Vermonters Today

% of population white alone

Maine
Vermont
West Virginia
New Hampshire
Wyoming
Iowa
Idaho
Montana
Kentucky
North Dakota
Nebraska
Utah
South Dakota
Kansas
Oregon
Indiana
Minnesota
Colorado
Missouri
Ohio
Pennsylvania
Rhode Island
Michigan
Tennessee
Arkansas
Connecticut
Massachusetts
Florida
Washington
Ohio
Alabama
Tennessee
Virginia
New York
New Mexico
Illinois
Texas
Arkansas
Connecticut
Arizona
Florida
Ohio
New Mexico
Illinois
Texas
District of Columbia
Hawaii

Vermont Housing Finance Agency
Income levels of Vermont households

Estimated median household income by tenure

<table>
<thead>
<tr>
<th>Tenure</th>
<th>2020 Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>$63,477</td>
</tr>
<tr>
<td>Vermont Owner</td>
<td>$77,648</td>
</tr>
<tr>
<td>Renter</td>
<td>$37,210</td>
</tr>
</tbody>
</table>
Vermont's Rental Vacancy Rates

Rental vacancy rate

<table>
<thead>
<tr>
<th>Year</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>6.2%</td>
</tr>
<tr>
<td>1990</td>
<td>7.5%</td>
</tr>
<tr>
<td>2000</td>
<td>4.2%</td>
</tr>
<tr>
<td>2010</td>
<td>7.0%</td>
</tr>
<tr>
<td>2019</td>
<td>3.4%</td>
</tr>
</tbody>
</table>

Vermont Housing Finance Agency
Household growth creates long-term demand

Household growth, 2010-2020

Source: US Decennial Census, 2010-2020
Changing VT Households

Estimated change in Vermont households and vacation homes between 2019 and 2020

- 11,861 additional year-round households
- 8,937 fewer vacation homes

Homelessness in VT

Source: Point & Time Count from VT Coalition to End Homelessness & Institute foroe Community Alliances
Housing in Vermont Today

Imbalance => Accelerating home prices

Median home sales price ($)

- 1990
- 1995
- 2000
- 2005
- 2010
- 2015
- 2020

Vermont Housing Finance Agency
Homeownership in VT

Homeownership rate by race

Percentage of homeowners and renters by race

<table>
<thead>
<tr>
<th>White alone</th>
<th>Black or African American alone</th>
<th>Asian alone</th>
<th>Native Hawaiian and Other Pacific Islander alone</th>
<th>American Indian and Alaska Native alone</th>
<th>Some other race alone</th>
<th>Two or more races</th>
</tr>
</thead>
<tbody>
<tr>
<td>72%</td>
<td>76%</td>
<td>53%</td>
<td>58%</td>
<td>61%</td>
<td>49%</td>
<td>56%</td>
</tr>
<tr>
<td>28%</td>
<td>47%</td>
<td>42%</td>
<td>39%</td>
<td>51%</td>
<td>44%</td>
<td></td>
</tr>
</tbody>
</table>

Vermont


Vermont Housing Finance Agency
Vermont's Aging Housing Stock

Estimated housing units by year structure built

<table>
<thead>
<tr>
<th>Year structure built</th>
<th>Vermont</th>
<th>All</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or earlier</td>
<td>25.6%</td>
<td></td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>3.3%</td>
<td></td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>6.2%</td>
<td></td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>8.7%</td>
<td></td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>15.5%</td>
<td></td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>15.7%</td>
<td></td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>11.0%</td>
<td></td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>11.2%</td>
<td></td>
</tr>
<tr>
<td>2010 to 2013</td>
<td>1.9%</td>
<td></td>
</tr>
<tr>
<td>2014 or later</td>
<td>1.0%</td>
<td></td>
</tr>
</tbody>
</table>

Vermont Housing Finance Agency
Vermont's Housing Stock

Estimated housing units by housing type

- Owner: 188,075
- Rental: 80,235
- For seasonal, recreational or occasional use: 55,565

Vermont 2019
Vermont's Housing Stock

Vermont's vacant homes

For rent
For sale
Rented, not occupied
Sold, not occupied
For seasonal, recreational, or occasional use
Other vacant
For migrant workers
Vermont's Home Construction

# Cost continue to be key challenge

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Cost Per Unit</td>
<td>$285,705</td>
<td>$309,740</td>
<td>$305,188</td>
<td>$333,774</td>
<td>$370,609</td>
</tr>
<tr>
<td>Precent Change from Previous Year</td>
<td>6%</td>
<td>8%</td>
<td>-1%</td>
<td>9%</td>
<td>10%</td>
</tr>
</tbody>
</table>

- Material & Labor are primary drivers of increases.
- Regulatory/Permitting environment and infrastructure limitations are still identified as systemic issues that need focus.
- Early national study indicators support Vermont’s experience of 30% total increases during the Pandemic.
15% of all Vermont households spend more than **HALF** of income for housing

- **37,755** Vermont households severely cost-burdened
- **17,635** Renter households
- **20,120** Owner households
Vermont’s Aging Housing Stock

Over a quarter of Vermont’s housing stock was built before 1940, placing it at higher risk of serious quality problems.

Source: American Community Survey, 2018
IN OUR NEIGHBORHOOD,
DENSITY MEANS DIVERSITY
MORE NEIGHBORS = MORE FUN
ADUs ARE AWESOME
CHARACTERS MAKE UP THE NEIGHBORHOOD CHARACTER
RENTERS ARE WELCOME
TRIPLEXES & FOURPLEXES ARE PRETTY
THIS CITY IS FOR EVERYONE

EastBayForEveryone.org
More Information

- VT Housing Data website
  [www.housingdata.org/profiles](http://www.housingdata.org/profiles)

- Vermont Housing Needs Assessment

- Local Housing Needs Summaries
  [https://www.housingdata.org/profile/housing-needs/local-reports](https://www.housingdata.org/profile/housing-needs/local-reports)

- Energy Action Network (2022 Report)