

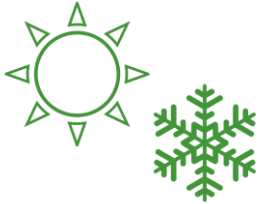
Middlebury Housing Needs



Middlebury is home to 3,047 households as of the 2020 Census. It has more households than any other town in Addison County. 75% of Middlebury's residents are in Middlebury Village.



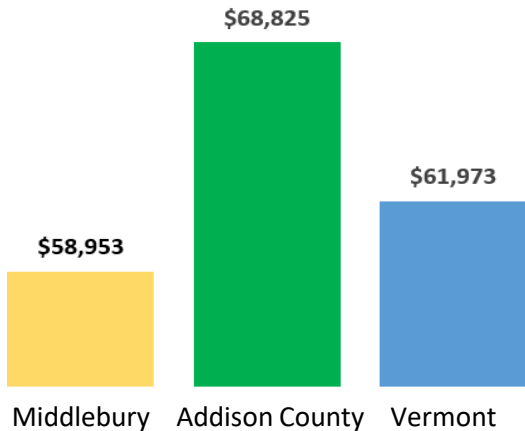
60% of households own their homes, while 40% are renters. Owning a home in Middlebury is less common than in Addison County as a whole, which has a homeownership rate of 76%.



The latest Census estimates show no significant number of homes in Middlebury used as seasonal or vacation homes, compared to 13% for Addison County as a whole. As of November 2021, 28 homes in Middlebury were listed regularly as short-term rentals.

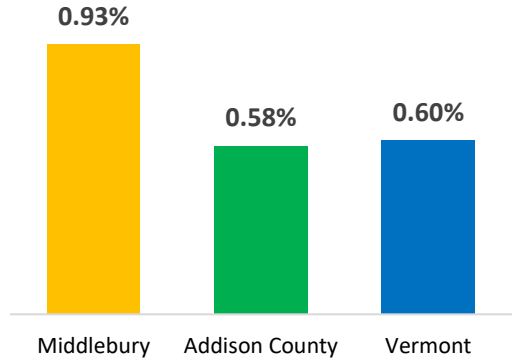
The median household income in Middlebury is \$58,953 which is lower than the median income for the county and the state. The Middlebury homeowner median income is \$76,685 while the renter median income is \$45,506.

Median household income, 2019



The year-round population of Middlebury increased by 260 households in 2010-2020. Addison County increased by 500 households in 2010-2020 at an average annual rate of 0.58%

Average annual household growth, 2010-2020



77% of Middlebury's workforce also live in town. Middlebury is home to more of its workforce than any other Addison County town. It is ideal when workers who want to minimize their commute to work are able to live near their jobs.



Middlebury is the site of employment for 19% of the county's work force—more than any other Addison County town.

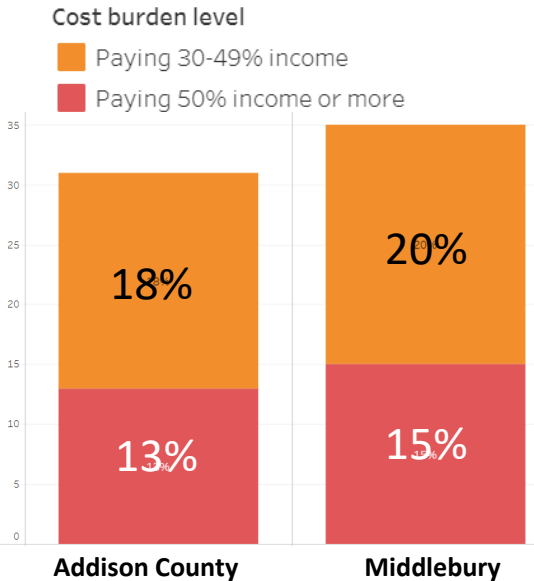
% of town's workforce that live in a different town



Middlebury
23%

About 35% of Middlebury households are cost-burdened, spending at least 30% of their income on housing costs. About 15% spend at least half their income on housing. This makes it difficult to afford other necessities like food, childcare, and healthcare. Most of the Middlebury residents with housing cost burden are renters. Nearly half of all Middlebury renters are cost-burdened

Percentage of households with unaffordable housing



More information

- www.housingdata.org/profile
- [VT Housing Needs Assessment](#) 2020 full report
- VT Housing Needs Assessment 2020 chapter on [Addison County](#)

How can we make our town more affordable and vibrant?

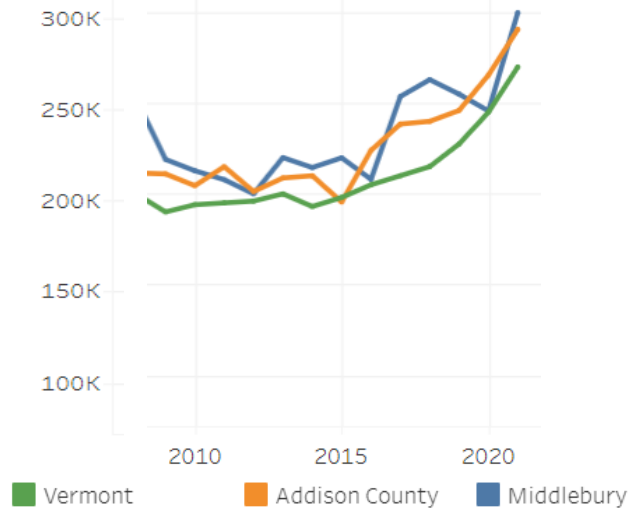
- Create a Housing Committee to examine housing needs, help increase affordability of homes for missing middle households and to engage with local affordable housing developers and managers.
- Identify underutilized parcels ideal for housing and align local land use regulations, fees and approval process to promote housing development in these areas.
- Explore ways to promote development of Accessory Dwelling Units through grants and local bylaws.
- Support additional development of decent, perpetually affordable, mixed-income apartments.
- Consider using local ARPA funds for housing.

- More at www.housingdata.org/toolbox.

Why are so many Middlebury households paying too much for housing? Although the median rent in Middlebury prior to the pandemic (\$1,011) is about the same as rents across Addison County, vacant homes statewide have become scarcer, putting upward pressure on rents.

The median price of homes sold in 2021 in Middlebury of \$300,000 was 22% higher than in 2020 and higher than both Addison County and Vermont. Middlebury's recent price jump reflects greater net demand to live in the town. It would take an annual salary of at least \$81,000 to afford the median Middlebury home in 2021.

Median price of non-vacation homes sold



The median year built of all homes in Middlebury is 1974—similar to Addison County and Vermont. 21% of the town's homes were built before 1940.

