

Chapter 23 : Windham County

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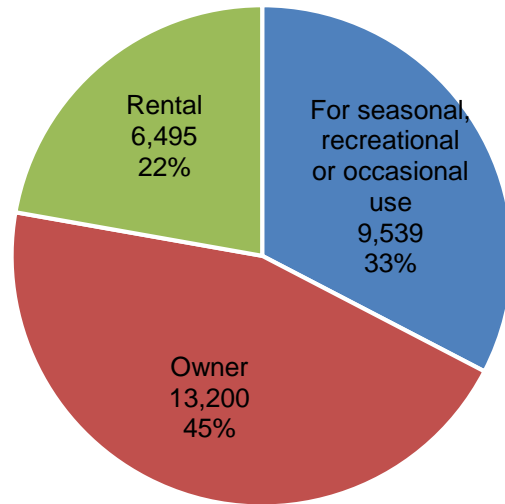
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Total housing stock

Windham County’s housing stock consists of 29,234 year-round and seasonal homes.

Figure 23-1: Windham County housing types

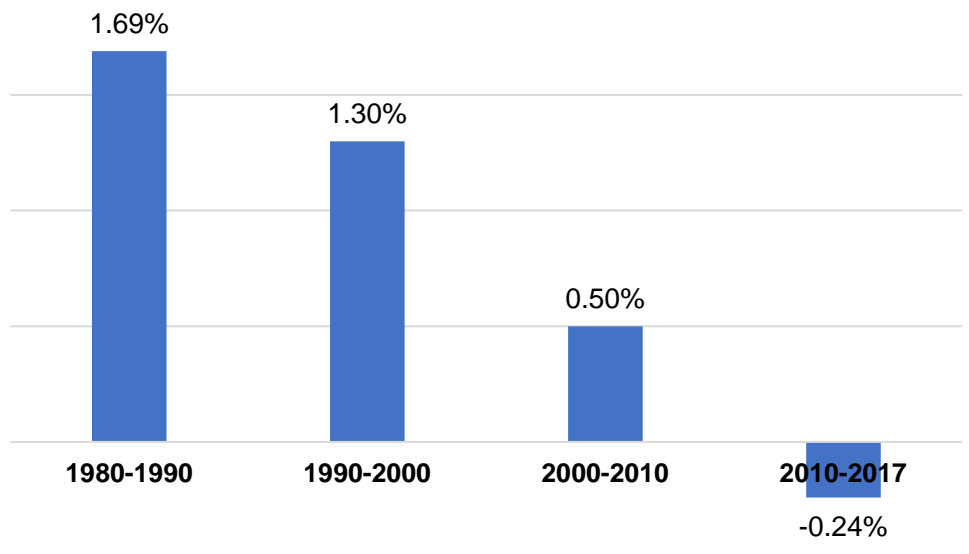


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Windham County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.24%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Windham County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 23-2: Average annual change in Windham County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

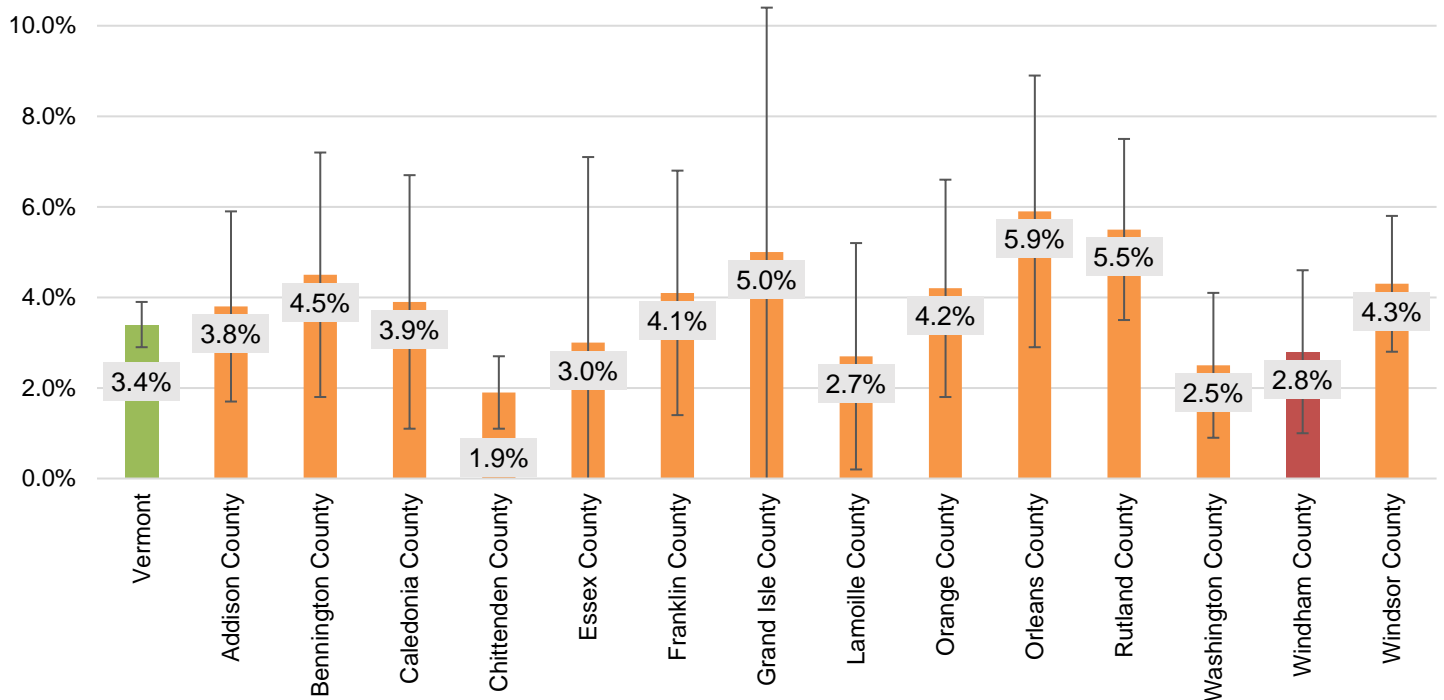
Figure 23-3: Windham County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025
18,743	None (decline of 208)
Source: Claritas	

For rent and for sale homes

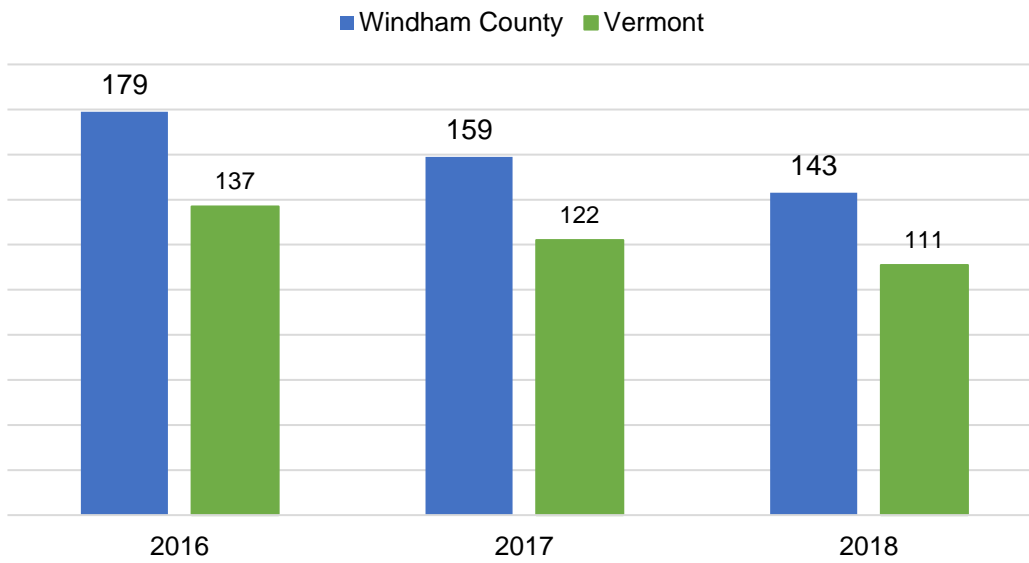
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Windham is 2.8%-- lower than the statewide rate of 3.4%. However, the average days on market of for sale homes in Windham (143 days in 2018) is higher than the state as a whole.

Figure 23-4: Windham County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 23-5: Median days on market of homes sold in Windham County

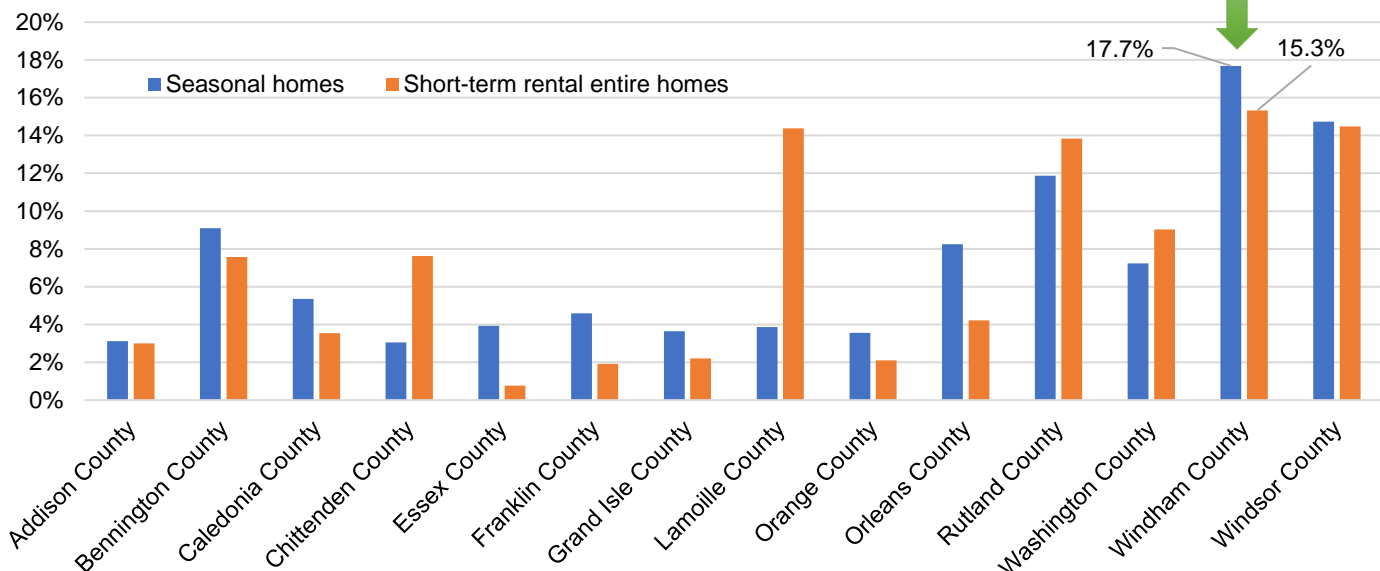


Source: Multiple Listing Service (MLS) from housingdata.org

Short term rentals and vacation home effect on market

About 18% of Vermont’s stock of vacation homes and 15% of its short-term rental homes are located in Windham County. Of all homes in the county, 33% are vacation (seasonal) homes and 3% are consistently used as short-term rentals. The number of short-term rental homes in Windham County was 1,233 in July 2019--an increase of 15% relative to 2018.

Figure 23-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 23-7: Windham County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Windham County	9,539	33%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 23-8: Windham County short-term rental home listings

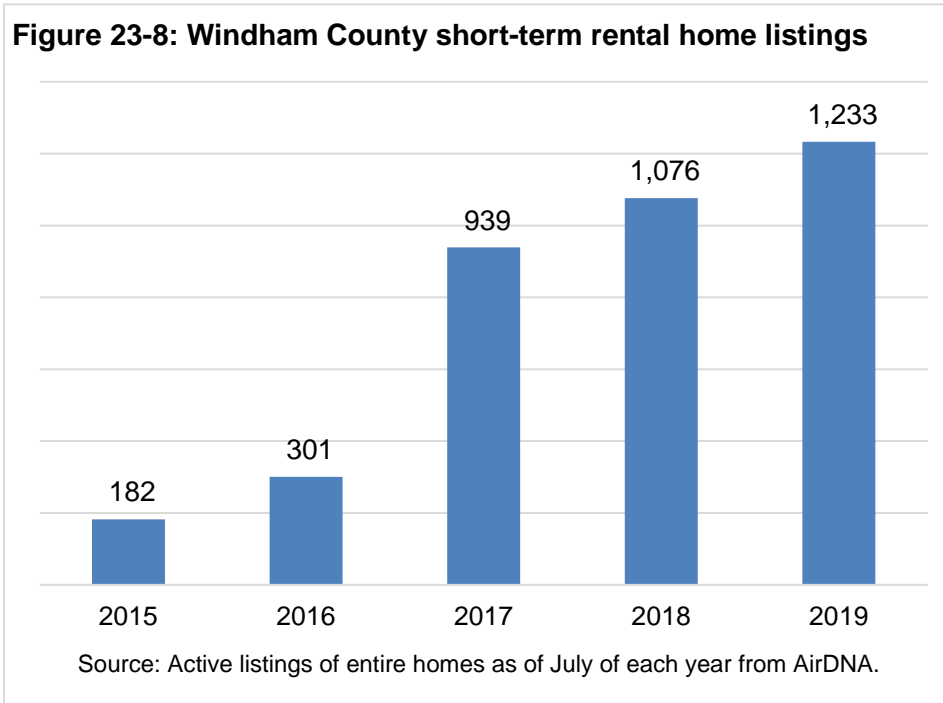


Figure 23-9: Windham County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Windham County	1,233	64%	2.7%	15%	\$ 250
Vermont	8,041	72%	1.8%	12%	\$ 215

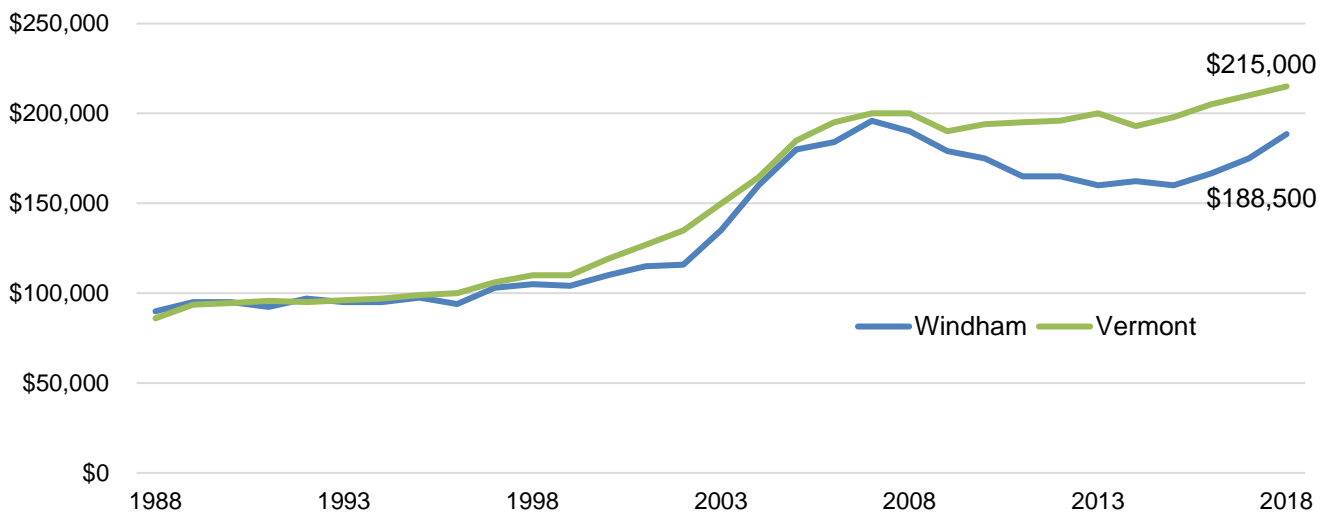
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Windham County in 2018 was \$188,500--lower than the statewide median of \$215,000.

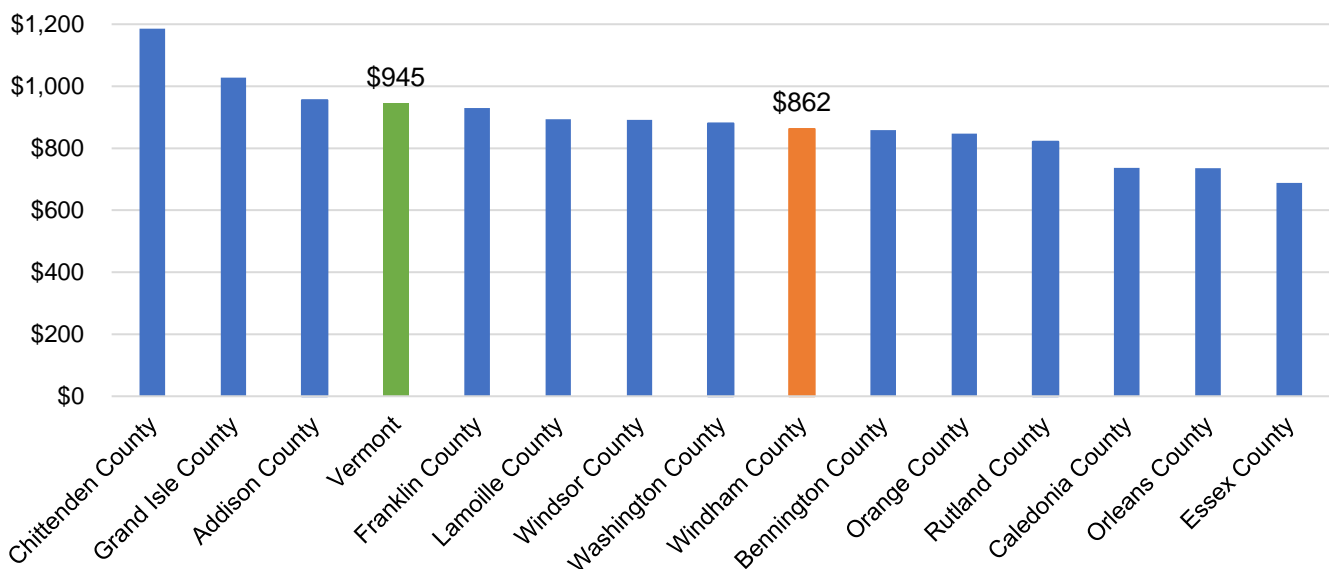
Figure 23-10: Windham County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Windham was an estimated \$862 per month, lower than the statewide median of \$945.

Figure 23-11: Windham County median monthly rent, 2017

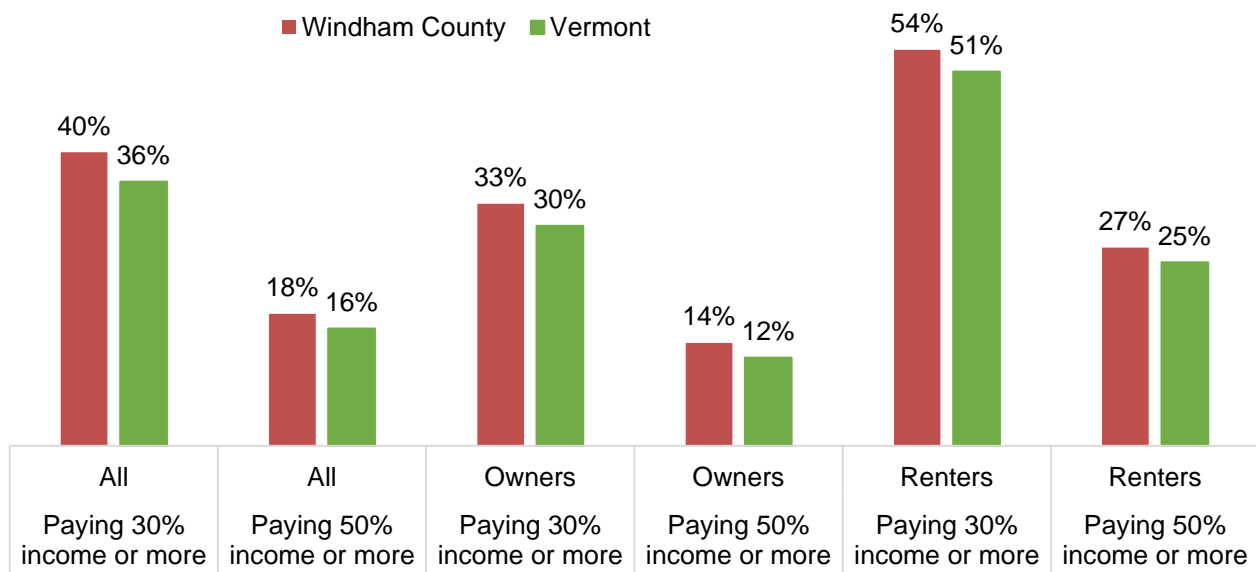


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Higher than the rest of the state, 40% of all Windham County households pay more than 30% of their income for housing. About 18% of Windham households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 23-12: Windham County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

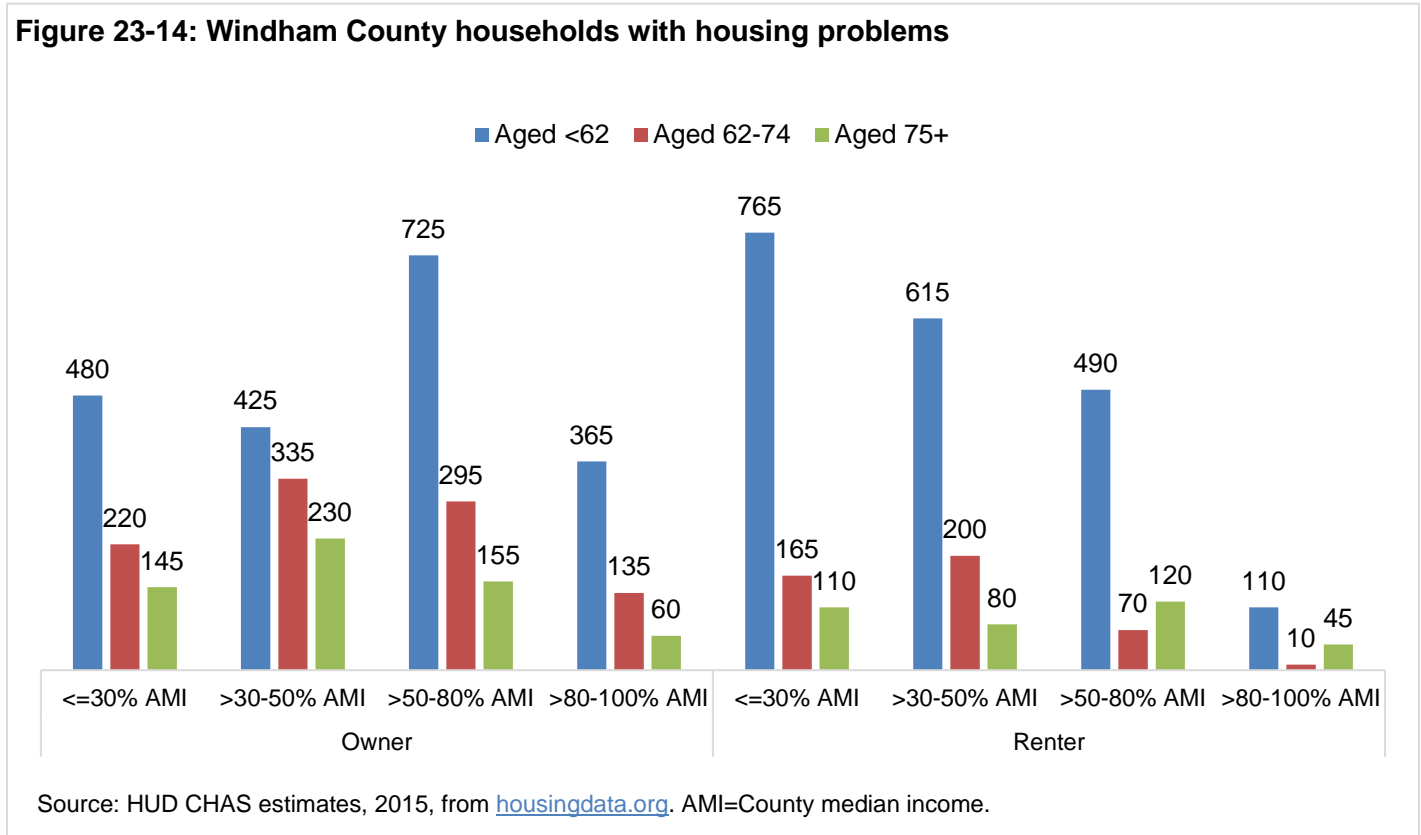
Figure 23-13: Windham County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Windham County Renters	3,101	1,557
Windham County Owners	4,275	1,739

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Renters with household income of <30% of median who are younger than 62 are the largest demographic group with housing problems in Windham County. The HUD Comprehensive Housing Affordability Strategy estimates, 765 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².



² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

Between 2020 and 2025, the median age of the head of a Windham County household will inch up from 61 to 62 for owners and 48 to 49 for renters. An estimated 37% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 23-16: Windham County households by age, 2020-2025

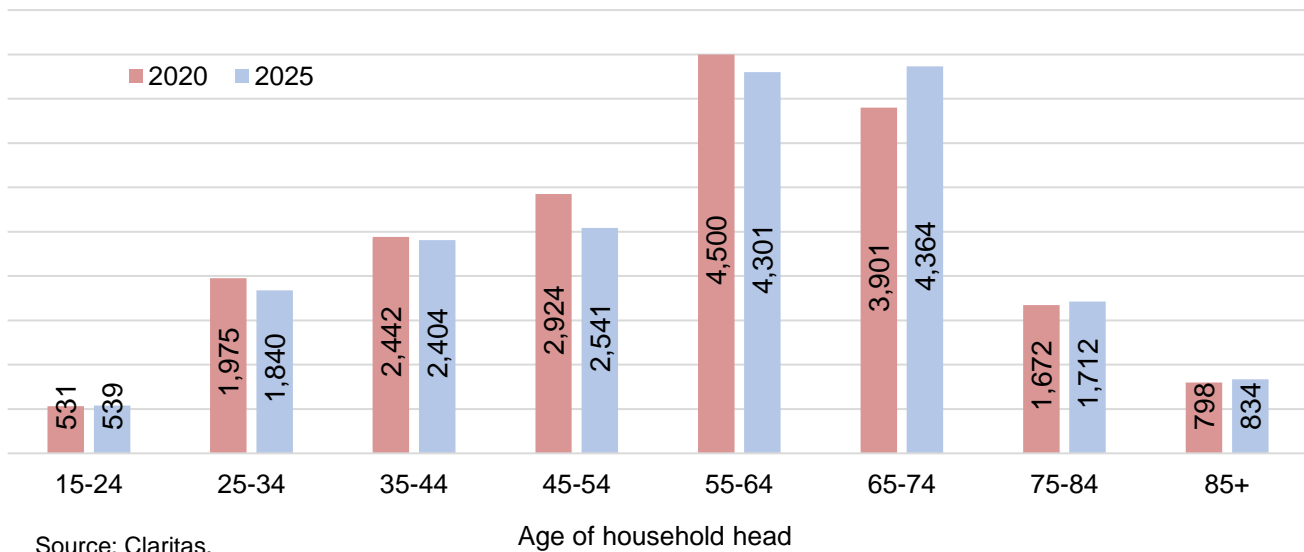
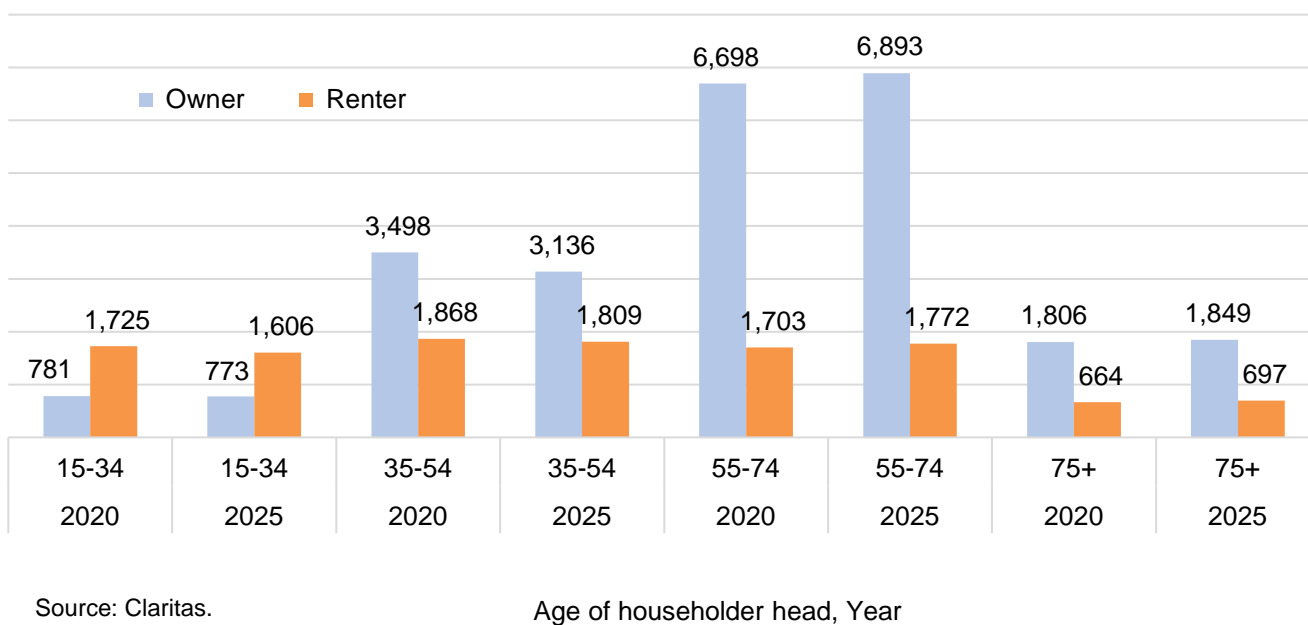


Figure 23-15: Windham County households by age and tenure, 2020-2025



Household income

The median income among all households in Windham County is expected to increase from \$55,773 to \$59,328 between 2020 and 2025.

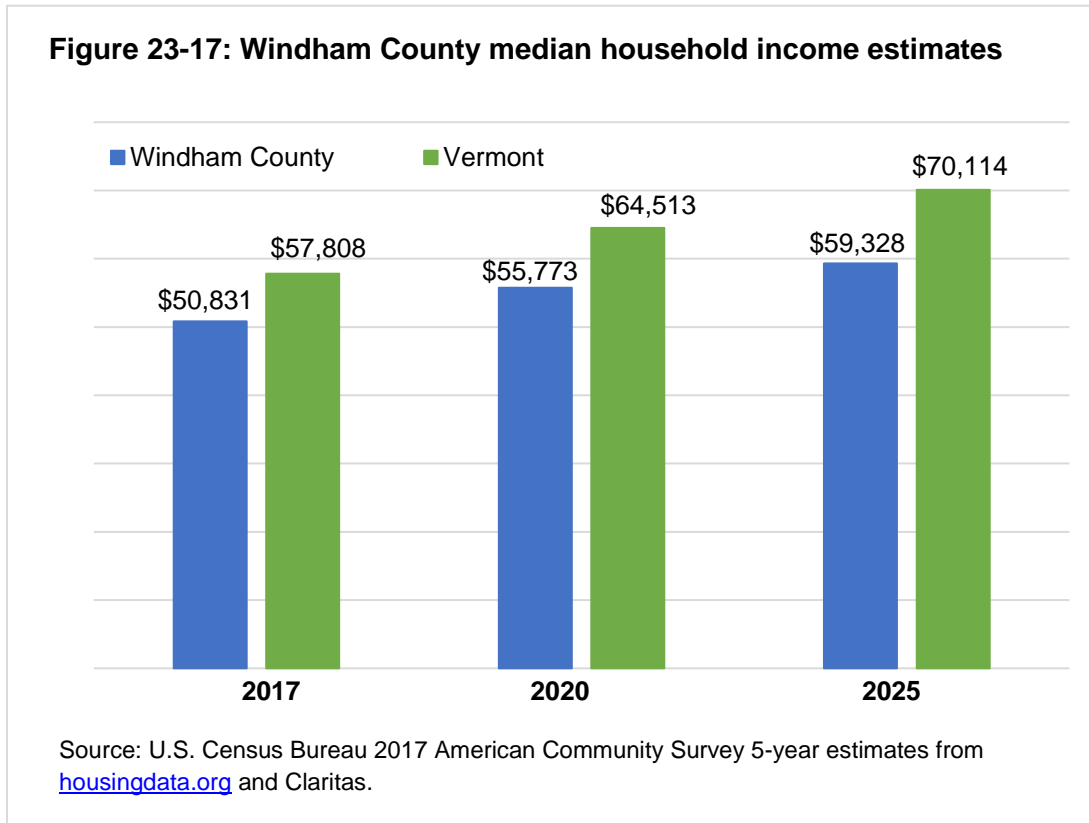


Figure 23-18: Income ranges relative to Windham County median income, 2020

Median income		\$	55,773
<=30% of median	<=	\$	16,732
31-50% of median	\$ 16,733 -	\$	27,886
51-80% of median	\$ 27,887 -	\$	44,618
81-100% of median	\$ 44,619 -	\$	55,773
101-120% median	\$ 55,774 -	\$	66,927
>120% of median	>	\$	66,928

Source: Claritas

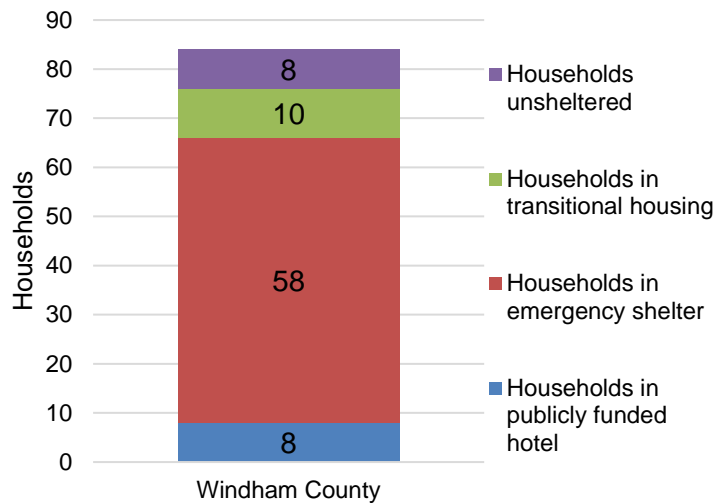
Homelessness

During the 2019 One-Night Count, 98 Windham County residents experienced homelessness. Windham County ranks second in the state for the highest concentration of clients with chronic homelessness (12%) according to the 2017 Homeless Management Information System assessment report.³ A lack of housing and vouchers makes it hard to move people out of shelters. This results in shelter stays upwards of 12 months, according to the Vermont Coalition to End Homelessness.⁴

Housing quality

Of all homes in Windham County, an estimated 27.2% were built prior to 1940--somewhat more than the statewide average. The median home was built in 1973⁵.

Figure 23-19: Shelter status for Windham County homeless households



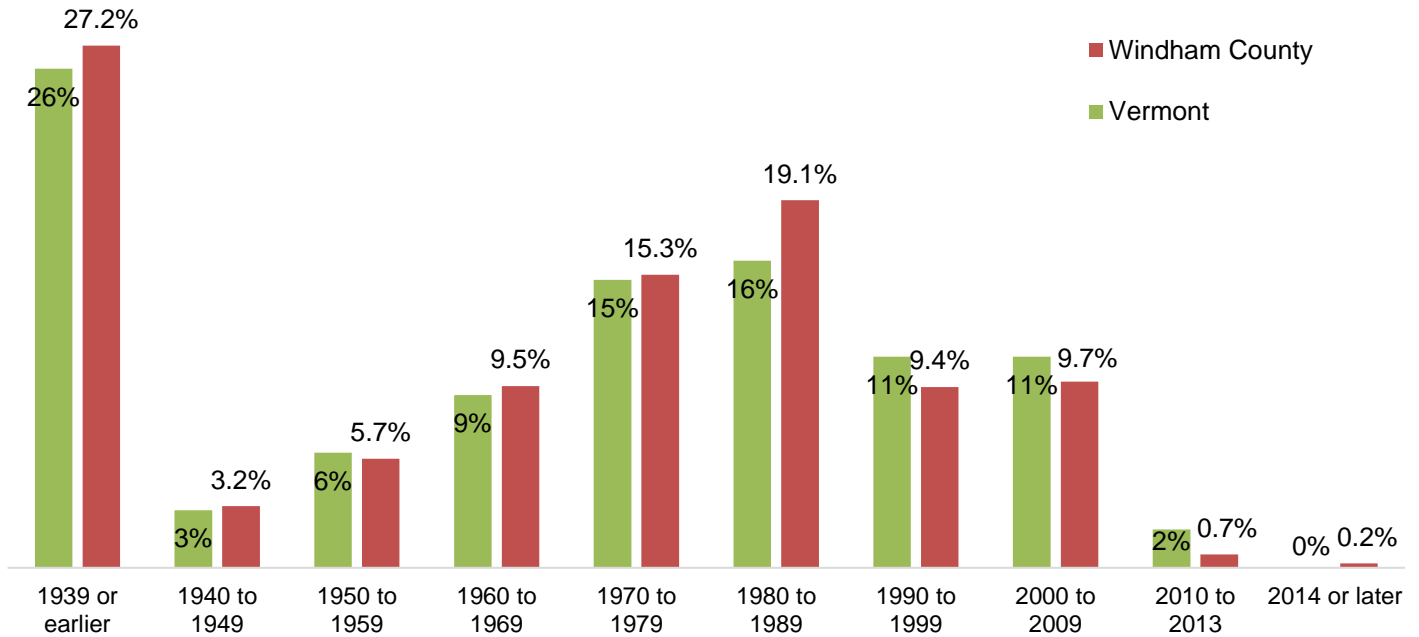
Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

³ Institute for Community Alliances, [2017 Annual Report – HMIS](#).

⁴ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](#)

⁵ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Figure 23-20: Age of Windham County housing stock



Homes in mobile home parks

Windham County has 16 mobile home parks and 499 lots. There are 15 vacant lots and a 3% vacancy rate, considerably lower than Vermont’s overall lot vacancy rate of 5.2%.⁶ Windham County has three parks located in 100-year floodplains and four in floodways.⁷ Windham County has at least two parks that contain units that were built prior to 1976, are of poor quality and possess the risk of abandonment/unmarketability. This combination of factors heightens the risk that the park may struggle with attracting residents, increasing its financial vulnerability. In addition, there is at least one mobile home park in Windham County in need of major capital improvements.⁸

⁶ Vermont Department of Housing & Community Development, Mobile Home Park Registration Summary, 2019

⁷ Vermont Department of Housing & Community Development, Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁸ Vermont Housing & Conservation Board and John Ryan, Development Cycles, “Sustainability Assessment of Affordable Mobile Home Parks in Vermont”, 2019