

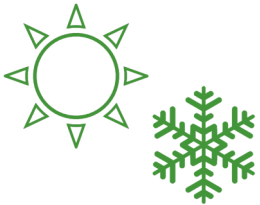
Bradford Housing Needs



The Town of Bradford is home to 1,143 households, 207 of which reside in Bradford Village.



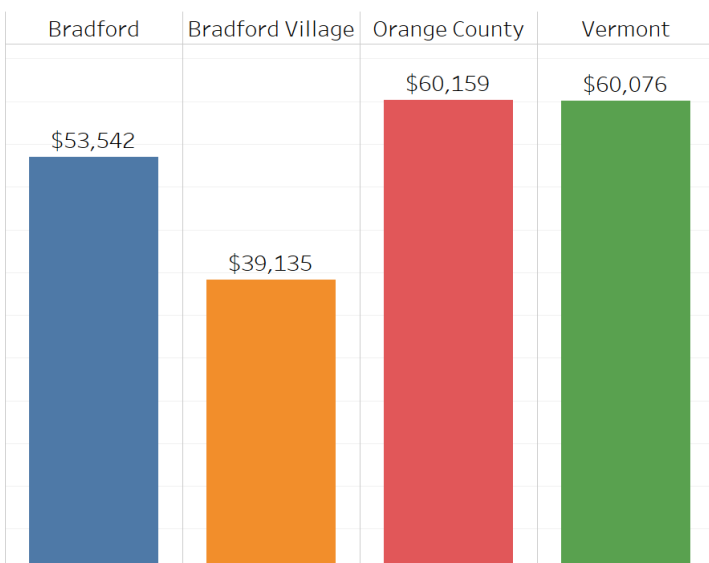
74% of households own their homes, while 26% are renters. Owning a home in Bradford is less common than Orange County as a whole, which has a homeownership rate of 81%. Around 45% of Bradford Village residents are renters.



Only 5% of Bradford's housing stock is used as seasonal or vacation homes, compared to 13% for Orange County as a whole. As of July 2019, 11 homes were listed as short-term rentals.

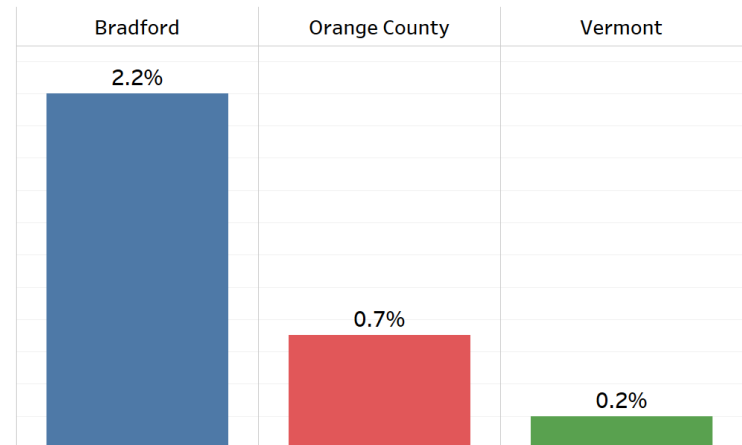
The median household income in Bradford is \$53,542, which is lower than the median income for the county and the state. The Bradford homeowner median income is \$69,531 while the renter median income is \$34,821. Bradford's homeowners earn slightly more than the Orange County homeowner median but renters earn slightly less than the county renter median.

Median household income

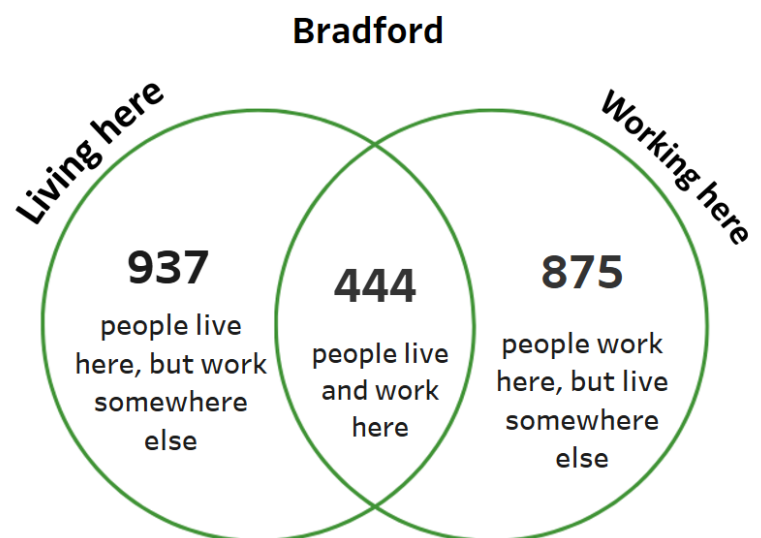


For the last decade, population growth in Bradford has been moderate, adding an average of 24 households per year since 2010. However, its growth rate is significantly higher than Orange County and Vermont. Most of the growth has been among homeowners. Bradford has lost around 91 renter households since 2010.

Average annual household growth since 2010



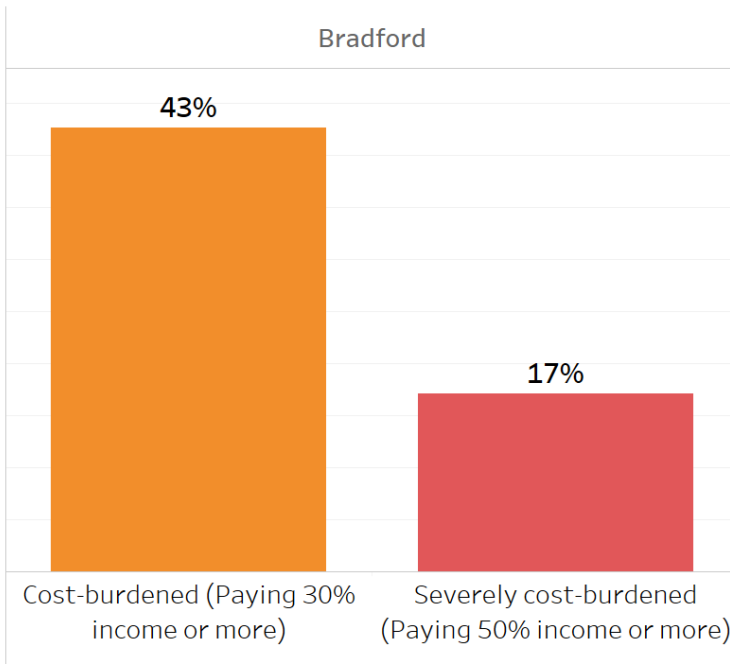
Around 47% of Bradford residents both live and work in the town--a higher portion than many other nearby towns like Newbury, Corinth, Fairlee, and Thetford. Living and working in the same town often reduces financial and environmental costs of commuting to other towns for work. Many Bradford residents who don't work in town commute to the White River Junction-Lebanon area, which is home to several large employers, including Dartmouth- Hitchcock Medical Center, and colleges at Norwich and Dartmouth.



About 43% of Bradford households are cost-burdened, spending more than one third of their income on housing costs, while 17% spend half their income on housing. This makes it difficult for them to afford other necessities like food, childcare, and healthcare. In comparison only 35% of Orange County residents are cost-burdened. Both Bradford renters and owners experience cost-burden at higher rates than the county and the state as a whole.

Why are so many Bradford households paying too much for housing? Although Bradford rents are lower than the county level, they are unaffordable for most workers. To afford a typical apartment with a median monthly rent of \$988, a renter would need to earn at least \$39,520. That works out to \$27 per hour, well above minimum wage, and out of reach for many workers.

Percent of households with unaffordable housing



What can be done to make our communities more affordable and vibrant?

- Bradford can appoint a housing committee to advise the Selectboard and Planning Commission on ways to address local housing needs.
- Support municipal land use and zoning decisions that foster more housing more affordably in Bradford and the surrounding region. Use a “housing lens” to identify policies likely to have unintended consequences on the cost or supply of the community’s housing stock and voice your concerns. This will help Bradford plan for future growth, address unmet needs among Vermonters who work and play here and increase consumption of local goods and services.
- Share the importance of housing with your friends and neighbors. Having enough affordable housing helps employers attract workers to the area. Having a safe and healthy home as a child typically decreases health problems and increase long-term educational and economic achievement.

How can I learn more?

VHFA’s website www.housingdata.org has resources to help towns address their housing needs, including Community Profiles with more town and county-level housing data and a toolbox with a guide to setting up a housing committee, conducting a housing needs assessment, and using policy levers to make housing more affordable.