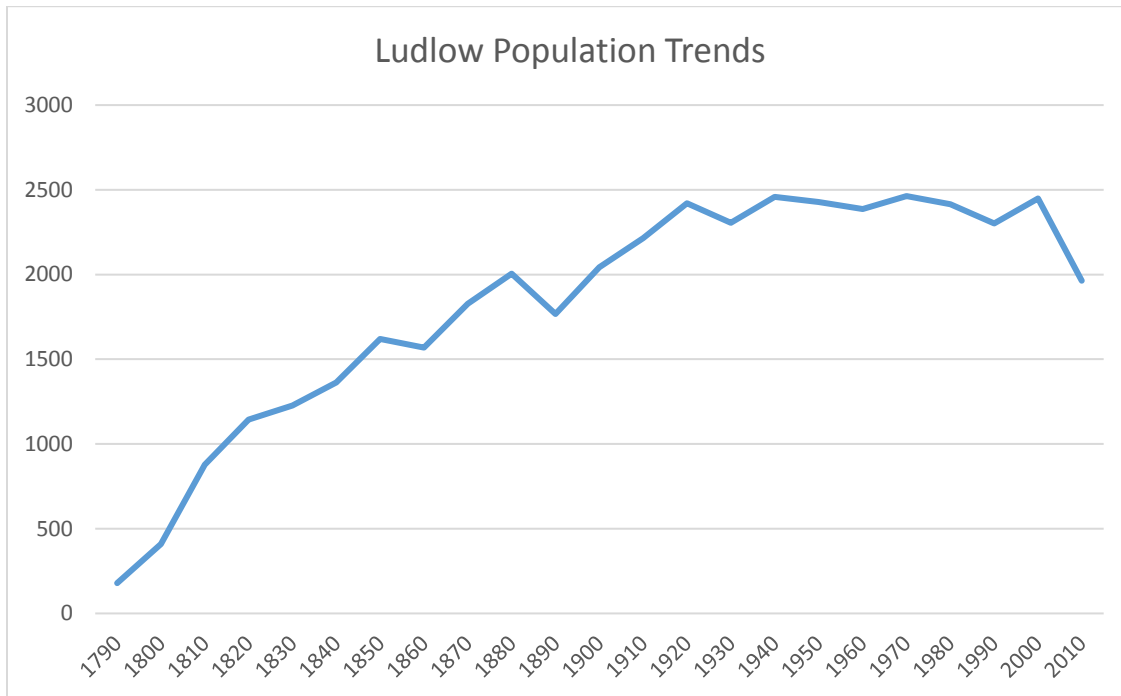


Appendix E – Community Data Profile

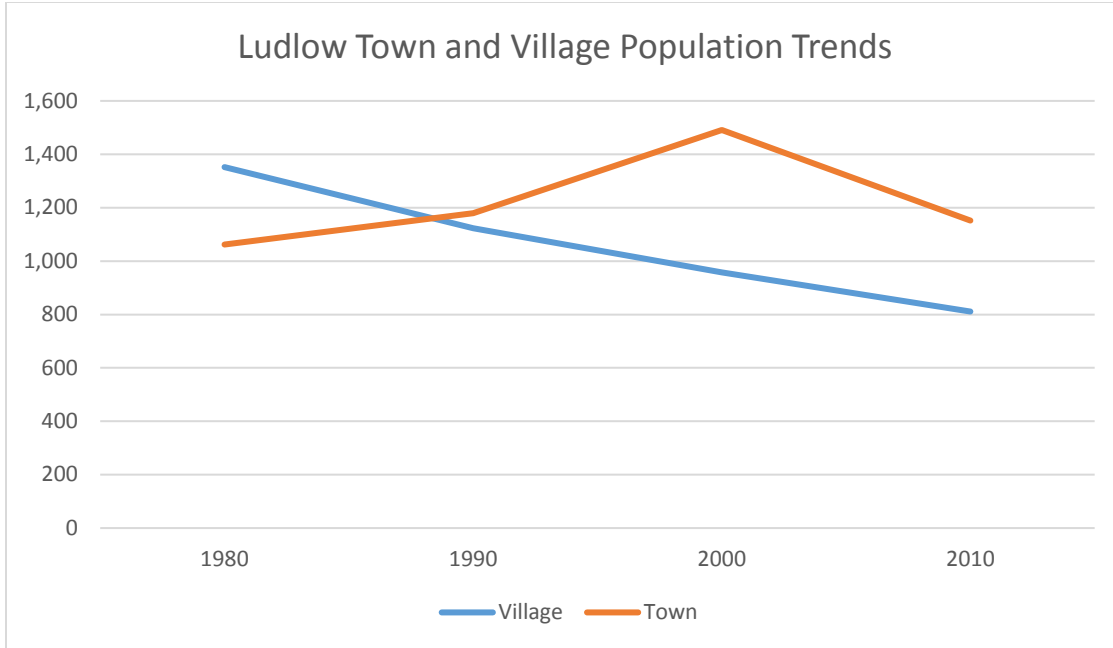
1. Population^{1 2}



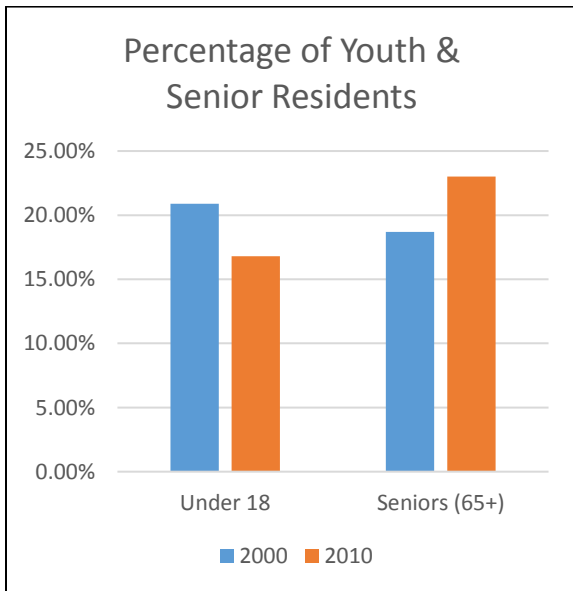
- The population in Ludlow declined between 2000 and 2010. However, it may not have been as steep of a decline since the methodology for population in ski towns changed for the 2010 Census.
- According to American Community Survey data, Ludlow’s population in 2015 is estimated to be 2,140.

¹ 2010 Decennial Census, US Census Bureau

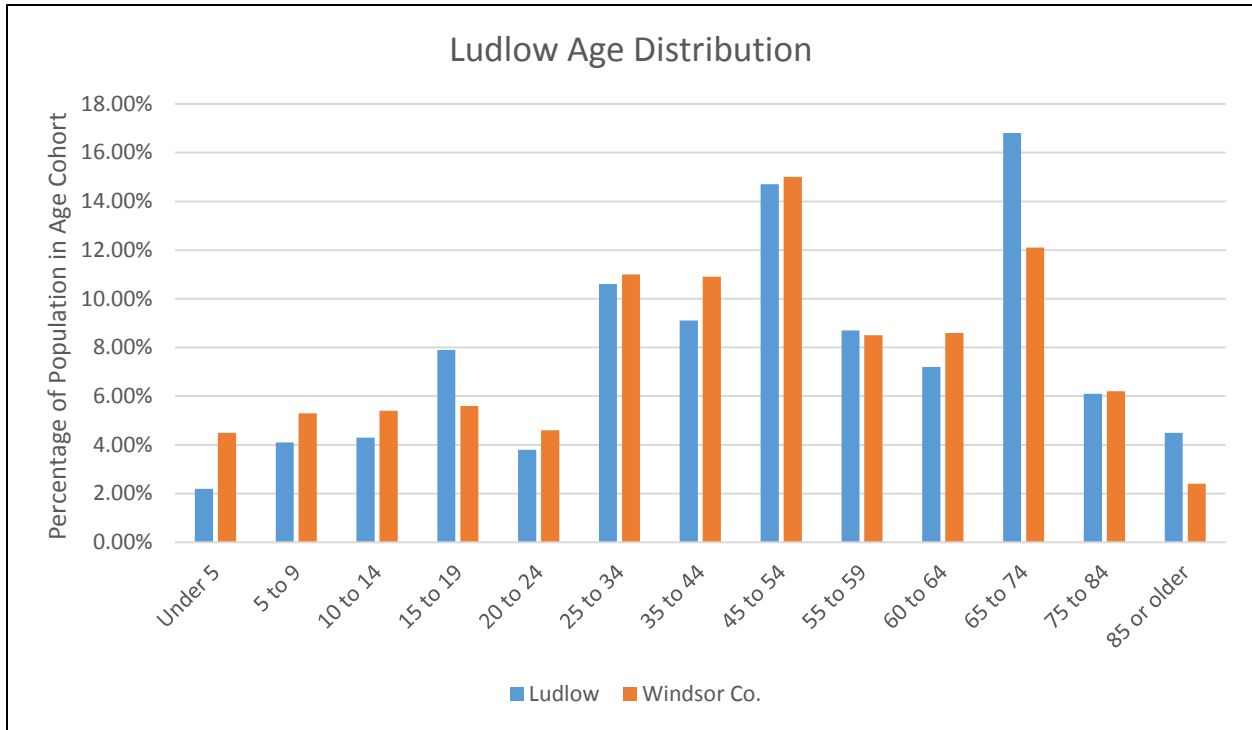
² American Community Survey (2011-2015), US Census Bureau



- Village of Ludlow population has declined ever since 1980.
- The population in the Town of Ludlow increased from 1980 to 2000, then declined between 2000 and 2010.



- Like much of Vermont, Ludlow’s population is aging. As shown above, the proportionality of school-aged children has declined while persons over 65 years of age has increased from 2000 to 2010.



- Generally speaking, Ludlow has an older population than Windsor County, note the higher proportions of those aged 65 to 74 and 85 and older.

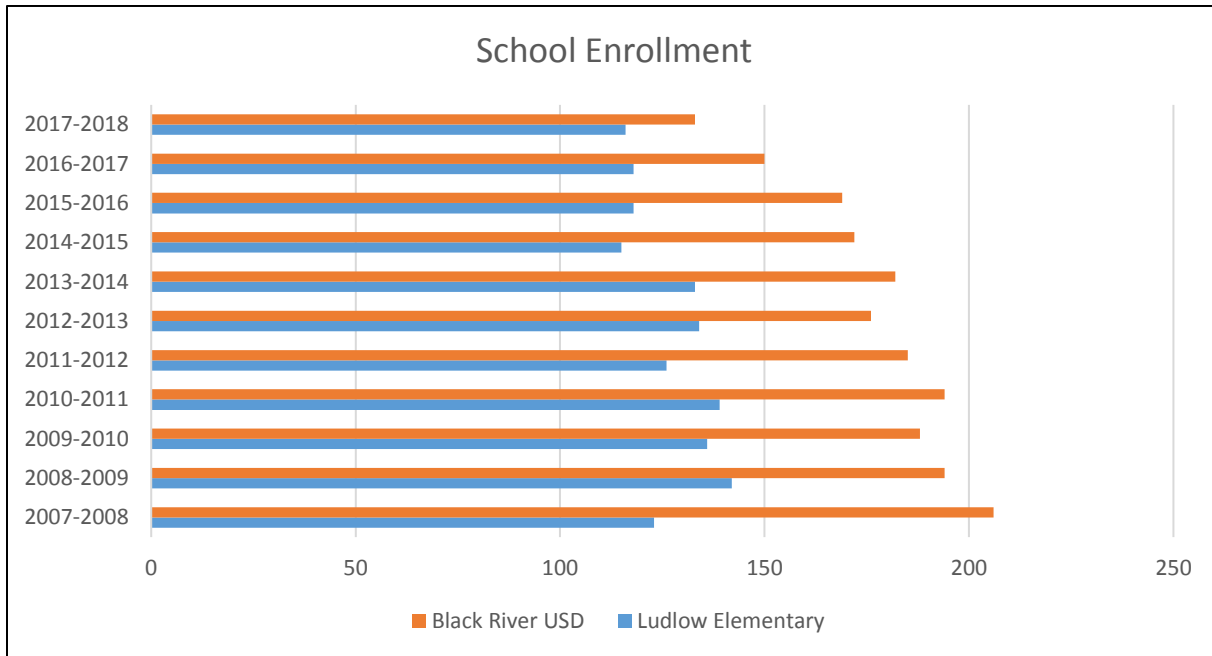
Population Projections³

	Scenario A	Scenario B
2010 Census		
Year	1,963	1,963
2020 Projection	1,855	1,750
2030 Projection	1,770	1,590

- An analysis conducted for the State of Vermont in 2013 estimates a decline in Ludlow’s population over the twenty year period between 2010 and 2030.
- The analysis may have some limitations:
 - These population projections involved two scenarios. Scenario A is based on 1990 to 2000 trends. Scenario B is based on trends during the 2000s, which generally had lower growth rates than in the 1990s.
 - The decennial census methodology changed for the 2010 Census. This generally resulted in lower 2010 population numbers for ski towns in Vermont.
 - As discussed on page E-1, the population in 2015 was estimated to have increased to 2,140.

³ Vermont Population Projections – 2010 – 2030 (VT Agency of Commerce and Community Development, 2013)

2. School Enrollment⁴



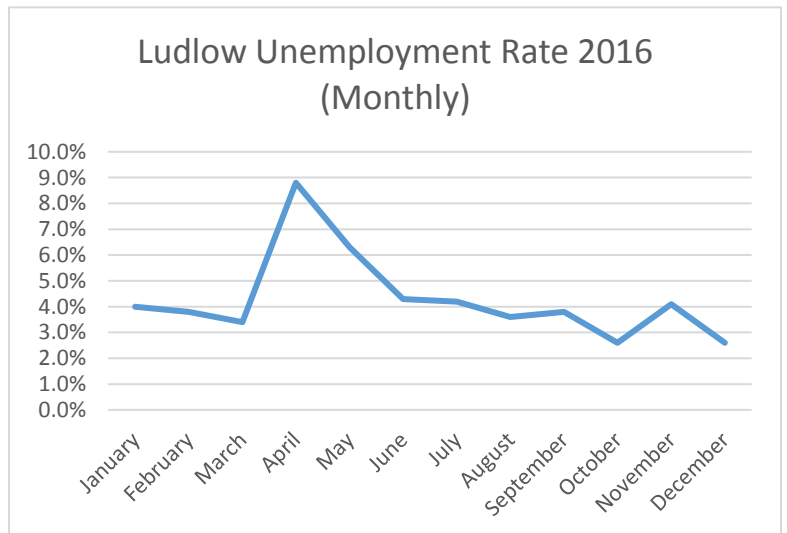
- Ludlow is experiencing declining school enrollment, notably in the Black River Union High School.
- By June 2020, the Black River Union High School will close. Families of students in grades 7 through 12 will have school choice after that.

3. Economic Data

2016 Labor Force⁵

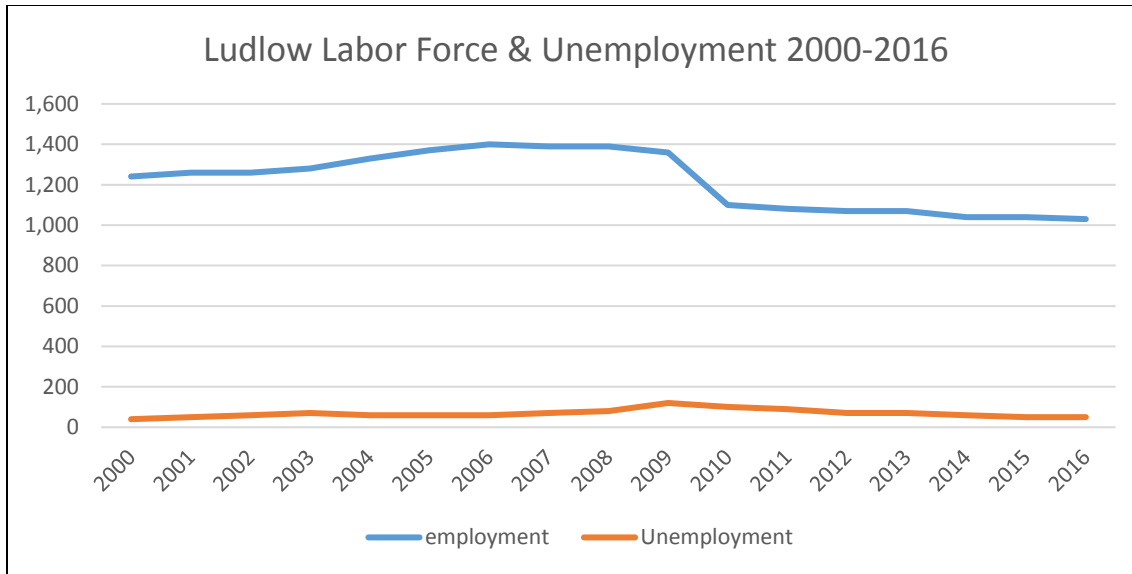
Total Civilian Labor Force: 1,073
 Employment: 1,027
 Unemployment: 46
 Unemployment Rate: 4.3%

- Some jobs in Ludlow are affected by the “shoulder seasons”. Unemployment generally peaks in the spring and fall. In April, unemployment was about 9%. November did not experience a significant spike in 2016.



⁴ Vermont Department of Education (2018)

⁵ Vermont Department of Labor, Economic & Labor Market Information (2018)



- The labor force declined noticeably around 2009 and 2010, which mirrors the national economic recession. Ludlow’s labor force has been fairly steady since then.
- A corresponding spike in unemployment is observable in 2009-2010. The unemployment rate has returned to more “normal” levels since then.

Employment and Work Establishments in Ludlow⁶

NAICS code	Economic Sector	Establishments				Employment			
		1990	2000	2010	2016	1990	2000	2010	2016
11	Agriculture, forestry, fishing & hunting	1	1	1		*	*	*	
21	Mining	2	1	1	1	*	*	*	*
23	Construction	22	21	28	25	*	*	107	102
31-33	Manufacturing	5	6	4	5	141	144	*	*
42	Wholesale trade	5	7	6	5	23	*	*	*
44-45	Retail trade	31	29	25	26	203	190	160	*
51	Information	3	4	3	3	25	23	15	13
52	Finance & insurance	4	7	7	6	30	34	21	21
54	Professional & technical services	12	11	17	13	29	37	29	23
48-49	Transportation & Warehousing	2	2	1	1	10	11	7	9
61	Educational services	61	1	5	3	*	93	88	73
62	Health care & social assistance	6	7	6	6	*	*	*	*
71	Arts, entertainment & recreation	1	1			6	*		
72	Accommodation and food services	26	28	22	27	*	*	866	882
81	Other services, except public admin.	12	15	11	10	50	58	58	57
92	Public administration	1	4	3	2	87	75	89	60

- Common economic sectors in Ludlow include accommodation and food services, education/government, retail trade and construction.

⁶ VT Labor Market Information, Vermont Department of Labor (2017)

Job Locations for Working Ludlow Residents (2015)⁷

	Count	Share
Ludlow village, VT	176	18.80%
Rutland city, VT	60	6.40%
Chester CDP, VT	23	2.50%
Springfield CDP, VT	18	1.90%
Cavendish CDP, VT	13	1.40%
Arlington CDP, VT	12	1.30%
Quechee CDP, VT	12	1.30%
Woodstock village, VT	12	1.30%
Wallingford CDP, VT	11	1.20%
Bellows Falls village, VT	10	1.10%
All Other Locations	587	62.80%

- Ludlow residents have a highly varied commuting patterns. Many travel long distances for work.
- About 20% work locally. The other work locations are significantly dispersed which makes travel by public transit a challenge.

Where Workers of Ludlow Jobs Live (2015)⁷

	Count	Share
Ludlow village, VT	182	9.30%
Springfield CDP, VT	93	4.80%
Rutland city, VT	60	3.10%
Claremont city, NH	55	2.80%
Proctorsville CDP, VT	38	2.00%
Wallingford CDP, VT	36	1.80%
Chester CDP, VT	25	1.30%
North Springfield CDP, VT	21	1.10%
Windsor CDP, VT	21	1.10%
Bellows Falls village, VT	15	0.80%
All Other Locations	1,402	72.00%

- A small percentage of employees at Ludlow businesses live locally; 90% live elsewhere, many of whom travel long distances.
- The Current provides seasonal commuter bus service, funded in part by Okemo Mountain Resort.
- The Bus (Marble Valley) operates a route connecting Ludlow and Rutland.

⁷ 2015 Longitudinal Employer-Household Dynamics, US Census Bureau

4. Housing

Number of Households⁸

Year	Owning	Renting	Total
1960			748
1970	610	250	829
1980	618	310	928
1990	615	320	935
2000	759	301	1,060
2010	611	319	930

Total Housing Units⁶

Year	Total	Owner-Occupied	Renter-Occupied	Seasonal	Vacant-for sale	Vacant-for rent
1940	719					
1950	879					
1960	980					
1970	1,192	610	250			
1980	1,726	618	310	668	12	52
1990	2,677	615	320	1,647	22	39
2000	3,001	759	301	1,873	17	28
2010	3,285	611	319	2,195	39	79

- The number of households declined between 2000 and 2010.
- The number of seasonal and vacant units increased during that same time period.
- A lack of good or available rental units has been expressed as a problem for recruiting employees for certain local businesses.
- Anecdotally, some local apartments are now used primarily for short-term rentals and, therefore, are no longer available for long-term rentals.

Median household income (Census), 2009-2013⁹

Median household income (Census), 2009-2013	\$39,850
... homeowner households	\$60,347
... renter households	\$22,083

- Median household income for renters is significantly lower than for homeowners.

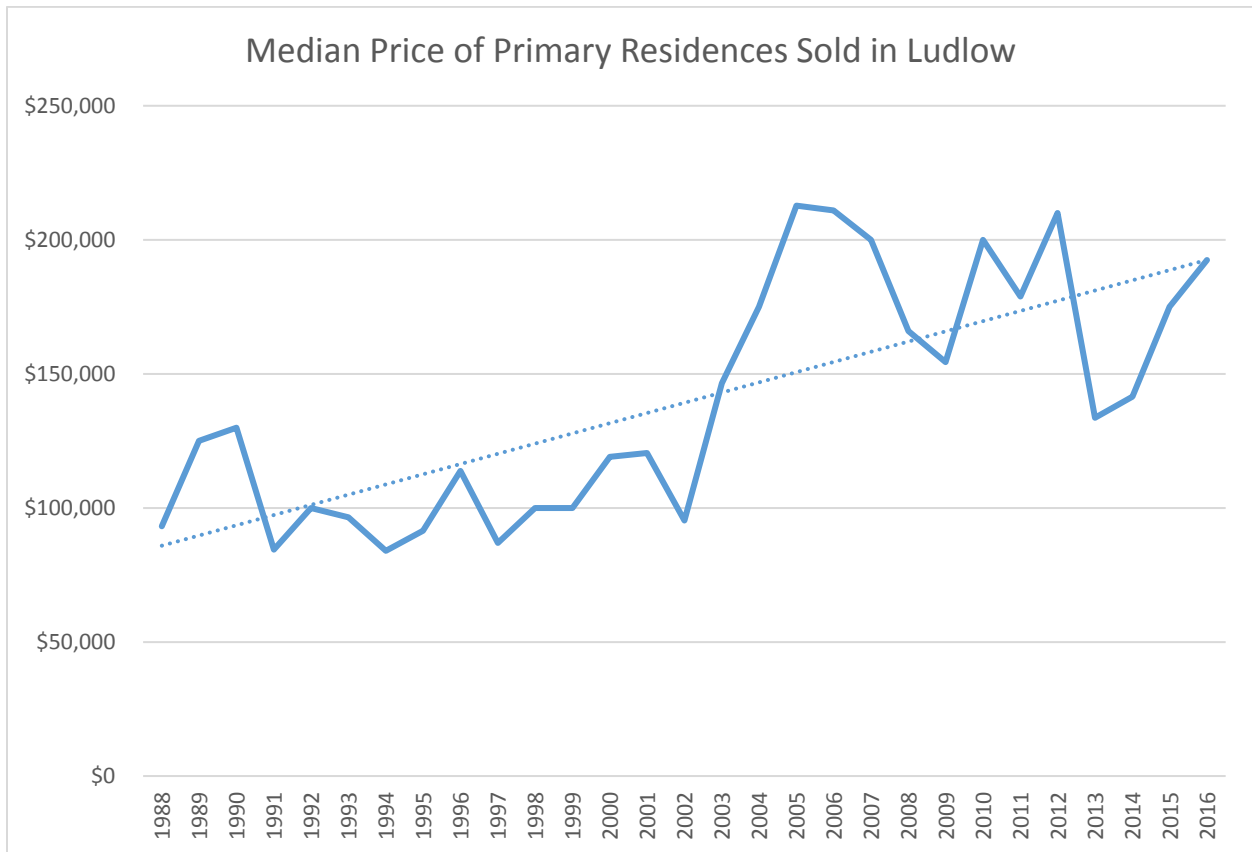
⁸ 2010 Decennial Census, US Census Bureau

⁹ 2009-2013 American Community Survey, US Census Bureau

Ability to Afford⁹

Owner-occupied housing units	588
... at or above 30% of household income	41%
... at or above 50% of household income	18.90%
Specified housing units with gross rent (total)	350
... at or above 30% of household income	38.90%
... at or above 50% of household income	24%

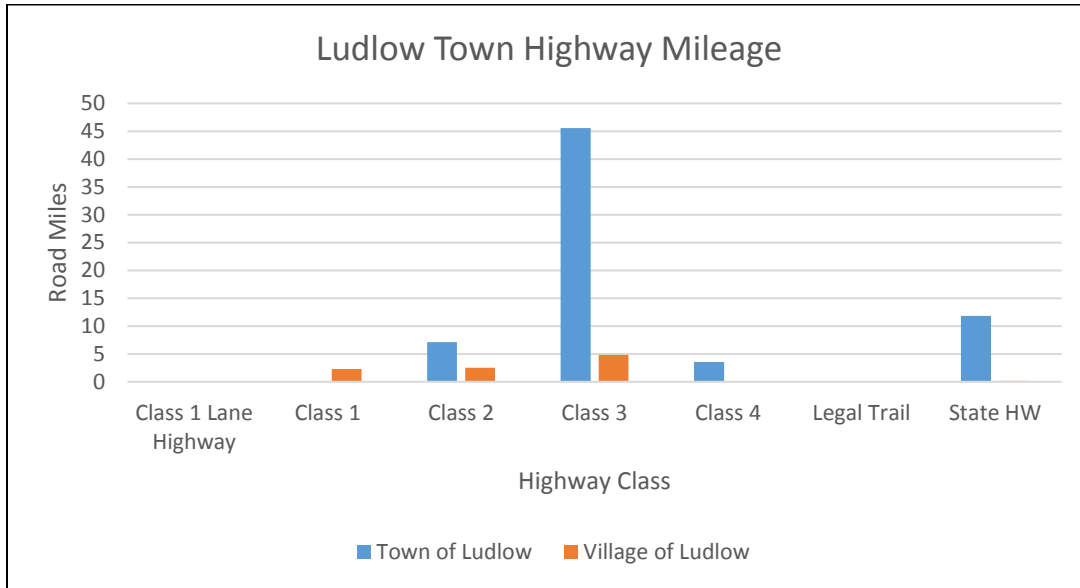
- Despite the discrepancy in median household incomes as discussed above, both homeowners and renters have similar problems in the ability to afford housing in Ludlow. About 2 out of every 5 households pay 30% or more of their income on housing, regardless of whether they own or rent.
- Nearly a quarter of all renter households pay at least half of their income on housing.



- In 2016, the median price of primary residences in Ludlow was \$192,450. In 1988, it was \$93,190.
- Home prices declined dramatically from 2006 to 2009, but have generally trended upwards in more recent years.

5. Transportation

Highway Mileage¹⁰



Insert traffic count and truck volume data

¹⁰ VT Agency of Transportation, 2017

6. Land Use

Lands Enrolled in the Current Use Program

Total Acres	Forest	Non-Productive	Agriculture	Total Enrolled	% Total Acres
21,704	2,458.52	20.55	2,673.96	2,673.96	12.30

Current Land Use Summary¹¹ (2017 Grand List)

Category	Number	Acres	Avg. Acre per Unit	Total Property Value	Avg. Property Value per Unit
Commercial	178	4,652.15	26.14	\$173,028,700	\$972,071
Commercial Apartments	4	21.01	5.25	\$15,293,100	\$3,823,275
Industrial	3	939.78	313.26	\$7,784,900	\$2,594,967
Residential with Less than 6 Acres	1,479	1,753.49	1.19	\$605,813,200	\$409,610
Residential with 6 or More Acres	337	8,306.13	24.65	\$152,047,400	\$451,179
Mobile Home (Landed)	36	284.50	7.90	\$3,829,600	\$106,378
Mobile Home (Un-Landed)	84	0.00	0.00	\$1,871,000	\$22,274
Seasonal Home with Less than 6 Acres	15	11.68	0.78	\$3,317,800	\$221,187
Seasonal Home with 6 or More Acres	6	247.77	41.30	\$791,900	\$131,983
Utilities	3	0.00	0.00	\$14,366,300	\$4,788,767
Woodland	15	472.01	31.47	\$701,900	\$46,793
Miscellaneous	294	4,629.50	15.75	\$31,199,300	\$106,120
Other	1,072	0.00	0.00	\$373,815,200	\$348,708
TOTAL	3,526	21,318.02	6.05	\$1,383,860,300	\$14,023,312

- There appear to be a large number of condos included in the “Other” category in the 2017 Grand List.

¹¹ 2017 Ludlow Grand List (VT Department of Taxes)