



Brattleboro Planning Services

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To: Brattleboro Selectboard
Via: Peter Elwell, Town Manager
From: Sue Fillion, Planning Director
Date: September 29, 2020
Re: Select Rental Housing Data for Brattleboro

The data below is primarily compiled from Vermont Housing Finance Agency's housingdata.org website. This website contains data and resources that align with its mission of promoting safe, affordable housing opportunities for low- and moderate-income Vermonters.

Households by type

Source: U.S. Census Bureau: American Community Survey 5-year estimates

There are an estimated 2,672 renter households and 2,646 owner households in Brattleboro. *The renter household rate for Brattleboro is estimated at 50%.* The Brattleboro Tenants Union has used the figure of 60%. This is the Census estimate for a smaller geographic area within Brattleboro that incorporates the settled concentration of population.

Rental Vacancy Rate

The rental vacancy rate varies depending on the source of the survey. The three listed below present a range of 0.5% - 2.8%. A rental housing market is typically considered healthy when its vacancy rates are between 4%-6%. Low rental vacancy rates are typically interpreted as a sign of a tight housing market, with lower vacancy rates signaling a great housing shortage.

Windham County, Bowen National Research, 2014: 0.5%.

This was a survey of 36 properties accounting for 997 units. It was conducted as part of the Vermont Housing Needs Assessment 2015-2020 (see: <https://accd.vermont.gov/sites/accdnew/files/documents/Housing/H-Research-HousingNeedsWindham.pdf>)

Windham County, U.S. Census Bureau estimates, 2018: 2.8%

Brattleboro Planning Services Department Survey: 1.9%

This was a survey conducted in June 2020 with landlords listed in the Rental Registration Database. There were 68 responses accounting for 512 units.

Households by housing costs as a percentage of household incomes

Source: U.S. Census Bureau: American Community Survey 5-year estimates

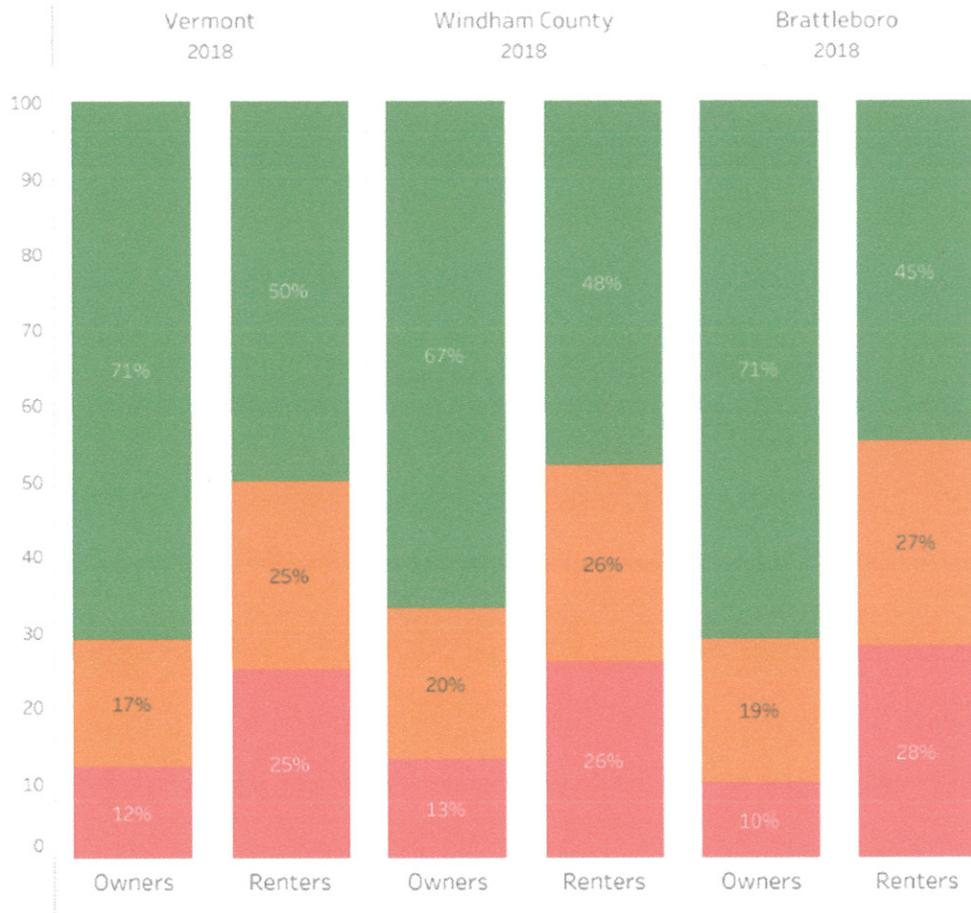
The bars below show households by housing expenses as a percentage of monthly household income. This can include rent, mortgages, real estate taxes, insurances, etc. as well as the monthly costs of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on housing, it can be difficult to afford other basic necessities such as transportation and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost burdened.

Select a view to display:

- % of all households
- Households

Cost burden level

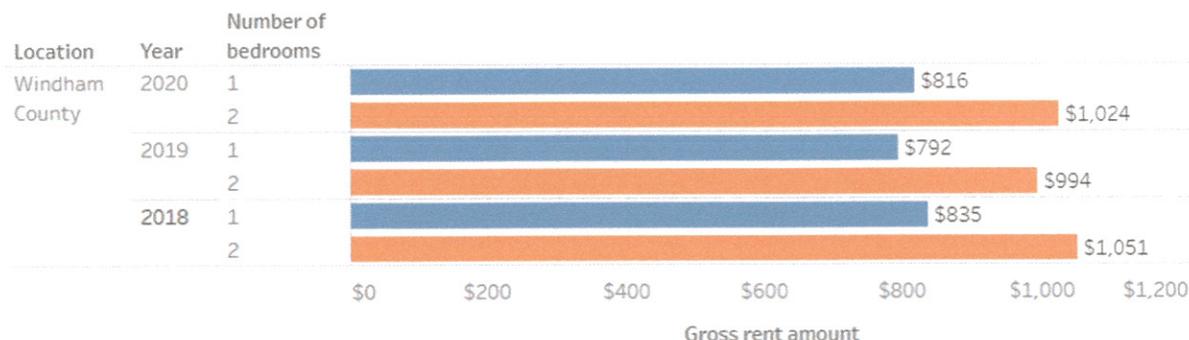
- Paying less than 30% income
- Paying 30-49% income
- Paying 50% income or more



HUD Fair Market Rent

Source: U.S. Department of Housing and Urban Development (HUD)

These monthly rental rates are calculated by HUD based on surveys of typical, non-standard rental units occupied by recent movers in a local housing market. They are the 40th percentile of area gross rents.



Rental Housing Wage

Source: National Low Income Housing Coalition (NLIHC), Out of Reach Report <https://reports.nlihc.org/oor>

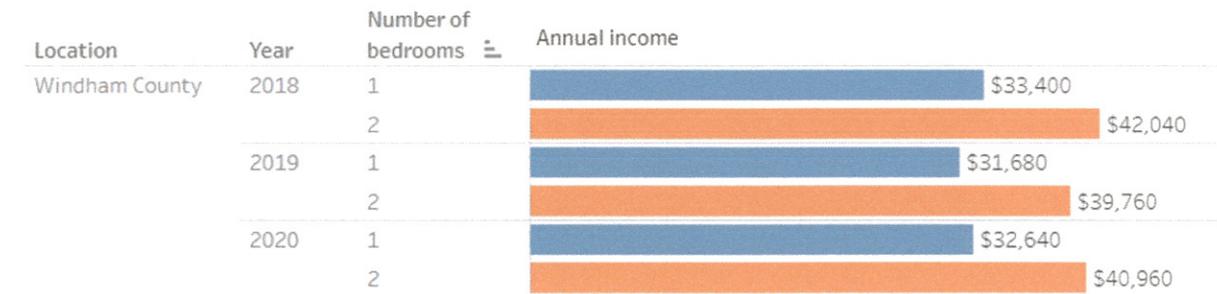
The housing wage is the hourly wage a household must earn while working a minimum of 40 hours a week to afford a rental housing unit a HUD’s Fair Market Rent (FMR) and pay no more than 30% of its income towards housing costs.



Income needed to afford an apartment

Source: National Low Income Housing Coalition (NLIHC), Out of Reach Report <https://reports.nlihc.org/oor>

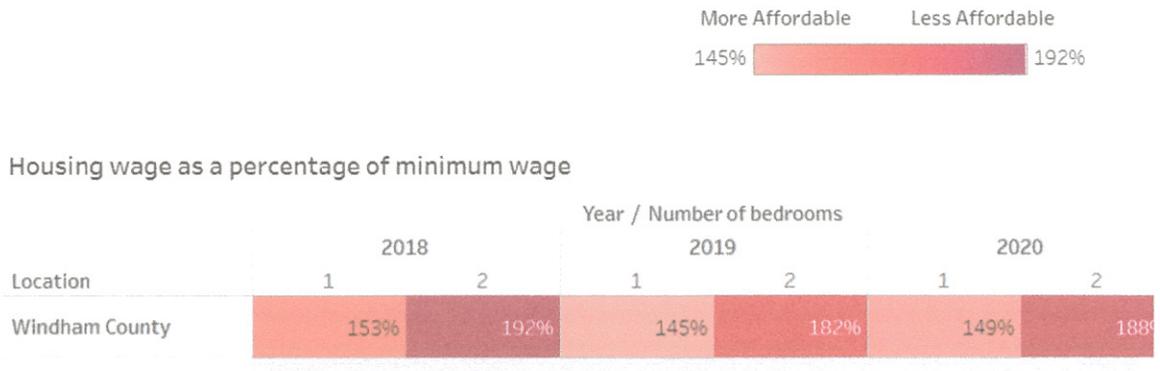
The income needed to afford an apartment at HUD’s FMR is calculated by multiplying the FMR for the number of bedrooms by 12 to get the yearly rental cost and then divide by .30 to determine the total income needed for the unit to be affordable.



Housing wage as a percentage of minimum wage

Source: National Low Income Housing Coalition (NLIHC), Out of Reach Report <https://reports.nlihc.org/oor>

The Housing Wage as a percentage of minimum wage is calculated by dividing the housing wage by Vermont minimum wage and multiplying by 100



Households receiving assistance

Source: U.S. Department of Housing and Urban Development

As of February 2020, there were 119 household that received vouchers through the federal Housing Choice Voucher program (Section 8) to subsidize the cost of rent. Vouchers are issued by the public housing agency, Brattleboro Housing Authority, to very-low income households. Households are not restricted to the area covered by the public housing agency that issued the voucher and therefore is able to rent an apartment anywhere in the US where there is a public housing agency that administers a voucher program.

Apartments by project-based rental assistance source

Source: Vermont Directory of Affordable Rental Housing

Apartments that have received project-based subsidies are categorized by funding source for rental assistance for tenants. Development may have multiple sources of rental assistance funding. This data is for Brattleboro only.

# of apartment complexes	Total apartments	Total apartments with any types of project based rental assistance	Section 8 project-based assistance	Public housing	Rural Development Section 521	New construction/substantial Rehab
34	854	440	69	283	62	90