

MRV HOUSING DEMAND & MARKET ANALYSIS

2020

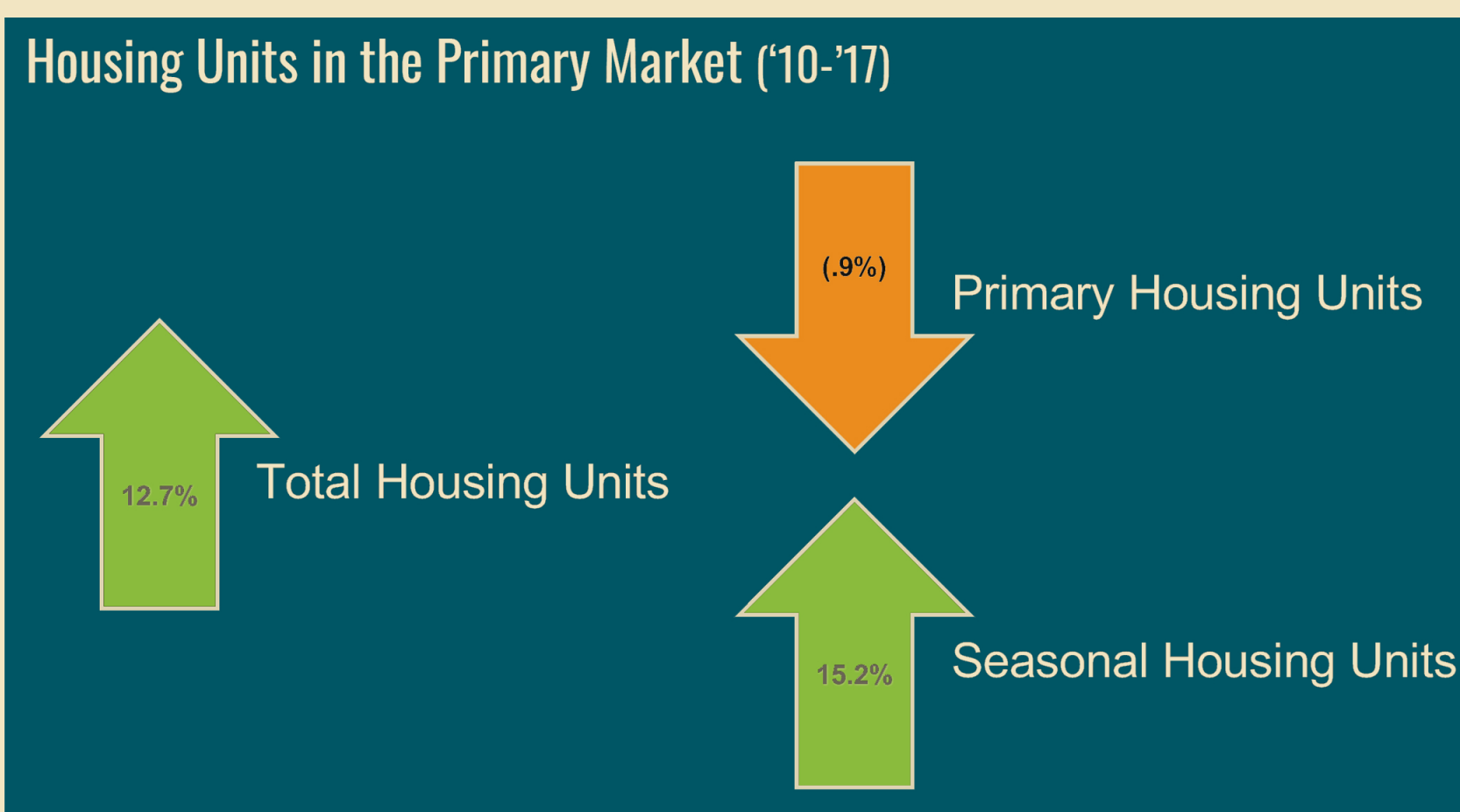
OVERVIEW:

The Mad River Valley Housing Demand & Market Analysis (2020) provides a measured assessment of present and future unmet housing demand based on Mad River Valley-specific supply and demand factors. The report, authored by Doug Kennedy Advisors, is the result of a partnership between the Mad River Valley Planning District and the towns of Waitsfield, Warren and Fayston. This effort was initiated in response to community dialogues that identified a lack of quantitative data about local housing needs and market demand, and builds on existing housing data that can be found in the 2017 MRV Housing Study and the annual MRV Data Reports. Overall, the report shows a significant lack of available housing stock that meets the housing needs of current and prospective MRV residents.

Change 2018-'23	HH Income Group	HH Age Group							Totals
		<25	25-34	35-44	45-54	55-64	65-74	75+	
	\$0-\$34,999	(3)	(4)	(18)	(25)	(32)	+9	+36	(34)
	\$35-\$74,999	(10)	(2)	(42)	(51)	(40)	+9	+22	(105)
	\$75-\$99,999	(2)	(3)	(17)	(24)	(23)	+10	+3	(54)
	\$100-\$149,999	(1)	+14	+7	+7	+18	+43	+11	+100
	\$150-\$199,999	+0	+14	+20	+32	+27	+24	+9	+125
	\$200,000+	+0	+1	+4	+4	+8	+16	+3	+37
	Totals	(16)	+19	(46)	(56)	(43)	+111	+83	+68

PROJECTED POPULATION CHANGE BY AGE AND INCOME (2018-2023)

- Current projections indicate that the combined study area communities will grow at a slow rate in the coming years - based on the current reality of minimal new housing for year-round residents.
- The major demographic trend in the MRV is an increase in households aged 65+, with some projected growth among households aged 25-34 years.
- The majority of the projected growth will occur among households in relatively high income brackets - which may reflect current scarcity of affordable housing.



MRV HOUSING SUPPLY

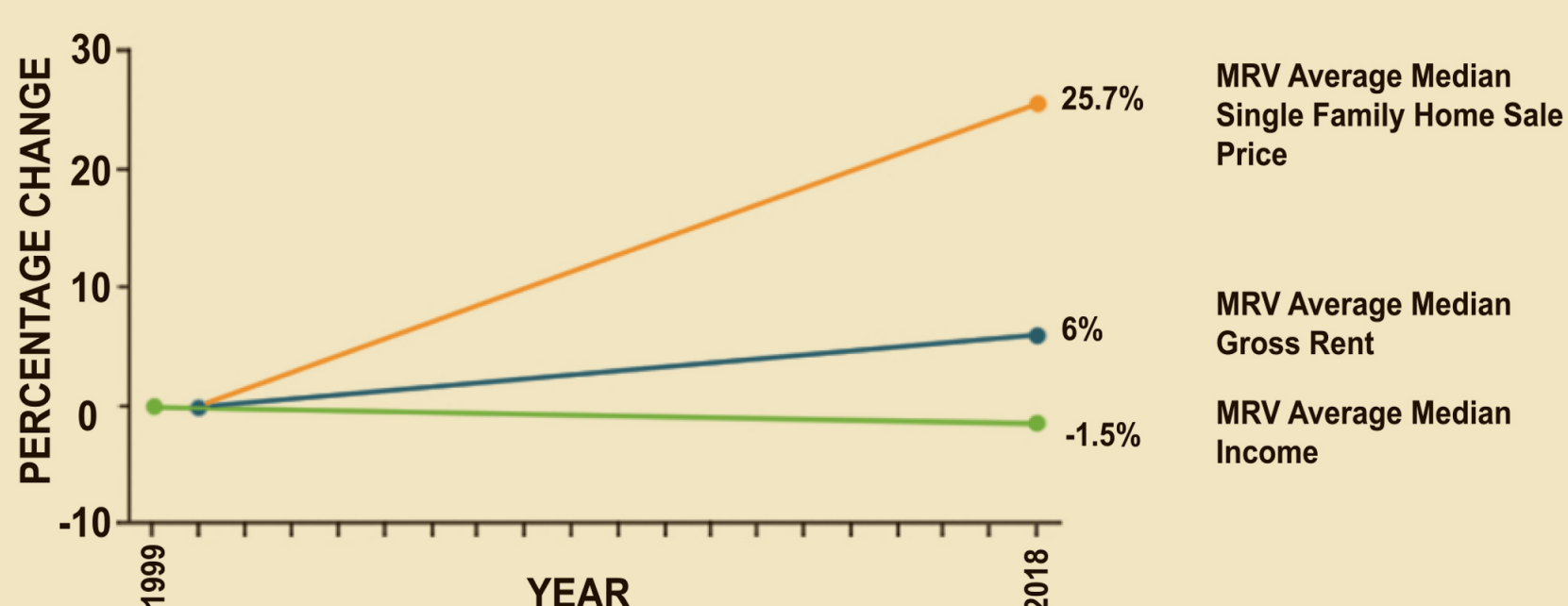
- While new seasonal housing has increased the total housing supply in recent years, the supply available for year-round residents has not increased.
- Rental housing that is available to year-round residents accounts for less than 20% of occupied housing. This is inconsistent with a local employment base that includes a substantial number of lower to moderate income service workers.
- Rental vacancy is low.
- Ownership housing is expensive; a median value of \$335,000 in the MRV vs. a median value of \$217,000 for Washington County.
- There is a significant mismatch between household size and housing size. 70% of MRV households include only 1 or 2 persons. However, only 32% of occupied housing units include studio, 1, 2- bedrooms.

Present Unmet Housing Need							
AMI	<30%	30-50%	50-60%	60-80%	80-100%	100-120%	120-140%
Household Income 2 Person	\$18,900	\$31,500	\$37,800	\$50,400	\$63,000	\$75,600	\$88,200
Age Bracket	35->	27	19	8	20	14	12
	35-64	36	20	26	23	19	16
	65+	69	34	8	8	4	5
	Total	132	73	42	51	37	33
Affordable House \$	\$66,000	\$110,000	\$134,500	\$179,500	\$225,000	\$271,000	\$326,500
# of Single Family Homes Sold, 2019	1	2	2	5	7	16	27

PRESENT UNMET HOUSING NEED

- There is a significant current and future need for expanded affordable housing options in the MRV. Market-wide (including the secondary market), there is a current and future housing need for approximately 450 households.
- Current need is weighted more heavily toward rental units for young & middle-aged households with household income below \$75k for a family of two.
- Approx. 153 households below this income level are expected to seek a housing change in the next year.

HOUSING COST vs. INCOME PERCENTAGE CHANGE IN THE MAD RIVER VALLEY



RECOMMENDED PRIORITIES FOR HOUSING DEVELOPMENT PROJECTS

- **A mixed-income rental project oriented toward younger households.** The project would include affordable Tax Credit rents ranging up to full market rate rents and include a mix of one, two and 3-bedroom units.
- **A rental project oriented toward low to moderate income seniors.** The project would include subsidy and affordable Tax Credit rents and include a mix of one and two-bedroom units.
- **An ownership project oriented toward first-time home buyers.** The project would be oriented toward younger/middle-aged households with incomes of 120+ percent of the median.