

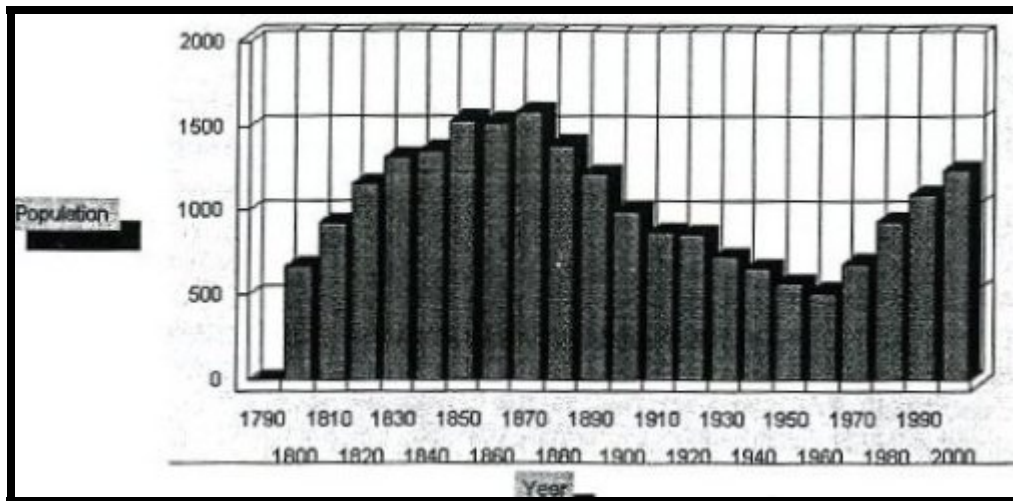
THE PEOPLE

III. GROWTH

DEMOGRAPHICS

HISTORY

The population of the Town of Mount Holly rose to a peak of 1,582 by the 1870 census, then declined to a low of 517 in 1960. It then rose steadily to 1,241 at the 2000 census, and if the same rate continues could reach 1,500 by 2010.



POPULATION by YEAR

Population			
	Mount Holly	Rutland Co.	Vermont
Estimated Population, 2005	1,236	63,743	623,050
Total Population, 2000	1,241	63,400	608,827
...that is Under 18 Years of Age	326	14,739	147,523
...that is 65 Years of Age and Over	147	9,480	77,510
...that is Female	611	32,568	310,490
...that is Male	630	30,832	298,337
Median Age, 2000	39.10	39.50	37.70
Population Density (Persons per Sq. Mi.), 2000	25.23	67.99	65.82
Total Population in Urban Areas, 2000	0	24,433	232,448
Total Population in Group Quarters, 2000	0	2,012	20,760
Absolute Population Change, 1990-2000	148	1,258	46,060
Percent Population Change, 1990-2000	13.54%	2.02%	8.18%
Natural Increase, 1990-2000	42	1,002.50	23,071
Annual Births, 2000	11	659	6,501
Annual Deaths, 2000	4	629	5,127
Total Population 5 Years and Older, 2000	1,175	60,188	574,842
...Lived in U.S. five years ago	286	22,570	227,850
...in Different Town or City five years ago	286	18,297	199,432
...in Different County five years ago	180	8,034	105,857
...in Different State five years ago	106	5,623	69,748
...Lived Outside U.S. five years ago	4	276	7,393
...Net (domestic) Migration, 1995-2000	-26	-1,073	2,254

Demographics

As of the census of 2000, there were 1,241 people, 494 households, and 341 families residing in the Town..

The **population density** according to the 2000 census was 25.2 persons per sq. mile. There were 917 housing units at an average density of 18.6 per sq. mile.

The population density map - Map III 1 - is drawn from the census tracts, but even taking into account the peculiarities of the shape and size of those tracts, it can be seen that the densest population cluster is Belmont Village, followed by the hamlets of Healdville, Hortonville, Bowlsville, and Tarbellville.

The **racial makeup** of the Town was 97.99% White, 0.16% African American, 0.16% Native American, 0.16% Asian, 0.16% from other races, and 1.37% from two or more races. Hispanic or Latino of any race was 0.16% of the population.

There were 494 **households**, out of which 32.6% had children under the age of 18 living with them, 58.9% were married couples living together, 6.9% had a female householder with no husband present, and 30.8% were non-families. 22.7% of all households were made up of individuals, and 9.1% had someone living alone who was 65 years of age or older. The average household size was 2.51, and the average family size was 2.94.

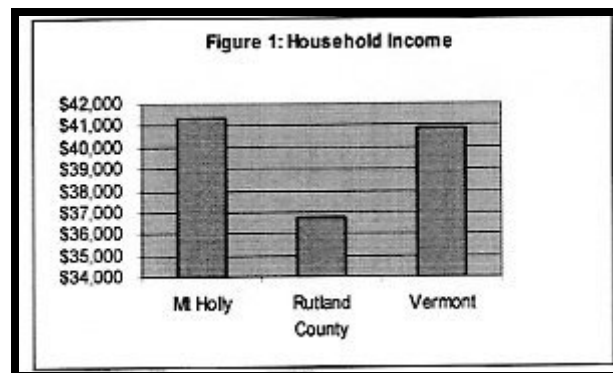
In the Town the population **age distribution** was spread out with 26.3% under the age of 18, 4.6% from 18 to 24, 30.9% from 25 to 44, 26.4% from 45 to 64, and 11.8% who were 65 years of age or older. The median age was 39 years.

Sex ratio: For every 100 females there were 103.1 males. For every 100 females age 18 and over, there were 102.9 males.

The **median income** for a household in the Town was \$41,364, and the median income for a family was \$44,821. Males had a median income of \$31,761 versus \$26,985 for females. The per capita income for the Town was \$20,337.

About 5.5% of families and 9.7% of the population were below the **poverty** line, including 13.5% of those under age 18 and 11.0% of those ages 65 or over.

The median household income in Mount Holly - \$41,364 in 1999 - was 13% higher than the County median of \$36,743, but close to the same median for the state as a whole (\$40,856).



Fewer Mount Holly residents (21.3%) receive **social security income** than the state (26.5%) or county (30.6%) average. Also, fewer Mount Holly residents receive public assistance income (4.9%) than the County average (5.6%).

Of the residents that are over 65 years old, 34.9% have a **disability**, which is slightly lower than the State's overall 38.6%.

Educational attainment and income of Mount Holly residents are near the State averages. Slightly fewer Mount Holly (24%) and Rutland County (23%) residents have a bachelor's degree than the state average (29%).

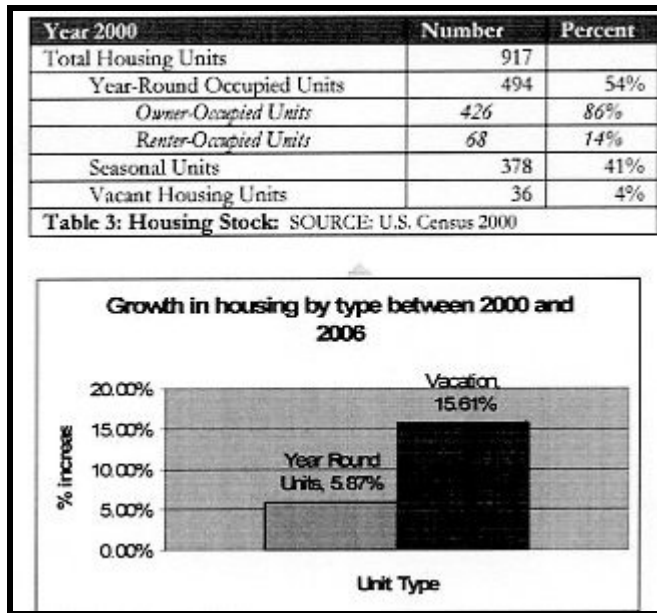
Mount Holly has a higher than average **homeownership** rate. Of the total 494 total households in 2000, 86% of them were owner occupied. This may be due to the fact that Mount Holly has the lowest supply of rental units in Rutland County, with the exception of West Haven.

The largest number of owner occupied homes in Mount Holly is occupied by one or two people; the same is true for renter households. The largest number of owner occupied units in Town is occupied by householders between 35-54 years old, while renters tend to be a bit younger in age (Table 1).

	Owned	Rented
Total	426	68
Householder 15 to 24 years	1	7
Householder 25 to 34 years	62	20
Householder 35 to 44 years	108	17
Householder 45 to 54 years	86	17
Householder 55 to 64 years	78	3
Householder 65 to 74 years	48	0
Householder 75 to 84 years	30	2
Householder >84 years	13	2
Table 1: Households by Tenure and Age.		
SOURCE: US Census 2000		

	Owner	Renter
Total	426	68
1-person household	85	24
2-person household	175	22
3-person household	63	3
4-person household	72	13
5-person household	25	3
6-person household	3	0
>6 person household	3	3
Table 2: Household Size by Tenure		
SOURCE: US Census 2000		

According to the 2000 Census, there were 917 total **housing units** in Mount Holly in April of that year. A high percentage of these were seasonal, recreational, or occasional use units (41%), compared to the county average of 16% and the national average of just 3%.

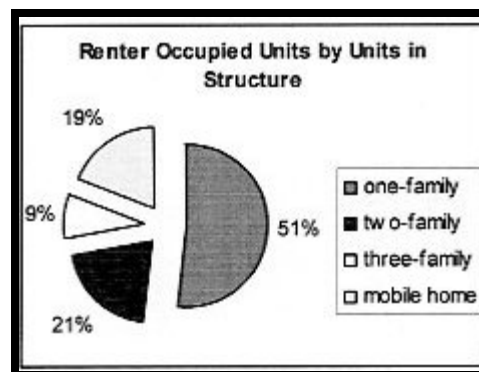
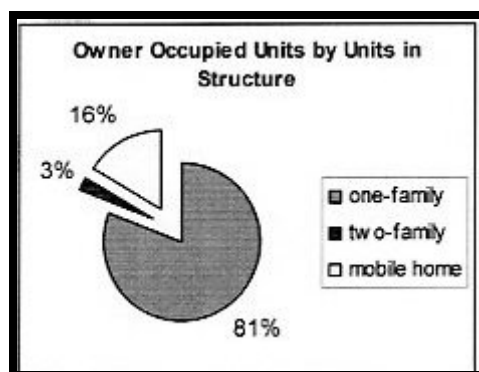


By the year 2006, according to the Mount Holly Grand List, the number of second homes increased to 437 units and year round units increased to 523. **This reveals a growth in vacation housing at a rate three times faster than year-round housing.**

Vacation homes in Mount Holly are purchased primarily by buyers from other states who often have higher incomes than year-round residents. Their willingness and ability to pay higher prices for vacation homes in Mount Holly tends to increase housing **prices** and make housing **less affordable** for year-round residents.

As stated in the Town profile above, Mount Holly has a high **homeownership** rate. Approximately 86% of the year round housing units are owner-occupied. As of the last Census, there were only 68 units of occupied rental housing and 8 vacant units of rental housing for a total of just 76 rental units. Overall vacancy rate in the Town is about 4%, which is in line with the county average.

As shown in the pie charts below, a majority of both owner and renter housing is **single family**. There are 70 mobile home units that are owned, and 13 which are rented. Most of the vacant and/or seasonal homes are also single family, 18 of them are mobile homes.



The housing units in Mount Holly seem to be of a fairly high **quality** in terms of age and facilities. A majority of the housing units are less than 36 years old. Slightly over a quarter of the housing units were

built before 1950 which is slightly less than the county average. Of the 494 year-round occupied units in the year 2000, only 13 owner-occupied homes lacked complete plumbing facilities and 5 lacked complete kitchen facilities.

Employment According to a study by the Vermont Department of Housing and Community Affairs, “Four of the top five types of occupations held in Rutland County are lower-paying service oriented positions, with only one category (management occupations) that has corresponding higher hourly wages (Table 4). A large number of these new service sector employees are expected to have lower incomes, which will add to the need for affordable housing.”

Table 4: Top Five Occupations Held (Total Labor Force)

Occupations	Number of Workers in 2000	Percent of Total Employed in 2000	Average Hourly Wages in VT in 2003	Projected Annual Job Growth Rate Through 2012
Office and administrative support	5,461	14%	\$13	0.5%
Sales and related occupations	4,921	12%	\$14	1.1%
Production occupations	4,280	11%	\$13	0.2%
Management occupations, except farmers and farm managers	2,612	7%	\$39	1.3%
Food preparation and serving	2,526	6%	\$9	1.1%
Total employed	39,459	100%	\$15	1.1%

SOURCE: Vermont Department of Housing and Community Affairs, 2005 Housing Needs Assessment

Rutland County’s **unemployment** rate has remained slightly higher than the state average for the past five years (Table 5). However, during 2004, the unemployment rate decreased in Rutland County.

Table 5: Annual Average Labor force and Unemployment Rate, 2000-2004

	Rutland County Labor Force	Rutland County Unemployment Rate	Vermont Unemployment Rate
2000	31050	3.6%	2.9%
2001	31600	4.1%	3.6%
2002	32350	4.1%	3.7%
2003	32300	5.5%	4.6%
2004	36300	4.0%	3.7%

SOURCE: Vermont Dept. of Housing & Community Affairs, 2005

There are 681 job holders in Mount Holly. 188 jobs are in **Mount Holly**. The government sector accounts for approximately 7% of the in-town employment. The average wage of a Mount Holly job is \$27,396, with the private sector paying slightly more than government (\$27,777 vs. \$25,617). **Mount Holly job holders** are earning 25% less than the county average and their average household income is approximately 33% less than their Mount Holly neighbors who work out-of-town.

Census data on household income indicates that **18% is derived from self employment**. See below “Income Sources for Mount Holly Residents”.

Commuting data from the US Census show that about 7% of the Mount Holly workers work at home. 82% of the Town's **workers commute out of Town to their jobs**. Less than 50 workers travel less than 10 minutes to work. A majority of workers are traveling between 15 and 35 minutes.

Mount Holly Employment - 2005

Sector	Employers	Employees	Ave. Wage
Total	34	188	27,396
Private	30	154	27,779
Government total	4	33	25,617

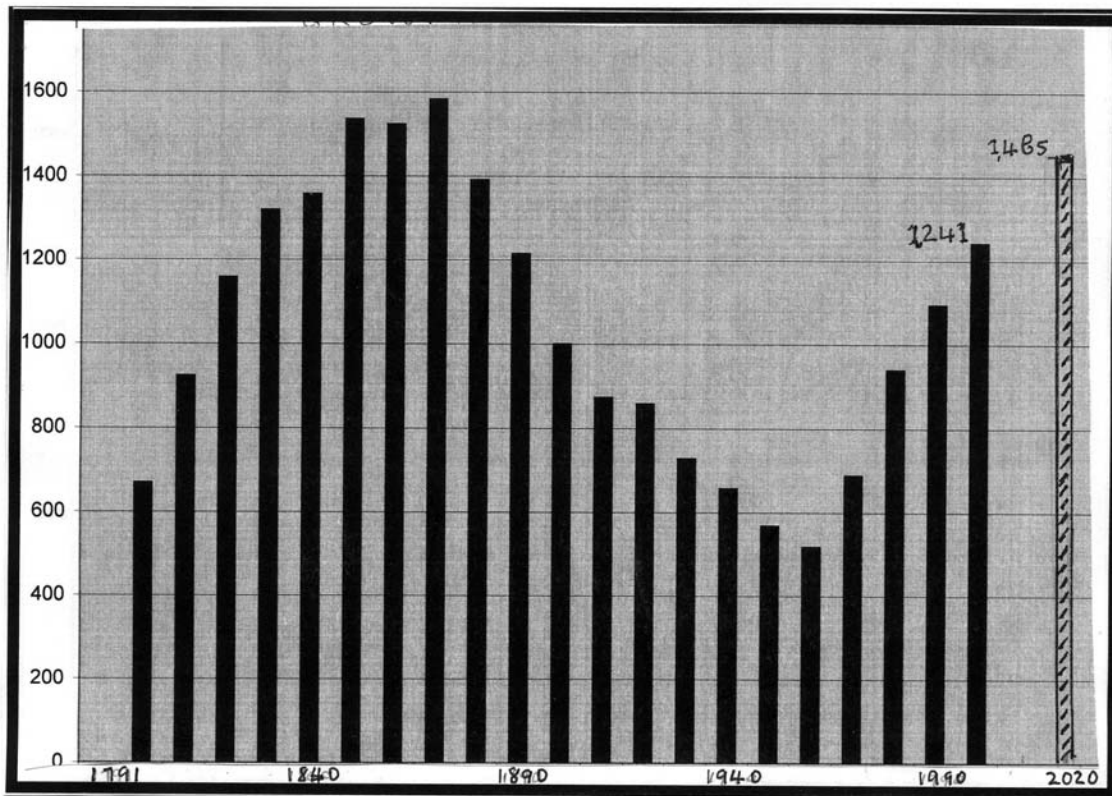
Source: VT Dept of Employment & Training

Income Sources for Mount Holly Residents

Wages and Salaries	80%
Self-employment income	18%
Interest, dividends, or net rental income	33%
Social Security income	21%
Supplemental Security Income (SSI)	3%
Public assistance income	5%

Source: 2000 Census

FUTURE TRENDS



Population Projections

Rutland County is expected to grow by 1,630 residents or 2.6% between 2000-2020. There will be substantial shifts in the age ranges represented in future population growth. For example, as shown in Table 6 below, the largest growth will happen in residents over 65 years of age. There will also be an increase in residents between 25-34 years old, but a significant decrease in the population younger than 25. The age range 35-64 years, which most commonly have families with school age children, is projected to decrease by 9.7%.

Table 6: 2000-2020 Population Projections for Rutland County by Age Group

Age Group	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Abs. Change 2000-2020	% Change 2000-2020
<14	11,984	10,607	9,845	9,957	10,166	-1,818	-15.2%
15-24	8,042	9,739	9,755	8,446	7,656	-386	-4.8%
25-34	7,206	5,888	6,448	8,009	8,062	856	11.9%
35-64	26,688	27,921	27,384	25,494	24,086	-2,602	-9.7%
>65	9,480	9,782	10,821	12,729	15,060	5,580	58.9%
>75	4,630	4,904	5,007	5,233	6,098	1,468	31.7%
Total	63,400	63,937	64,253	64,635	65,030	1,630	2.6%

SOURCE: MISER Population Projections for Vermont 2000-2020 by Massachusetts Institute for Social and Economic Research

Population projections: While the Census Bureau projected a slight fall in Mount Holly's population from 1,241 in 2000 to 1,236 in 2005, the estimates from the Massachusetts Institute for Social

and Economic Research (MISER) are higher than that for the County as a whole, with 244 residents being added between 2000-2020:

2005	1,305
2006	1,356
2015	1,415
2020	1,486

The Mount Holly Planning Commission projected a population of 1,500 by 2020.

Housing Projections: Total housing units in 2000 were 914. The Grand list was 960 in 2006 with 572 residential units and 486 seasonal units. The rate of increase in total housing units of 7.7 units per year would result in 1,068 units by 2020 and 1,099 by 2024.

The Planning Commission's count of new units per year has been consistently 10 per year, which would result in 1,100 units by 2020 and 1,140 by 2024. However, the rate of seasonal home construction is greater than for residential construction, so that the total number of residential units is projected to be 622 by 2024 and seasonal units to be 677 by 2024, giving 1,299 as the total number of units in 2024.

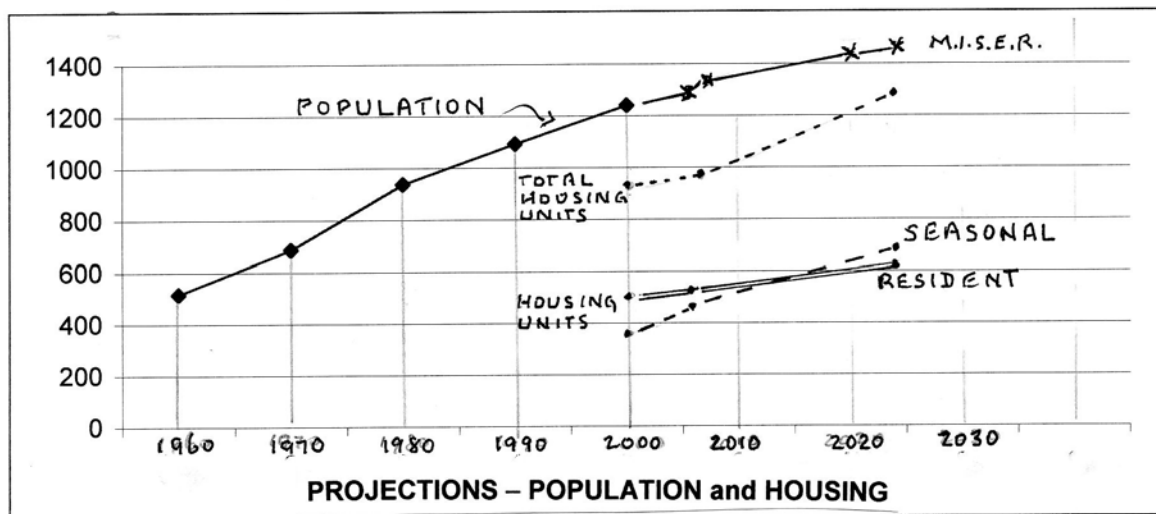
Residential units of 622 with 2.4 residents per unit would produce a total Town population of 1,492 in 2024.

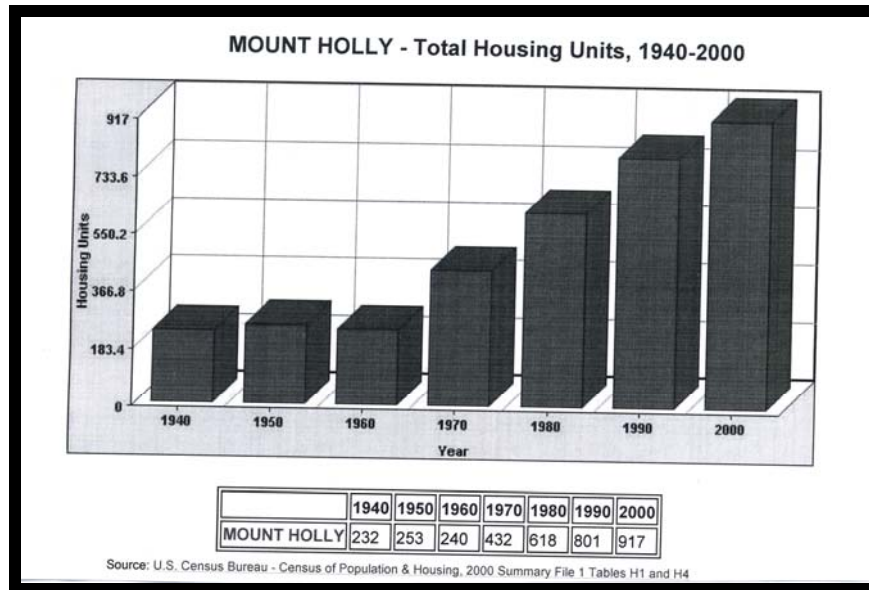
Some nearby Windsor County towns also expect significant population growth up to 2020.

Table 7: 2000-2020 Population Projections for Mount Holly and nearby Windsor County towns

	Census 2000	Projection 2005	Projection 2006	Projection 2015	Projection 2020	Abs. Change 2000-2020	%Change 2000-2020
Mt Holly	1,242	1,305	1,356	1,415	1,486	244	19.6%
Ludlow	2,449	2,461	2,481	2,502	2,513	64	2.6%
Weston	630	647	646	635	619	-11	-1.7%
Cavendish	1,470	1,489	1,497	1,506	1,513	43	2.9%
Plymouth	555	575	590	601	610	55	9.9%
Bridgewater	980	1012	1039	1069	1100	120	12.2%
Reading	707	725	730	741	765	58	8.2%

SOURCE: MISER Population Projections for Vermont 2000-2020 by Massachusetts Institute for Social and Economic Research





Household growth projections are a better indicator of housing demand than population growth. Since household sizes continue to decrease (less people per household), the total number of households is increasing much faster than the rate of population growth. Table 8 below shows household projections; unfortunately they were only available through the year 2010.

These projections are shown by age group because each age group has a specific propensity to form households. For example, aging populations that are living independently longer and people marrying later in life create a greater number of smaller households. Rutland County is expected to see an increase of 544 total households, most of which will have householders between the ages of 45 and 64. There will also be a fairly significant increase in the number of householders over 80 years old. This may increase demand for 1 and 2-bedroom units with some kind of assisted living services.

Table 8: Household Projections, By Age of Householder, 2000-2010

	2000	2005	2010	% Change (2000-2010)	Change in # Households (2000-2010)
15-24	1,005	1,069	1,080	7%	75
25-34	3,480	3,118	2,971	-15%	(509)
35-44	5,603	5,343	5,070	-10%	(533)
45-54	5,659	5,997	6,114	8%	455
55-59	2,153	2,459	2,660	24%	507
60-64	1,647	1,849	2,049	24%	402
65-69	1,583	1,514	1,624	3%	41
70-74	1,556	1,541	1,528	-2%	(28)
75-79	1,302	1,249	1,225	-6%	(77)
80-84	994	1,081	1,099	11%	105
85+	696	739	802	15%	106
TOTAL	25,678	25,959	26,222	2%	544

SOURCE: Vermont Department of Housing and Community Affairs 2005

Different age groups typically have different housing needs. The chart below shows the characteristics and types of housing generally most desired by age group.

General Housing Demand by Age Group		
Age Group	Characteristics	Housing Demand
20s	-lower incomes -high mobility -small households	Apartments
30s	-beginning families -small children -low savings -growing income	1 st time homebuyer Mobile homes Condos
40s	-growing families -growing income	Step up to larger house Additions, home improvements
50s	-stable housing -empty nest -income peak	Live in existing homes Renovate and improve housing
60s	-end of income producing years	Begin process of "downsizing"
70s	-retirement -reduced income -risk of frailty	Smaller homes Condos Retirement developments
80's/90's	-risk of frailty or dementia -more single (widowed) households than couples	Assisted living At risk of institutional care

SOURCE: Vermont Dept. of Housing & Community Affairs, 2005 Housing Needs Assessment

Income Trends

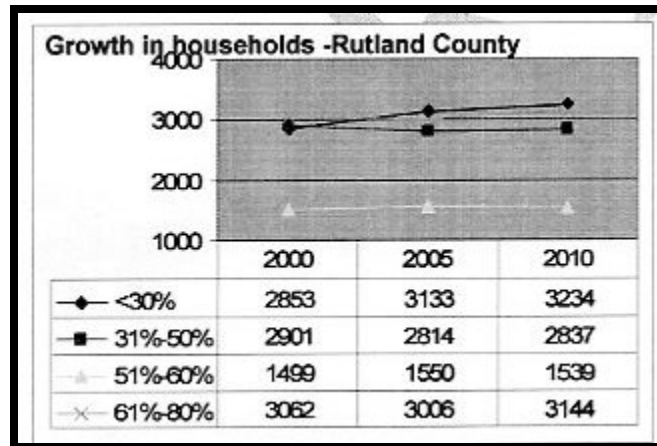
At the time of the last Census, those Rutland County households with the least amount of income were elderly households. The households earning less than \$20,000 per year were most commonly headed by those over 65 years of age (older households). Households earning \$20,000-\$30,000 of income are most often headed by 25 to 34 year olds (younger households). The households in between the ages 35 to 64 are more likely to make incomes above the County median income (\$36,743).

Income group	Age group						
	<25yrs	25-34	35-44	45-54	55-64	65-74	>74
Less than \$10,000	242	241	202	403	380	377	569
\$10,000 to \$14,999	102	249	288	226	208	371	506
\$15,000 to \$19,999	132	210	304	310	265	340	402
\$20,000 to \$24,999	185	306	415	311	233	362	339
\$25,000 to \$29,999	108	325	436	273	252	278	308
\$30,000 to \$34,999	55	366	383	311	240	197	152
\$35,000 to \$39,999	82	281	501	339	211	201	143
\$40,000 to \$44,999	41	333	453	290	187	201	101
\$45,000 to \$49,999	45	268	353	403	283	130	79
\$50,000 to \$59,999	47	390	693	676	406	210	145
\$60,000 to \$74,999	29	304	753	802	448	144	111
\$75,000 to \$99,999	5	141	449	712	413	96	47
\$100,000 to \$124,999	3	41	158	279	132	57	51
\$125,000 to \$149,999	8	17	68	116	61	33	15
\$150,000 to \$199,999	0	15	40	100	60	17	26
\$200,000 or more	0	8	71	70	57	46	29
Total	1,084	3,495	5,567	5,621	3,836	3,060	3,023

Table 9: Income by Age Group of households in Rutland County.
SOURCE: US Census 2000

According to the Vermont Department of Housing and Community Affairs, “between 2000 and 2010, the number of low-income Rutland County households (which earn less than 80% of the estimated county median income) will grow by an estimated 439 households to more than 10,700 households. Over 3,200 of these low-income households will have very low-incomes (no more than 30% of the county median).”

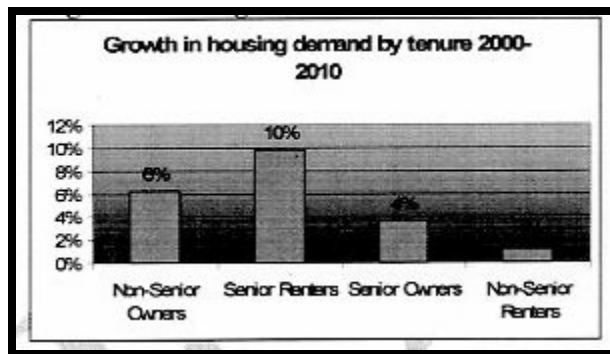
Mount Holly is fairly consistent, compared with the County, regarding the percentage of households in all income levels. For household income categories less \$35,000, Mount Holly is on average 1.55% of the county total. Using this number as a proxy, Mount Holly will likely grow its number of low income households by 1.55%, from 202 to 233 in 2010.



Rutland County’s low-income households will be distributed among senior and non-senior renters and owners. Senior renters are the fastest growing household type in Rutland County, expected to increase by 10% during this decade. Non-senior owners are the second fastest growing household category. It is important to note that the number of total renter households (all income groups) is expected to decrease in Rutland County; however, the number of low-income households is likely to increase.

Mount Holly is different. While the demand for senior rental units is increasing county-wide the survey of Mount Holly seniors shows that many own their home (57% mortgage free) and many wouldn't move at all. There are likely several senior households in Mount Holly seeking an affordable rental, however; it is unlikely to be growing by 10%.

Table : Percent of Mount Holly households to the County			
	Rutland Co.	Mt Holly	%of County
Household Income Bracket			
Less than \$5,000	719	11	1.53%
\$5,000 to \$9,999	1749	15	0.86%
\$10,000 to \$14,999	1987	23	1.16%
\$15,000 to \$19,999	1982	42	2.12%
\$20,000 to \$24,999	2161	32	1.48%
\$25,000 to \$34,999	3667	79	2.15%
\$35,000 to \$49,999	4848	114	2.35%
\$50,000 to \$74,999	5177	99	1.91%
\$75,000 to \$99,999	1811	47	2.60%
\$100,000 to \$149,999	1054	26	2.47%
\$150,000 or more	523	6	1.15%
Source: 2000 Census			



The **growth in very low income households** (<30% of Area Median income) is expected to outpace all other income categories by a wide margin. According to Claritas, Inc, a demographic data development company, the number of households in Rutland County living with less than 30% of the area median income will grow by 13% during this decade. Thirty percent of the area median income is \$11,022.90. There are approximately 26-30 households in Mount Holly with incomes at this level.

Percentage of Area Median income	2000	2005	2010	%change 2000-2010
<30%	2853	3133	3234	13.37%
31-50%	2901	2814	2837	-2.19%
51-60%	1499	1550	1539	2.63%
61-80%	3062	3006	3144	2.66%
>80%	15364	15455	15469	0.68%
Total	25768	25959	26222	2.12%
Total <80%	10314	10504	10753	4.26%
Source: Claritas, Inc.				