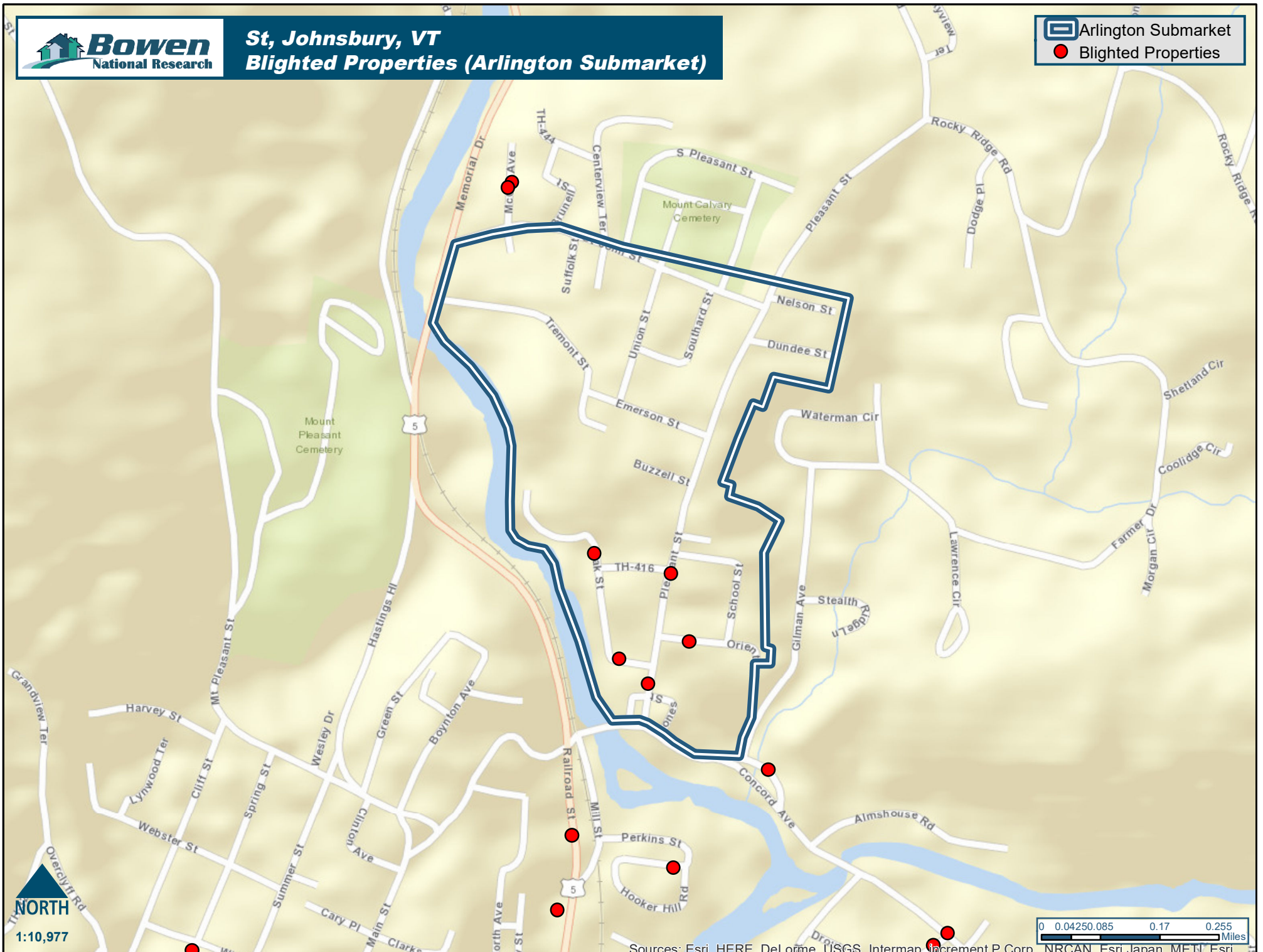
When compared to the other submarkets, the Arlington neighborhood has the oldest median age (49.9), the largest share (42.8%) of population age 55 and older, the largest share (43.5%) of owner households with incomes below \$35,000, and the largest share (54.2%) of senior homeowners age 55+ with incomes below \$35,000. Conversely, this neighborhood has the lowest share (34.6%) of population under the age of 35, the lowest share (35.5%) of married people, lowest share (21.2%) of college graduates, and lowest median household income (\$32,344).

Among the existing housing supply, two-thirds is owner-occupied. More than half of the housing supply was built prior to 1950. Based on secondary data sources and Bowen National Research’s on-site research, this neighborhood has many homes consisting of C quality or lower rated housing, representing housing that is either fair or poor. Many of the homes appear to be suffering from disrepair and neglect. Regardless of this quality, demand for housing is very strong, as there are very few available housing units. As such, households seeking housing in this neighborhood have very limited choices.

Given the large base of older adults (age 55+) and large share of owner-occupied housing, this neighborhood would benefit from assisting seniors in maintaining their homes, the development of senior-oriented housing that will enable seniors to transition out of homeownership, and the removal of blight that exists in the southern portion of the neighborhood. Given the large shares of cost burdened renter- and owner-occupied housing units in this neighborhood, this submarket would also benefit from the development of modern rental and for-sale housing, primarily focusing on housing that is affordable to low-income households, including workforce households and seniors.

St, Johnsbury, VT Blighted Properties (Arlington Submarket)

 Arlington Submarket
 Blighted Properties





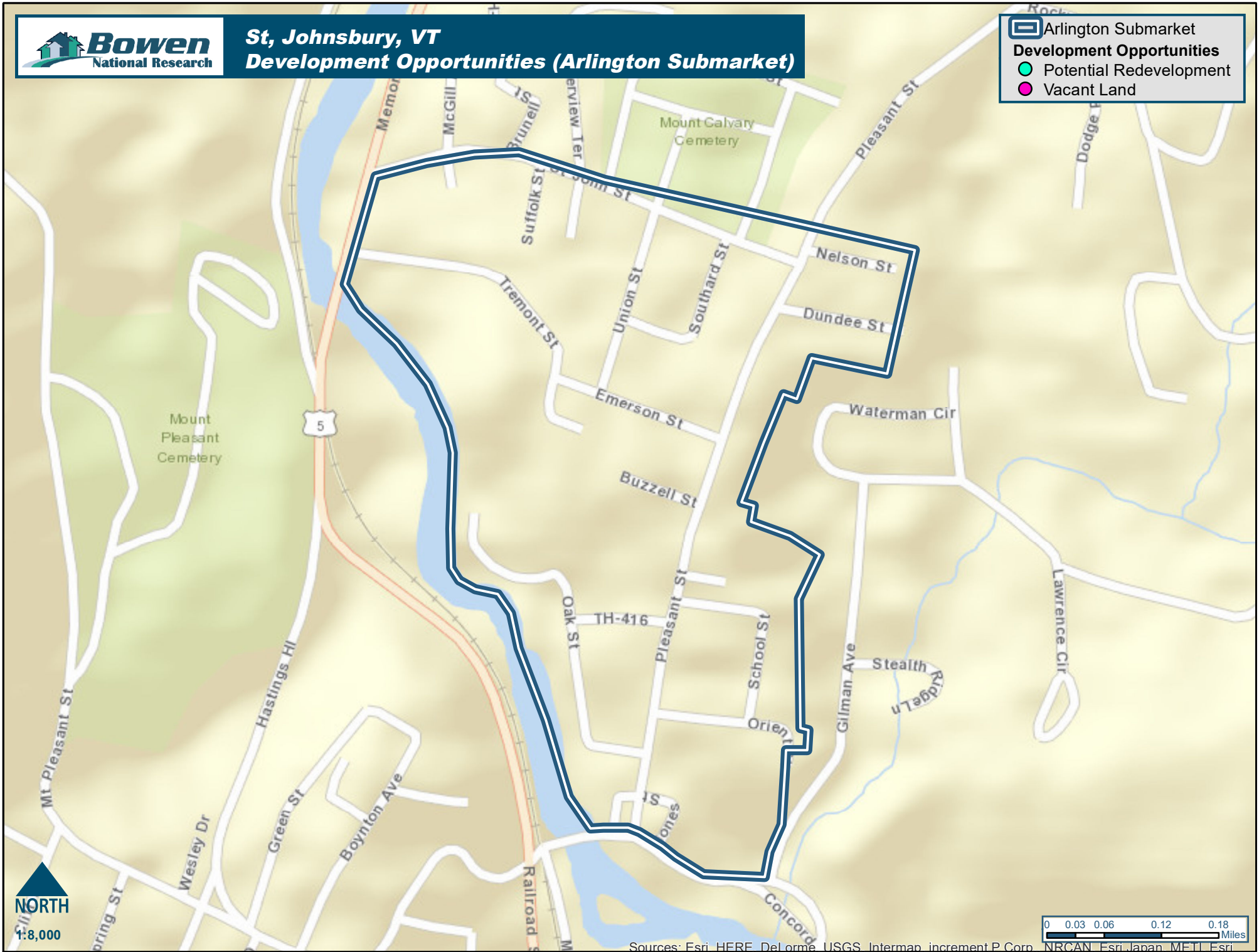
St, Johnsbury, VT
Development Opportunities (Arlington Submarket)

Arlington Submarket

Development Opportunities

Potential Redevelopment

Vacant Land



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

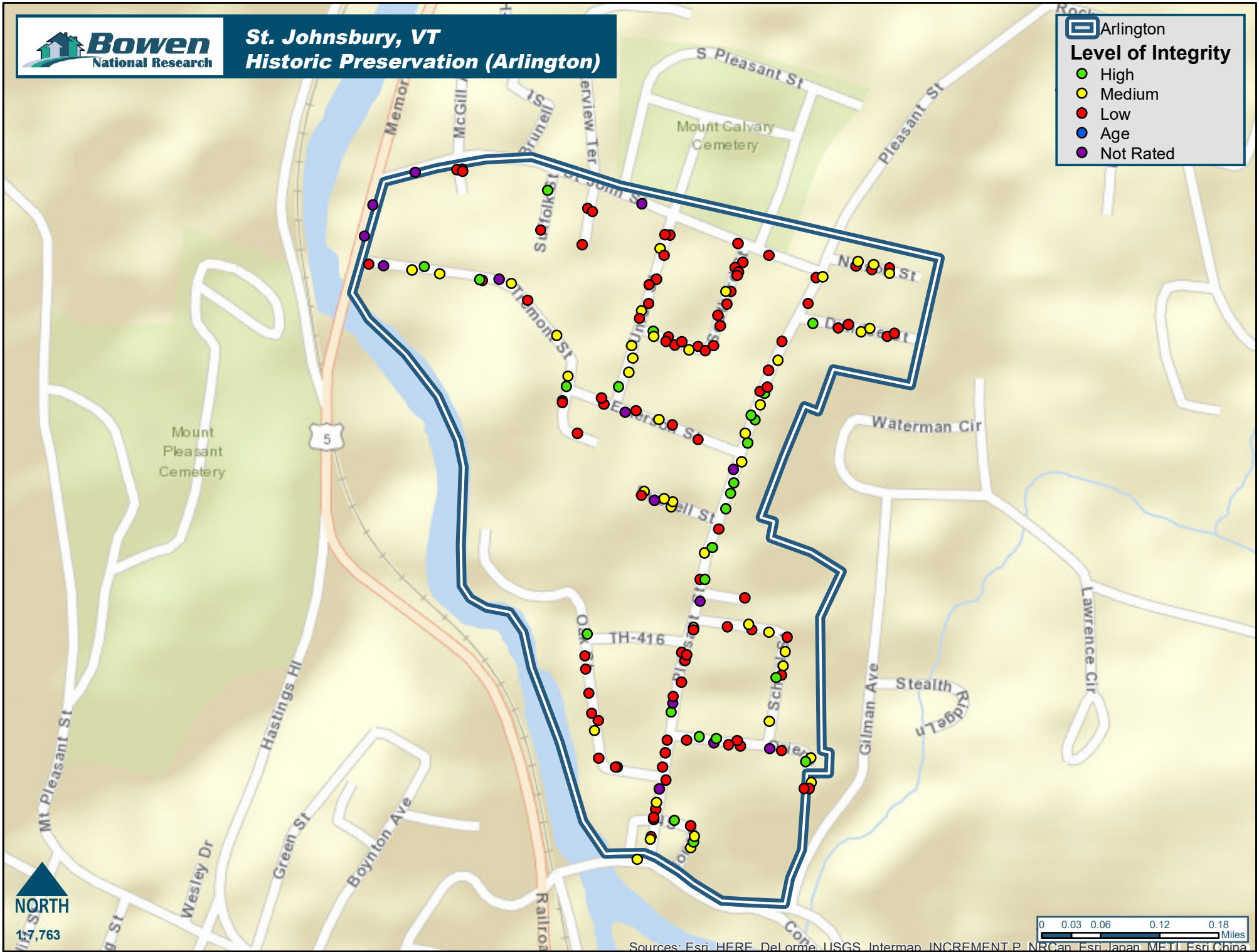


St. Johnsbury, VT
Historic Preservation (Arlington)

Arlington

Level of Integrity

- High
- Medium
- Low
- Age
- Not Rated



Submarket Chapter – Downtown

The following data and analyses focuses on the Downtown submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Downtown Overview

Downtown St. Johnsbury is the commercial and government center of the town of St. Johnsbury. The approximate boundaries of Downtown St. Johnsbury are Main Street and Winter Street to the north, Railroad Street to the east, Western Avenue and Main Street to the south, and Sumner Avenue and Main Street to the west. Downtown St. Johnsbury is approximately 1.0 mile east of Interstate 91, and 2.0 miles north of Interstate 93.

The intersection of Eastern Avenue and Railroad Street is the core of the Downtown business district. Several restaurants and retailers are located at or near this intersection. Local businesses and retailers include Union Bank, Boxcar and Caboose bookstore, Heart Space Yoga and Movement Center, USA Karate, Caplan's Army Store, The Whiskey Den, Fusion 134, Jaboh Too salon, Exquisite Bridal and Formal Wear, and New England Trading Company. Restaurants include Cantina Di Gerardo, Dunkin Donuts, McDonalds, Kingdom Taproom, Case Aguilera, Café at Gatto Nero, and Wine Gate.

Several local and state government offices are also located in Downtown St. Johnsbury. These government offices include Vermont Children and Family Department, Caledonia County Sheriff's Department, and the town of St. Johnsbury. Local government offices include the police station and fire station, both located along Main Street.

St. Johnsbury Academy, a private boarding and day school for students in 9th through 12th grade, is in Downtown St. Johnsbury. This school also educates children that live within the St. Johnsbury School District. The Pre-K through 8th Grade school, St. Johnsbury School, is located immediately southwest of Downtown St. Johnsbury along Western Avenue. Several arts organizations and museums are also situated in Downtown St. Johnsbury, including Northeast Kingdom Artisans Guild and Catamount Arts.

Downtown St. Johnsbury has Designated Downtown status via the State of Vermont's Downtown Program. This program allows for property owners in Downtown St. Johnsbury to apply for a variety of Tax Credits to improve and modernize buildings.

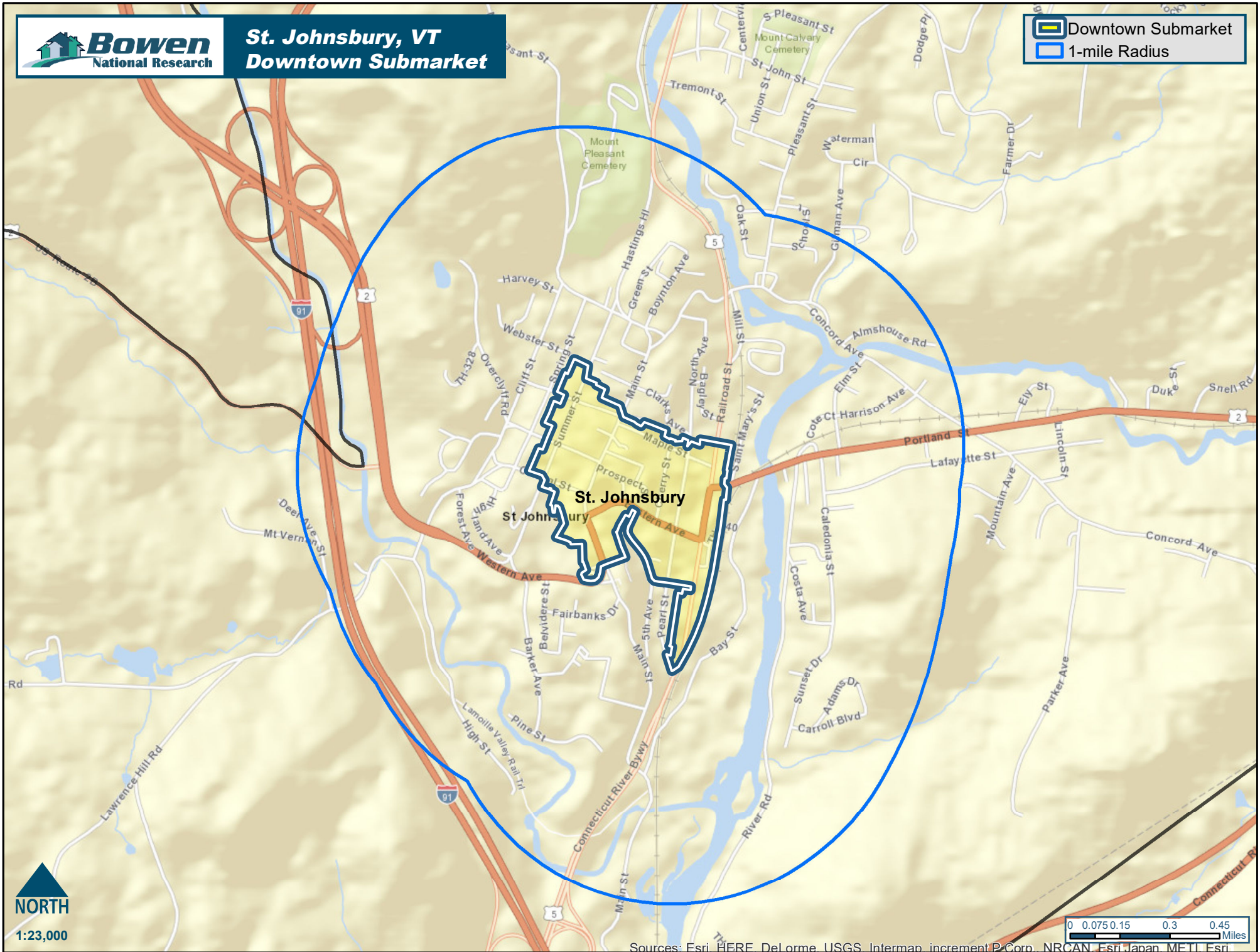
A map showing the location of the Downtown neighborhood (and its boundaries) is on the following page:



St. Johnsbury, VT
Downtown Submarket

Downtown Submarket

1-mile Radius



NORTH

1:23,000



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Population

The Downtown neighborhood population was 803 per the 2000 Census. The Downtown population base increased by 27 between 2000 and 2010. This represents a 3.4% increase over the 2000 population, or an annual rate of 0.3%. Between 2010 and 2016, the population declined by 17, or 2.0%. It is projected that the population will decline by 12, or 1.5%, between 2016 and 2021.

Most of the population (50.0%) was between 25 and 64 years old in 2016. By 2021, it is projected that 48.1% of the population will be between 25 and 64 years old. The largest increase in population (13) is projected among those between the ages of 20 to 24, while an increase of 12 persons is projected in the 65 to 74 age group. The largest population decline (12) is projected among those ages 45 to 54. A decrease of 10 persons is also projected within the 35 to 44 age group. Overall, the Downtown population is projected to decrease by 10 (-1.5%) between 2016 and 2021.

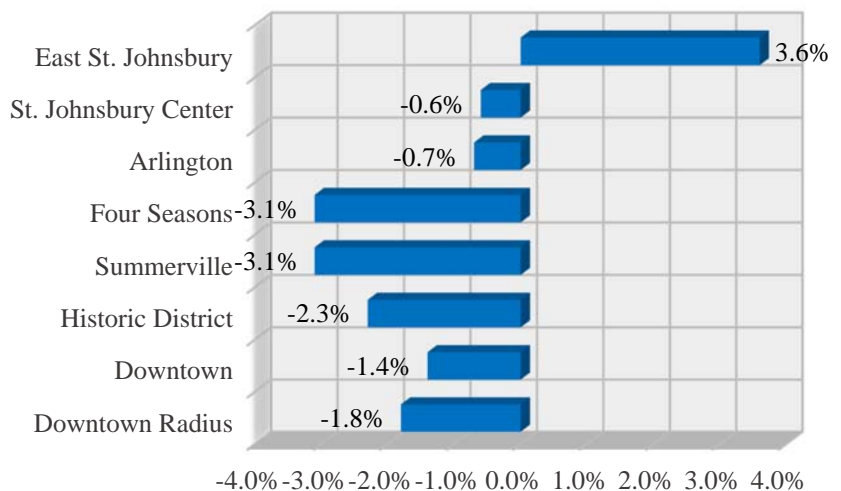
Snapshot

- The Downtown neighborhood is 0.13 square miles.
- Population density of Downtown is over 6,200 persons per square mile.
- 35.5% of Downtown households are married.
- 21.2% of the population possesses a college degree (Associates Degree or above).
- 13.8% of the population lives below poverty level.

Households

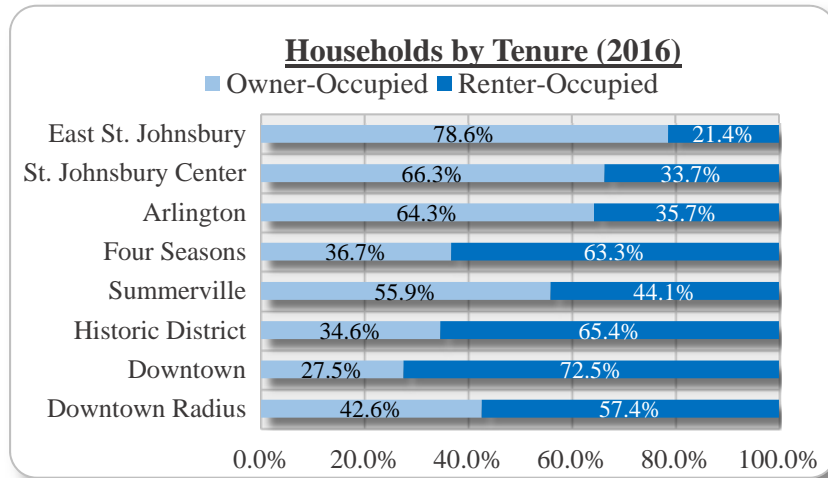
The Downtown neighborhood had a total of 468 households per the 2000 Census, with an average household size of 1.72 persons. Between 2000 and 2010, households declined by 15 (3.2%), and between 2010 and 2016, households declined by 10 (2.2%). By 2021, it is projected that there will be 437 households, representing a decline of 1.4% from 2016 levels. This is a decline of approximately 1.2 households annually between 2016 and 2021. The average household size is projected to remain stable during this period. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021. The only submarket projected to grow is the East St. Johnsbury submarket.

Household Trends (2016-2021)



Households by Tenure

In the Downtown submarket, 27.5% of households were owner-occupied, while the remaining 72.5% were occupied by renters in 2016. The number of renter households in the Downtown submarket is projected to decrease by six between 2016 and 2021. The number of owner-occupied households is projected to remain the same (122) during this period. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$21,824 in Downtown. This increased by 50.3% to \$32,792 in 2016. Between 2016 and 2021, most of the household growth is projected to be among households earning less than \$15,000. Households earning less than \$15,000 are projected to comprise nearly 30.0% of Downtown households. The largest decrease in households is projected among those earning between \$25,000 and \$49,999.

Household Distribution by Age

The largest share of households in the Downtown neighborhood (20.5%) was between the ages of 45 and 54 in 2010. In 2016, the share of households between the ages of 45 and 54 decreased to 16.4%. Between 2016 and 2021, the greatest growth among household age groups (10 households) is projected to be among households between the ages of 65 and 74. The largest decline in households (eight) is projected to be among households ages 45 to 54. Aside from the 65 to 74 age group, the remaining age groups over age 35 are all projecting a decline in households between 2016 and 2021.

Labor Force

The labor force within the Downtown submarket is based primarily in three sectors. Educational Services, Public Administration and Health Care & Social Assistance comprise nearly 44.0% of the Downtown submarket labor force.

Mode of Transportation to Work

Workers in the Downtown submarket primarily commuted by vehicle. Over 74.0% of all workers drove alone, while 3.7% carpooled. Only 1.1% of all workers used public transportation. It is noteworthy that 13.8% of all workers walked to work. This is attributed to the concentration of jobs within the Downtown submarket, as well as existing density that allows for pedestrian access to work.

Blight

Although there were no blighted properties identified within the boundaries of the Downtown submarket, there were three (3) blighted properties that were identified on the periphery of the Downtown boundaries. Please refer to the map of blighted properties in the Downtown neighborhood for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the Downtown is 81, with a personal crime index of 16 and a property crime index of 116. Downtown's overall crime index of 81 is well below the national average of 100 but above both the overall St. Johnsbury (49) and Caledonia County (55) crime indices. While the crime index of Downtown is higher than the that of St. Johnsbury and the county, it does not appear to be of such a degree that it would adversely impact the area.

Development Opportunities

A total of nine (9) locations in the Downtown neighborhood were identified for potential redevelopment. Seven of the nine locations identified are existing buildings located primarily along Railroad Street (U.S. Highway 5) or Eastern Avenue. The remaining two locations identified are vacant land. Details on each of the nine properties can be found in Section VII of this report (Other Housing Market Factors). Please refer to Development Opportunities map of the Downtown neighborhood for approximate locations.

Housing Supply Overview

Of the occupied housing stock in the Downtown submarket in 2010, 70.9% was renter-occupied and 29.1% was owner occupied. The existing housing stock is old, with more than 70% of the renter-occupied units and 61.3% of the owner-occupied units built prior to 1950. Nearly 90% of the renter-occupied units consists of two or more units per structure, while 78.6% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). A total of 16 units lack complete indoor plumbing and/or kitchen facilities, representing a combined 7.0% share of the entire occupied housing stock in the submarket. There are four overcrowded housing units in the submarket, representing 1.8% of the occupied housing stock. Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 45.2% of renters and 32.2% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older and substandard housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, six are in the Downtown submarket. These properties contain a total of 189 units, of which 54 are market-rate, 39 are Tax Credit, and 96 are government-subsidized. These units are 100% occupied. The average age of these projects was 1979. Based on an on-site exterior inspection of the existing supply, 92 units were considered “B” (good) quality and the remaining 97 units were considered “C” (fair to poor) quality. Collected rents range from \$475 to \$700 per month for market-rate units and \$372 to \$725 per month for Tax Credit units.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of 151 single-family properties have been sold in the Downtown neighborhood since 2009. The median sales price for homes within this period was \$110,000, while the average sales price was \$113,701. In addition, 21 properties were listed as available for purchase as of March 2017. List prices for active homes in the Downtown neighborhood (as of March 2017) range from \$30,500 to \$369,000. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1917 and the average year built of homes currently available for purchase is 1914. Homes that have sold in recent years within this submarket have an average number of days on market of 156, which is relatively low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. The BKR study did not address Historic Preservation of the Downtown area. For additional details of historic preservation opportunities, please see Section VII of Bowen National Research’s *St. Johnsbury Housing Needs Assessment (2017)* or BKR’s *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions

As expected, the Downtown has the largest population density, representing 6,234 people per square mile. When compared with other submarkets, the Downtown has the largest renter households share (72.5%), the second lowest median household income (\$32,792), the second lowest share (35.5%) of married persons, second lowest share (21.2%) of persons with a college degree, and second highest poverty rate (13.8%). While all submarkets have some notable share of population living in poverty, it appears that poverty is greatest near the center of town, within the Historic District and in Downtown.

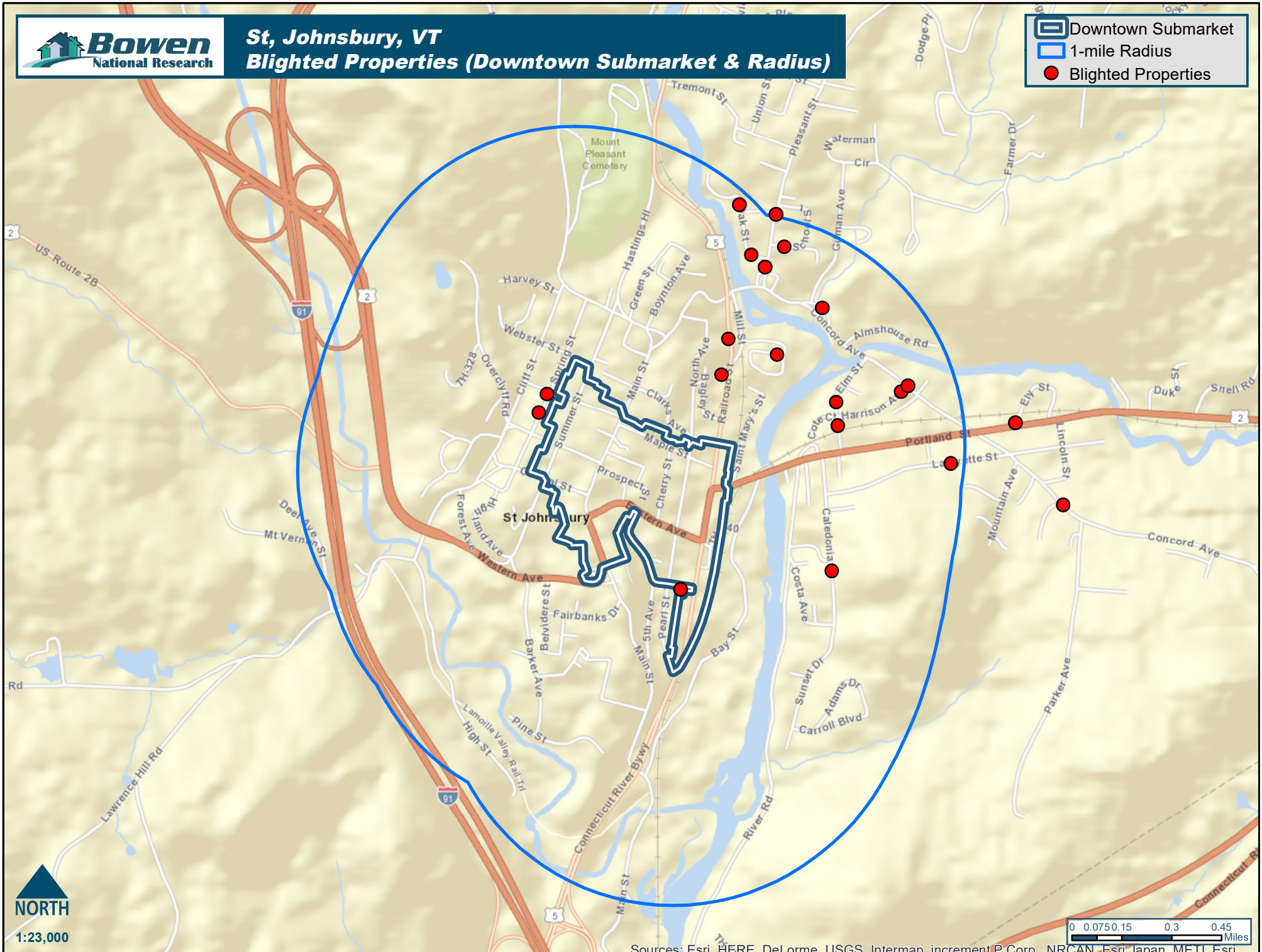
A large majority of the existing housing supply consist of renter-occupied housing, representing more than 70% of the occupied housing supply. Approximately two-thirds of the housing supply was built prior to 1950. Based on secondary data sources and Bowen National Research’s on-site research, this neighborhood has many homes consisting of C quality or lower rated housing, representing housing that is either fair or poor. Many of the homes appear to be suffering from disrepair and neglect. Regardless of this quality, demand for housing is very strong, as there are very few available housing units. As such, households seeking housing in this neighborhood have very limited choices, particularly among the multifamily supply, which is 100% occupied.

Given the large base of both Millennials (ages 25 to 34) and older adults (age 55+), this neighborhood would benefit from the development of rental and for-sale housing that will meet the expectations, and from senior-oriented housing. Mixed-use and mixed-income projects should be considered for the Downtown area. There were seven (7) existing buildings that could represent redevelopment opportunities in the Downtown. Residential development should be considered near key public transit stops.



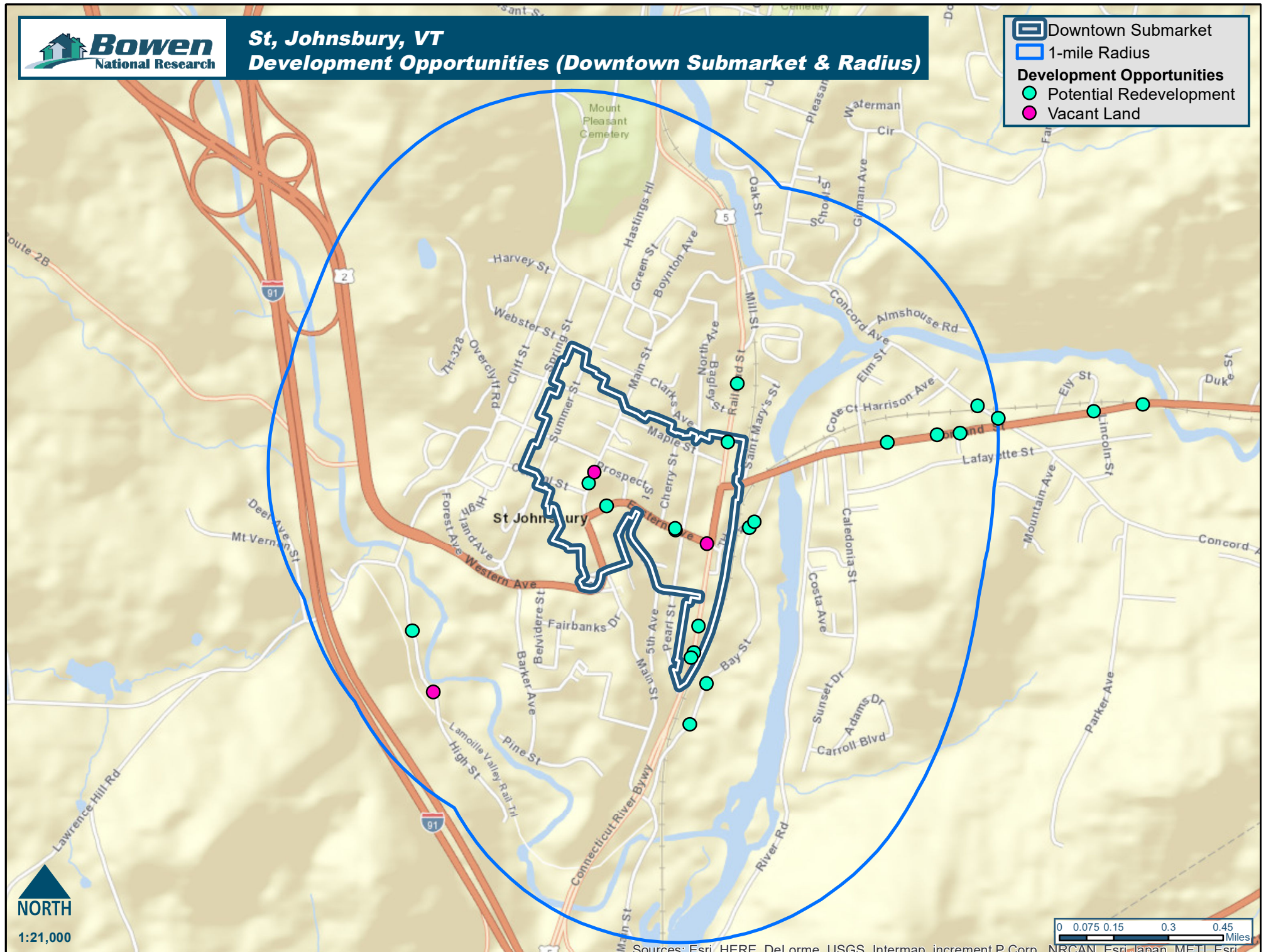
St, Johnsbury, VT Blighted Properties (Downtown Submarket & Radius)

- Downtown Submarket
- 1-mile Radius
- Blighted Properties



St, Johnsbury, VT Development Opportunities (Downtown Submarket & Radius)

-  Downtown Submarket
-  1-mile Radius
- Development Opportunities**
-  Potential Redevelopment
-  Vacant Land



Submarket Chapter – East St. Johnsbury

The following data and analyses focuses on the East St. Johnsbury submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview

East St. Johnsbury is located at the southeast corner of the town of St. Johnsbury, approximately 4.0 miles east of Downtown. The approximate boundaries of East St. Johnsbury are U.S. Highway 2 to the north, town of Kirby limits to the east, town of Waterford limits to the south, and the Moose River to the west. U.S. Highway 2 is the main route within East St. Johnsbury, providing access to community services in Downtown St. Johnsbury. Access to Interstate 93 is approximately 1.7 miles south of East St. Johnsbury.

East St. Johnsbury is largely rural in character, with fewer homes and buildings compared to other St. Johnsbury neighborhoods. Businesses located along or near U.S. Highway 2 include the Pettyco Junction Country Store, Riverbend RV and Trailer Sales, Rod's Used Cars, and Lovely Labounty craft store. A U.S. Post Office for zip code 05838 is also located in East St. Johnsbury.

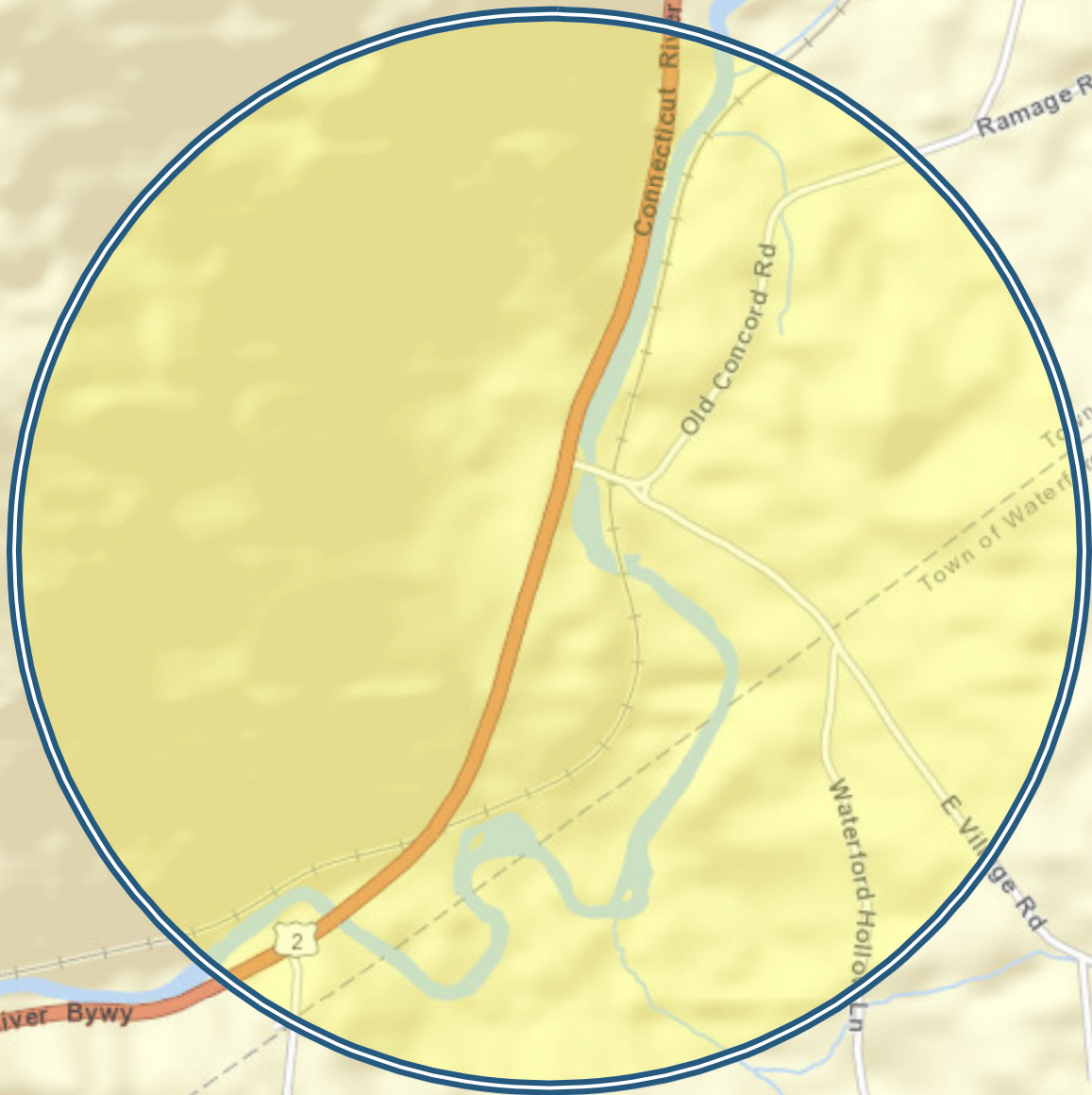
The most recent Town Plan for St. Johnsbury states that Village Center designation is an eventual goal for East St. Johnsbury. Village Center designation is granted by the State of Vermont Agency of Commerce and Community Development. This designation will allow East St. Johnsbury to qualify for financial incentives to attract public and private investment to this area.

A map showing the location of the East St. Johnsbury neighborhood (and its boundaries) is on the following page:



St. Johnsbury, VT
East St. Johnsbury Submarket

 East St. Johnsbury Submarket



NORTH
1:15,000



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Population

The East St. Johnsbury neighborhood population was 70 per the 2000 Census. The East St. Johnsbury population base increased by two (2) between 2000 and 2010. This represents a 2.9% increase over the 2000 population, or an annual rate of 0.3%. Between 2010 and 2016, the population increased by three (3), or 4.2%. It is projected that the population will increase by two (2), or 2.7%, between 2016 and 2021.

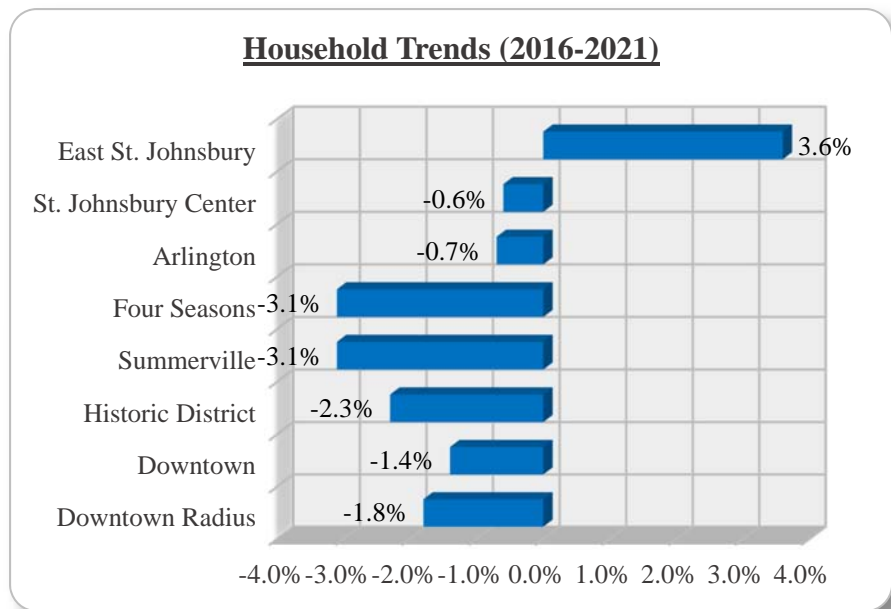
Approximately 48.0% of the population was between 25 and 64 years old in 2016. By 2021, those between the ages of 25 to 64 are projected to represent 49.4% of the total population. The population is projected to remain stable among all age groups, as none of the age groups are projected to increase by more than three or decrease by more than two. Among individual age groups, the largest population increase (3) is projected among those between the ages of 25 and 34, while the largest population decrease (2) is projected among those between the ages of 45 to 54.

Snapshot

- The East St. Johnsbury neighborhood is 0.79 square miles.
- Population density of East St. Johnsbury is over 95 persons per square mile.
- 55.7% of East St. Johnsbury households are married.
- 34.0% of the population possesses a college degree (Associates Degree or above).
- 9.1% of the population lives below poverty level.

Households

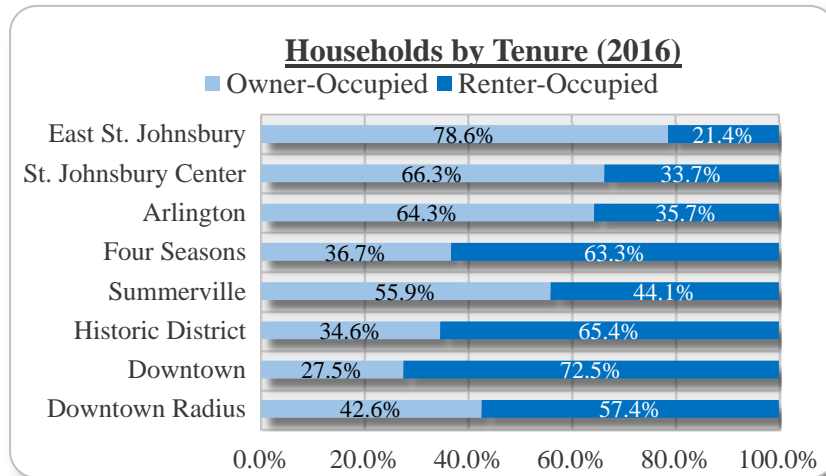
The East St. Johnsbury submarket had a total of 26 households per the 2000 Census, with an average household size of 2.69 persons. Between 2000 and 2010, households increased by one (1) or 3.8%, and between 2010 and 2016, households increased by one (1), or 3.7%. By 2021, there will be 29 households, an increase of one additional household, or 3.6% over 2016 levels. This is an increase of less than one household annually over the next five years. The average household size in East St. Johnsbury is projected to remain similar between 2016 and 2021.



Households by Tenure

In the East St. Johnsbury neighborhood, most households (78.6%) were owner-occupied, while the remaining 21.4% were occupied by renters in 2016. By 2021, the number of owner-occupied

households (22) is projected to remain unchanged, while the number of renter-occupied households is projected to increase by one between 2016 and 2021. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$57,292. This declined by 31.3% to \$39,375 in 2016. Note that in 2016, it was estimated that there were no households earning less than \$15,000 in East St. Johnsbury. In 2016, it was estimated that over 70.0% of households in East St. Johnsbury were within the \$35,000 and \$49,999 income bracket. It is our opinion that a combination of job losses and retirement are contributing to the shifts toward lower-income households.

Household Distribution by Age

Between 2016 and 2021, a slight increase in households is projected for those between the ages of 25 and 34, 55 and 64, and 65 and 74. Note that household growth among all age groups is projected to be stable, as each group is projected to increase by one, remain the same, or decrease by one between 2016 and 2021.

Labor Force

The labor force within the East St. Johnsbury submarket is based primarily in three sectors. Manufacturing (which comprises 49.8%), Retail Trade and Agriculture, Forestry, Fishing & Hunting comprise over 76% of the submarket's labor force.

Mode of Transportation to Work

Over 78.0% of all workers drove alone, while 9.4% carpooled. No workers used public transportation. Given the low number of establishments in East St. Johnsbury, the high number of commuters that drove alone is not surprising, considering that many travel outside of the area for work.

Blight

A total of two (2) blighted properties were identified in the East St. Johnsbury neighborhood. Both of these projects are located along Connecticut River Byway (US Highway 2). Please refer to the map of blighted properties in the East St. Johnsbury neighborhood for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the East St. Johnsbury is 26, with a personal crime index of 12 and a property crime index of 27. East St. Johnsbury's overall crime index of 26 is well below the national average of 100, as well as lower than both the overall St. Johnsbury (49) and Caledonia County (55) crime indices. Therefore, it does not appear that the Arlington crime risk of 37 would adversely impact the area.

Development Opportunities

Only one existing structure was identified as a potential site for redevelopment in the East St. Johnsbury. This existing structure was located along Connecticut River Byway (US Highway 2). No notable large undeveloped parcels were identified in in this submarket. Details on this property can be found in Section VII of this report (Other Housing Market Factors). Please refer to Development Opportunities map of the East St. Johnsbury neighborhood for the approximate location of this building.

Housing Supply Overview

Of the occupied housing stock in the East St. Johnsbury submarket in 2010, 22.2% was renter-occupied and 77.8% was owner occupied. The existing housing stock is old, with nearly 67% of the renter-occupied units and 52.6% of the owner-occupied units built prior to 1950. Over 57% of the renter-occupied units consists of two or more units per structure, while 78.9% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). There are no units that lack complete indoor plumbing and/or kitchen facilities. Similarly, there are no overcrowded housing units in the submarket.

Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 42.9% of renters and 42.9% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town no multifamily properties are located within the East St. Johnsbury submarket.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of nine (9) single-family properties have been sold in the East St. Johnsbury neighborhood since 2009. Additionally, one (1) property was listed for sale as of March 2017. The median sales price for homes within this period was \$68,000, while the average sales price was \$98,944. The list price for the one active home in the East St. Johnsbury neighborhood (as of March 2017) is \$118,900. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1913 and the average year built of homes currently available for purchase is 1912. Homes that have sold in recent years within this submarket have an average number of days on market of 246, which is relatively high when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. Within the subject submarket, a total of 10 buildings were categorized as “High Integrity” and 10 buildings were categorized as “Medium Integrity”. A large number of the structures were located along the Connecticut River Byway (U.S. Highway 2). These homes and the highway represent areas that could be targeted for historic preservation. For additional details of historic preservation opportunities, please see Section VII of Bowen National Research’s *St. Johnsbury Housing Needs Assessment (2017)* or BKR’s *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions


When compared to the other submarkets, the East St. Johnsbury area has the greatest projected *percent* change in population growth (2.7%) and household growth (3.6%) between 2016 and 2021. It is the only submarket projected to experience growth over this five-year period. The area has the lowest share (9.1%) of population with income below the poverty level. East St. Johnsbury has the greatest share (83.3%) of renter households with incomes below \$35,000, yet the lowest share (21.4%) of total renter households. With more than half (55.7%) of all households married, this area has the largest share of married households among the eight submarkets. It has the largest share of owner households, representing nearly four-fifths of all occupied housing units.


Among the existing housing supply, three-fourths is owner-occupied. More than half of the housing supply was built prior to 1950. Based on secondary data sources and Bowen National Research's on-site research, this neighborhood has many homes consisted of C quality or lower rated housing, representing housing that is either fair or poor. Many of the homes appear to be suffering from disrepair and neglect. Regardless of this quality, demand for housing is very strong, as there are very few available housing units. As such, households seeking housing in this neighborhood have very limited choices.

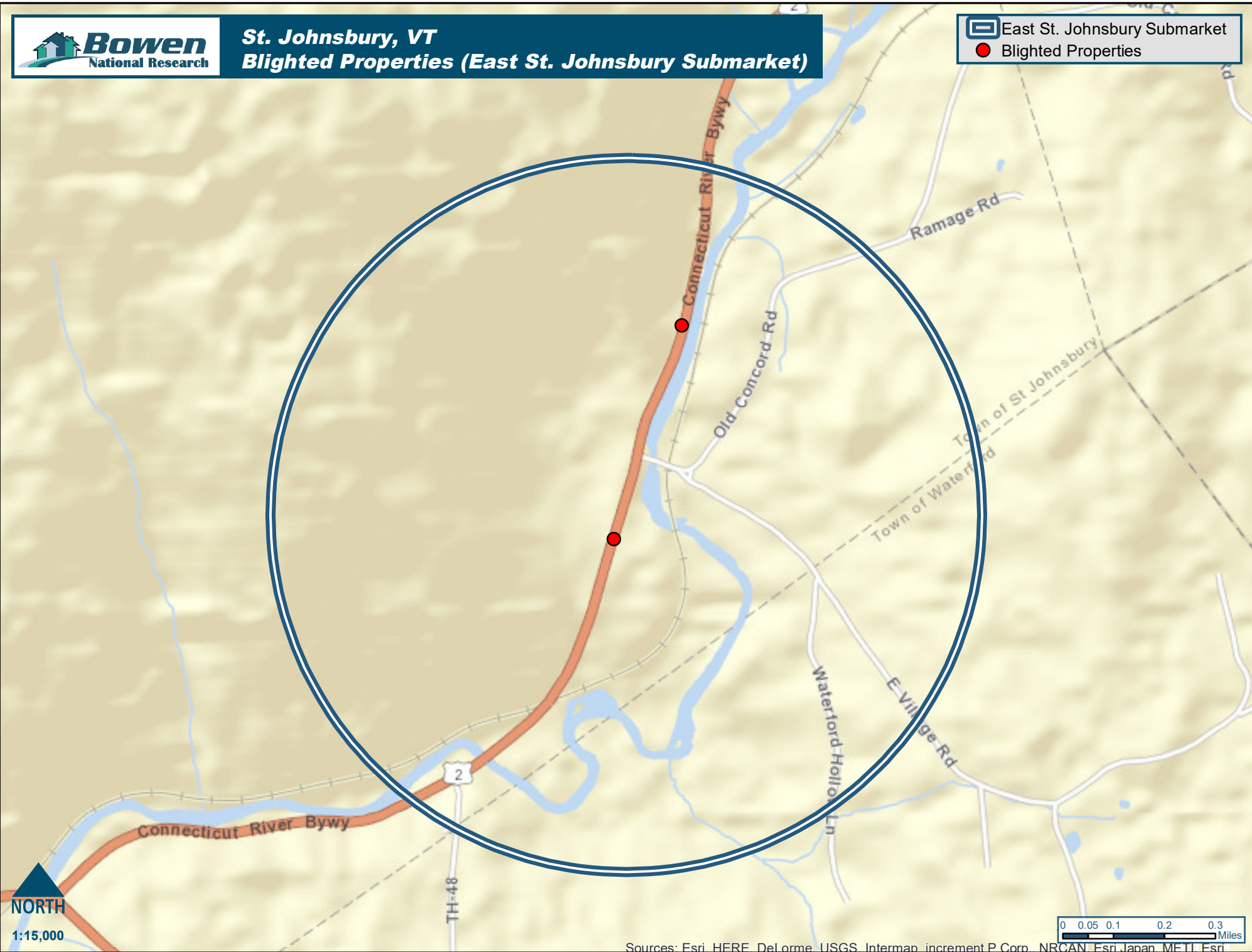
Given the large base of older adults (age 55+) and very large share of owner-occupied housing, this neighborhood would benefit from assisting seniors in maintaining their homes and the development of senior-oriented housing that will enable seniors to transition out of homeownership. Like the other submarkets of St. Johnsbury, this submarket would also benefit from the development of modern rental and for-sale housing that serves a variety of income levels and household types, including workforce households.



St. Johnsbury, VT
Blighted Properties (East St. Johnsbury Submarket)

 East St. Johnsbury Submarket

 Blighted Properties



NORTH
1:15,000



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



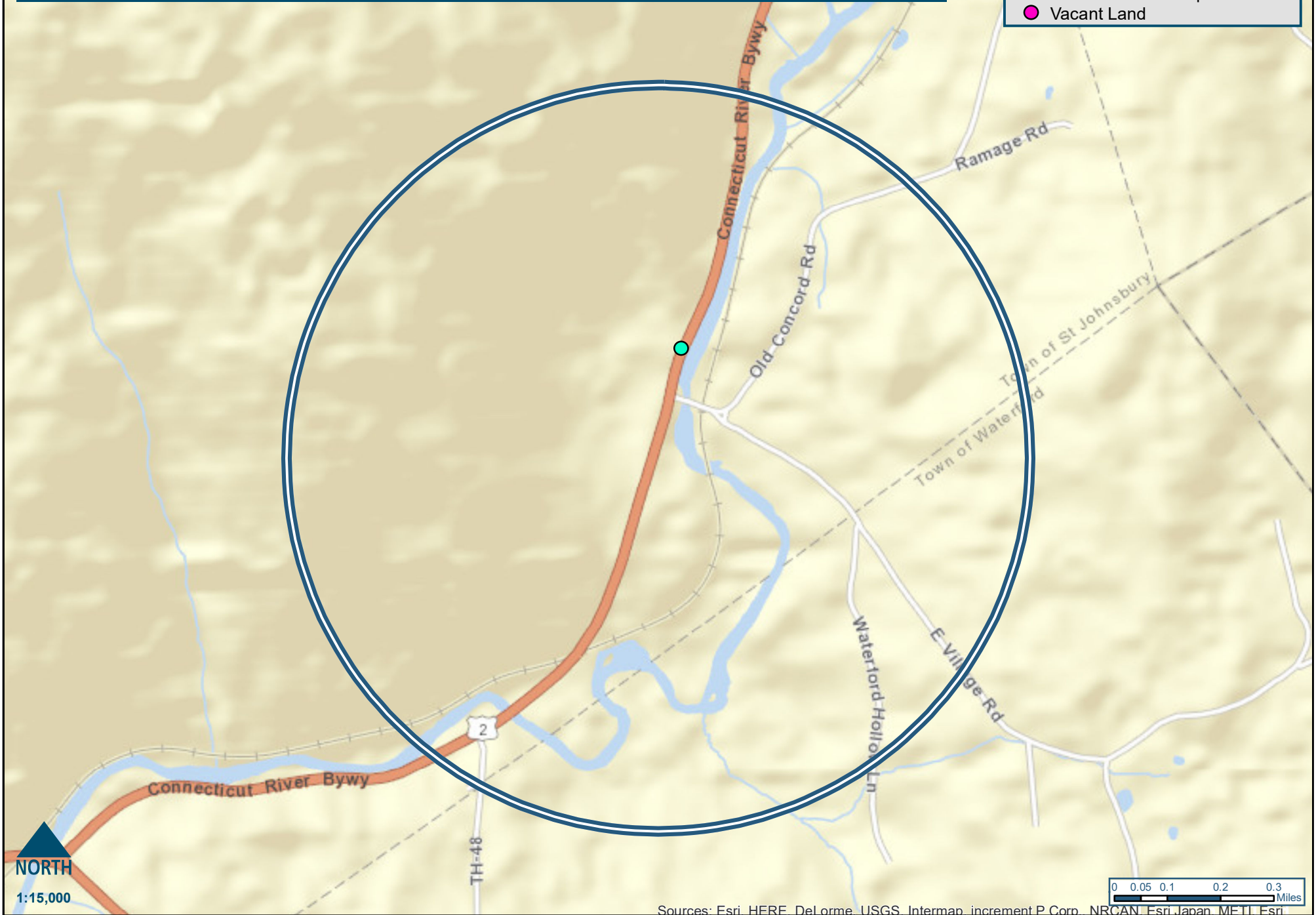
St, Johnsbury, VT
Development Opportunities (East St. Johnsbury Submarket)

East St. Johnsbury Submarket

Development Opportunities

Potential Redevelopment

Vacant Land



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

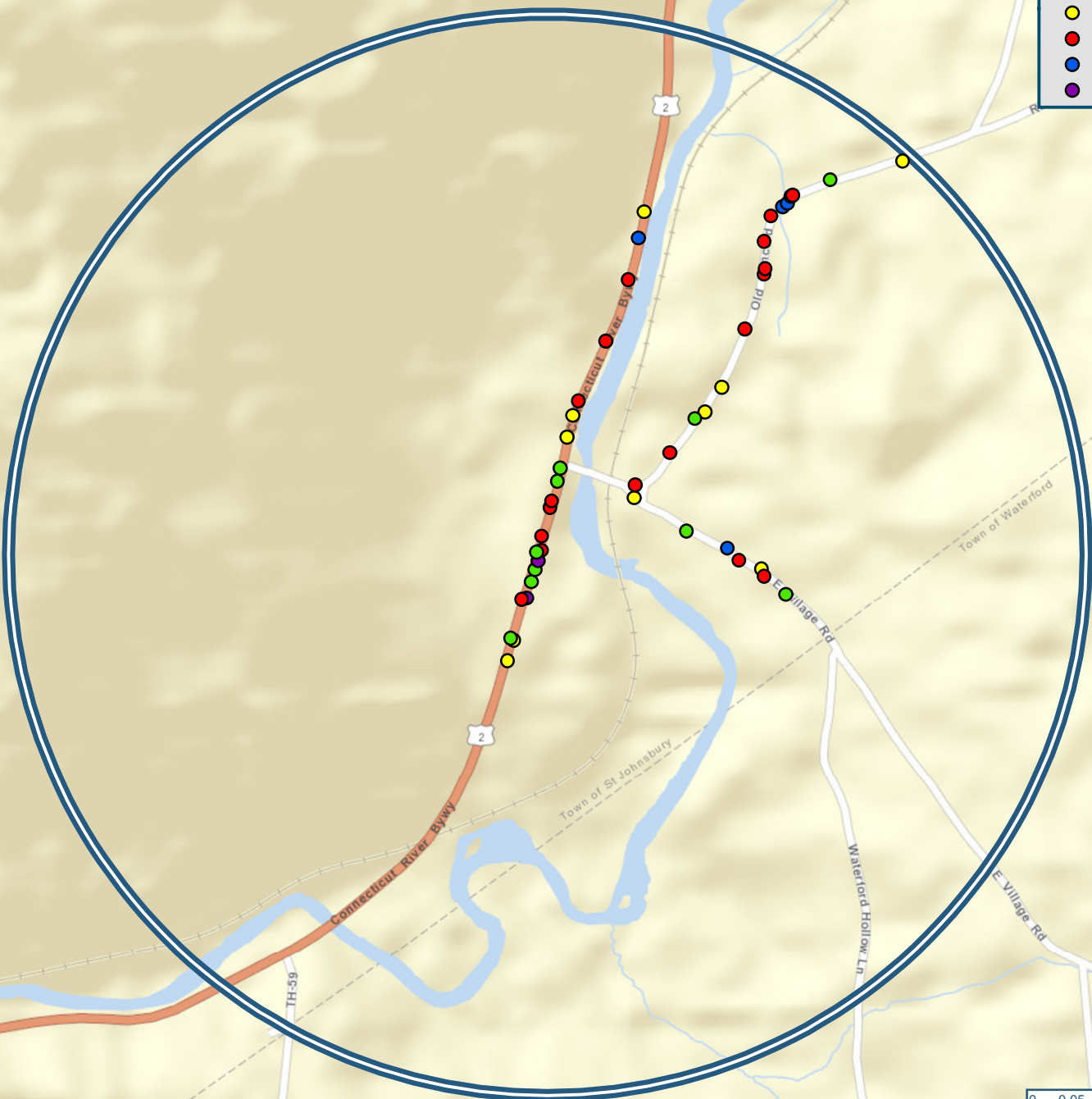


St. Johnsbury, VT
Historic Preservation (East St. Johnsbury)

East St. Johnsbury

Level of Integrity

- High
- Medium
- Low
- Age
- Not Rated



NORTH

1:12,947



Submarket Chapter – Four Seasons

The following data and analyses focuses on the Four Seasons submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview

The Four Seasons neighborhood is located immediately west of Downtown St. Johnsbury. The approximate boundaries of Four Seasons are Mount Pleasant Street and Harvey Street to the north, Summer Street to the east, Western Avenue to the south, and Central Street, Cliff Street, and Overcliff Road to the west. This neighborhood primarily consists of residential land uses on smaller lots. Four Seasons does not contain any notable commercial businesses, due to its proximity to Downtown St. Johnsbury. From the central point of the neighborhood (Winter Street/Spring Street intersection), Downtown St. Johnsbury is located 0.5 miles east and St. Johnsbury Center is located 2.5 miles north.

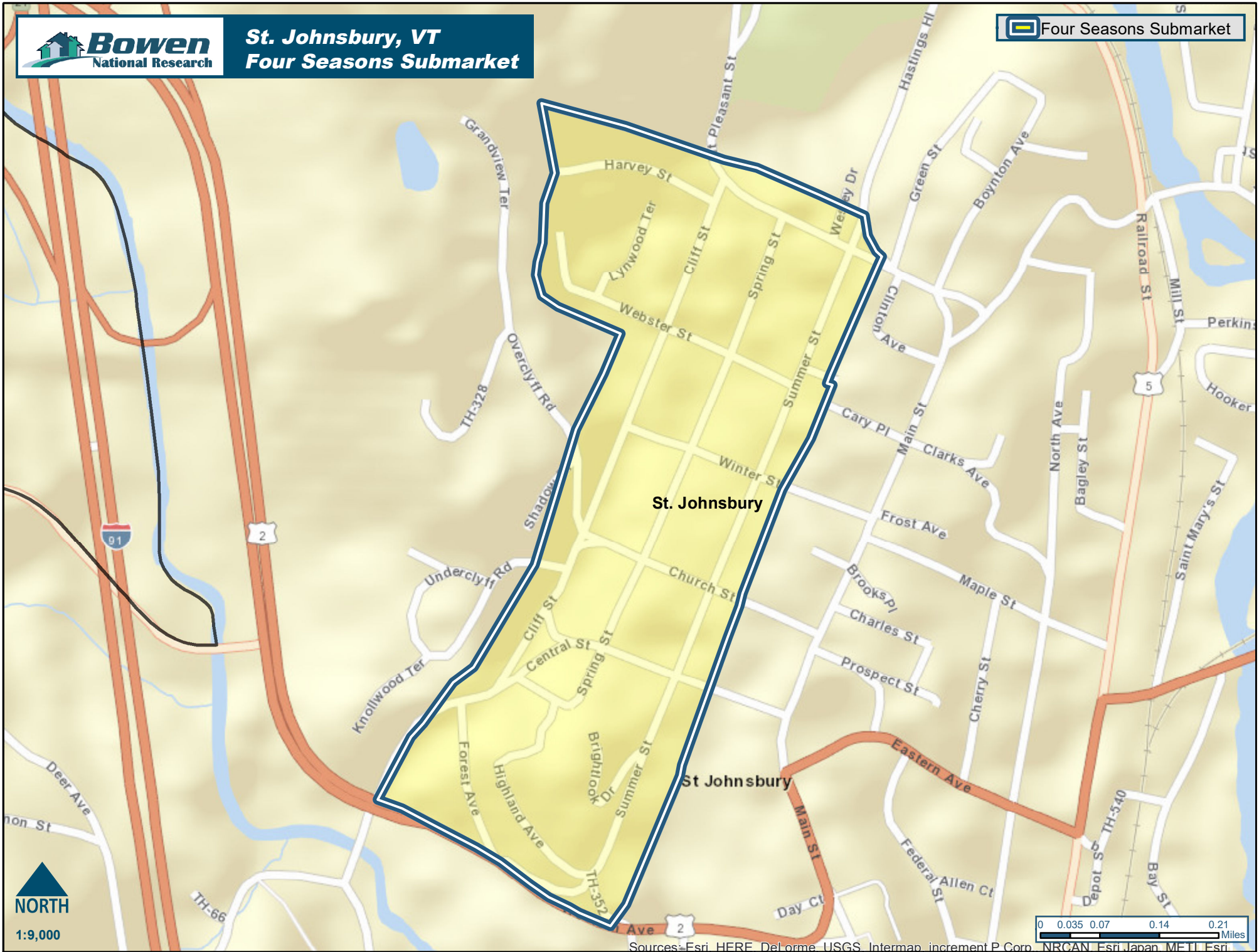
Four Seasons does contain both office space and a museum. St. Johnsbury History and Heritage Center, Northeast Kingdom Council on Aging, and Kingdom Recovery Center are all located within the neighborhood. Most community services are located within nearby Downtown St. Johnsbury. Downtown includes the nearest restaurants, retailers, and government offices (Town, County, and State). The nearest public school (St. Johnsbury School) is located immediately southeast of the neighborhood along Western Avenue. St. Johnsbury Academy is also located in Downtown St. Johnsbury. Fairbanks Museum & Planetarium and Catamount Arts are also located Downtown.

A map showing the location of the Four Seasons neighborhood (and its boundaries) is on the following page:



St. Johnsbury, VT
Four Seasons Submarket

 Four Seasons Submarket




NORTH
1:9,000

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Population

The Four Seasons neighborhood population was 497 per the 2000 Census. The Four Seasons submarket population base increased by 29 between 2000 and 2010. This represents a 5.8% increase over the 2000 population, or an annual rate of 0.6%. The estimated population of Four Seasons was 504 as of 2016, a decline of 22 (-4.2%) between 2010 and 2016. By 2021, the population of Four Seasons is projected to be 490. This represents a decline of 14 (-2.8%) since 2016, a projected decline of 2.8 persons per year in the neighborhood.

Most of the population (48.6%) was between 25 and 64 years old in 2016. By 2021, it is projected that 44.9% of the population will be between the ages of 25 and 64 years old. Among individual age groups, the largest population increase (12) is projected among those between the ages of 20 and 24 and 65 and 74 age groups (12), while the largest population decrease (14) is projected among those between the ages of 55 to 64.

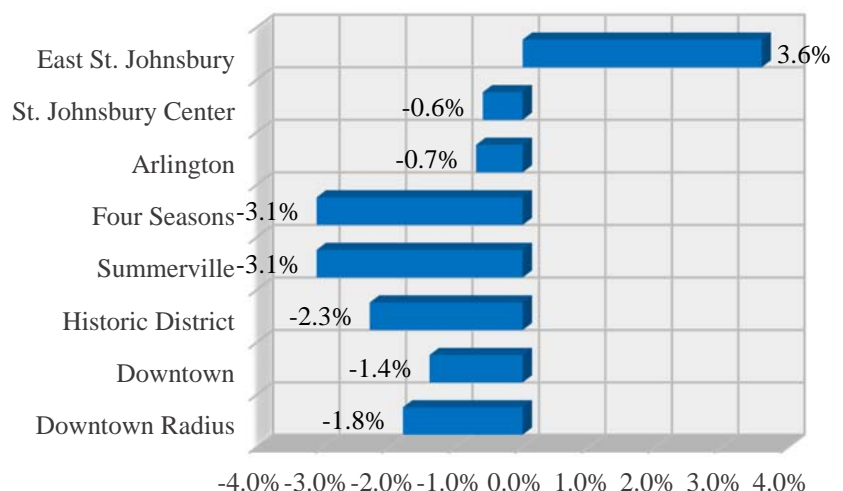
Snapshot

- The Four Seasons neighborhood is 0.13 square miles.
- Population density of Four Seasons is over 3,700 persons per square mile.
- 40.8% of Four Seasons households are married.
- 36.4% of the population possesses a college degree (Associates Degree or above).
- 13.7% of the population lives below poverty level.

Households

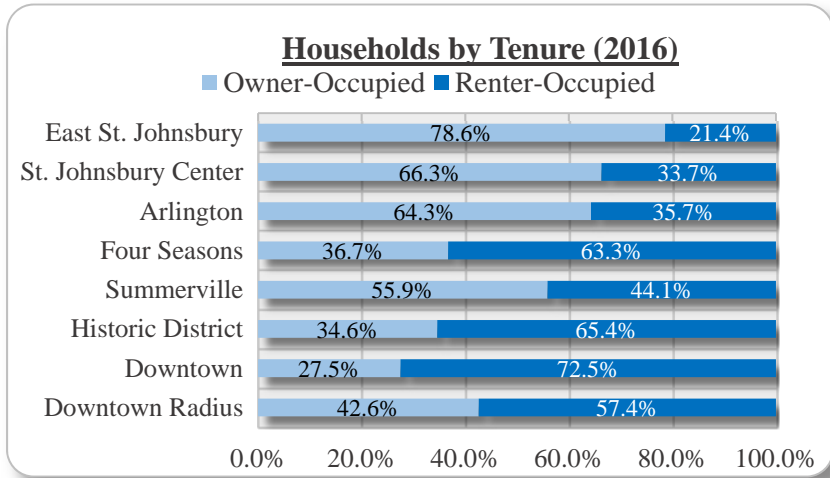
The Four Seasons neighborhood had a total of 238 households per the 2010 Census, with an average household size of 2.21 persons. As of 2016, the Four Seasons neighborhood had 226 households, an estimated decrease of 12 households (-5.0%) between 2010 and 2016. By 2021, it is projected that the Four Seasons neighborhood will have 219 households, a decrease of seven households (3.1%) between 2016 and 2021. This represents a projected decrease of 1.4 households per year during this period. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021.

Household Trends (2016-2021)



Households by Tenure

In the Four Seasons neighborhood 36.7% of all households were owner-occupied, while the remaining 63.3% were occupied by renters in 2016. By 2021, it is projected that 38.8% of occupied housing units will be owner-occupied, while 61.2% will be renter-occupied. Owner-occupied households are projected to increase by two (2), while renter-occupied households are projected to decrease by nine (9) between 2016 and 2021. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$30,469. This increased by 35.7% to \$41,346 in 2016. Between 2016 and 2021, most of the household growth will be among households earning less than \$15,000. In 2016, there were 32 households earning less than \$15,000 in Four Seasons. By 2021, it is projected that there will be 54 households earning less than \$15,000. This is a projected increase of 22 households (68.8%) between 2016 and 2021. In addition, households are projected to decrease among those earning between \$25,000 and \$74,999 between 2016 and 2021. These shifts in households by income are, in part, attributed to seniors retiring.

Household Distribution by Age

Between 2016 and 2021, the greatest growth among household age groups is projected to be among households between the ages of 65 and 74. This age group is projected to have 47 households by 2021, which will represent the largest share of households (21.5%) in Four Seasons. Household growth is also occurring among households younger than age 35 (17.7%). It is projected that there will be six (6) additional households under age 35 by 2021.

Labor Force

The labor force within the Four Seasons submarket is based primarily in three sectors. Educational Services (which comprises 32.9%), Health Care & Social Assistance, Public Administration and Other Services comprise over 72.0% of the Four Seasons labor force.

Mode of Transportation to Work

Among Four Seasons workers, most used a vehicle to travel to work. Overall, 74.0% of all workers drove alone, while 3.8% carpoolled. It is noteworthy that 13.8% of all workers walked to work, while only two workers (0.8%) used public transit. The relatively high share of people that walked to work is attributed to the submarket's proximity to downtown.

Blight

A total of two blighted properties were identified in the Four Seasons neighborhood. Both homes are situated on Spring Street between Winter Street and Church Street. Please refer to the map of blighted properties in the Four Seasons neighborhood for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the Four Seasons is 68, with a personal crime index of 15 and a property crime index of 95. Four Season's overall crime index of 68 is well below the national average of 100 but slightly above the overall St. Johnsbury (49) and Caledonia County (55) crime indices. While the crime index of Four Seasons is slightly higher than the that of St. Johnsbury and the county, it does not appear to be of such a degree that it would adversely impact the area.

Development Opportunities

There were no development locations identified in the Four Seasons neighborhood for potential redevelopment at the time of this report. However, there may be some smaller in-fill lots that could exist. Such lots would need to be researched and identified.

Housing Supply Overview

Of the occupied housing stock in the Four Seasons submarket in 2010, 61.8% was renter-occupied and 38.2% was owner occupied. The existing housing stock is old, with more than 84% of the renter-occupied units and 79.2% of the owner-occupied units built prior to 1950. Nearly 90% of the renter-occupied units consists of two or more units per structure, while 79% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). A total of 8 units lack complete indoor plumbing and/or kitchen facilities, representing a combined 6.7% share of the entire occupied housing stock in the submarket. There are two overcrowded housing units in the submarket, representing 1.7% of the occupied housing stock. Finally, we evaluated the

number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 45.0% of renters and 32.5% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older and substandard housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, three are in the Four Seasons submarket. These properties contain a total of 70 units, of which 18 are market-rate and 52 are government-subsidized. These units are 100% occupied. The average age of these projects was 1994. Based on an on-site exterior inspection of the existing supply, 24 units were considered “B” (good) quality and the remaining 46 units were considered “C” (fair to poor) quality. Collected rents range from \$775 to \$900 per month for market-rate units.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of 58 single-family properties have been sold in the Four Seasons neighborhood since 2009. In addition, five (5) properties were listed for sale as of March 2017. The median sales price for homes within this period was \$123,250, while the average sales price was \$130,749. List prices for active homes in the Four Seasons neighborhood (as of March 2017) range from \$159,950 to \$369,000. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1916 and the average year built of homes currently available for purchase is 1895. Homes that have sold in recent years within this submarket have an average number of days on market of 185, which is relatively low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. Within the subject submarket, a total of 119 buildings were categorized as “High Integrity” and 49 buildings were categorized as “Medium Integrity”. These structures were located throughout the neighborhood. These homes and the street represent areas that could be targeted for historic preservation. For additional details of historic preservation opportunities, please see Section VII of

Bowen National Research's *St. Johnsbury Housing Needs Assessment (2017)* or BKR's *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions

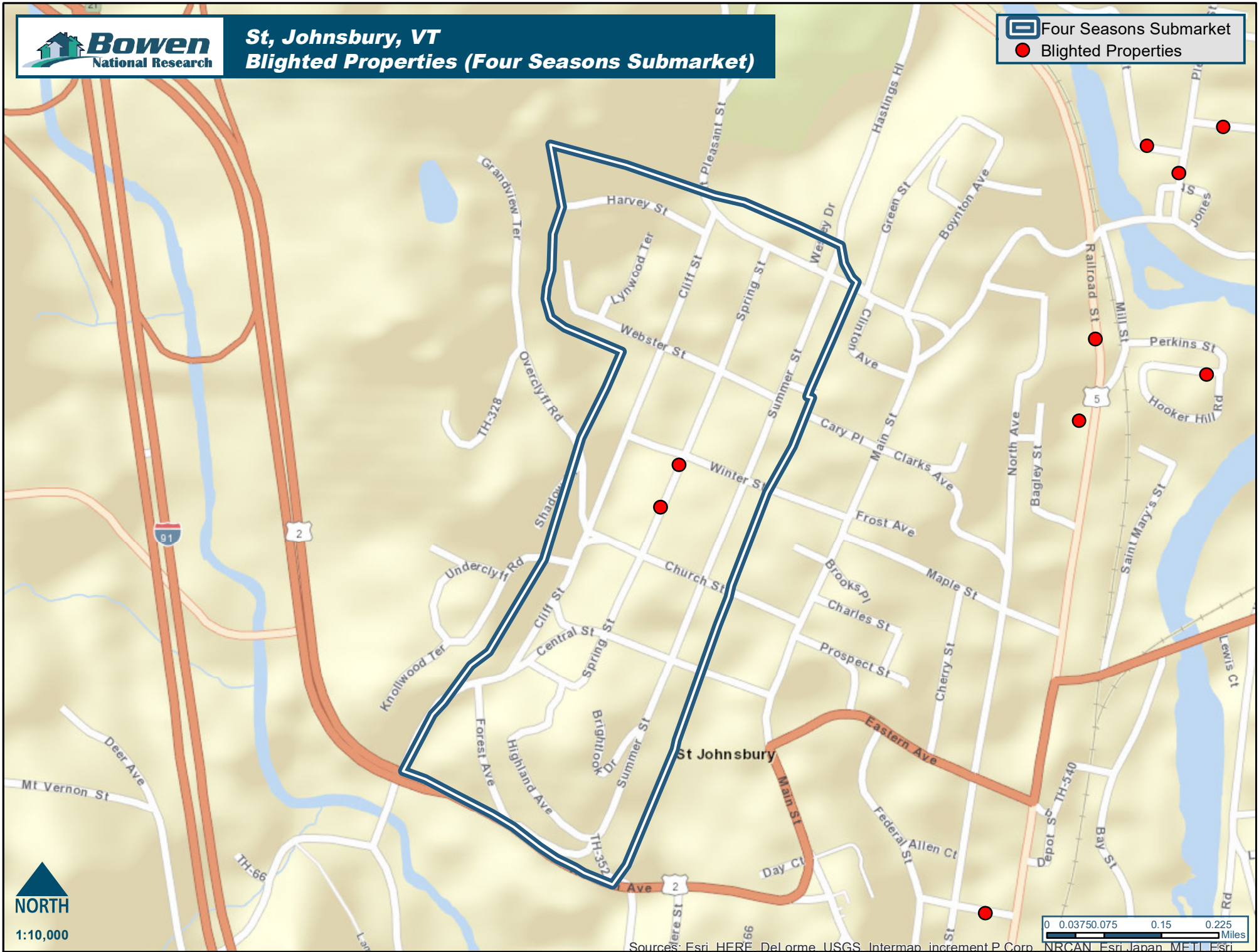
When compared to the other submarkets, the Four Seasons neighborhood has the highest median household income (\$41,346) of the eight submarkets. It has the second highest share (36.4%) of college degree recipients and the lowest share (60.6%) of renter households with incomes below \$35,000. Other notable statistics include that Four Seasons has the second greatest decline projected for population (-2.8%) and households (-3.1%) between 2016 and 2021.

The Four Seasons neighborhood is the more affluent of the submarkets in St. Johnsbury. A large portion of the households in this submarket are age 55 and older, many of whom are homeowners. Despite the higher-income households in this submarket, the neighborhood has several lower quality housing units that have been neglected and need repaired and/or modernized. With no multifamily rentals available and only five homes available for purchase, households have very limited available choices. Given the large number of older homes, many of which are classified as "high integrity" structures, there are many historic preservation opportunities in the submarket. New housing that serves moderate- to high-income households should be considered, along with product that takes advantage of the neighborhood's marketability.



St, Johnsbury, VT
Blighted Properties (Four Seasons Submarket)

- Four Seasons Submarket
- Blighted Properties





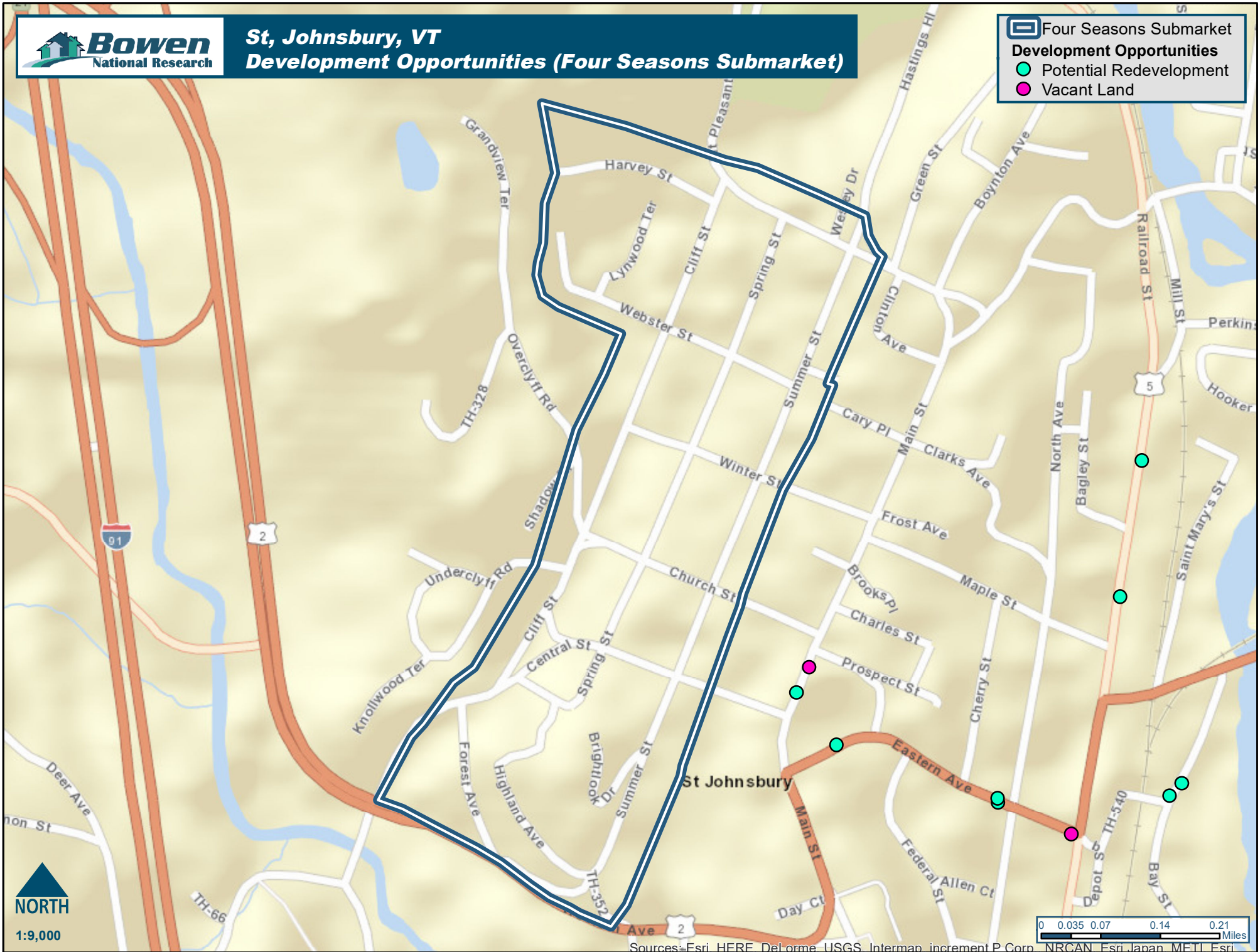
St, Johnsbury, VT
Development Opportunities (Four Seasons Submarket)

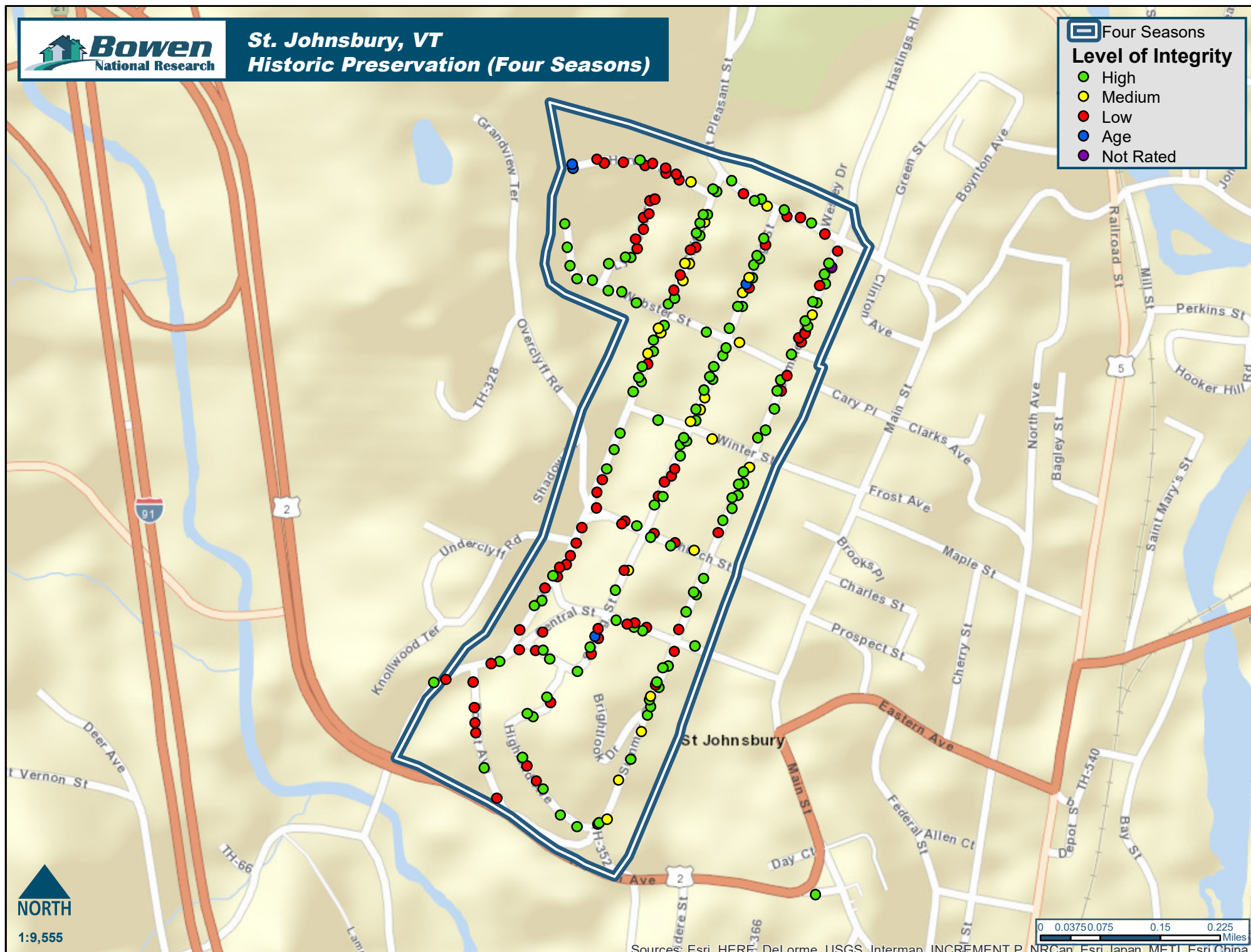
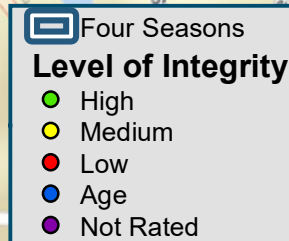
 Four Seasons Submarket

Development Opportunities

 Potential Redevelopment

 Vacant Land





Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China

Submarket Chapter – St. Johnsbury Center

The following data and analyses focuses on the St. Johnsbury Center submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview

St. Johnsbury Center is in the town of St. Johnsbury, approximately 3.0 miles north of Downtown St. Johnsbury. St. Johnsbury Center is an area that is approximately 1.5 miles in diameter. The approximate center of this study area is the Memorial Drive/Breezy Hill Road intersection. The main access route for St. Johnsbury Center is Memorial Highway (U.S. Highway 5), a north-south roadway that runs along the east side of the Passumpsic River. The approximate boundaries of St. Johnsbury Center are Mt. Pisgah Road to the north, Breezy Hill Road to the east, Hospital Drive to the south, and Sylvain Road and Mooney Road to the west.

Many community services for St. Johnsbury Center are located along Memorial Drive (U.S. Highway 5). Retailers include Price Chopper grocery store, Kinney Drugs Store, Passumpsic Savings Bank, and VSECU Credit Union. Restaurants include Pizza Hut, Taco Bell, and Kham's Thai Cuisine. Two of the largest establishments in St. Johnsbury Center, Green Mountain Mall and Northeastern Vermont Regional Hospital, are also accessible via Memorial Drive. Green Mountain Mall, the largest shopping center in the area, is in the northern portion of St. Johnsbury Center. This shopping center includes J.C. Penney, Sears, and Maurice's as major retailers. Additional retailers/restaurants at this shopping center include Ocean State Job Lot, Olympia Sports, Payless Shoe Source, Dollar Tree, Fitness Unbound, and St. J. Brewery. The Northeast Kingdom Chamber of Commerce and Vermont Department of Motor Vehicles also have offices at this location.

Northeastern Vermont Regional Hospital (NVRH), which services the town of St. Johnsbury and surrounding areas, is in the southern portion of St. Johnsbury Center. This non-profit critical care hospital provides primary care, surgical services, and 24-hour emergency service. Norris Cotton Cancer Center, operated by Dartmouth University, is also located on the NVRH campus.

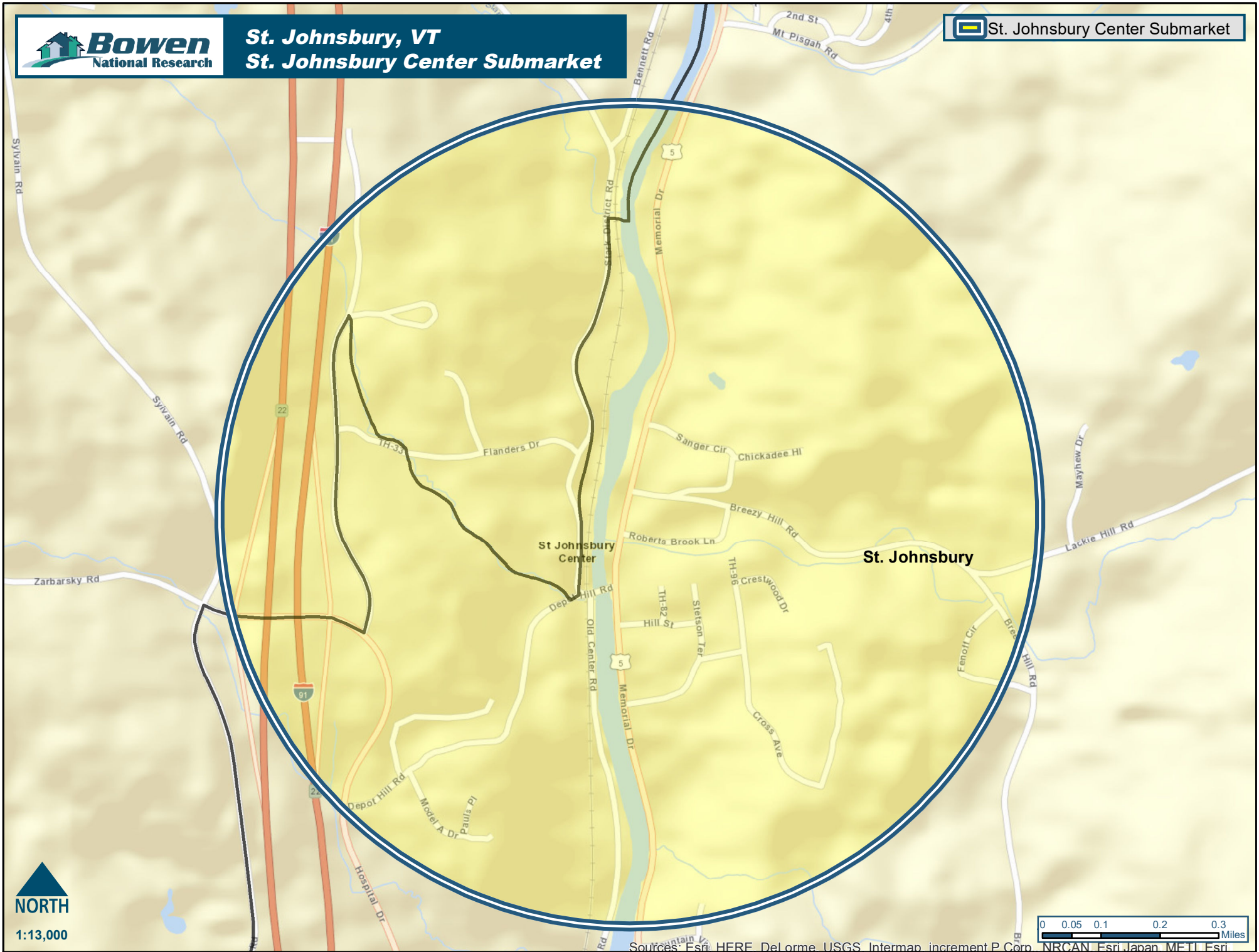
Access to Interstate 91 (via Hospital Drive) is available in the western portion of St. Johnsbury Center. Additional community services for St. Johnsbury Center are in Downtown St. Johnsbury, approximately 3.0 miles south.

A map showing the location of the St. Johnsbury Center Submarket (and its boundaries) is on the following page:



St. Johnsbury, VT
St. Johnsbury Center Submarket

 St. Johnsbury Center Submarket




NORTH
1:13,000

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Population

The St. Johnsbury Center Submarket population was 350 per the 2000 Census. The St. Johnsbury Center population base declined by three between 2000 and 2010. This represents a 0.9% decline from the 2000 population, or an annual rate of 0.1%. The estimated population of St. Johnsbury Center was 345 as of 2016, a decline of two (-0.6%) between 2010 and 2016. By 2021, the population of St. Johnsbury Center is projected to be 344. This represents a decline of one (-0.3%) since 2016.

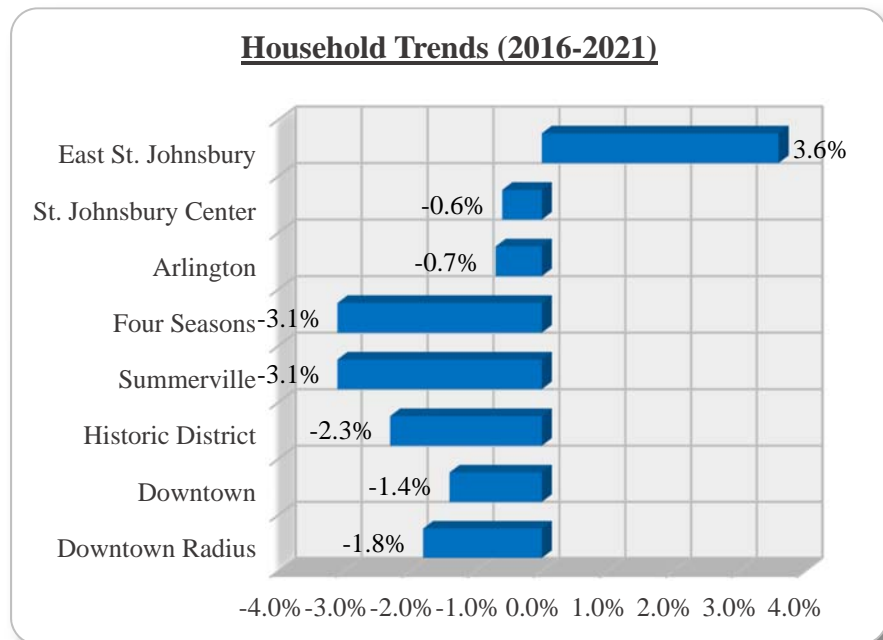
Most of the population (48.1%) was between 25 and 64 years old in 2016. By 2021, it is projected that 47.6% of the population will be between the ages of 25 and 64. The largest increase in population (7) is projected for those between the ages of 65 and 74, while the largest population decrease (7) is projected for those between the ages of 45 and 54.

Snapshot

- The St. Johnsbury Center Submarket is 0.79 square miles.
- Population density of St. Johnsbury Center is nearly 440 persons per square mile.
- 38.4% of St. Johnsbury Center households are married.
- 23.9% of the population possesses a college degree (Associates Degree or above).
- 10.1% of the population lives below poverty level.

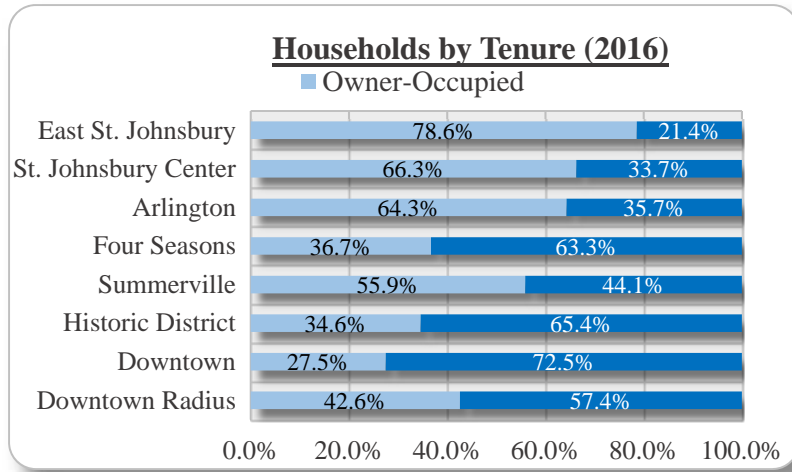
Households

The St. Johnsbury Center Submarket had a total of 167 households per the 2010 Census, with an average household size of 2.08 persons. As of 2016, the St. Johnsbury Center Submarket had 166 households, an estimated decrease of one household (-0.6%) between 2010 and 2016. Similarly, by 2021, it is projected that the St. Johnsbury Center Submarket will have 165 households, a decrease of one household (-0.6%) between 2016 and 2021. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021, including St. Johnsbury Center.



Households by Tenure

In the St. Johnsbury Center Submarket, most households (66.3%) were owner-occupied, while the remaining 33.7% were occupied by renters in 2016. The remaining 32.0% of households were renter-occupied during this period. Owner-occupied households are projected to decrease by one between 2016 and 2021, while the number of renter households (56) is projected to remain unchanged during the same period. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$34,000. This increased by 3.6% to \$35,214 in 2016. Between 2016 and 2021, most of the household growth will be among households with incomes of less than \$15,000. In 2016, there were 24 households earning less than \$15,000. By 2021, it is projected that there will be 66 households within this income bracket. This represents a significant increase of households (42) that will be earning less than \$15,000. The projected decrease of median income between 2016 and 2021 can be mainly attributed to a significant increase in very-low income households, coupled with a decrease in households among those earning between \$15,000 and \$74,999. The retirement of seniors, and their corresponding decline in incomes, is also a contributing factor to this shift towards lower income households.

Household Distribution by Age

The largest share of households in St. Johnsbury Center (22.4%) was between the ages of 55 and 64 in 2016. Between 2016 and 2021, the greatest growth among households is projected among those between the ages of 65 and 74 (21.7%). The largest decline is projected among those between the age of 45 and 54 (-17.9%) during the same time period. The remaining age groups are projecting to remain relatively stable between 2016 and 2021.

Labor Force

The labor force within the St. Johnsbury Center submarket is based primarily in two sectors. Health Care & Social Assistance (52.0%) and Retail Trade comprise nearly 70.0% of the St. Johnsbury Center labor force.

Mode of Transportation to Work

Workers based in St. Johnsbury Center primarily commuted by vehicle. Over 78.0% of all workers drove alone, while 9.9% of all workers carpooled. Only 13 workers walked (8.6%), while no workers used public transportation.

Blight

A total of six (6) blighted properties were identified in the St. Johnsbury Center submarket. All six of the identified properties are situated along Memorial Drive, either in the northern or central region of St. Johnsbury Center. Please refer to the map of blighted properties in the St. Johnsbury Center Submarket for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the St. Johnsbury Center is 39, with a personal crime index of 16 and a property crime index of 45. St. Johnsbury Center's overall crime index of 39 is well below the national average of 100, as well as lower than both the overall St. Johnsbury (49) and the Caledonia County (55) crime indices. Therefore, it does not appear that the St. Johnsbury Center crime risk of 39 would adversely impact the area.

Development Opportunities

A total of two (2) locations in the St. Johnsbury Center Submarket were identified for potential redevelopment. Of the two identified locations, one is an existing building located along Memorial Drive just south of Roberts Brook Lane, and the second location identified is vacant land located farther south along Memorial Drive just south of Stetson Terrace. Details on each of the two properties can be found in Section VII of this report (Other Housing Market Factors). Please refer to Development Opportunities map of the St. Johnsbury Center Submarket for approximate locations

Housing Supply Overview

Of the occupied housing stock in the Downtown submarket in 2010, 31.7% was renter-occupied and 68.3% was owner occupied. The existing housing stock is old, with 70% of the renter-occupied units and 57.1% of the owner-occupied units built prior to 1950. Approximately 68% of the renter-occupied units consists of two or more units per structure, while 80.5% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is

overcrowded (1.01+ persons per room). There are no units that lack complete indoor plumbing and/or kitchen facilities. There are four overcrowded housing units in the submarket, representing 7.8% of the occupied housing stock. Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 49.0% of renters and 41.2% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older and substandard housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, one is in the St. Johnsbury Center submarket. This property contains a total of 48 government-subsidized units. This unit is 100% occupied and was built in 1975. Based on an on-site exterior inspection of the existing supply (48 units), the property was considered “C” (fair to poor) quality.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of 18 single-family properties have been sold in the St. Johnsbury Center Submarket since 2009. In addition, three (3) properties were listed for sale as of March 2017. The median sales price for homes within this period was \$140,750, while the average sales price was \$134,364. List prices for active homes in the St. Johnsbury Center Submarket (as of March 2017) range from \$125,500 to \$169,900. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1960 and the average year built of homes currently available for purchase is 1943. Homes that have sold in recent years within this submarket have an average number of days on market of 63, which is considered very low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. Within the subject submarket, a total of 22 buildings were categorized as “High Integrity” and 6 buildings were categorized as “Medium Integrity”. A large number of the structures were located along Memorial Drive. These homes and the street represent areas that could be targeted for historic preservation. For additional details of historic preservation opportunities, please see

Section VII of Bowen National Research's *St. Johnsbury Housing Needs Assessment (2017)* or BKR's *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions

While this submarket is not first or last in any key metric we evaluated, when compared to other submarkets, it had the second highest number or share of the following categories: population growth (-0.3%, lowest decline), median age (48.6, second oldest), share of population age 55+ (41.2%, second highest), household growth (-0.6%, lowest decline), share of owner households with income below \$35,000 (39.6%, second highest), share of renter households with incomes below \$35,000 (87.5%, second highest), and share of owner households age 55 and older with incomes below \$35,000 (50.8%, second highest).


Among the existing housing supply, more than two-thirds is owner-occupied. More than half of the housing supply was built prior to 1950. Based on secondary data sources and Bowen National Research's on-site research, this neighborhood has many homes consisted of C quality or lower rated housing, representing housing that is either fair or poor. Many of the homes appear to be suffering from disrepair and neglect. Regardless of this quality, demand for housing is very strong, as there are very few available housing units. This is particularly true among the multifamily housing that is fully occupied. As such, households seeking housing in this neighborhood have very limited choices.

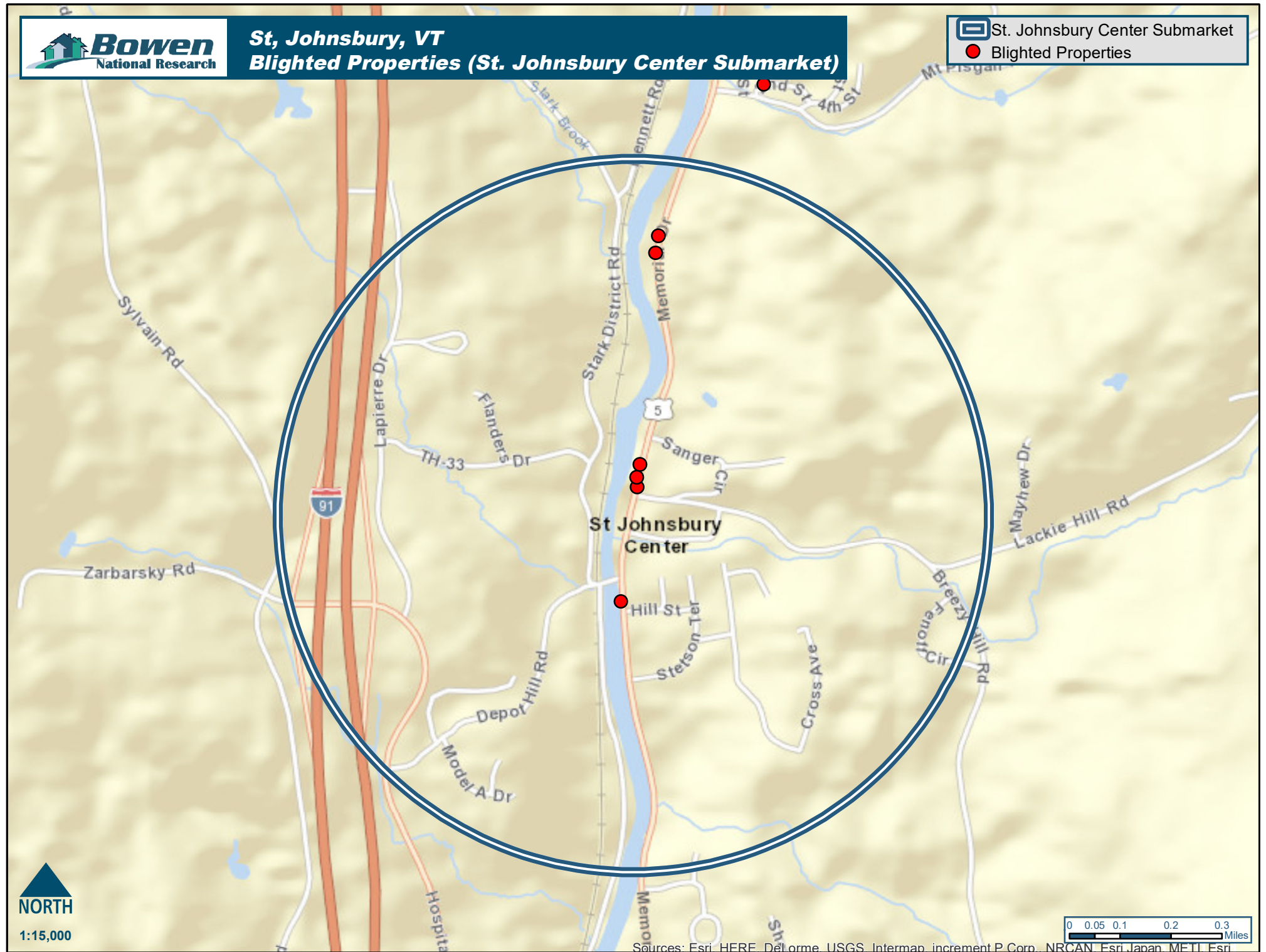
Given the large base of older adults (age 55+) and large share of owner-occupied housing, this neighborhood would benefit from assisting seniors in maintaining their homes, the development of senior-oriented housing that will enable seniors to transition out of homeownership. Like the other submarkets of St. Johnsbury, this submarket would also benefit from the development of modern rental and for-sale housing, primarily focusing on housing that is affordable to low-income households, including workforce households and seniors. Some market-rate product could be supported in this area.



St, Johnsbury, VT
Blighted Properties (St. Johnsbury Center Submarket)

 St. Johnsbury Center Submarket

 Blighted Properties




NORTH
1:15,000

0 0.05 0.1 0.2 0.3
Miles

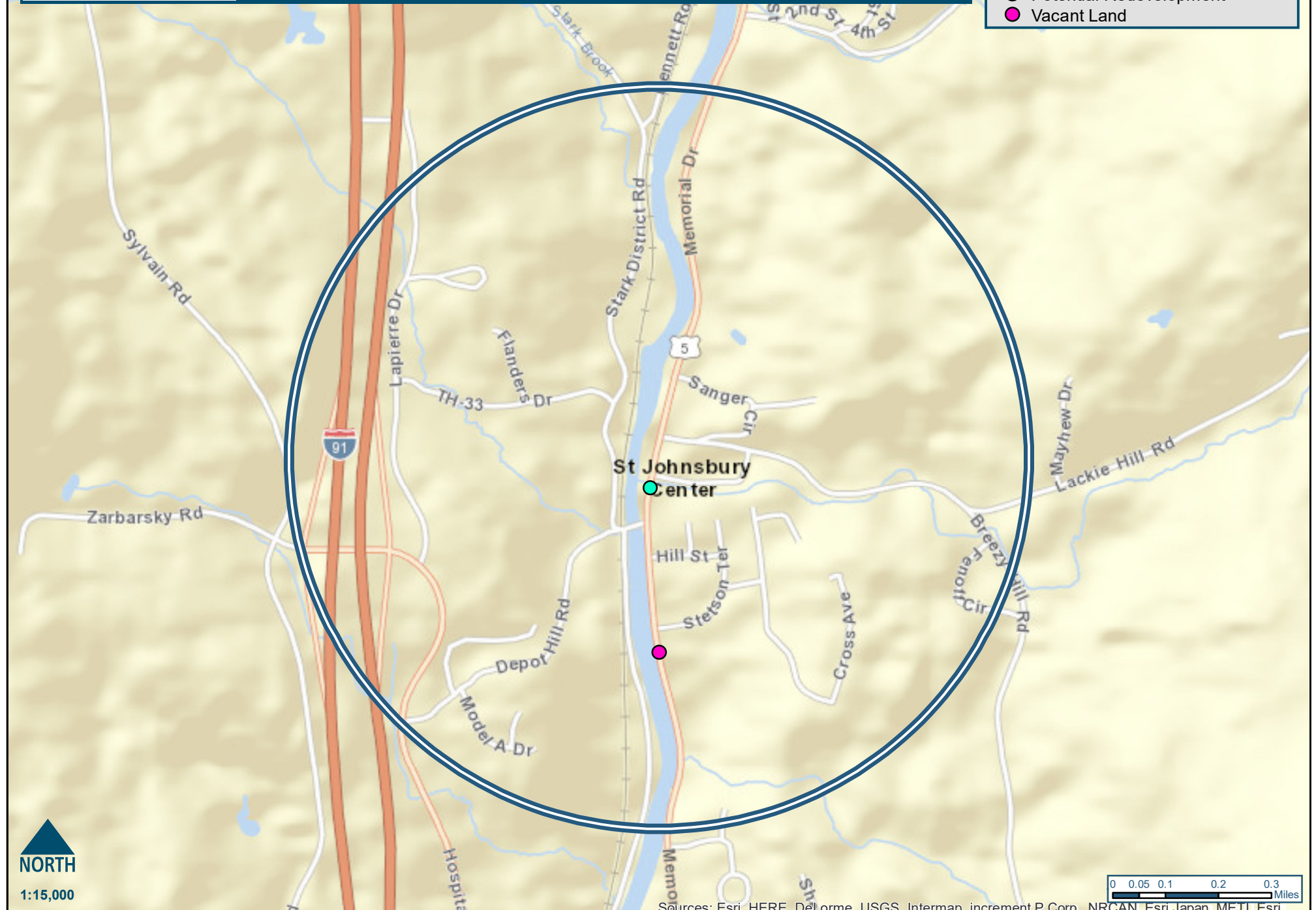
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

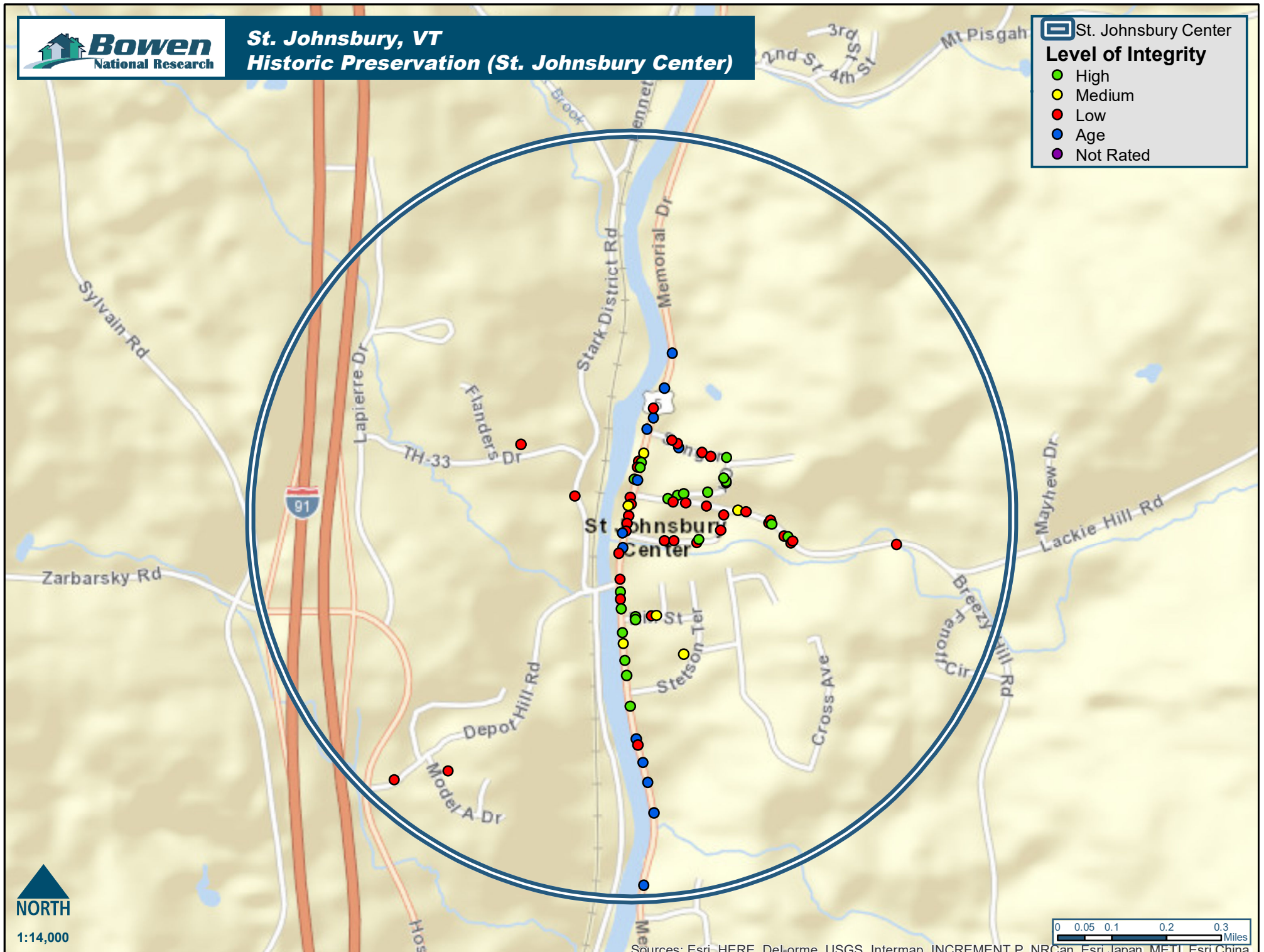
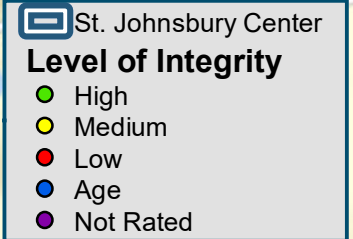
St, Johnsbury, VT Development Opportunities (St Johnsbury Center Submarket)

 St. Johnsbury Center Submarket

Development Opportunities

-  Potential Redevelopment
-  Vacant Land





Submarket Chapter – Summerville

The following data and analyses focuses on the Summerville submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview

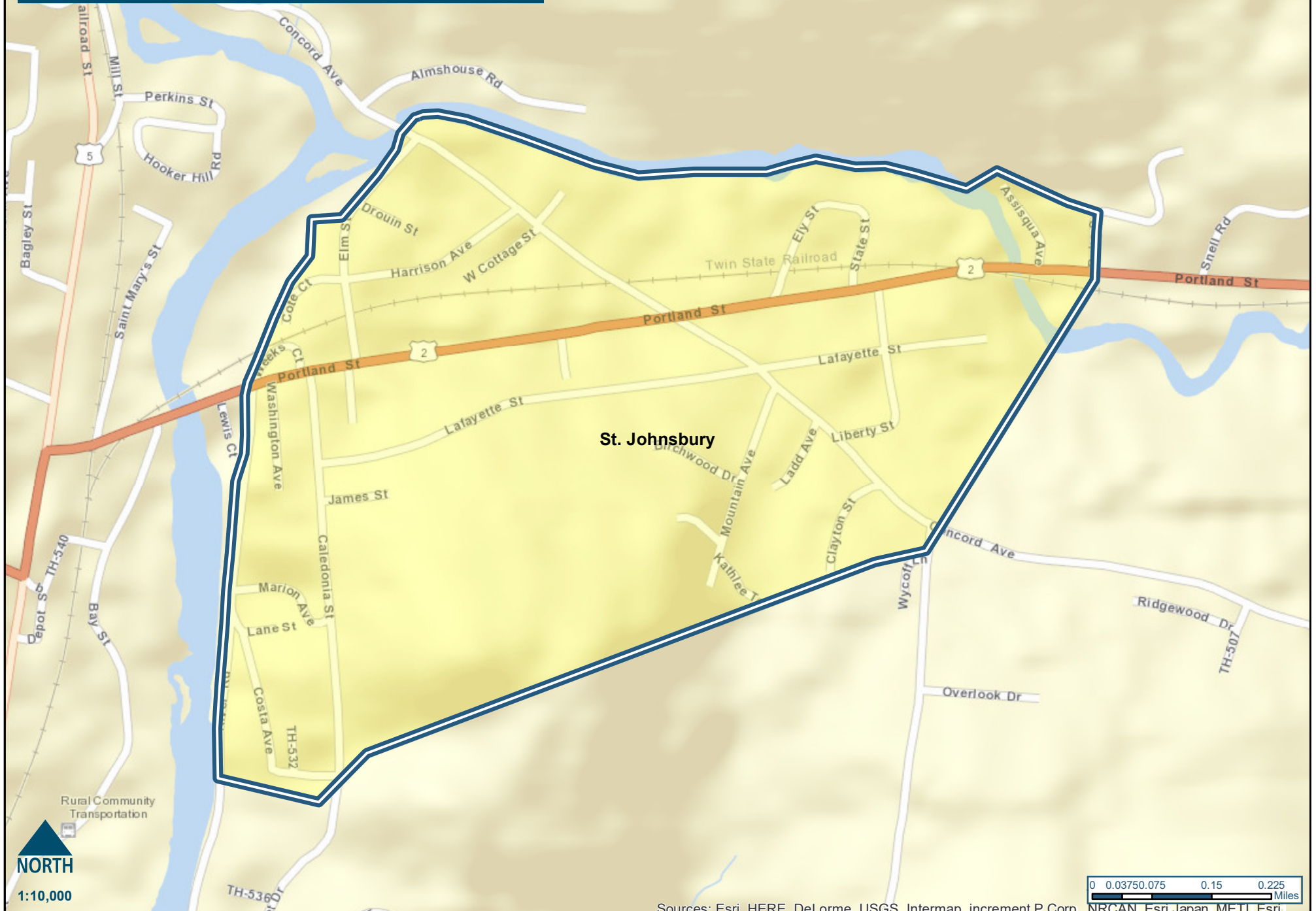
Summerville is a neighborhood located within the town of St. Johnsbury, Vermont. The Summerville neighborhood is located immediately southeast of Downtown St. Johnsbury along U.S. Highway 2 (Portland Street). The approximate boundaries of the Summerville neighborhood are the Passumpsic River to the north, Moose River to the east, Lafayette Street to the south, and the Passumpsic River to the west.

Maple Grove Farm and Museum is located at the southern portion of Summerville, along U.S. Highway 2. A baseball field is also located at the intersection of Cote Court and Elm Street, in the northern portion of Summerville. Several community services are located at the Concord Avenue and Portland Street intersection. These establishments include The White Market (grocery store), Union Bank, Community Bank, Sherwin-Williams Paint Store, and New Century Restaurant. Access to Interstate 93 is approximately 2.8 miles east of the Concord Avenue/Portland Street intersection, while access to Interstate 91 is approximately 1.7 miles southwest of this intersection.

Many community services in the Summerville neighborhood are in Downtown St. Johnsbury. These community services include the nearest schools and government offices (including police and fire protection). A wider variety of restaurants and retailers are also available Downtown for residents of the Summerville neighborhood.

Plans are in place to extend the Three River Recreational Path along the Passumpsic River, so that this trail connects Summerville with Downtown. The St. Johnsbury Town Plan (2016) also states that the Town is seeking expansion of tax incentives to improve structures in the Summerville neighborhood. The Town Plan also states that Summerville is designated as a growth area, where future development may be targeted.

A map showing the location of the Summerville neighborhood (and its boundaries) is on the following page:



Population

The Summerville neighborhood population was 660 per the 2010 Census. The estimated population of Summerville was 621 as of 2016, a decline of 39 (-5.9%) between 2010 and 2016. By 2021, the population of Summerville is projected to be 601. This represents a decline of 20 (-3.2%) since 2016, a projected decline of 4 persons per year in the neighborhood.

Most of the population (50.3%) was between 25 and 64 years old in 2016. By 2021, it is projected that 51.4% of the population will be between the ages of 25 and 64 years old. Among individual age groups, the largest population increase (12) is projected among those between the ages of 25 and 34, while the largest population decrease (16) is projected among those between the ages of 45 to 54.

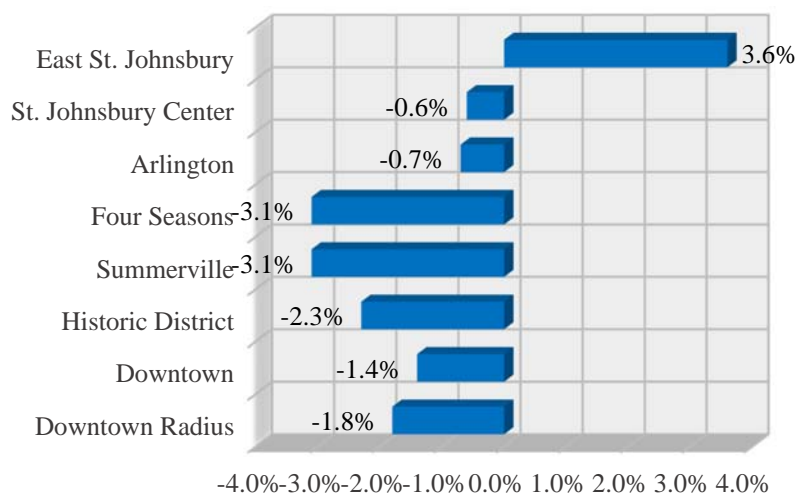
Snapshot

- The Summerville neighborhood is 0.31 square miles.
- Population density of Summerville is over 2,000 persons per square mile.
- 53.6% of Summerville households are married.
- 36.7% of the population possesses a college degree (Associates Degree or above).
- 9.7% of the population lives below poverty level.
- 83.0% of the population was at the same address compared to the year prior.

Households

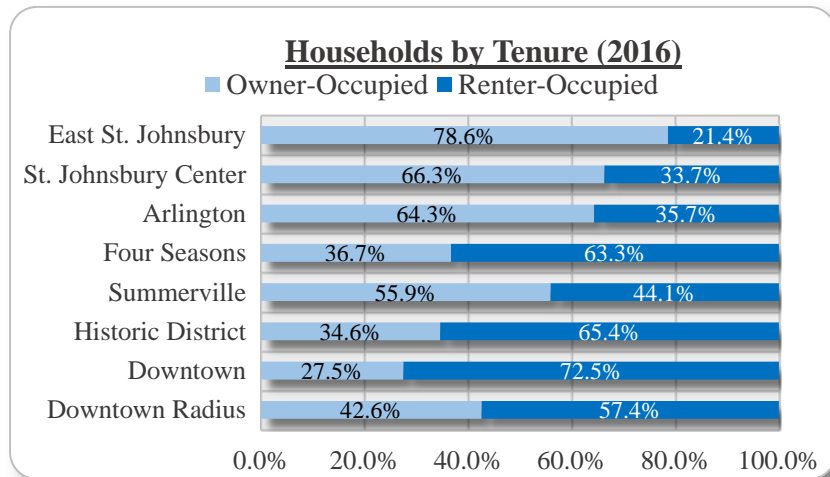
The Summerville neighborhood had a total of 277 households per the 2010 Census, with an average household size of 2.38 persons. As of 2016, the Summerville neighborhood had 261 households, an estimated decrease of 16 households (-5.8%) between 2010 and 2016. By 2021, it is projected that the Summerville neighborhood will have 253 households, a decrease of eight (8) households between 2016 and 2021. This represents a projected decrease of 1.6 households per year during this period. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021.

Household Trends (2016-2021)



Households by Tenure

In the Summerville neighborhood, most households (57.8%) were owner-occupied according to 2000 Census figures. The remaining 42.2% of households were renter-occupied during this period. Estimated figures in 2016 and projected figures in 2021 show that most households in Summerville are (and will continue to be) owner-occupied. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$34,286. This increased by 15.7% to \$39,674 in 2016. In 2010, most households in Summerville (50.7%) earned less than \$35,000 per year, and 22.7% of all households earned less than \$15,000 per year. By 2016, the share of households earning less than \$35,000 decreased to (41.9%). The largest share of households (26.0%) earned between \$35,000 and \$49,999 in 2016. By 2021, the share of households earning less than \$35,000 is projected to increase significantly (54.2%). Note that projected gains in very-low income households coincides with a projected decrease of households earning between \$35,000 and \$49,999, along with a projected increase in households earning less than \$15,000.

Household Distribution by Age

The largest share of households in Summerville (22.7%) was between the ages of 45 and 54 in 2010. In 2016, the share of 45- to 54-year old households decreased to 21.0%. By 2021, the share of 45- to 54-year old households is projected to decrease 17.7%. Note that the 25- to 34-year old age group and the 55- to 64-year old age group will also make up 17.7% of Summerville households in 2021.

Labor Force

The labor force within the Summerville submarket is based primarily in three sectors. Health Care & Social Assistance (which comprises 26.2%), Information, and Retail Trade comprise over 53.0% of the labor force.

Mode of Transportation to Work

Among Summerville workers, most used a vehicle to travel to work. Overall, 79.0% of all workers drove alone, while 10.8% carpooled. A total of 23 workers (8.0%) walked, while no one used public transportation.

Blight

A total of eight (8) blighted properties were identified in the Summerville neighborhood. Five of the eight identified properties were located north of Portland Street (U.S. Highway 2). The greatest concentration of blighted properties is along or near Harrison Avenue, in the northwest portion of Summerville. Please refer to the map of blighted properties in the Summerville neighborhood for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the Summerville is 68, with a personal crime index of 19 and a property crime index of 80. Summerville's overall crime index of 68 is well below the national average of 100 but slightly above the overall St. Johnsbury (49) and Caledonia County (55) crime indices. While the crime index of Summerville is slightly higher than the that of St. Johnsbury and the county, it does not appear to be of such a degree that it would adversely impact the area.

Development Opportunities

A total of seven (7) locations in the Summerville neighborhood were identified for potential redevelopment. All seven locations are existing buildings located along or near Portland Street (U.S. Highway 2). Details on each of the seven properties can be found in Section VII of this report (Other Housing Market Factors). Please refer to Development Opportunities map of the Summerville neighborhood for approximate locations

Housing Supply Overview

Of the occupied housing stock in the Summerville submarket in 2010, 42.2% was renter-occupied and 57.8% was owner occupied. The existing housing stock is old, with 65.4% of the renter-occupied units and nearly 54% of the owner-occupied units built prior to 1950. Approximately 63% of the renter-occupied units consists of two or more units per structure, while 80.3% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). There are no units that lack complete indoor plumbing and/or kitchen facilities. There are six overcrowded housing units in the submarket, representing 7.8% of the occupied housing stock. Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 49.4% of renters and 41.1% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, one is in the Summerville submarket. This property contains a total of four (4) market-rate units, of which are 75% occupied. The year built of this property is 1978. Based on an on-site exterior inspection of the existing supply (4 units), this property was considered “C” (fair to poor) quality. Collected rents range from \$650 to \$750 per month for market-rate units.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of 40 single-family properties have been sold in the Summerville neighborhood since 2009. In addition, five (5) properties were listed for sale as of March 2017. The median sales price for homes within this period was \$78,950, while the average sales price was \$85,011. List prices for active homes in the Summerville neighborhood (as of March 2017) range from \$30,500 to \$89,000. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1920 and the average year built of homes currently available for purchase is 1936. Homes that have sold in recent years within this submarket have an average number of days on market of 135, which is relatively low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. Within the subject submarket, a total of 46 buildings were categorized as “High Integrity” and 49 buildings were categorized as “Medium Integrity”. These structures were scattered throughout the neighborhood. These homes represent structures that could be targeted for historic preservation. For additional details of historic preservation opportunities, please see Section VII of Bowen National Research’s *St. Johnsbury Housing Needs Assessment (2017)* or BKR’s *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions

When compared with the other submarkets, the Summerville neighborhood has the second highest median household income (\$39,674), the highest share (47.2%) of population under the age of 35, the highest share (36.6%) of population with college degrees, and the lowest share (26.9%) of population age 55 and older. This neighborhood has the greatest projected decline (3.2%) in population between 2016 and 2021.

Among the overall existing housing supply, a little more half is owner-occupied. More than half of the housing supply was built prior to 1950. Based on secondary data sources and Bowen National Research’s on-site research, this neighborhood has many homes consisted of C quality or lower rated housing, representing housing that is either fair or poor. Many of the homes appear to be suffering from disrepair and neglect. Regardless of this quality, demand for housing is very strong, as there are very few available housing units. As such, households seeking housing in this neighborhood have very limited choices.

There are several historic preservation opportunities that could be explored, as well as vacant buildings that may represent re-development opportunities in this neighborhood. Blight removal should also be a focus of this area.



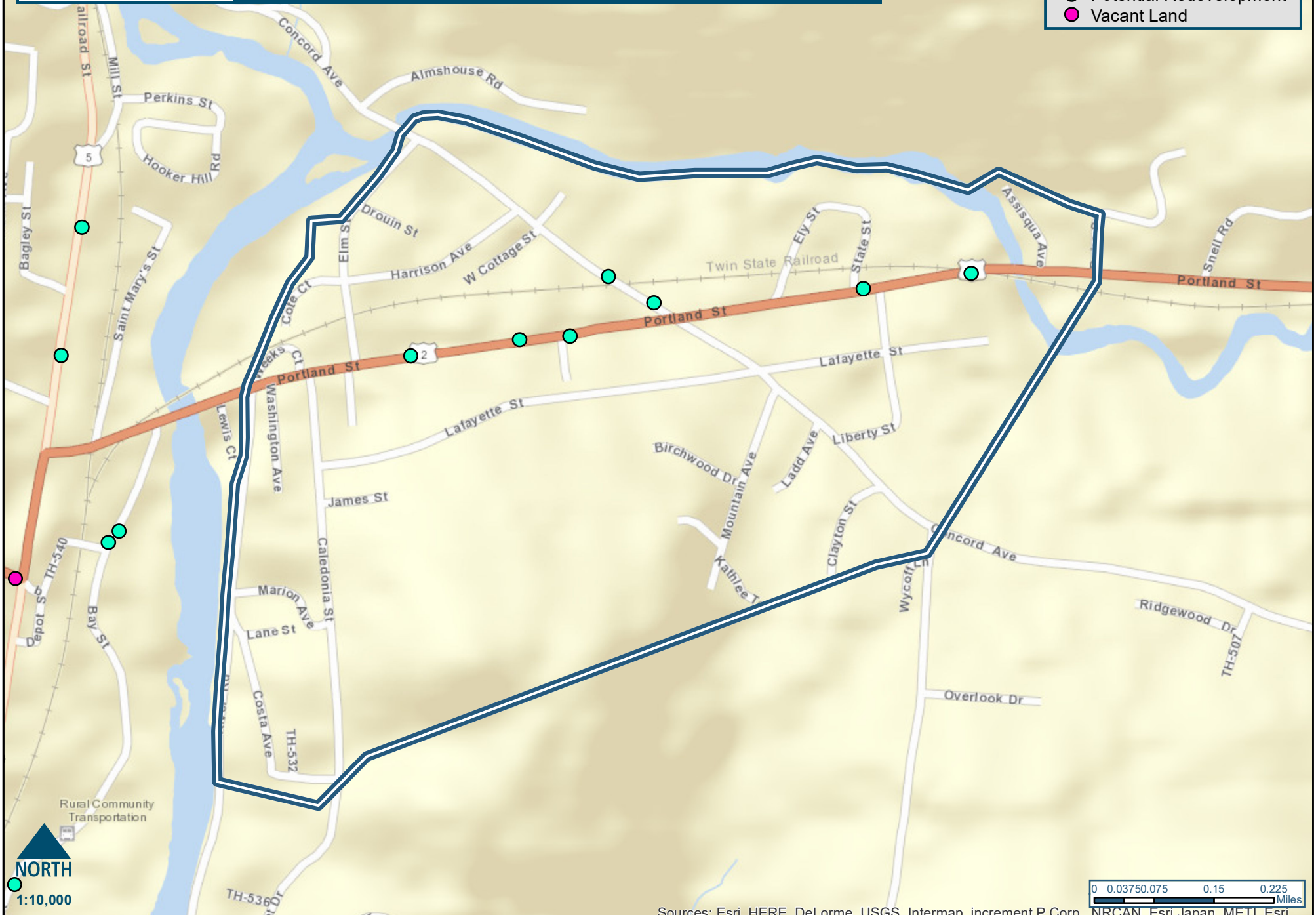
St, Johnsbury, VT Blighted Properties (Summerville Submarket)

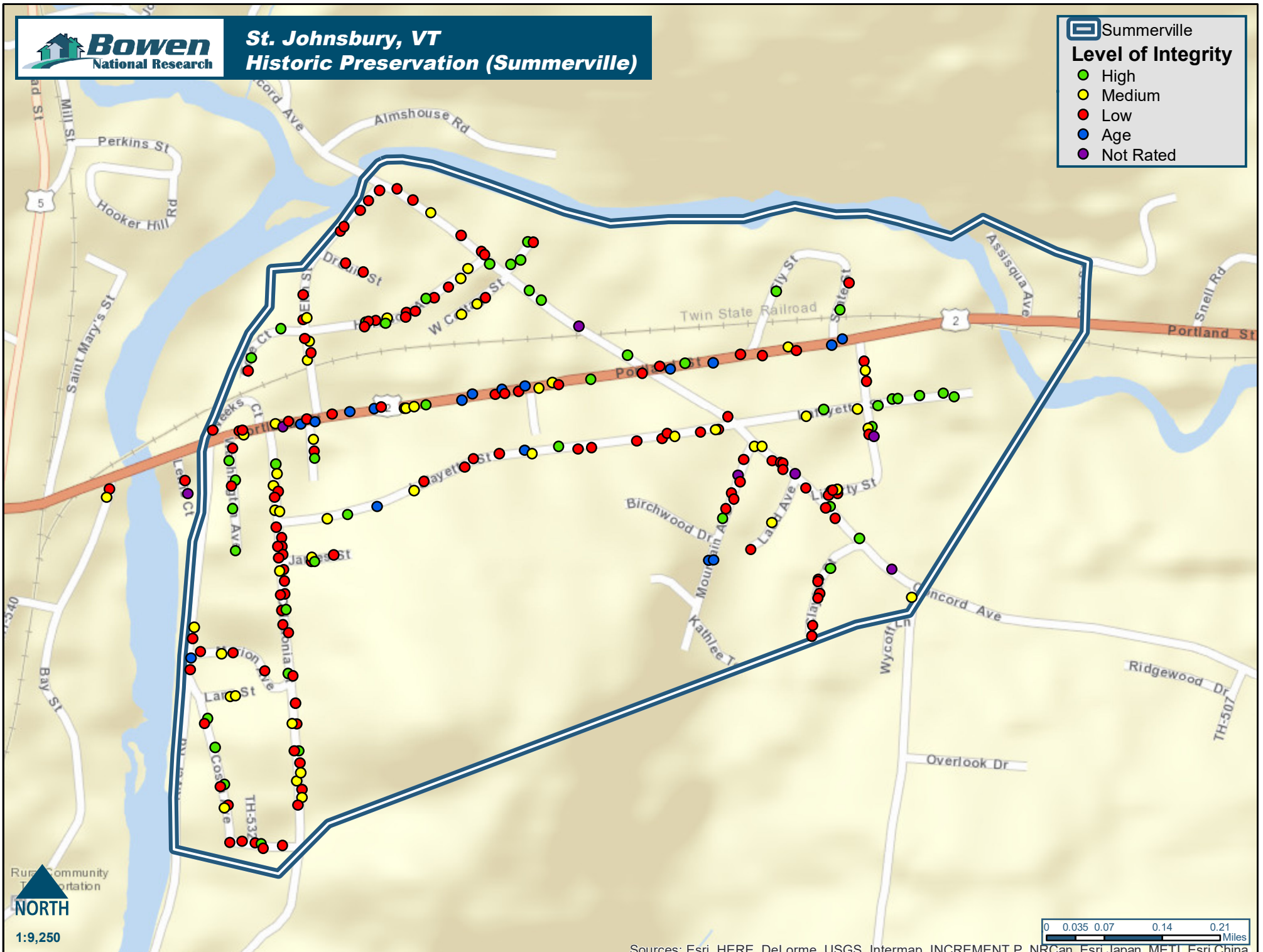
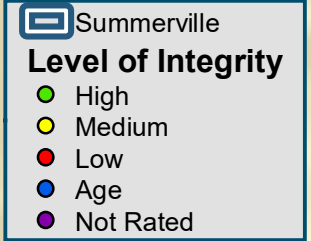
- Summerville Submarket
- Blighted Properties



St, Johnsbury, VT
Development Opportunities (Summerville Submarket)

-  Summerville Submarket
- Development Opportunities**
-  Potential Redevelopment
-  Vacant Land





Submarket Chapter – Historic District

The following data and analyses focuses on the Historic District submarket of St. Johnsbury, Vermont, and is part of the overall *St. Johnsbury Housing Study & Needs Assessment*. It includes key data relating to demographics, economics, transportation, blight, crime, development opportunities, and housing supply. Relevant maps of the submarket are also included in this section. Additional details of submarket demographics and housing supply are included in Section IV and in Addendums A to D in the *Housing Study & Needs Assessment*.

Neighborhood Overview

The Historic District, also referred to as The Main Street National Register Historic District, is located within Downtown St. Johnsbury. This district consists of a portion of Main Street that extends from St. Johnsbury Academy to Arnold Park. The Historic District contains several older buildings along Main Street in Downtown St. Johnsbury. Notable buildings along Main Street include St. Johnsbury Athenaeum (library and art gallery), St. Johnsbury Police and Fire Departments, Post Office, Community College of Vermont, St. Johnsbury House, Second Hand Prose, and Estabrook House Bed and Breakfast. Restaurants in the Historic District include Hilltopper and Eastern and Main Market Deli.

Fairbanks Museum and Planetarium is a notable attraction within the Historic District, as well as Downtown St. Johnsbury. This natural history museum also includes the only planetarium open to the public in the state of Vermont. Many buildings within the Historic District are the nearest community services for several neighborhoods within the town of St. Johnsbury. Public transportation is also available along Main Street, provided by Rural Community Transportation (RCT).

A map showing the location of the Historic District (and its boundaries) is on the following page:



Bowen
National Research

St. Johnsbury, VT
Historic District Submarket

Historic District Submarket

St. Johnsbury

0 0.05 0.1 0.2 0.3 Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

Population

The Historic District population was 268 per the 2000 Census. The Historic District population base increased by 14 between 2000 and 2010. This represents a 5.2% increase over the 2000 population, or an annual rate of 0.5%. Between 2010 and 2016, the population declined by 10, or 3.5%. It is projected that the population will decline by seven, or 2.6%, between 2016 and 2021.

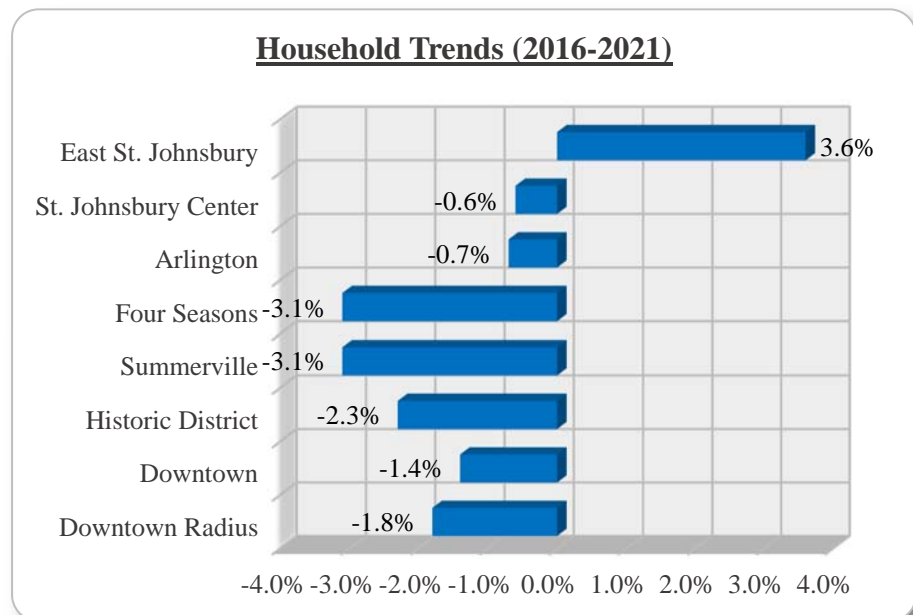
Most of the population (49.6%) was between 25 and 64 years old in 2016. By 2021, it is projected that 45.7% of the population will be between the ages of 25 and 64. A population increase of four (4) is projected for those between the ages of 25 to 34, while all age groups between 35 and 64 are projecting population decreases between 2016 and 2021.

Snapshot

- The Historic District is 0.14 square miles.
- Population density of Historic District is nearly 2,000 persons per square mile.
- 40.8% of Historic District households are married.
- 35.1% of the population possesses a college degree (Associates Degree or above).
- 13.9% of the population lives below poverty level.

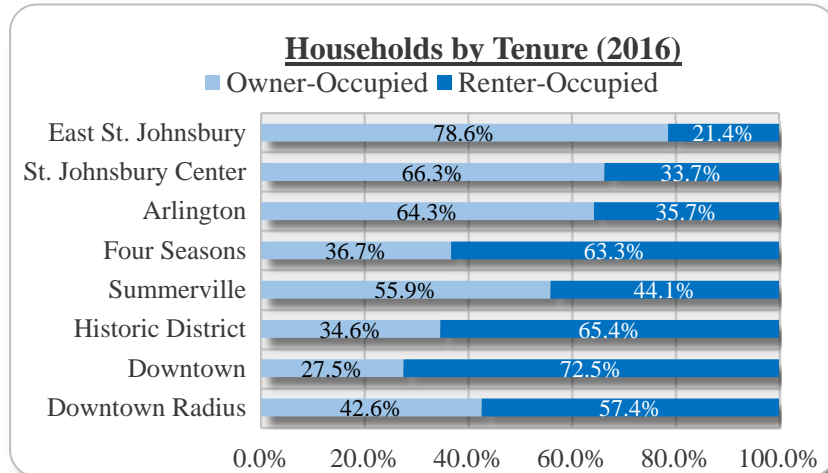
Households

The Historic District had a total of 136 households per the 2010 Census, with an average household size of 2.07 persons. As of 2016, the Historic District had 130 households, an estimated decrease of six households (-4.4%) between 2010 and 2016. By 2021, it is projected that the Historic District will have 127 households, a decrease of three households (-2.3%) between 2016 and 2021. The graph on the right illustrates the projected household growth for each submarket between 2016 and 2021.



Households by Tenure

In the Historic District 34.6% of all households were owner-occupied, while the remaining 65.4% were occupied by renters in 2016. By 2021, it is projected that owner-occupied households will represent 36.2% of all occupied households, an increase of one (1) household between 2016 and 2021. By comparison, renter-occupied households are projected to decrease by four (4) during this period, representing 63.8% of all occupied households. The graph to the right illustrates the share of housing by tenure for the various submarkets that were included in this analysis.



Household Distribution by Income

In 2010, the median household income was \$23,043. This increased by 67.5% to \$38,600 in 2016. Between 2016 and 2021, most of the household growth will be among households that earn less than \$15,000. In 2016, there were 22 households that earned less than \$15,000. By 2021, it is projected that 47 households will be within this income bracket, a projected increase of 25 households. A decrease of 34 households is projected for those earning between \$15,000 and \$74,999 between 2016 and 2021.

Household Distribution by Age

Between 2016 and 2021, the largest increase among household age groups is projected to be among the households between the ages of 65 and 74. The 65 to 74 age group is projected to increase by four households between 2016 and 2021. Conversely, the 45 to 54 age group and the 55 to 64 age groups are each projected to decrease by three households during the same period.

Labor Force

The labor force within the Historic District submarket is based primarily in three sectors. Educational Services (which comprises 24.6%), Public Administration and Health Care & Social Assistance comprise nearly 50.0% of the Historic District labor force.

Mode of Transportation to Work

Among Historic District workers, most used a vehicle to travel to work. Nearly three-quarters (75.0%) of all workers that reside in the Historic District drove alone, 3.9% of all workers carpooled and only one worker used public transportation. It is noteworthy that 14.1% of all workers walked.

Blight

Although there were no blighted properties identified within the boundaries of the Downtown submarket, there were two (2) blighted properties that were identified on or near the periphery of the Downtown western boundary. These two identified properties are located along Spring Street situated between Winter Street and Church Street. Please refer to the map of blighted properties in the Downtown neighborhood for approximate locations of these properties.

Crime

For this study, the FBI Uniform Crime Report (UCR) was used. Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. The overall crime index for the Historic District is 81, with a personal crime index of 16 and a property crime index of 116. Historic District's overall crime index of 116 is slightly above the national average of 100, and well above both the overall St. Johnsbury (49) and the Caledonia County (55) crime indices. While the crime index of Historic District is higher than the that of St. Johnsbury and the county, it does not appear to be of such a degree that it would adversely impact the area, though it could influence prospective residents from moving into this area.

Development Opportunities

A total of three (3) locations in the Historic District were identified for potential redevelopment. Of the three, two locations are existing buildings located along Main Street and Eastern Avenue (U.S. Highway 2) near the central region of the submarket. The third identified location is vacant land also located along Main Street. Details on each of the seven properties can be found in Section VII of this report (Other Housing Market Factors). Please refer to Development Opportunities map of the Historic District for approximate locations.

Housing Supply Overview

Of the occupied housing stock in the Historic District submarket in 2010, 64.0% was renter-occupied and 36.0% was owner occupied. The existing housing stock is old, with more than 82% of the renter-occupied units and nearly 80% of the owner-occupied units built prior to 1950. More than 84% of the renter-occupied units consists of two or more units per structure, while 77.8% of the owner-occupied units are single detached units. Substandard housing is housing that either lacks complete plumbing and/or kitchen facilities, or is overcrowded (1.01+ persons per room). A total of four units lack complete indoor plumbing and/or kitchen facilities, representing a combined 5.9% share of the entire occupied housing stock in the submarket. There is one overcrowded housing unit in the submarket, representing 1.4% of the occupied housing stock. Finally, we evaluated the number of cost-burdened household within the submarket, which are the households that pay 30% or more of their income towards housing costs. Within the submarket, 45.7% of renters and 31.0% of owners are considered cost burdened. Based on this overview, the submarket has a large number of older and substandard housing units that are occupied by a large share of cost-burdened households.

Rental Supply

A survey of conventional rentals was conducted in St. Johnsbury as part of this analysis. Of the 38 conventional rental properties surveyed in town, three are in the Historic District submarket. These properties contain a total of 93 units, of which 54 are market-rate and 39 are Tax Credit. These units are 100% occupied. The average age of these projects was 1960. Based on an on-site exterior inspection of the existing supply, 43 units were considered “B” (good) quality and the remaining 50 units were considered “C” (fair to poor) quality. Collected rents range from \$475 to \$700 per month for market-rate units and \$372 to \$727 per month for Tax Credit units.

For-Sale Housing

Information was also obtained about the for-sale housing market in St. Johnsbury. Prior sales activity was collected dating back to 2009. Current listings were also obtained for each neighborhood. According to MLS data, a total of nine (9) single-family properties have been sold in the Historic District since 2009. In addition, two (2) properties were listed for sale as of March 2017. The median sales price for homes within this period was \$250,000, while the average sales price was \$226,889. List prices for active homes in the Historic District (as of March 2017) range from \$75,000 to \$295,000. The existing for-sale housing stock is old, as evidenced by the fact that the average year built of homes sold over the past seven years was 1884 and the average year built of homes currently available for purchase is 1838. Homes that have sold in recent years within this submarket have an average number of days on market of 133, which is relatively low when compared with other submarkets in town.

Historic Preservation Opportunities

An inventory of buildings within St. Johnsbury was compiled and analyzed by Brian Knight Research (BKR) in an effort to identify potential historic preservation opportunities within the town. Overall, of the 768 buildings inventoried, 222 (29%) were categorized as “High Integrity”, meaning they possess certain characteristics for potentially being placed on the National Register for Historic Places. The highest concentration of High and Medium Integrity structures was in the Four Seasons neighborhood, though isolated sections of Summerville, East St. Johnsbury, St. Johnsbury Center, and Arlington also possess such buildings. The BKR study did not address Historic Preservation opportunities in the Historic District. For additional details of historic preservation opportunities, please see Section VII of Bowen National Research’s *St. Johnsbury Housing Needs Assessment (2017)* or BKR’s *St. Johnsbury Housing Study: Historic Resources (2017)*.

Conclusions

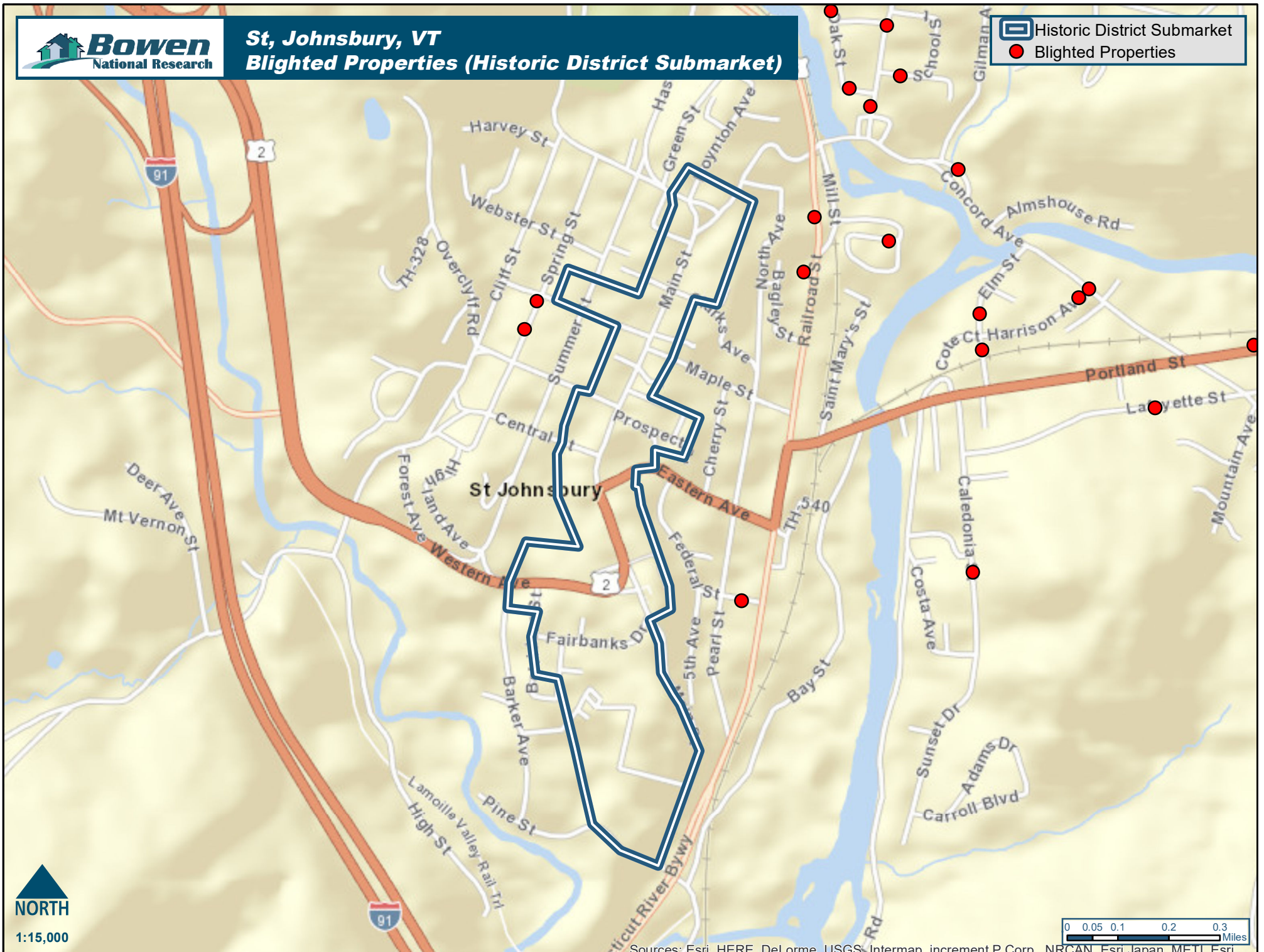
When compared to the other submarkets, the Historic District has the highest share (13.9%) of population living in poverty, the lowest share (8.9%) of owner households earning below \$35,000, the second highest share (34.6%) of home owners, and the lowest shares of renters (68.9%) and owners (13.8%) age 55 and older with incomes below \$35,000.

Approximately two-thirds of the occupied housing supply is rental, with roughly 80% of the occupied units being built prior to 1950. As such, the Historic District consists of very old product. Based on secondary data sources and Bowen National Research’s on-site research, this neighborhood has a good mix of B (good) and C (fair to poor) quality rated housing. Demand for housing is very strong, as there are very few available housing units. As such, households seeking housing in this neighborhood have very limited choices.

Like the other submarkets of St. Johnsbury, this submarket would also benefit from the development of modern rental and for-sale housing, primarily focusing on housing that is affordable to low-income households, including workforce households and seniors. Mixed-use and mixed-income projects that take into consideration the historic nature of this district should be considered for development. Blight should also be a focus of this submarket.

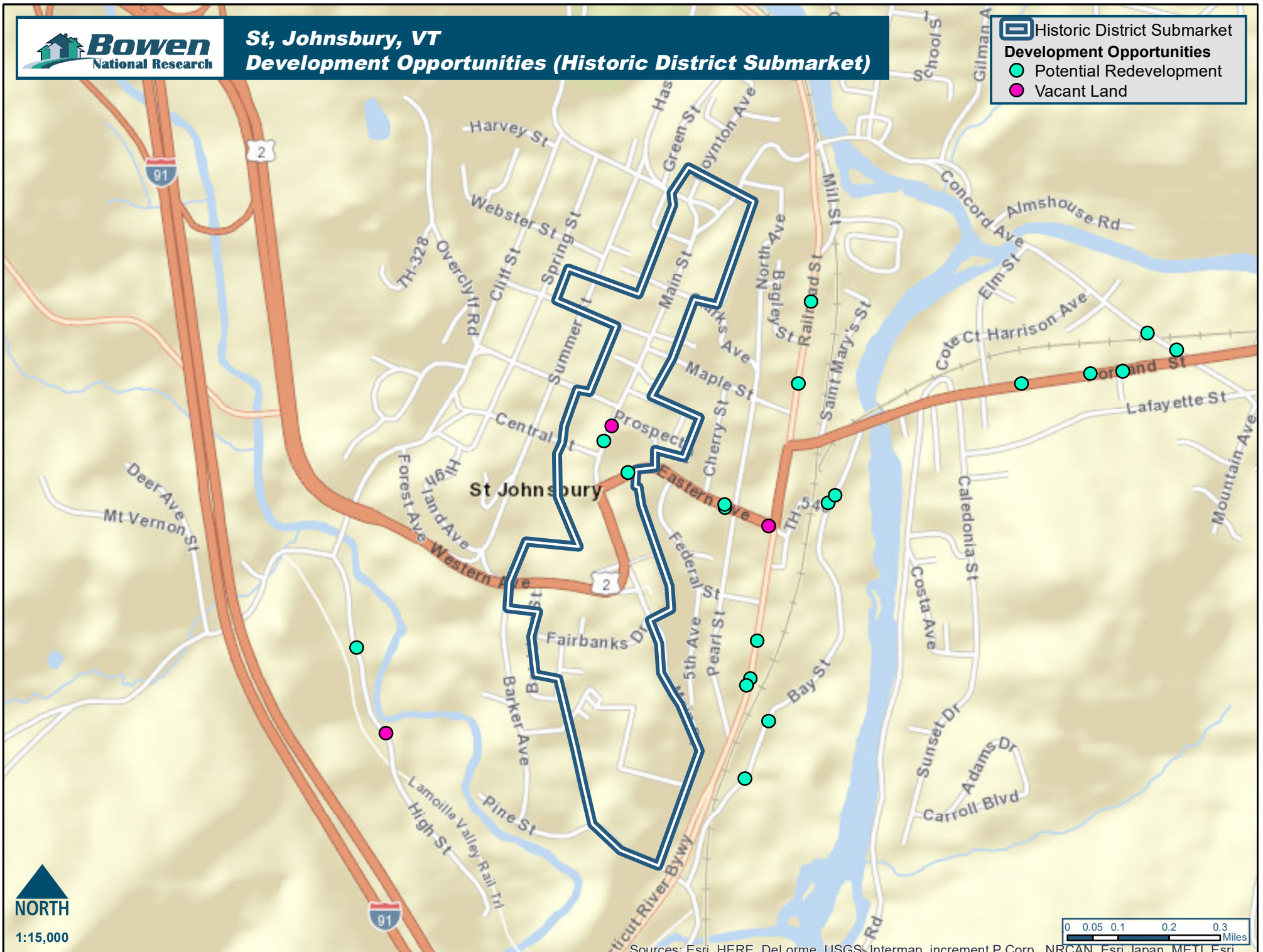
St, Johnsbury, VT
Blighted Properties (Historic District Submarket)

-  Historic District Submarket
-  Blighted Properties



St, Johnsbury, VT
Development Opportunities (Historic District Submarket)

-  Historic District Submarket
- Development Opportunities**
-  Potential Redevelopment
 -  Vacant Land



Addendum H: Sources

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

- 2000 and 2010 U.S. Census
- 2009 FBI Uniform Crime Reports
- *Affordable Rental Housing in Health Communities: Rebuilding After Hurricanes Katrina and Rita*
- Agency of Commerce and Community Development
- American Community Survey
- American Seniors Housing Assn.: *The State of Seniors Housing 2017*
- Brian Knight Research
- ESRI Demographics
- FBI Uniform Crime Report (UCR)
- InfoGroup
- HUD VT-500 Vermont Balance of State Continuum of Care
- Management for each property included in the survey
- Medicare.com
- Multiple Listing Service
- National Alliance on Mental Health (NAMI)
- New England Real Estate Network (NEREN)
- Northeast Kingdom Collaborative
- Northeast Kingdom Human Services
- Northeast Kingdom Youth Services
- Northeastern Vermont Development Association
- Novogradac, Inc.
- Planning Representatives
- REALTOR.com
- Ribbon Demographics HISTA Data
- Senior Housing Facility Representatives
- SOCDS Building Permits Database
- St. Johnsbury Chamber of Commerce
- Umbrella
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Labor, Bureau of Labor Statistics
- Urban Decision Group (UDG)
- Various Stakeholders
- Vermont Agency of Human Services Department of Mental Health
- Vermont CARES
- Vermont Coalition of Runaway and Homeless Youth Programs
- Vermont Coalition to End Homelessness – 2016 Housing Inventory Count
- Vermont Department of Alcohol and Drug Abuse Prevention
- Vermont Department of Corrections

- Vermont Department of Disabilities, Aging and Independent Living's Division of Licensing
- Vermont Department of Health
- Vermont Department of Mental Health
- Vermont Department of Housing and Community Development Housing Division
- Vermont Department of Labor
- Vermont Fatality Review Commission
- Vermont Housing and Conservation Board
- Vermont Housing and Finance Agency
- Vermont Network Against Domestic & Sexual Violence
- Vermont Pathways
- Vermont State Housing Authority
- Vermont Substance Abuse Treatment Information System (SATIS)
- Walkscore.com

Addendum I: Glossary

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

Area Median Household Income (AMHI) is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

Available rental housing is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of over 100 affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

Basic Rent is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Contract Rent is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

Cost overburdened households are those renter households that pay more than 30% or 35% (depending upon source) of their annual household income towards rent. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a rent burden.

Elderly Person is a person who is at least 62 years of age as defined by HUD.

Elderly or Senior Housing is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely low-income is a person or household with income below 30% of Area Median Income adjusted for household size.

Fair Market Rent (FMR) are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Frail Elderly is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

Garden apartments are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.

Gross Rent is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

Household is one or more people who occupy a housing unit as their usual place of residence.

Housing Choice Voucher (Section 8 Program) is a Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant’s contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant’s income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing unit is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Section 8 Program is a Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

HUD Section 202 Program is a Federal program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

HUD Section 236 Program is a Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

HUD Section 811 Program is a Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

Income Limits are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

Low-Income Household is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

Low-Income Housing Tax Credit is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and that the rents on these units be restricted accordingly.

Market vacancy rate (physical) is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

Mixed income property is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low-income tax credit property with income limits of 30%, 50% and 60%).

Moderate Income is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

Multifamily are structures that contain more than two housing units.

New owner-occupied household growth within a market is a primary demand component for demand for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2015 and 2020. The 2010 households by income level are based on ESRI estimates applied to 2010 Census estimates of total households for each study area. The 2015 and 2020 estimates are based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied

households that are projected to be added to a study area between 2015 and 2020. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

Non-Conventional Rentals are structures with one or two rental units.

Overcrowded housing is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately-sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

Pipeline housing is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as IHFA, HUD and USDA.

Population trends are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

Potential support is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VIII of this report) less the available or planned housing stock that was inventoried within each study area.

Project-based rent assistance is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low-Income Conventional Public Housing is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

Rent burden is gross rent divided by adjusted monthly household income.

Rent burdened households are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Replacement of functionally obsolete housing is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking

complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2013) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

Restricted rent is the rent charged under the restrictions of a specific housing program or subsidy.

Single-Family Housing is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Special needs population is a specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.

Standard Condition: A housing unit that meets HUD's Section 8 Housing Quality Standards.

Subsidized Housing is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

Subsidy is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

Substandard housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

Substandard conditions are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Tenant is one who rents real property from another.

Tenant paid utilities are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

Tenure is the distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House) is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Unaccompanied Youth persons under 25 years of age, or families with children and youth, who do not qualify as homeless under this definition, but who are homeless under section 387 of the Runaway and Homeless Youth Act, Violence Against Women Act, or McKinney-Vento homeless Assistance Act as defined by HUD.

Vacancy Rate – Economic Vacancy Rate (physical) is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low-Income Household is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

Windshield Survey references an on-site observation of a physical property or area that considers only the perspective viewed from the “windshield” of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

ADDENDUM J: SUPPLEMENTAL DEMOGRAPHIC ANALYSIS

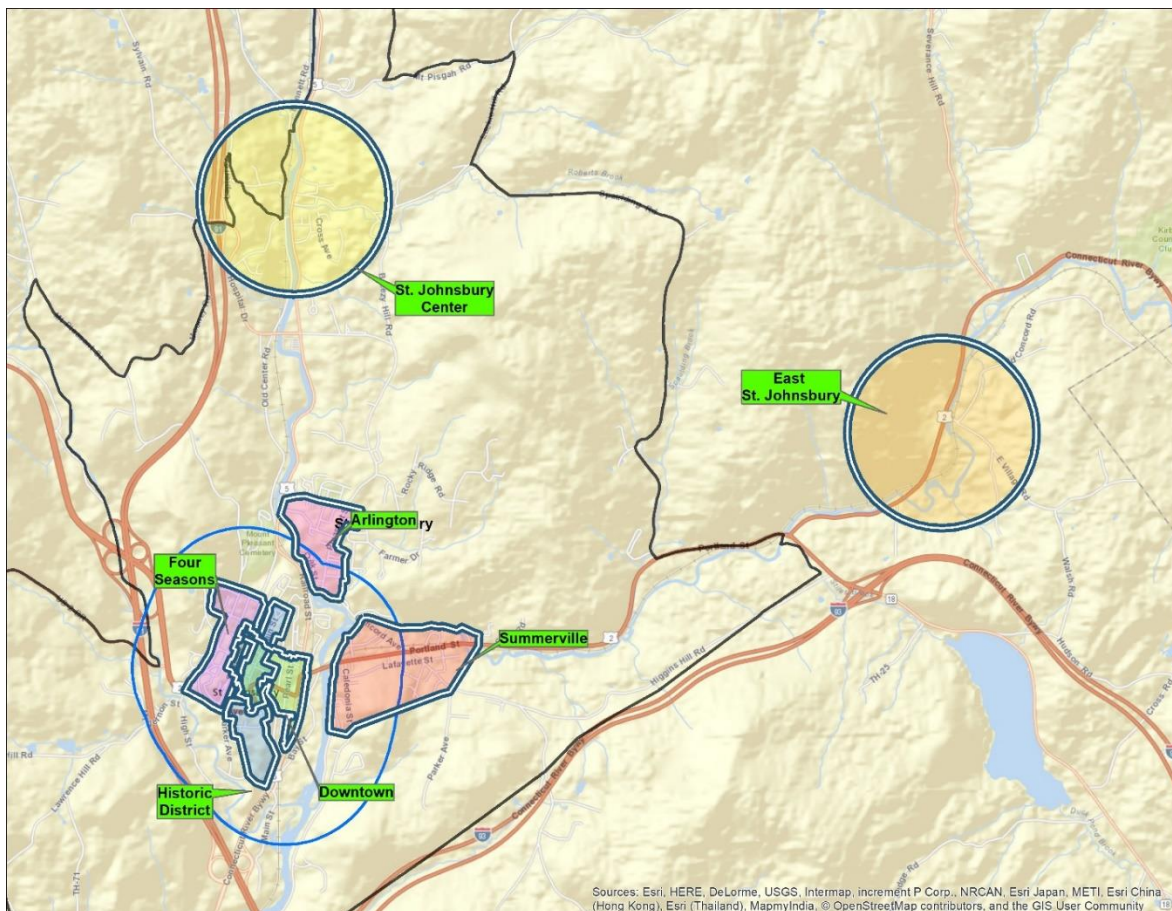
A. Internal Market Analysis - Submarket Comparisons

This section of the analysis considers various demographic metrics for individual neighborhoods, districts and other submarkets within St. Johnsbury. Specifically, the section considers the demographics of the following areas:

• East St. Johnsbury	• Summerville
• St. Johnsbury Center	• Historic District
• Arlington	• Downtown St. Johnsbury
• Four Seasons	• One-Mile Radius Around St. Johnsbury

Excluding the Historic District, individual chapters for each submarket are provided as an addendum to this report.

A map illustrating these eight geographic areas is shown below:



1. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

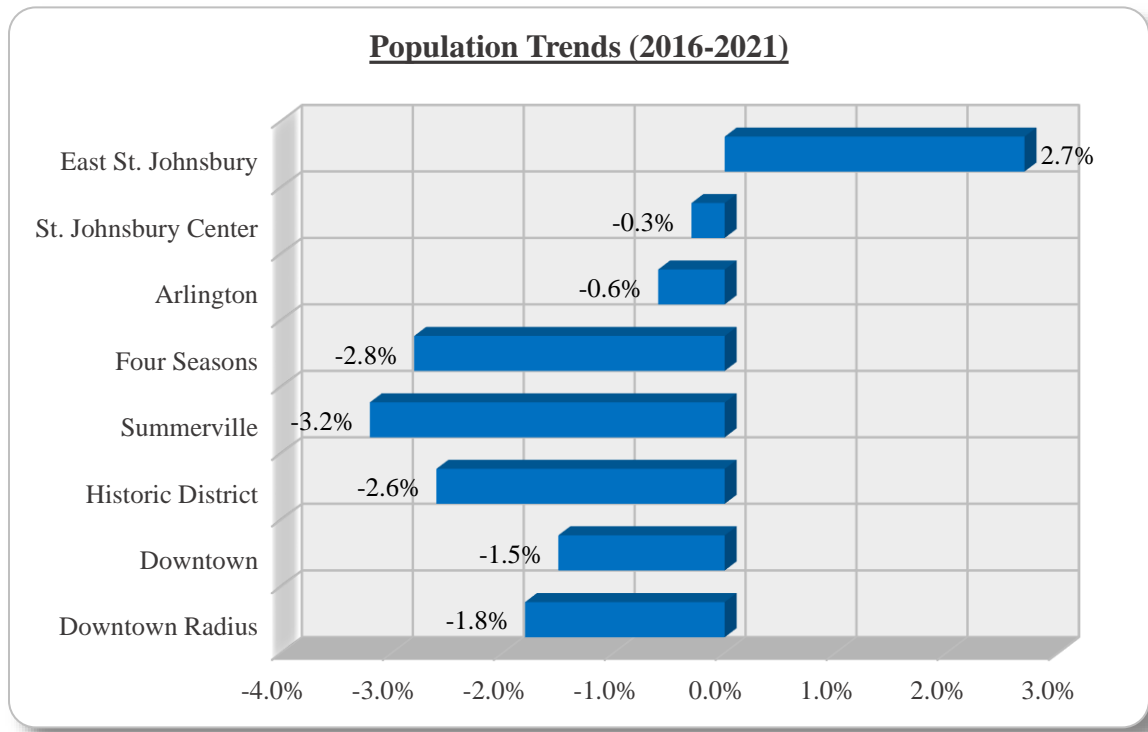
	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
East St. Johnsbury	70	72	2	2.9%	75	3	4.2%	77	2	2.7%
St. Johnsbury Center	350	347	-3	-0.9%	345	-2	-0.6%	344	-1	-0.3%
Arlington	349	344	-5	-1.4%	341	-3	-0.9%	339	-2	-0.6%
Four Seasons	497	526	29	5.8%	504	-22	-4.2%	490	-14	-2.8%
Summerville	716	660	-56	-7.8%	621	-39	-5.9%	601	-20	-3.2%
Historic District	268	282	14	5.2%	272	-10	-3.5%	265	-7	-2.6%
Downtown	803	830	27	3.4%	813	-17	-2.0%	801	-12	-1.5%
Downtown Radius	2,697	2,679	-18	-0.7%	2,602	-77	-2.9%	2,555	-47	-1.8%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, four of the eight identified submarkets increased in population, while the remaining four submarkets declined in population. The largest population increase occurred in the Four Seasons area (29 persons) accounting for a 5.8% increase. The largest population decrease occurred in the Summerville area (56 persons) accounting for a 7.8% decrease. Downtown Radius, the most populous area, reflected a slight decrease of 18 persons, or 0.7%.
- Over the past six years (2010 to 2016), seven of the eight submarkets declined in population. Only East St. Johnsbury increased in population (3 people) between 2010 and 2016. The Downtown Radius area experienced the largest decline in population, losing 77 people (-2.9%) between 2010 and 2016. Summerville reflected the largest share of population lost among the eight submarkets, accounting for a loss of 5.9% (39 persons) between 2010 and 2016.
- It is projected that the population base will continue to decline within seven of the eight submarkets. The population of East St. Johnsbury is projected to increase by 2 people (2.7%) between 2016 and 2021. The Downtown Radius is projected to lose the most population (47 persons, or 1.8%) between 2016 and 2021.

The following graph compares percent change in population (growth +/-decline -) for 2016 to 2021:



Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
East St. Johnsbury	2010	21 (29.2%)	8 (11.1%)	8 (11.1%)	12 (16.7%)	11 (15.3%)	6 (8.3%)	6 (8.3%)	43.8
	2016	24 (32.0%)	8 (10.7%)	8 (10.7%)	10 (13.3%)	10 (13.3%)	9 (12.0%)	6 (8.0%)	43.1
	2021	24 (31.2%)	11 (14.3%)	8 (10.4%)	8 (10.4%)	11 (14.3%)	9 (11.7%)	6 (7.8%)	40.6
	Change 2016-2021	0 (0.0%)	3 (37.5%)	0 (0.0%)	-2 (-20.0%)	1 (10.0%)	0 (0.0%)	0 (0.0%)	N/A
St. Johnsbury Center	2010	93 (26.9%)	33 (9.5%)	36 (10.4%)	52 (15.0%)	50 (14.5%)	25 (7.2%)	57 (16.5%)	47.0
	2016	90 (26.1%)	35 (10.1%)	33 (9.6%)	45 (13.0%)	53 (15.4%)	32 (9.3%)	57 (16.5%)	48.6
	2021	87 (25.3%)	38 (11.0%)	34 (9.9%)	38 (11.0%)	54 (15.7%)	39 (11.3%)	54 (15.7%)	48.6
	Change 2016-2021	-3 (-3.3%)	3 (8.6%)	1 (3.0%)	-7 (-15.6%)	1 (1.9%)	7 (21.9%)	-3 (-5.3%)	N/A

(Continued)

		Population by Age							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
Arlington	2010	92 (26.6%)	31 (9.0%)	35 (10.1%)	49 (14.2%)	49 (14.2%)	25 (7.2%)	65 (18.8%)	48.0
	2016	85 (24.9%)	33 (9.7%)	33 (9.7%)	44 (12.9%)	52 (15.2%)	31 (9.1%)	63 (18.5%)	49.5
	2021	86 (25.4%)	34 (10.0%)	33 (9.7%)	37 (10.9%)	53 (15.6%)	36 (10.6%)	60 (17.7%)	49.9
	Change 2016-2021	1 (1.2%)	1 (3.0%)	0 (0.0%)	-7 (-15.9%)	1 (1.9%)	5 (16.1%)	-3 (-4.8%)	N/A
Four Seasons	2010	152 (28.9%)	49 (9.3%)	59 (11.2%)	71 (13.5%)	83 (15.8%)	48 (9.1%)	64 (12.2%)	45.5
	2016	141 (28.0%)	50 (9.9%)	52 (10.3%)	61 (12.1%)	82 (16.3%)	57 (11.3%)	61 (12.1%)	46.9
	2021	143 (29.2%)	61 (12.4%)	42 (8.6%)	49 (10.0%)	68 (13.9%)	69 (14.1%)	58 (11.8%)	45.0
	Change 2016-2021	2 (1.4%)	11 (22.0%)	-10 (-19.2%)	-12 (-19.7%)	-14 (-17.1%)	12 (21.1%)	-3 (-4.9%)	N/A
Summerville	2010	237 (36.0%)	78 (11.8%)	77 (11.7%)	110 (16.7%)	70 (10.6%)	45 (6.8%)	42 (6.4%)	37.0
	2016	215 (34.6%)	78 (12.6%)	69 (11.1%)	92 (14.8%)	73 (11.8%)	54 (8.7%)	40 (6.4%)	37.6
	2021	199 (33.1%)	90 (15.0%)	68 (11.3%)	76 (12.6%)	75 (12.5%)	55 (9.2%)	38 (6.3%)	36.6
	Change 2016-2021	-16 (-7.4%)	12 (15.4%)	-1 (-1.4%)	-16 (-17.4%)	2 (2.7%)	1 (1.9%)	-2 (-5.0%)	N/A
Historic District	2010	83 (29.2%)	28 (9.9%)	33 (11.6%)	38 (13.4%)	43 (15.1%)	25 (8.8%)	34 (12.0%)	44.3
	2016	75 (27.6%)	30 (11.0%)	29 (10.7%)	33 (12.1%)	43 (15.8%)	30 (11.0%)	32 (11.8%)	45.5
	2021	79 (29.8%)	34 (12.8%)	24 (9.1%)	27 (10.2%)	36 (13.6%)	35 (13.2%)	30 (11.3%)	43.3
	Change 2016-2021	4 (5.3%)	4 (13.3%)	-5 (-17.2%)	-6 (-18.2%)	-7 (-16.3%)	5 (16.7%)	-2 (-6.3%)	N/A
Downtown	2010	253 (30.4%)	101 (12.2%)	101 (12.2%)	112 (13.5%)	112 (13.5%)	64 (7.7%)	88 (10.6%)	44.3
	2016	242 (29.8%)	103 (12.7%)	93 (11.4%)	97 (11.9%)	115 (14.1%)	78 (9.6%)	85 (10.5%)	45.5
	2021	249 (31.1%)	111 (13.9%)	83 (10.4%)	85 (10.6%)	106 (13.2%)	90 (11.2%)	77 (9.6%)	43.3
	Change 2016-2021	7 (2.9%)	8 (7.8%)	-10 (-10.8%)	-12 (-12.4%)	-9 (-7.8%)	12 (15.4%)	-8 (-9.4%)	N/A
Downtown Radius	2010	852 (31.8%)	328 (12.2%)	323 (12.1%)	401 (15.0%)	344 (12.8%)	194 (7.2%)	236 (8.8%)	39.9
	2016	798 (30.7%)	332 (12.8%)	297 (11.4%)	341 (13.1%)	359 (13.8%)	243 (9.3%)	232 (8.9%)	40.8
	2021	785 (30.7%)	363 (14.2%)	278 (10.9%)	292 (11.4%)	341 (13.3%)	280 (11.0%)	216 (8.5%)	39.6
	Change 2016-2021	-13 (-1.6%)	31 (9.3%)	-19 (-6.4%)	-49 (-14.4%)	-18 (-5.0%)	37 (15.2%)	-16 (-6.9%)	N/A

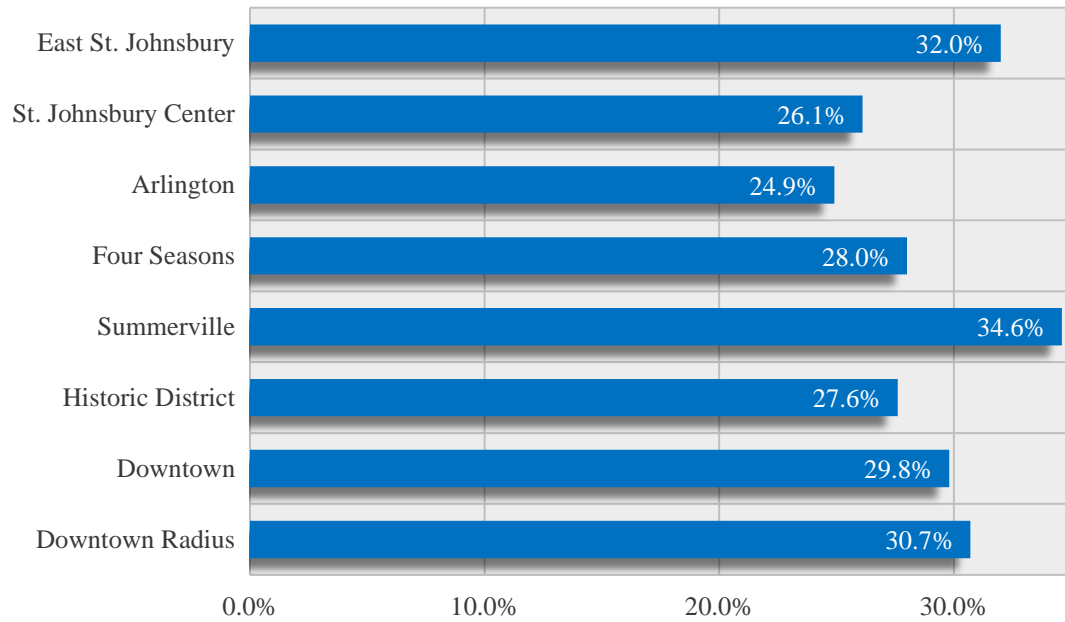
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

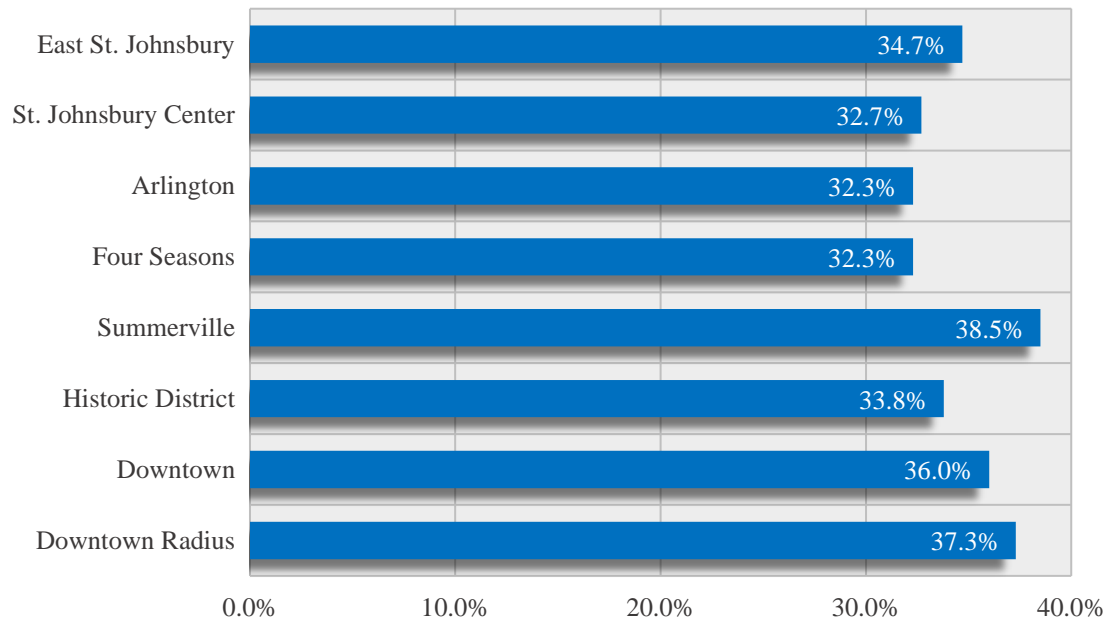
- In 2016, the median age for six of the eight submarkets was over 40.0 years old. Arlington had the highest median age (49.5), while Summerville had the lowest median age (36.6). By 2021, it is projected that nearly half (48.1%) of the population in Summerville will be under 35 years old. The second lowest median age is in Downtown Radius (39.6). Arlington (49.9 years) is also projected to have the highest median age of the eight submarkets in 2021.
- Excluding the under age 25 cohorts, the largest share of the population in 2016 is concentrated in cohorts ages 45 and above for all submarkets. Specifically, five of the eight submarkets had the largest share of population within the ages 55 to 64 cohort. By 2021, six of the eight submarkets are projected to have its largest population declines within the 45 to 54-year old age group. Downtown Radius is projecting a decline of 47 people in the 45 to 54-year old age group between 2016 and 2021.
- The greatest change in population by age within the PSA between 2016 and 2021 will occur among persons between the ages of 65 to 74 and between the ages of 25 to 34. The most significant increase of the 25 to 34 age cohort is in the Downtown Radius, which is projecting an increase of 31 persons (9.3%) between 2016 and 2021. The largest percentage increase of the 25- to 34-year old age cohort is projected to take place in the Four Seasons submarket (22.0%). In the Downtown Radius submarket, population ages 65 to 74 is projected to increase by 37 persons (15.2%) between 2016 and 2021. The largest share of growth within the age 65 to 74 cohort is in St. Johnsbury Center (21.7%, an increase of 7 persons).
- In 2016, the share of population under the age of 25 ranges from 24.9% in the Arlington submarket to 34.6% in Summerville. Although Summerville has the highest share of the population under 25 of all submarkets, Summerville is projecting the largest population loss in this age group (16 persons, or -7.4%) between 2016 and 2021. The Downtown submarket is projecting the largest increase in the under 25 age group (7 persons, or 2.9%) between 2016 and 2021.

The following graphs compare population age cohort shares for 2016:

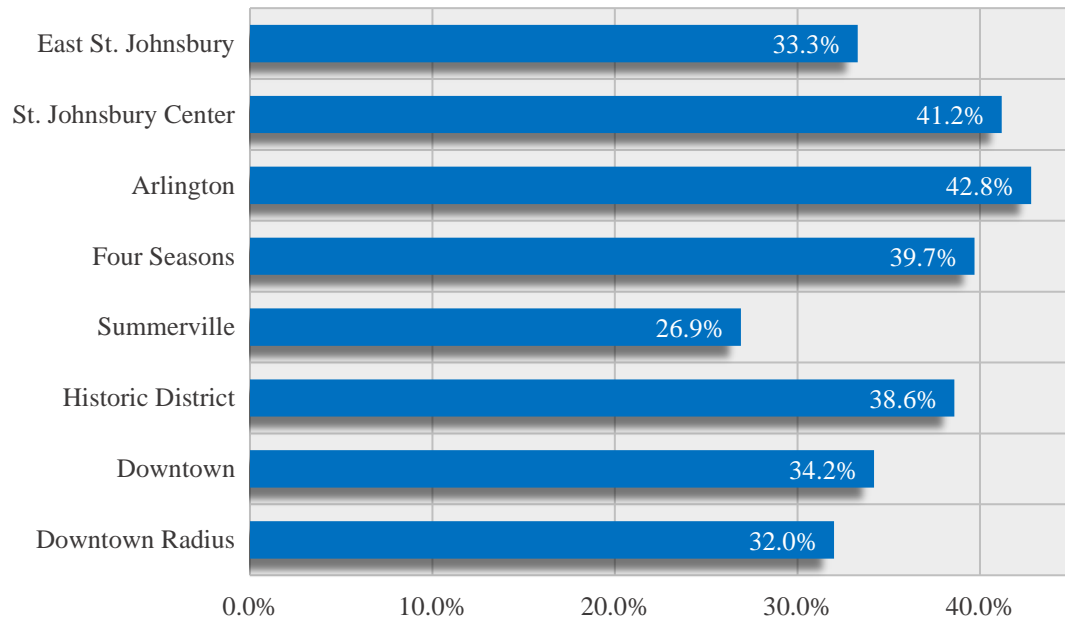
Population Share by Age - Under 25 (2016)



Population Share by Age - 25 to 54 (2016)



Population Share by Age - 55 & Over (2016)



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
East St. Johnsbury	Number	70	0	0	0	1	71
	Percent	98.6%	0.0%	0.0%	0.0%	1.4%	100.0%
St. Johnsbury Center	Number	334	2	4	3	4	347
	Percent	96.3%	0.6%	1.2%	0.9%	1.2%	100.0%
Arlington	Number	332	2	4	3	4	345
	Percent	96.2%	0.6%	1.2%	0.9%	1.2%	100.0%
Four Seasons	Number	498	6	11	4	7	526
	Percent	94.7%	1.1%	2.1%	0.8%	1.3%	100.0%
Summerville	Number	631	1	8	7	12	659
	Percent	95.8%	0.2%	1.2%	1.1%	1.8%	100.0%
Historic District	Number	267	3	5	2	4	281
	Percent	95.0%	1.1%	1.8%	0.7%	1.4%	100.0%
Downtown	Number	785	8	14	8	14	829
	Percent	94.7%	1.0%	1.7%	1.0%	1.7%	100.0%
Downtown Radius	Number	2,546	21	39	28	45	2,679
	Percent	95.0%	0.8%	1.5%	1.0%	1.7%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- A large share of the population was categorized as “White Alone” in all eight submarkets in 2010, ranging from 94.7% to 98.6%. All other categories account for a very small share of the overall population in all eight submarkets.

Population by marital status for 2016 is shown in the following table:

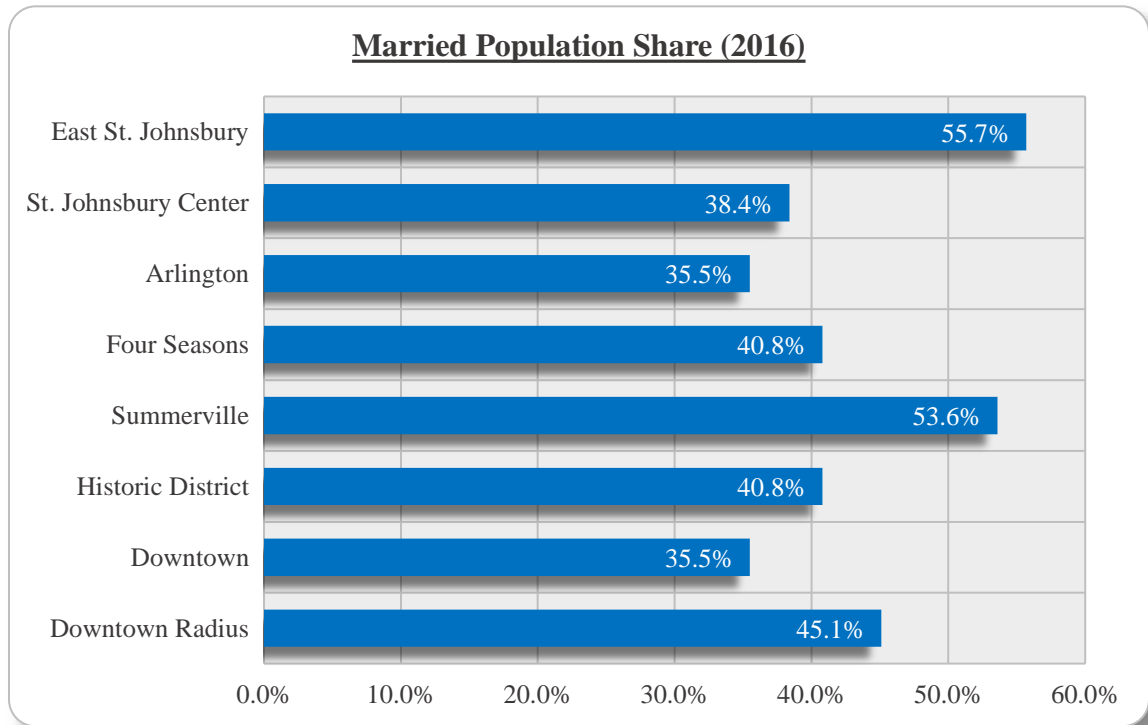
		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
East St. Johnsbury	Number	17	8	2	34	61
	Percent	27.9%	13.1%	3.3%	55.7%	100.0%
St. Johnsbury Center	Number	83	36	61	112	292
	Percent	28.4%	12.3%	20.9%	38.4%	100.0%
Arlington	Number	80	34	71	102	287
	Percent	27.9%	11.8%	24.7%	35.5%	100.0%
Four Seasons	Number	125	78	49	174	426
	Percent	29.3%	18.3%	11.5%	40.8%	100.0%
Summerville	Number	134	49	47	266	496
	Percent	27.0%	9.9%	9.5%	53.6%	100.0%
Historic District	Number	68	41	26	93	228
	Percent	29.8%	18.0%	11.4%	40.8%	100.0%
Downtown	Number	80	34	71	102	287
	Percent	27.9%	11.8%	24.7%	35.5%	100.0%
Downtown Radius	Number	655	311	217	970	2,153
	Percent	30.4%	14.4%	10.1%	45.1%	100.0%

Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Married persons account for a majority in two submarkets: East St. Johnsbury (55.7%) and Summerville (53.6%). The lowest share of married persons is in both Arlington and Downtown (both at 35.5%).
- The largest share of never married persons is in the Downtown Radius submarket (30.4%).

The following graph compares marital status shares for 2016:



Population by highest educational attainment for 2016 is shown below:

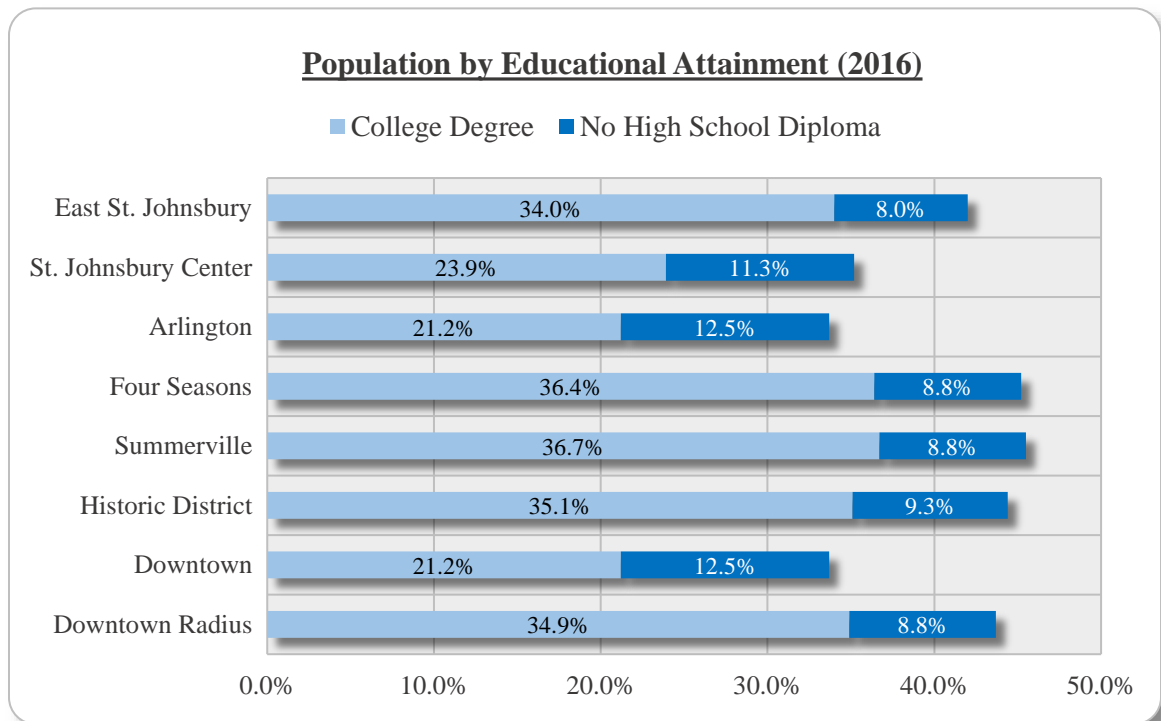
		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
East St. Johnsbury	Number	4	21	8	4	9	4	50
	Percent	8.0%	42.0%	16.0%	8.0%	18.0%	8.0%	100.0%
St. Johnsbury Center	Number	29	113	53	15	32	14	256
	Percent	11.3%	44.1%	20.7%	5.9%	12.5%	5.5%	100.0%
Arlington	Number	32	115	54	14	29	11	255
	Percent	12.5%	45.1%	21.2%	5.5%	11.4%	4.3%	100.0%
Four Seasons	Number	32	62	137	34	74	24	363
	Percent	8.8%	17.1%	37.7%	9.4%	20.4%	6.6%	100.0%
Summerville	Number	36	107	115	34	41	74	407
	Percent	8.8%	26.3%	28.3%	8.4%	10.1%	18.2%	100.0%
Historic District	Number	18	37	71	17	38	13	194
	Percent	9.3%	19.1%	36.6%	8.8%	19.6%	6.7%	100.0%
Downtown	Number	32	115	54	14	29	11	255
	Percent	12.5%	45.1%	21.2%	5.5%	11.4%	4.3%	100.0%
Downtown Radius	Number	158	487	531	137	288	204	1,805
	Percent	8.8%	27.0%	29.4%	7.6%	16.0%	11.3%	100.0%

Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Summerville has the highest share of residents that have received a college degree (36.7%). Downtown has the lowest share of residents that have received a college degree (21.7%), and is among the highest share of residents that do not have a high school diploma (12.5%) along with the Arlington submarket. Note that both Downtown and Arlington have the highest share of the population that possess a high school diploma as its highest educational attainment (45.1%).

The following graph compares educational attainment for 2016:



Population by poverty status is shown in the following table:

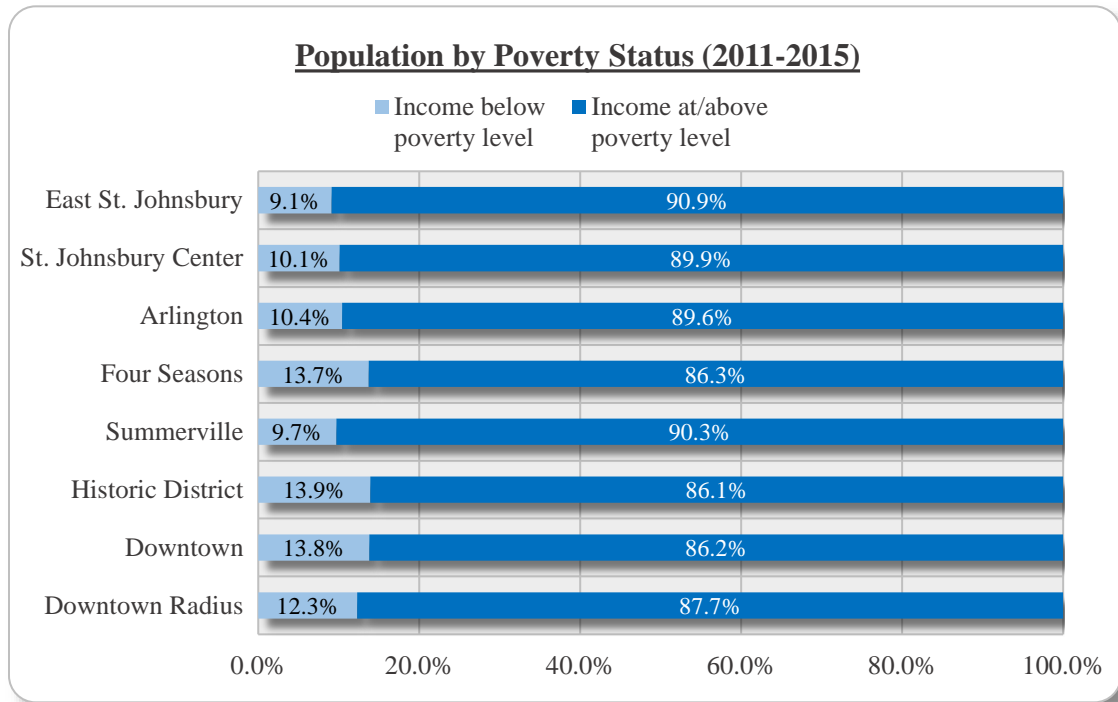
		Population by Poverty Status						Total
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
East St. Johnsbury	Number	1	4	1	9	40	11	66
	Percent	1.5%	6.1%	1.5%	13.6%	60.6%	16.7%	100.0%
St. Johnsbury Center	Number	5	22	7	54	194	56	338
	Percent	1.5%	6.5%	2.1%	16.0%	57.4%	16.6%	100.0%
Arlington	Number	5	23	7	54	195	55	339
	Percent	1.5%	6.8%	2.1%	15.9%	57.5%	16.2%	100.0%
Four Seasons	Number	17	34	13	69	253	81	467
	Percent	3.6%	7.3%	2.8%	14.8%	54.2%	17.3%	100.0%
Summerville	Number	8	42	13	103	376	108	650
	Percent	1.2%	6.5%	2.0%	15.8%	57.8%	16.6%	100.0%
Historic District	Number	9	19	7	38	136	43	252
	Percent	3.6%	7.5%	2.8%	15.1%	54.0%	17.1%	100.0%
Downtown	Number	27	54	21	109	398	128	737
	Percent	3.7%	7.3%	2.8%	14.8%	54.0%	17.4%	100.0%
Downtown Radius	Number	69	172	62	376	1,360	421	2,460
	Percent	2.8%	7.0%	2.5%	15.3%	55.3%	17.1%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share of the population living in poverty is in the Historic District (13.9%). The lowest share of the population living in poverty is in East St. Johnsbury (9.1%).
- The share of the population under the age of 18 living in poverty is low in all submarkets. Poverty rates for persons under 18 range from 1.2% in Summerville to 3.7% in the Downtown submarket.

The following graph compares poverty status for each geographic area.



Population by migration (previous residence one year prior to survey) for years 2011-2015 (five year rolling average) is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
East St. Johnsbury	Number	61	4	3	5	0	73
	Percent	83.6%	5.5%	4.1%	6.8%	0.0%	100.0%
St. Johnsbury Center	Number	291	22	16	23	0	352
	Percent	82.7%	6.3%	4.5%	6.5%	0.0%	100.0%
Arlington	Number	292	20	16	23	0	351
	Percent	83.2%	5.7%	4.6%	6.6%	0.0%	100.0%
Four Seasons	Number	396	57	20	23	7	503
	Percent	78.7%	11.3%	4.0%	4.6%	1.4%	100.0%
Summerville	Number	560	39	31	45	0	675
	Percent	83.0%	5.8%	4.6%	6.7%	0.0%	100.0%
Historic District	Number	213	30	11	13	4	271
	Percent	78.6%	11.1%	4.1%	4.8%	1.5%	100.0%
Downtown	Number	626	89	31	37	10	793
	Percent	78.9%	11.2%	3.9%	4.7%	1.3%	100.0%
Downtown Radius	Number	2,101	245	110	140	22	2,618
	Percent	80.3%	9.4%	4.2%	5.3%	0.8%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Mobility of the population is relatively low among all submarkets. The share of population changing residences annually ranges from 16.4% in East St. Johnsbury to 21.4% in the Historic District.
- Among people that have moved between 2011-2015, most of these people have relocated from within the state of Vermont. A lower share of the population, ranging from 4.6% to 6.8% depending on submarket, relocated from a different state.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2016	2021
East St. Johnsbury	Population	70	72	75	77
	Area in Square Miles	0.79	0.79	0.79	0.79
	Density	89.1	91.7	95.5	98.1
St. Johnsbury Center	Population	350	347	345	344
	Area in Square Miles	0.79	0.79	0.79	0.79
	Density	445.7	441.9	439.3	438.0
Arlington	Population	349	344	341	339
	Area in Square Miles	0.13	0.13	0.13	0.13
	Density	2,672.3	2,634.0	2,611.0	2,595.7
Four Seasons	Population	497	526	504	490
	Area in Square Miles	0.13	0.13	0.13	0.13
	Density	3,728.4	3,946.0	3,780.9	3,675.9
Summerville	Population	716	660	621	601
	Area in Square Miles	0.31	0.31	0.31	0.31
	Density	2,315.7	2,134.5	2,008.4	1,943.7
Historic District	Population	268	282	272	265
	Area in Square Miles	0.14	0.14	0.14	0.14
	Density	1,969.1	2,072.0	1,998.5	1,947.1
Downtown	Population	803	830	813	801
	Area in Square Miles	0.13	0.13	0.13	0.13
	Density	6,158.0	6,365.0	6,234.7	6,142.6
Downtown Radius	Population	2,697	2,679	2,602	2,555
	Area in Square Miles	1.67	1.67	1.67	1.67
	Density	1,613.6	1,602.8	1,556.8	1,528.7

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Each of the eight submarkets is contained within a small geographic area. Seven of the eight submarkets are less than one square mile. The eighth submarket, Downtown Radius, is the largest submarket in area (1.67 square miles) and population (2,602 as of 2016). None of the eight submarkets have changed in area between 2000 and 2016. Current projections to 2021 assume that the geographic area for each submarket will remain the same.
- Population density is expected to increase in only one submarket (East St. Johnsbury) between 2016 and 2021. The population density in East St. Johnsbury is projected to increase from 95.5 in 2016 to 98.1 in 2021. The remaining seven submarkets project a decrease in population density between 2016 and 2021. The largest decrease in population density is projected to take place in Summerville.

2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
East St. Johnsbury	26	27	1	3.8%	28	1	3.7%	29	1	3.6%
St. Johnsbury Center	172	167	-5	-2.9%	166	-1	-0.6%	165	-1	-0.6%
Arlington	151	145	-6	-4.0%	143	-2	-1.4%	142	-1	-0.7%
Four Seasons	256	238	-18	-7.0%	226	-12	-5.0%	219	-7	-3.1%
Summerville	301	277	-24	-8.0%	261	-16	-5.8%	253	-8	-3.1%
Historic District	145	136	-9	-6.2%	130	-6	-4.4%	127	-3	-2.3%
Downtown	468	453	-15	-3.2%	443	-10	-2.2%	437	-6	-1.4%
Downtown Radius	1,208	1,163	-45	-3.7%	1,129	-34	-2.9%	1,109	-20	-1.8%

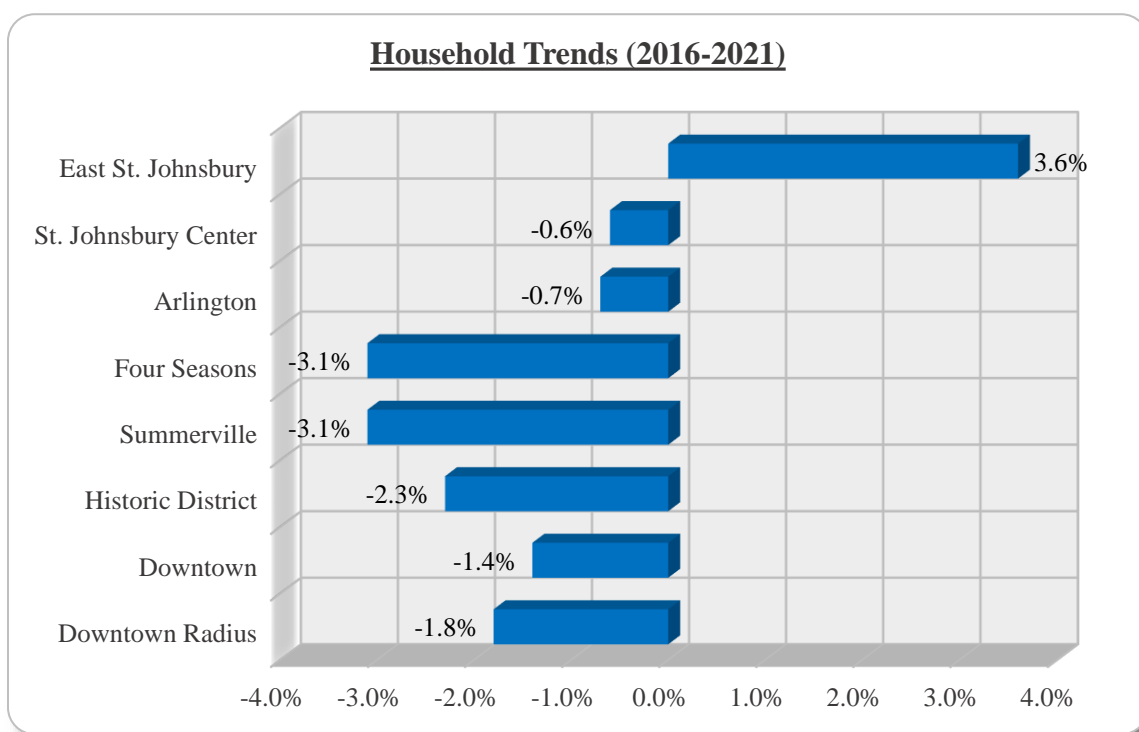
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, seven of the eight submarkets experienced a decline in total households. Summerville lost the largest share of households (-8.0%) during this period, followed by Four Seasons (-7.0%). East St. Johnsbury is the only submarket to have an increase (one household) between 2000 and 2010.

- East St. Johnsbury is also the only submarket to gain a positive number of households (one) between 2010 and 2016. The remaining seven submarkets continued to experience a decline in households between 2010 and 2016. Summerville lost the largest share of households (-5.8%) during this period.
- Between 2016 and 2021, East St. Johnsbury is projected to gain one additional household. The remaining seven submarkets are projected to lose households between 2016 and 2021. Summerville and Four Seasons are both projected to experience a 3.1% decline in households during this period.

The following graph compares percent change in households (growth +/-decline -) for 2016 to 2021:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
East St. Johnsbury	2010	0 (0.0%)	3 (10.3%)	4 (13.8%)	7 (24.1%)	7 (24.1%)	4 (13.8%)	4 (13.8%)
	2016	1 (3.6%)	4 (14.3%)	4 (14.3%)	5 (17.9%)	5 (17.9%)	5 (17.9%)	4 (14.3%)
	2021	1 (3.3%)	5 (16.7%)	4 (13.3%)	4 (13.3%)	6 (20.0%)	6 (20.0%)	4 (13.3%)
	Change 2016-2021	0 (0.0%)	1 (25.0%)	0 (0.0%)	-1 (20.0%)	1 (20.0%)	1 (20.0%)	0 (0.0%)
St. Johnsbury Center	2010	6 (3.6%)	20 (11.9%)	25 (14.9%)	38 (22.6%)	32 (19.0%)	20 (11.9%)	27 (16.1%)
	2016	5 (3.0%)	20 (12.1%)	24 (14.5%)	28 (17.0%)	37 (22.4%)	23 (13.9%)	28 (17.0%)
	2021	4 (2.4%)	21 (12.8%)	25 (15.2%)	23 (14.0%)	37 (22.6%)	28 (17.1%)	26 (15.9%)
	Change 2016-2021	-1 (-20.0%)	1 (5.0%)	1 (4.2%)	-5 (-17.9%)	0 (0.0%)	5 (21.7%)	-2 (-7.1%)
Arlington	2010	5 (3.4%)	18 (12.4%)	21 (14.5%)	36 (24.8%)	28 (19.3%)	16 (11.0%)	21 (14.5%)
	2016	5 (3.5%)	18 (12.6%)	21 (14.7%)	24 (16.8%)	32 (22.4%)	18 (12.6%)	25 (17.5%)
	2021	4 (2.8%)	19 (13.3%)	22 (15.4%)	20 (14.0%)	32 (22.4%)	22 (15.4%)	24 (16.8%)
	Change 2016-2021	-1 (-20.0%)	1 (5.6%)	1 (4.8%)	-4 (-16.7%)	0 (0.0%)	4 (22.2%)	-1 (-4.0%)
Four Seasons	2010	16 (6.6%)	28 (11.6%)	35 (14.5%)	48 (19.9%)	47 (19.5%)	29 (12.0%)	38 (15.8%)
	2016	13 (5.8%)	21 (9.3%)	25 (11.1%)	34 (15.1%)	46 (20.4%)	39 (17.3%)	47 (20.9%)
	2021	15 (6.8%)	25 (11.4%)	20 (9.1%)	28 (12.8%)	39 (17.8%)	47 (21.5%)	45 (20.5%)
	Change 2016-2021	2 (15.4%)	4 (19.0%)	-5 (-20.0%)	-6 (-17.6%)	-7 (-15.2%)	8 (20.5%)	-2 (-4.3%)
Summerville	2010	12 (4.3%)	36 (12.9%)	44 (15.8%)	63 (22.7%)	52 (18.7%)	30 (10.8%)	41 (14.7%)
	2016	16 (6.1%)	39 (14.9%)	40 (15.3%)	55 (21.0%)	45 (17.2%)	34 (13.0%)	33 (12.6%)
	2021	14 (5.5%)	45 (17.7%)	39 (15.4%)	45 (17.7%)	45 (17.7%)	35 (13.8%)	31 (12.2%)
	Change 2016-2021	-2 (-12.5%)	6 (15.4%)	-1 (-2.5%)	-10 (-18.2%)	0 (0.0%)	1 (2.9%)	-2 (-6.1%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Historic District	2010	9 (6.5%)	14 (10.1%)	20 (14.4%)	28 (20.1%)	29 (20.9%)	17 (12.2%)	22 (15.8%)
	2016	8 (6.2%)	13 (10.0%)	15 (11.5%)	20 (15.4%)	26 (20.0%)	22 (16.9%)	26 (20.0%)
	2021	9 (7.0%)	15 (11.7%)	13 (10.2%)	17 (13.3%)	23 (18.0%)	26 (20.3%)	25 (19.5%)
	Change 2016-2021	1 (12.5%)	2 (15.4%)	-2 (-13.3%)	-3 (-15.0%)	-3 (-11.5%)	4 (18.2%)	-1 (-3.8%)
Downtown	2010	27 (5.9%)	50 (11.0%)	69 (15.2%)	93 (20.5%)	90 (19.8%)	55 (12.1%)	70 (15.4%)
	2016	32 (7.2%)	57 (12.8%)	61 (13.7%)	73 (16.4%)	81 (18.2%)	63 (14.2%)	77 (17.3%)
	2021	35 (8.0%)	61 (14.0%)	56 (12.8%)	65 (14.9%)	77 (17.6%)	73 (16.7%)	70 (16.0%)
	Change 2016-2021	3 (9.4%)	4 (7.0%)	-5 (-8.2%)	-8 (-11.0%)	-4 (-4.9%)	10 (15.9%)	-7 (-9.1%)
Downtown Radius	2010	63 (5.4%)	138 (11.8%)	176 (15.1%)	244 (20.9%)	228 (19.6%)	138 (11.8%)	178 (15.3%)
	2016	71 (6.3%)	146 (12.9%)	160 (14.2%)	202 (17.9%)	213 (18.9%)	165 (14.6%)	172 (15.2%)
	2021	71 (6.4%)	161 (14.5%)	150 (13.5%)	174 (15.7%)	202 (18.2%)	190 (17.1%)	161 (14.5%)
	Change 2016-2021	0 (0.0%)	15 (10.3%)	-10 (-6.3%)	-28 (-13.9%)	-11 (-5.2%)	25 (15.2%)	-11 (-6.4%)

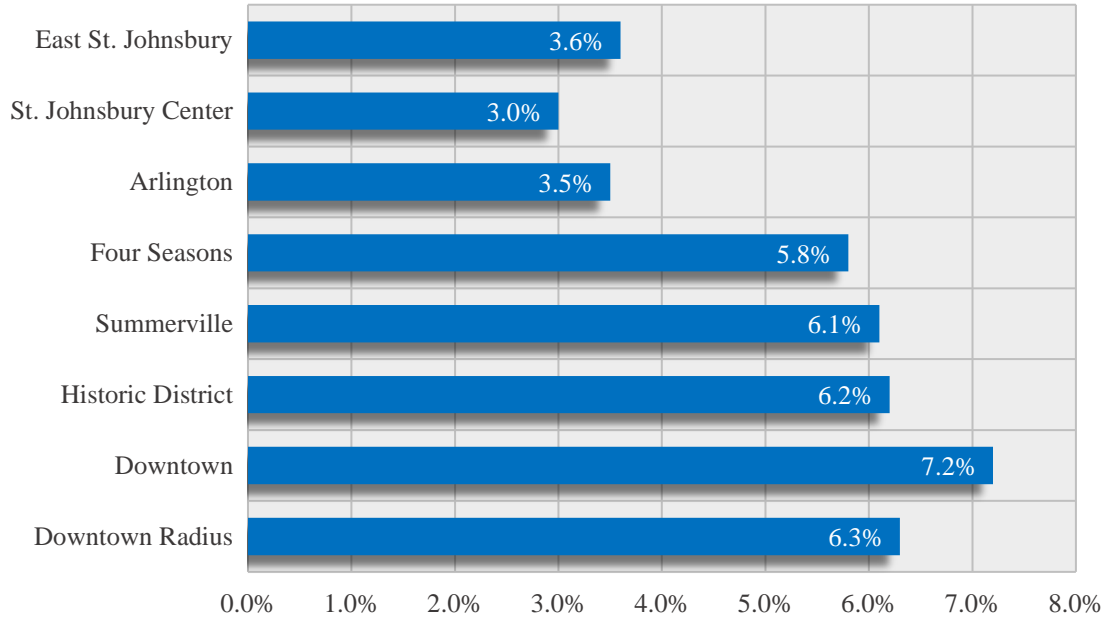
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

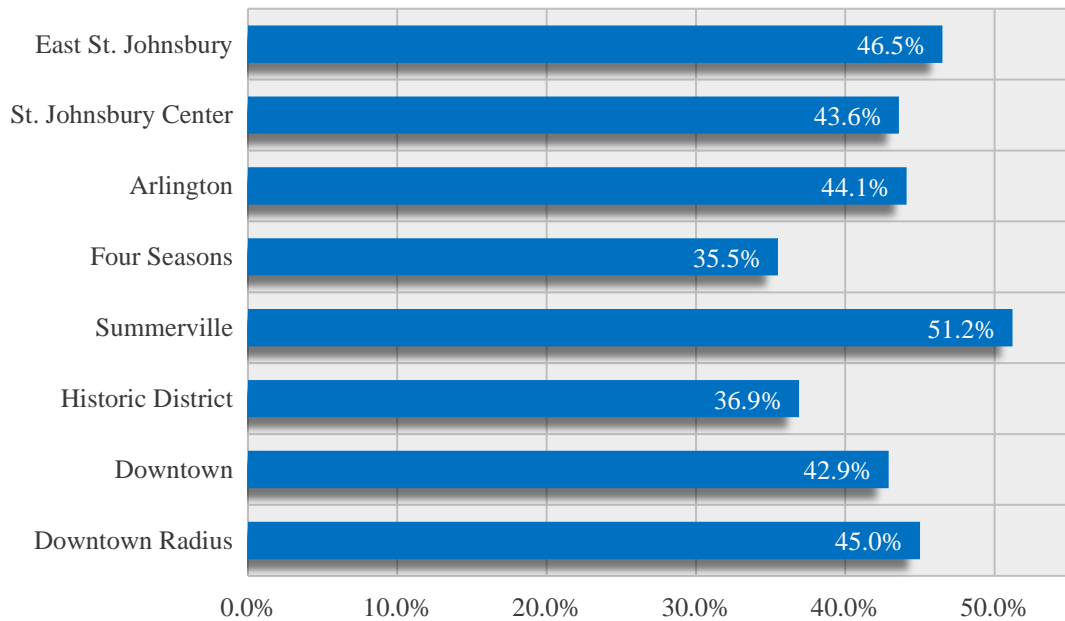
- The largest share of households by age shifted from younger to older age (age 55+) cohorts between 2010 and 2016 in seven of the eight submarkets. The most significant household loss (28 people) is projected to occur among households between the ages of 45 to 54 for the Downtown Radius submarket between 2016 and 2021.
- Summerville is the only submarket where household formation trended younger between 2010 and 2016. This trend is projected to continue between 2016 and 2021, as Summerville is projected to gain six households headed by a person between the ages of 25 and 34.

The following graphs compare household age cohort shares for 2016:

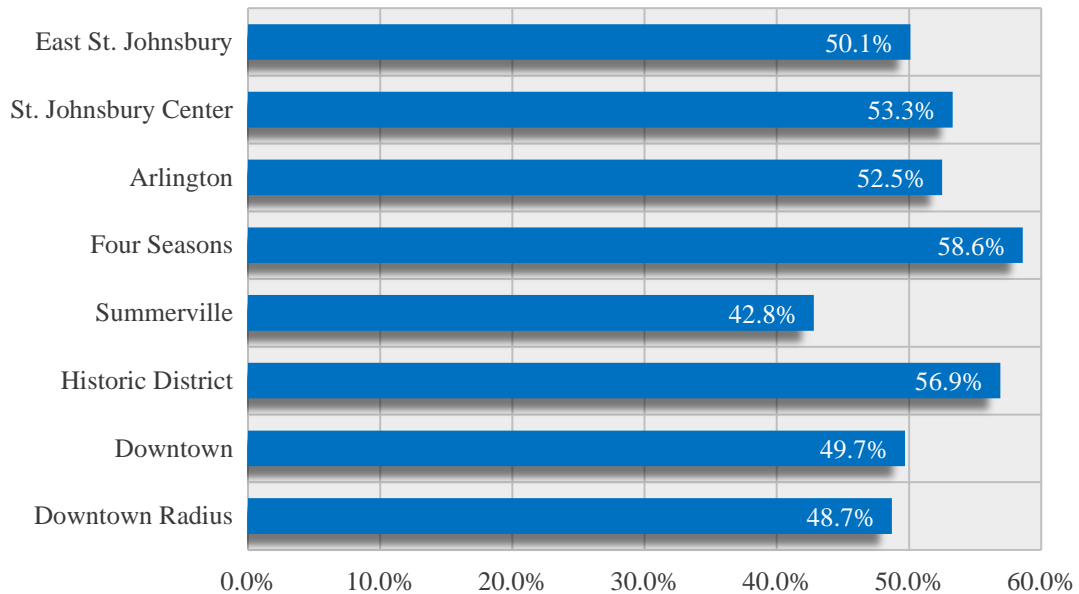
Household Heads by Age - Under 25 (2016)



Household Heads by Age - 25 to 54 (2016)



Household Heads by Age - 55 & Over (2016)



Households by tenure for selected years are shown in the following table:

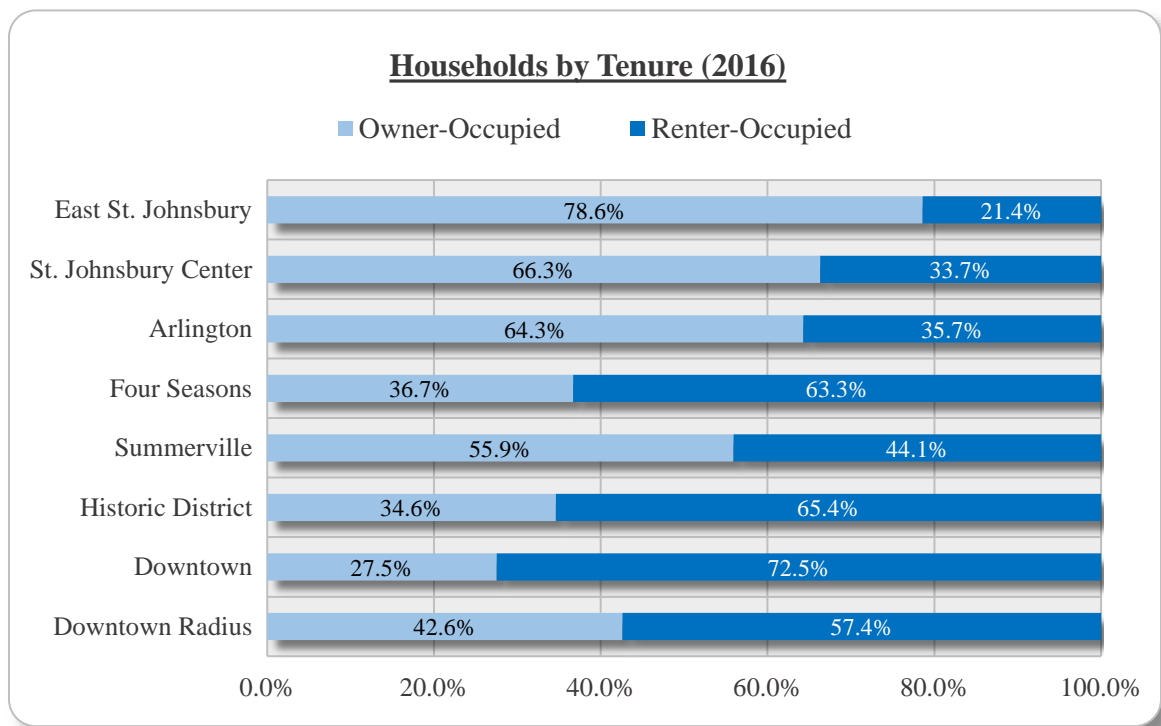
		Households by Tenure							
		2000		2010		2016		2021	
	Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
East St. Johnsbury	Owner-Occupied	22	84.0%	21	77.8%	22	78.6%	22	75.9%
	Renter-Occupied	4	16.0%	6	22.2%	6	21.4%	7	24.1%
	Total	26	100.0%	27	100.0%	28	100.0%	29	100.0%
St. Johnsbury Center	Owner-Occupied	117	68.0%	114	68.3%	110	66.3%	109	66.1%
	Renter-Occupied	55	32.0%	53	31.7%	56	33.7%	56	33.9%
	Total	172	100.0%	167	100.0%	166	100.0%	165	100.0%
Arlington	Owner-Occupied	101	66.9%	96	66.2%	92	64.3%	91	64.1%
	Renter-Occupied	50	33.1%	49	33.8%	51	35.7%	51	35.9%
	Total	151	100.0%	145	100.0%	143	100.0%	142	100.0%
Four Seasons	Owner-Occupied	96	37.6%	91	38.2%	83	36.7%	85	38.8%
	Renter-Occupied	160	62.4%	147	61.8%	143	63.3%	134	61.2%
	Total	256	100.0%	238	100.0%	226	100.0%	219	100.0%
Summerville	Owner-Occupied	177	58.8%	160	57.8%	146	55.9%	142	56.1%
	Renter-Occupied	124	41.2%	117	42.2%	115	44.1%	111	43.9%
	Total	301	100.0%	277	100.0%	261	100.0%	253	100.0%
Historic District	Owner-Occupied	52	35.9%	49	36.0%	45	34.6%	46	36.2%
	Renter-Occupied	93	64.1%	87	64.0%	85	65.4%	81	63.8%
	Total	145	100.0%	136	100.0%	130	100.0%	127	100.0%
Downtown	Owner-Occupied	138	29.5%	132	29.1%	122	27.5%	122	27.9%
	Renter-Occupied	330	70.5%	321	70.9%	321	72.5%	315	72.1%
	Total	468	100.0%	453	100.0%	443	100.0%	437	100.0%
Downtown Radius	Owner-Occupied	534	44.2%	516	44.4%	481	42.6%	477	43.0%
	Renter-Occupied	674	55.8%	647	55.6%	648	57.4%	632	57.0%
	Total	1,208	100.0%	1,163	100.0%	1,129	100.0%	1,109	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Share of owner-occupied vs. renter-occupied households varies by submarket. Owner-occupants comprise the majority of households in East St. Johnsbury (78.6%), St. Johnsbury (66.3%), Arlington (64.3%), and Summerville (55.9%). Owner occupants are projected to remain a majority of all households in these four submarkets through 2021.
- Renter-occupied households comprise the majority in the remaining four submarkets: Downtown (72.5%), Historic District (65.4%), Four Seasons (63.3%), and Downtown Radius (57.4%). Renter occupants are also projected to remain a majority of all households through 2021.
- Note that the total number of households are projected to decrease in seven of the eight submarkets. A decrease in renter-occupied units is more typical than a decrease in owner-occupied units, as renters are typically on annual leases, and can more easily relocate. Conversely, owner-occupied households typically need to sell an existing house or unit before relocating, a process that may take several months.

The following graph compares household tenure shares for 2016:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
East St. Johnsbury	2010	1 (33.3%)	1 (33.3%)	1 (33.3%)	0 (0.0%)	0 (0.0%)	3 (100.0%)	2.00
	2016	3 (37.5%)	5 (62.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	8 (100.0%)	1.63
	2021	3 (50.0%)	3 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	6 (100.0%)	1.50
St. Johnsbury Center	2010	25 (48.1%)	12 (23.1%)	13 (25.0%)	2 (3.8%)	0 (0.0%)	52 (100.0%)	1.85
	2016	33 (61.1%)	17 (31.5%)	4 (7.4%)	0 (0.0%)	0 (0.0%)	54 (100.0%)	1.46
	2021	35 (62.5%)	15 (26.8%)	6 (10.7%)	0 (0.0%)	0 (0.0%)	56 (100.0%)	1.48
Arlington	2010	24 (48.0%)	12 (24.0%)	13 (26.0%)	1 (2.0%)	0 (0.0%)	50 (100.0%)	1.82
	2016	27 (52.9%)	18 (35.3%)	6 (11.8%)	0 (0.0%)	0 (0.0%)	51 (100.0%)	1.59
	2021	30 (58.8%)	15 (29.4%)	6 (11.8%)	0 (0.0%)	0 (0.0%)	51 (100.0%)	1.53
Four Seasons	2010	105 (70.5%)	30 (20.1%)	14 (9.4%)	0 (0.0%)	0 (0.0%)	149 (100.0%)	1.39
	2016	100 (64.5%)	34 (21.9%)	21 (13.5%)	0 (0.0%)	0 (0.0%)	155 (100.0%)	1.49
	2021	94 (62.3%)	35 (23.2%)	22 (14.6%)	0 (0.0%)	0 (0.0%)	151 (100.0%)	1.52
Summerville	2010	35 (30.2%)	35 (30.2%)	41 (35.3%)	5 (4.3%)	0 (0.0%)	116 (100.0%)	2.14
	2016	53 (46.1%)	40 (34.8%)	21 (18.3%)	1 (0.9%)	0 (0.0%)	115 (100.0%)	1.74
	2021	50 (45.5%)	38 (34.5%)	20 (18.2%)	2 (1.8%)	0 (0.0%)	110 (100.0%)	1.76
Historic District	2010	67 (74.4%)	18 (20.0%)	5 (5.6%)	0 (0.0%)	0 (0.0%)	90 (100.0%)	1.31
	2016	62 (72.9%)	19 (22.4%)	4 (4.7%)	0 (0.0%)	0 (0.0%)	85 (100.0%)	1.32
	2021	59 (72.8%)	17 (21.0%)	5 (6.2%)	0 (0.0%)	0 (0.0%)	81 (100.0%)	1.33
Downtown	2010	223 (69.5%)	60 (18.7%)	32 (10.0%)	0 (0.0%)	6 (1.9%)	321 (100.0%)	1.46
	2016	207 (64.3%)	68 (21.1%)	47 (14.6%)	0 (0.0%)	0 (0.0%)	322 (100.0%)	1.50
	2021	199 (63.4%)	71 (22.6%)	44 (14.0%)	0 (0.0%)	0 (0.0%)	314 (100.0%)	1.51
Downtown Radius	2010	402 (61.8%)	135 (20.8%)	95 (14.6%)	9 (1.4%)	9 (1.4%)	650 (100.0%)	1.60
	2016	379 (58.4%)	165 (25.4%)	105 (16.2%)	0 (0.0%)	0 (0.0%)	649 (100.0%)	1.58
	2021	371 (58.8%)	157 (24.9%)	102 (16.2%)	1 (0.2%)	0 (0.0%)	631 (100.0%)	1.58

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- In 2016, the largest share of renter households is composed of one-person for all eight submarkets. One-person renter household shares range from 46.1% in Summerville to 72.9% in the Historic District. Two-person households represent the second largest share of renter households for all submarkets except East St. Johnsbury. Two-person renter household shares range from 21.1% in Downtown to 62.5% in East St. Johnsbury.
- Large renter households (three-person or above) do not represent a significant share of households in any of the eight submarkets. East St. Johnsbury does not have any renter households containing three or more persons. This submarket is not projected to have any three-person or larger renter households through 2021. Summerville has the largest share of renter households comprised of three persons or more (19.2%). The number of three-person or more renter households in Summerville is projected to stay the same through 2021.
- The average household size of renter households in 2016 ranges from 1.32 persons in the Historic District to 1.74 persons in Summerville. Renter household sizes are projected to remain stable in all eight submarkets between 2016 and 2021.

Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
East St. Johnsbury	2010	6 (26.1%)	11 (47.8%)	2 (8.7%)	0 (0.0%)	4 (17.4%)	23 (100.0%)	2.35
	2016	6 (25.0%)	12 (50.0%)	5 (20.8%)	0 (0.0%)	1 (4.2%)	24 (100.0%)	2.08
	2021	7 (35.0%)	8 (40.0%)	4 (20.0%)	0 (0.0%)	1 (5.0%)	20 (100.0%)	2.00
St. Johnsbury Center	2010	51 (44.0%)	48 (41.4%)	11 (9.5%)	3 (2.6%)	3 (2.6%)	116 (100.0%)	1.78
	2016	58 (52.3%)	38 (34.2%)	15 (13.5%)	0 (0.0%)	0 (0.0%)	111 (100.0%)	1.61
	2021	54 (47.8%)	40 (35.4%)	17 (15.0%)	2 (1.8%)	0 (0.0%)	113 (100.0%)	1.71
Arlington	2010	40 (42.1%)	43 (45.3%)	8 (8.4%)	2 (2.1%)	2 (2.1%)	95 (100.0%)	1.77
	2016	47 (51.1%)	34 (37.0%)	9 (9.8%)	1 (1.1%)	1 (1.1%)	92 (100.0%)	1.64
	2021	46 (50.5%)	33 (36.3%)	9 (9.9%)	1 (1.1%)	2 (2.2%)	91 (100.0%)	1.68
Four Seasons	2010	29 (31.5%)	42 (45.7%)	17 (18.5%)	3 (3.3%)	1 (1.1%)	92 (100.0%)	1.97
	2016	39 (47.6%)	20 (24.4%)	14 (17.1%)	9 (11.0%)	0 (0.0%)	82 (100.0%)	1.91
	2021	35 (41.7%)	24 (28.6%)	14 (16.7%)	11 (13.1%)	0 (0.0%)	84 (100.0%)	2.01
Summerville	2010	57 (35.2%)	73 (45.1%)	20 (12.3%)	5 (3.1%)	7 (4.3%)	162 (100.0%)	1.96
	2016	73 (48.7%)	51 (34.0%)	17 (11.3%)	4 (2.7%)	5 (3.3%)	150 (100.0%)	1.78
	2021	74 (51.7%)	51 (35.7%)	16 (11.2%)	1 (0.7%)	1 (0.7%)	143 (100.0%)	1.63
Historic District	2010	20 (40.8%)	21 (42.9%)	6 (12.2%)	2 (4.1%)	0 (0.0%)	49 (100.0%)	1.80
	2016	29 (64.4%)	13 (28.9%)	2 (4.4%)	1 (2.2%)	0 (0.0%)	45 (100.0%)	1.44
	2021	25 (54.3%)	13 (28.3%)	7 (15.2%)	1 (2.2%)	0 (0.0%)	46 (100.0%)	1.65
Downtown	2010	38 (28.6%)	59 (44.4%)	26 (19.5%)	8 (6.0%)	2 (1.5%)	133 (100.0%)	2.08
	2016	56 (45.9%)	33 (27.0%)	19 (15.6%)	13 (10.7%)	1 (0.8%)	122 (100.0%)	1.93
	2021	48 (38.7%)	35 (28.2%)	23 (18.5%)	12 (9.7%)	6 (4.8%)	124 (100.0%)	2.14
Downtown Radius	2010	126 (24.5%)	234 (45.4%)	91 (17.7%)	35 (6.8%)	29 (5.6%)	515 (100.0%)	2.24
	2016	158 (32.8%)	160 (33.3%)	85 (17.7%)	51 (10.6%)	27 (5.6%)	481 (100.0%)	2.23
	2021	150 (31.4%)	164 (34.3%)	87 (18.2%)	49 (10.3%)	28 (5.9%)	478 (100.0%)	2.25

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- One-person households represented the largest share of owner households for six of the eight submarkets in 2016. The largest share of one-bedroom owner households was in the Historic District (64.4%), while East St. Johnsbury had the smallest share of one-bedroom owner households (25.0%). The share of two-bedroom owner-occupied households in the Downtown Radius submarket (33.3%) was slightly larger than its one-bedroom share of owner-occupied households. Note that Downtown Radius also had the largest average owner-occupied household size (2.23 persons) in 2016, while the Historic District had the smallest (1.44 person).
- Average owner-occupied household sizes are projected to increase in six of the eight submarkets between 2016 and 2021. The highest projected average household size will be in the Downtown Radius submarket (2.25 persons). Downtown (2.14 persons) and Four Seasons (2.01 persons) are also projected to have average household sizes above 2.0 persons in 2021. Summerville is projected to have the smallest average owner-occupied household size (1.63 persons) in 2021.

The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
East St. Johnsbury	2010	8 (27.6%)	2 (6.9%)	2 (6.9%)	4 (13.8%)	5 (17.2%)	3 (10.3%)	5 (17.2%)	0 (0.0%)
	2016	6 (17.6%)	5 (14.7%)	6 (17.6%)	6 (17.6%)	5 (14.7%)	2 (5.9%)	4 (11.8%)	0 (0.0%)
	2021	4 (12.9%)	4 (12.9%)	5 (16.1%)	10 (32.3%)	4 (12.9%)	1 (3.2%)	3 (9.7%)	0 (0.0%)
	Change 2016-2021	-2 (-33.3%)	-1 (-20.0%)	-1 (-16.7%)	4 (66.7%)	-1 (-20.0%)	-1 (-50.0%)	-1 (-25.0%)	0 (0.0%)
St. Johnsbury Center	2010	52 (31.0%)	23 (13.7%)	10 (6.0%)	33 (19.6%)	25 (14.9%)	21 (12.5%)	4 (2.4%)	0 (0.0%)
	2016	24 (14.5%)	27 (16.4%)	31 (18.8%)	35 (21.2%)	27 (16.4%)	13 (7.9%)	8 (4.8%)	0 (0.0%)
	2021	66 (39.1%)	23 (13.6%)	19 (11.2%)	12 (7.1%)	17 (10.1%)	19 (11.2%)	13 (7.7%)	0 (0.0%)
	Change 2016-2021	42 (175.0%)	-4 (-14.8%)	-12 (-38.7%)	-23 (-65.7%)	-10 (-37.0%)	6 (46.2%)	5 (62.5%)	0 (0.0%)
Arlington	2010	43 (29.7%)	21 (14.5%)	8 (5.5%)	28 (19.3%)	24 (16.6%)	20 (13.8%)	1 (0.7%)	0 (0.0%)
	2016	25 (17.5%)	23 (16.1%)	32 (22.4%)	29 (20.3%)	19 (13.3%)	10 (7.0%)	5 (3.5%)	0 (0.0%)
	2021	60 (42.3%)	20 (14.1%)	14 (9.9%)	19 (13.4%)	13 (9.2%)	9 (6.3%)	7 (4.9%)	0 (0.0%)
	Change 2016-2021	35 (140.0%)	-3 (-13.0%)	-18 (-56.3%)	-10 (-34.5%)	-6 (-31.6%)	-1 (-10.0%)	2 (40.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Four Seasons	2010	71 (29.5%)	32 (13.3%)	32 (13.3%)	35 (14.5%)	26 (10.8%)	25 (10.4%)	2 (0.8%)	18 (7.5%)
	2016	32 (13.5%)	30 (12.7%)	40 (16.9%)	39 (16.5%)	56 (23.6%)	21 (8.9%)	18 (7.6%)	1 (0.4%)
	2021	54 (23.0%)	34 (14.5%)	30 (12.8%)	29 (12.3%)	44 (18.7%)	23 (9.8%)	20 (8.5%)	1 (0.4%)
	Change 2016-2021	22 (68.8%)	4 (13.3%)	-10 (-25.0%)	-10 (-25.6%)	-12 (-21.4%)	2 (9.5%)	2 (11.1%)	0 (0.0%)
Summerville	2010	63 (22.7%)	50 (18.0%)	28 (10.1%)	53 (19.1%)	55 (19.8%)	21 (7.6%)	7 (2.5%)	1 (0.4%)
	2016	27 (10.2%)	46 (17.4%)	38 (14.3%)	69 (26.0%)	32 (12.1%)	35 (13.2%)	13 (4.9%)	5 (1.9%)
	2021	73 (28.9%)	44 (17.4%)	20 (7.9%)	40 (15.8%)	35 (13.8%)	29 (11.5%)	8 (3.2%)	4 (1.6%)
	Change 2016-2021	46 (170.4%)	-2 (-4.3%)	-18 (-47.4%)	-29 (-42.0%)	3 (9.4%)	-6 (-17.1%)	-5 (-38.5%)	-1 (-20.0%)
Historic District	2010	51 (36.7%)	23 (16.5%)	16 (11.5%)	20 (14.4%)	13 (9.4%)	10 (7.2%)	0 (0.0%)	6 (4.3%)
	2016	22 (16.9%)	14 (10.8%)	23 (17.7%)	25 (19.2%)	31 (23.8%)	10 (7.7%)	5 (3.8%)	0 (0.0%)
	2021	47 (37.0%)	13 (10.2%)	9 (7.1%)	14 (11.0%)	22 (17.3%)	13 (10.2%)	9 (7.1%)	0 (0.0%)
	Change 2016-2021	25 (113.6%)	-1 (-7.1%)	-14 (-60.9%)	-11 (-44.0%)	-9 (-29.0%)	3 (30.0%)	4 (80.0%)	0 (0.0%)
Downtown	2010	169 (37.2%)	85 (18.7%)	46 (10.1%)	58 (12.8%)	39 (8.6%)	30 (6.6%)	14 (3.1%)	13 (2.9%)
	2016	103 (23.2%)	59 (13.3%)	77 (17.3%)	67 (15.1%)	72 (16.2%)	34 (7.7%)	29 (6.5%)	3 (0.7%)
	2021	124 (28.3%)	59 (13.5%)	53 (12.1%)	57 (13.0%)	69 (15.8%)	37 (8.4%)	32 (7.3%)	7 (1.6%)
	Change 2016-2021	21 (20.4%)	0 (0.0%)	-24 (-31.2%)	-10 (-14.9%)	-3 (-4.2%)	3 (8.8%)	3 (10.3%)	4 (133.3%)
Downtown Radius	2010	358 (30.7%)	198 (17.0%)	118 (10.1%)	162 (13.9%)	167 (14.3%)	91 (7.8%)	52 (4.5%)	19 (1.6%)
	2016	211 (18.7%)	170 (15.0%)	164 (14.5%)	172 (15.2%)	183 (16.2%)	120 (10.6%)	78 (6.9%)	32 (2.8%)
	2021	230 (20.7%)	172 (15.5%)	131 (11.8%)	153 (13.8%)	178 (16.1%)	127 (11.5%)	88 (7.9%)	30 (2.7%)
	Change 2016-2021	19 (9.0%)	2 (1.2%)	-33 (-20.1%)	-19 (-11.0%)	-5 (-2.7%)	7 (5.8%)	10 (12.8%)	-2 (-6.3%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2016, five of the eight submarkets had the largest share of incomes with households earning \$35,000 or more. The highest share of owner households by income in the Four Seasons and Historic District submarkets had income in the \$50,000 to \$74,999 range. Conversely, the Downtown and Downtown Radius neighborhoods both had most of its households earning incomes less than \$35,000.

- By 2021, the largest share of households in seven of the eight submarkets are projected to earn less than \$15,000. In many of the submarkets, this is a significant drop in household income within a five-year period. It is assumed that this significant drop in income is due to retirement of older workers, which represent a large share of older adult households.
- A slight increase in households earning over \$75,000 per year is also projected in six of the eight submarkets. Summerville and East St. Johnsbury are the only submarkets that are projected to experience a decline in high-income households.

The distribution of *renter* households by income is illustrated below:

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
East St. Johnsbury	2010	3 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	2 (25.0%)	2 (25.0%)	2 (25.0%)	1 (12.5%)	1 (12.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	0 (0.0%)	2 (33.3%)	1 (16.7%)	2 (33.3%)	1 (16.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	-2 (-100.0%)	0 (0.0%)	-1 (-50.0%)	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
St. Johnsbury Center	2010	30 (57.7%)	8 (15.4%)	4 (7.7%)	6 (11.5%)	4 (7.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	15 (27.8%)	14 (25.9%)	9 (16.7%)	6 (11.1%)	9 (16.7%)	1 (1.9%)	0 (0.0%)	0 (0.0%)
	2021	29 (51.8%)	13 (23.2%)	5 (8.9%)	1 (1.8%)	5 (8.9%)	3 (5.4%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	14 (93.3%)	-1 (-7.1%)	-4 (-44.4%)	-5 (-83.3%)	-4 (-44.4%)	2 (200.0%)	0 (0.0%)	0 (0.0%)
Arlington	2010	23 (46.0%)	11 (22.0%)	2 (4.0%)	10 (20.0%)	4 (8.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	16 (31.4%)	13 (25.5%)	11 (21.6%)	4 (7.8%)	6 (11.8%)	1 (2.0%)	0 (0.0%)	0 (0.0%)
	2021	24 (47.1%)	14 (27.5%)	6 (11.8%)	1 (2.0%)	5 (9.8%)	1 (2.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	8 (50.0%)	1 (7.7%)	-5 (-45.5%)	-3 (-75.0%)	-1 (-16.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Four Seasons	2010	61 (40.9%)	25 (16.8%)	23 (15.4%)	21 (14.1%)	10 (6.7%)	3 (2.0%)	0 (0.0%)	6 (4.0%)
	2016	32 (20.6%)	28 (18.1%)	34 (21.9%)	16 (10.3%)	28 (18.1%)	15 (9.7%)	2 (1.3%)	0 (0.0%)
	2021	40 (26.5%)	28 (18.5%)	27 (17.9%)	6 (4.0%)	26 (17.2%)	21 (13.9%)	3 (2.0%)	0 (0.0%)
	Change 2016-2021	8 (25.0%)	0 (0.0%)	-7 (-20.6%)	-10 (-62.5%)	-2 (-7.1%)	6 (40.0%)	1 (50.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Summerville	2010	43 (37.1%)	27 (23.3%)	13 (11.2%)	15 (12.9%)	18 (15.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	22 (19.1%)	36 (31.3%)	21 (18.3%)	15 (13.0%)	13 (11.3%)	8 (7.0%)	0 (0.0%)	0 (0.0%)
	2021	22 (20.0%)	36 (32.7%)	10 (9.1%)	9 (8.2%)	21 (19.1%)	12 (10.9%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	0 (0.0%)	0 (0.0%)	-11 (-52.4%)	-6 (-40.0%)	8 (61.5%)	4 (50.0%)	0 (0.0%)	0 (0.0%)
Historic District	2010	42 (46.7%)	16 (17.8%)	14 (15.6%)	11 (12.2%)	5 (5.6%)	0 (0.0%)	0 (0.0%)	2 (2.2%)
	2016	22 (25.9%)	13 (15.3%)	20 (23.5%)	10 (11.8%)	13 (15.3%)	7 (8.2%)	0 (0.0%)	0 (0.0%)
	2021	33 (40.7%)	10 (12.3%)	9 (11.1%)	2 (2.5%)	13 (16.0%)	12 (14.8%)	2 (2.5%)	0 (0.0%)
	Change 2016-2021	11 (50.0%)	-3 (-23.1%)	-11 (-55.0%)	-8 (-80.0%)	0 (0.0%)	5 (71.4%)	2 (N/A)	0 (0.0%)
Downtown	2010	156 (48.6%)	65 (20.2%)	37 (11.5%)	36 (11.2%)	16 (5.0%)	4 (1.2%)	2 (0.6%)	5 (1.6%)
	2016	101 (31.4%)	50 (15.5%)	69 (21.4%)	28 (8.7%)	41 (12.7%)	25 (7.8%)	6 (1.9%)	2 (0.6%)
	2021	107 (34.0%)	54 (17.1%)	48 (15.2%)	16 (5.1%)	45 (14.3%)	35 (11.1%)	6 (1.9%)	4 (1.3%)
	Change 2016-2021	6 (5.9%)	4 (8.0%)	-21 (-30.4%)	-12 (-42.9%)	4 (9.8%)	10 (40.0%)	0 (0.0%)	2 (100.0%)
Downtown Radius	2010	306 (47.1%)	126 (19.4%)	80 (12.3%)	72 (11.1%)	55 (8.5%)	4 (0.6%)	3 (0.5%)	4 (0.6%)
	2016	188 (29.0%)	128 (19.7%)	109 (16.8%)	57 (8.8%)	84 (12.9%)	61 (9.4%)	12 (1.8%)	10 (1.5%)
	2021	185 (29.2%)	134 (21.1%)	76 (12.0%)	31 (4.9%)	95 (15.0%)	91 (14.4%)	10 (1.6%)	12 (1.9%)
	Change 2016-2021	-3 (-1.6%)	6 (4.7%)	-33 (-30.3%)	-26 (-45.6%)	11 (13.1%)	30 (49.2%)	-2 (-16.7%)	2 (20.0%)

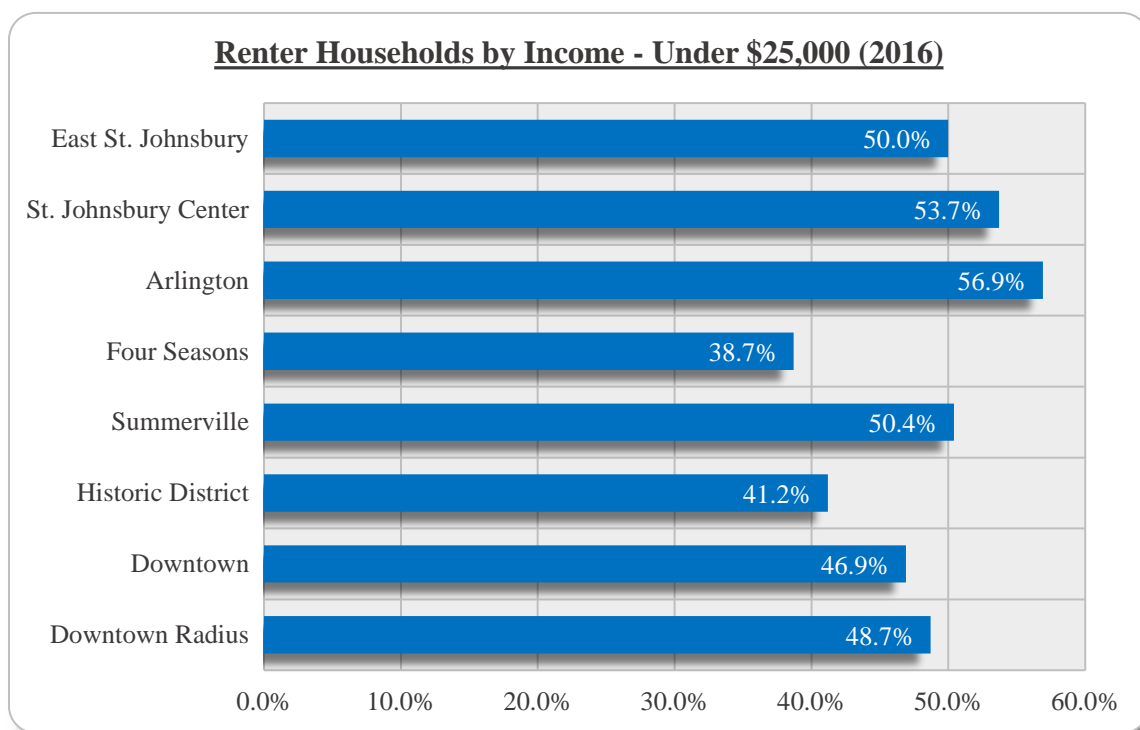
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

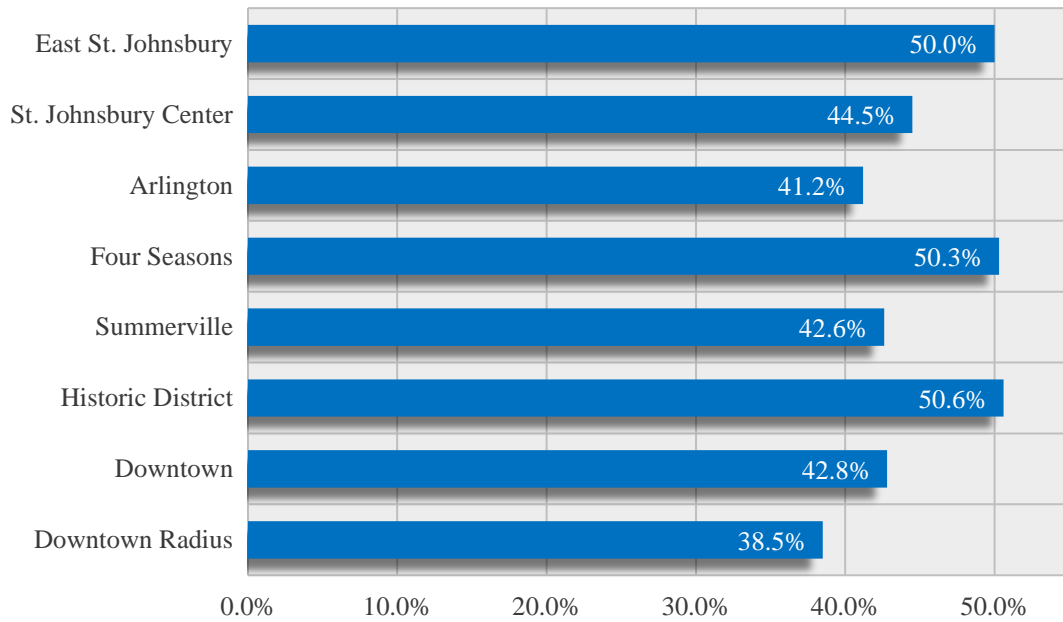
- In 2016, six of the eight submarkets had the largest share of renter households with incomes below \$15,000. Summerville had the largest share of renter households earning between \$15,000 and \$24,999. Four Seasons had the largest share of renter households earning between \$25,000 and \$34,999.

- By 2021, an increase in renter households is projected at the lowest income level (below \$15,000) for five of the eight submarkets. Summerville is projecting no increase in renter households earning less than \$15,000, while East St. Johnsbury and Downtown Radius are projecting a slight decrease (two and three households, respectively) in the number of renter households earning less than \$15,000. Due to the projected increase in low-income renter households, affordable rental housing will remain an important segment of the local housing market
- Five of the eight submarkets are also projecting an increase in renter households earning \$50,000 and \$74,999. In the Downtown Radius submarket, there is projected to be 41 additional renter households earning between \$50,000 and \$99,999, while Downtown is projecting 14 additional renter households at this income level. Summerville is projected to experience an increase of 12 households within this same income range.

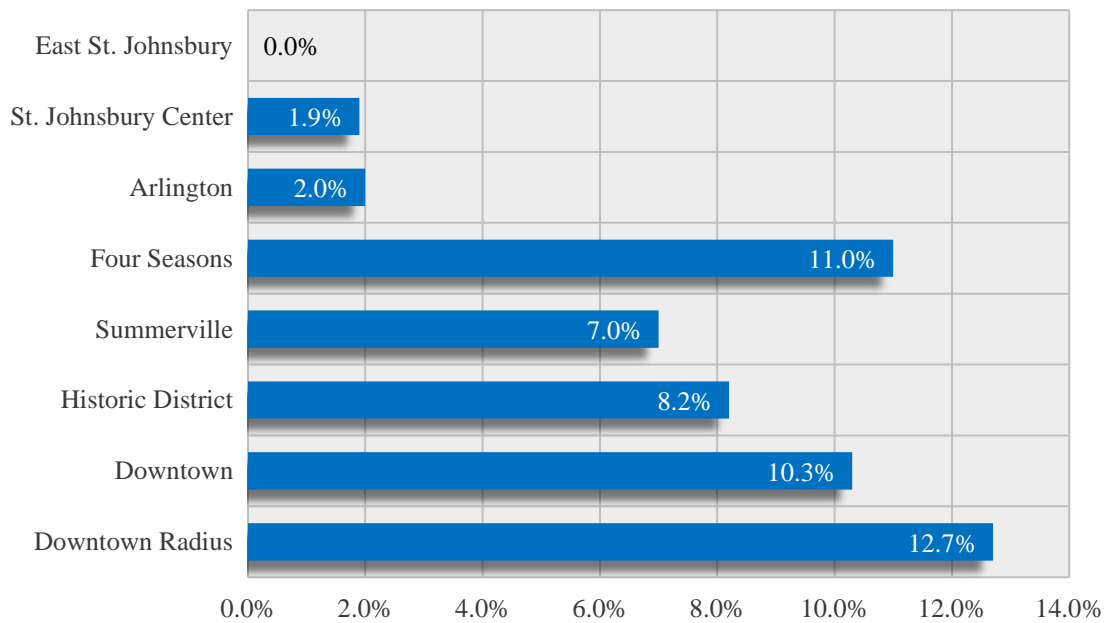
The following graphs compare *renter* household income shares for 2016:



Renter Households by Income - \$25k-\$74,999 (2016)



Renter Households by Income - \$75,000+ (2016)



The distribution of *owner* households by income is included below:

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
East St. Johnsbury	2010	6 (26.1%)	2 (8.7%)	1 (4.3%)	2 (8.7%)	4 (17.4%)	3 (13.0%)	5 (21.7%)	0 (0.0%)
	2016	4 (16.7%)	2 (8.3%)	4 (16.7%)	5 (20.8%)	4 (16.7%)	1 (4.2%)	4 (16.7%)	0 (0.0%)
	2021	2 (10.0%)	2 (10.0%)	3 (15.0%)	7 (35.0%)	3 (15.0%)	0 (0.0%)	3 (15.0%)	0 (0.0%)
	Change 2016-2021	-2 (-50.0%)	0 (0.0%)	-1 (-25.0%)	2 (40.0%)	-1 (-25.0%)	-1 (-100.0%)	-1 (-25.0%)	0 (0.0%)
St. Johnsbury Center	2010	22 (19.0%)	15 (12.9%)	6 (5.2%)	27 (23.3%)	21 (18.1%)	21 (18.1%)	4 (3.4%)	0 (0.0%)
	2016	9 (8.1%)	13 (11.7%)	22 (19.8%)	29 (26.1%)	18 (16.2%)	12 (10.8%)	8 (7.2%)	0 (0.0%)
	2021	37 (32.7%)	10 (8.8%)	14 (12.4%)	11 (9.7%)	12 (10.6%)	16 (14.2%)	13 (11.5%)	0 (0.0%)
	Change 2016-2021	28 (311.1%)	-3 (-23.1%)	-8 (-36.4%)	-18 (-62.1%)	-6 (-33.3%)	4 (33.3%)	5 (62.5%)	0 (0.0%)
Arlington	2010	20 (21.1%)	10 (10.5%)	6 (6.3%)	18 (18.9%)	20 (21.1%)	20 (21.1%)	1 (1.1%)	0 (0.0%)
	2016	9 (9.8%)	10 (10.9%)	21 (22.8%)	25 (27.2%)	13 (14.1%)	9 (9.8%)	5 (5.4%)	0 (0.0%)
	2021	36 (39.6%)	6 (6.6%)	8 (8.8%)	18 (19.8%)	8 (8.8%)	8 (8.8%)	7 (7.7%)	0 (0.0%)
	Change 2016-2021	27 (300.0%)	-4 (-40.0%)	-13 (-61.9%)	-7 (-28.0%)	-5 (-38.5%)	-1 (-11.1%)	2 (40.0%)	0 (0.0%)
Four Seasons	2010	10 (10.9%)	7 (7.6%)	9 (9.8%)	14 (15.2%)	16 (17.4%)	22 (23.9%)	2 (2.2%)	12 (13.0%)
	2016	0 (0.0%)	2 (2.4%)	6 (7.3%)	23 (28.0%)	28 (34.1%)	6 (7.3%)	16 (19.5%)	1 (1.2%)
	2021	14 (16.7%)	6 (7.1%)	3 (3.6%)	23 (27.4%)	18 (21.4%)	2 (2.4%)	17 (20.2%)	1 (1.2%)
	Change 2016-2021	14 (N/A)	4 (200.0%)	-3 (-50.0%)	0 (0.0%)	-10 (-35.7%)	-4 (-66.7%)	1 (6.3%)	0 (0.0%)
Summerville	2010	20 (12.3%)	23 (14.2%)	15 (9.3%)	38 (23.5%)	37 (22.8%)	21 (13.0%)	7 (4.3%)	1 (0.6%)
	2016	5 (3.3%)	10 (6.7%)	17 (11.3%)	54 (36.0%)	19 (12.7%)	27 (18.0%)	13 (8.7%)	5 (3.3%)
	2021	51 (35.7%)	8 (5.6%)	10 (7.0%)	31 (21.7%)	14 (9.8%)	17 (11.9%)	8 (5.6%)	4 (2.8%)
	Change 2016-2021	46 (920.0%)	-2 (-20.0%)	-7 (-41.2%)	-23 (-42.6%)	-5 (-26.3%)	-10 (-37.0%)	-5 (-38.5%)	-1 (-20.0%)
Historic District	2010	9 (18.4%)	7 (14.3%)	2 (4.1%)	9 (18.4%)	8 (16.3%)	10 (20.4%)	0 (0.0%)	4 (8.2%)
	2016	0 (0.0%)	1 (2.2%)	3 (6.7%)	15 (33.3%)	18 (40.0%)	3 (6.7%)	5 (11.1%)	0 (0.0%)
	2021	14 (30.4%)	3 (6.5%)	0 (0.0%)	12 (26.1%)	9 (19.6%)	1 (2.2%)	7 (15.2%)	0 (0.0%)
	Change 2016-2021	14 (N/A)	2 (200.0%)	-3 (-100.0%)	-3 (-20.0%)	-9 (-50.0%)	-2 (-66.7%)	2 (40.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Downtown	2010	13 (9.8%)	20 (15.0%)	9 (6.8%)	22 (16.5%)	23 (17.3%)	26 (19.5%)	12 (9.0%)	8 (6.0%)
	2016	2 (1.6%)	9 (7.4%)	8 (6.6%)	39 (32.0%)	31 (25.4%)	9 (7.4%)	23 (18.9%)	1 (0.8%)
	2021	17 (13.7%)	5 (4.0%)	5 (4.0%)	41 (33.1%)	24 (19.4%)	2 (1.6%)	26 (21.0%)	4 (3.2%)
	Change 2016-2021	15 (750.0%)	-4 (-44.4%)	-3 (-37.5%)	2 (5.1%)	-7 (-22.6%)	-7 (-77.8%)	3 (13.0%)	3 (300.0%)
Downtown Radius	2010	52 (10.1%)	72 (14.0%)	38 (7.4%)	90 (17.5%)	112 (21.7%)	87 (16.9%)	49 (9.5%)	15 (2.9%)
	2016	23 (4.8%)	42 (8.7%)	55 (11.4%)	115 (23.9%)	99 (20.6%)	59 (12.3%)	66 (13.7%)	22 (4.6%)
	2021	45 (9.4%)	38 (7.9%)	55 (11.5%)	122 (25.5%)	83 (17.4%)	36 (7.5%)	78 (16.3%)	21 (4.4%)
	Change 2016-2021	22 (95.7%)	-4 (-9.5%)	0 (0.0%)	7 (6.1%)	-16 (-16.2%)	-23 (-39.0%)	12 (18.2%)	-1 (-4.5%)

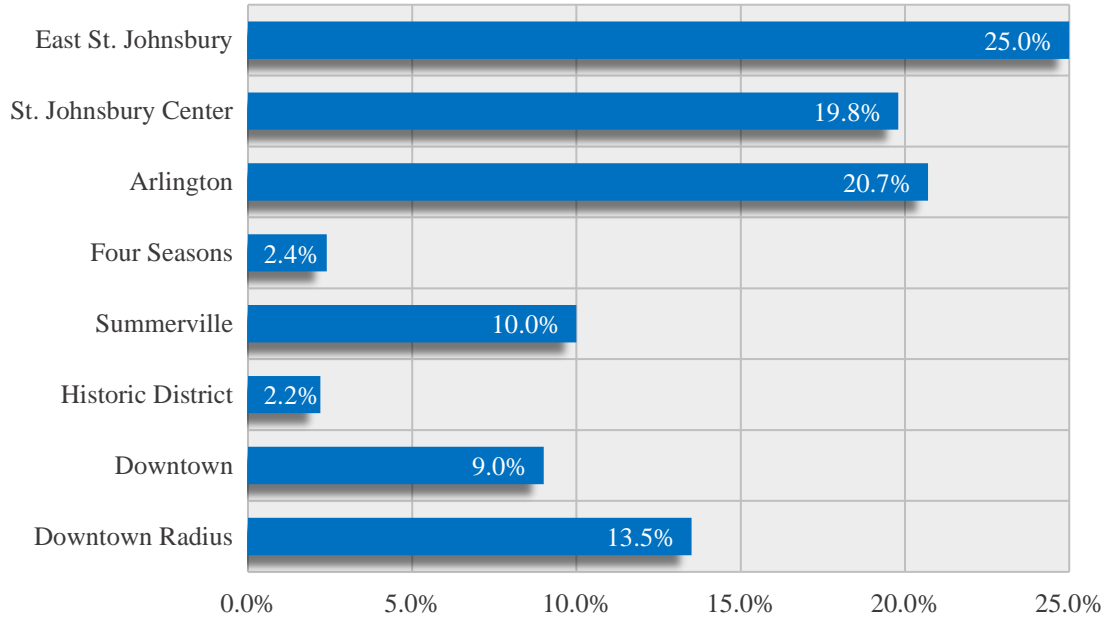
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

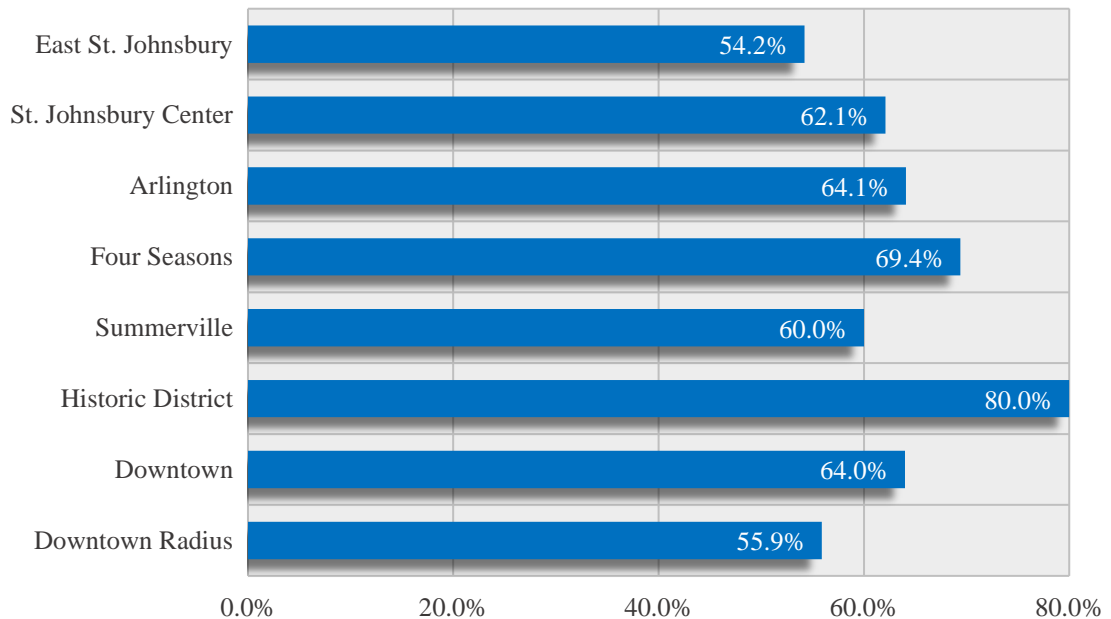
- In 2016, six of the eight submarkets had its highest share of owner-occupied households earning incomes between \$35,000 and \$49,999. The remaining two submarkets (Four Seasons and Historic District) had its highest share of owner-occupied households earning between \$50,000 and \$74,999.
- By 2021, four of the eight submarkets are projected to have its largest share of owner-occupied households earning less than \$15,000. None of these four submarkets had its largest share of owner-occupied households earning below \$35,000 in 2016. The remaining four submarkets (East St. Johnsbury, Four Seasons, Downtown, and Downtown Radius) will have the highest share of owner-occupied households earning between \$35,000 and \$49,999.
- In all but one of the submarkets, the greatest growth is projected among owner households making less than \$15,000 between 2016 and 2021. The most significant growth of owner-occupied households making less than \$15,000 is projected to take place in Summerville (46 households), St. Johnsbury Center (28 households), and Arlington (27 households). This is primarily attributed to senior homeowners retiring.

The following graphs compare *owner* household income shares for 2016:

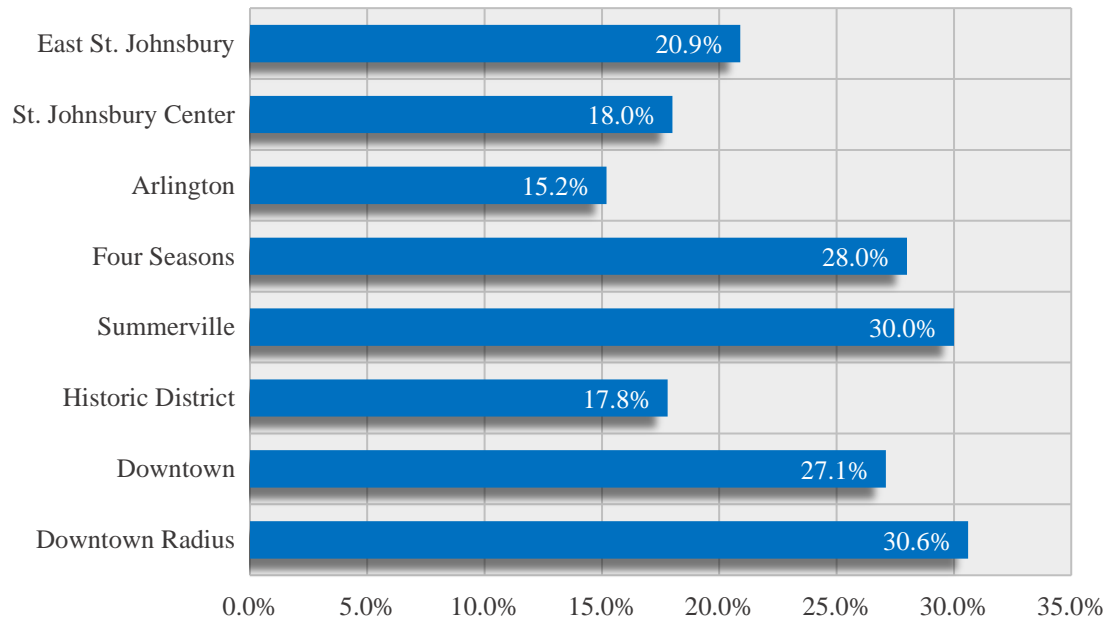
Owner Households by Income - Under \$25,000 (2016)



Owner Households by Income - \$25k-\$74,999 (2016)



Owner Households by Income - \$75,000+ (2016)



The following table shows the distribution of *senior (age 55+) renter* households by income:

		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
East St. Johnsbury	2010	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	1 (33.3%)	1 (33.3%)	1 (33.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	0 (0.0%)	1 (33.3%)	1 (33.3%)	1 (33.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	-1 (-100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
St. Johnsbury Center	2010	10 (50.0%)	4 (20.0%)	2 (10.0%)	4 (20.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	8 (33.3%)	7 (29.2%)	6 (25.0%)	2 (8.3%)	1 (4.2%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	15 (53.6%)	8 (28.6%)	4 (14.3%)	0 (0.0%)	1 (3.6%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	7 (87.5%)	1 (14.3%)	-2 (-33.3%)	-2 (-100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

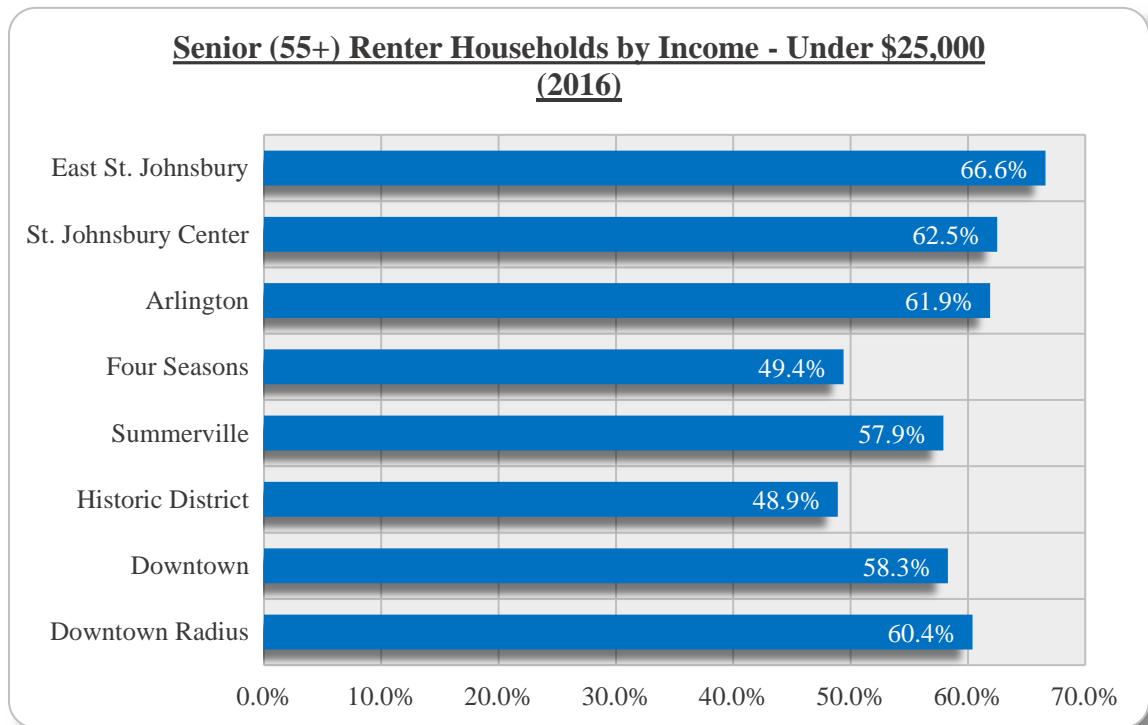
		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Arlington	2010	9 (47.4%)	2 (10.5%)	0 (0.0%)	8 (42.1%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	7 (33.3%)	6 (28.6%)	5 (23.8%)	2 (9.5%)	1 (4.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	11 (42.3%)	8 (30.8%)	5 (19.2%)	0 (0.0%)	2 (7.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	4 (57.1%)	2 (33.3%)	0 (0.0%)	-2 (-100.0%)	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Four Seasons	2010	39 (51.3%)	16 (21.1%)	10 (13.2%)	7 (9.2%)	2 (2.6%)	0 (0.0%)	0 (0.0%)	2 (2.6%)
	2016	23 (27.7%)	18 (21.7%)	19 (22.9%)	6 (7.2%)	11 (13.3%)	6 (7.2%)	0 (0.0%)	0 (0.0%)
	2021	26 (34.2%)	18 (23.7%)	14 (18.4%)	0 (0.0%)	10 (13.2%)	8 (10.5%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	3 (13.0%)	0 (0.0%)	-5 (-26.3%)	-6 (-100.0%)	-1 (-9.1%)	2 (33.3%)	0 (0.0%)	0 (0.0%)
Summerville	2010	16 (40.0%)	11 (27.5%)	6 (15.0%)	4 (10.0%)	3 (7.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	7 (18.4%)	15 (39.5%)	8 (21.1%)	5 (13.2%)	2 (5.3%)	1 (2.6%)	0 (0.0%)	0 (0.0%)
	2021	9 (21.4%)	16 (38.1%)	6 (14.3%)	0 (0.0%)	7 (16.7%)	4 (9.5%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	2 (28.6%)	1 (6.7%)	-2 (-25.0%)	-5 (-100.0%)	5 (250.0%)	3 (300.0%)	0 (0.0%)	0 (0.0%)
Historic District	2010	24 (50.0%)	10 (20.8%)	7 (14.6%)	3 (6.3%)	2 (4.2%)	0 (0.0%)	0 (0.0%)	2 (4.2%)
	2016	14 (31.1%)	8 (17.8%)	9 (20.0%)	3 (6.7%)	7 (15.6%)	4 (8.9%)	0 (0.0%)	0 (0.0%)
	2021	18 (41.9%)	8 (18.6%)	7 (16.3%)	0 (0.0%)	5 (11.6%)	5 (11.6%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	4 (28.6%)	0 (0.0%)	-2 (-22.2%)	-3 (-100.0%)	-2 (-28.6%)	1 (25.0%)	0 (0.0%)	0 (0.0%)
Downtown	2010	88 (52.4%)	37 (22.0%)	17 (10.1%)	15 (8.9%)	7 (4.2%)	0 (0.0%)	0 (0.0%)	4 (2.4%)
	2016	58 (38.4%)	30 (19.9%)	33 (21.9%)	8 (5.3%)	13 (8.6%)	9 (6.0%)	0 (0.0%)	0 (0.0%)
	2021	58 (41.4%)	32 (22.9%)	22 (15.7%)	0 (0.0%)	14 (10.0%)	14 (10.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	0 (0.0%)	2 (6.7%)	-11 (-33.3%)	-8 (-100.0%)	1 (7.7%)	5 (55.6%)	0 (0.0%)	0 (0.0%)
Downtown Radius	2010	171 (53.3%)	68 (21.2%)	35 (10.9%)	29 (9.0%)	16 (5.0%)	0 (0.0%)	0 (0.0%)	2 (0.6%)
	2016	101 (36.1%)	68 (24.3%)	48 (17.1%)	13 (4.6%)	28 (10.0%)	18 (6.4%)	2 (0.7%)	2 (0.7%)
	2021	92 (33.3%)	76 (27.5%)	35 (12.7%)	4 (1.4%)	33 (12.0%)	34 (12.3%)	0 (0.0%)	2 (0.7%)
	Change 2016-2021	-9 (-8.9%)	8 (11.8%)	-13 (-27.1%)	-9 (-69.2%)	5 (17.9%)	16 (88.9%)	-2 (-100.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

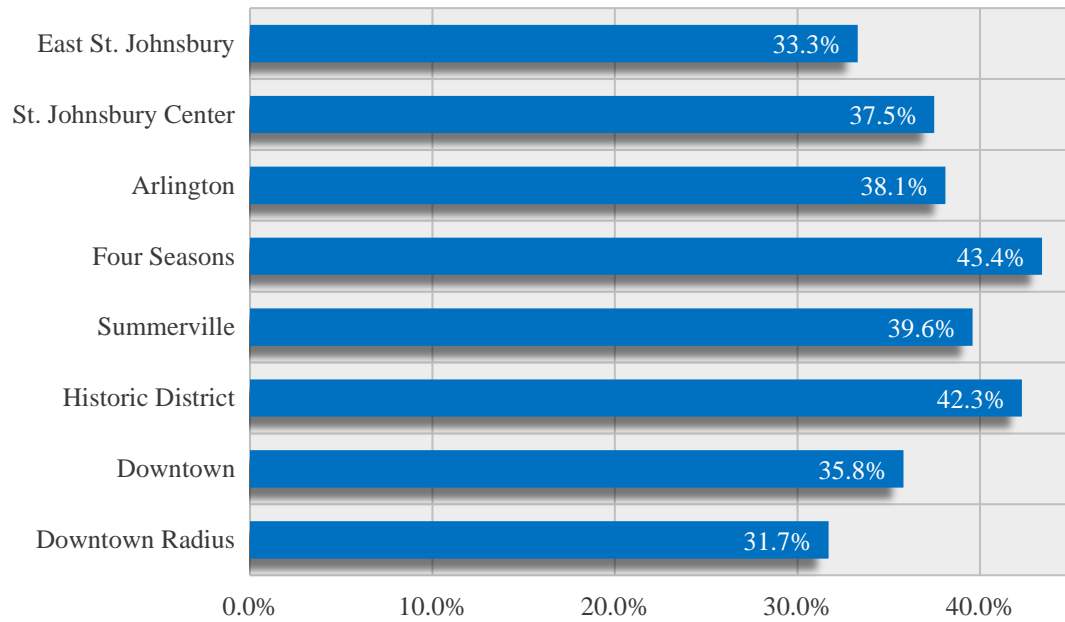
Noteworthy observations from the preceding table include:

- In 2016, the largest share of senior renter households are earning less than \$15,000 per year in seven of the eight submarkets. In the remaining submarket (Summerville), the highest share of senior renter households is earning between \$15,000 and \$24,999. By 2021, the largest share of senior renter households in most submarkets is projected to remain at the same income levels.
- Although the largest share of senior renter households are projected to be earning less than \$25,000 in all submarkets, an increase in higher-income senior renter households is projected for three of the eight submarkets. In Downtown Radius, an additional 16 senior renter households are projected to earn between \$75,000 and \$99,999 by 2021. During the same period, Downtown submarket is expected to add five senior renter households in the same income level. Additionally, the Summerville submarket is projected to add five senior renter households earning between \$50,000 and \$74,999.

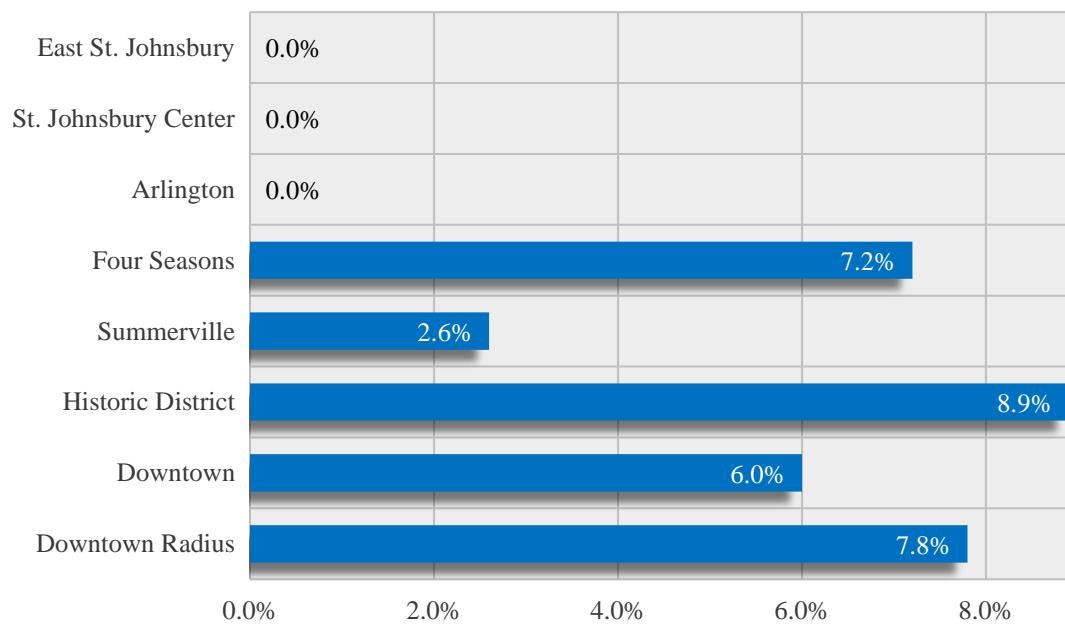
The following graphs compare *senior (age 55+) renter* household income shares for 2016:



Senior (55+) Renter Households by Income - \$25k-\$74,999 (2016)



Senior (55+) Renter Households by Income - \$75,000+ (2016)



The distribution of *senior (age 55+) owner* households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
East St. Johnsbury	2010	2 (20.0%)	2 (20.0%)	1 (10.0%)	2 (20.0%)	1 (10.0%)	0 (0.0%)	2 (20.0%)	0 (0.0%)
	2016	2 (18.2%)	2 (18.2%)	2 (18.2%)	2 (18.2%)	1 (9.1%)	0 (0.0%)	2 (18.2%)	0 (0.0%)
	2021	2 (16.7%)	2 (16.7%)	2 (16.7%)	3 (25.0%)	1 (8.3%)	0 (0.0%)	2 (16.7%)	0 (0.0%)
	Change 2016-2021	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
St. Johnsbury Center	2010	11 (18.6%)	7 (11.9%)	6 (10.2%)	20 (33.9%)	7 (11.9%)	7 (11.9%)	1 (1.7%)	0 (0.0%)
	2016	8 (12.3%)	10 (15.4%)	15 (23.1%)	16 (24.6%)	7 (10.8%)	6 (9.2%)	3 (4.6%)	0 (0.0%)
	2021	22 (32.8%)	8 (11.9%)	10 (14.9%)	7 (10.4%)	6 (9.0%)	8 (11.9%)	6 (9.0%)	0 (0.0%)
	Change 2016-2021	14 (175.0%)	-2 (-20.0%)	-5 (-33.3%)	-9 (-56.3%)	-1 (-14.3%)	2 (33.3%)	3 (100.0%)	0 (0.0%)
Arlington	2010	11 (23.9%)	5 (10.9%)	4 (8.7%)	14 (30.4%)	5 (10.9%)	7 (15.2%)	0 (0.0%)	0 (0.0%)
	2016	8 (13.6%)	8 (13.6%)	16 (27.1%)	16 (27.1%)	5 (8.5%)	4 (6.8%)	2 (3.4%)	0 (0.0%)
	2021	17 (30.4%)	5 (8.9%)	6 (10.7%)	15 (26.8%)	5 (8.9%)	5 (8.9%)	3 (5.4%)	0 (0.0%)
	Change 2016-2021	9 (112.5%)	-3 (-37.5%)	-10 (-62.5%)	-1 (-6.3%)	0 (0.0%)	1 (25.0%)	1 (50.0%)	0 (0.0%)
Four Seasons	2010	0 (0.0%)	6 (15.8%)	4 (10.5%)	7 (18.4%)	7 (18.4%)	7 (18.4%)	2 (5.3%)	5 (13.2%)
	2016	0 (0.0%)	2 (3.7%)	6 (11.1%)	17 (31.5%)	16 (29.6%)	3 (5.6%)	10 (18.5%)	0 (0.0%)
	2021	8 (13.1%)	6 (9.8%)	3 (4.9%)	16 (26.2%)	14 (23.0%)	2 (3.3%)	12 (19.7%)	0 (0.0%)
	Change 2016-2021	8 (N/A)	4 (200.0%)	-3 (-50.0%)	-1 (-5.9%)	-2 (-12.5%)	-1 (-33.3%)	2 (20.0%)	0 (0.0%)
Summerville	2010	12 (14.5%)	18 (21.7%)	8 (9.6%)	26 (31.3%)	11 (13.3%)	7 (8.4%)	1 (1.2%)	0 (0.0%)
	2016	3 (3.9%)	9 (11.8%)	11 (14.5%)	28 (36.8%)	8 (10.5%)	12 (15.8%)	5 (6.6%)	0 (0.0%)
	2021	22 (32.8%)	5 (7.5%)	6 (9.0%)	15 (22.4%)	6 (9.0%)	8 (11.9%)	5 (7.5%)	0 (0.0%)
	Change 2016-2021	19 (633.3%)	-4 (-44.4%)	-5 (-45.5%)	-13 (-46.4%)	-2 (-25.0%)	-4 (-33.3%)	0 (0.0%)	0 (0.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Historic District	2010	0 (0.0%)	6 (30.0%)	1 (5.0%)	3 (15.0%)	4 (20.0%)	4 (20.0%)	0 (0.0%)	2 (10.0%)
	2016	0 (0.0%)	1 (3.4%)	3 (10.3%)	9 (31.0%)	11 (37.9%)	2 (6.9%)	3 (10.3%)	0 (0.0%)
	2021	9 (26.5%)	3 (8.8%)	0 (0.0%)	8 (23.5%)	8 (23.5%)	1 (2.9%)	5 (14.7%)	0 (0.0%)
	Change 2016-2021	9 (N/A)	2 (200.0%)	-3 (-100.0%)	-1 (-11.1%)	-3 (-27.3%)	-1 (-50.0%)	2 (66.7%)	0 (0.0%)
Downtown	2010	0 (0.0%)	12 (25.5%)	2 (4.3%)	7 (14.9%)	9 (19.1%)	9 (19.1%)	3 (6.4%)	5 (10.6%)
	2016	2 (2.9%)	8 (11.4%)	5 (7.1%)	24 (34.3%)	15 (21.4%)	4 (5.7%)	12 (17.1%)	0 (0.0%)
	2021	8 (10.1%)	5 (6.3%)	5 (6.3%)	27 (34.2%)	17 (21.5%)	2 (2.5%)	13 (16.5%)	2 (2.5%)
	Change 2016-2021	6 (300.0%)	-3 (-37.5%)	0 (0.0%)	3 (12.5%)	2 (13.3%)	-2 (-50.0%)	1 (8.3%)	2 (N/A)
Downtown Radius	2010	18 (8.1%)	44 (19.7%)	17 (7.6%)	49 (22.0%)	42 (18.8%)	28 (12.6%)	18 (8.1%)	7 (3.1%)
	2016	18 (6.6%)	32 (11.8%)	36 (13.2%)	65 (23.9%)	52 (19.1%)	29 (10.7%)	32 (11.8%)	8 (2.9%)
	2021	28 (9.9%)	28 (9.9%)	37 (13.1%)	70 (24.7%)	49 (17.3%)	19 (6.7%)	43 (15.2%)	9 (3.2%)
	Change 2016-2021	10 (55.6%)	-4 (-12.5%)	1 (2.8%)	5 (7.7%)	-3 (-5.8%)	-10 (-34.5%)	11 (34.4%)	1 (12.5%)

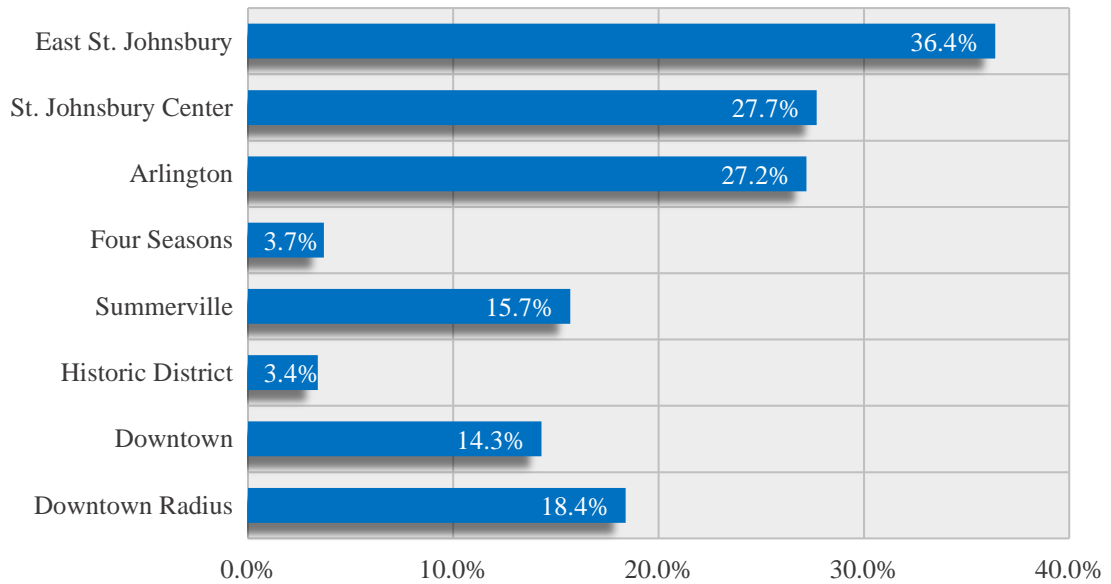
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

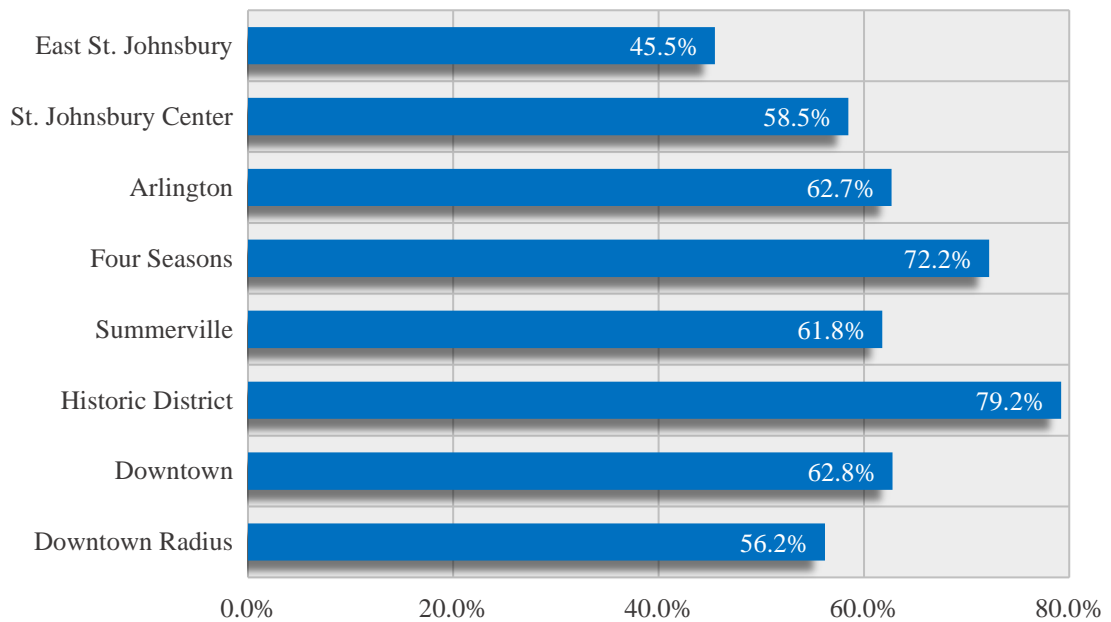
- The largest share of senior homeowners in 2016 was earning between \$35,000 and \$49,999 in seven of the eight submarkets. In the remaining submarket (Historic District), the largest share of senior homeowners was earning between \$50,000 to \$74,999.
- In seven of the eight submarkets, it is projected that the greatest growth will occur among senior owners with incomes below \$15,000. In two of these submarkets (Four Seasons and Historic District), there were no senior homeowners earning less than \$15,000 in 2016. In the Downtown Radius submarket, the largest increase in senior homeowners is projected for the \$100,000 to \$149,999 income level. However, growth is also projected for senior homeowners earning less than \$15,000 in this submarket.

The following graphs compare *senior (age 55+) owner* household income shares for 2016:

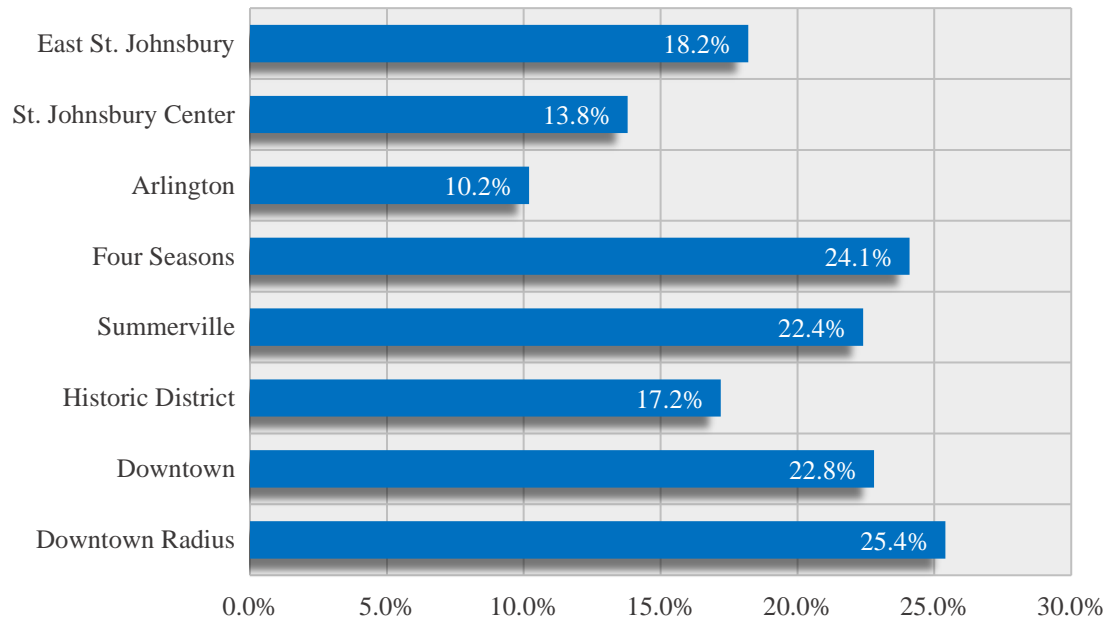
Senior (55+) Owner Households by Income - Under \$25,000
(2016)



Senior (55+) Owner Households by Income - \$25k-\$74,999 (2016)



Senior (55+) Owner Households by Income - \$75,000+ (2016)



3. Demographic Theme Maps

The following demographic theme maps for the study areas are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

The demographic data used in these maps is based on US Census, ACS and ESRI data sets.

Insert 2016 Median Household Income Map (Show Submarket Boundaries)

Insert 2016 Renter Share Map (Show Submarket Boundaries)

Insert 2016 Owner Share Population Map (Show Submarket Boundaries)

Insert 2016 Older Adult (55+) Population Map (Show Submarket Boundaries)

Insert 2016 Younger Adult (20-34) Population Map (Show Submarket Boundaries)

Insert 2016 Population Density Map (Show Submarket Boundaries)

4. Summary

The eight submarkets highlighted as part of the St. Johnsbury area contain a relatively small number of people and households, which is not unusual given that the entire population of St. Johnsbury was 7,603 as of the 2010 Census. From 2010 to 2016, seven of the eight submarkets lost population. The most significant loss was in the Summerville submarket, which lost the largest share of its population (5.9%) relative to the other submarkets. This 5.9% loss in population between 2010 and 2016 represented a total of 39 households. The largest population decline (in total numbers) was in the Downtown Radius submarket, which lost a total of 77 people (-2.9%) between 2010 and 2016. East St. Johnsbury was the only submarket to gain population (3 people, or 4.2%) between 2010 and 2016.

Along with a corresponding loss in population, household formations also declined in seven of the eight St. Johnsbury submarkets. Household decline was most significant in the Summerville (-5.6%) and Four Seasons submarkets (-5.0%) between 2010 and 2016. East St. Johnsbury was the only submarket with positive household growth (one) between 2010 and 2016.

Between 2016 and 2021, it is projected that population and households will continue to decline in seven of the eight St. Johnsbury submarkets. It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next five years.

The following statements highlight key demographic trends and characteristics for the St. Johnsbury submarkets:

- The St. Johnsbury submarkets generally have an older population base. In 2010, the largest share of households among submarkets was headed by a person between the ages of 45 to 54 in most submarkets. By 2016, the largest share of households among submarkets was headed by a person between the ages of 55 to 64. Projections between 2016 and 2021 predict a further trend towards older households. Although household growth is also projected for households between ages 25 and 34 years old, this projected growth is not enough to offset a more sizable increase in older households.
- The adult population with a high school diploma ranges from 87.5% in the Arlington and Downtown submarkets to 92.0% in East St. Johnsbury. Downtown and Arlington also have the highest share of area residents in which a high school diploma is the highest educational attainment. The share of residents that have a college degree is highest in Summerville (36.7%), which also has the lowest median age of the eight submarkets.

- Poverty rates in the St. Johnsbury submarkets range from 9.1% in East St. Johnsbury to 13.9% in the Historic District. Poverty rates for the population under age 18 is very low in all eight submarkets.
- The share of population that stayed in the same residence within a given year ranged from 78.6% in the Historic District to 83.6% in East St. Johnsbury. Households relocating from outside the state of Vermont is also not common, ranging from 4.6% to 6.8% of total households depending on submarket. The lack of household movement reflects an increasingly older population that is aging in place.
- The largest share of *renter* households in 2016 consisted of only one person in all eight submarkets, ranging from 46.1% in Summerville to 72.9% in the Historic District. The average renter household size also ranged from a low of 1.32 persons (Historic District) to 1.74 persons (Summerville). Larger renter households (three-person or above) do not represent a significant share of households in any of the eight submarkets.
- In six of the eight St. Johnsbury submarkets, the largest share of *renter* households in the PSA in 2016 was among those making less than \$15,000 annually. Summerville had the largest share of renter households earning between \$15,000 and \$24,999. By 2021, it is projected that six of the eight submarkets will have its largest share of renter households earning less than \$15,000.

Based on the preceding demographic trends, it is evident that the St. Johnsbury submarkets has a high share of low-income households comprised of senior renters and homeowners. Due to the projected drop in household incomes in seven of the eight sub markets, low-income rental options for senior residents should remain an important focus for area housing.

The following tables compares key demographic metrics of each of the submarkets included in this analysis.

Neighborhood	Pop. Change (2016-2021)	Median Age (2016)	Persons Per Square Mile	Pop. Age 55+ (%)	Pop. Under 35 (%)	Married (%)	College Degree (%)	Income below Poverty Level (%)
East St. Johnsbury	2.7% (1)	40.6 (5)	95.5 (8)	33.3% (6)	42.7% (3)	55.7% (1)	34.0% (5)	9.1% (8)
St. Johnsbury Center	-0.3% (2)	48.6 (2)	439.3 (7)	41.2% (2)	36.2% (7)	38.4% (6)	23.8% (6)	10.1% (6)
Arlington	-0.6% (3)	49.9 (1)	2,611.0 (3)	42.8% (1)	34.6% (8)	35.5% (8)	21.2% (8)	10.4% (5)
Four Seasons	-2.8% (7)	45.0 (3)	3,780.9 (2)	39.7% (3)	37.9% (6)	40.8% (5)	36.4% (2)	13.7% (3)
Summerville	-3.2% (8)	36.6 (7)	2,008.4 (4)	26.9% (8)	47.2% (1)	53.6% (2)	36.6% (1)	9.7% (7)
Historic District	-2.6% (6)	43.3 (T4)	1,998.5 (5)	38.6% (4)	38.6% (5)	40.8% (4)	35.1% (3)	13.9% (1)
Downtown	-1.5% (4)	43.3 (T4)	6,234.7 (1)	34.2% (5)	42.4% (4)	35.5% (7)	21.2% (7)	13.8% (2)
Downtown Radius	-1.8% (5)	39.6 (6)	1,556.8 (6)	32.1% (7)	43.4% (2)	45.1% (3)	34.8% (4)	12.3% (4)

Pop. – Population

T = Tied

Neighborhood	HH Growth (2016-2021)	Median HH Income (2016)	Renter HH below \$35K (%)	Owner HH below \$35K (%)	Renter-occupied HH (%)	Renter HH age 55+ Below \$35K (%)	Owner HH age 55+ Below \$35K (%)
East St. Johnsbury	3.6% (1)	\$39,375 (3)	83.3% (1)	17.9% (5)	21.4% (8)	100.0% (1)	20.0% (6)
St. Johnsbury Center	-0.6% (2)	\$35,214 (6)	70.4% (3)	39.6% (2)	33.7% (7)	87.5% (2)	50.8% (2)
Arlington	-0.7% (3)	\$32,344 (8)	78.4% (2)	43.5% (1)	35.7% (6)	85.7% (3)	54.2% (1)
Four Seasons	-3.1% (T7)	\$41,346 (1)	60.6% (8)	9.8% (7)	63.3% (3)	72.3% (7)	14.8% (7)
Summerville	-3.1% (T7)	\$39,674 (2)	68.7% (4)	21.3% (4)	44.1% (5)	78.9% (5)	30.3% (4)
Historic District	-2.3% (6)	\$38,600 (4)	64.7% (7)	8.9% (8)	65.4% (2)	68.9% (8)	13.8% (8)
Downtown	-1.4% (4)	\$32,792 (7)	68.3% (5)	15.6% (6)	72.5% (1)	80.1% (4)	21.4% (5)
Downtown Radius	-1.8% (5)	\$36,744 (5)	65.5% (6)	24.9% (3)	57.4% (4)	77.5% (6)	31.6% (3)

HH – Household

T = Tied

Based on the charts from the preceding page, as well as submarket information shown and analyzed earlier in this section, key trends and characteristics are evident for the selected submarkets. Some of the key findings are cited below:

East St. Johnsbury – This area has the greatest projected *percent* change in population growth (2.7%) and household growth (3.6%) between 2016 and 2021. It is the only submarket projected to experience growth over this five-year period. The area has the lowest share (9.1%) of population with income below the poverty level. East St. Johnsbury has the greatest share (83.3%) of renter households with incomes below \$35,000, yet the lowest share (21.4%) of total renter households. With more than half (55.7%) of all households married, this area has the largest share of married households among the eight submarkets. It has the largest share of owner households, representing nearly four-fifths of all occupied housing units.

St. Johnsbury Center – While this submarket is not first or last in any key metric we evaluated, it had the second highest number or share of the following categories: population growth (-0.3%, lowest decline), median age (48.6, second oldest), share of population age 55+ (41.2%, second highest), household growth (-0.6%, lowest decline), share of owner households with income below \$35,000 (39.6%, second highest), share of renter households with incomes below \$35,000 (87.5%, second highest), and share of owner households age 55 and older with incomes below \$35,000 (50.8%, second highest).

Arlington -This neighborhood has the oldest median age (49.9), the largest share (42.8%) of population age 55 and older, the largest share (43.5%) of owner households with incomes below \$35,000, and the largest share (54.2%) of seniors homeowners age 55+ with incomes below \$35,000. Conversely, this neighborhood has the lowest share (34.6%) of population under the age of 35, the lowest share (35.5%) of married people, lowest share (21.2%) of college graduates, and lowest median household income (\$32,344).

Four Seasons - This neighborhood has the highest median household income (\$41,346) of the eight submarkets. It has the second highest share (36.4%) of college degree recipients and the lowest share (60.6%) of renter households with incomes below \$35,000. Other notable statistics include that Four Seasons has the second greatest decline projected for population (-2.8%) and households (-3.1%) between 2016 and 2021.

Summerville - This neighborhood has the second highest median household income (\$39,674), the highest share (47.2%) of population under the age of 35, the highest share (36.6%) of population with college degrees, and the lowest share (26.9%) of population age 55 and older. This neighborhood has the greatest projected decline (3.2%) in population between 2016 and 2021.

Historic District – This district has the highest share (13.9%) of population living in poverty, the lowest share (8.9%) of owner households earning below \$35,000, the second highest share (34.6%) of home owners, and the lowest shares of renters (68.9%) and owners (13.8%) age 55 and older with incomes below \$35,000.

Downtown – As expected, the Downtown has the largest population density, representing 6,234 people per square mile. This area has the largest renter households share (72.5%), the second lowest median household income (\$32,792), the second lowest share (35.5%) of married persons, second lowest share (21.2%) of persons with a college degree, and second highest poverty rate (13.8%).

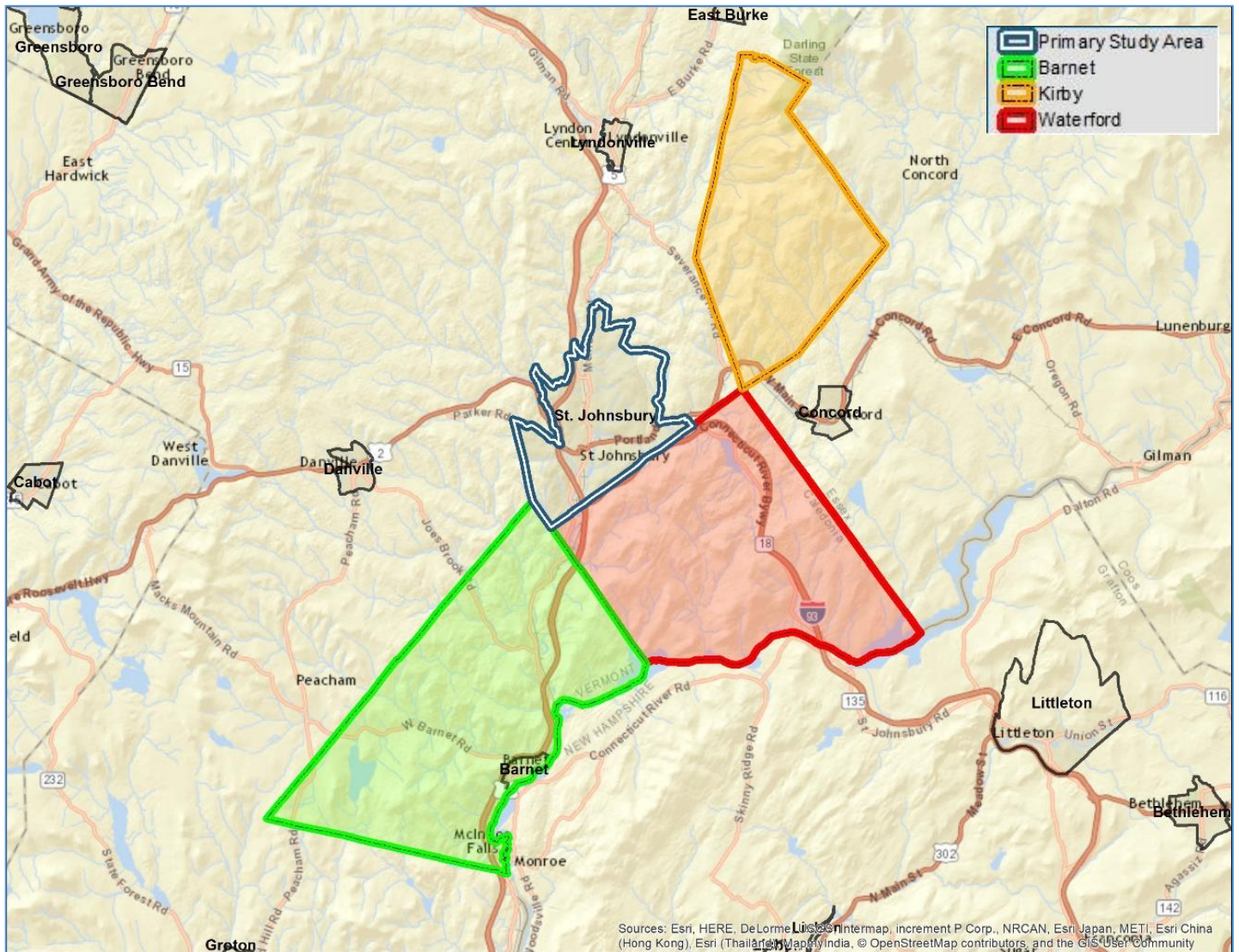
Downtown Radius – This area does not possess the largest or smallest shares in numbers or changes among the key metrics evaluated of the eight submarkets. Most of the key metrics for the Downtown Radius submarket are near the middle of all submarkets. The most notable characteristics of this submarket are that it has the second largest share (43.4%) of persons age 55 and older, the third largest share (45.1%) of married persons, third largest share (24.9%) of owner households with incomes below \$35,000 and the third largest share (31.6%) of owner households age 55 and older with incomes below \$35,000.

Overall, most of the submarkets are declining in population and households. The lone exception is the East St. Johnsbury submarket, which is projected to experience modest population and household growth over the next few years. The Summerville neighborhood appears to be the submarket that is projected to experience the greatest decline in population and households through 2021. The Arlington neighborhood has the highest median household age, which is likely contributing to the fact that it has the lowest median household income. This is likely the result of many of these older households being retired. While all submarkets have some notable share of population living in poverty, it appears that poverty is greatest near the center of town, within the Historic District and in Downtown. While each submarket has its own traits and trends, it is clear that they all generally face challenges of declining populations and households, high poverty rates, high shares of low-income households (making less than \$35,000 annually), and low shares of married persons and persons with college degrees. Individual submarket data and analysis is included in Addendum G.

B. External Market Analysis - St. Johnsbury vs. Surrounding Communities

This section of the report compares the demographic characteristics and trends of St. Johnsbury with the surrounding communities of Barnet, Kirby and Waterford. The intent of this analysis is to determine how St. Johnsbury differs from these communities and to identify any demographic characteristics or trends that may reveal challenges or opportunities for St. Johnsbury, relative to these surrounding communities.

A map of St. Johnsbury and the three nearby communities is shown below:



1. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

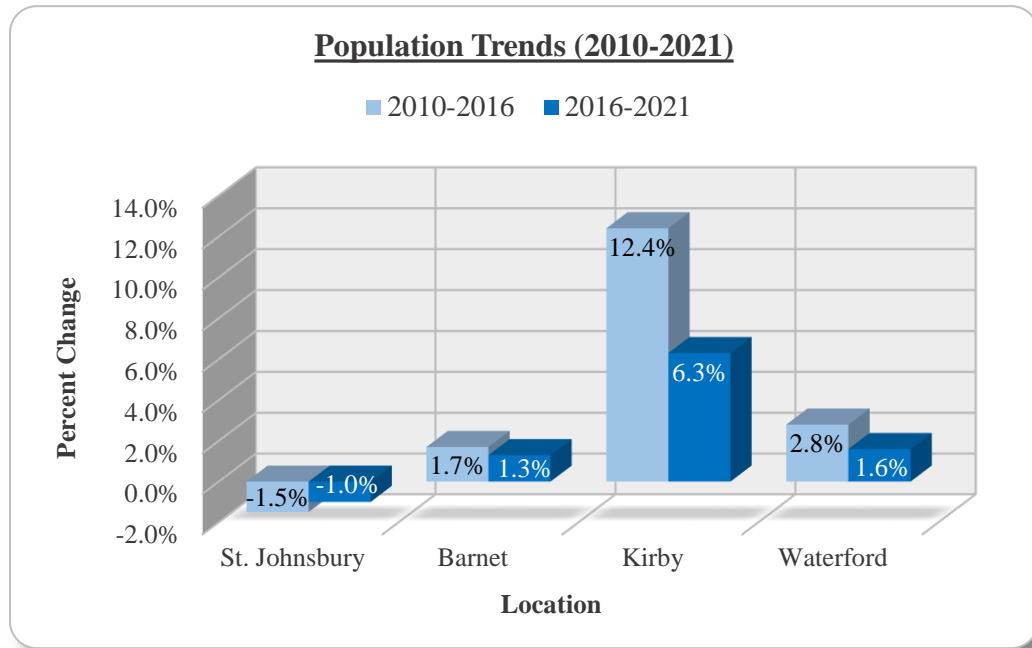
	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
St. Johnsbury (PSA)	6,192	6,193	1	0.0%	6,102	-91	-1.5%	6,043	-59	-1.0%
Barnet	1,690	1,708	18	1.1%	1,737	29	1.7%	1,759	22	1.3%
Kirby	449	493	44	9.8%	554	61	12.4%	589	35	6.3%
Waterford	1,104	1,280	176	15.9%	1,316	36	2.8%	1,337	21	1.6%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the St. Johnsbury population increased by one person (less than 0.1%). During this same period, the three competitive towns all experienced greater population growth. The town of Barnet increased its population by 18 (1.1%) between 2000 and 2010. Kirby and Waterford each experienced more significant increases in its population base. Kirby added 44 persons (9.8%), while Waterford added 176 persons (15.9%). Note that all three competitive towns experienced greater population growth than the PSA, despite being much smaller in population.
- Over the past six years (2010 to 2016), the PSA population base decreased by 91 people (-1.5%). During the same period, each of the three competitive towns experienced a positive increase in population. Barnet added 29 people (1.7%) between 2010 and 2016, while Kirby added 61 people (12.4%) during this same period. Lastly, Waterford added 36 people (2.8%) between 2010 and 2016. As was the case with the period between 2000 and 2010, all three of the competitive towns increased in population.
- It is projected that the PSA population base will continue to decline between 2016 and 2021. By contrast, all three of the competitive towns are projected to increase in population during this period. The most significant increase will be in the town of Kirby, which is projected to add 35 people (6.3%) between 2016 and 2021.

The following graph compares percent change in population (growth +/decline -) for two time periods, 2000 to 2016 and 2016 to 2021:



Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
St. Johnsbury (PSA)	2010	1,896 (30.6%)	716 (11.6%)	723 (11.7%)	946 (15.3%)	842 (13.6%)	450 (7.3%)	621 (10.0%)	41.7
	2016	1,799 (29.5%)	741 (12.1%)	675 (11.1%)	805 (13.2%)	879 (14.4%)	592 (9.7%)	611 (10.0%)	42.6
	2021	1,760 (29.1%)	823 (13.6%)	650 (10.8%)	683 (11.3%)	849 (14.0%)	692 (11.5%)	586 (9.7%)	41.7
	Change 2016-2021	-39 (-2.2%)	82 (11.1%)	-25 (-3.7%)	-122 (-15.2%)	-30 (-3.4%)	100 (16.9%)	-25 (-4.1%)	N/A
Barnet	2010	510 (29.9%)	180 (10.5%)	156 (9.1%)	288 (16.9%)	322 (18.9%)	137 (8.0%)	115 (6.7%)	45.3
	2016	504 (29.0%)	184 (10.6%)	184 (10.6%)	204 (11.7%)	337 (19.4%)	215 (12.4%)	109 (6.3%)	44.8
	2021	485 (27.6%)	178 (10.1%)	203 (11.5%)	174 (9.9%)	286 (16.3%)	300 (17.1%)	133 (7.6%)	45.8
	Change 2016-2021	-19 (-3.8%)	-6 (-3.3%)	19 (10.3%)	-30 (-14.7%)	-51 (-15.1%)	85 (39.5%)	24 (22.0%)	N/A
Kirby	2010	138 (28.0%)	52 (10.6%)	61 (12.4%)	86 (17.5%)	87 (17.7%)	38 (7.7%)	30 (6.1%)	44.1
	2016	139 (25.1%)	62 (11.2%)	69 (12.5%)	78 (14.1%)	104 (18.8%)	68 (12.3%)	34 (6.1%)	45.9
	2021	137 (23.3%)	57 (9.7%)	75 (12.7%)	78 (13.2%)	103 (17.5%)	97 (16.5%)	42 (7.1%)	48.1
	Change 2016-2021	-2 (-1.4%)	-5 (-8.1%)	6 (8.7%)	0 (0.0%)	-1 (-1.0%)	29 (42.6%)	8 (23.5%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Population by Age							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
Waterford	2010	355 (27.7%)	86 (6.7%)	176 (13.8%)	222 (17.3%)	224 (17.5%)	121 (9.5%)	96 (7.5%)	46.1
	2016	351 (26.7%)	85 (6.5%)	148 (11.2%)	210 (16.0%)	248 (18.8%)	161 (12.2%)	113 (8.6%)	48.8
	2021	309 (23.1%)	121 (9.1%)	121 (9.1%)	203 (15.2%)	235 (17.6%)	219 (16.4%)	129 (9.6%)	50.9
	Change 2016-2021	-42 (-12.0%)	36 (42.4%)	-27 (-18.2%)	-7 (-3.3%)	-13 (-5.2%)	58 (36.0%)	16 (14.2%)	N/A

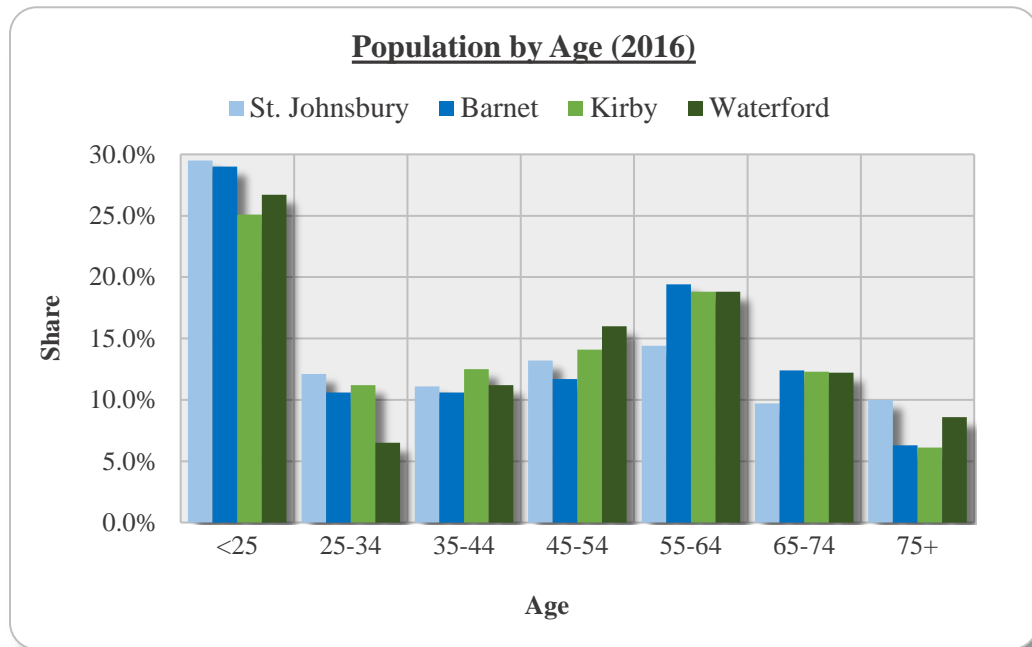
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The median age (42.6) for the PSA population in 2016 was younger than each of the three competitive towns. It is projected that the PSA's median age will decrease slightly to 41.7 by 2021.
- Excluding the under age 25 cohorts, the largest share of the PSA population in 2016 was between the ages of 55 and 64, which comprised 14.4% of the population. The largest share of the population in each of the three competitive towns was also within the 55- to 64-year old age group. Note that the share of the 55- to 64-year old population is higher in each of the three competitive towns, ranging from 18.8% to 19.4% of the total population.
- By 2021, the 55- to 64-year old age cohort is projected to decrease to 14.0%, yet it will still be the largest share of population by age within the PSA. This age group is also projected to be the largest share of the population in Kirby and Waterford. In Barnet, the largest share of the population is projected to be within the 65- to 74-year old age group in 2021.
- The greatest change in population by age within the PSA between 2016 and 2021 will occur among persons between the ages of 45 and 54. This age cohort is projected to decrease by 122 (-15.2%). The most significant increase is projected among those ages 65 to 74. An increase of 100 households (16.9%) is projected within this age group between 2016 and 2021. The population age 65 and older is projected to grow within the PSA over the next five years, while those under the age of 65 are projected to decline. This is also the case in each of the three competitive towns. Note that Kirby only projects a decrease of two persons under the age of 65 between 2016 and 2021.

- In 2016, the PSA share of the population under the age of 25, which includes children, was 29.5%. The share of people under the age of 25 was 29.0% in Barnet, while both Kirby (25.1%) and Waterford (26.7%) each had smaller shares than the PSA. Note that within the PSA and each of the three competitive towns, the population under the age of 25 is projected to decrease between 2016 and 2021. Kirby is only projecting a decrease of two persons within this age cohort.

The following graph compares population age cohort shares for 2016:



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
St. Johnsbury (PSA)	Number	5,915	46	78	63	90	6,192
	Percent	95.5%	0.7%	1.3%	1.0%	1.5%	100.0%
Barnet	Number	1,652	15	5	13	23	1,708
	Percent	96.7%	0.9%	0.3%	0.8%	1.3%	100.0%
Kirby	Number	478	1	3	5	6	493
	Percent	97.0%	0.2%	0.6%	1.0%	1.2%	100.0%
Waterford	Number	1,259	9	4	4	4	1,280
	Percent	98.4%	0.7%	0.3%	0.3%	0.3%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The share of population classified as “White Alone” made up over 95.0% of the population within the PSA and in each of the three competitive towns. The PSA did have a larger share of the minority population (4.5%) than Barnet, Kirby, and Waterford.

Population by marital status for 2016 is shown in the following table:

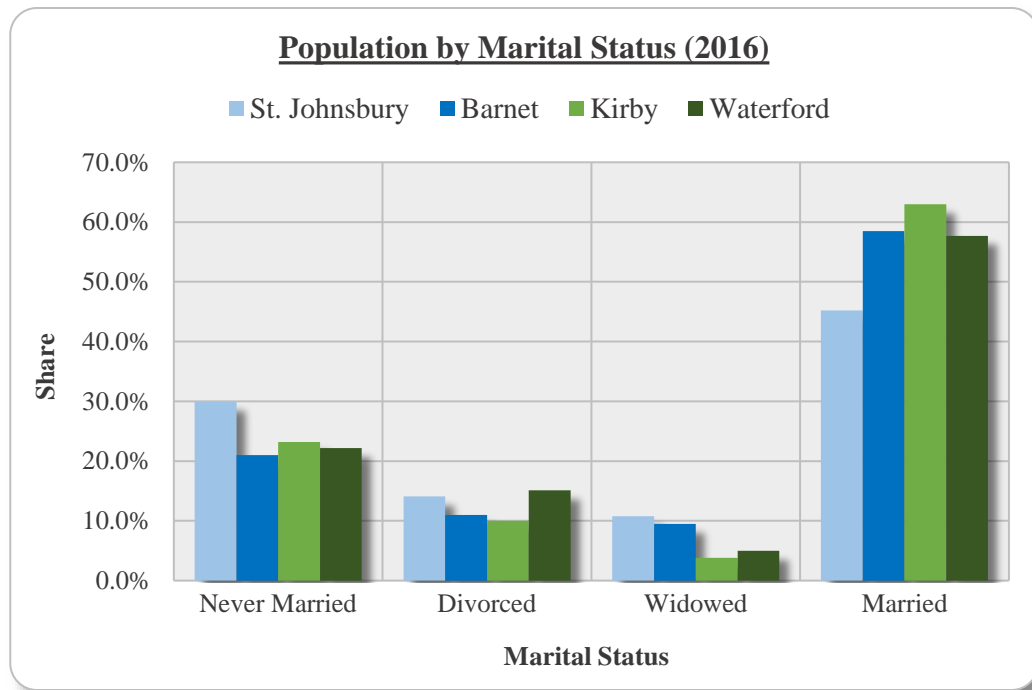
		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
St. Johnsbury (PSA)	Number	1,517	716	548	2,295	5,076
	Percent	29.9%	14.1%	10.8%	45.2%	100.0%
Barnet	Number	298	156	135	829	1,418
	Percent	21.0%	11.0%	9.5%	58.5%	100.0%
Kirby	Number	109	47	18	296	470
	Percent	23.2%	10.0%	3.8%	63.0%	100.0%
Waterford	Number	252	171	57	655	1,135
	Percent	22.2%	15.1%	5.0%	57.7%	100.0%

Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a much higher share (54.8%) of unmarried people than Barnet (41.5%), Kirby (37.0%), and Waterford (42.3%). Note that the share of the population that was widowed in the PSA (10.8%) is also higher than each of the three competitive towns. In addition, the PSA has a larger share of its population under the age of 35 than each of the three towns. This may explain the higher share of unmarried people within the PSA.

The following graph compares marital status shares for 2016:



Population by highest educational attainment for 2016 is shown below:

		Population by Educational Attainment					
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree
St. Johnsbury (PSA)	Number	386	1,388	1,098	322	689	420
	Percent	9.0%	32.3%	25.5%	7.5%	16.0%	9.8%
Barnet	Number	121	388	215	109	215	185
	Percent	9.8%	31.5%	17.4%	8.8%	17.4%	15.0%
Kirby	Number	27	129	65	42	73	77
	Percent	6.5%	31.2%	15.7%	10.2%	17.7%	18.6%
Waterford	Number	33	345	287	81	146	73
	Percent	3.4%	35.8%	29.7%	8.4%	15.1%	7.6%
Total		4,303					

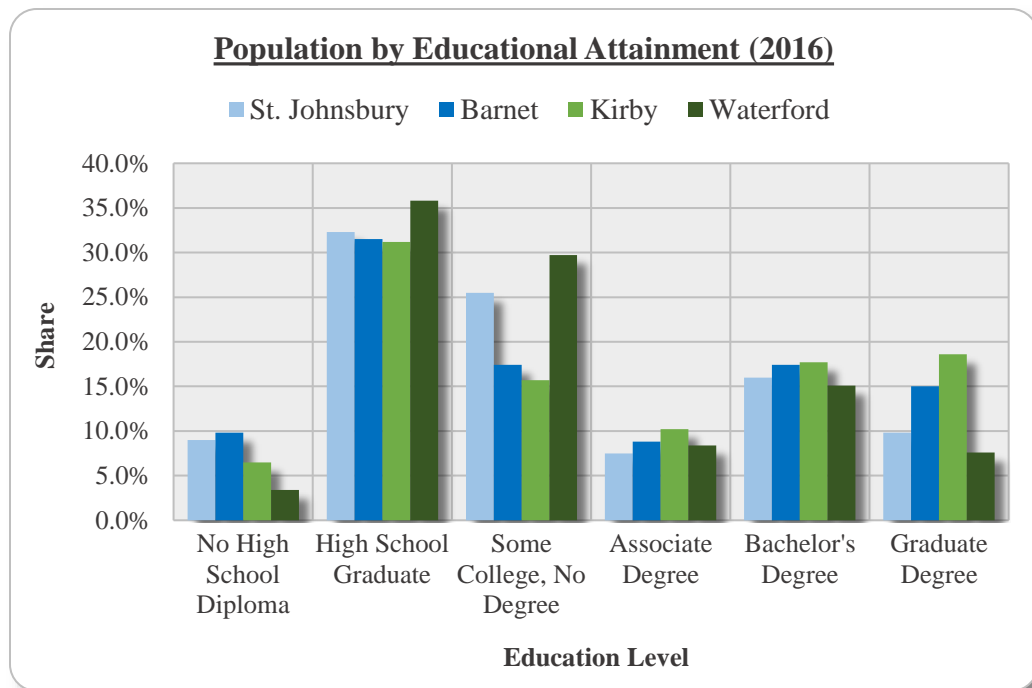
Source: ESRI 2016; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA share (9.0%) of people without high school diplomas was lower than Barnet (9.8%), but higher than both Kirby (6.5%) and Waterford (3.4%).

- Approximately one-third (33.3%) of PSA residents have received a college degree, which is slightly higher than the share (31.1%) of college degree holders in Waterford. However, the share of the population with a college degree is significantly higher in both Barnet (41.2%) and Kirby (46.5%). Note that 18.6% of the population in Kirby had an advanced degree.

The following graph compares educational attainment for 2016:



Population by poverty status is shown in the following table:

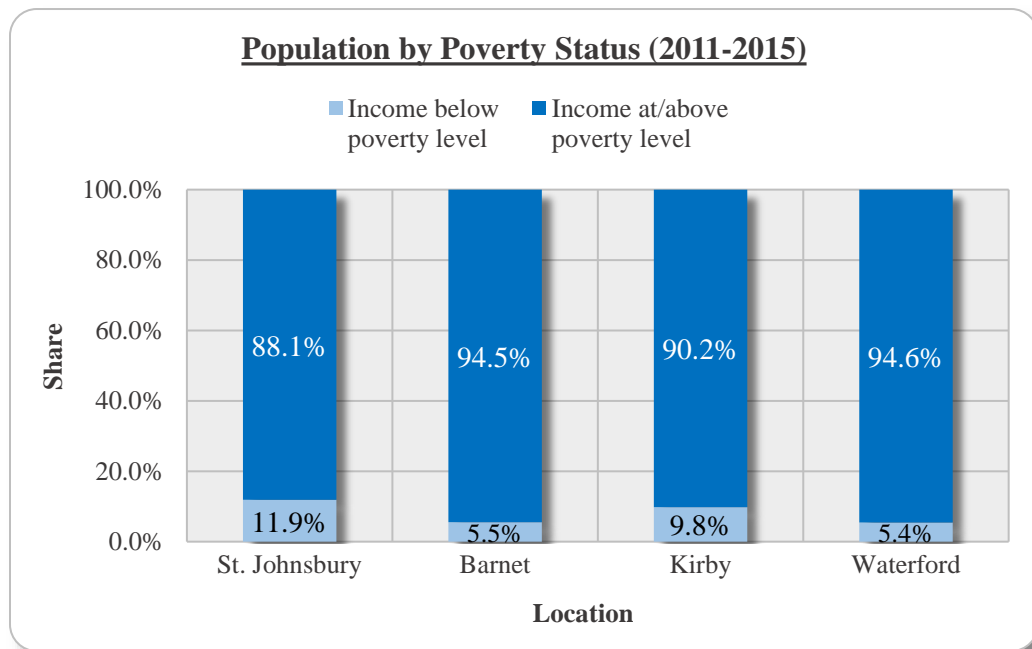
		Population by Poverty Status						
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
St. Johnsbury (PSA)	Number	142	404	137	893	3,228	977	5,781
	Percent	2.5%	7.0%	2.4%	15.4%	55.8%	16.9%	100.0%
Barnet	Number	26	67	6	345	1,040	305	1,789
	Percent	1.5%	3.7%	0.3%	19.3%	58.1%	17.0%	100.0%
Kirby	Number	19	22	2	86	236	72	437
	Percent	4.3%	5.0%	0.5%	19.7%	54.0%	16.5%	100.0%
Waterford	Number	17	50	5	258	780	228	1,338
	Percent	1.3%	3.7%	0.4%	19.3%	58.3%	17.0%	100.0%

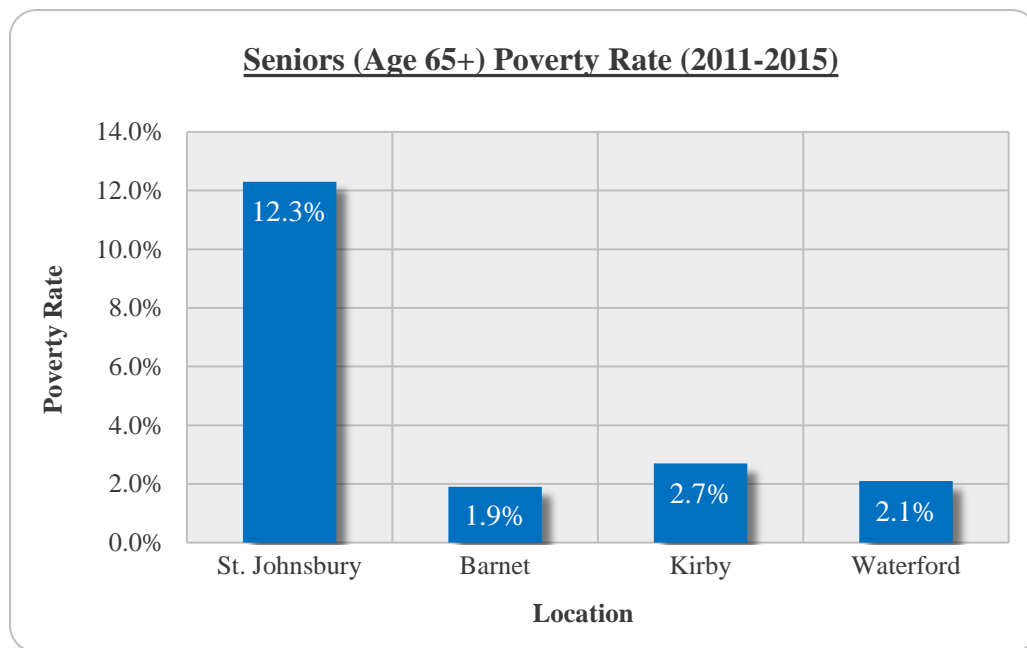
Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a higher share (11.9%) of people living below the poverty level than Barnet (5.5%), Kirby (9.8%), and Waterford (5.4%).
- 13.7% of the younger population under the age of 18 within the PSA was living below the poverty level. Kirby (18.1%) had a higher rate of its population under the age of 18 living in poverty. Barnet (7.0%) and Waterford (6.2%) both had much lower rates of poverty among those under the age of 18.
- Seniors (age 65 and older) within the PSA are experiencing poverty at a far greater degree than the competitive markets. Overall, 12.3% of the PSA's senior population lives in poverty, while the shares living in poverty in Barnet (1.9%), Kirby (2.7%), and Waterford (2.1%) are lower.

The following graph compares poverty status for each geographic area.





Population by migration (previous residence one year prior to survey) for years 2011-2015 (five-year rolling average) is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
St. Johnsbury (PSA)	Number	4,947	520	263	346	40	6,116
	Percent	80.9%	8.5%	4.3%	5.7%	0.7%	100.0%
Barnet	Number	1,585	107	15	82	7	1,796
	Percent	88.3%	6.0%	0.8%	4.6%	0.4%	100.0%
Kirby	Number	386	25	10	16	0	437
	Percent	88.3%	5.7%	2.3%	3.7%	0.0%	100.0%
Waterford	Number	1,188	80	12	62	5	1,347
	Percent	88.2%	5.9%	0.9%	4.6%	0.4%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a higher share (19.1%) of people changing residences annually than Barnet (11.7%), Kirby (11.7%), and Waterford (11.8%).
- Of the number of PSA residents who relocated over the preceding year, most moved from within Caledonia County. A notable share (4.3%) moved from a different county within the state of Vermont. This is a much higher share than the three competitive towns. In fact, the PSA and the three competitive towns had more people relocate from another state than a different county within the state of Vermont.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2016	2021
St. Johnsbury (PSA)	Population	6,192	6,193	6,102	6,043
	Area in Square Miles	13.08	13.08	13.08	13.08
	Density	473.5	473.6	466.6	462.1
Barnet	Population	1,690	1,708	1,737	1,759
	Area in Square Miles	43.58	43.58	43.58	43.58
	Density	38.8	39.2	39.9	40.4
Kirby	Population	449	493	554	589
	Area in Square Miles	24.42	24.42	24.42	24.42
	Density	18.4	20.2	22.7	24.1
Waterford	Population	1,104	1,280	1,316	1,337
	Area in Square Miles	39.74	39.74	39.74	39.74
	Density	27.8	32.2	33.1	33.6

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2016 PSA population density of 466.6 people per square mile is significantly greater than the population density for Barnet (39.9 people per square mile), Kirby (22.7 people per square mile), and Waterford (33.1 people per square mile).
- A slight decrease in population density is projected for the PSA between 2016 and 2021, while a slight increase in population density is projected for the three competitive towns during the same period. This analysis assumes that none of the four areas (including the PSA) is projected to change in size between 2016 and 2021.

2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

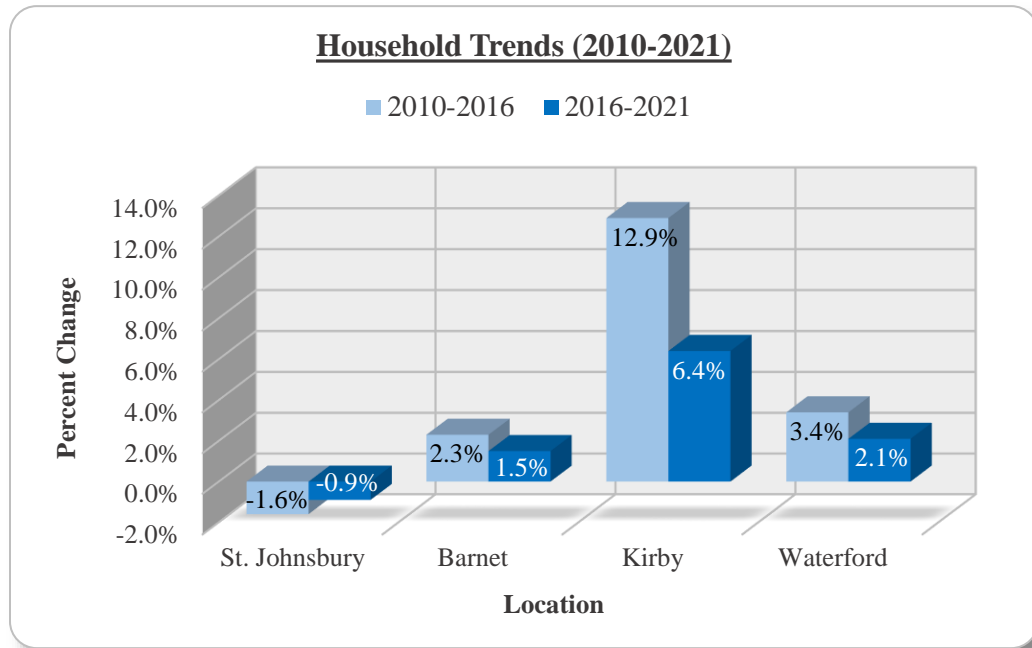
	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2016 Estimated	Change 2010-2016		2021 Projected	Change 2016-2021	
			#	%		#	%		#	%
St. Johnsbury (PSA)	2,686	2,623	-63	-2.3%	2,582	-41	-1.6%	2,559	-23	-0.9%
Barnet	638	666	28	4.4%	681	15	2.3%	691	10	1.5%
Kirby	174	194	20	11.5%	219	25	12.9%	233	14	6.4%
Waterford	424	505	81	19.1%	522	17	3.4%	533	11	2.1%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA decreased by 63, resulting in a decline of 2.3%. The towns of Barnet, Kirby, and Waterford all experienced an increase in households during this period. Waterford experienced the largest increase in both total households (81) and growth rate (19.1%) between 2000 and 2010. Kirby also experienced a double-digit growth rate (11.5%), while Barnet experienced household growth at a more modest rate (4.4%).
- From 2010 to 2016, the number of households in the PSA continued to decrease. St. Johnsbury experienced a decrease of 41 households (-1.6%) during this period. Barnet (2.3%), Kirby (12.9%), and Waterford (3.4%) all experienced an increase in households between 2010 and 2016.
- Between 2016 and 2021, the number of households in the PSA is projected to decline by 23 (-0.9%). Note that the decline in households is not projected to be as significant as in past years. An increase in households is projected for Barnet (1.5%), Kirby (6.4%), and Waterford (2.1%) between 2016 and 2021. Note that projected increases in all three towns are not as significant as in past years.

The following graph compares percent change in households (growth +/decline -) for two time periods, 2010 to 2016 and 2016 to 2021:



Household heads by age cohorts are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
St. Johnsbury (PSA)	2010	135 (5.1%)	316 (12.0%)	401 (15.3%)	561 (21.4%)	510 (19.4%)	306 (11.6%)	398 (15.2%)
	2016	138 (5.3%)	330 (12.8%)	366 (14.2%)	460 (17.8%)	506 (19.6%)	388 (15.0%)	395 (15.3%)
	2021	136 (5.3%)	368 (14.4%)	353 (13.8%)	390 (15.2%)	487 (19.0%)	448 (17.5%)	377 (14.7%)
	Change 2016-2021	-2 (-1.4%)	38 (11.5%)	-13 (-3.6%)	-70 (-15.2%)	-19 (-3.8%)	60 (15.5%)	-18 (-4.6%)
Barnet	2010	14 (2.1%)	60 (9.0%)	94 (14.1%)	151 (22.7%)	170 (25.5%)	92 (13.8%)	85 (12.8%)
	2016	18 (2.6%)	66 (9.7%)	89 (13.1%)	105 (15.4%)	187 (27.5%)	138 (20.3%)	78 (11.5%)
	2021	16 (2.3%)	63 (9.1%)	95 (13.7%)	86 (12.4%)	153 (22.1%)	186 (26.9%)	92 (13.3%)
	Change 2016-2021	-2 (-11.1%)	-3 (-4.5%)	6 (6.7%)	-19 (-18.1%)	-34 (-18.2%)	48 (34.8%)	14 (17.9%)
Kirby	2010	8 (4.1%)	24 (12.4%)	34 (17.5%)	41 (21.1%)	47 (24.2%)	21 (10.8%)	19 (9.8%)
	2016	8 (3.7%)	27 (12.3%)	34 (15.5%)	38 (17.4%)	56 (25.6%)	35 (16.0%)	21 (9.6%)
	2021	8 (3.4%)	24 (10.3%)	36 (15.4%)	38 (16.2%)	54 (23.1%)	48 (20.5%)	26 (11.1%)
	Change 2016-2021	0 (0.0%)	-3 (-11.1%)	2 (5.9%)	0 (0.0%)	-2 (-3.6%)	13 (37.1%)	5 (23.8%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(continued)

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Waterford	2010	9 (1.8%)	46 (9.1%)	71 (14.1%)	115 (22.8%)	131 (25.9%)	70 (13.9%)	63 (12.5%)
	2016	6 (1.1%)	37 (7.1%)	73 (14.0%)	109 (20.9%)	131 (25.1%)	95 (18.2%)	71 (13.6%)
	2021	5 (0.9%)	51 (9.6%)	57 (10.7%)	100 (18.8%)	119 (22.3%)	123 (23.1%)	78 (14.6%)
	Change 2016-2021	-1 (-16.7%)	14 (37.8%)	-16 (-21.9%)	-9 (-8.3%)	-12 (-9.2%)	28 (29.5%)	7 (9.9%)

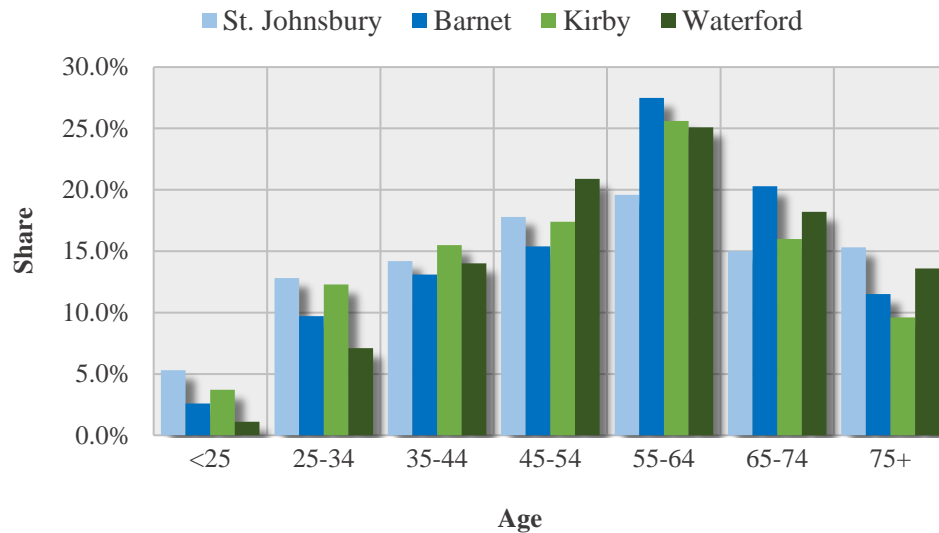
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share (19.6%) of PSA households by age in 2016 is among those between the ages of 55 and 64. By 2021, the number of households within this age group is projected to decline by 19. However, the 55- to 64-year old age group is still projected to represent the largest share (19.0%).
- The largest increase in households (60) is projected to be among those between the ages of 65 and 74 in the PSA, while the largest decline (70) is projected to occur among households between the ages of 45 and 54. The growth in senior households is primarily attributed to seniors aging in place, while the loss in the 45- to 54-year old age group is likely the result of these householders relocating outside of the PSA. Barnet, Kirby, and Waterford are all projected to have the most significant growth occur among those households ages 65 to 74.

The following graph compares household age cohort shares for 2016:

Household Heads by Age (2016)



Households by tenure for selected years are shown in the following table:

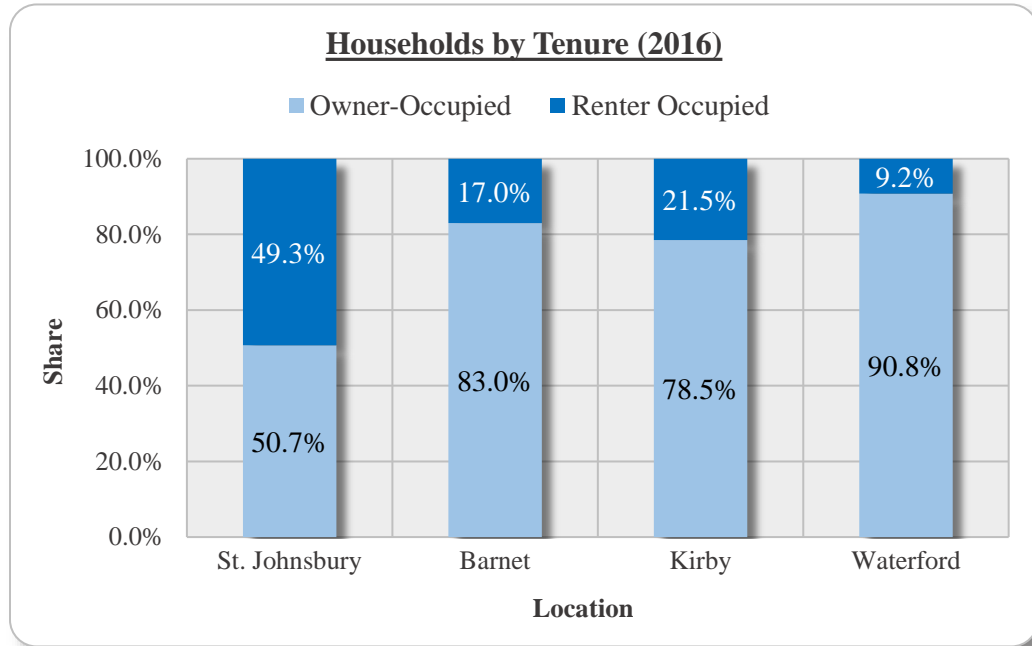
		Households by Tenure							
		2000		2010		2016		2021	
	Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
St. Johnsbury (PSA)	Owner-Occupied	1,400	52.1%	1,365	52.0%	1,309	50.7%	1,306	51.0%
	Renter-Occupied	1,286	47.9%	1,258	48.0%	1,273	49.3%	1,253	49.0%
	Total	2,686	100.0%	2,623	100.0%	2,582	100.0%	2,559	100.0%
Barnet	Owner-Occupied	540	84.6%	560	84.1%	565	83.0%	571	82.6%
	Renter-Occupied	98	15.4%	106	15.9%	116	17.0%	120	17.4%
	Total	638	100.0%	666	100.0%	681	100.0%	691	100.0%
Kirby	Owner-Occupied	135	77.5%	155	79.9%	172	78.5%	182	78.1%
	Renter-Occupied	39	22.5%	39	20.1%	47	21.5%	51	21.9%
	Total	174	100.0%	194	100.0%	219	100.0%	233	100.0%
Waterford	Owner-Occupied	390	92.0%	462	91.5%	474	90.8%	483	90.6%
	Renter-Occupied	34	8.0%	43	8.5%	48	9.2%	50	9.4%
	Total	424	100.0%	505	100.0%	522	100.0%	533	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2016 share (49.3%) of renter households within the PSA is significantly higher than in Barnet (17.0%), Kirby (21.5%), and Waterford (9.2%). By 2021, the share of renter households in the PSA is projected to decrease slightly (49.0%). The share of renter households in each of the three comparative towns is projected to increase slightly between 2016 and 2021.

The following graph compares household tenure shares for 2016:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
St. Johnsbury	2010	702 (55.8%)	277 (22.0%)	215 (17.1%)	35 (2.8%)	29 (2.3%)	1,258 (100.0%)	1.74
	2016	691 (54.3%)	350 (27.5%)	209 (16.4%)	22 (1.7%)	0 (0.0%)	1,272 (100.0%)	1.66
	2021	682 (54.5%)	342 (27.3%)	206 (16.5%)	22 (1.8%)	0 (0.0%)	1,252 (100.0%)	1.65
Barnet	2010	48 (45.3%)	35 (33.0%)	11 (10.4%)	6 (5.7%)	6 (5.7%)	106 (100.0%)	1.93
	2016	57 (48.7%)	29 (24.8%)	12 (10.3%)	12 (10.3%)	7 (6.0%)	117 (100.0%)	2.00
	2021	43 (35.8%)	35 (29.2%)	13 (10.8%)	13 (10.8%)	16 (13.3%)	120 (100.0%)	2.37
Kirby	2010	19 (48.7%)	10 (25.6%)	5 (12.8%)	5 (12.8%)	0 (0.0%)	39 (100.0%)	1.90
	2016	29 (61.7%)	7 (14.9%)	9 (19.1%)	2 (4.3%)	0 (0.0%)	47 (100.0%)	1.66
	2021	28 (54.9%)	8 (15.7%)	11 (21.6%)	4 (7.8%)	0 (0.0%)	51 (100.0%)	1.82
Waterford	2010	28 (65.1%)	14 (32.6%)	1 (2.3%)	0 (0.0%)	0 (0.0%)	43 (100.0%)	1.37
	2016	36 (75.0%)	10 (20.8%)	0 (0.0%)	2 (4.2%)	0 (0.0%)	48 (100.0%)	1.33
	2021	28 (56.0%)	12 (24.0%)	2 (4.0%)	4 (8.0%)	4 (8.0%)	50 (100.0%)	1.88

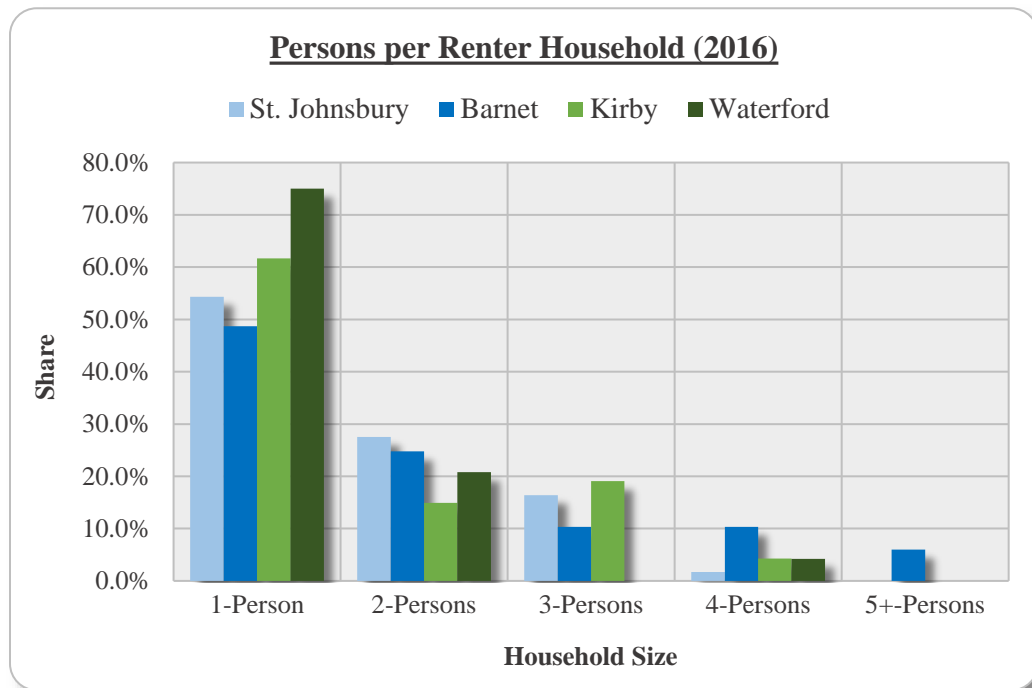
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- In 2016, the largest share (54.3%) of renter households in the PSA was one-person households, while two-person renter households represented the second largest share (27.5%). Combined, one-person and two-person renter households consisted of over 80.0% of all renter households in the PSA. In the three competitive towns, one-person and two-person renter households also made up a combined majority of renter households. Note that the three towns have a much lower number of renter households than the PSA.
- Larger renter households (three persons or above) in the PSA are not as prevalent. Three-person or larger renter households represented 18.1% of all PSA renter households in 2016. This is a lower rate than Barnet (26.6%) and Kirby (23.4%), but a much higher rate than Waterford (4.2%). The lack of large renter households is not uncommon in many areas, due to the preference (and ability) for larger household formations to purchase homes.

- The overall median renter household size was 1.66 persons within the PSA. Median renter household sizes in the competitive towns ranged from 1.33 persons in Waterford to 2.0 persons in Barnet. Note that the median renter household size is projected to increase in all three towns, while median renter household size in the PSA is projected to remain stable between 2016 and 2021.

The following graph compares renter household size shares for 2016:



Owner households by size for selected years are shown on the following table:

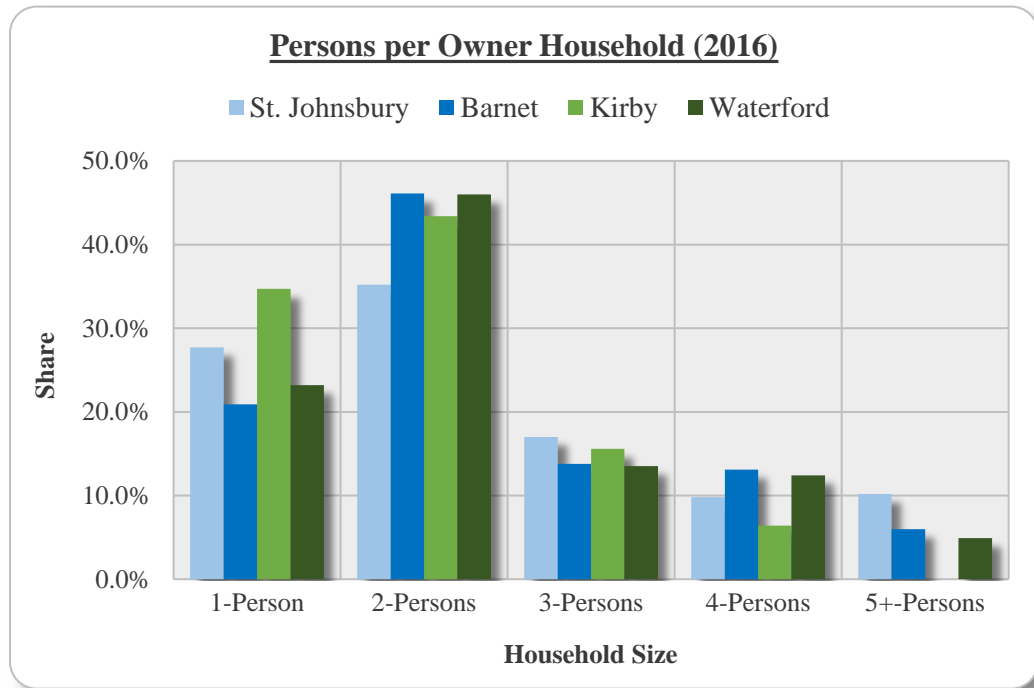
		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
St. Johnsbury	2010	325 (23.7%)	611 (44.6%)	221 (16.1%)	95 (6.9%)	117 (8.5%)	1,369 (100.0%)	2.32
	2016	363 (27.7%)	461 (35.2%)	223 (17.0%)	129 (9.8%)	134 (10.2%)	1,310 (100.0%)	2.40
	2021	368 (28.2%)	455 (34.8%)	226 (17.3%)	126 (9.6%)	132 (10.1%)	1,307 (100.0%)	2.39
Barnet	2010	96 (17.1%)	252 (45.0%)	90 (16.1%)	93 (16.6%)	29 (5.2%)	560 (100.0%)	2.48
	2016	118 (20.9%)	260 (46.1%)	78 (13.8%)	74 (13.1%)	34 (6.0%)	564 (100.0%)	2.37
	2021	123 (21.5%)	267 (46.8%)	79 (13.8%)	72 (12.6%)	30 (5.3%)	571 (100.0%)	2.33
Kirby	2010	52 (33.5%)	65 (41.9%)	21 (13.5%)	17 (11.0%)	0 (0.0%)	155 (100.0%)	2.02
	2016	60 (34.7%)	75 (43.4%)	27 (15.6%)	11 (6.4%)	0 (0.0%)	173 (100.0%)	1.94
	2021	67 (36.4%)	75 (40.8%)	24 (13.0%)	18 (9.8%)	0 (0.0%)	184 (100.0%)	1.96
Waterford	2010	79 (17.1%)	210 (45.5%)	75 (16.2%)	76 (16.5%)	22 (4.8%)	462 (100.0%)	2.46
	2016	110 (23.2%)	218 (46.0%)	64 (13.5%)	59 (12.4%)	23 (4.9%)	474 (100.0%)	2.30
	2021	111 (23.0%)	223 (46.2%)	64 (13.3%)	61 (12.6%)	24 (5.0%)	483 (100.0%)	2.30

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- One- and two-person owner households represented 62.9% of all PSA owner households in 2016. This is a lower rate among one- and two-person owner households than Barnet (67.0%), Kirby (78.1%), and Waterford (69.2%). By 2021, the share of one- and two-person owner households is not projected to change significantly in the PSA or the three competitive towns.
- The median owner household size in the PSA is 2.4 persons. This is similar to the median owner household size in Barnet (2.37), and Waterford (2.3), but larger than the median owner household size in Kirby (1.94). Median owner household sizes are projected to remain unchanged through 2021 for the PSA and the three competitive towns.
- Owner household growth in the PSA among all household sizes is projected to remain stable through 2021.

The following graph compares owner household size shares for 2016:



The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
St. Johnsbury (PSA)	2010	725 (27.6%)	401 (15.3%)	267 (10.2%)	376 (14.3%)	408 (15.5%)	242 (9.2%)	154 (5.9%)	54 (2.1%)
	2016	486 (18.8%)	372 (14.4%)	402 (15.6%)	365 (14.1%)	386 (14.9%)	289 (11.2%)	209 (8.1%)	73 (2.8%)
	2021	472 (18.4%)	415 (16.2%)	338 (13.2%)	320 (12.5%)	404 (15.8%)	304 (11.9%)	229 (8.9%)	77 (3.0%)
	Change 2016-2021	-14 (-2.9%)	43 (11.6%)	-64 (-15.9%)	-45 (-12.3%)	18 (4.7%)	15 (5.2%)	20 (9.6%)	4 (5.5%)
Barnet	2010	102 (15.3%)	77 (11.6%)	85 (12.8%)	85 (12.8%)	121 (18.2%)	55 (8.3%)	97 (14.6%)	44 (6.6%)
	2016	49 (7.2%)	47 (6.9%)	96 (14.1%)	65 (9.5%)	146 (21.4%)	138 (20.3%)	123 (18.1%)	17 (2.5%)
	2021	82 (11.9%)	58 (8.4%)	78 (11.3%)	65 (9.4%)	133 (19.2%)	131 (19.0%)	124 (17.9%)	20 (2.9%)
	Change 2016-2021	33 (67.3%)	11 (23.4%)	-18 (-18.8%)	0 (0.0%)	-13 (-8.9%)	-7 (-5.1%)	1 (0.8%)	3 (17.6%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Kirby	2010	30 (15.5%)	18 (9.3%)	37 (19.1%)	33 (17.0%)	33 (17.0%)	23 (11.9%)	15 (7.7%)	5 (2.6%)
	2016	15 (6.8%)	16 (7.3%)	15 (6.8%)	40 (18.2%)	78 (35.5%)	35 (15.9%)	16 (7.3%)	5 (2.3%)
	2021	69 (29.4%)	21 (8.9%)	13 (5.5%)	22 (9.4%)	48 (20.4%)	37 (15.7%)	20 (8.5%)	5 (2.1%)
	Change 2016-2021	54 (360.0%)	5 (31.3%)	-2 (-13.3%)	-18 (-45.0%)	-30 (-38.5%)	2 (5.7%)	4 (25.0%)	0 (0.0%)
Waterford	2010	24 (4.8%)	31 (6.1%)	51 (10.1%)	70 (13.9%)	156 (30.9%)	65 (12.9%)	76 (15.0%)	32 (6.3%)
	2016	24 (4.6%)	19 (3.6%)	56 (10.7%)	72 (13.8%)	121 (23.2%)	90 (17.2%)	107 (20.5%)	33 (6.3%)
	2021	60 (11.3%)	23 (4.3%)	48 (9.0%)	63 (11.8%)	106 (19.9%)	80 (15.0%)	116 (21.8%)	37 (6.9%)
	Change 2016-2021	36 (150.0%)	4 (21.1%)	-8 (-14.3%)	-9 (-12.5%)	-15 (-12.4%)	-10 (-11.1%)	9 (8.4%)	4 (12.1%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2016, the largest share (18.8%) of households in the PSA had incomes below \$15,000. In addition, 33.2% of all households in the PSA earned less than \$25,000 in 2016. This is a significantly higher rate than Barnet (14.1%), Kirby (14.1%), and Waterford (8.2%).
- The most significant change in income distribution by 2021 is projected to be among households earning more than \$50,000 within the PSA. An increase in 57 households is projected for households earning \$50,000 or more, while a decrease in the number of households (80) is projected for those earning less than \$50,000. The towns of Barnet and Kirby are projected to show a reversed pattern, as both towns expect to have a slight increase in lower income households (below \$50,000) and a slight decrease in households earning \$50,000 or more. Waterford is projecting a significant increase in households among both income groups.
- Despite these projections, lower income households (below \$50,000) will still represent over 60.0% of households in the PSA. As such, affordable housing will remain an important segment of the local housing market.

The distribution of *renter* households by income is illustrated below:

		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
St. Johnsbury	2010	582 (46.3%)	228 (18.1%)	164 (13.0%)	144 (11.4%)	118 (9.4%)	5 (0.4%)	5 (0.4%)	12 (1.0%)
	2016	392 (30.8%)	253 (19.9%)	222 (17.5%)	101 (7.9%)	154 (12.1%)	108 (8.5%)	23 (1.8%)	19 (1.5%)
	2021	354 (28.1%)	289 (23.0%)	159 (12.6%)	53 (4.2%)	179 (14.2%)	178 (14.1%)	18 (1.4%)	28 (2.2%)
	Change 2016-2021	-38 (-9.7%)	36 (14.2%)	-63 (-28.4%)	-48 (-47.5%)	25 (16.2%)	70 (64.8%)	-5 (-21.7%)	9 (47.4%)
Barnet	2010	32 (30.2%)	14 (13.2%)	22 (20.8%)	13 (12.3%)	11 (10.4%)	9 (8.5%)	1 (0.9%)	4 (3.8%)
	2016	24 (20.5%)	1 (0.9%)	31 (26.5%)	5 (4.3%)	16 (13.7%)	32 (27.4%)	8 (6.8%)	0 (0.0%)
	2021	36 (30.0%)	0 (0.0%)	13 (10.8%)	6 (5.0%)	1 (0.8%)	60 (50.0%)	4 (3.3%)	0 (0.0%)
	Change 2016-2021	12 (50.0%)	-1 (-100.0%)	-18 (-58.1%)	1 (20.0%)	-15 (-93.8%)	28 (87.5%)	-4 (-50.0%)	0 (0.0%)
Kirby	2010	20 (51.3%)	4 (10.3%)	0 (0.0%)	11 (28.2%)	2 (5.1%)	0 (0.0%)	2 (5.1%)	0 (0.0%)
	2016	9 (19.1%)	5 (10.6%)	0 (0.0%)	13 (27.7%)	20 (42.6%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	27 (52.9%)	7 (13.7%)	0 (0.0%)	9 (17.6%)	8 (15.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	18 (200.0%)	2 (40.0%)	0 (0.0%)	-4 (-30.8%)	-12 (-60.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Waterford	2010	3 (7.0%)	2 (4.7%)	7 (16.3%)	4 (9.3%)	16 (37.2%)	11 (25.6%)	0 (0.0%)	0 (0.0%)
	2016	5 (10.4%)	0 (0.0%)	8 (16.7%)	8 (16.7%)	11 (22.9%)	15 (31.3%)	1 (2.1%)	0 (0.0%)
	2021	23 (46.0%)	0 (0.0%)	2 (4.0%)	1 (2.0%)	0 (0.0%)	24 (48.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	18 (360.0%)	0 (0.0%)	-6 (-75.0%)	-7 (-87.5%)	-11 (-100.0%)	9 (60.0%)	-1 (-100.0%)	0 (0.0%)

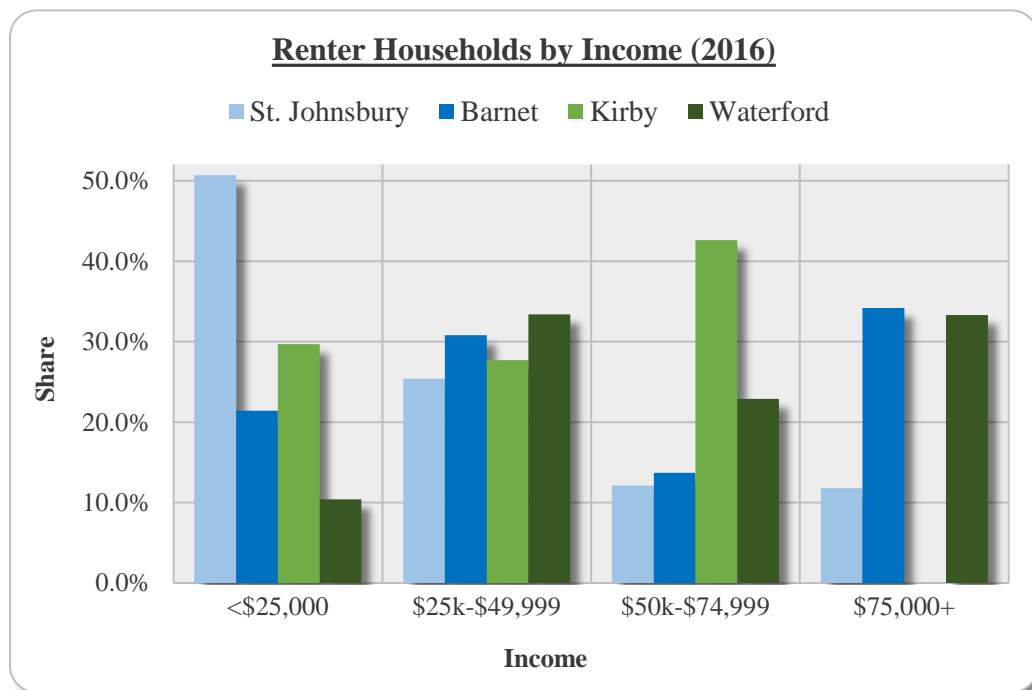
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2016, the largest number of renter households in the PSA had incomes below \$15,000, with the next largest number making between \$15,000 and \$24,999. Combined, over 50.0% of the renter households in the Site PSA made less than \$25,000 in 2015. This is a significantly larger share of low-income renter households than Barnet (21.4%), Kirby (29.7%), and Waterford (10.4%).
- By contrast, the largest number of renter households in the three competitive towns were in higher income brackets. Barnet (27.4%) and Waterford (31.3%) each had its highest share of renter households earning between \$75,000 and \$99,999. Kirby had its highest share of renter households (42.6%) earning between \$50,000 and \$74,999.

- The greatest change in renter households in the PSA between 2016 and 2021 will be an increase of 70 among those earning between \$75,000 and \$99,999. Note that Barnet and Waterford both had its highest share of renters within this income bracket for 2016. Additionally, both Barnet and Waterford are projecting its largest increase in renter households within the \$75,000 to \$99,999 age bracket. Note that Kirby did not have any renter households earning \$75,000 or more in 2016, and is not projected to have any renter households within this income bracket by 2021.
- Despite this projected change, lower income renter households will still represent the largest number of households in the PSA. As such, affordable housing will remain an important segment of the local housing market. However, a projected uptick in the number (and share) of higher-income renter households should also be a focus for future housing options in the PSA.

The following graph compares *renter* household income shares for 2016:



The distribution of *owner* households by income is included below:

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
St. Johnsbury (PSA)	2010	143 (10.4%)	173 (12.6%)	103 (7.5%)	232 (16.9%)	290 (21.2%)	237 (17.3%)	149 (10.9%)	42 (3.1%)
	2016	94 (7.2%)	119 (9.1%)	180 (13.7%)	264 (20.2%)	232 (17.7%)	181 (13.8%)	186 (14.2%)	54 (4.1%)
	2021	118 (9.0%)	126 (9.6%)	179 (13.7%)	267 (20.4%)	225 (17.2%)	126 (9.6%)	211 (16.1%)	55 (4.2%)
	Change 2016-2021	24 (25.5%)	7 (5.9%)	-1 (-0.6%)	3 (1.1%)	-7 (-3.0%)	-55 (-30.4%)	25 (13.4%)	1 (1.9%)
Barnet	2010	70 (12.5%)	63 (11.3%)	63 (11.3%)	72 (12.9%)	110 (19.6%)	46 (8.2%)	96 (17.1%)	40 (7.1%)
	2016	25 (4.4%)	46 (8.2%)	65 (11.5%)	60 (10.6%)	130 (23.0%)	106 (18.8%)	115 (20.4%)	17 (3.0%)
	2021	46 (8.1%)	58 (10.2%)	65 (11.4%)	59 (10.3%)	132 (23.1%)	71 (12.4%)	120 (21.0%)	20 (3.5%)
	Change 2016-2021	21 (84.0%)	12 (26.1%)	0 (0.0%)	-1 (-1.7%)	2 (1.5%)	-35 (-33.0%)	5 (4.3%)	3 (17.6%)
Kirby	2010	10 (6.5%)	14 (9.0%)	37 (23.9%)	22 (14.2%)	31 (20.0%)	23 (14.8%)	13 (8.4%)	5 (3.2%)
	2016	6 (3.5%)	11 (6.4%)	15 (8.7%)	27 (15.6%)	58 (33.5%)	35 (20.2%)	16 (9.2%)	5 (2.9%)
	2021	42 (22.8%)	14 (7.6%)	13 (7.1%)	13 (7.1%)	40 (21.7%)	37 (20.1%)	20 (10.9%)	5 (2.7%)
	Change 2016-2021	36 (600.0%)	3 (27.3%)	-2 (-13.3%)	-14 (-51.9%)	-18 (-31.0%)	2 (5.7%)	4 (25.0%)	0 (0.0%)
Waterford	2010	21 (4.5%)	29 (6.3%)	44 (9.5%)	66 (14.3%)	140 (30.3%)	54 (11.7%)	76 (16.5%)	32 (6.9%)
	2016	19 (4.0%)	19 (4.0%)	48 (10.1%)	64 (13.5%)	110 (23.2%)	75 (15.8%)	106 (22.4%)	33 (7.0%)
	2021	37 (7.7%)	23 (4.8%)	46 (9.5%)	62 (12.8%)	106 (21.9%)	56 (11.6%)	116 (24.0%)	37 (7.7%)
	Change 2016-2021	18 (94.7%)	4 (21.1%)	-2 (-4.2%)	-2 (-3.1%)	-4 (-3.6%)	-19 (-25.3%)	10 (9.4%)	4 (12.1%)

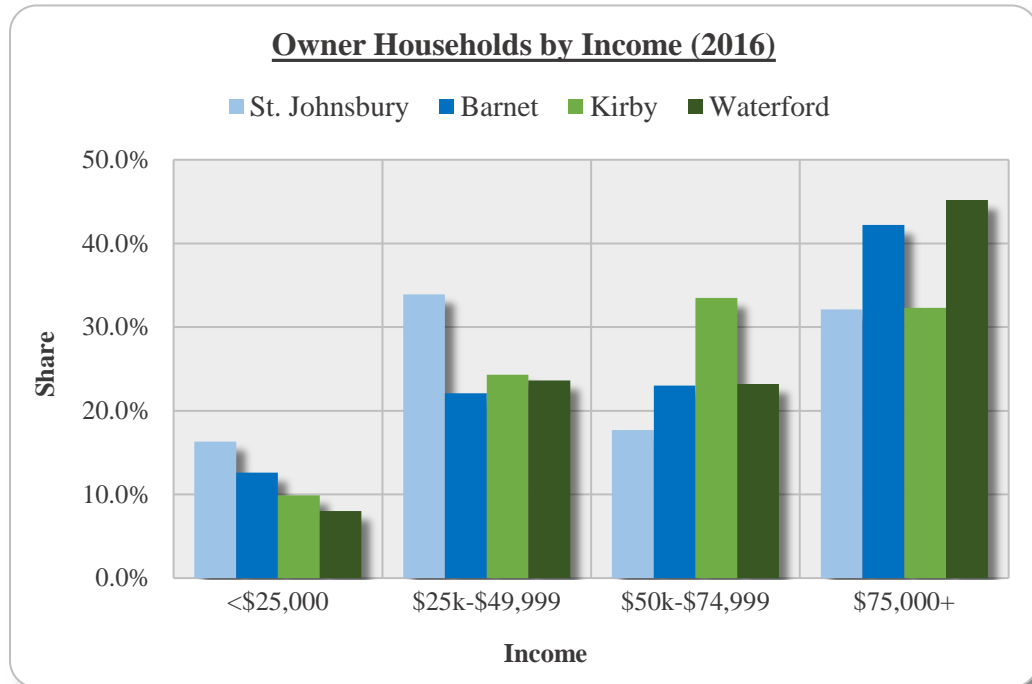
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Within the PSA, the largest share of owner households (20.2%) earned between \$35,000 and \$49,999 in 2016. The second largest share of owner households (17.7%) earned between \$50,000 and \$74,999 during the same period. By comparison, the largest share of owner households earned between \$50,000 and \$74,999 in Barnet, Kirby, and Waterford.
- The largest increase in households (25) within the PSA is projected among those earning between \$100,000 and \$149,999, representing an increase of 13.4% between 2016 and 2021. The next largest increase in households (24) is projected among those households earning less than \$10,000. From 2016 to 2021, all three competitive towns are projecting the largest increase among owner households earning less than \$15,000.

- The largest decrease in households (55) in the PSA is projected among those households earning between \$75,000 and \$99,999. Note that a significant increase in *renter* households (70) within this income bracket is projected in the PSA between 2016 and 2021. In addition, the towns of Barnet and Waterford are also projecting decreases in the number of owner households earning between \$75,000 and \$99,999.

The following graph compares *owner* household income shares for 2016:



The following table shows the distribution of *senior (age 55+) renter* households by income:

		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
St. Johnsbury (PSA)	2010	318 (53.5%)	116 (19.5%)	71 (12.0%)	51 (8.6%)	34 (5.7%)	0 (0.0%)	0 (0.0%)	4 (0.7%)
	2016	206 (37.7%)	129 (23.6%)	97 (17.8%)	30 (5.5%)	48 (8.8%)	30 (5.5%)	4 (0.7%)	2 (0.4%)
	2021	187 (32.7%)	164 (28.7%)	77 (13.5%)	8 (1.4%)	64 (11.2%)	66 (11.5%)	1 (0.2%)	5 (0.9%)
	Change 2016-2021	-19 (-9.2%)	35 (27.1%)	-20 (-20.6%)	-22 (-73.3%)	16 (33.3%)	36 (120.0%)	-3 (-75.0%)	3 (150.0%)
Barnet	2010	9 (30.0%)	4 (13.3%)	10 (33.3%)	2 (6.7%)	4 (13.3%)	1 (3.3%)	0 (0.0%)	0 (0.0%)
	2016	12 (35.3%)	0 (0.0%)	14 (41.2%)	0 (0.0%)	0 (0.0%)	8 (23.5%)	0 (0.0%)	0 (0.0%)
	2021	16 (40.0%)	0 (0.0%)	4 (10.0%)	0 (0.0%)	0 (0.0%)	20 (50.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	4 (33.3%)	0 (0.0%)	-10 (-71.4%)	0 (0.0%)	0 (0.0%)	12 (150.0%)	0 (0.0%)	0 (0.0%)
Kirby	2010	6 (60.0%)	2 (20.0%)	0 (0.0%)	2 (20.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2016	7 (36.8%)	3 (15.8%)	0 (0.0%)	4 (21.1%)	5 (26.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	2021	13 (50.0%)	5 (19.2%)	0 (0.0%)	4 (15.4%)	4 (15.4%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	6 (85.7%)	2 (66.7%)	0 (0.0%)	0 (0.0%)	-1 (-20.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Waterford	2010	1 (10.0%)	1 (10.0%)	4 (40.0%)	1 (10.0%)	2 (20.0%)	1 (10.0%)	0 (0.0%)	0 (0.0%)
	2016	3 (21.4%)	0 (0.0%)	3 (21.4%)	3 (21.4%)	0 (0.0%)	5 (35.7%)	0 (0.0%)	0 (0.0%)
	2021	11 (64.7%)	0 (0.0%)	1 (5.9%)	0 (0.0%)	0 (0.0%)	5 (29.4%)	0 (0.0%)	0 (0.0%)
	Change 2016-2021	8 (266.7%)	0 (0.0%)	-2 (-66.7%)	-3 (-100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

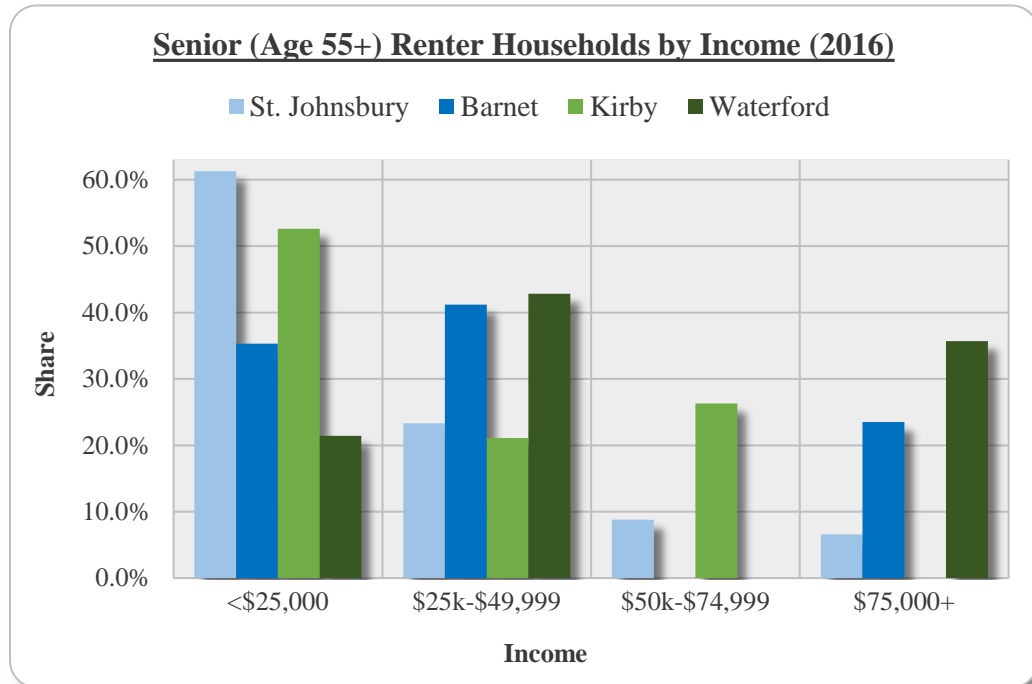
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2016, the largest number of PSA senior renter households were earning less than \$15,000 per year, with the second largest number among those earning between \$15,000 and \$24,999. Overall, senior renter households earning less than \$25,000 a year represent 61.3% of all senior renter households.
- Between 2016 and 2021, the largest growth among senior renter households (36) within the Site PSA is projected to take place within the \$75,000 to \$99,999 income bracket. An increase of 35 senior renter households is also projected among those earning between \$15,000 and \$24,999.

- There are far fewer senior renter households in Barnet, Kirby, and Waterford than in the PSA. Projections indicate an increase in households earning below \$15,000 in all three towns. An increase in the number of senior renter households earning between \$75,000 and \$99,999 is also projected in Barnet.

The following graph compares senior *renter* household income shares for 2016:



The distribution of *senior (age 55+) owner* households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
St. Johnsbury	2010	88 (14.2%)	105 (16.9%)	52 (8.4%)	123 (19.8%)	109 (17.6%)	76 (12.3%)	50 (8.1%)	17 (2.7%)
	2016	69 (9.3%)	88 (11.8%)	116 (15.6%)	151 (20.3%)	124 (16.6%)	86 (11.5%)	88 (11.8%)	23 (3.1%)
	2021	75 (10.1%)	83 (11.2%)	111 (15.0%)	147 (19.8%)	121 (16.3%)	68 (9.2%)	112 (15.1%)	24 (3.2%)
	Change 2016-2021	6 (8.7%)	-5 (-5.7%)	-5 (-4.3%)	-4 (-2.6%)	-3 (-2.4%)	-18 (-20.9%)	24 (27.3%)	1 (4.3%)
Barnet	2010	52 (16.4%)	40 (12.6%)	46 (14.5%)	38 (12.0%)	53 (16.7%)	23 (7.3%)	48 (15.1%)	17 (5.4%)
	2016	23 (6.2%)	34 (9.2%)	56 (15.2%)	43 (11.7%)	77 (20.9%)	64 (17.3%)	64 (17.3%)	8 (2.2%)
	2021	31 (7.9%)	46 (11.8%)	52 (13.3%)	46 (11.8%)	79 (20.3%)	52 (13.3%)	71 (18.2%)	13 (3.3%)
	Change 2016-2021	8 (34.8%)	12 (35.3%)	-4 (-7.1%)	3 (7.0%)	2 (2.6%)	-12 (-18.8%)	7 (10.9%)	5 (62.5%)
Kirby	2010	5 (6.5%)	10 (13.0%)	25 (32.5%)	10 (13.0%)	11 (14.3%)	7 (9.1%)	6 (7.8%)	3 (3.9%)
	2016	5 (5.3%)	10 (10.6%)	10 (10.6%)	16 (17.0%)	24 (25.5%)	16 (17.0%)	10 (10.6%)	3 (3.2%)
	2021	21 (20.2%)	12 (11.5%)	10 (9.6%)	6 (5.8%)	22 (21.2%)	17 (16.3%)	13 (12.5%)	3 (2.9%)
	Change 2016-2021	16 (320.0%)	2 (20.0%)	0 (0.0%)	-10 (-62.5%)	-2 (-8.3%)	1 (6.3%)	3 (30.0%)	0 (0.0%)
Waterford	2010	14 (5.5%)	25 (9.8%)	35 (13.8%)	47 (18.5%)	63 (24.8%)	22 (8.7%)	34 (13.4%)	14 (5.5%)
	2016	17 (6.0%)	17 (6.0%)	36 (12.7%)	44 (15.5%)	58 (20.5%)	36 (12.7%)	59 (20.8%)	16 (5.7%)
	2021	19 (6.2%)	21 (6.9%)	34 (11.1%)	44 (14.4%)	63 (20.7%)	35 (11.5%)	69 (22.6%)	20 (6.6%)
	Change 2016-2021	2 (11.8%)	4 (23.5%)	-2 (-5.6%)	0 (0.0%)	5 (8.6%)	-1 (-2.8%)	10 (16.9%)	4 (25.0%)

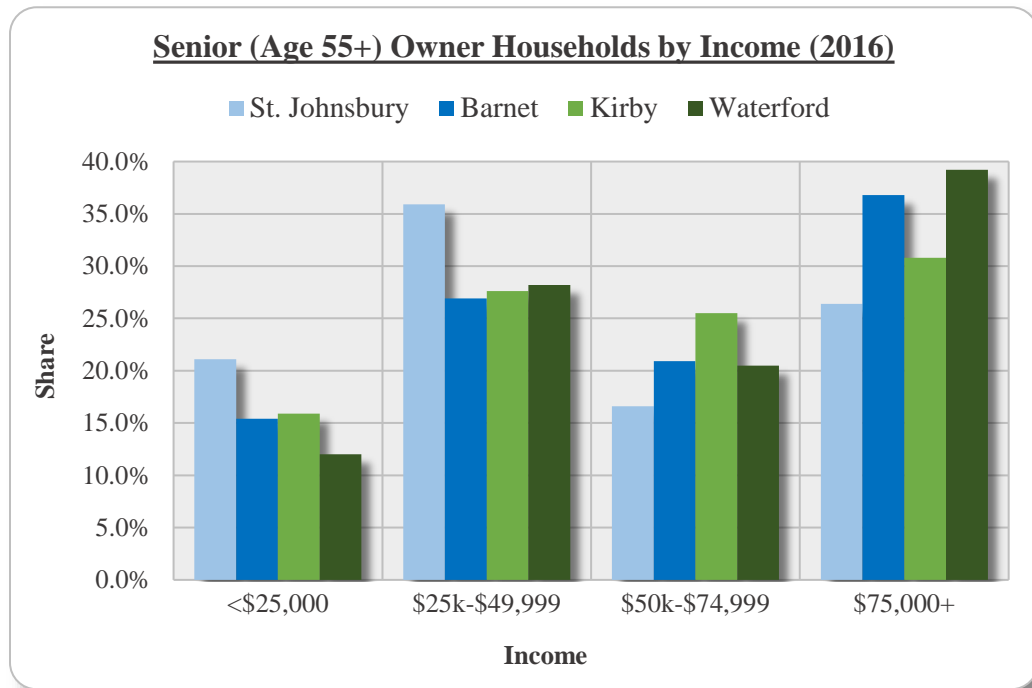
Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In the PSA, the largest number of senior homeowners in 2016 was among those making between \$35,000 and \$49,999 annually. The second largest number of senior homeowners earned \$50,000 to \$74,999 during the same period. Although slight decreases in the number of households are projected within both income brackets, senior homeowners earning between \$35,000 and \$74,999 will remain the largest segment of the senior homeowner market in 2021. The three competitive towns (Barnet, Kirby, and Waterford) all had the largest share of senior homeowners earning between \$50,000 and \$74,999 in 2016.

- The largest increase in senior homeowners (24) in the PSA is projected among those earning between \$100,000 and \$149,999. The largest projected decline is expected to occur among senior households making between \$75,000 and \$99,999, projected to decline by 18 (-20.9%). Slight increases or decreases are projected at all remaining income brackets between 2016 and 2021.

The following graph compares senior *owner* household income shares for 2016:



3. Summary

This demographic study focuses on the Primary Study Area (PSA), which consists of St. Johnsbury. The purpose of this section of the study is to compare the PSA with three external markets that are adjacent to St. Johnsbury. All three competitive markets (Barnet, Kirby, and Waterford) are in Caledonia County. This analysis presents demographic data for the PSA and the three external markets, in order to make comparisons between St. Johnsbury and these related geographic areas.

The PSA experienced population growth of only one person between 2000 and 2010, and a decline of 63 households (-2.3%) during this same period. Between 2010 and 2016, the PSA population declined by 91 (-1.5%) and households declined by 41 (-1.6). Between 2016 and 2021, it is projected that the PSA population and households will continue to decline, but at a smaller rate compared to past years. During this period, the population is projected to decrease by 59 (-1.0%) and the number of households are projected to decrease by 23 (-0.9%).

By comparison, the towns of Barnet, Kirby, and Waterford all experienced increases in population and households between 2000 and 2010, and also between 2010 and 2016. Increases in both population and households are also projected for all three towns between 2016 and 2021.

It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next few years.

The following highlights key demographic trends and characteristics of the PSA and comparable external markets.

- In 2016, the PSA had a median age of 42.6, which is younger than the three competitive towns (Burnet, Kirby, and Waterford). While the median age in the PSA is projected to decrease to 41.7, an increase in the median age is projected for all three competitive towns by 2021.
- The largest share (14.4%) of people in the PSA is among those between the ages of 55 and 64, while the total population ages 55 and older represent over one-third (34.1%) of the PSA population. The greatest change in population by age will be among persons ages 65 to 74, which are projected to increase by 100 (16.9%) between 2016 and 2021. Note that the largest increase in population for the three competitive towns is also projected to occur within the 65- to 74-year old age group
- The adult population with a high school diploma in the PSA is 91.0%, while approximately one-third (33.3%) of PSA residents have some type of college degree. Waterford (31.1%) had a slightly lower rate of college graduates, while both Barnet (41.2%) and Kirby (46.5%) featured higher college graduation rates. Note that 18.6% of Kirby residents had an advanced degree in 2016.
- 11.9% of PSA residents live in poverty, which is higher than the poverty rates for Kirby (9.8%), Barnet (5.5%), and Waterford (5.4%). Within the PSA, 12.0% of the senior (age 65 and older) population was living below the poverty level. This rate is higher than the senior poverty rate in the competitive towns.

- The share of population in the PSA moving within a given year is 19.1%, which is higher than the shares for Barnet (11.7%), Kirby (11.7%), and Waterford (11.8%).
- Nearly half (49.3%) of all households in the PSA are composed of renters. This is a significantly larger share of renter households than Barnet (17.0%), Kirby (21.5%), and Waterford (9.2%). Over 80.0% of all *renter* households in the PSA were comprised of one- and two-person households in 2016. This was a higher share of one- and two-person renter households than Barnet and Kirby, but a much lower share than Waterford.
- The average renter household size in the PSA was 1.66 persons in 2016. This household size is projected to remain stable between 2016 and 2021, while average renter household size is projected to increase in Barnet, Kirby, and Waterford.
- The largest share of *renter* households in the PSA in 2016 was among those making less than \$15,000 annually, with a notable share of households making between \$15,000 and \$24,999. Combined, over 50.0% of renter households in the PSA earned below \$25,000 in 2016. A significantly lower share of renter households in Barnet (21.4%), Kirby (29.7%), and Waterford (29.7%) earned below \$25,000 in 2016.
- The largest share of *owner* households in the PSA earned between \$35,000 and \$49,999, followed by households earning between \$50,000 and \$74,999 in 2016. An increase of 24 households is also projected for owner households earning less than \$15,000 in the PSA. An increase in owner households earning less than \$15,000 is also projected for Barnet, Kirby, and Waterford. Based on these characteristics, affordable housing should be an important part of the PSA's housing inventory for both renters and homeowners.

Based on the preceding demographic trends, the PSA has a much higher share of low-income *households* than the adjacent towns of Barnet, Kirby, and Waterford. Both the PSA (St. Johnsbury) and the SSA (surrounding areas of Caledonia County offer more than 200 units of affordable (Tax Credit and government-subsidized housing) multifamily rentals. However, none of the identified and surveyed affordable (Tax Credit or subsidized) units are located in Barnet, Kirby or Waterford. Meanwhile, St. Johnsbury provides a majority of the affordable multifamily rental housing units in the county. As such, there is a proportionately lower share of affordable rentals in the PSA than the SSA, relative to the number of low-income households. Additionally, there appear to be a large number of higher-end non-conventional rentals in the SSA, which provides higher income households seeking higher-end rental product more choices. This is true for the for-sale housing inventory as well, which has a significantly larger selection of available for-sale product, in terms of number

of bedrooms, designs, age of product and locations. These housing characteristics, which are discussed in Section VI, are likely impacting the decisions of renters and homebuyers, which in turn are impacting the demographic growth of the towns of Barnet, Kirby and Waterford, and the declines in St. Johnsbury.

Note that an increase of high-income renter households is projected for the PSA between 2016 and 2021, particularly among those earning between \$75,000 and \$99,999. Barnet, Kirby, and Waterford also project renter household growth within this income bracket. It is likely that some of these high-income renter households are comprised of senior households moving into rental alternatives, as they downsize into smaller units. Therefore, renter households at all income levels should be a focus of future housing plans within the PSA.

The following tables compare key demographic metrics of each of the comparable communities and St. Johnsbury.

Neighborhood	Pop. Change (2016-2021)	Median Age (2016)	Persons Per Square Mile	Pop. Age 55+ (%)	Pop. Under 35 (%)	Married (%)	College Degree (%)	Income below Poverty Level (%)
St. Johnsbury (PSA)	-1.0% (4)	42.6 (4)	466.6 (1)	34.1% (4)	41.6% (1)	45.2% (4)	33.3% (3)	11.9% (1)
Barnet	1.3% (3)	44.8 (3)	39.9 (2)	38.1% (2)	39.6% (2)	58.5% (2)	41.2% (2)	5.5% (3)
Kirby	6.3% (1)	45.9 (2)	22.7 (4)	37.2% (3)	36.3% (3)	63.0% (1)	46.5% (1)	9.8% (2)
Waterford	1.6% (2)	48.8 (1)	33.1 (3)	39.7% (1)	33.1% (4)	57.7% (3)	31.1% (1)	5.4% (4)

Pop. – Population

T = Tied

Neighborhood	HH Growth (2016-2021)	Median HH Income (2016)	Renter HH below \$35K (%)	Owner HH below \$35K (%)	Renter-occupied HH (%)	Renter HH age 55+ Below \$35K (%)	Owner HH age 55+ Below \$35K (%)
St. Johnsbury (PSA)	-0.9% (4)	\$36,274 (4)	68.2% (1)	30.0% (1)	49.3% (1)	79.1% (1)	36.6% (1)
Barnet	1.5% (3)	\$64,298 (2)	47.9% (2)	24.1% (2)	17.0% (3)	76.5% (2)	30.6% (2)
Kirby	6.4% (1)	\$57,692 (3)	29.8% (3)	18.5% (3)	21.5% (2)	52.6% (3)	26.6% (3)
Waterford	2.1% (2)	\$68,595 (1)	27.1% (4)	18.1% (4)	9.2% (4)	42.9% (4)	24.7% (4)

HH – Household

T = Tied

Based on the preceding data, while St. Johnsbury is projected to experience a decline in its population and households between 2016 and 2021, each of the competitive communities are projected to increase. St. Johnsbury has the greatest population density and lowest median age. Additionally, St. Johnsbury has the lowest share of married persons and the second lowest share of college graduates. In terms of income, St. Johnsbury has the lowest median household income, the highest share (68.2%) of renter and owner (30.0%) households with incomes below \$35,000. Additionally, St. Johnsbury has the highest share of these low-income households among householders age 55 and older. As such, households in St. Johnsbury are more economically challenged. This is further evidenced by the fact that St. Johnsbury's poverty rate is the highest of the three communities.