

Montgomery Town Plan Data

Population

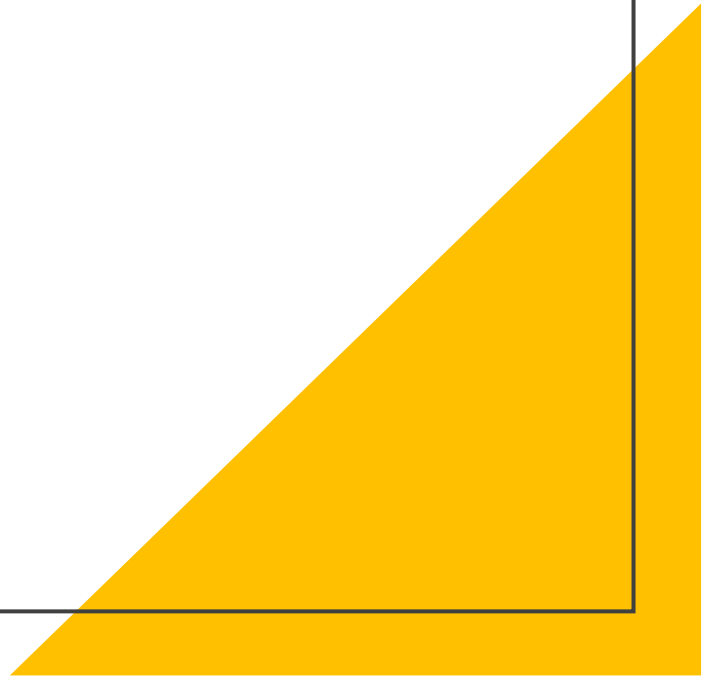
Economy

Education & Childcare

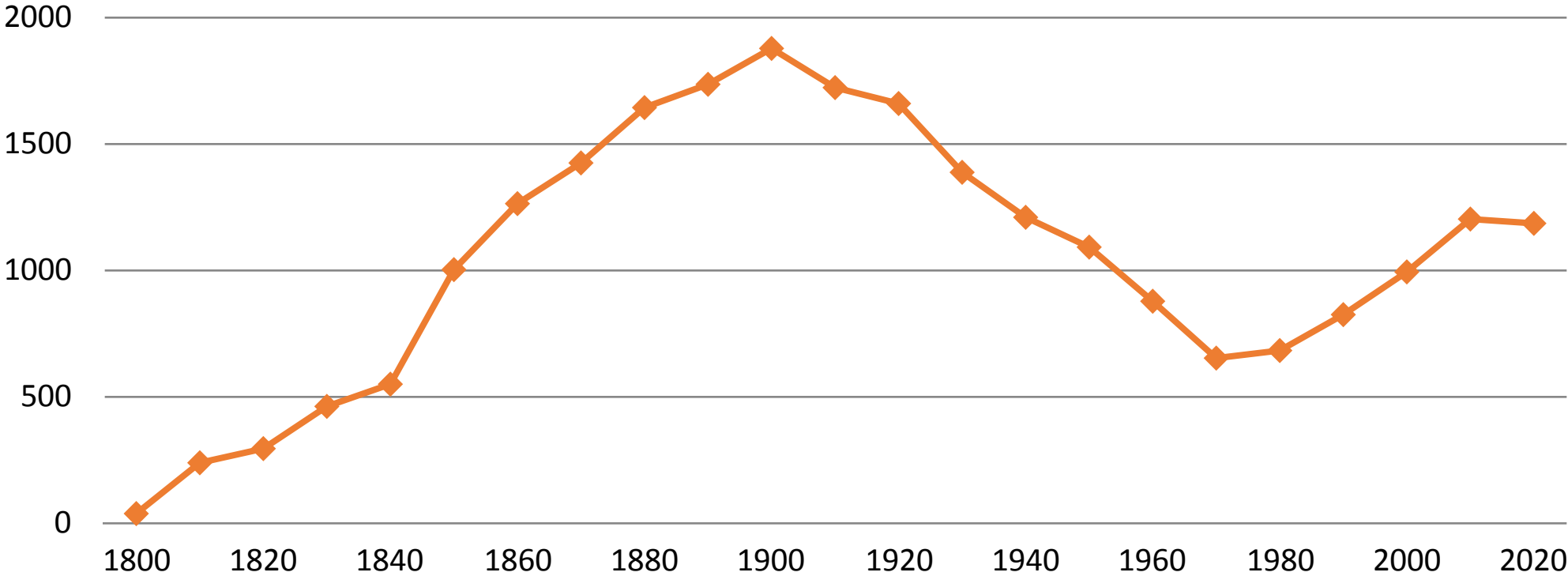
Land Use (Grand List)

Housing

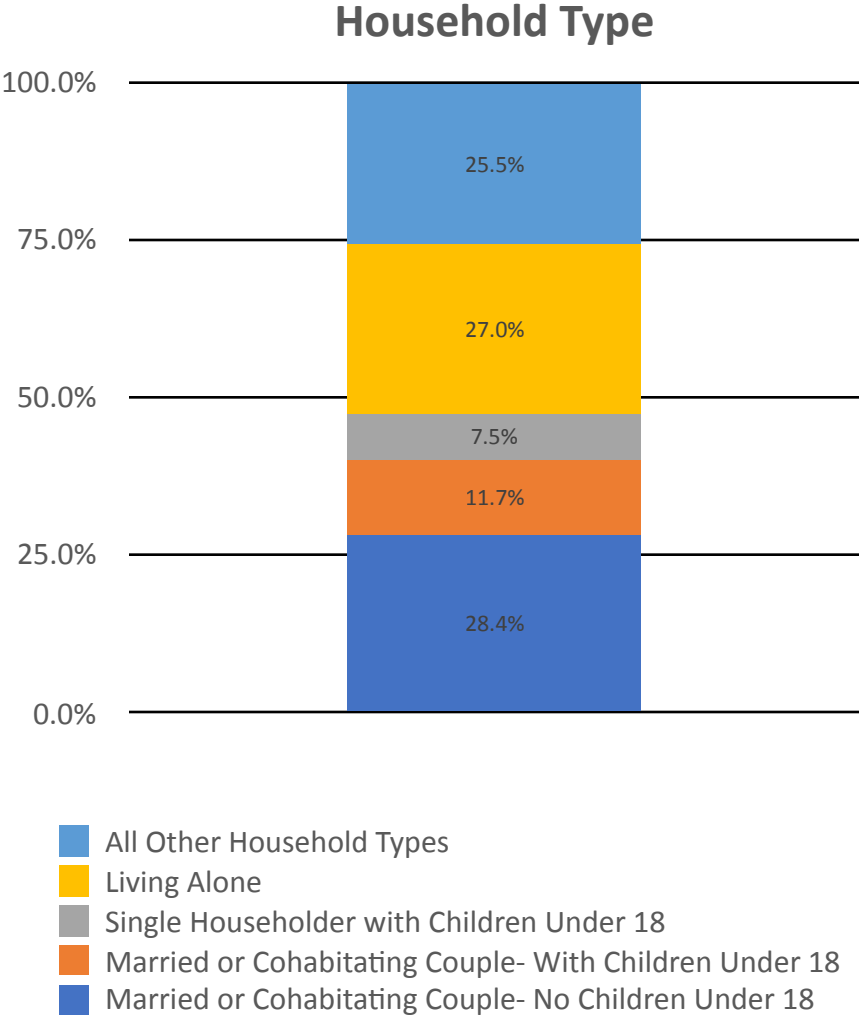
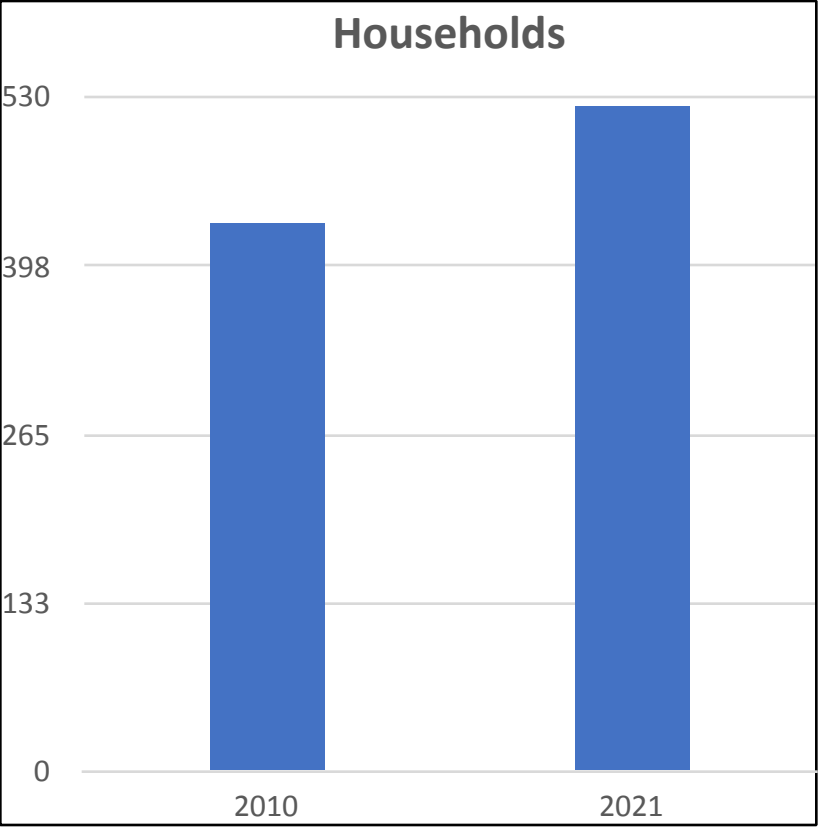
Population



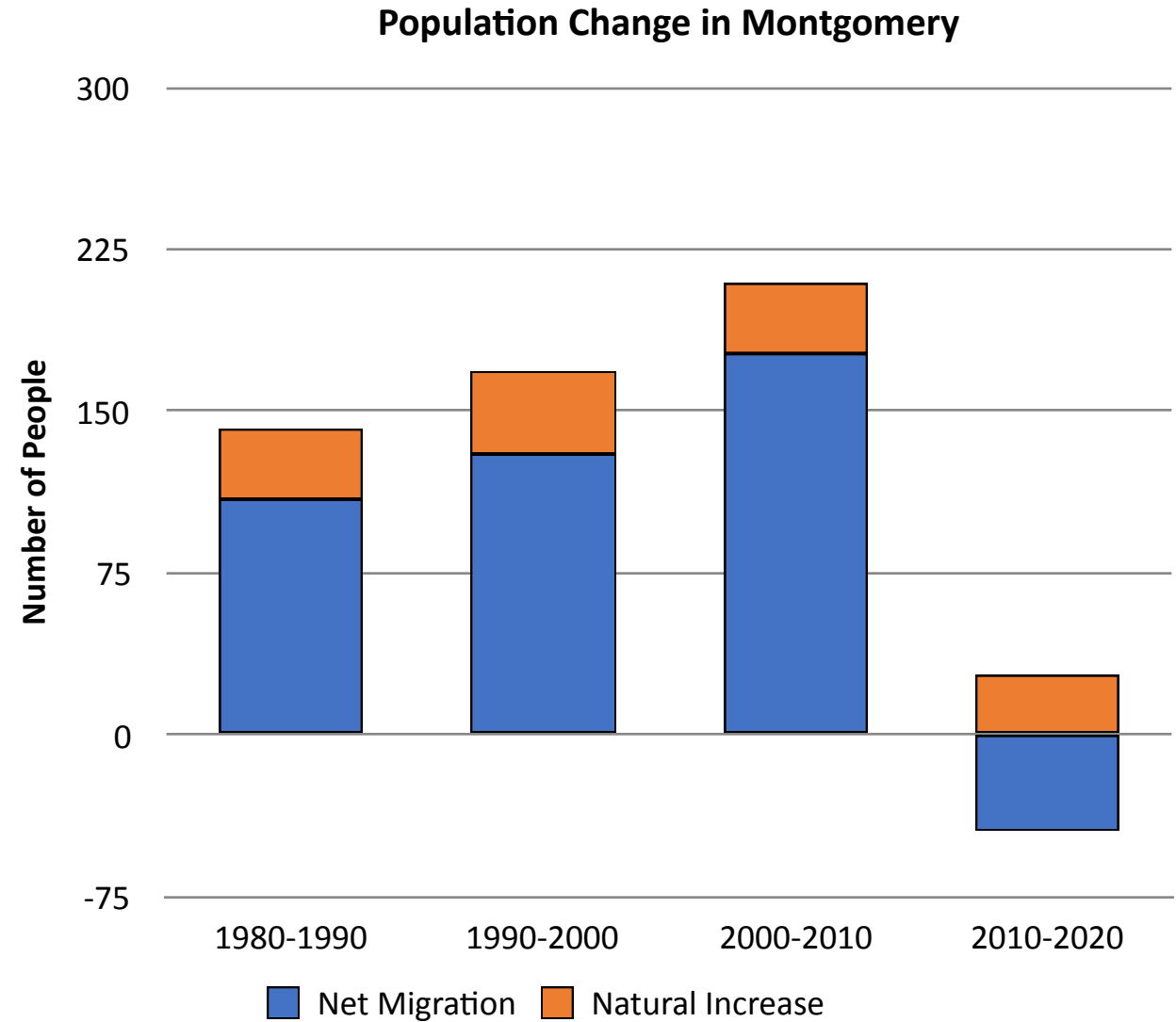
Population of Montgomery, Vermont (1800-2020)



Households



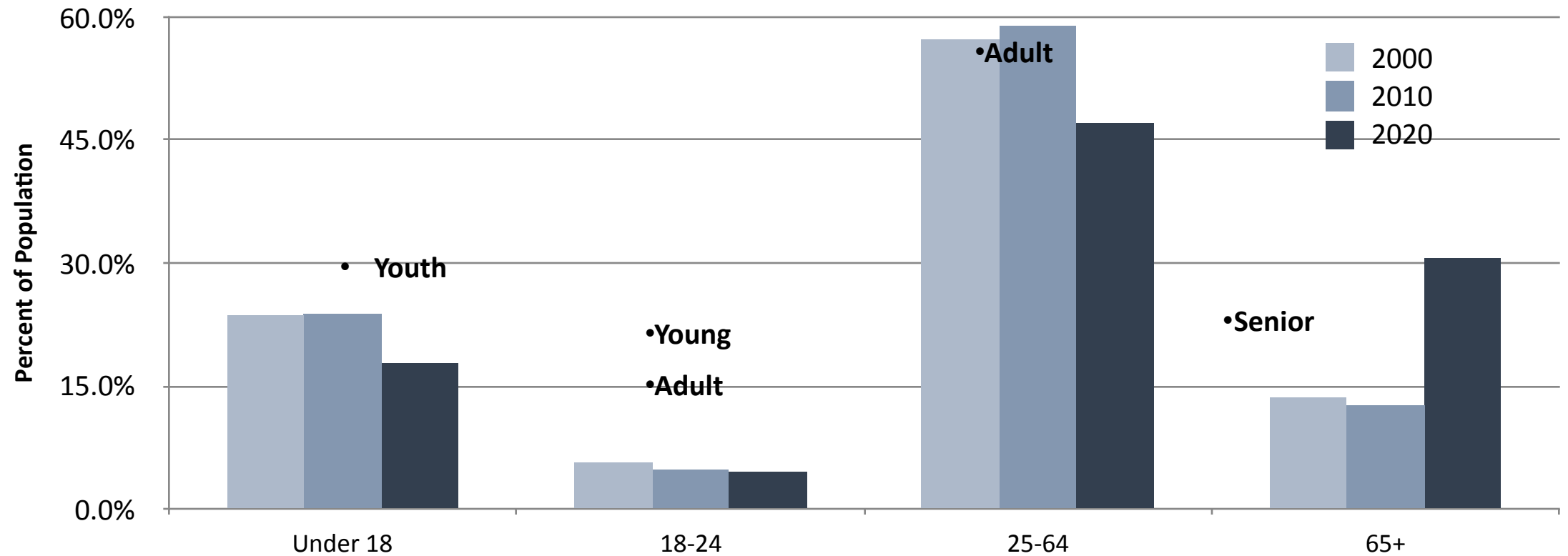
Population is decreasing, mainly due to net migration out of Montgomery. There is a decreasing % of young people in Montgomery, which may explain net migration. Lack of senior specific housing may also lead older residents to move. Note: data was collected before pandemic.



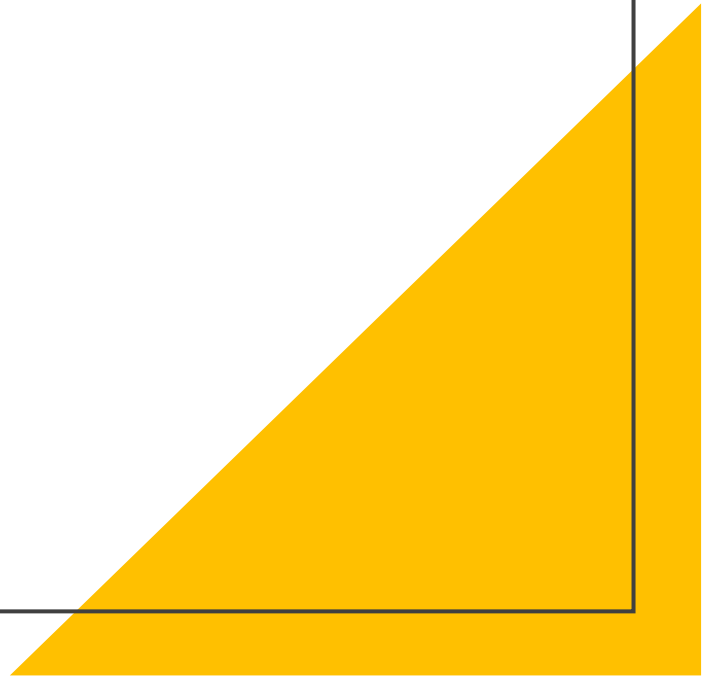
Through 2020- Not Much Population Growth

	1990	%	2000	%	2010	%	2020
Montgomery	823	21%	992	21%	1,201	-1%	1,184
Richford	2,178	7%	2,321	-1%	2,308	2%	2,346
Enosburgh	2,535	10%	2,788	0%	2,781	1%	2,810
Bakersfield	977	24%	1,215	9%	1,322	-4%	1,273
Eden	840	37%	1,152	15%	1,323	1%	1,338
Lowell	594	24%	738	19%	879	1%	887
Westfield	422	19%	503	7%	536	0%	534
Belvidere	228	29%	294	18%	348	3%	358

Population is Aging



Economy



Income & Poverty

	Median Household Income		% Below Poverty Line	
	2011	2021	2012**	2021
Montgomery	\$ 44,318	\$ 30,500*	19.9%	14.9%
Franklin County	\$ 55,181	\$ 68,476	10.2%	9.4%
Vermont	\$ 53,422	\$ 67,674	11.6%	10.5%

*Large margin of error ($\pm \$22,442$)

**No data available for 2011

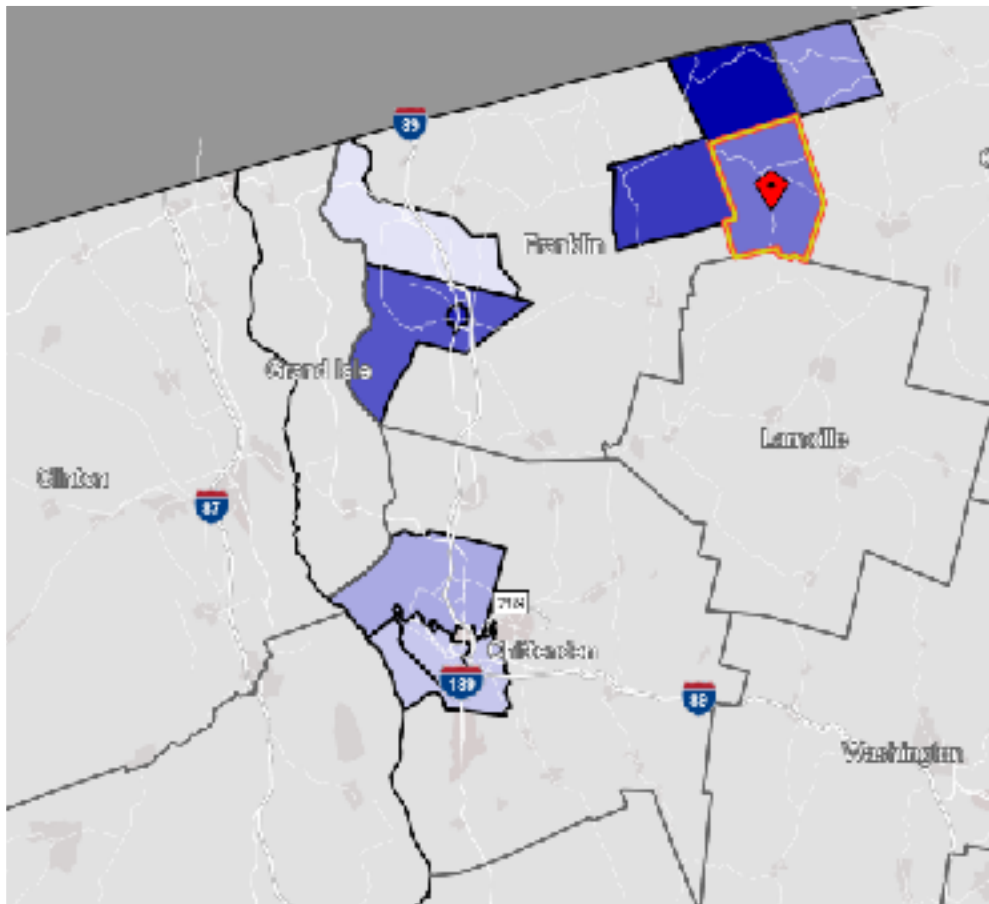
Education of Population Age 25 & Older	
HS or Higher	93.5%
Bachelors Degree or Higher	37.3%

- Montgomery incomes appear to be lower than that of county or state, although there is a large margin of error on that data
- Incomes in Montgomery may not be growing at similar rates to those in other parts of the county/state
- Poverty has decreased in Montgomery, but remains above state average

Other Measures of Income

- Average income in Montgomery tax return: **\$58,842.73**
- Average wage of Montgomery worker: **\$ 38,605**

Commuters Characteristics



Top 5 Commuting Destinations

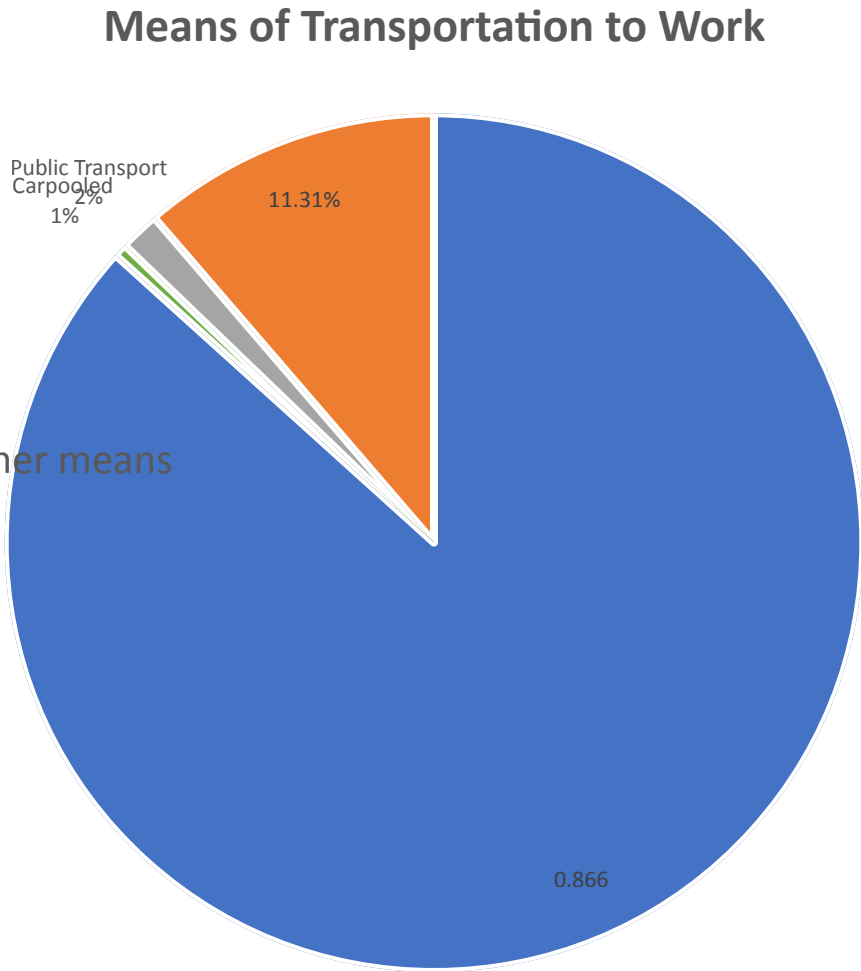
1. Richford (22.7%)
2. St. Albans City (8.5%)
3. Enosburgh (7.6%)
4. St. Albans Town (6.9%)
5. Montgomery (5%)

Commute Time	2021	2011
Montgomery	33.4	33.9
Franklin County	25.8	26.5

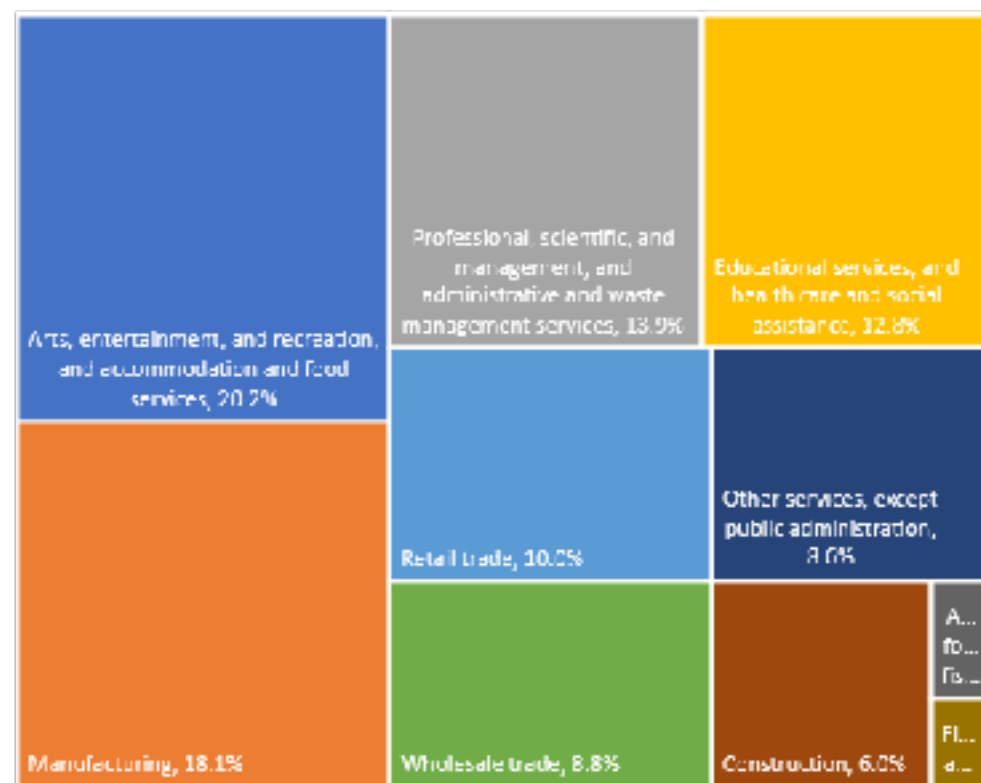
Commuting Cont.

Households with Self-Employment Income	13.2%
Working from Home	11.30%

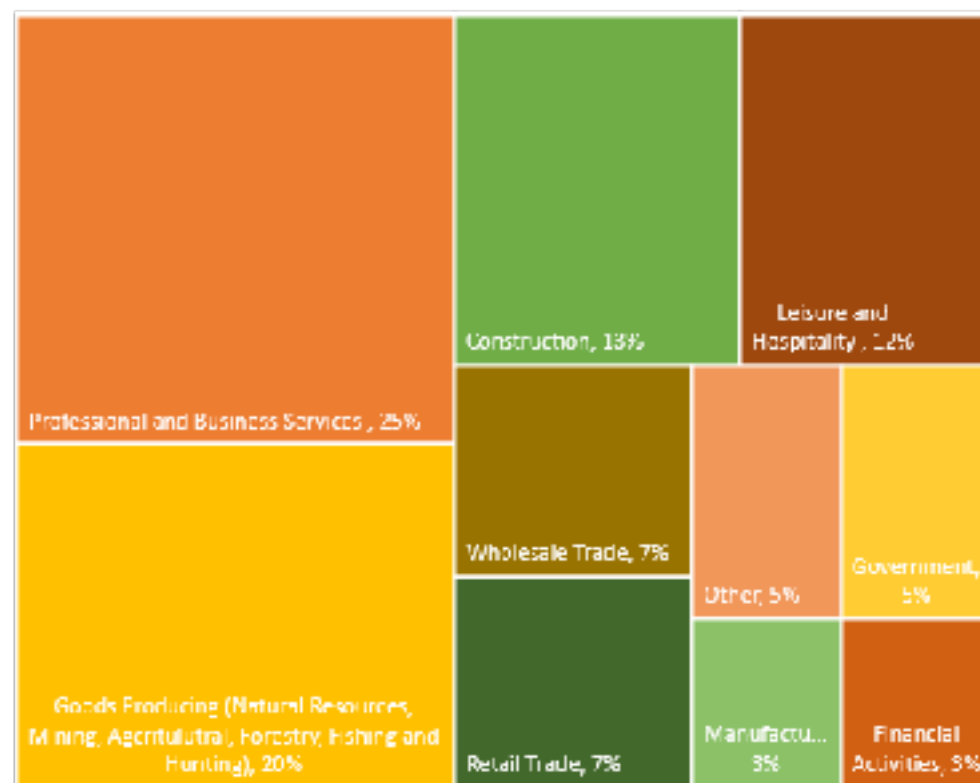
- Drove Alone
- Carpooled
- Public Transport
- Walk/Bike
- Work From Home
- Taxicab, motorcycle, or other means



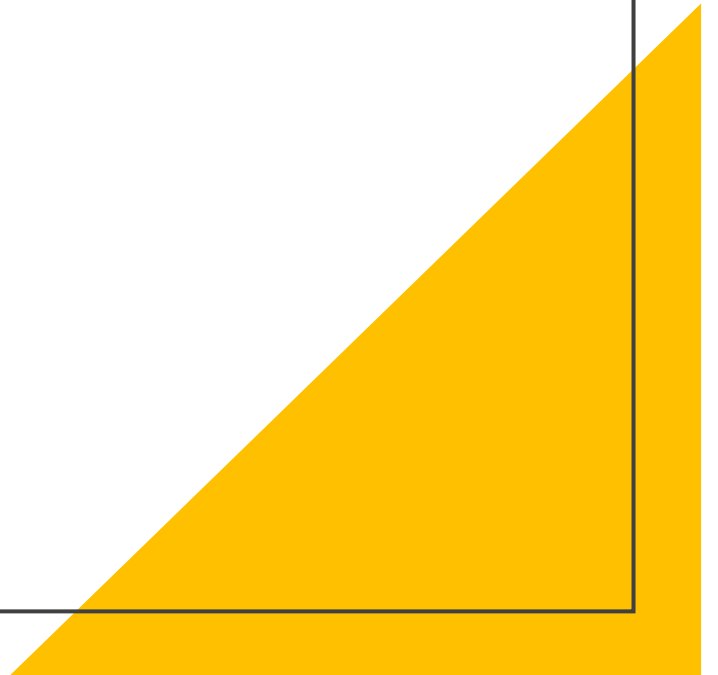
Worker Occupation By Type

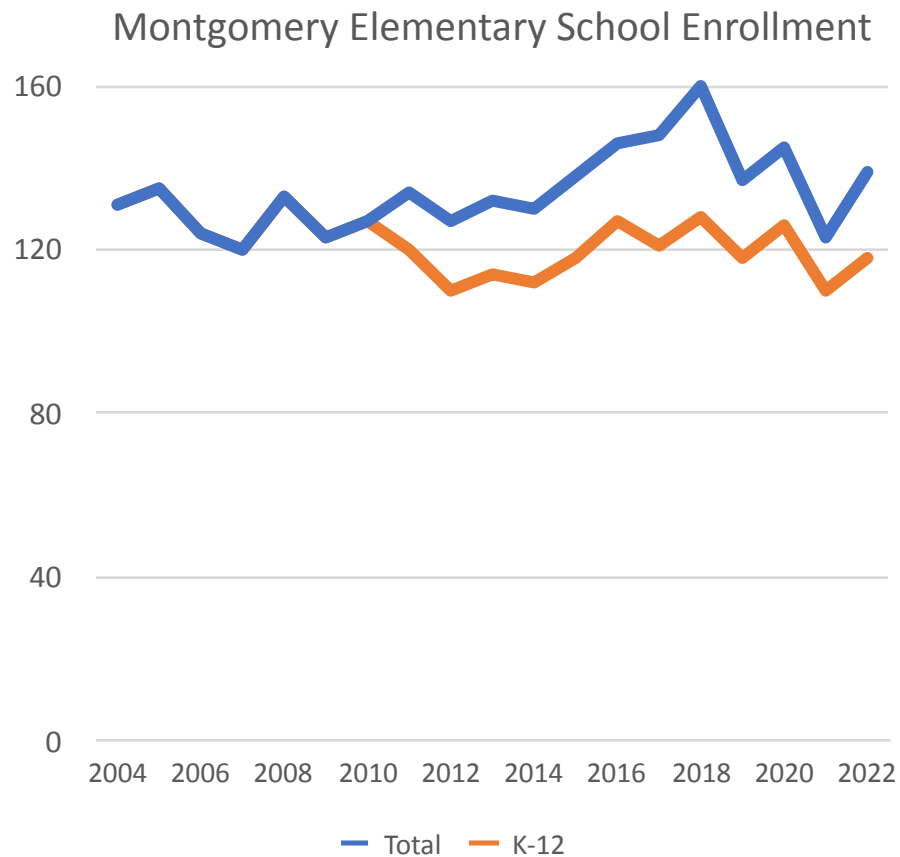


Businesses in Montgomery



Education & Childcare





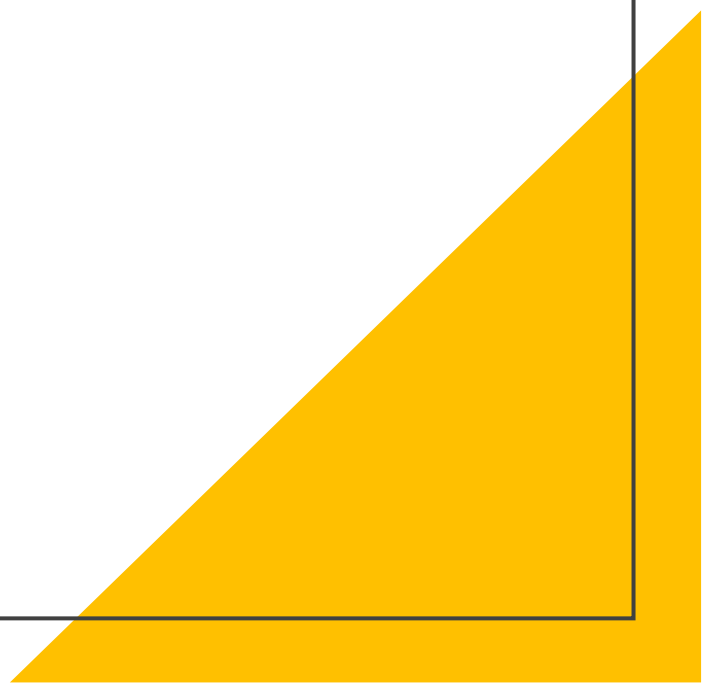
Education

- Total school enrollment has been stable for the past 20 years
- Considering only K-12 school enrollment, enrollment has dropped slightly

Childcare

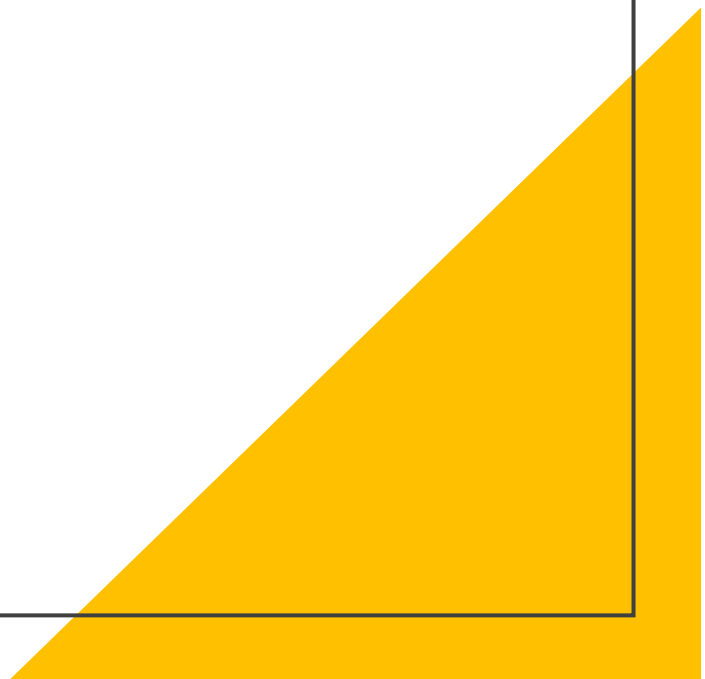
Children under 6	68
With All Parents in the Household Working	46
Childcare Spaces for Children Under 6	20
Children per Child Care Space	2.3

Land Use



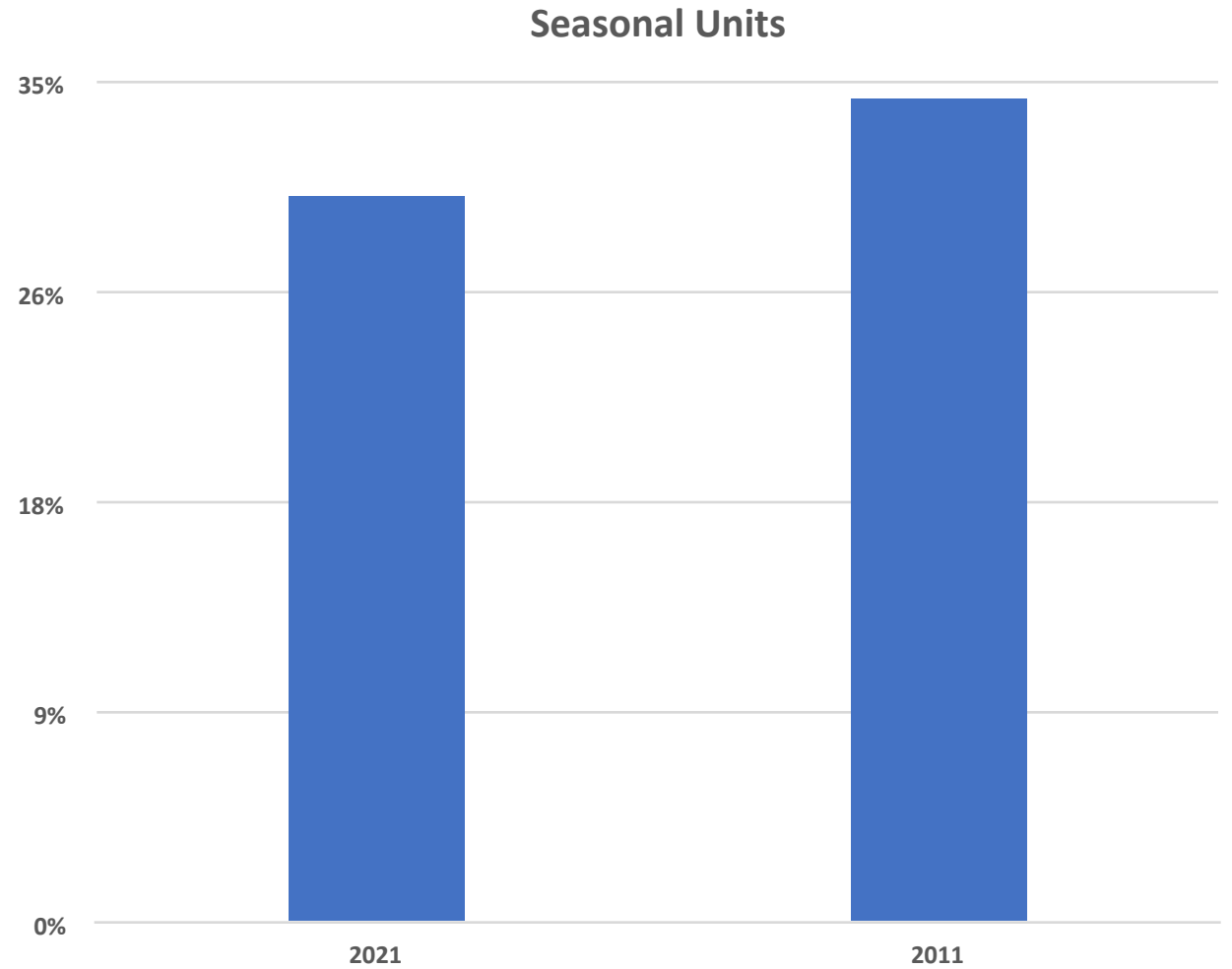
Category	# of Parcels		% of Total		Appraised Value of Category		% of Total	
	2014	2022	2014	2022	2014	2022	2014	2022
Residential	631	619	66.9%	65.1%	\$ 129,817,900	\$ 151,658,800	82.5%	70.5%
	31	20	3.3%	2.1%	\$ 2,161,800	\$ 1,930,800	1.4%	0.9%
Mobile Home								
Seasonal	55	85	5.8%	8.9%	\$ 4,108,459	\$ 14,966,000	2.6%	7.0%
Commercial	27	45	2.9%	4.7%	\$ 4,386,100	\$ 18,059,200	2.8%	8.4%
Industrial	0	0	0.0%	0.0%	\$ -	\$ -	0.0%	0.0%
Utilities	2	1	0.2%	0.1%	\$ 3,587,500	\$ 4,492,300	2.3%	2.1%
Farm	7	9	0.7%	0.9%	\$ 2,515,533	\$ 5,431,800	1.6%	2.5%
Woodland	144	110	15.3%	11.6%	\$ 8,455,311	\$ 12,370,900	5.4%	5.8%
Misc.	46	61	4.9%	6.4%	\$ 2,289,805	\$ 5,583,400	1.5%	2.6%
Other	0	1	0.0%	0.1%	\$ -	\$ 531,100	0.0%	0.2%
Total	943	951	100%	100%	\$ 157,322,408	\$ 215,024,300	100%	100%

Housing

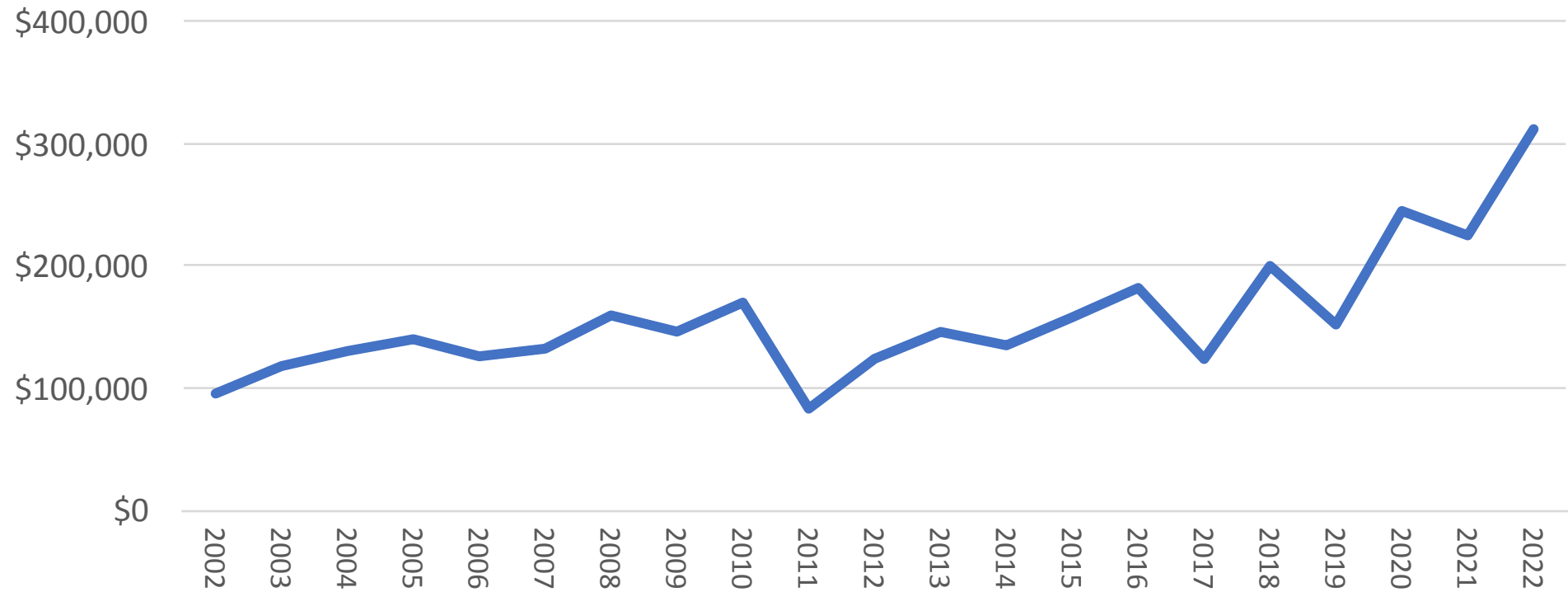


	2010	2021
HH	431	522
HH Size	2.19	1.95
Housing Units	627	809
Housing Units Occupied or Available	444	564

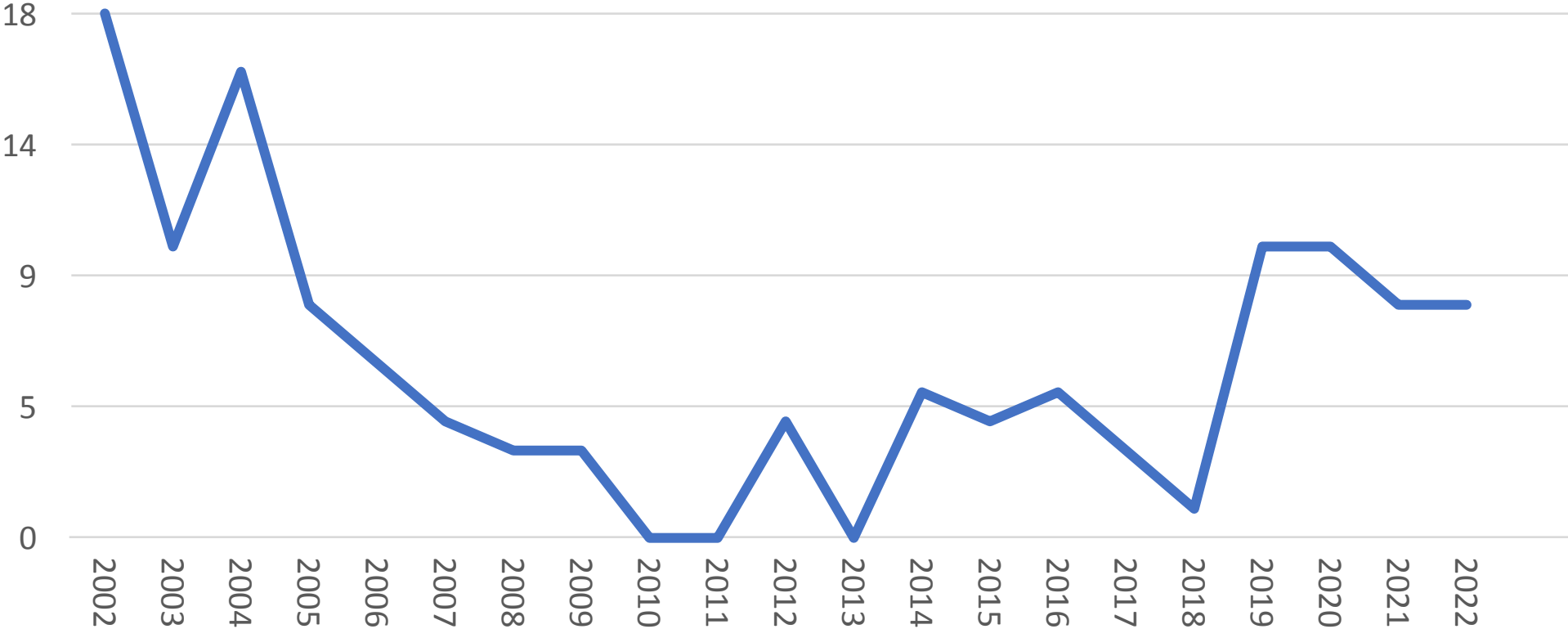
Seasonal Units



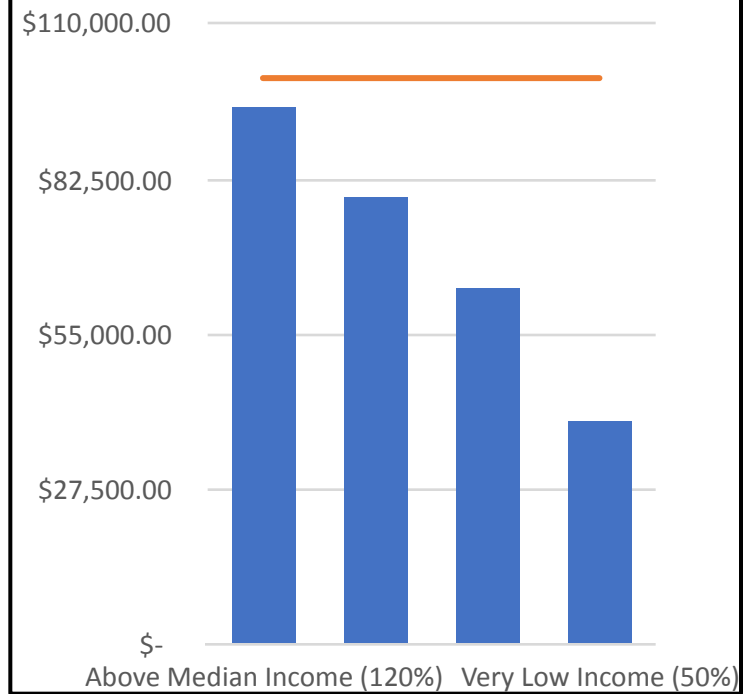
Median House Price Over Time



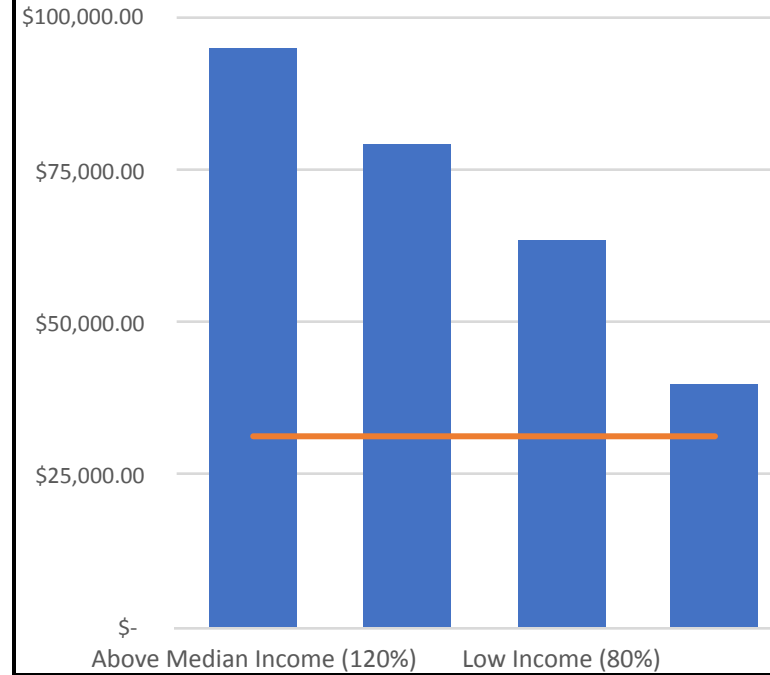
Building Permits by Unit 2002-2022



Ability to Afford
Median Home By
Income

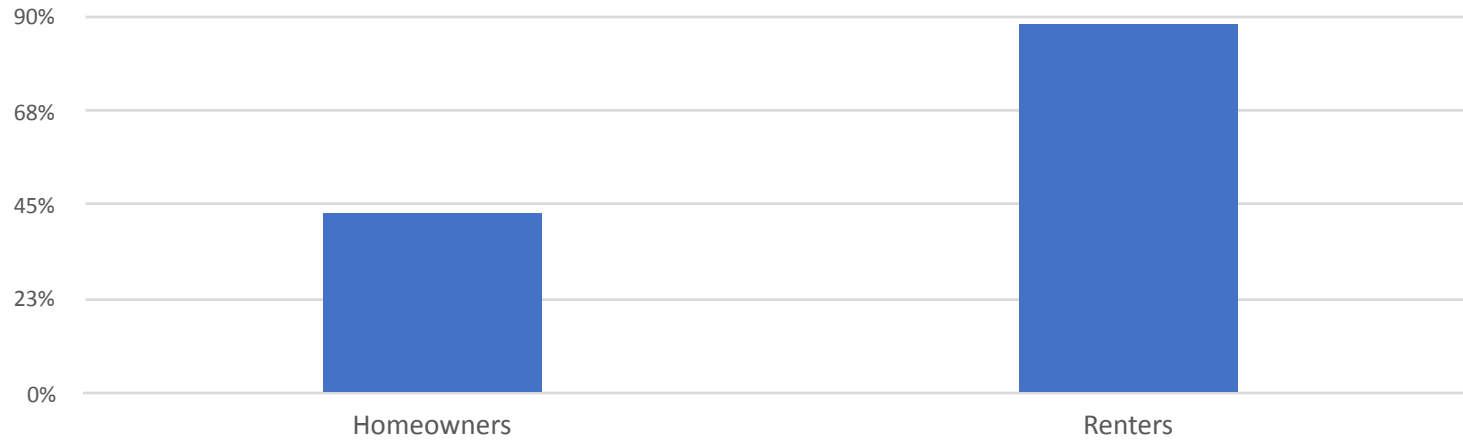


Ability to Afford Median Rent By
Income

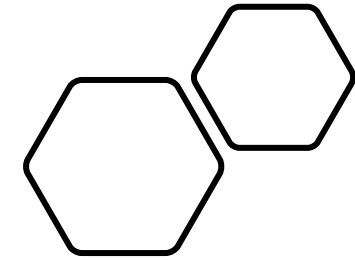
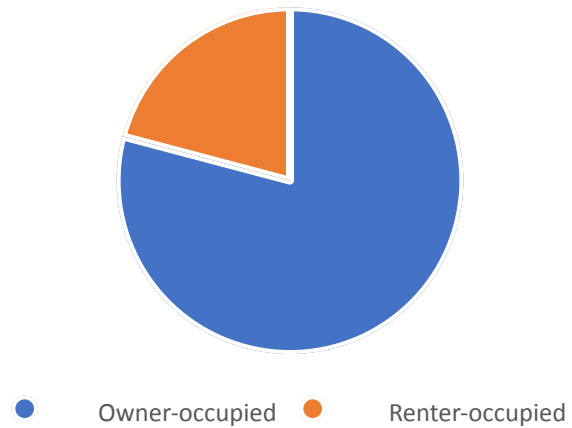


MSA Median
Income: Median
income in
Franklin, Grand
Isle and
Chittenden
Counties

Housing Cost Burden



Housing Occupancy



Since incomes are lower in Montgomery than in MSA as a whole, many current residents are cost-burdened