

HOUSING MARKET ASSESSMENT  
FOR THE  
VILLAGE AND TOWN OF JOHNSON,  
VERMONT

December 17, 2008



21 Ivy Lane, Suite 202  
Burlington, Vermont 05408  
802-657-3720  
[www.craneassociates.us](http://www.craneassociates.us)



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## GLOSSARY

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**Affordable Housing:** Housing in which the occupants are spending less than 30% of their household income on housing costs. For homeowners, housing costs include: mortgage, taxes, insurance, and utilities. For renters it includes rent and utilities.

**Household:** “A household includes all the people who occupy a housing unit as their usual place of residence.”

**Family:** A group of two or more people who reside together and who are related by birth, marriage, or adoption.

**Family household (Family):** A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

**Johnson:** For the purposes of this study, “Johnson” means both the town and village combined unless otherwise specified. The US Census Bureau publishes data on Johnson that includes the town and village combined whenever the “sub-county” geography is selected. Village data can be separated by using “place” level data from the Bureau. Subtracting the two will provide town only data. However, all statistics are not the same between the two geographies. Village only data is provided when possible and when it proved important for the objectives of analyzing the local housing market.

**Migration:** Migration includes all changes of residence including moving into, out of, or within a given area.

**Nonrelatives:** Any household member, including foster children, living in the housing unit but not related to the householder by birth, marriage, or adoption.

**Native Vermonter:** One who was born in Vermont.

**Tenure:** Refers to the distinction between owner-occupied and renter-occupied housing units.

## EXECUTIVE SUMMARY

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The Town and Village of Johnson was awarded a Municipal Planning Grant from the Vermont Agency of Commerce and Community Development, Department of Housing and Community Affairs to conduct a comprehensive analysis of the housing market throughout both municipalities. In June, 2008, Crane Associates of Burlington, Vermont was hired to complete this analysis. The consultant was asked to identify and document the housing demand across the full demographic spectrum.

The presence of Johnson State College significantly alters the demographics of the town and village. It is a large employer in a town of 3,417 people and one that attracts and retains about 1,000 young residents between 18 and 25 years old. Therefore, population, household sizes, income levels, median age, and other demographic variables that affect housing demand are altered considerably from what they would be without the college. To accurately determine the housing demand by families and seniors, these core variables were filtered and analyzed separately for each population group.

The population of Johnson (town and village) is estimated to be 3,437 in the year 2008, and is expected to grow by about .5%, or 20 people, per year for the next 20 years. By the year 2030 the population of Johnson is estimated to be 3,920 with 1690 households (+/- 7%). This is a net increase of about 504 new residents and 406 new households.

The median age in Johnson is 26.2 years or about ten years younger than the county average even though it is older in all age groups except the 18 to 29 years old group. Johnson has the highest percentage of in-migration and in 2000 none of them came from Vermont. It also has the lowest percentage of family households and the highest percentage of non-family households in the county. Johnson also has the lowest household income levels in the county. These statistical averages are all heavily biased by the large percentage of college aged households living off campus.

Johnson was further analyzed without the college households. The data show that Johnson has the most crowded housing in the county. Detailed analysis of the data shows that this is not the result of over crowded college housing. In fact, this stereotype is a myth in Johnson. In Johnson, the families are more crowded than the college students. Family household income is also the lowest in the county. Johnson's unemployment rate is the highest in the county. Incomes in Johnson are getting worse: the gap between the county average and Johnson went from almost nothing in 1980 to \$6,396 twenty years later and the gap appears to be widening. Over 30% of the jobs in the county are in the low paying Accommodations and Food Services sector. The percentage of county jobs in this sector is 2 ½ times the state average. Conversely, the percentage of county jobs in the high paying manufacturing sector is 3 times under the state average. There were 93 families in Johnson living below the federal poverty threshold in the year 2000. This amounts to 14% of the total family population and more than twice the county average. Johnson also has the highest percentage of single parent households. All of these variables are not the result of the college in town.

Median sales price of a single family home in Johnson is estimated at \$150,281. Ten years ago it was \$100,000 less. This is an increase of 166% over 10 years. Median household incomes grew by 40% over this same time period or 4 times slower. Median wages grew three times slower.

Affordable housing is housing in which the occupants are spending less than 30% of their household income on housing costs (mortgage, taxes, insurance, and utilities for ownership units; rent and utilities for rental units). A household earning 100% of the median household income (\$43,872) is short by about \$26,500 in affording a single family home. This may or may not be insurmountable depending on the family. Households at 80% of the median (\$35,097) and 50% of the median (\$21,936) are short by \$51,281 and \$88,591 respectively. Housing ownership is out of reach for all households earning less than about 90% of the median income. Affordable ownership without any form of subsidy isn't available to any household earning less than \$52,600. Seventy-five percent of the households earn less than this amount.

Median rents for 1, 2, 3, and 4 bedroom units are \$600, \$712, \$900, and \$1,200 respectively. Households earning 50% of the median income can not afford any size rental unit. Households earning 80% of the median income can afford one and two bedroom rental units and are slightly shy (\$113 per month) of affording a three bedroom unit.

Johnson State College students generate a total net demand for 210 private sector apartments off campus. This is about 57% of the total apartment supply. College students were about 29% of the total population in 2008. There is an unmet demand for 96 rental units for households 55 years of age and over. Approximately 7% of the senior household demand is from individuals living alone. There is an additional unmet demand for 177 rental units today in Johnson for households between 25 and 54 years of age. Of this number, there is an immediate unmet demand for 39 rental units for families earning less than \$22,000 per year, and an addition 35 rental units for families earning between \$22,000 and \$35,100 annually. The upper limit demand could be as high as 115 units depending on how many of the families in poverty are included in the rental demand. The remainder of the rental demand, between 103 and 138 units, is from non-family households between 25 and 54 years of age. There is currently an unmet demand for 151 ownership units. Approximately 80% of the ownership demand comes from families that would require at least 3 bedrooms. The remainder is from seniors that may request only 2 or 1 bedrooms.

Future demand in the next 20 years will move toward more rental units over homeownership. This is an unfortunate trend as less households are building equity. The number of households in unaffordable housing is a strain on the local economy. The author concludes that the municipality should take a number of actions to increase the supply of affordable rental and ownership units. Doing so would build equity and expendable income that helps local businesses and improves the overall quality of life.

## DEMOGRAPHICS

### Population

Johnson is the third most populated municipality in Lamoille County. The US Census Bureau counted 3,274 people living in Johnson on April 1<sup>st</sup> 2000. This includes the population of Johnson Village, which was 1,394 people at the same time. For the purposes of this study, data on the village is separated from the town when it meets the objectives of this study. However, the reader must remember that the town level data includes the village. The Census also estimated that in 2005 there were 3258 people living in Johnson. However, we know from reviewing vital records (birth and death certificates) in Johnson that there were 150 net new residents in Johnson between 2000 and 2007. This would result in approximately 3424 total residents in the year 2007.

Therefore, the Census estimates are likely inaccurate. Another population estimate also corroborates the consultant’s estimate. The Vermont Department of Health contracted the University of Massachusetts to complete population projections for all municipalities in Vermont. These data show that in 2005 Johnson was estimated to have 3417 residents. Given that the Health Department’s estimate is supported by a second source, this report will rely on these numbers as a basis of its analysis.

**Table 1 : Population in Lamoille County**

	2000	2005	%ofCounty
Belvidere	294	320	1%
Cambridge	3,186	3,450	14%
Eden	1,152	1,268	5%
Elmore	849	952	4%
Hyde Park	2,847	2,974	12%
Johnson	3,274	3,417	14%
Johnson Vil.	1394		
Morristown	5,139	5,202	21%
Stowe	4,339	4,542	19%
Waterville	697	748	3%
Wolcott	1,456	1,569	6%
County	23,223	24,442	100%
Source: US Census and University of Massachusetts			

Of the 10 municipalities in Lamoille County, Johnson is tied with Cambridge as the third most populated. It has 14% of the county’s population behind Stowe with 19% and Morristown with 21%. These four municipalities make up 72% of the county’s population.

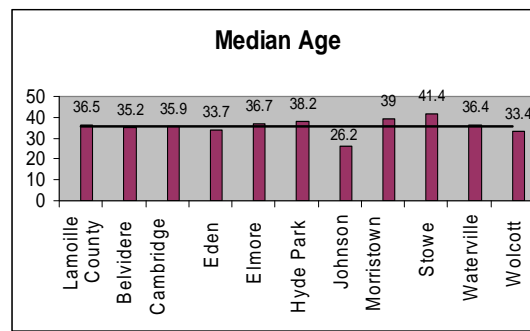
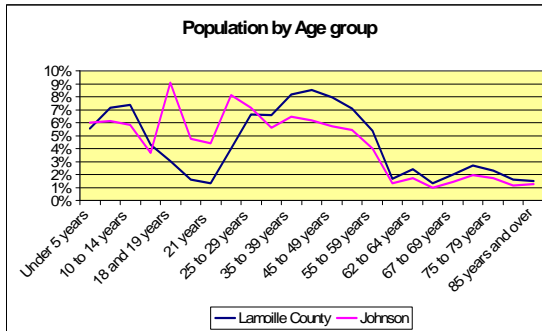
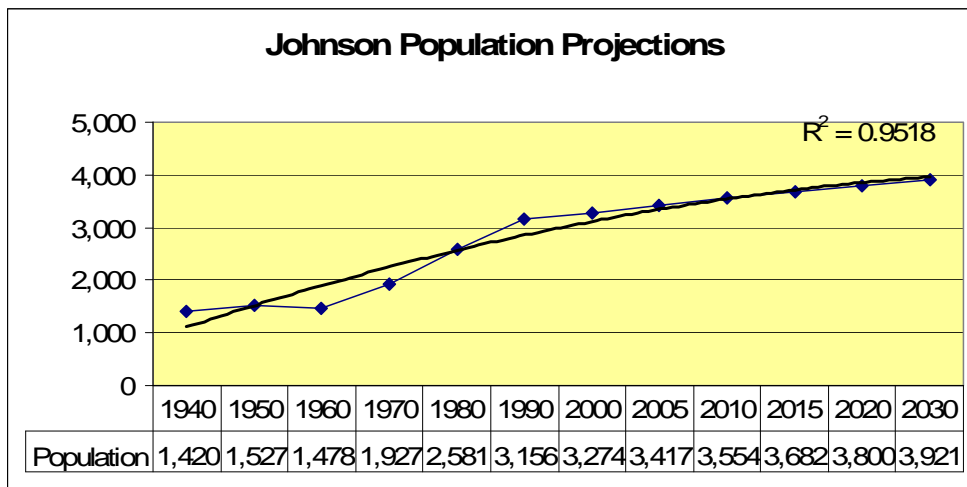
The future population of Johnson is projected to grow at about ½% per year for the next 20 years. The population projections were estimated based on seven decades of historic growth patterns. Least squares regression analysis was used to project this growth trend twenty years into the future. The best curve chosen for this trend had an R-squared value of .9518 which indicates an accurate projection. The population in the year 2030 will be approximately 3,920 residents. This represents approximately 504 new people from 2005 to 2030 or about 20 people per year on average. The population of Johnson

**Table 2: Vital Statistics, Johnson, VT**

Year	Births	Deaths	Net
2000	29	16	13
2001	38	30	8
2002	36	16	20
2003	41	19	22
2004	29	18	11
2005	35	7	28
2006	47	20	27
2007	45	24	21
Net New Residents			150
Source: Johnson Town Clerk Vital Records			

will continue to climb but at a slower rate each year. In other words, a larger percentage of the 504 new residents will appear in the first half of the planning period and less during the second half. This also means that in terms of housing demand, there will be more pressure for housing earlier than later.

Johnson is the youngest town, by far, in Lamoille County. The median age in Johnson is 26.2 years or ten years younger than the County median. This is a substantial difference from the rest of the county and places Johnson in a unique situation. Younger individuals require different types of housing than middle-aged or senior households. No doubt the college is the reason for this age difference. There is a much higher than average concentration of 19-25 year olds in Johnson. In fact, Johnson has a lower than average number of people between the ages of 35 and 60 years, as well as in the grade school ages. It is about average in age groups over 60 years of age.



## Migration

Johnson is clearly a magnet for newcomers into Lamoille County. Migration data from the US Census Bureau shows that between 1995 and 2000 Johnson absorbed nearly half of all in-migration in Lamoille County. As with the low median age, this in-migration can be explained by the presence of the college. Hyde Park also has a large percentage of in-migration. Some of their in-migration may also be a result of Johnson State College students in combination with employees for large regional businesses. The remainder of the county has a low in-migration rate. Three towns, Waterville, Wolcott, and Stowe has a net loss of migration, even though their total populations increased.



Approximately 58% of the county's population is a native Vermonter. A native Vermonter is defined by the US Census Bureau as someone born in Vermont. Johnson has a slightly above average percentage of native Vermonters. Six other communities have a larger percentage, while three communities have less. Johnson is unique in that it is the only municipality that had a decrease in native Vermonters in the last 10 years. All other municipalities had some level of increase in their percentage of native Vermonters with Eden, Waterville, and Wolcott having the most.

	Population 2000	Net Migration 1995-2000	% of Town	% of County
<b>Lamoille CO</b>	23233	955	4%	100%
HYDE PARK	2847	314	11%	33%
JOHNSON	3274	453	14%	47%
MORRISTOWN	5139	164	3%	17%
EDEN	1152	31	3%	3%
BELVIDERE	294	49	17%	5%
ELMORE	849	26	3%	3%
CAMBRIDGE	3186	67	2%	7%
WOLCOTT	1456	-58	-4%	-6%
WATERVILLE	697	-12	-2%	-1%
STOWE	4339	-79	-2%	-8%
Johnson Vil.	1420	N/A		

	Total Pop. 2000	1990	2000	change+/-	%change	%of Town
<b>Lamoille CO</b>	23233	12104	13454	1350	10.0%	58%
HYDE PARK	2847	1544	1789	245	13.7%	63%
JOHNSON	3274	1989	1982	-7	-0.4%	61%
MORRISTOWN	5139	3330	3478	148	4.3%	68%
EDEN	1125	606	857	251	29.3%	74%
BELVIDERE	294	182	210	28	13.3%	71%
ELMORE	849	348	418	70	16.7%	49%
CAMBRIDGE	3186	1633	1864	231	12.4%	59%
WOLCOTT	1456	820	1046	226	21.6%	72%
WATERVILLE	697	375	486	111	22.8%	70%
STOWE	4339	1277	1324	47	3.5%	31%
Johnson Vil.	NA					

So while Johnson has the highest percentage of in-migration and Hyde Park has the second largest percentage, approximately 14% of the Hyde Park's in-migration is from native Vermonters while none of Johnson's in-migration is from native Vermonters. This is likely the result of college students in-migrating from others states in New England. Johnson's percentage of foreign born residents is about the same as the County average,

which helps reinforce the assumption that in-migration is primarily made up of out-of-state students.

Data on in-migration and native Vermont status appear inversely related. The data show that, as a general rule, when in-migration increases in a municipality the percentage of native Vermonters decreases. Johnson has the highest change of in-migration and the least change in native Vermonters. Conversely, Eden, Waterville and Wolcott have the least in-migration and the highest increases in native Vermonters. The exception to this general rule is Stowe with negative in-migration and a low change in native Vermonters.

## Group Quarters

The US Census reports that approximately 430 Johnson residents live in group quarters. The actual number is likely larger since there are 540 beds on campus. The total undergraduate student population of Johnson State College is approximately 1000 students. In addition, there are other group quarters in Johnson including Johnson Mental Health and the Teen Challenge. This is evidence that the Census estimates of individuals in group quarters are under reported.

On a comparison basis with other small rural college towns (Lyndon, Castleton, and Poultney) Johnson is about average with 13% of the town in group quarters while Lyndon has 9%, Castleton has 12%, and Poultney has 15%. Census also underestimated Lyndon State College; it currently has 700 beds on campus according to the Bureau's Group Quarters Report. Johnson is unique in that it absorbs a vast majority (72%) of the County's total group quarter population, whereas in the other counties group quarter populations are spread throughout other municipalities.

<b>Table 5: Residents Living in Group Quarters</b>							
	1960	1970	1980	1990	2000	%ofCounty	%ofTown
<b>Lamoille CO</b>	273	624	692	784	597		
HUDE PARK		1	0	0	8	1%	
JOHNSON		469	449	592	430	72%	13%
MORRISTOWN		64	155	0	126	21%	
EDEN		0	0	0	0	0%	
BELVIDERE		0	0	0	0	0%	
ELMORE		0	0	0	0	0%	
CAMBRIDGE		20	7	0	5	1%	
WOLCOTT		0	0	0	2	0%	
WATERVILLE		0	40	36	16	3%	
STOWE		63	41	6	10	2%	
<b>Rutland CO</b>	1978	2750	2427	2361	2012	%ofCounty	%ofTown
HUBBARDTON		0	0	0	0	0%	
KILLINGTON		6	0	0	0	0%	
IRA		0	0	0	0	0%	
MOUNT HOLLY		0	0	0	0	0%	
MOUNT TABOR		2	0	4	0	0%	
MENDON		6	0	2070	6	0%	

<b>Rutland CO (con't)</b>	<b>1978</b>	<b>2750</b>	<b>2427</b>	<b>2361</b>	<b>2012</b>	<b>%ofCounty</b>	<b>%ofTown</b>
MIDDLETOWN SPRINGS		0	9	6	0	0%	
BRANDON		662	330	180	0	0%	
BENSON		0	51	0	36	2%	
DANBY		13	13	5	0	0%	
FAIR HAVEN		57	51	49	45	2%	
CASTLETON		595	647	716	537	27%	12%
CHITTENDEN		12	0	0	0	0%	
CLARENDON		14	0	0	0	0%	
WALLINGFORD		21	0	10	21	1%	
TINMOUTH		0	0	0	0	0%	
WELLS		9	0	0	0	0%	
WEST RUTLAND		12	15	0	0	0%	
PROCTOR		0	5	146	0	0%	
RUTLAND CITY		579	793	0	719	36%	
RUTLAND TOWN		0	6	0	57	3%	
POULTNEY		689	428	10	553	27%	15%
PITTSFORD		92	45	112	6	0%	
PITTSFIELD		0	0	0	0	0%	
PAWLET		0	0	0	0	0%	
SUDBURY		0	0	0	0	0%	
WEST HAVEN		0	0	7	0	0%	
SHREWSBURY		39	34	46	32	2%	
		2808	2427	3361	2012		

<b>Caledonia CO</b>	<b>316</b>	<b>598</b>	<b>753</b>	<b>911</b>	<b>958</b>	<b>%ofCounty</b>	<b>%ofTown</b>
HARDWICK		9	8	0	0	0%	
KIRBY		0	0	0	0	0%	
GROTON		0	0	0	0	0%	
NEWARK		0	0	12	1	0%	
LYNDON		421	476	0	514	54%	9%
BARNET		16	59	9	48	5%	
BURKE		0	1	0	0	0%	
DANVILLE		15	5	0	13	1%	
WATERFORD		0	0	136	3	0%	
WALDEN		0	16	13	0	0%	
SUTTON		1	0	0	0	0%	
WHEELOCK		12	13	11	0	0%	
PEACHAM		0	0	0	0	0%	
RYEGATE		0	0	7	0	0%	
STANNARD		0	0	0	0	0%	
ST.JOHSBURY		136	175	192	379	40%	
SHEFFIELD		0	0	70	0	0%	

## Population by Households

### Non-Family Households

In reviewing household data, the most notable element is the number of non-family households in Johnson compared to the rest of the County. A non-family household is one or more people living in the same dwelling unit not related by birth, marriage, or adoption. There were 501 non-family households in Johnson as of April 2000. Johnson has the largest percentage of its town in non-family households compared to other municipalities in Lamoille County. Johnson has only 13% of the County's total households but 43% of the County's non-family households (Table 6). Again, this is most likely a result of the College and the disproportional percentage of younger aged, lower income, households in the town and village.

Non-family households in Johnson tend to be more crowded than the rest of the county. Johnson has the highest percentage of 3 and 4 member non-family households and one of the lowest percentages of one person non-family households (Table 7). Johnson has the County's highest percentage of housing units with non-related household members in the unit. Nearly one of every three housing units in Johnson is occupied by non-related members. Thirteen percent of Johnson's population is not in households altogether. A non-household is the same as group quarters (described previously).

	<b>Total HH</b>	<b>% of County</b>	<b>Family households</b>	<b>Non-family households (NFHH)</b>	<b>% of NFHH in Town</b>
Belvidere	114	1%	71	43	38%
Cambridge	1,266	14%	886	380	30%
Eden	409	4%	312	97	24%
Elmore	306	3%	224	82	27%
Hyde Park	1,138	12%	781	357	31%
Johnson	1,170	13%	669	501	43%
Johnson Vil.	469	5%	186	283	60%
Morristown	2,101	23%	1,318	783	37%
Stowe	1,905	21%	1,130	775	41%
Waterville	260	3%	187	73	28%
Wolcott	552	6%	402	150	27%
<b>Lamoille County</b>	<b>9,221</b>	<b>100%</b>	<b>5,980</b>	<b>3,241</b>	<b>35%</b>

Source: Census 2000

Town	Total non family households:	1 Person HH	2-person HH	3-person HH	4-person HH
Belvidere	43	65%	30%	2%	2%
Cambridge	380	67%	27%	4%	1%
Eden	97	71%	21%	4%	3%
Elmore	82	67%	30%	1%	0%
Hyde Park	357	78%	20%	1%	1%
Johnson	501	66%	25%	5%	3%
Johnson Vil	287	64%	28%	3%	3%
Morristown	783	75%	22%	3%	1%
Stowe	775	71%	24%	3%	1%
Waterville	73	64%	29%	4%	3%
Wolcott	150	69%	25%	4%	1%
Lamoille County	3,241	71%	24%	3%	2%

	Total Population In Housing Units	Total # of Nonrelatives in Units	% of Nonrelative Population in Housing Units	Total Housing Units	% of Total Housing Units w/non-relatives in unit
Belvidere	294	28	10%	114	25%
Cambridge	3,181	223	7%	1,266	18%
Eden	1,152	95	8%	409	23%
Elmore	849	51	6%	306	17%
Hyde Park	2,839	205	7%	1,138	18%
Johnson	2,844	343	12%	1,170	29%
Morristown	5,013	383	8%	2,101	18%
Stowe	4,329	354	8%	1,905	19%
Waterville	681	50	7%	260	19%
Wolcott	1,454	102	7%	552	18%
Lamoille CO	22,636	1,834	8%	9,221	20%
U.S. Census Bureau Census 2000					

## Family Households

As of the Census remuneration in 2000 there were 669 family households in Johnson, which is 57% of the total households. This is the smallest percentage in Lamoille County, which has an average of 65%.

Johnson's percentage of families with school age children (< 18 years old) is the same as the county average. About 36% of the family households in Johnson have school children in the local K-12 school system. This amounts to 240 families with school

children. There are approximately 3,274 people in Johnson and about 2,000, or 61%, of them live in family households.

Johnson has the largest percentage of single parent households in Lamoille County. There are approximately 134 single parent households in Johnson which is approximately 20% of the total household population in Johnson. There are about twice as many single mother households than single father households (88 vs. 46).

	<b>Total Family HH</b>	<b>% w/children &lt;18YrsOld</b>
Morristown	1,318	33%
Stowe	1,130	34%
Hyde Park	781	34%
Lamoille County	5,980	36%
Johnson	669	36%
Cambridge	886	38%
Eden	312	38%
Waterville	187	40%
Wolcott	402	40%
Elmore	224	47%
Belvidere	71	49%

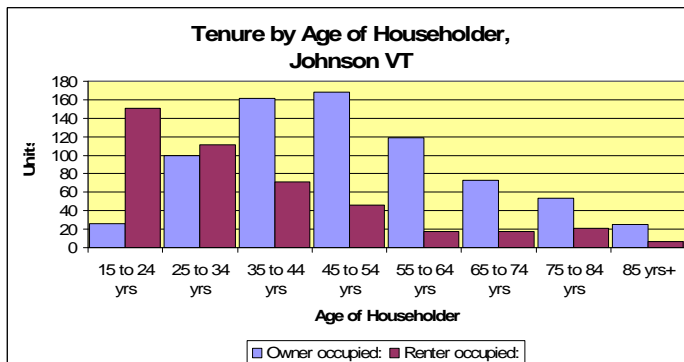
	<b>Male householder, no wife present:</b>	<b>With related children under 18 years:</b>	<b>Female householder, no husband present:</b>	<b>With related children under 18 years:</b>	<b>Total Number of Single Parent Households and % of Total HH in Town</b>	
Lamoille Co	419	303	820	590	893	15%
Belvidere	5	5	3	3	8	11%
Cambridge	35	29	87	60	89	10%
Eden	38	28	44	29	57	18%
Elmore	17	13	19	14	27	12%
Hyde Park	64	44	106	73	117	15%
Johnson	59	46	126	88	134	20%
Morristown	85	65	256	181	246	19%
Stowe	57	30	121	91	121	11%
Waterville	19	14	17	13	27	14%
Wolcott	40	29	41	38	67	17%

About 62% of the households in Johnson own their home while the remaining rent. While many of the renter households are college students, there are still 12% of the renters who are families. In the year 2000 this was about 146 housing units with families. This number has likely grown by about 8% since that time. Approximately 4% of the renter population is made up of seniors over 64 years old who live alone. Female seniors living alone outnumber their male counterparts 3 to 1 (Table 11).

There are about 335 senior households in Johnson (defined here as over 55 years of age<sup>1</sup>). Eighty-one percent of the over-55 aged householders own their home while 19% rent. Twenty-three percent of all households in Johnson are senior homeowners while 7% are senior renters (Table 12).

	Owner Households	%	Renter Households	%
Total	727	62%	443	38%
Family	523	45%	146	12%
Single Males Living Alone > 64 years old	19	2%	7	1%
Single Females Living Alone > 64 years old	60	5%	34	3%

Source: US Census 2000



Of the 134 single parent households in Johnson, 74 of them, or about 55%, rent their housing unit. The remainder of the households owns their home.

Owner occupied:	15 to 24 yrs	25 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 to 84 yrs	85 yrs+
727	26	100	162	168	119	73	54	25
62%	2%	9%	14%	14%	10%	6%	5%	2%
Renter occupied:	15 to 24 yrs	25 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 to 84 yrs	85 yrs+
443	151	111	71	46	18	18	21	7
38%	13%	9%	6%	4%	2%	2%	2%	1%

<sup>1</sup> This report uses 55 years old and greater as definition of “senior” because certain housing products can be reserved for this population but not younger.

**Table 13: Average household size**

Town	Ave. HH Size
Stowe	2.27
Morristown	2.39
Johnson	2.43
Lamoille Co.	2.45
Hyde Park	2.49
Cambridge	2.51
Belvidere	2.58
Waterville	2.62
Wolcott	2.63
Elmore	2.77
Eden	2.82
Johnson Village	2.11
U.S. Census Bureau Census 2000	

**Table 14: Average household size by Tenure**

Renter HH Size		Owner HH Size	
Stowe	1.96	Stowe	2.42
Johnson	2.07	Belvidere	2.46
Morristown	2.07	Morristown	2.57
Lamoille County	2.1	Hyde Park	2.58
Cambridge	2.14	Lamoille County	2.6
Hyde Park	2.15	Johnson	2.65
Waterville	2.15	Cambridge	2.66
Wolcott	2.36	Wolcott	2.7
Elmore	2.46	Waterville	2.74
Eden	2.49	Elmore	2.82
Belvidere	3.22	Eden	2.89
U.S. Census Bureau Census 2000			

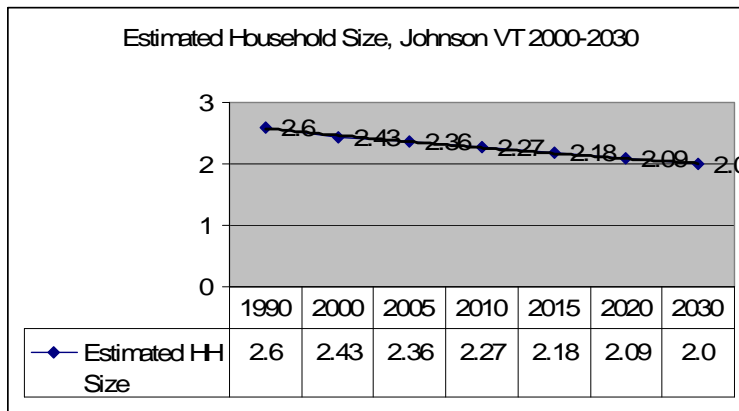
Household size in Johnson is similar to the County average. Renter households have approximately 2 persons per unit while ownership units are 2.6%. Household size for all housing types is decreasing as we move into the future. This is a demographic trend occurring throughout the country. As the baby boomer ages, and their children move out, more households have less people per unit.



## HOUSEHOLD PROJECTIONS

Decreasing household size is a demographic phenomenon that is occurring across the country. Household sizes are decreasing because of the aging baby boom population and changes in societal preferences regarding child rearing. Baby boomers are now retiring and they are starting to form “empty nests”, or households with no children. Meanwhile, their children who moved out and formed their own households are having fewer children, on average, than their parent’s generation. These long term demographic trends will cause household sizes to decrease over the next 20 years.

As household sizes become smaller, the total number of households will increase. This is due to natural population increases combined with senior households living longer in their homes. Therefore the demand for new units will increase.



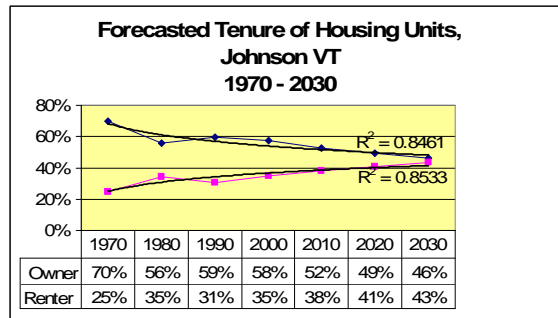
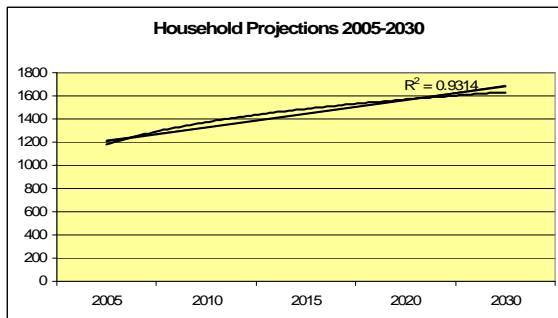
Projections of households are based on population projections. Population is forecasted to the year 2030. Average household sizes are adjusted every five years during this period. The population is then divided by the average household size for each incremental year to determine total number of households. Historic population numbers are provided for Johnson town only. Population household projections for the village are more difficult due to the lack of historical data. Population and household data for the town is available back the 1940’s (and sooner if needed). Therefore, projections for the village will be estimated based on a constant share approach. The village will assume to gain the same percentage of households as the town.

The number of households in Johnson today (November 2008) is estimated to be 1284. This number grew from 1170 households in the year 2000. **By the year 2030, Johnson is expected to have 1690 households, a net increase of approximately 406 new households from today.** The projection estimates have an R-squared value of .93 which means that the margin of error is 7%. The actual number will be between 434 and 377 households.

The ratio of ownership units to rental units will not remain constant during this planning period. The percentage of ownership units will likely decrease and occupied renter units

will increase for at least the next ten years. The ratio of ownership to renter units will move from its current 2:1 ratio to approximately 5:4

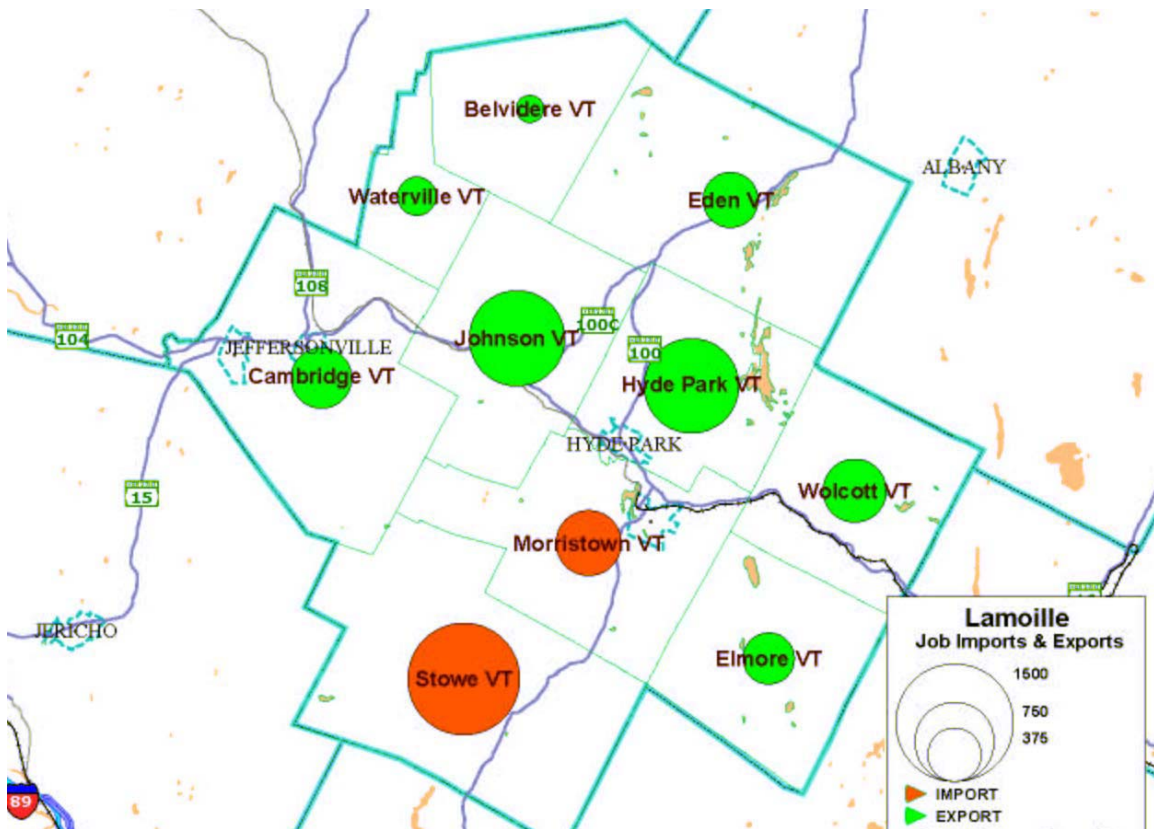
Table 15: Household Projections			
Year	Population	Household Size	Estimated Households
1940	1,420		
1950	1,527		
1960	1,478		
1970	1,927		
1980	2,581		
1990	3,156	2.6	1213.8
2000	3,274	2.43	1125.1
2005	3,417	2.36	1219.0
2010	3,554	2.27	1327.6
2015	3,682	2.18	1441.2
2020	3,800	2.09	1559.6
2030	3,921	2.0	1690.5



Today’s portfolio of household types gives us insight on the new population that will move into Johnson by the year 2030 (if the major housing factors remand the same). Of the 406 new households, approximately 43% (175) will rent their home. Of those renters, a majority will be college students even though the college student population is expected to remain level. College student population will remain close to what it is today but family households will increase. About 15% to 20% of the new households will be families (26-35) and about 5% (9) will be seniors living alone. Approximately 20% (81) of the new households will be single parents and of those 44 will rent their homes. Approximately 36% (146) will be families with children while 43% (174) will be non-families. Approximately 46% of the new households (186) will own their home and of them 45% (84) will be families and 7% (13) will be seniors living alone.

## ECONOMY AND EMPLOYMENT

Johnson’s local economy can not be separated from the larger regional economy within which it is part. Reinforcing this notion is Johnson’s geographic location at the near center of the region and one of only two municipalities that does not border a neighboring county. Despite the presence of two large educational institutions, a majority of workers in Johnson leave town to go to work. The average commuting time for a Johnson employee is between 24 and 32 minutes. The county’s only two “employment importers” are Morristown and Stowe. These two municipalities have more workers coming into town than leaving on a daily basis.



**Jobs Importers and Exporters** (Source: Greater Lamoille County Regional Economic Development Plan, March 2004)

The types of employment and the wages earned by Johnson residents are therefore highly dependent on the regional economy. It is important to place Johnson in a regional context when analyzing employment and economic data.

### **Household Income**

Johnson residents have had some of the lowest household incomes in the region. For the last 20 years Johnson households were ranked either last or second to last in household income (Table 13). Currently, the median household income for a Johnson household is approximately \$32,000 or nearly \$8,000 less than the county average. However, since all

of the college students that do not live in group quarters (dorms) are counted as households, and since few of them work full time, their low household incomes pull down the town's average. The income for village households is even lower and ranks last in all municipalities likely for the same reason.

<b>Municipality</b>	<b>1979</b>	<b>1989</b>	<b>1999</b>	<b>%chg89</b>
STOWE	14614	32937	52378	37%
ELMORE	13352	31167	45357	31%
CAMBRIDGE	15272	33413	44950	26%
BELVIDERE	11731	17500	44583	61%
WATERVILLE	14250	27813	39453	30%
Lamoille County	13238	27315	39356	31%
HYDE PARK	14077	24967	38650	35%
Cambridge Vil.	13417	33011	38333	14%
Hyde Park Vil.	15550	25250	35781	29%
EDEN	13350	25000	35417	29%
WOLCOTT	11763	26319	34760	24%
MORRISTOWN	14712	25140	33359	25%
JOHNSON	11519	23185	31343	26%
Cambridge Vil.	12188	31125	31250	0%
Morristown Vil.	11060	19390	27969	31%
Johnson Vil.	9884	19917	23846	16%

## Family Income

Analysis of family incomes helps remove the influence of college student households on the town/village data. College students would not be included in family household data unless the occupants were related by birth, marriage or adoption. The median family income in Johnson improves slightly over household income with the average family income at \$38,224. This is an increase of nearly \$7,000 over household income. The difference between household and family income at the county level is only about \$5,000, which support the assumption that college students affect the data. The unfortunate discovery in the data is the gap between Johnson and the remaining county. In 1980, the median family income in Johnson was about the same as the county average. Twenty years later the county average has exceeded the town's average by over \$6,000. The gap in household incomes is even larger.

	<b>Median Household Income</b>		
	<b>1979</b>	<b>1989</b>	<b>1999</b>
Lamoille County	\$ 13,238	\$ 27,315	\$ 39,356
JOHNSON	\$ 11,519	\$ 23,185	\$ 31,343
Gap	\$ 1,719	\$ 4,130	\$ 8,013
	<b>Median Family Income</b>		
	<b>1979</b>	<b>1989</b>	<b>1999</b>
Lamoille County	\$ 15,766	\$ 31,772	\$ 44,620
JOHNSON	\$ 14,892	\$ 27,270	\$ 38,224
Gap	\$ 874	\$ 4,502	\$ 6,396

Given historic rates of income growth, the household income in Johnson is expected to grow from \$31,343 in 2000 to approximately \$43,872 in 2007 or about \$44,000 today. Family incomes were also projected forward to the year 2007 and are estimated at \$53,503 or about \$54,000 today (Table 18). The income gap between the Lamoille County average and Johnson will continue to widen if all other factors remain the same.

	Household Income		Family Income	
	Johnson	Lamoille CO	Johnson	Lamoille CO
1989	\$ 23,185	\$ 27,315	\$ 27,270	\$ 31,772
1999	\$ 31,343	\$ 39,356	\$ 38,224	\$ 44,620
2007	\$ 43,872	\$ 55,088	\$ 53,503	\$ 62,456

After reviewing the data based on property ownership, home owners in Johnson have household incomes at 135% of the town average while renters earn 59% of the average. In other words, **based on 2007 household incomes, homeowners have an average household income of \$59,341 while renters have an average of \$25,727.**

In terms of average wages, while Johnson has the lowest median income it has the third highest annual average wage. This means that those who work are earning above average wages but an above average number of people are unemployed thereby lowering the average household income. This notion is supported by unemployment data. Johnson has the third highest unemployment rate in Lamoille County (Table 20). The unemployment rate in Johnson has steadily increased over the last decade of which there is known comparative data. The current unemployment rate in Johnson is 5.8% in Lamoille County it is 4.3%.

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
HYDE PARK	21556	18306	19159	22945	22434	25332	23821	25237	27317	27555	28351
MORRISTOWN	18587	18818	18944	20100	20625	21205	21926	23461	25310	26238	27655
JOHNSON	19700	20429	20635	20689	20756	23074	22137	23542	23409	26042	27434
WATERVILLE	14222	15395	16205	17458	16741	18565	20304	21730	22978	27081	25999
Lamoille County	17394	17900	18430	19225	19559	19989	20833	21833	23535	24516	25421
STOWE	16266	16848	17874	18109	18441	18866	20119	20358	22465	23493	23948
WOLCOTT	14882	16583	15916	15553	15604	16698	17703	19099	20029	19412	22977
BELVIDERE					20757	20657	16704	21235	21822	21559	22105
CAMBRIDGE	14787	16932	17305	18217	19105	19699	18641	19915	20939	21228	21615
EDEN	12110	12722	12722	15041	15326	25820	15979	15160	16802	18622	19578
ELMORE	14245	19932	19793	18355	13507	15690	11388	14412	21632	22709	17707

## Sources of Employment

A significant source of jobs in Lamoille County is the Accommodations and Food Services sector. This sector provides 30% of all private jobs in the county. This is nearly three times greater than the State average of jobs in this sector. In only one other sector, Construction, does the county beat the state average, and in this case by only 4%. In all other sectors, the county underperforms compared to the state average. The manufacturing sector in Lamoille County is below the state average by over 300%. Other sectors that typically pay higher than average wages such as Finance and Insurance, and Professional Services are also under represented in the county (Table 21).

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
BELVIDERE	5.6	5.5	5	8.1	7	5.2	4.4	6.6	9.7	8.2	11
EDEN	12.3	10.8	9.6	9.3	8.6	7.6	6.4	5.3	6	6	8.9
JOHNSON	7.1	6.7	6.3	8.3	6.6	6.3	5.9	5.9	6.6	6.4	7.6
WOLCOTT	10.3	8.5	8.4	9.9	8.3	6.7	5.1	5.6	6.3	6.9	7.6
CAMBRIDGE	7.1	5.9	6.6	6.7	5.9	4.5	3.9	4	3.9	5	6.8
WATERVILLE	14.6	9.9	8.7	10.6	8.3	6.7	5.9	5.8	6.4	6.2	6.8
HYDE PARK	7.2	6.9	5.4	6.3	5	5.1	4.5	4.5	5.7	5.1	6.4
MORRISTOWN	8	6.9	5.6	7.4	5.3	4.5	3.6	4	4.5	4.6	6.1
Lamoille County	7.6	6.7	5.9	6.9	5.5	4.7	4.1	4.2	4.8	4.6	6
STOWE	6	5.8	4.3	4.4	3.4	2.7	2.5	2.7	3	2.4	3.3
ELMORE	3.3	3.6	2.9	2.8	2.5	1.9	1.3	1.5	2.5	1.4	1.6

NAICS Code	Industry	# Jobs	Share of Total Private Jobs	
			Lamoille County	Vermont
<b>10</b>	Total Private	9,432	<b>100.0%</b>	<b>100.0%</b>
<b>11</b>	Agriculture, Forestry, Fishing, Hunting	70	<b>0.7%</b>	<b>0.9%</b>
<b>21</b>	Mining	9	<b>0.1%</b>	<b>0.3%</b>
<b>22</b>	Utilities	D	<b>D</b>	<b>0.6%</b>
<b>23</b>	Construction	868	<b>9.2%</b>	<b>5.5%</b>
<b>31-33</b>	Manufacturing	393	<b>4.2%</b>	<b>14.2%</b>
<b>42</b>	Wholesale Trade	155	<b>1.6%</b>	<b>4.2%</b>
<b>51</b>	Information	122	<b>1.3%</b>	<b>2.4%</b>
<b>52</b>	Finance and Insurance	220	<b>2.3%</b>	<b>3.8%</b>
<b>53</b>	Real Estate and Rental and Leasing	143	<b>1.5%</b>	<b>1.3%</b>
<b>54-56</b>	Professional Services	691	<b>7.3%</b>	<b>8.8%</b>
<b>61</b>	Educational Services	156	<b>1.7%</b>	<b>3.8%</b>
<b>62</b>	Health Care and Social Assistance	1,365	<b>14.5%</b>	<b>18.0%</b>
<b>71</b>	Arts, Entertainment, and Recreation	136	<b>1.4%</b>	<b>1.4%</b>
<b>72</b>	Accommodation and Food Services	2,848	<b>30.2%</b>	<b>12.6%</b>
<b>81</b>	Other Services (except Public Service)	356	<b>3.8%</b>	<b>3.5%</b>

Note: "D" indicates data unavailable due to BLS privacy rules.

Source: Bureau of Labor Statistics/Vermont Department of Labor

The average annual wages earned from the Accommodation and Food Service industry is approximately \$21,629. Other similar service sector jobs provide similar wages (Table 22). This means that approximately 37% of the county earns less than \$25,500 per year.

Federal poverty guideline in 2007 for a family of four is \$20,650. In 1999, the US **Census reports that there were 93 families in poverty**. This amounts to 14% of the families in poverty (table 23). Poverty statistics do not include individuals in group quarters. More current information on families in poverty is unavailable at the town level. US Census shows that in Lamoille County in 2005 there were between 8 and 12 percent of the families in poverty.

NAICS Code	Industry	Average Yearly Wage
10	Total Private	\$26,998
11	Agriculture, Forestry, Fishing and Hunting	\$16,054
21	Mining	\$36,598
22	Utilities	D
23	Construction	\$33,611
31-33	Manufacturing	D
42	Wholesale Trade	\$38,395
51	Information	\$38,599
52	Finance and Insurance	\$40,605
53	Real Estate and Rental and Leasing	\$34,230
54-56	Professional Services	D
61	Educational Services *	\$22,585
62	Health Care and Social Assistance	\$35,352
71	Arts, Entertainment, and Recreation *	\$21,638
72	Accommodation and Food Services *	\$21,629
81	Other Services (except Public Service) *	\$25,528
Source: Bureau of Labor Statistics		

	1989	1999	Families	%
Lamoille County	361	385	5980	6%
JOHNSON	63	93	669	14%



## HOUSING COSTS AND AFFORDABILITY

### Ownership units

#### Real Estate Values

The Vermont Department of Taxes provides data on all property transactions in the state. The data show that the median price for a single family home with less than 6 acres in Johnson has increased by \$100,000 in the last ten years. This represents an increase of 166% or an annual average increase of approximately 11%. The current median sales price of a single family home with less than 6 acres of land is \$150,281. The median sales price in other real estate categories is shown in Table 24. Larger sized properties (over 6 acres) have had lowering median sales prices for that last several years.

Category	Amount
Residential<6a.	\$ 150,281
Residential>6a.	\$ 183,750
Mobile Home no Land	\$ 23,831
Mobile Home w/Land	\$ 61,950
Commercial	\$ 172,000
Commercial Apt	\$ 271,000
Open Land	\$ 52,500

Source: VT Department of Taxes

Median household incomes grew by 40% over this same time period. This means that median housing prices increased four times faster than median household incomes. Housing prices also grew three times faster than average wages.





**Table 25: Median Price of SF home on <6acres in Johnson 1997-2007**

Year	Median Price	%change
1997	56500	
1998	80000	42%
1999	85000	6%
2000	73600	-13%
2001	77450	5%
2002	97500	26%
2003	101000	4%
2004	122500	21%
2005	137000	12%
2006	138000	1%
2007	150281	9%
97-07	A. Ave. Change	11%
97-07 Absolute Change		166%

**Table 26: Average Wages 1997-2007**

Year	Ave. Wage	% change
1997	20756	
1998	23074	11%
1999	22137	-4%
2000	23542	6%
2001	23409	-1%
2002	26042	11%
2003	27434	5%
2004	29234	7%
2005	30415	4%
2006	31027	2%
2007	31377	1%
97-07	AAC	4%
97-07 Absolute Change		51%

**Home Ownership Affordability**

An analysis of housing affordability for ownership units is shown in Table 27. Calculations are completed for 50%, 80%, 100% and 120% of the median household income. Housing is affordable when the occupants are paying no more than 30% of their household income on housing costs. Costs for homeownership include, mortgage, taxes, insurance, and utilities (excluding telephone). These costs combined should be less than the total household income of its occupants if they are in affordable housing.

The median household income for a Johnson household in 2007 is estimated to be \$43,872. Therefore 50% and 80% of the median income are \$21,936 and \$35,097 respectively (columns 2 and 3). Utility costs were obtained through Consumer Price Index (CPI) created by the Consumer Expenditure Survey of 2006. The prices were inflated to 2007. The expenditure survey shows that those with higher incomes use more utilities and the monthly expenses are adjusted accordingly (row 2). Affordable monthly housing payments are calculated by subtracting utilities from total income divided by 12 and multiplied by 30% (row 5). Affordable monthly housing payments for those at 100% of median household income are \$1,092. Affordable payments for those at 50% and 80% of the median household income in Johnson are \$544 and \$873 respectively.

Affordable housing payments must cover insurance, taxes, and mortgage. The cost of property taxes was obtained through the town clerk and insurance rates were collected from a national database and averaged for northern Vermont. Affordable mortgage payments are simply the residual after subtracting taxes and insurance from monthly payments (row11). An affordable monthly mortgage payment for those of median household income is \$731. Assuming the purchaser put 5% down and had a thirty year mortgage at 6.34% interest, the purchaser can shop for and buy a home at \$123,745 or

less and remain in an affordable unit. Those at 50% and 80% of the median income can afford a home at \$69,690 and \$98,941 respectively (row 17).

The affordable home price gap is the difference between the median home price and the affordable home price. The gap for those at the median household income is about \$26,500. Households at the median income would need to fill that gap by either finding a lower priced home, having a larger down payment, getting a better mortgage rate, spending more than 30% of their income, or some combination of all of these choices. A \$26,500 gap may not be insurmountable for some households but may be too great for others. Those households earning 120% of the median household income can likely afford a median priced home. The gap is only \$1600, which is within the bounds of the confidence interval for these calculations. Johnson households at 100% and 120% of the median household income have some opportunity to own a home, perhaps better than some of its municipal neighbors. That's the good news. The bad news is that median home prices are beyond the reach of the households at 50% and 80% of the median household income in Johnson and there are approximately 544 households, or 42% of all households in Johnson, in this category. Coincidentally, this percentage closely corresponds to the current percentage of renters in Johnson, which is estimated at 38% today.

<b>Table 27: Estimate of the Affordable Owner Price Gap</b>				
<b>% of Median HH Income (All Households)</b>	<b>50%</b>	<b>80%</b>	<b>100%</b>	<b>120%</b>
<b>Yearly HH Income</b>	\$ 21,936	\$ 35,097	\$ 43,872	\$ 52,646
Monthly Utility Expense (Excluding Tele.)	\$ 170	\$ 188	\$ 210	\$ 214
<b>Monthly Income</b>	\$ 1,814	\$ 2,909	\$ 3,638	\$ 4,369
% of Income for Payments	30%	30%	30%	30%
<b>Affordable Payments</b>	\$ 544	\$ 873	\$ 1,092	\$ 1,311
Insurance Rate (Per \$1,000 in Value in 2007)	\$ 3.08	\$ 3.08	\$ 3.08	\$ 3.08
Insurance per Month	\$ 15.83	\$ 25.39	\$ 31.75	\$ 38.13
Tax Rate Per \$1,000 (2006-07)	\$ 24.50	\$ 24.50	\$ 24.50	\$ 24.50
Real Estate Taxes	\$ 125.95	\$ 202.00	\$ 252.65	\$ 303.40
Private Mortgage Insurance	\$ 38.09	\$ 61.10	\$ 76.41	\$ 91.76
<b>Affordable Mortgage Payments/Month</b>	\$ 364	\$ 584	\$ 731	\$ 878
Mortgage Rate (2007 Annual Average)	6.34%	6.34%	6.34%	6.34%
Term (In Years)	30	30	30	30
Mortgage Value	\$ 58,605	\$ 93,994	\$ 117,558	\$ 141,173
Down payment Percent	5%	5%	5%	5%
Down payment	\$ 3,084	\$ 4,947	\$ 6,187	\$ 7,430
<b>Affordable Home Price (Est. 2007)</b>	\$ 61,690	\$ 98,941	\$ 123,745	\$ 148,604
<b>Estimated Median Home Price (2007 less than 6 acres)</b>	\$ 150,281	\$ 150,281	\$ 150,281	\$ 150,281
<b>Affordable Home Price Gap</b>	\$ (88,591)	\$ (51,340)	\$ (26,536)	\$ (1,677)

### Rental units

Households that can not afford to buy a home in Johnson must rent. Calculations on affordability for rental units were completed in a similar manner as the ownership calculations. As in the ownership units, rental affordability calculations use 30% of household income as the threshold for affordable. However, renters do not pay interest taxes, and insurance. Affordable rental calculations simply use rent and utilities as the total housing costs.

### Rent Prices

Median rents for the Johnson and Lamoille County market area were collected through researching the archives of classified advertisements in the local newspaper. The rental advertisements listed in the first and third Monday of each month in 2007 and 2008 were collected. For the years 2006 to 2003, random sampling was used. Rent data back to 2003 was collected to analyze the change in rental values.

<b>Table 28 :Median Rent in Johnson by Bedroom</b>					
<b>2008</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 600	\$ 712.5	\$ 975	\$ 1350
<b>2007</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 600	\$ 575	\$ 712.5	\$ 900	\$ 1200
<b>2006</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 625	\$ 700	\$ 1,150	\$ 1,100
<b>2005</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 575	\$ 700	\$ 775	
<b>2004</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 440	\$ 675	\$ 850	
<b>2003</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 475	\$ 700	\$ 1100	
<b>% change 2003-2007</b>		<b>32%</b>	<b>6%</b>	<b>0%</b>	

The median rents in Johnson have historically been slightly less than the county average. The rents in 2007 are used to calculate the median because there was more data for 2007 than 2008 at the time of this writing. Median rents in Johnson and Lamoille County are show in Tables 28 and 29. Johnson has too few units of 4 bedrooms or greater to develop reliable averages for this size unit. The prices for 2 and 3 bedroom units have remain relatively unchanged for the past 5 years. Stable prices indicate a market where supply is meeting demand. Prices for 1 bedroom units in Johnson, however, have increased by 32% over the past 5 years.

<b>Table 29: Median Rent in Lamoille County by Bedroom</b>					
<b>2008</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 549	\$ 600	\$ 735	\$ 975	\$ 1,200
<b>2007</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 650	\$ 625	\$ 745	\$ 1,098	\$ 1,225
<b>2006</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 550	\$ 625	\$ 750	\$ 1,100	\$ 1,050
<b>2005</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 500	\$ 575	\$ 720	\$ 900	\$ 1,150
<b>2004</b>					
Bedroom	0	1	2	3	4
Median Rent		\$ 550	\$ 700	\$ 1100	\$ 990
<b>2003</b>					
Bedroom	0	1	2	3	4
Median Rent	\$ 427.5	\$ 600	\$ 675	\$ 1037.5	
<b>% change 2003-2008</b>	<b>28%</b>	<b>0%</b>	<b>9%</b>	<b>-6%</b>	<b>21%</b>

## Affordable Rents

Affordable rents are shown in Table 30. Households earning the median income in Johnson can afford to rent a unit for \$996 per month. Those households at 50% of the median income can afford units at \$467 per month. The households earning 80% of the median income can afford \$787 per month for rental housing.

Affordability gap for rental units in Johnson is determined by subtracting the affordable rental price from the median rents in Johnson. The calculations for units of different bedroom sizes are shown in Table 29. Households earning 50% of the median income can not afford an average priced rental unit at any number of bedrooms. An average one-bedroom unit is 133 dollars per month too expensive for households earning \$22,000 per year (50% of median income). Households earning 80% of the median income, or about \$35,000, can afford a one-bedroom or a two-bedroom unit. They are \$113 per month shy of affording a three-bedroom unit, or they would need to find a unit at about \$790 per month, which may be possible. An average 4-bedroom unit is out of reach. Households earning 100% of the median income can afford 1, 2, or 3 bedroom units. Remember, they are also close to being able to afford to purchase a home. Households at 120% of the median income do not have an affordability problem. On the other had they also can afford to buy a median priced home.

<b>Table 30: Estimate of Affordable Rent Gap in Johnson</b>				
<b>Johnson Town</b>	<b>50%</b>	<b>80%</b>	<b>100%</b>	<b>120%</b>
<b>Yearly HH Income</b>	<b>\$21,936</b>	<b>\$35,097</b>	<b>\$43,872</b>	<b>\$52,646</b>
Monthly Utility Expense (Excluding Telephone)	\$82	\$90	\$101	\$103
Monthly Income	\$ 1,828	\$ 2,925	\$ 3,656	\$ 4,387
Income for Rent Payments & Utilities (30% of total)	\$ 548	\$ 877	\$ 1,097	\$ 1,316
<b>Affordable Rent</b>	<b>\$ 467</b>	<b>\$ 787</b>	<b>\$ 996</b>	<b>\$ 1,213</b>
Estimated 2007 Median Rent – 1 bedroom	\$ 600	\$ 600	\$ 600	\$ 600
<b>Affordable Rent Gap for 1 Bedroom Unit</b>	<b>\$ (133)</b>	<b>\$ 187</b>	<b>\$ 396</b>	<b>\$ 613</b>
Estimated 2007 Median Rent – 2 bedroom	\$ 712	\$ 712	\$ 712	\$ 712
<b>Affordable Rent Gap for 2 Bedroom Unit</b>	<b>\$ (245)</b>	<b>\$ 75</b>	<b>\$ 284</b>	<b>\$ 501</b>
Estimated 2007 Median Rent - 3 bedroom	\$ 900	\$ 900	\$ 900	\$ 900
<b>Affordable Rent Gap for 3 Bedroom Unit</b>	<b>\$ (433)</b>	<b>\$ (113)</b>	<b>\$ 96</b>	<b>\$ 313</b>
Estimated 2007 Median Rent - 4 bedroom	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
<b>Affordable Rent Gap for 4 Bedroom Unit</b>	<b>\$ (733)</b>	<b>\$ (413)</b>	<b>\$ (204)</b>	<b>\$ 13</b>

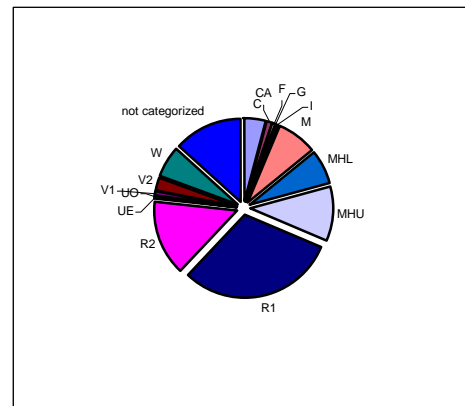
## SUPPLY

First review of Johnson’s supply of housing comes from an analysis of the grand list. The grand list combines both village and town properties. There are a total of 1495 listed properties on the grand list. It shows a total of 1006 residential properties. These are recorded parcels not dwelling units. Multi family units are not recorded in separate entries. A majority of the residential units are primary residents. Only 52 properties are recorded as second homes. There are 91 parcels in woodlands. Approximately 220 parcels are vacant amounting to 172.5 acres of land.

Over 1/3<sup>rd</sup> of the properties are owned by non-residents of Johnson. Approximately 13% of the property owners live outside of town but in Vermont, another 5% live out of state, and 6.5% of the properties are corporate owned. Approximately 63% of the properties are owned by residents of Johnson.

**Table 31: Analysis of Johnson Grand List - 2007**

Property Type	# of Properties
Commercial - C	61
Commercial Apartment - CA	18
Farm – F	7
Government – G	3
Industrial – I	5
Miscellaneous – M	117
Mobile home with land – MHL	99
Mobile home w/out land – MHU	161
Residential <6 acres – R1	453
Residential >6 acres – R2	223
Electric Utility – UE	5
Telephone – UO	2
Vacation or 2 <sup>nd</sup> home < 6 acres – V1	11
Vacation or 2 <sup>nd</sup> home > 6 acres – V2	41
Woodlands - W	91
not categorized	198
<b>Total</b>	<b>1495</b>



## Rentals

### Privately Owned

The town completed a property analysis to determine the total number of rental units in Johnson. This data was provided to the Vermont State Fire Marshal as part of a state

Location of Owner	# of Properties	%
Lives in town	933	63.2%
Lives in state but not in Town	191	12.9%
Lives outside of state	79	5.3%
Corporate owned	96	6.5%
Not recorded	178	12.1%
<b>Total</b>	<b>1477</b>	<b>100.0%</b>

inspection program. The fire marshal is currently inspecting the safety of rental dwellings throughout the state. The list shows **368 total rental dwelling units** in 196 buildings. A majority of these units are single units as an accessory to a primary dwelling. According to this list, there are 126 single unit rentals, 37 of which are

mobile homes. There are 44 duplexes and tri-plexes; 18 with 4-6 units; 5 that have 7 or 8 units, and one that has 20 units.

Most rental units are 1 and 2 bedroom units. Over three-quarters of all units in Johnson have either 1 or 2 bedrooms. This is a greater percentage than either the state or county average. Smaller sized units tend to favor smaller households, households with unrelated members and younger households. The presence of the college likely influences the supply of smaller units in Johnson. Johnson is underserved with respect to three bedroom units. Families with children, especially two-parent households, typically demand three bedrooms. The supply of rental units in Johnson favors small non-family households over family households.

Bedrooms	Units	% of total Johnson	Lamoille County	Vermont
0	22	5%	3%	3%
1	150	36%	31%	30%
2	171	41%	38%	37%
3	78	18%	21%	23%
4	14	3%	5%	6%
>4	7	2%	2%	2%

### Subsidized Affordable Units

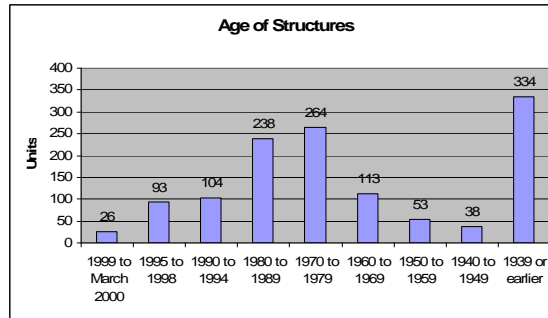
For all of the demand presented by low income Johnson residents, there are surprisingly few subsidized rental units developed by non-profit affordable housing developers in the town or village. The Affordable Housing Database, supported by the Vermont Housing Finance Agency, is a database of all subsidized housing units in the state. The database shows a total of only three projects. The first one is called St. John’s Knoll and is comprised of 20 units restricted to seniors. The second is Johnson Group Home, seven units reserved for the disabled. The third is 5 units (4 2-bedrooms and 1 1-bedroom) on

Main Street owned by the Lamoille Housing Partnership. **These five units are the only supply of affordable housing available to families in Johnson.**

### Age and Quality of Housing in Johnson

The median age of a housing unit in Johnson is 34 years old. Renters tend to live in older units. The median age of a rental unit is 43 years while an owner occupied unit is 31 years.

<b>Table 34: Median year structure built</b>	
Total	1974
Owner occupied	1977
Renter occupied	1965



There was a building boom in Johnson between 1960 and 1994 with a majority of housing construction occurring in the 1970’s and 1980’s. Approximately 719 units were built during this 34 year period and 502 during the middle 20 years. Housing units built before 1978 were allowed to use lead based paint. Today, this paint is known to cause housing safety concerns. There are programs in place to help homeowners remove lead from their homes. By removing the year 1979 from the data, (through equal distribution interpolation) the number of homes built in Johnson before 1978 is approximately 776. However, this doesn’t provide us with the actual number of units that are standing today with lead paint. No doubt units have been destroyed through fires or demolition. Also lead paint may have been used on buildings after 1978. A disproportional number of renters are in units built before 1978. Rental units are approximately 38% of the total rental stock but 73% of them were built before 1978. There is 62% owner occupied units and 58% were built before 1978.

As can be expected, renters do not stay in their units as long as owners. However, median length of stay for renters in Johnson is only one year. This is still a short period compared to the county and the state, both of which are 2 years.

The majority of housing units are heated by fuel oil. About half of the population uses fuel oil, another quarter uses LP gas, 14% uses electricity and about 10% use wood.

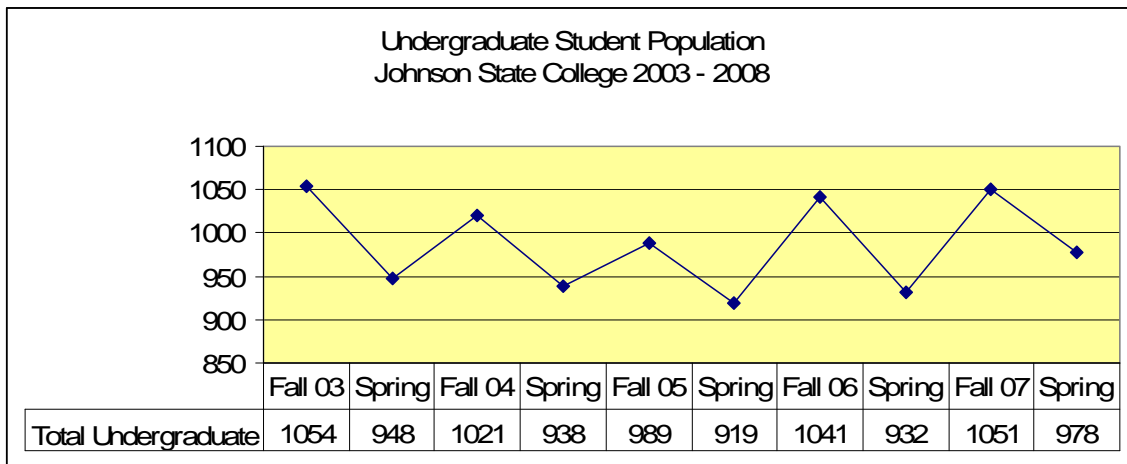
<b>Table 35: Heating Fuel for Housing</b>		
Utility gas	2	0%
Bottled, tank, or LP gas	270	23%
Electricity	165	14%
Fuel oil, kerosene, etc.	603	52%
Coal or coke	0	0%
Wood	119	10%
Solar energy	0	0%
Other fuel	8	1%
No fuel used	3	0%



## IMPACTS OF JOHNSON STATE COLLEGE

Johnson State College is a large employer in a small Vermont town. As such, the impact it has on the town will be noticed more so than if it was in a city with many more people and employers. The impacts can be both positive and negative depending on one’s perspective. The college not only directly employs many people from northern Vermont it also generates additional demand for products and services that are supplied by the private sector. As an institute of higher education it also becomes a valuable community resource. The library, venues for public assembly, cultural events, and access to knowledge are unique assets that the college offers. The college students also provide a supply of labor to area businesses that may not be available otherwise.

Impacts on housing can also be positive and negative depending on one’s perspective. The students create a demand for housing that helps keep rental property owners in business. One of the objectives of this study is to fully understand the impact of the college on rental property throughout the village and town.



The undergraduate student population in Johnson has remained relatively stable for the past 5 years. The fall enrollment population has hovered around 1050 from 2003 until today. The spring enrollment is consistently lower at about 950 for the past 5 years. The most important aspect of this data is the consistency. The college recruits and retains approximately the same number of undergraduates each year. Interviews with college officials have revealed that there are no plans for major expansions that will increase capacity of the student population. This is good in that it allows housing planners to consider the college as a constant instead of a changing dynamic.

The college has been increasing its external degree programs. This mainly includes on-line courses and graduate students. These two segments of the student population will have less impact on housing since their demand on housing is different than traditional undergraduate students.

<b>Table 36: Total Student Population, Johnson State College 2003-2008</b>											
<b>Enroll Status</b>		<b>03FA</b>	<b>04SP</b>	<b>04FA</b>	<b>05SP</b>	<b>05FA</b>	<b>06SP</b>	<b>06FA</b>	<b>07SP</b>	<b>07FA</b>	<b>08SP</b>
		Undergrad	FullTime	970	846	950	852	917	830	969	840
	PartTime	84	102	71	86	72	89	72	92	72	97
<b>Total</b>		<b>1054</b>	<b>948</b>	<b>1021</b>	<b>938</b>	<b>989</b>	<b>919</b>	<b>1041</b>	<b>932</b>	<b>1051</b>	<b>978</b>
External	FullTime	139	124	150	136	152	144	143	144	139	135
Degree	PartTime	299	317	334	353	353	387	364	384	372	369
<b>Total</b>		<b>438</b>	<b>441</b>	<b>484</b>	<b>489</b>	<b>505</b>	<b>531</b>	<b>507</b>	<b>528</b>	<b>511</b>	<b>504</b>
<b>Grand Total</b>		<b>1492</b>	<b>1389</b>	<b>1505</b>	<b>1427</b>	<b>1494</b>	<b>1450</b>	<b>1548</b>	<b>1460</b>	<b>1562</b>	<b>1482</b>

The college has 533 beds on campus. This number is reported by the college to the US Census Bureau as part of their Group Quarters Report. College policy requires all freshmen and sophomores (underclassmen) to live on campus in college dorms. There are some exceptions to this and it is uncertain how many per year are exempt from this requirement. Enrollment data show that the number of underclassmen in the fall semester has consistently been more than the number of beds on campus. The college has said that they are able to “squeeze” a few more in dorm rooms by turning doubles into triples but the extent of this is unknown. In 2008 there were 582 underclassmen. Therefore, approximately 49 must have lived off campus. This number may represent part-time underclass students who are not required to live on campus. There were 97 of them in all four class years, or perhaps 48 underclass students if each class had an equal amount. The college does not have enrollment data broken down into these categories.

<b>Table 37 : Enrollment by Class Size, Johnson State College, 2003 - 2008</b>											
<b>Enroll Status</b>	<b>Class</b>	<b>03FA</b>	<b>04SP</b>	<b>04FA</b>	<b>05SP</b>	<b>05FA</b>	<b>06SP</b>	<b>06FA</b>	<b>07SP</b>	<b>07FA</b>	<b>08SP</b>
		Undergrad	FR	476	314	477	299	447	305	466	321
	SO	194	212	188	227	201	232	231	228	207	247
<b>Total underclassmen</b>		<b>670</b>	<b>526</b>	<b>665</b>	<b>526</b>	<b>648</b>	<b>537</b>	<b>697</b>	<b>549</b>	<b>698</b>	<b>582</b>
	JR	165	187	160	186	166	182	172	188	191	187
	SR	219	235	196	226	175	200	172	195	162	209
<b>Total Undergrad</b>		<b>1054</b>	<b>948</b>	<b>1021</b>	<b>938</b>	<b>989</b>	<b>919</b>	<b>1041</b>	<b>932</b>	<b>1051</b>	<b>978</b>
External	FR	27	41	46	19	16	10	11	13	16	9
Degree	SO	25	22	41	36	34	38	26	30	13	19
	JR	155	120	157	155	180	172	174	169	208	184
	SR	231	258	240	279	275	311	296	316	274	292
<b>Total</b>		<b>438</b>	<b>441</b>	<b>484</b>	<b>489</b>	<b>505</b>	<b>531</b>	<b>507</b>	<b>528</b>	<b>511</b>	<b>504</b>
<b>Grand Total</b>		<b>1492</b>	<b>1389</b>	<b>1505</b>	<b>1427</b>	<b>1494</b>	<b>1450</b>	<b>1548</b>	<b>1460</b>	<b>1562</b>	<b>1482</b>

In 2008, there were 396 upper class students. We know that they did not live on campus by virtue of their class status and the number beds on campus. The college has 50 student apartments on campus which are reserved for upper class students. They are mostly 2 bedroom units with some three and one bedroom units. In total there are 78 bedrooms and therefore the capacity of the apartments is assumed to be 78 students.

The remaining upper class students create demand for private sector apartments in the town and village. Demand is generated by 318 upper class students and 49 part time

students for at least 367 beds. The average rental household size is 2.0. Therefore, in 2008, Johnson State College undergraduate students generated a demand for at least 183 apartments. This number varies each year to the degree that enrollment varies.

In addition, an unknown number of external degree program students also generate demand; many of them are part time graduate students who live and work in the region and their demand is estimated by standard demand estimates. A percentage of the 135 full time graduate students generate additional demand for rentals to the degree that they moved to Johnson strictly to attend college. If they move to Johnson for other reasons then the demand they create for housing is not attributable to the college. The number of graduate students that moved to Johnson strictly to attend school is unknown. For estimating purposes we use half or 67. Therefore, **the total net demand for off campus private apartment rental units generated by all Johnson State College students is estimated to be approximately 210.**

If the inventory of rental units generated for the State Fire Marshal is accurate at 386 units, then **the college student population theoretically absorbs 57% of the total rental stock in Johnson and leaves 43%, or 165 units, for the rest of the population.**

**Table 38: Campus Apartments at JSC Reserved for Upper Class Students**

Bedrooms	Amount	Rent	Students
1	18	650	18
2	24	800	48
3	4	950	12
<b>Total</b>	<b>46</b>		<b>78</b>
<b>Total upper class students-2008</b>			<b>396</b>
<b>Demand by upper class students</b>			<b>318</b>

**Table 39: Rental Demand Generated by JSC Students**

Student	Number
Upper class	318
Part time	49
Graduate	67
<b>Total</b>	<b>434</b>
Ave Rental HH Size	2.07
<b>Demand for Apartments</b>	<b>209.7</b>

## ANALYSIS AND CONCLUSIONS

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### ***Demand Analysis***

By the end of next year, the total demand for rental units will be approximately 595 units. The rental demand today is about 583 units. Best available data on current supply shows the inventory of rental apartments to be approximately 370 units that are in, or accessory to, 196 buildings. This inventory only includes known apartments and doesn't include single family dwellings that are rented or other unknown units. For purposes of this analysis we will assume 30 units were uncounted thereby rounding the total rental supply up to 400. Therefore, the estimated gap between demand and supply is approximately 183 rental units. This does not mean that 183 households are homeless in Johnson. It means statistically that there is an unmet demand for 183 rental units in Johnson. The households that represent this demand are finding living quarters by making the existing housing stock work harder. In other words, households are doubling up with other households, or they are spending more than 30% of their income on housing, or both.

Data show that Johnson has the highest percentage of unrelated occupants in housing units in Lamoille County. Nearly 29% of the housing units in Johnson have unrelated occupants. It also has the highest percentage of 3 and 4 person households. The college affects this percentage but regardless of the reason the demand is still the same. The data also hide another housing dynamic. The average household size in the village, where most college students rent, is actually lower than the combined town/village average household size. There is also a larger than average supply of one and two bedroom units in Johnson. If the college-aged households were removed from the average household size statistic, the average would likely shoot up to near the highest in the county. Overcrowded housing is likely limited to non-college households. The existing rental housing stock is serving the college students more so than the non-college households. The college students absorb 57% of all rental units which makes it even more difficult for the remaining families to find housing.

### **Rental Demand by Age and Income**

A household at 50% of the median income earned \$21,936 in 2007. The 2007 estimate for the number of households at this income level is 325. All of these households can not afford a rental unit with one bedroom or larger. This is based on the \$600/month median rent figure. After reviewing the rental price data it is estimated that approximately 10% actually found apartments at an affordable price (\$467 or less per month). The remainder, or 293 households, represents unmet rental demand for this income bracket.

Households earning 80% of the median income are earning \$35,097. There are 498 households below the 80% median income bracket that represent unmet rental demand. This includes the 293 households under 50%. The number of households between 50% and 80% of the median income is the difference or 197 households. These numbers also removes most college students by counting only those who are 25 years old or older. College students above 25 years old are included in this count.

<b>Table 40: Households at or Below 80% of Household Median Income by Age of Householder</b>								
<b>Age of Householder</b>	<b>25 to 34 years old</b>		<b>35 to 44 Years old</b>		<b>45 to 54 years old</b>		<b>55-64 years old</b>	
<b>Median Income</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>
Number of households 2000	121	74.8	96	49.2	100	54.2	46	19.4
% of Total HH	10%	6%	8%	4%	9%	5%	4%	2%
Number of Households 2007	132.6	82.0	105.2	53.9	109.6	59.4	50.4	21.3
<b>Age of Householder</b>	<b>65-74 years old</b>		<b>&gt;74 years old</b>		<b>All Ages</b>			
<b>Median Income</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>	<b>&lt;80%HMI</b>	<b>&lt;50%HMI</b>		
Number of households 2000	46	36.6	88	62.6	497	296.8		
% of Total HH	4%	3%	8%	5%	42%	25%		
Number of Households 2007	50.4	40.1	96.4	68.6	544.6	325.2		

Source: US Census and Crane Associates

Among the 293 households who earn less than \$21,936, there are 116 senior households over 55 years old and 98 senior households over 65 years old. Again, this removes 10% from the total count to assume that they found affordable units. The 20 units of senior-only housing that currently exist are subtracted from this demand. Therefore, there is a current rental demand for approximately 96 affordable senior only units for those below 50% of the median income. Approximately 7% (8 units) of this demand is from seniors living alone. The remainder of the demand is from senior couples. The majority of this demand is for two bedroom units. Approximately 10%-15% would accept 0 bedrooms, 15% - 20% would accept 1 bedroom units, and the remainder would demand 2 bedroom units. An additional 61 units are in demand from seniors with household incomes between 50% and 80% of the median income. The breakdown of unit sizes by bedroom is the same.

Rental demand from households at less than 50% of median income and who are between 25 and 54 years old is approximately 177 units. Another 135 units are demanded by households of the same age groups who earn between 50% and 80% of the median income.

Owner occupied:	Family households:	Married-couple family:	15 to 34 years	35 to 64 years	65 years and over	Other family:
727	523	412	68	282	62	111
Renter occupied:	Family households:	Married-couple family:	15 to 34 years	35 to 64 years	65 years and over	Other family:
443	146	72	42	26	4	74
(total)1170	669	484	110	308	66	185
(%renter)38%	22%	15%	38%	8%	6%	40%

### Rental Demand by Families

Of the 177 units demanded by households between ages 25 to 54, 22% are demanded by family households earning less than 50% of the median income (39 units). Another 30 rental units are in demand by family households between 50% and 80% of the median income. About half of these units are demanded by married family couples. A majority of these units (60%-70%) should be three bedroom units with approximately 30% - 40% with 2 bedrooms. The other half is demanded by what the Census Bureau calls “other families”. Other families are mostly single parents and adult family households with no children under 18 years of age living with them. We know that 20% of all households in Johnson are single parent households. This amounts to about 256 single parent households in 2007. However, they all do not demand rental housing affordable to those under 80% of the median income.

About 8% of the family households in Johnson are living in poverty. In 2000 this amounted to 93 families, today it is approximately 115 families if the percentage of total families remains the same. About half of them are married couples and the other half are single parents.

Family Type	#	%of total HH
All	93	8%
Married-couples:	43	4%
With related children under 18 years	33	3%
With no children	10	1%
Single Mothers with Children under 18 years	28	2%
Single Fathers with Children under 18 years	9	1%

About 4% of the households that are married-couples with children are earning less than 50% of the median income (46 households). Another 5% (69 households) are single parents with children (4% single mothers and 1% single fathers) earning less than 50% of the median income. This amounts to 115 households with children living below 50% of the median income. They may not all represent rental demand however. Rental demand by family type and income are presented above. Some of these households may own their housing. However, they may prefer a newer, high quality rental over a substandard ownership unit if that is what they are living in. In this case some of those households

may provide additional demand and 115 family units can be viewed as the upper limit of rental demand for families. The majority of these units should be three bedrooms, with a lesser percentage of 2 and 4 bedroom units.

**Table 43: Family Income by Family Type in Johnson**

Family Type	<50HMI	%of total HH	<80HMI	%of total HH
Married-couples w/ children < 18 years old	46	4%	83	7%
Single Mothers with Children under 18 years	51.8	4%	55.8	5%
Single Fathers with Children under 18 years	17.2	1%	17	1%

Median renter household income is 59% of the total median income. Median renter income in 2007 is \$25,727. Owner occupied household income is \$59,341.

**Table 44: Median Household Income by Tenure**

	1999		2007
Total	\$30,990	100%	\$43,872
Owner occupied	\$41,917	135%	\$59,341
Renter occupied	\$18,173	59%	\$25,727

The remaining 138 units are demanded by non-families between 25 and 54 years old. These are couples or single individuals who are not categorized by the Census Bureau as living in a family.

## Ownership Demand

Demand for affordable home ownership is measured by counting those households who do not earn enough to spend 30% or less of their income to afford a median priced home. In order to afford a median priced home the household must earn \$52,600 per year. Approximately 75% of the households in Johnson earn less than that per year. This amounts to 963 households that present a theoretical demand for affordable ownership. However, it includes some of the same households that represent the rental demand described above.

An assumption must be made as to whether a household would prefer to rent or own in order to eliminate double counting. This study assumes that:

1. 90% of all senior households over 75 years of age earning less than \$52,600 prefer to rent (106).
2. 50% of senior households between 65 and 74 years of age earning less than \$52,600 prefer to rent (32).
3. all households up to 25 years of age prefer to rent (165), and
4. all households up to 80% of median income will be required to rent (509)<sup>2</sup>.

The remainder of the households is assumed to prefer to own their home. This amounts to 151 households. There is an unmet demand for approximately 151 home ownership units in Johnson. This number is the center of a range bounded by approximately 10% to account for random data error. Therefore, the actual demand will lie between 136 and 166 units. The large majority of demand, approximately 80%, comes from family households that require at least three bedrooms. The senior ownership units could have two or one, bedrooms.

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<sup>2</sup> Excludes of number senior households previously counted in assumptions 1 and 2.



### Demand Summary

A summary of all rental and ownership demand by household type is provided in the table below.

<b>Table 45: Demand Summary</b>						
<b>Rental Unit Demand by Household</b>						
Income Level	Total Units	>55 years	>75 years	Households 25-54 years of age		
				Total	Families	Non-Families
<50%HMI (\$21,936)	293	96	88	177	39-115	90-138
50%-80%HMI (\$35,097)	197	61	52	135	30-40	105
0 bedroom			5%			
1 bedroom		25%	25%	10%		10%
2 bedroom		70%	70%	55%	25%	70%
3 bedroom		5%		35%	70%	20%
4 bedroom					5%	
<b>Ownership Unit Demand by Household</b>						
Income Level	Total Units	>55 years	>75 years	25-54 years	Families	Non-Families
50%-80%HMI (\$35,097)	136-166	30	3	120	96	24
0 bedroom						
1 bedroom		5%	50%			
2 bedroom		60%	50%	10%	10%	10%
3 bedroom		35%		90%	85%	90%
4 bedroom					5%	

Note: All unit demand figures presented here are the center of a range that varies by plus or minus 10% unless a range is already provided.

### Future Housing Demand

As we move toward the year 2030 the demand for housing will shift emphasis from ownership to rental units. The demand for rental units is about 38% today, while ownership demand is approximately 52%. In the year 2030, there will be more rental demand and less ownership demand. The ratio will be closer to 43% rental to 46% ownership. The majority of this demand will likely come from families. College student

<b>Table 46: Projected Housing Unit Demand, Johnson</b>				
	2000	2010	2020	2030
Total	1347	1566	1818	1691
Ownership	58%	52%	49%	46%
	776	821	895	777
Rentals	35%	38%	41%	43%
	473	595	740	734

population is expected to remain relatively flat for at least the next 10 years. Therefore, the demand ratios presented here can be adjusted accordingly to reflect more rental families.

A net increase of approximately 406 new households will live in Johnson by the year 2030. Of the 406 households, approximately 43% (175) will rent their home. A majority of renters will still be college students but their percentage of total households will decrease slightly. Family households will make up about 22% (89) of the rental total and about 5% (9) will be

seniors living alone. Approximately 20% (81) of the new households will be single parents and of those 44 will rent their homes. Approximately 36% (146) will be families with children while 43% (174) will be non-family households. Approximately 46% of the new households (186) will own their home and of them 45% (84) will be families and 7% (13) will be seniors living alone.

## **Conclusions**

There is a relatively strong demand for housing of all types in Johnson except for one and two bedroom rentals by households between 15 and 25 years old. The cause of this demand is largely a result of lack of supply. There are only 5 units of unrestricted subsidized housing and another 20 units reserved for seniors. Compounding this lack of supply is the increased demand created by households between 15 and 25 years of age. This demographic has increased the incentive for the private sector to supply smaller sized units of one and two bedrooms, which further restricts the ability of other households, particularly families, to find affordable and adequate housing. Despite the low household sizes in the village, Johnson has the most crowded housing in Lamoille County. The supply of 1 and 2 bedroom units for 15 to 25 year olds creates a statistically reasonable average household size on paper but masks the reality of housing in Johnson. That is, households over 25 year of age, in most income categories below \$52,600, are being forced to accept housing that is either too crowded, too expensive, substandard, or some combination of these.

It would be easy to point to Johnson State College as the cause of this situation. However, from the author's point of view it would be an over simplification. The Town and Village of Johnson have some of the lowest household incomes and highest unemployment rates in the county. The poverty rate in Johnson is more than twice the County average. Even worse, the difference between the county median family income (which removes college students from the data) and Johnson's median family income is growing rapidly. In 1980, the median family income in Johnson was about the same as the county average. Twenty years later the county average has exceeded the town's average by over \$6,000. Johnson State College is a significant employer that helps improve the income situation. The presence of the college, like any major employer, is both positive and negative. The root cause of the housing crunch in Johnson is a combination of low incomes and a lack of supply.

An immediate addition of 40 to 50 rental units, with 2 and 3 bedrooms, in Johnson, affordable to those at 50% to 80% of the median income would be absorbed quickly. Likewise, ownership units selling between \$140,000 to 150,000, as anyone would imagine, will also be absorbed quickly. This threshold is more difficult to achieve. However, town homes and condominiums are an option that can reduce ownership costs.

If the Town and Village are interested in influencing the housing market they have a few options at their disposal. First, the lack of zoning is considered by many developers as a benefit so they could advertise the town and developer friendly. Second, sewer and water allocations can be reserved for non-profit housing developers. Third, rates and fees can

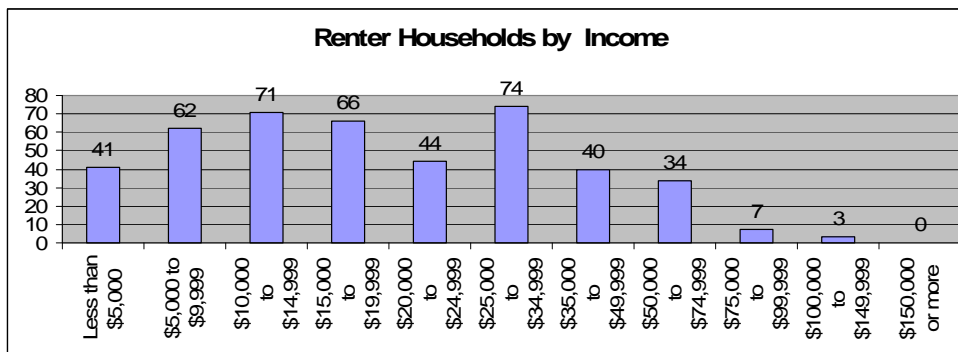
be adjusted to create incentives, or at least a welcoming environment, for non-profit housing developers. Also the municipal taxing authority has the capability to apply different tax rate to different land uses. Fourth, the Town and Village are municipal entities that can apply for special housing grants that can be used to attract developers and guide development. Finally, develop a working partnership with a non-profit housing developer. Non-profits have exclusive access to certain government resources which in-turn has conditions that regulate and enforce the non-profits to develop high quality housing and to maintain the housing in good conditions for generations.

The future trend of housing in Johnson is moving toward more rental households and less home ownership. This trend is most likely the result of the economy than of household preferences. The town would be well served to try and reverse this trend. It is in everyone's best interest for the residents of Johnson to build equity. As more households in Johnson build equity, there is more wealth and the local economy becomes stronger. Johnson should work with non-profit housing developers and homeownership centers to learn what is in their ability to improve home ownership rates.

## APPENDICES

### Additional data

<b>Renter Households by Income</b>			
	<b>1999</b>	<b>%</b>	<b>2007</b>
Income Bracket	442	100%	547
Less than \$5,000	41	9%	50.7
\$5,000 to \$9,999	62	14%	76.7
\$10,000 to \$14,999	71	16%	87.9
\$15,000 to \$19,999	66	15%	81.7
<b>\$20,000 to \$24,999</b>	<b>44</b>	<b>10%</b>	<b>54.5</b>
\$25,000 to \$34,999	74	17%	91.6
<b>\$35,000 to \$49,999</b>	<b>40</b>	<b>9%</b>	<b>49.5</b>
\$50,000 to \$74,999	34	8%	42.1
\$75,000 to \$99,999	7	2%	8.7
\$100,000 to \$149,999	3	1%	3.7
\$150,000 or more	0	0%	0.0
	50% of HHMI bracket		
	80% and 100% of HHMI bracket		



<b>Owner Households by Income</b>			
	<b>1999</b>	<b>%</b>	<b>2007</b>
Income Bracket	728	100%	900
Less than \$5,000	4	1%	4.9
\$5,000 to \$9,999	28	4%	34.6
\$10,000 to \$14,999	43	6%	53.2
\$15,000 to \$19,999	55	8%	68.0
<b>\$20,000 to \$24,999</b>	<b>67</b>	<b>9%</b>	<b>82.8</b>
\$25,000 to \$34,999	96	13%	118.7
<b>\$35,000 to \$49,999</b>	<b>176</b>	<b>24%</b>	<b>217.6</b>
<b>\$50,000 to \$74,999</b>	<b>148</b>	<b>20%</b>	<b>183.0</b>
\$75,000 to \$99,999	62	9%	76.6
\$100,000 to \$149,999	39	5%	48.2
\$150,000 or more	10	1%	12.4
	50% of HHMI bracket		
	80% and 100% of HHMI bracket		
	120% of HHMI bracket		

<b>Sample of Occupations that do not earn a wage to afford a SF home in Johnson</b>				
<b>Occupation Title</b>	<b>Hourly Wage</b>		<b>Annual Wage</b>	
	<b>Mean</b>	<b>Median</b>	<b>Mean</b>	<b>Median</b>
Cashiers	\$ 8.40	\$ 8.13	\$ 17,470	\$ 16,910
Waiters and Waitresses	\$ 8.40	\$ 6.99	\$ 17,480	\$ 14,530
Child Care Workers	\$ 8.54	\$ 8.26	\$ 17,770	\$ 17,180
Food Preparation Workers	\$ 8.78	\$ 8.51	\$ 18,270	\$ 17,710
Laundry and Dry-Cleaning Workers	\$ 8.79	\$ 8.43	\$ 18,290	\$ 17,530
Home Health Aides	\$ 9.00	\$ 8.87	\$ 18,710	\$ 18,450
Cooks, Fast Food	\$ 9.00	\$ 8.98	\$ 18,720	\$ 18,670
Maids and Housekeeping Cleaners	\$ 9.25	\$ 9.09	\$ 19,240	\$ 18,910
Stock Clerks and Order Fillers	\$ 9.27	\$ 8.59	\$ 19,290	\$ 17,870
Bartenders	\$ 9.61	\$ 8.19	\$ 19,990	\$ 17,030
Teacher Assistants	n/a	n/a	\$ 20,620	\$ 19,500
Cooks, Restaurant	\$ 10.29	\$ 10.05	\$ 21,410	\$ 20,910
Janitors and Cleaners,	\$ 10.37	\$ 10.05	\$ 21,570	\$ 20,900
Preschool Teachers,	\$ 10.44	\$ 9.16	\$ 21,710	\$ 19,060
Tellers	\$ 10.47	\$ 10.32	\$ 21,780	\$ 21,470
Teachers, Substitute and Tutors,	n/a	n/a	\$ 21,960	\$ 20,900
Nursing Aides,	\$ 10.70	\$ 10.50	\$ 22,250	\$ 21,830
Retail Salespersons	\$ 10.94	\$ 9.50	\$ 22,750	\$ 19,750
Receptionists and Information Clerks	\$ 11.01	\$ 10.87	\$ 22,910	\$ 22,620
Security Guards	\$ 11.17	\$ 11.03	\$ 23,220	\$ 22,930
Bus Drivers, School	\$ 11.18	\$ 11.05	\$ 23,260	\$ 22,990
Construction Laborers	\$ 11.37	\$ 11.50	\$ 23,650	\$ 23,910
Pharmacy Technicians	\$ 11.41	\$ 11.20	\$ 23,730	\$ 23,300
Medical Secretaries	\$ 12.10	\$ 11.25	\$ 25,180	\$ 23,400
Emergency Medical Technicians	\$ 12.16	\$ 10.73	\$ 25,290	\$ 22,330
Secretaries,	\$ 12.18	\$ 12.10	\$ 25,340	\$ 25,170
Medical Assistants	\$ 13.05	\$ 12.77	\$ 27,140	\$ 26,560
Word Processors and Typists	\$ 13.13	\$ 13.13	\$ 27,320	\$ 27,310
Customer Service Representatives	\$ 14.18	\$ 13.72	\$ 29,500	\$ 28,540
Highway Maintenance Workers	\$ 14.35	\$ 14.04	\$ 29,850	\$ 29,200
Maintenance and Repair Workers,	\$ 14.53	\$ 14.11	\$ 30,230	\$ 29,350
Bookkeeping, Accounting, Clerks	\$ 14.56	\$ 14.30	\$ 30,290	\$ 29,740
Dispatchers (Police, Fire,)	\$ 14.73	\$ 14.52	\$ 30,650	\$ 30,200
Welding, Soldering, and Brazing	\$ 14.84	\$ 13.96	\$ 30,870	\$ 29,040
Dental Assistants	\$ 15.07	\$ 15.46	\$ 31,350	\$ 32,160
Social and Human Service Assistants	\$ 15.24	\$ 14.78	\$ 31,690	\$ 30,730
Truck Drivers,	\$ 15.29	\$ 14.59	\$ 31,810	\$ 30,340
Excavating and Loading Machine	\$ 15.48	\$ 15.23	\$ 32,190	\$ 31,670
Carpenters	\$ 15.51	\$ 15.18	\$ 32,260	\$ 31,570
Legal Secretaries	\$ 15.74	\$ 15.06	\$ 32,750	\$ 31,330
Architectural and Civil Drafters	\$ 16.07	\$ 16.02	\$ 33,420	\$ 33,320

<b>Statewide Educational Property Tax Rates</b>			
<b>Tax YEAR</b>	<b>Town NAME</b>	<b>Homestead Tax Rate</b>	<b>Nonresidential Tax Rate</b>
2007	Belvidere	2.3387	2.1371
2007	Cambridge	1.5822	1.5033
2007	Eden	2.876	2.761
2007	Elmore	1.2613	1.7155
2007	Hyde Park	1.7219	1.7573
2007	Johnson	2.1311	2.2297
2007	Morristown	1.6161	1.8945
2007	Stowe	1.7107	1.7443
2007	Waterville	1.9806	2.015
2007	Wolcott	1.2495	1.3819