



# ADDISON COUNTY REGIONAL HOUSING SURVEY

## **Data Summary and Analysis**

**Addison County Regional Planning Commission**

Summer 2023

# WHY DO A REGIONAL HOUSING SURVEY?

This survey was an implementation action of the **Housing and Population** section of the regional plan.

The Housing Committee's goals and objectives, for this project, worked towards identifying critical housing concerns specific to the **Addison County Region**. Specifically, the survey focused on housing **availability**, **affordability** and the **perception of housing issues** in the region.

## Outreach:

- Front Porch Forum Regional Posts
- Posters/Postcards in all Municipalities' Public Buildings
- Addison Independent
- Website and emails
- Targeted underrepresented populations; WIC, ACORN
- Word of mouth!



### HOUSING INITIATIVES FOR ADDISON COUNTY

Housing shortages are a challenge for all Vermonters. Addison Regional Planning Commission (ACRPC) is working to build solutions in Addison County.



### ACCESSORY DWELLING UNIT GUIDE

Interested in creating an accessory apartment in your house, garage or barn?

ACRPC has created a comprehensive guide to assist you every step of the way. This guide includes information and resources on everything from design to financial planning.

View Guide at [www.acrpc.org](http://www.acrpc.org)



### TAKE THE REGIONAL HOUSING SURVEY

Please Take the ACRPC's Regional Housing Survey!

Please help us understand your housing needs; availability, affordability and housing choice. With your assistance, we can identify the right resources and programs to support your community and build solutions together.

Please take a moment to fill out the survey and make your voice heard!



Scan the QR Code to take the survey online!

This survey is anonymous.

The ADU guide and the housing survey are available at [www.acrpc.org](http://www.acrpc.org) or visit our office for a printed copy.

Contact Us:  
14 Seminary St, Middlebury  
Tel. 802-388-3141. [www.acrpc.org](http://www.acrpc.org)

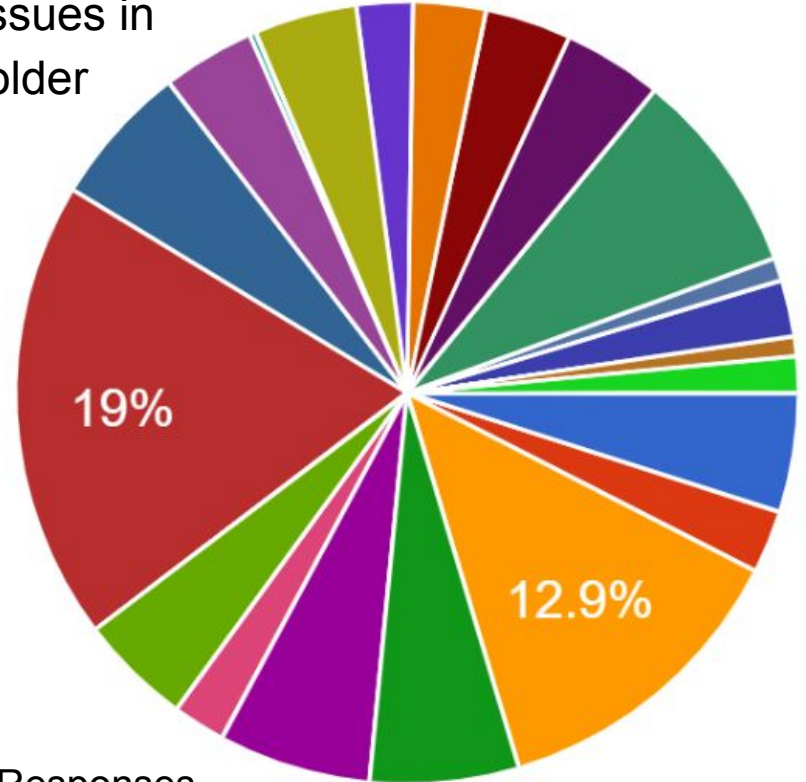


# Where do you live in Addison County?

The housing committee wanted to hear from all of the region's communities, across all demographics, understanding that housing issues in **Middlebury** and/or **Vergennes** are not the same as housing issues in **Salisbury** and **Panton** and housing concerns of older residents are different from those of younger families and/or individuals

Addison	37	Orwell	2
Bridport	19	Panton	31
Bristol	99	Ripton	17
Cornwall	45	Salisbury	23
Ferrisburgh	47	Shoreham	27
Goshen	0	Starksboro	30
Leicester	18	Vergennes	62
Lincoln	35	Waltham	7
Middlebury	143	Weybridge	17
Monkton	43	Whiting	6
NewHaven	28	<b>Looking to live in AC:</b>	<b>6</b>

755 Responses



# What did we ask?

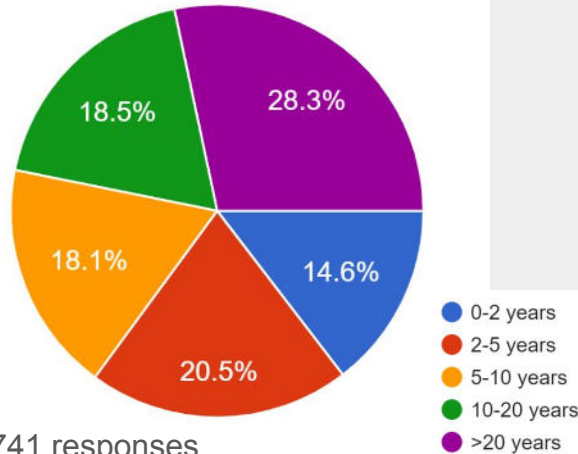
The Survey questions and responses can be grouped into three basic categories:

**Demographic** (who is responding?)

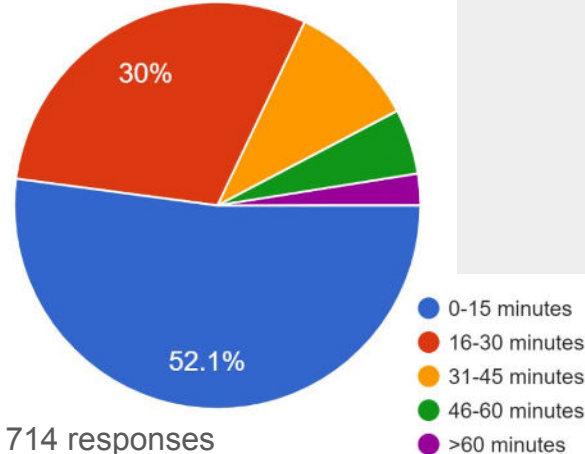
**Behavioral** (what they do?)

**Psychographic** (how they think?)

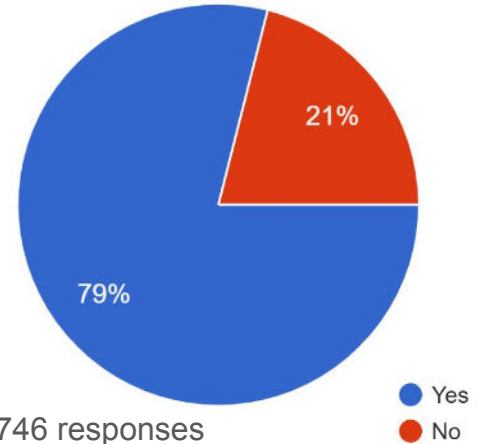
How many years have you lived in your current home?



How long does it take you to get to work, child care provider or essential daily services?



Would you like to see more housing options in your village center?



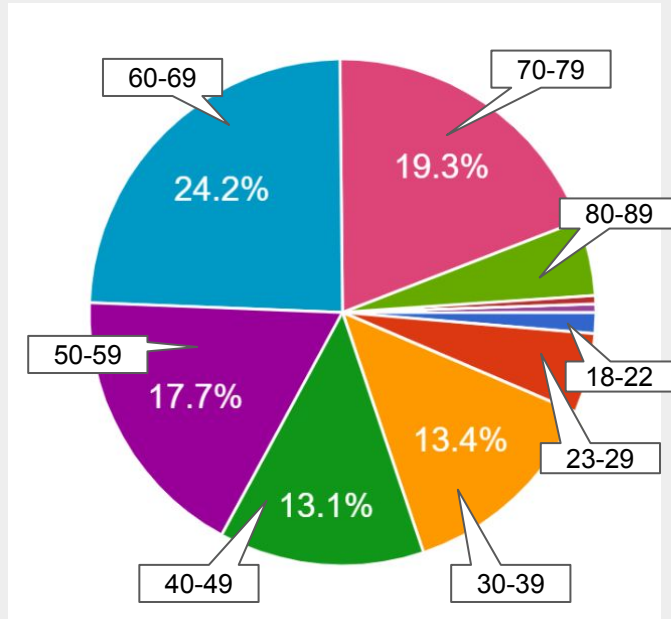
# Who Responded?

A sample of people in the region who are interested in housing issues. Households that responded represent a range of towns, ages, household size, ownership and and household income. **5.3%** of households in the region responded.

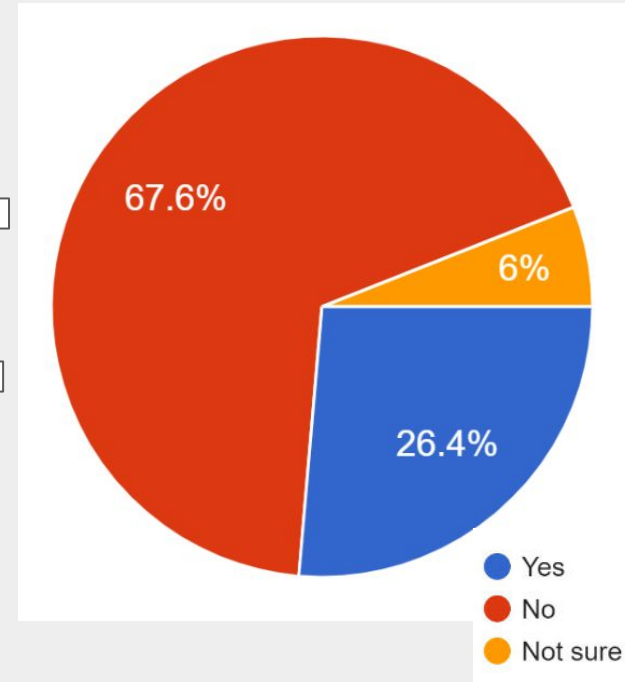
## % of households who took the survey by town:

Addison 6.7%, Bristol 6.0%, Middlebury 6.9%, Panton 11.6%, Cornwall 10%, Shoreham 5.4%, Vergennes 5.6%

## What is your age?

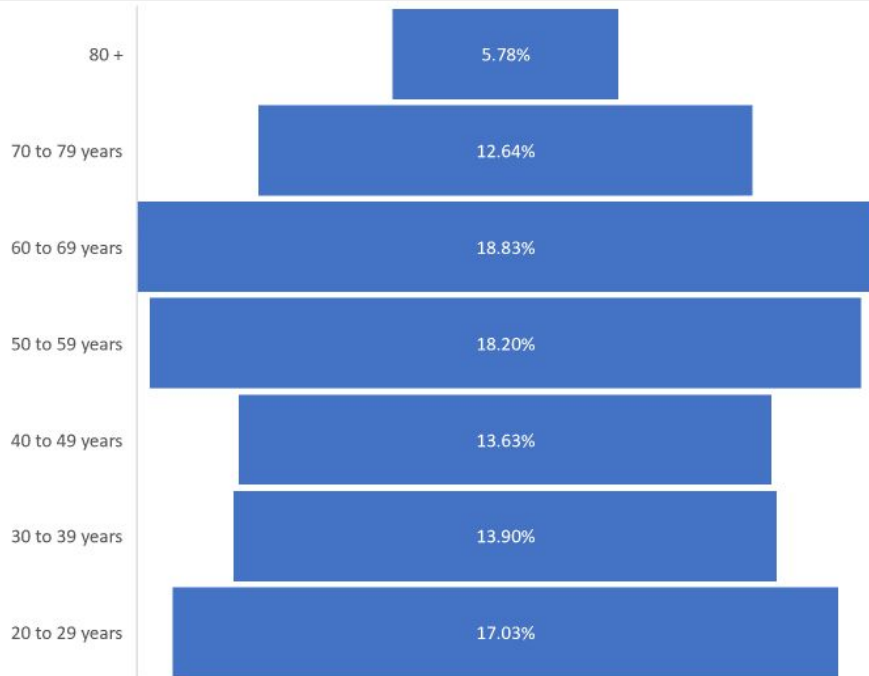


## Do you live in a village center?

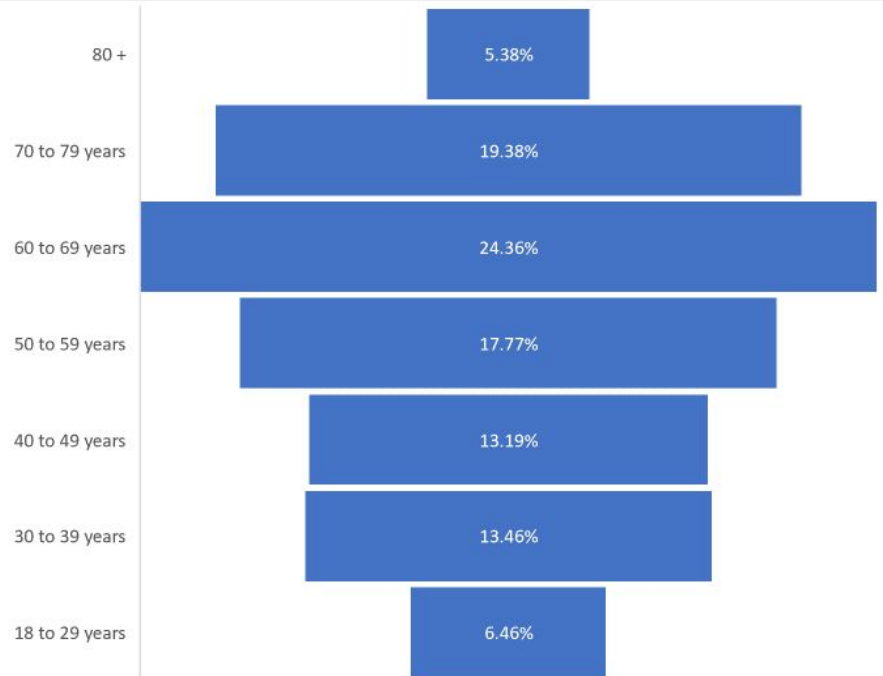


The demographic range of people who responded to the survey, generally reflects the age distribution of the Region - with the exception of the 20-29 age cohort.

### Addison Region Age Distribution



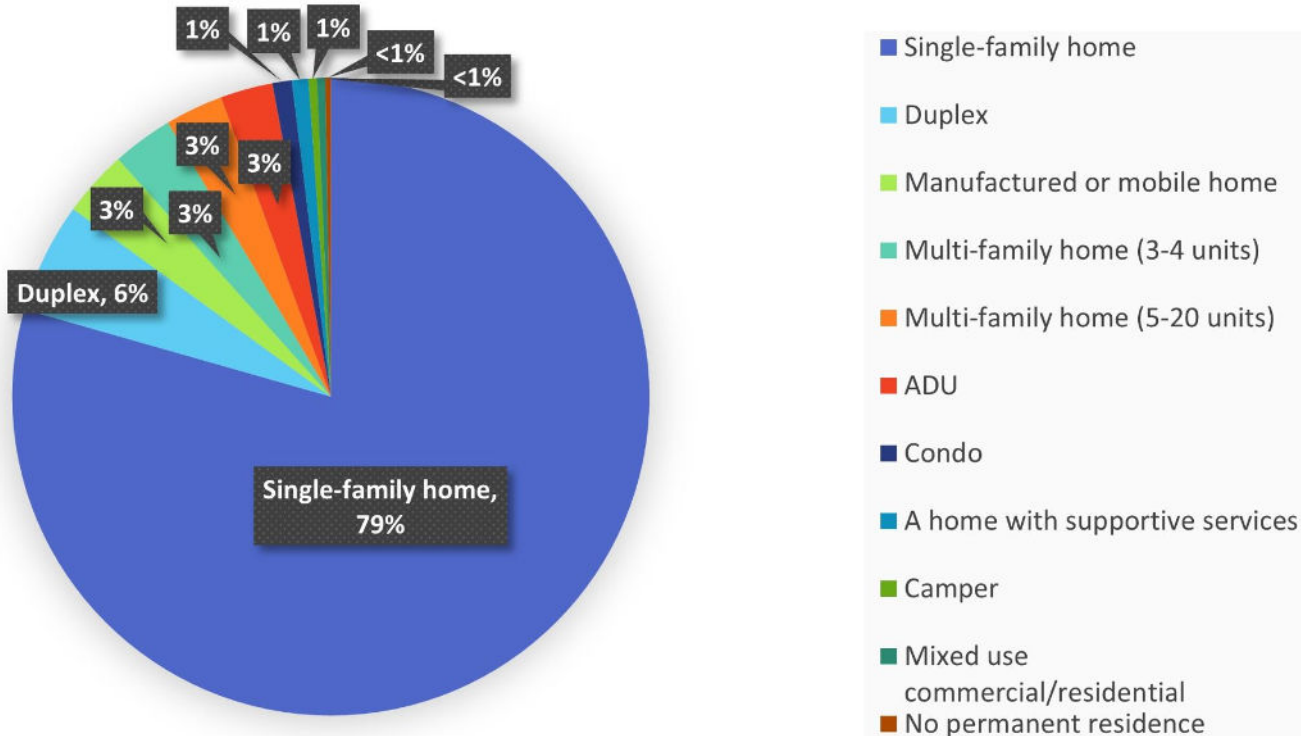
### Survey Respondent Age Distribution



# Key Findings:

- *Most (79.0%) respondents live in single family homes.*

What type of homes do respondents live in?

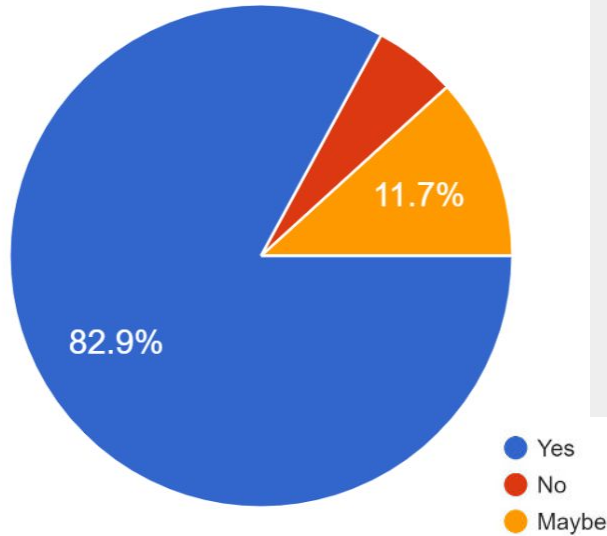


The second most common type of home was a duplex.

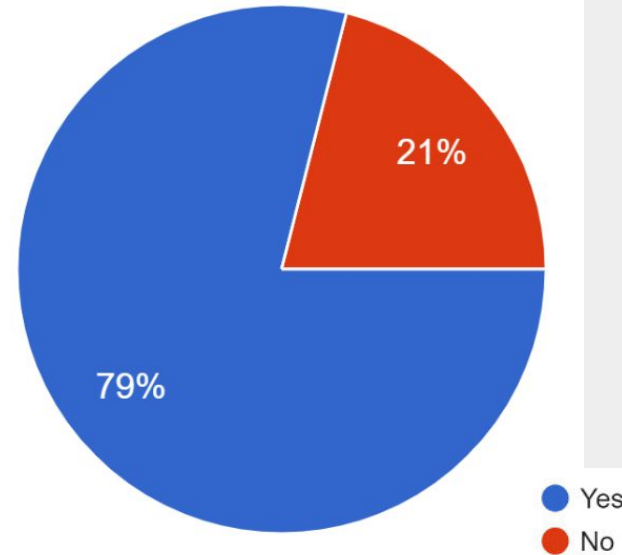
Respondents **50-69** years old were least likely to live in a duplex while respondents **30-49** were most likely to live in a duplex.

- *Most (83.6%) respondents believe there is a housing shortage in their community.*
- *Most (78.6%) respondents would like to see more housing options in their village center.*

**Do you believe there is a housing shortage in your community?**



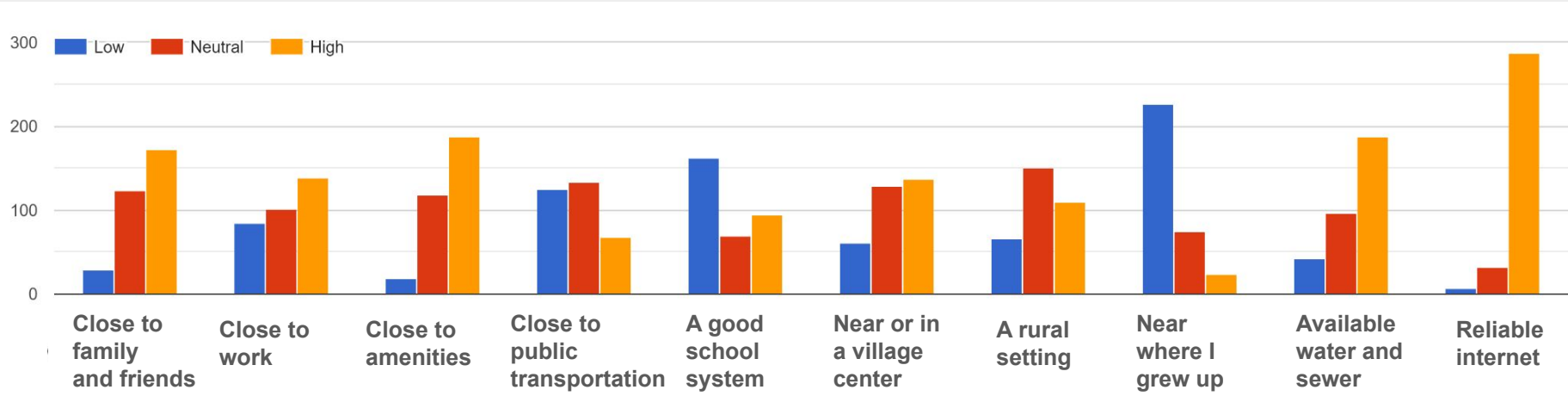
**Would you like to see more housing options in your village center?**



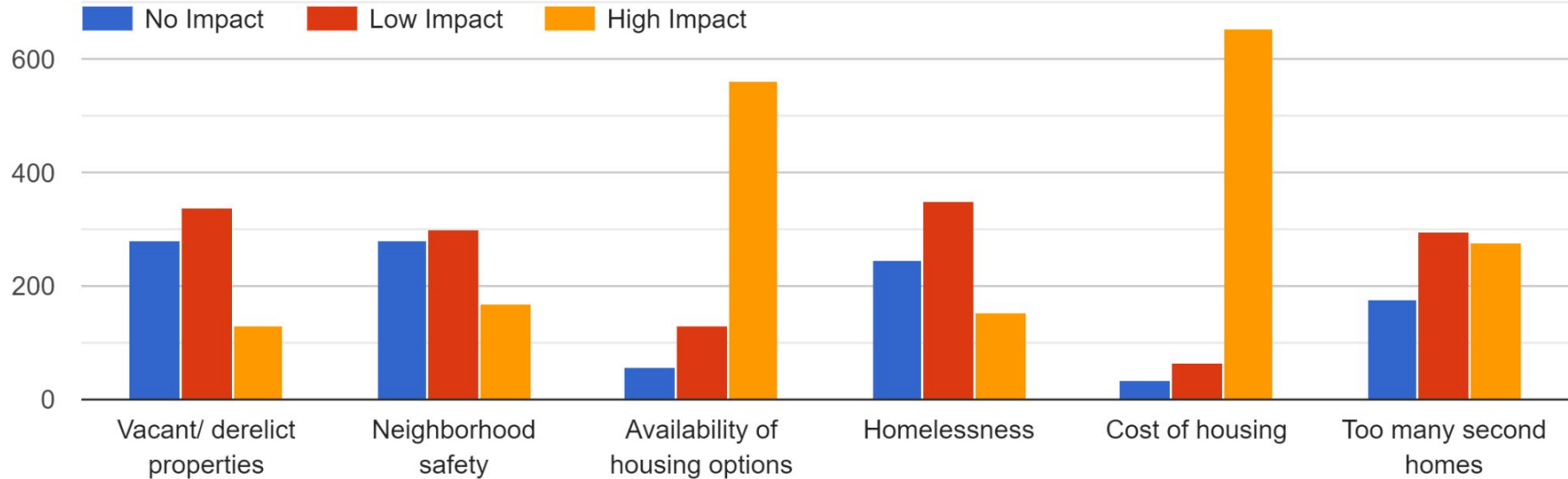
- *When choosing a place to live, respondents want reliable internet, nearby amenities, access to water and sewer systems and close to friends and family.*

The top priorities for respondents when choosing a place to live were:

- 1) reliable internet service;
- 2) being close to amenities such as shopping, health care, and dining; and
- 3) the availability of water and sewer systems.
- 4) close to family and friends

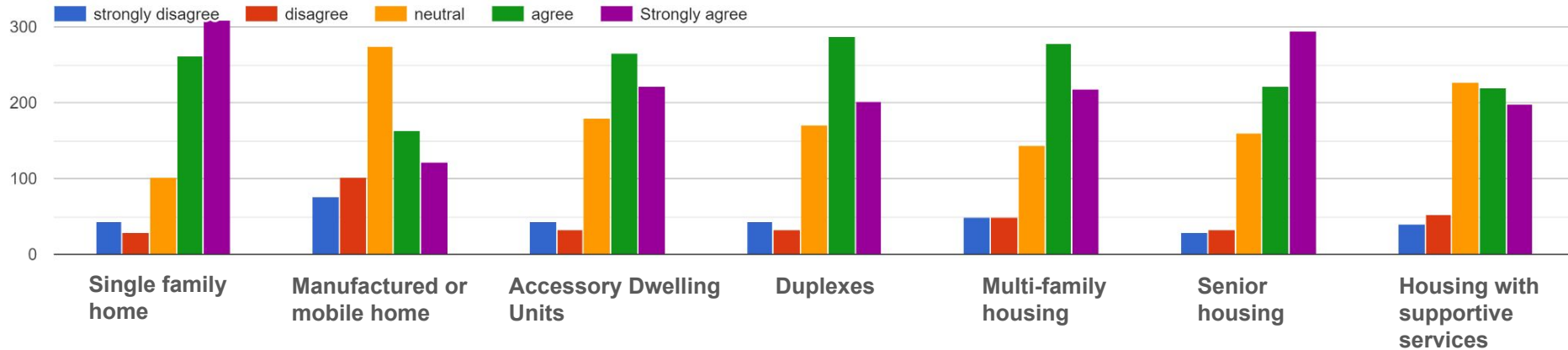


- ***Respondents ranked a lack of availability of housing options and the cost of housing as the issues that have most negatively impacted their communities.***



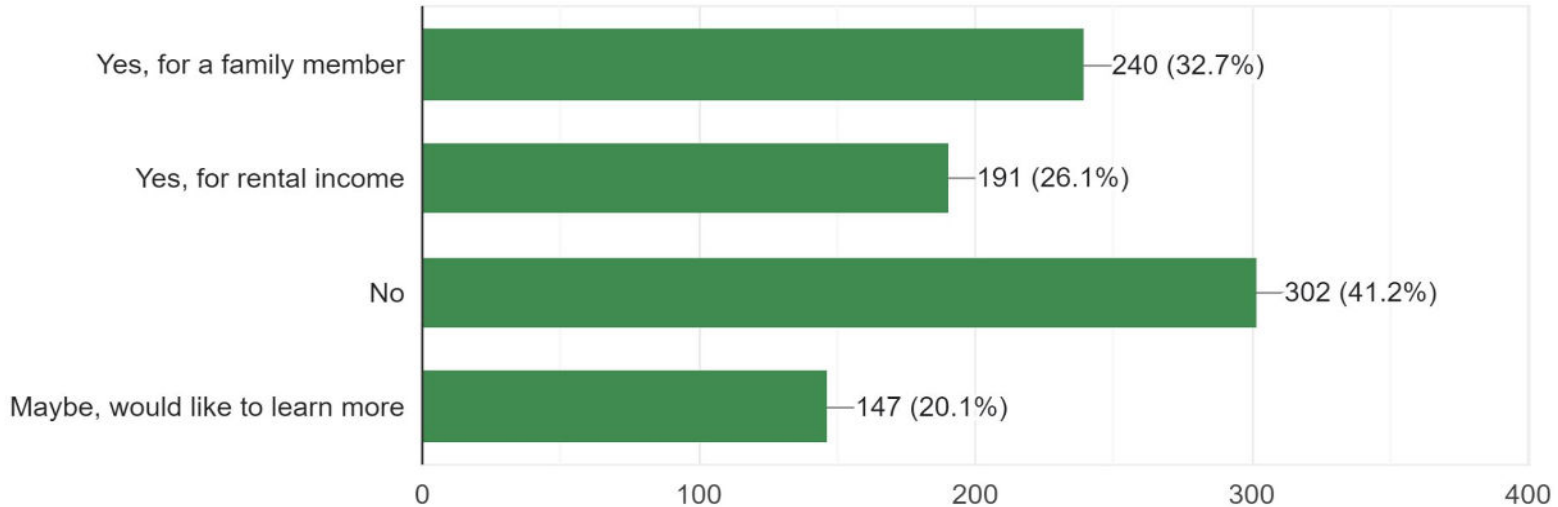
- Overall, respondents agree and strongly agree there is a need for more housing of all types their communities. Single family homes and senior housing ranked the highest for preferred new housing types.**

Please indicate your level of agreement with the need for additional types of housing in your community. Please rate all options.



- ***When asked if you would consider creating an accessory dwelling unit (ADU) on your property or in your home, respondents favored doing so or learning more about the concept.***

733 responses



**Note:** respondents could select more than one option.

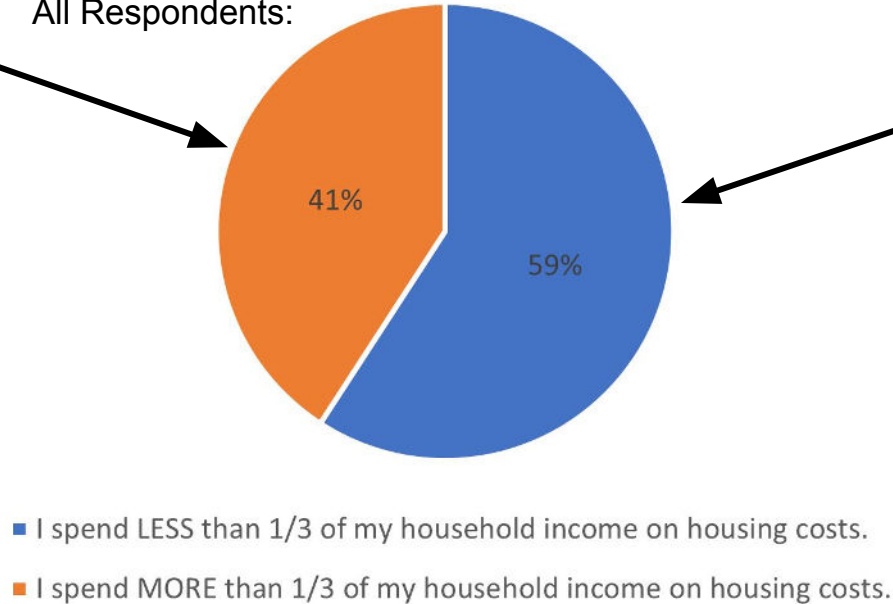
# Trends and Demographic Groups (who says what)

Responses to survey questions were grouped into representative demographic segments based upon: **a) if respondents lived in a village; b) respondent's age group; and c) the type of housing respondent lives in.**

What groups are more likely to pay **more** than  $\frac{1}{3}$  of their income on household costs?

- Not sure if I live in a village center, 40-49, Single-family home;
- I live in a village center, 60-69, Multi-family home (5-20 units);
- I do not live in a village center, 50-59, Manufactured or mobile home

All Respondents:



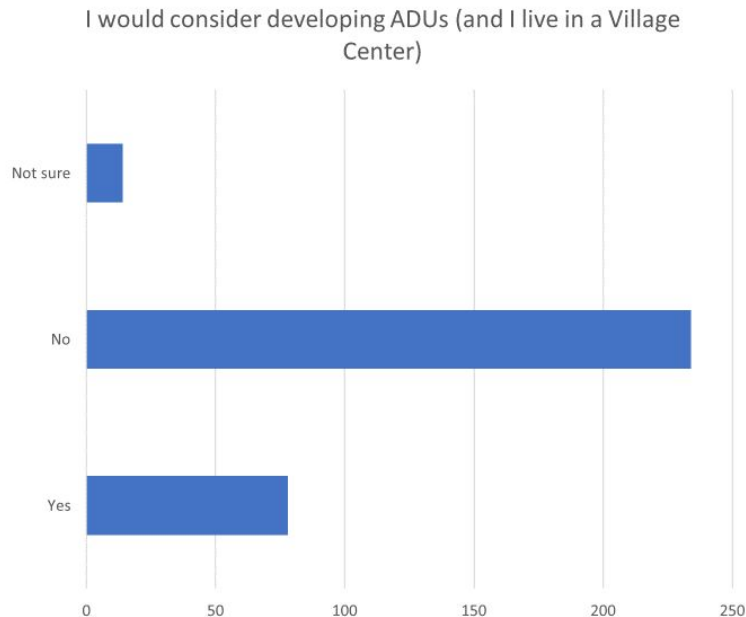
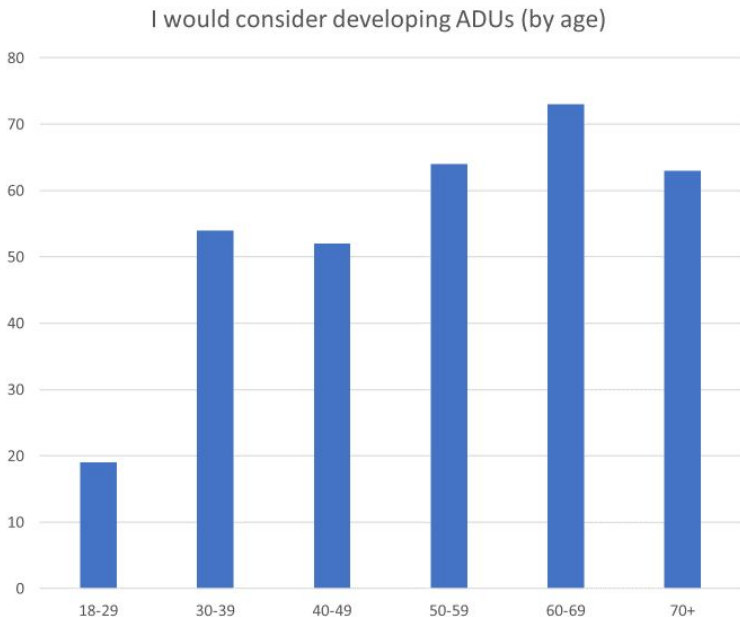
What groups are more likely to pay **less** than  $\frac{1}{3}$  of income on housing costs?

- I do not live in a village center, 70-79, Single-family home and,
- I do live in a village center, 70-79, Single-family home

The largest **demographic groups** interested in developing **ADUs** are older than 50 and do not live in a village center.

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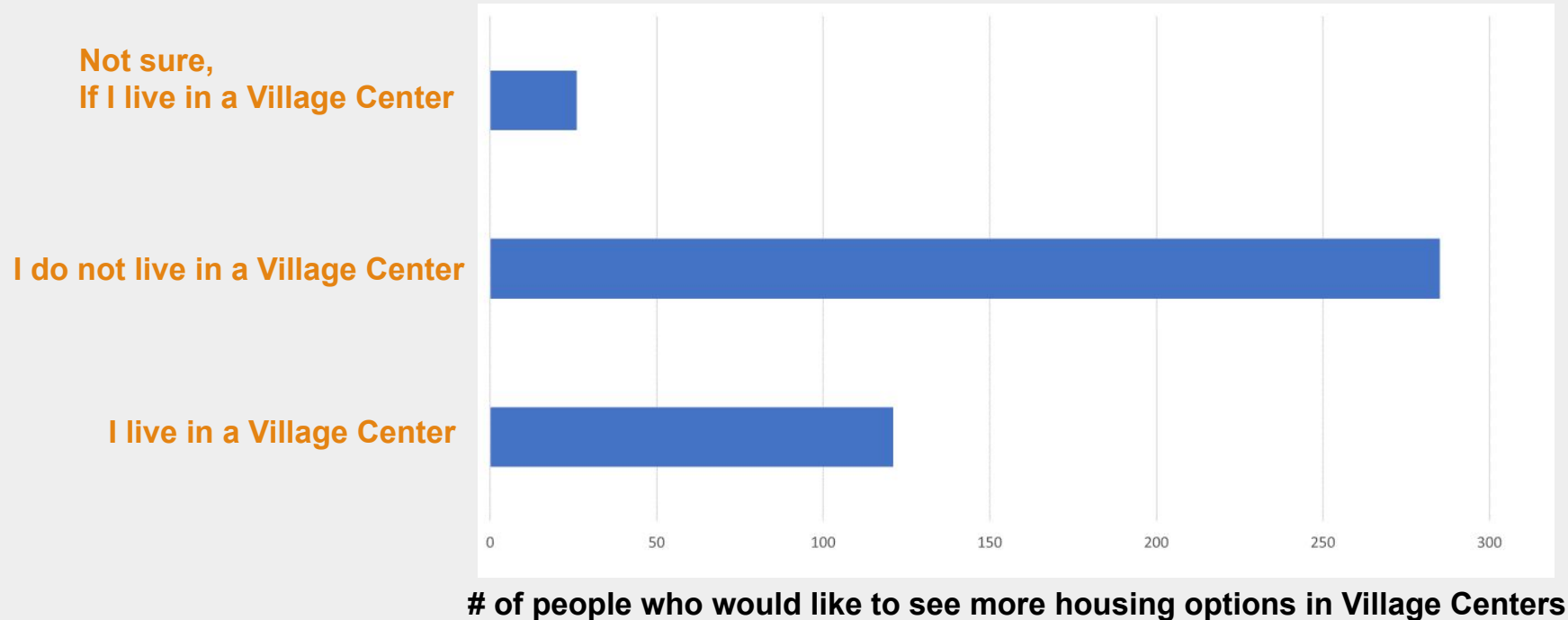
## Look at demographics of respondents who are interested in developing ADUs



## Other trends identified in the survey:

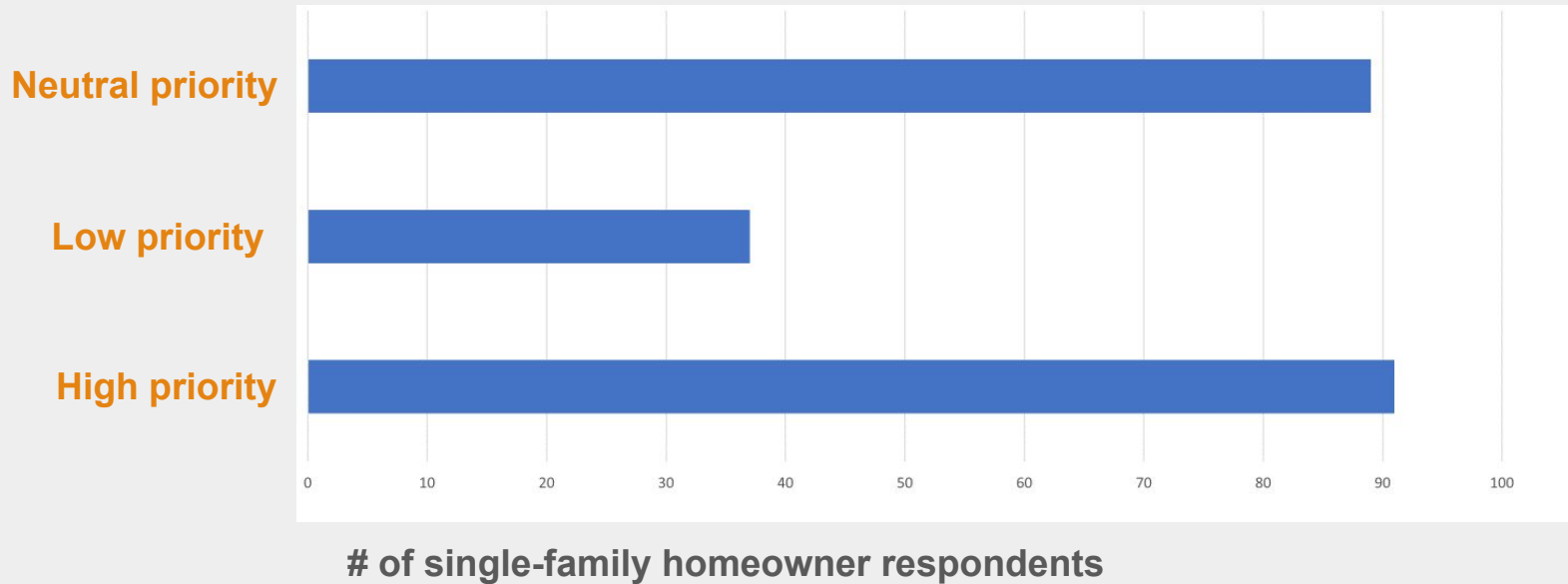
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Respondents who do not live in a Village Center would like to see more housing options in Village Centers.



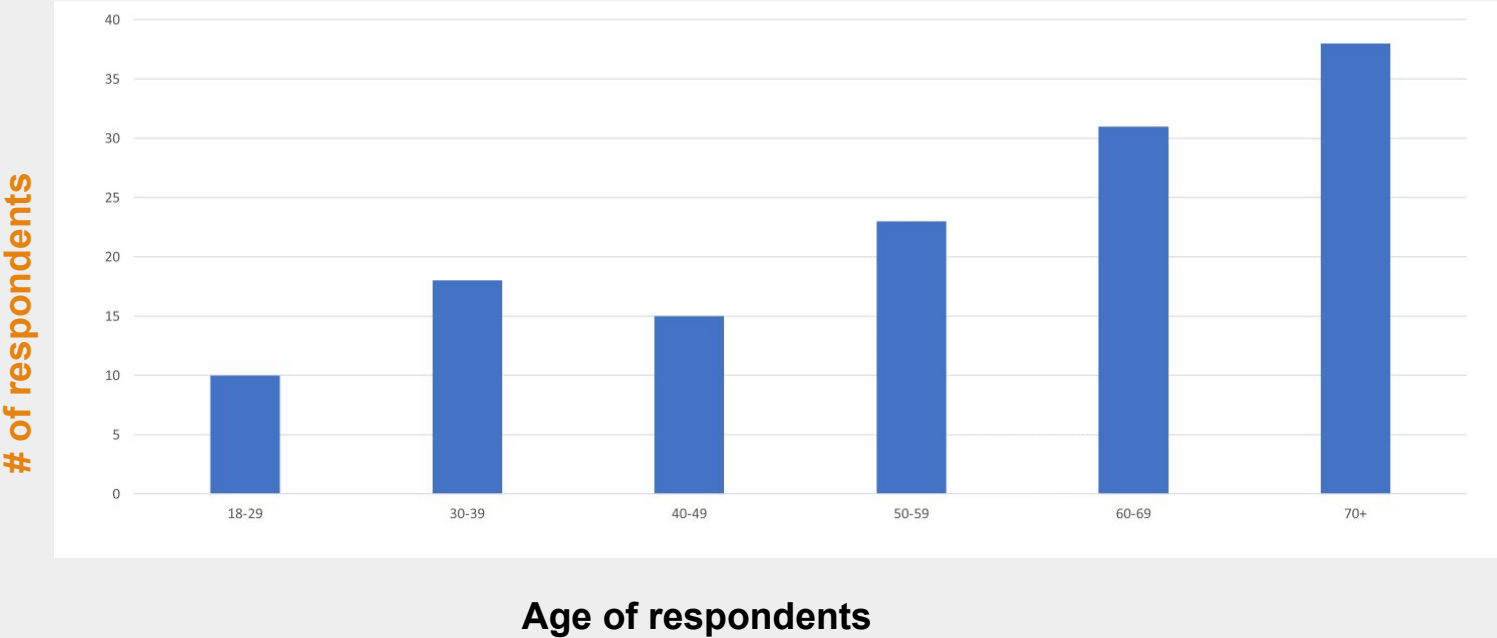
When choosing a place to live, single-family homeowners tended to rank living in a Village Center as a high or neutral priority.

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Survey respondents, 50 and older, were more likely to say they would like to live in a Village Center.

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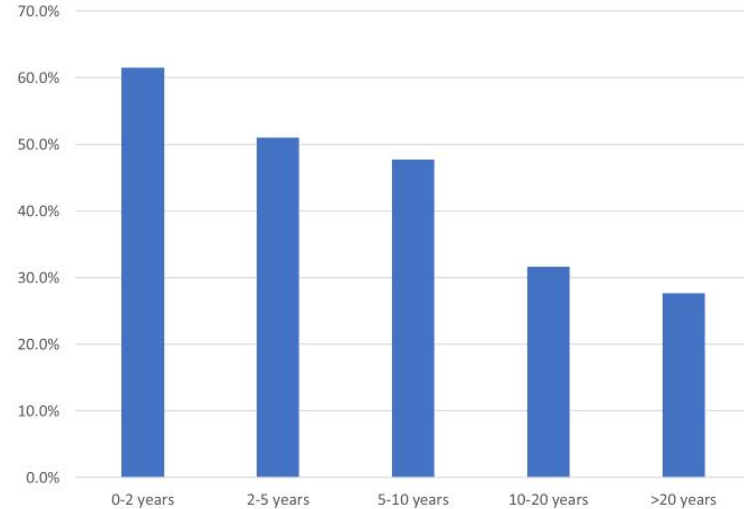
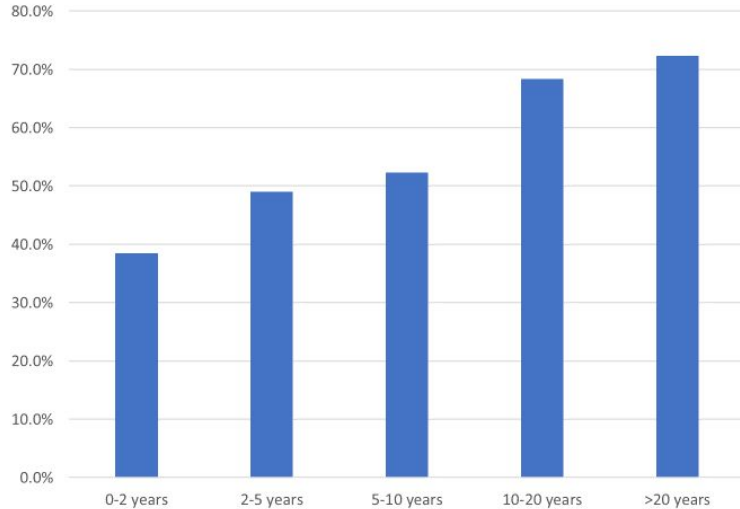
# Comparison of length of time in home with % of income spent on housing costs.

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## Spent less than 30% of household income on housing costs

## Spent more than 30% of household income on housing costs

Percentage of respondents



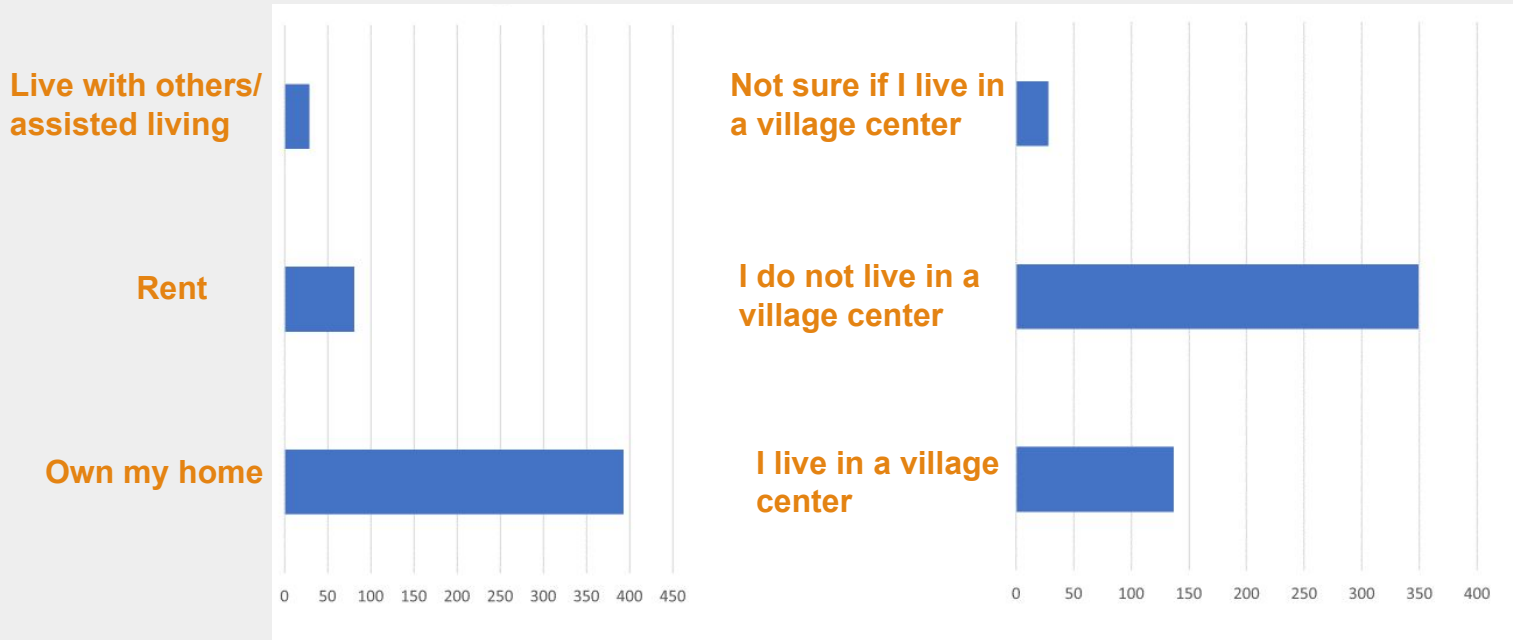
Length of time living in your home

# Other than age, what demographic factors play into a desire for senior housing?

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What is your current housing situation?

Do you live in a village center?



**# of respondents who want more senior housing options.**

# Textual Analysis

## Why are you looking for new housing?

This table summarizes the themes and keywords extracted from survey text responses regarding housing in Addison County, Vermont. Broadly, respondents mentioned the following themes most frequently.

**294 responses**

Theme	Keywords and Phrases	Representative Quote	Total Response
Housing Cost	Rent, cost, taxes, affordable	“Rent is over 70% of my income at \$1400/mo...”	47
Downsizing	Downsizing, smaller, aging, maintenance	Getting older and may need assistance... looking for a ground level unit...”	35
Home ownership	Own, property, landlord	“We would love to own our home instead of renting”	27
Location Preference	Closer, commute, services	“When I retire I won’t want to live so far from shopping and services”	24
Family Considerations	Children, family size, family home	“We need more space to accommodate our children”	20
Health and Age	Health, Aging friendly, mobility	“Getting older and may need to get rid of our small farm” “Looking for a warmer, smaller apt.”	19

# Please share anything else you would like to us to know about housing in your community.

This table summarizes the themes and keywords extracted from survey text responses regarding housing in Addison County, Vermont. Broadly, respondents mentioned the following themes most frequently.

**311 responses**

Theme	Keywords and Phrases	Representative Quote	Total Responses mentioning this theme
<b>Affordability</b>	Affordable housing, Low income, Housing affordability, Cost of living	"The cost of housing has been driven up out of proportion..."	121
<b>Availability of housing</b>	Shortage of housing, vacant homes, demand for housing	"We have been trying to buy a house for 3 years..."	95
<b>Community impact</b>	Impact on the community, second-home owners, short-term rentals	"End airbnb. Restrict who can use 'current use' tax breaks i.e. second home owners and out of staters and tax those with second homes and those out of state more."	73
<b>Housing Types and Solutions</b>	Tiny home villages, accessory dwelling units, tax reforms	"We need homes for those in the 200-300 thousand dollar range..."	57
<b>Rural Challenges</b>	Internet Coverage, Limited municipal services, elderly/assisted housing	"Need cell and internet coverage to all residents."	50

# NEXT STEPS

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- **Share the Survey Results!**
- **Promote public awareness of and support educational and outreach efforts regarding housing challenges in the Region.**

## Continue to:

- *Encourage municipalities to create local housing committees to evaluate and address housing needs in their communities.*
- *Work with member municipalities to revise their regulations to encourage housing developers to locate projects in existing village centers, on vacant “infill” lots, close to jobs, public transportation and services.*
- *Provide technical assistance for the development of ADUs.*