

## **Sources of Information Helpful for VHFA Market Study Analysts**

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### **Section A.**

All of this information is requested in latter parts of the document. There is no additional data gathering needed for this section. VHFA is only requesting that the statements requested in the Executive Summary be highlighted in the first few pages of the report.

### **Section B.**

This information is wholly available through the developer of the proposed project. Little outside information is needed for this analysis.

### **Section C.**

This information is based mainly on the Market Study Analyst's judgment and opinion of the site and project. A site visit to the proposed development is required in order to complete all questions.

### **Section D.**

The data from the "two most recent decennial censuses" can all be obtained through the Census Bureau's website at <http://factfinder.census.gov/servlet/DatasetMainPageServlet>. The specific files and tables are listed below:

<b>Data piece</b>	<b>1990 Census</b>	<b>2000 Census</b>
•Total population	Summary File 1, Table P001	Summary File 1, Table P1
•Number of households	Summary File 1, Table P003	Summary File 1, Table P15
•Number of households by tenure and age	Summary File 1, Table H012	Summary File 1, Table H16
•Tenure by number of persons in household	Summary File 1, Table H018	Summary File 1, Table H15
•Number of households by income band (preferably in \$5,000 increments)	Summary File 3, Table P080	Summary File 3, Table P52
•Number of households by age and income band (preferably in \$5,000 increments)	Summary File 3, Table P088	Summary File 3, Table P55
•Tenure of households by income band (preferably in \$5,000 increments)	Not available, therefore not required	Summary File 3, Table HCT11

Another source of information that may help analysts is a special Census Bureau tabulation of households by income, size, tenure, age, and housing conditions that was completed for both the 1990 and 2000 Censuses for HUD. These data are only available state- and county-wide and therefore may not be available at the PMA area. Although if this geography is appropriate for either a PMA or SMA, it is a helpful data resource. The link is: [www.huduser.org/ast/index.htm](http://www.huduser.org/ast/index.htm).

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For the **optional** portion of this section, “include a current year estimate and future projection,” VHFA knows of no free, publicly available data source where these estimates and projections can be found. There are several commercial firms that do sell such projections and VHFA does not advocate for the use of any specifically. We are aware that for \$875, analysts can purchase a database of every Census Tract in the state where households are counted by income, size, tenure, and age. For more information on this product, go to [www.ribbondata.com](http://www.ribbondata.com). Less expensive, customized options are available.

### **Section E.**

The data collection for this section can be acquired during the site visit, by driving around the surrounding neighborhoods. Online searches for area services may also yield some findings, as well as interviews with the developer (which is already needed to complete Section B) and local housing participants (which is already needed to complete Section H). Some additional phone calls may be required to fully address all aspects of the supportive services in the area.

### **Section F.**

Much of this information is available through the Vermont Department of Employment and Training.

- #1. The major employment industries for residents of the Primary Market Area are available for free online through the Census website. The 1990 industries are available in Summary File 3, Table P077 and the major industries in 2000 are available in Summary File 3, Table P49.

This can be compared to the DET’s U.I. Covered Employment and Wages data which is available for free online. It provides town-level information on average annual wages and number of workers for each industry going back to 1978.

- #4. The unemployment rate is available down to the town level going back to 2000 and available for free online at [www.vtlmi.info/labforce.cfm](http://www.vtlmi.info/labforce.cfm).
- #5. The employment growth can be seen based on the labor force for every town back to 2000. Employment projections are available for 2002 to 2012 online at [www.vtlmi.info/industry.cfm](http://www.vtlmi.info/industry.cfm). Job creation and destruction statistics for the state and each county are available at the same web address.
- #7. The major occupations for every area in Vermont are available for free online through the Census website. The 1990 occupations are available in Summary File 3, Table P078 and the major occupations in 2000 are available in Summary File 3, Table P50.

This can be compared to the DET’s annual average wage data (called Occupational Wages) for all occupations in Vermont which is also available for free online. Although the DET data is not available for specific PMAs, it does split the state into four regions, as well as the Burlington MSA, and provides average and median annual wages by occupation: [www.vtlmi.info/occupation.cfm](http://www.vtlmi.info/occupation.cfm)

- #8. Commuting patterns are available for free from the Census' website at [www.census.gov/population/www/cen2000/mcdworkerflow.html](http://www.census.gov/population/www/cen2000/mcdworkerflow.html). This site offers a downloadable Excel file for Vermont with the number of workers who live in each town in the state and all the other towns and states where they may commute to work. This information is also available in the reverse, where a town can be examined for all the areas people come from to get to work.

### **Section G.**

- #1. Subsidized units brought online in the last 5 years can be obtained through the Directory of Affordable Rental Housing online at [www.housingdata.org/doarh/](http://www.housingdata.org/doarh/). Each project listed has "Year first occupied" and unit totals by bedroom size. Based on the funding source, estimates of the income levels of the population served in the housing can be inferred.

Market rate units may be more difficult to determine an exact number and therefore an estimate based on conversations with a local zoning officials or other professionals will suffice.

- #2. This is available from local officials.
- #3. All properties listed in the Directory of Affordable Rental Housing within the Primary Market Area should be included in the list of comparable properties if the Target Market for tenancy is the same as the proposed development.

### **Section H.**

To collect this information the market study analyst will have to interview the most appropriate market participants in the area.

### **Section I.**

This section is the analytical portion of the study where a Market Study Analyst's calculations and judgments will guide the discussion.

### **Section J.**

Self-explanatory sources.

### **Additional Data Available**

Vermont is lucky to be the only state in the nation with a one-stop online free resource of housing data. The Vermont Housing Data website is searchable by every town, village, county, and MSA in the state. There, a user can find hundreds of pieces of helpful data regarding the housing demand in an area, available housing stock, resident's ability to afford, and the costs of homeownership and renting in the community. Additionally, there is an entire section devoted to special needs housing populations which breaks information down by age, disability status and poverty, among other factors.

The majority of these data pieces have historical information for trending purposes for as far back as it is available. Market Study analysts are encouraged to use any information available through that site as a resource and the documentation of the source need only be the website.