

Vermont Housing Needs Assessment: 2020-2024

Completed for the
Vermont Department of
Housing and Community Development

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This report was prepared for the Vermont Department of Housing and Community Development. It is one of the components required as part of the 2020-2024 Housing and Urban Development (HUD) Consolidated Plan. The report draws largely from data and estimates that are available on the Vermont Housing Data website's Community Profiles. The report uses the most recent data available when drafting began in November 2018. For data types available on the Vermont Housing Data website, the reader can use hyperlinks in the figure source notes to quickly access current data.

Household projections were purchased from Claritas, LLC. Short-term rental data is from AirDNA which pulls listings from AirBnB and HomeAway (which includes Vacation Rentals By Owner).

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Chapter 1 : Highlights

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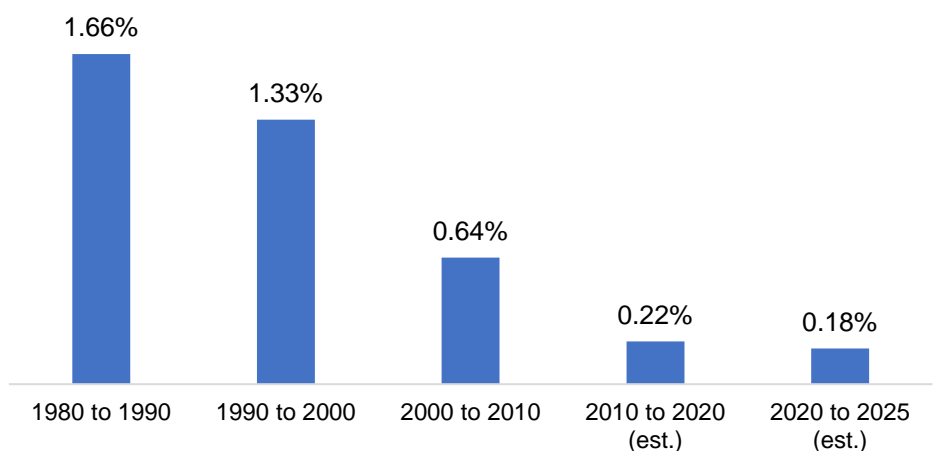
Home building declines statewide

Before 2010, the number of homes in Vermont increased at an average annual pace of 1%. By 2025, that pace is expected to slow to less than 0.2%--a virtual stagnation in the number of year-round Vermont homes. Although less severe in the northwest part of the state, this slowdown is occurring in every Vermont county.

Most expansion of the housing stock occurs through new home construction.¹ New homes are rarely affordable for lower income residents, with the exception of publicly subsidized housing. However, when a housing market provides new home options for middle and upper income buyers and renters, their existing homes, which are likely more affordable, become available for other home seekers. In this way, declines in home building ultimately reduce the availability of affordable housing for lower income Vermonters.

Vermont's role as a vacation destination also affects how its housing stock is used. The number of seasonal homes here continues to grow, comprising 17% of the state's housing stock as of 2017. This is the second-highest rate of seasonal homes in the nation.² Similarly, the use of Vermont homes as short-term rentals has risen in the past five years, with at least 8,041 homes listed available in July 2019 (primarily in the state's ski towns). These homes constitute 2.5% of the state's housing stock.

Figure 1-1: Average annual growth of Vermont's year-round housing stock decreases



Source: U.S. Census Bureau from [housingdata.org](https://www.housingdata.org) and Claritas.

Household growth projected in Northwest counties

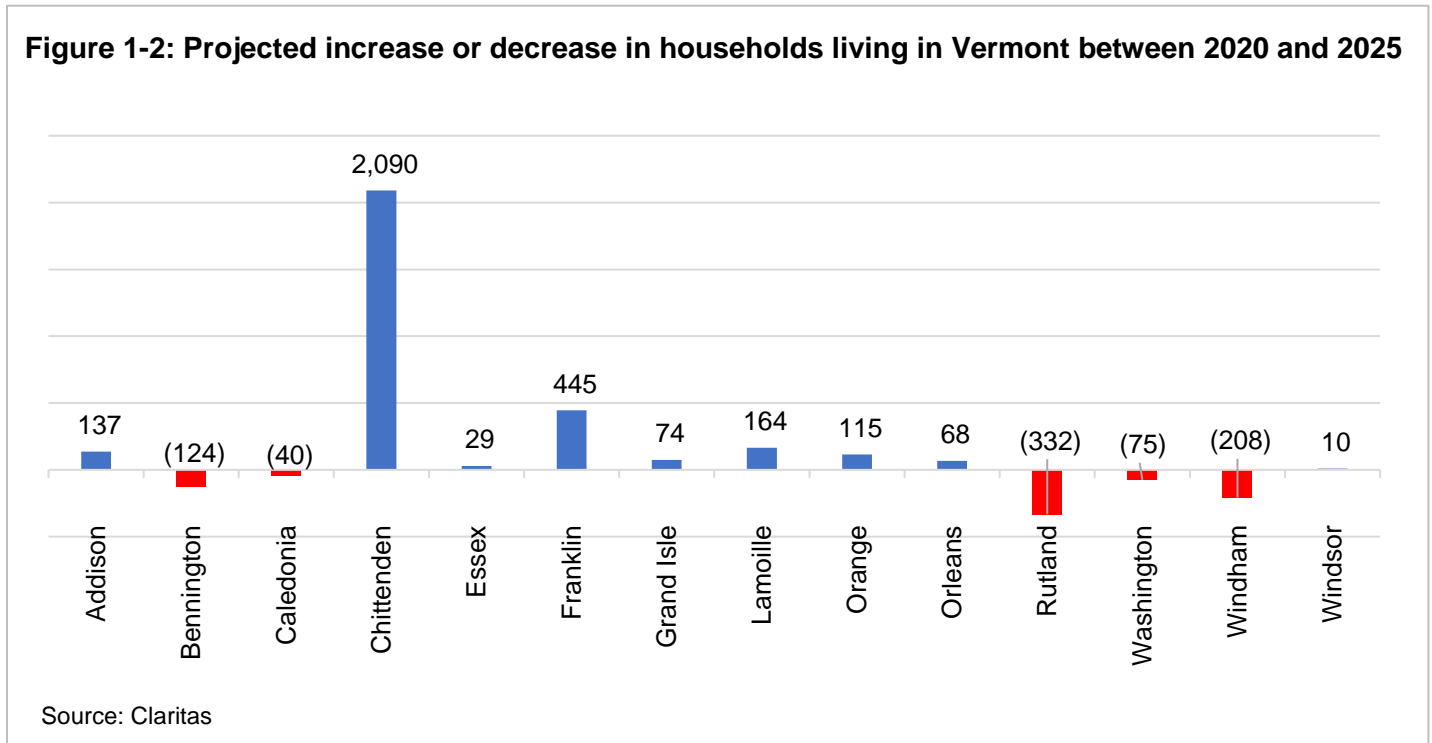
The number of households living in Vermont is expected to increase slightly, by 2,353 households between 2020 and 2025. Virtually all of this expansion will occur in Chittenden County and neighboring northwest Vermont counties. Although Vermont's total population has begun to decline slightly, the number of households continues expanding modestly due to factors such as increasing number of single-person households.

With respect to the new households expected and the result of this demand on home prices, Chittenden County is in a unique position relative to the state's other counties. Of the additional households who will locate in Vermont between 2020 and 2025, 89% are projected to live in Chittenden County. This demand is likely a key contributor to elevating Chittenden County median home prices 34% higher and median rents 23% higher than the statewide average.

¹ Increasing the number of homes in an existing building, such as converting part of a house into an accessory dwelling unit, is a smaller scale method of expanding the housing stock.

² [IPX1031 Research](#), based on Census Bureau estimates. Only Maine's rate of seasonal homes exceeds Vermont.

Demand for housing in Chittenden County also creates pressure for nearby Franklin, Lamoille, Addison and Grand Isle counties. These counties have the highest median home sales prices and rents in the state, next to Chittenden.³



Based on these projections, Vermont will need to increase the state’s total housing stock by about 5,800 primary homes before 2025 to meet expected demand among new households while also housing the state’s homeless and replacing homes likely to be removed from the stock. New homes needed are forecast to be almost evenly split between rental and owned housing types.

Low income households statewide have unmet housing needs

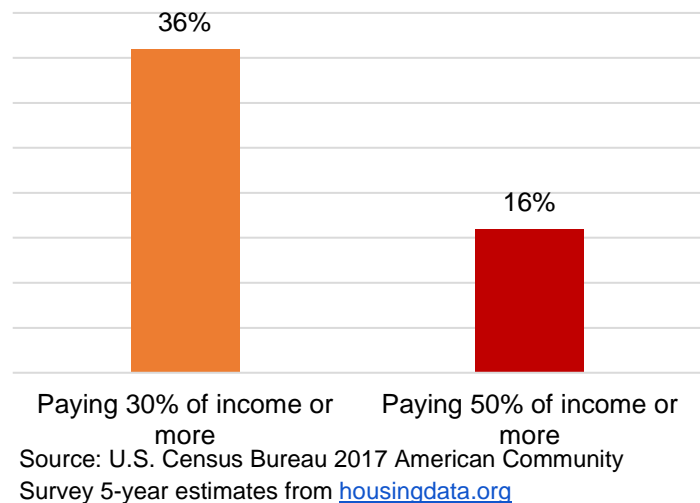
Low income households have the least flexibility to adjust to higher housing prices or move to other locations and are therefore hard hit when housing markets are constrained or decline. Nearly 90,000 renter and owner households (36% of all households in the state) are cost burdened by their housing costs. This means their monthly housing costs consume more than 30% of their income for rent, mortgage, insurance, taxes and utilities --the maximum level considered affordable for the average household. Of these cost burdened Vermonters, 39,000 households (16%) spend more than half of their income for housing. These households are at especially high risk of housing instability, including frequent moves, eviction and even homelessness.

³ Vermont Property Transfer Tax (PTT) records from housingdata.org; U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25064) from housingdata.org.

On the annual one night count held in January 2019, 1,089 Vermonters were homeless—slightly less than during prior years, but indicative of the persistence of life threatening unmet needs among the non-housed. The length of stay in Vermont’s homeless shelters was at an all-time high in 2019.

Statewide, Vermonters younger than 62 with incomes less than 80% of the median are the demographic group most likely to experience cost burden and other housing problems.⁴ In half of Vermont’s counties, renters outnumber homeowners among those experiencing housing problems. However, in the remaining counties, low income homeowners outnumber renters among those with housing problems.

Figure 1-3: Vermont households by housing costs as a percentage of household income



Indicators of housing quality challenges

For low income Vermont homeowners who are already spending more than 30% of their income for their monthly mortgage and recurring housing costs, paying for necessary home maintenance and repairs may be extremely difficult. Low income Vermonters who rent their homes as well as those who live in mobile home parks face complex challenges of seeking interventions from property owners and managers who may also have few funds available for costly next steps. Unless they are addressed, each of these challenges can lead to foregone home maintenance, overdue repairs and deteriorating housing quality.

Figure 1-4: Vermont primary homes with Census survey indicators of substandard quality

Homes		Housing Quality Flag
Owner-occupied	Renter-occupied	Heating fuel type of coal or the home lacked a heat source
		Home lacked complete kitchen facilities
12,094	6,960	Mobile home built before 1979*
		Home lacked complete plumbing facilities, or
		Rental home built before 1939 with monthly rent less than \$500 or owner house or condo valued at less than \$75,000**

* The National Manufactured Housing Construction and Safety Act was passed in 1976 and required basic safety and quality standards for mobile homes. 1979 is the closest year available in the PUMS data. ** According to the HUD’s “American Housing Survey Components of Inventory Change: 2011–2013”, homes built before 1940 and homes where renters paid less than \$600 in rent were more likely to be demolished or condemned, signaling potential poor quality.

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

Although data available on housing quality is limited, analysis of Census Bureau Public Use Microdata (PUMS) suggests that at least 19,054 Vermont households live in homes with serious housing quality issues. These households met at least one of five substandard quality flags. This number almost certainly undercounts

⁴HUD Comprehensive Housing Affordability Strategy defines housing problems as housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding.

substandard quality homes because Census surveys do not ask about many issues such as poor sanitary conditions, weatherization and interior air quality.

The safety of many rental homes in Vermont is not regularly monitored or surveyed, leading to uncertainty about the type and scope of problems within this significant portion of Vermont's housing stock. About 44,000 Vermont rental homes (58%) are inspected sporadically or only upon request because they are not publicly subsidized or in a town with rental registration and/or inspection. An estimated 6,960 rental homes are likely to have quality deficits, according to analysis of Census PUMS estimates.

Nearly 7,000 Vermont households live in mobile home parks.⁵ A 2019 study of 2,000 of these homes found that 300 to 400 are of substandard quality, with assessed values less than \$10,000, built before 1976 or identified by park owners as in such poor quality they will likely be abandoned or unmarketable within 5 years.⁶ Because the study's sample is likely representative of the universe, the total number of homes in all Vermont mobile home parks with quality concerns is likely to be closer to 1,050-1,400.

Demand for service-enriched housing persists

Vermont has 18,000 households with incomes less than 80% of the area median headed by someone with a disability who is at least 62 years old.⁷ These frail seniors, as well as the many younger Vermonters with significant disabilities far outnumber the supportive services available to help them live safely and independently in their homes. Vermont's work force includes only about 5,626 home health aides and personal care aides and its residential care system offers only an estimated 2,400 assisted living and residential care units statewide. In addition, most of the 6,412 subsidized apartments in Vermont reserved for seniors or people with disabilities provide assistance through Support and Services at Home (SASH).⁸

Despite increased federal funding to combat homelessness and improvements in the state's coordinated system of care, Vermont consistently has a relatively high population of people experiencing homelessness compared to other states.⁹ In response to persistent gaps between the needs of Vermont's homeless population and corresponding supportive facilities and services, several important studies were conducted in Vermont during the past five years. In 2017, Vermont commissioned the Roadmap to End Homelessness project and hired the Corporation for Supportive Housing to identify ways to end homelessness in 5 years. Following this, Vermont's Specialized Housing Vouchers Working Group was formed to study the state's underutilization of federal rental assistance subsidies from the U.S. Department of Housing and Urban Development (HUD) for vulnerable populations including individuals and families experiencing homelessness. Recommendations from the Vermont Roadmap to End Homelessness include 3,148 new permanent housing interventions (consisting of additional homes and/or services). The Specialized Housing Vouchers Working Group identified lack of services funding and service design, delivery and coordination as among the root causes of subsidy underutilization and made a series of recommendations for improvement.¹⁰

⁵ [Vermont Department of Housing & Community Development](#), "Vermont Mobile Home Park Program 2019 Registry & Mobile Home Parks Report", 2019

⁶ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

⁷ [AARP](#), "Across the States 2018: Vermont State Profile"

⁸ [Vermont Directory of Affordable Rental Housing](#). SASH or "Support and Services at Home" is a program that coordinates with partners such as social service agencies, healthcare providers and nonprofit housing organizations to help Vermonters that want to live independently at home.

⁹ [Executive Office of the President](#), Council of Economic Advisors, "The State of Homelessness in America", 2019

¹⁰ Vermont Agency of Human Services, [Homelessness Study: "Vermont Roadmap to End Homelessness"](#), 2017 and Vermont Agency of Human Services, [Report to the Vermont Legislature: Specialized Housing Vouchers Working Group](#) from legislature.vermont.gov.

Chapter 2 : Demographic trends

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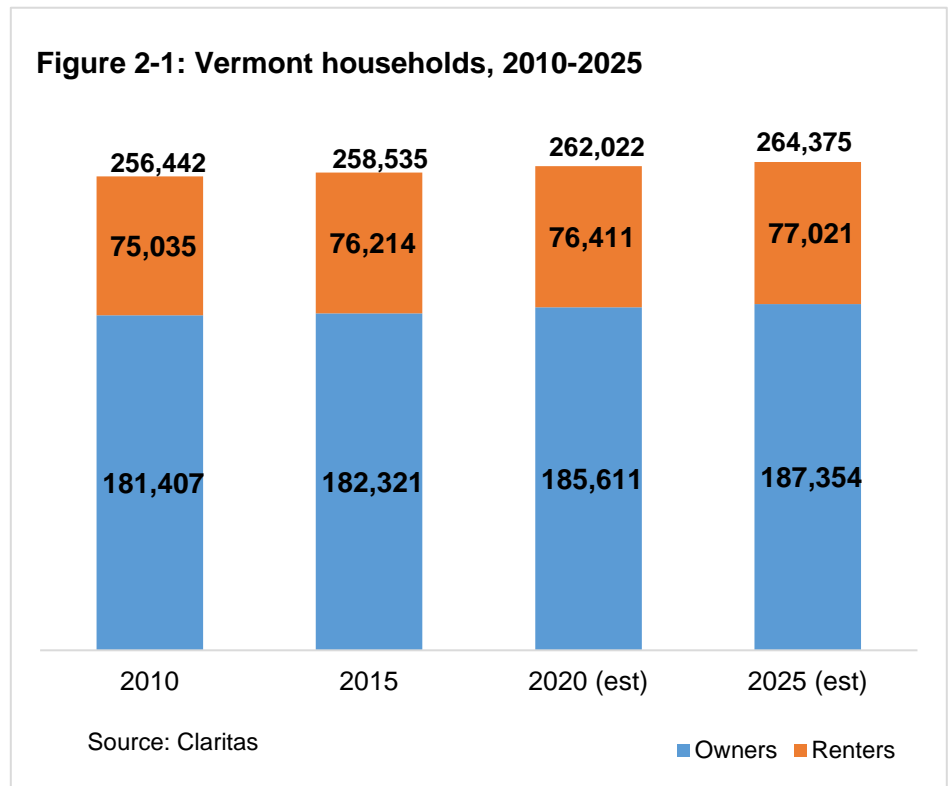
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Slow growth in Vermont households expected to continue

Growth in the number of households living in Vermont slowed in 2010-2020 to an annual rate of 0.24%. This growth is expected to continue slowing to a rate of 0.18% between 2020 and 2025 which will result in a total of 2,353 new Vermont households.¹ Both the 2015 and 2010 Vermont Housing Needs Assessments projected household growth at twice this level.²



Seniors aged 65-74 will be fastest growing demographic group statewide

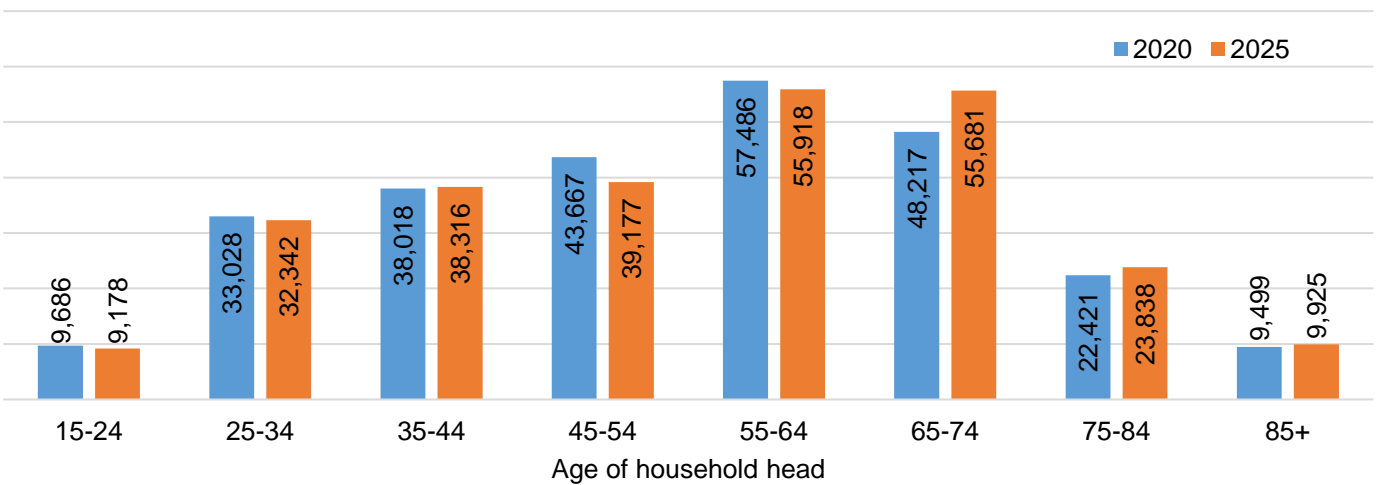
Slow growth brings stagnancy to many aspects of the demographics of Vermont’s population. However, the aging of Vermont’s sizeable Baby Boom population (born 1946- 1964) will continue to expand the number of Vermont households headed by someone who is at least 65 years old. About a third of all Vermont households (or 89,444 households) are likely to be 65 or older by 2025.

The largest expansion of Vermont householders by age in 2020-2025 will be the group aged 65-74, as people born around the height of the boom in 1957 are in this phase of their lives. Vermont householders aged 65 and up are projected to continue to live in homes they own at a consistent, high rate of 79%.

¹ Based on estimates from the U.S. Census Bureau and Claritas projections.

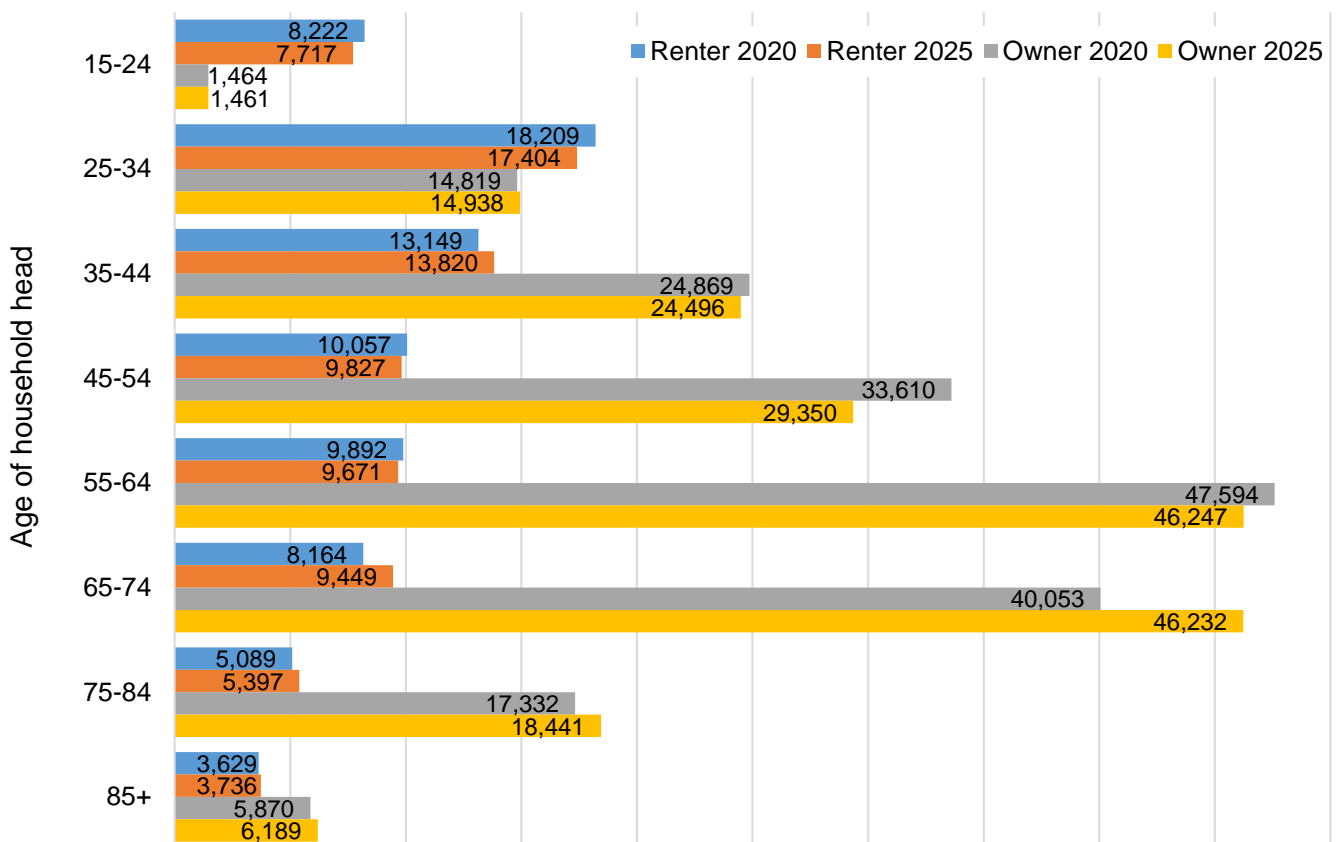
² In 2015, the [Vermont Housing Needs Assessment](#) projected Vermont households would expand by 4,768 in 5 years and number 267,270 by 2020. In 2010, the [assessment](#) projected Vermont households would expand by 4,680 in 5 years and number 259,122 by 2015.

Figure 2-3: Distribution of Vermont households by age, 2020-2025



Source: Claritas

Figure 2-2: Projected distribution of Vermont households by age and tenure, 2020-2025



Source: Claritas

Additional low-income households will mostly be renters

An additional 1,090 low-income households with incomes less than 80% of the area’s median are expected to live in Vermont by 2025. 62% (677) of these low-income households are projected to rent their homes.

Although the number of additional households expected in Vermont between 2020 and 2025 is a very minimal 2,353, this growth is projected to occur largely in the lowest and highest income groups.

Between 2020 and 2025, median household income in Vermont is projected to increase by nearly eight percent from \$64,513 to \$70,115.

Figure 2-4: Projected expansion of households living in Vermont, 2020-2025

Net additional households of all incomes			Low-income households (income <80% of area median)		
Total	Renters	Owners	Total	Renters	Owners
2,353	610	1,743	1,090	677	413

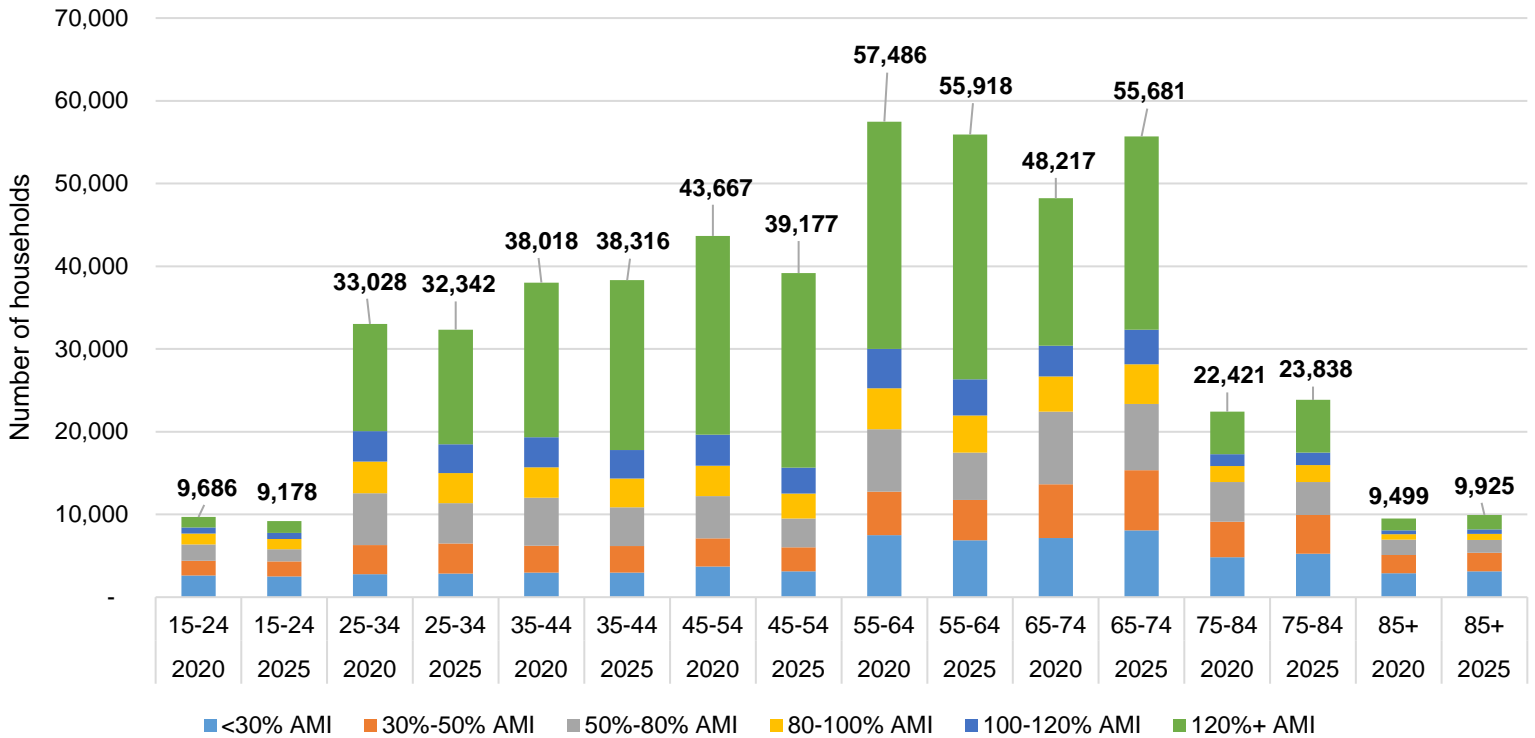
Source: Claritas

Figure 2-5: Vermont income groups and projected growth, 2020-2025

Income group	Income range 2020	Households 2020	Projected change in households, 2020-2025
<30% AMI	<\$19,354	33,984	484
30-50% AMI	\$19,355-32,256	29,233	1,009
50-80% AMI	\$32,257-51,610	42,787	(216)
80-100% AMI	\$51,611-64,513	25,007	(100)
100-120% AMI	\$64,514-77,415	21,864	(36)
120%+ AMI	\$77,415+	109,147	1,213
Total		262,022	2,353

Source: Claritas

Figure 2-6: Vermont income and age groups and projected growth, 2020-2025

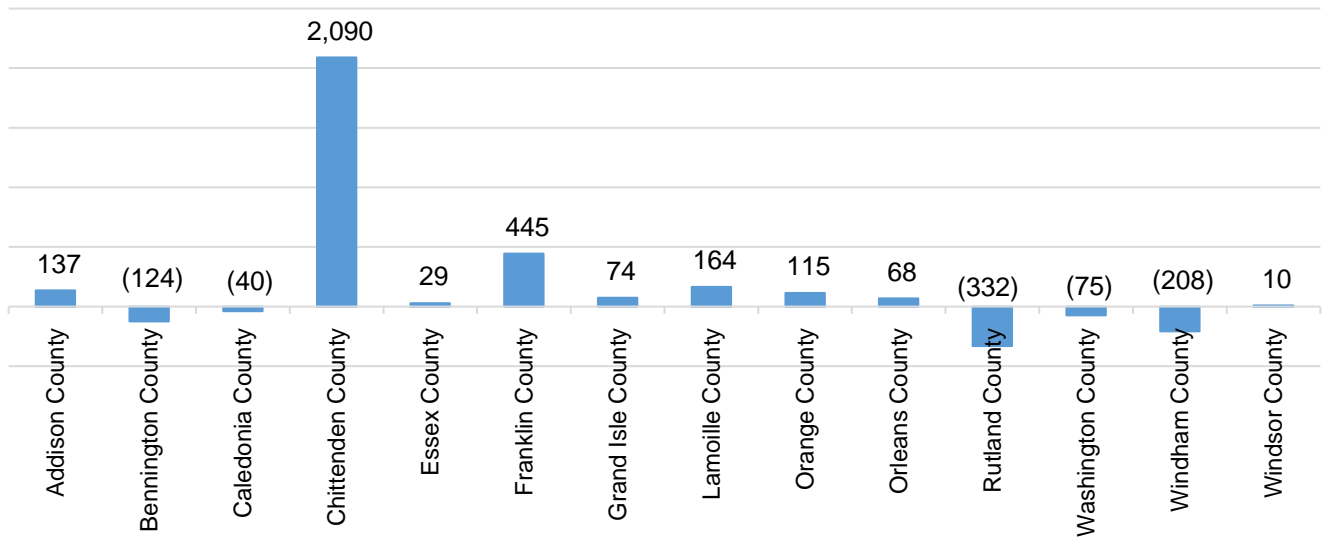


Source: Claritas

Increasing concentration of Vermont households

Of the expected net additional households in Vermont by 2025, 89% are forecast to locate in Chittenden County. In addition to Chittenden, six other primarily northwest counties are projected to experience an increase in the number of households. Two additional counties will likely increase by fewer than 30 households and the remaining five are likely to face declines.

Figure 2-7: Projected change in the number of county households, 2020-2025

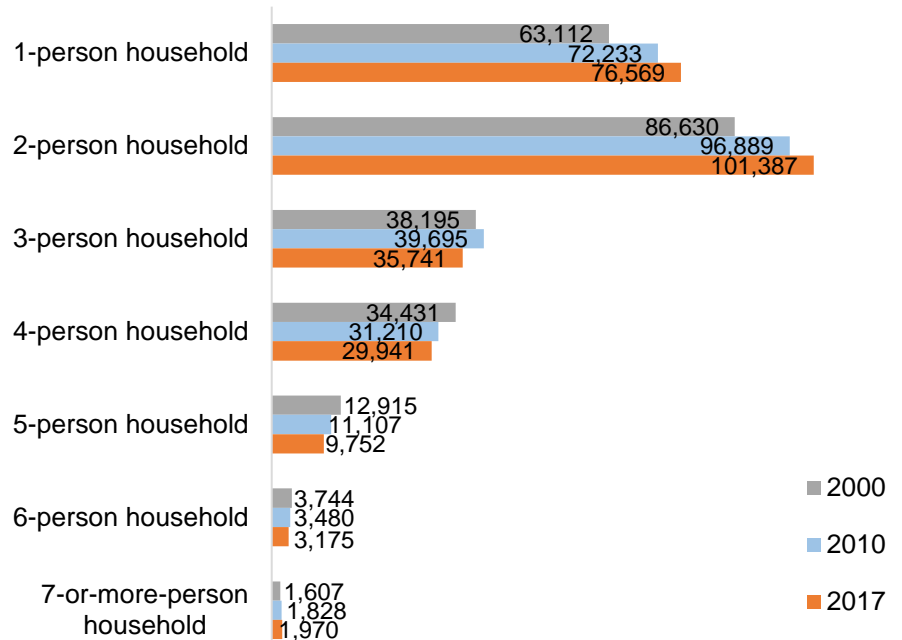


Source: Claritas

Small households occupy 69% of Vermont homes

The number of Vermont households of one or two people has continued to grow, comprising 69% of all households as of 2017. Meanwhile, the number of households comprised of three to six people has continued to fall. The relatively small number of larger households appears to be remaining stable at approximately 2,000.³

Figure 2-8: Households by size



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25009) from housingdata.org.

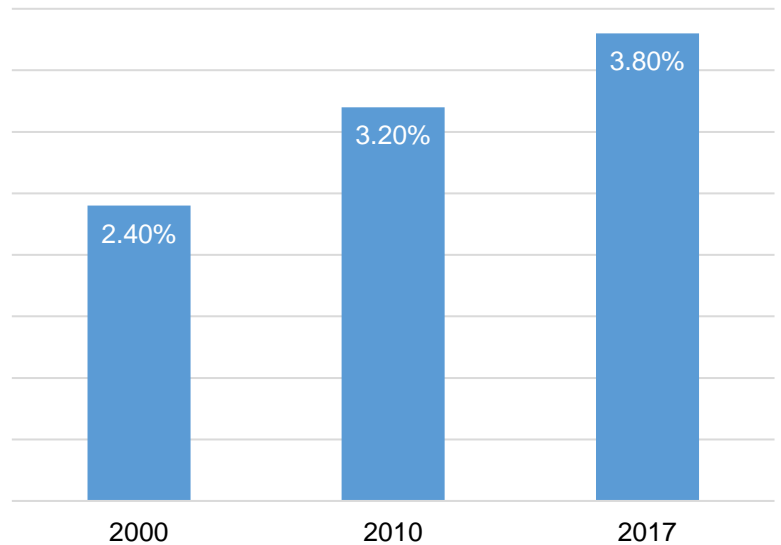
³ Due to the margin of error associated with the estimated number of 7 or more person households in 2017, we are unable to determine if the number of these households increased since the 2010 Census.

Racial diversity increases slowly

Although the number of non-white households is small, Vermont is slowly becoming more diverse. The percentage of non-white households has increased by 1.4% since 2000.

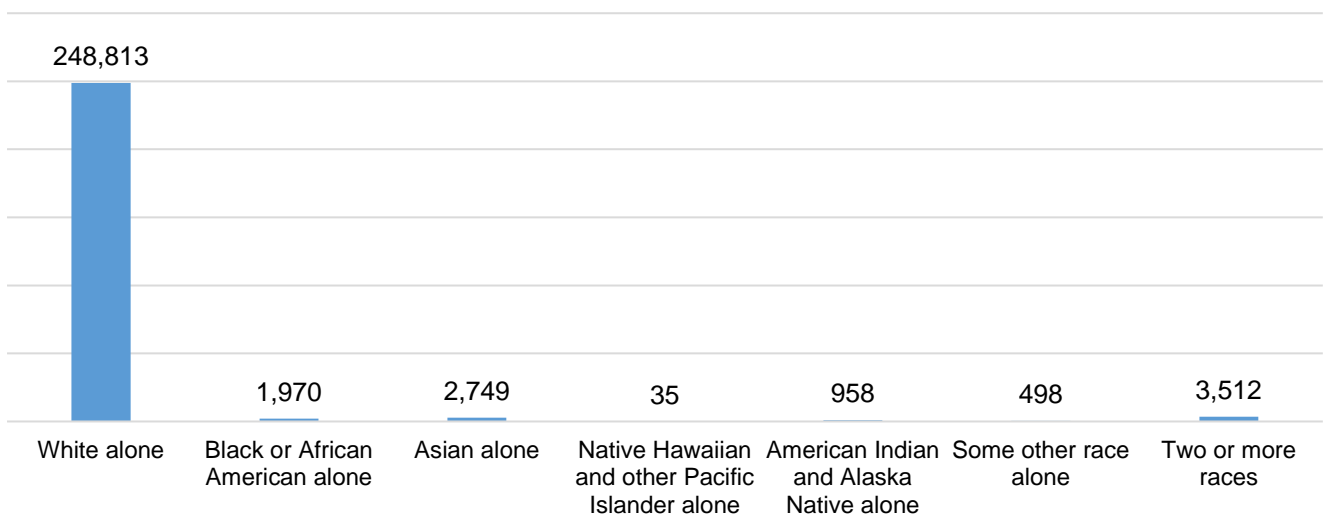
Households headed by someone who is white alone comprise 96% of Vermont’s households. The next largest household group in Vermont by race is Asian alone.

Figure 2-9: Percent of Vermont householders that are not white-alone



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25006), U.S. Decennial Census, 2000-2010 (Table H014).

Figure 2-10: Estimated Vermont households by race of householder



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003A-G) from housingdata.org.

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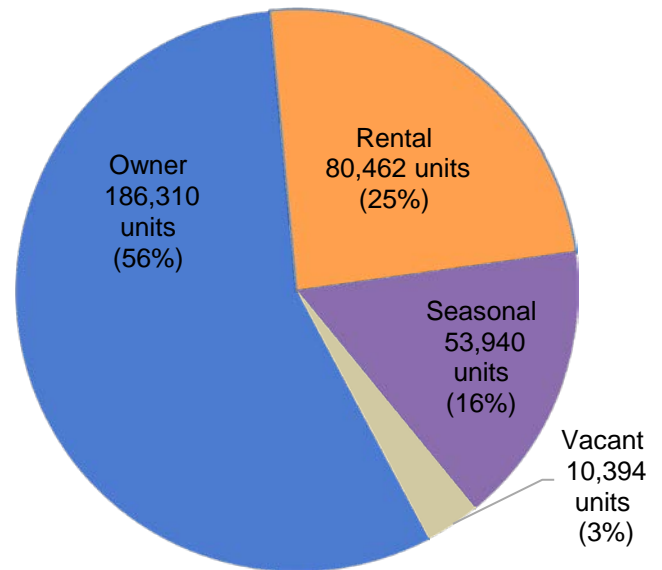
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Housing stock overview

Vermont has an estimated 331,106¹ homes, 186,310 of which are currently used or intended for owner occupancy (56%), 80,462 of which are used or intended for renters (24%), and 53,940 of which are used as seasonal or vacation homes (16%). The estimated remaining 10,394 are vacant² (3%). Vermont has a high rate of homeownership, at 71%, which Vermont ranks 7th in the nation.³ Vermont's distribution of owners and renters is similar to other states other states with largely rural and predominantly white populations such as Maine and West Virginia.

The composition of Vermont's housing stock varies widely by county. Chittenden County has the highest share of rental housing (36%), containing 31% of the state's overall rental stock. Orange County has the state's highest rate of owner housing (70%), with comparatively few seasonal or rental homes.

Figure 3-1: Estimated housing units by type



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003, B25004) from housingdata.org.

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25001, B25003, B25004) housingdata.org.

² Includes homes which are vacant for various reasons, including abandoned homes, homes in foreclosure, under renovation or held vacant for personal reasons of the owner.

³ [U.S. Census Bureau](https://www.census.gov): Quarterly Vacancy and Homeownership Rates by State and MSA, 2019

Figure 3-2: Housing stock by county

County	Owner units	% Owner	Rental units	% Rental	Seasonal units	% Seasonal	Total units
Addison County	10,901	64%	4,321	26%	1,687	10%	16,909
Bennington County	11,263	55%	4,406	21%	4,911	24%	20,580
Caledonia County	9,170	59%	3,473	22%	2,891	19%	15,534
Chittenden County	41,345	61%	24,604	36%	1,650	2%	67,599
Essex County	2,187	44%	627	13%	2,120	43%	4,934
Franklin County	14,120	65%	5,066	23%	2,479	11%	21,665
Grand Isle County	2,496	49%	645	13%	1,962	38%	5,103
Lamoille County	7,692	60%	3,093	24%	2,081	16%	12,866
Orange County	10,121	70%	2,503	17%	1,917	13%	14,541
Orleans County	9,154	56%	2,801	17%	4,446	27%	16,401
Rutland County	18,585	57%	7,641	23%	6,408	20%	32,634
Washington County	18,191	62%	7,341	25%	3,899	13%	29,431
Windham County	13,200	45%	6,495	22%	9,539	33%	29,234
Windsor County	17,885	54%	7,446	22%	7,950	24%	33,281

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Seasonal homes

Seasonal homes currently make up roughly 17% of Vermont's housing stock, which is the second highest in the nation.⁴ Maine ranks first in the nation and New Hampshire ranks third. Most states with high percentages of vacation homes were rural states like Vermont. Vermont's least populous counties, Grand Isle and Essex, also had the highest percentage of vacation homes (43% and 38%, respectively), while its most densely population county, Chittenden County, had the smallest (2%).

Vermont's seasonal homes have been slowly increasing in number over time, both in absolute numbers and as a share of the overall housing stock.

⁴ [IPX1031 Research](#), based on Census Bureau estimates.

Figure 3-3: Seasonal housing stock

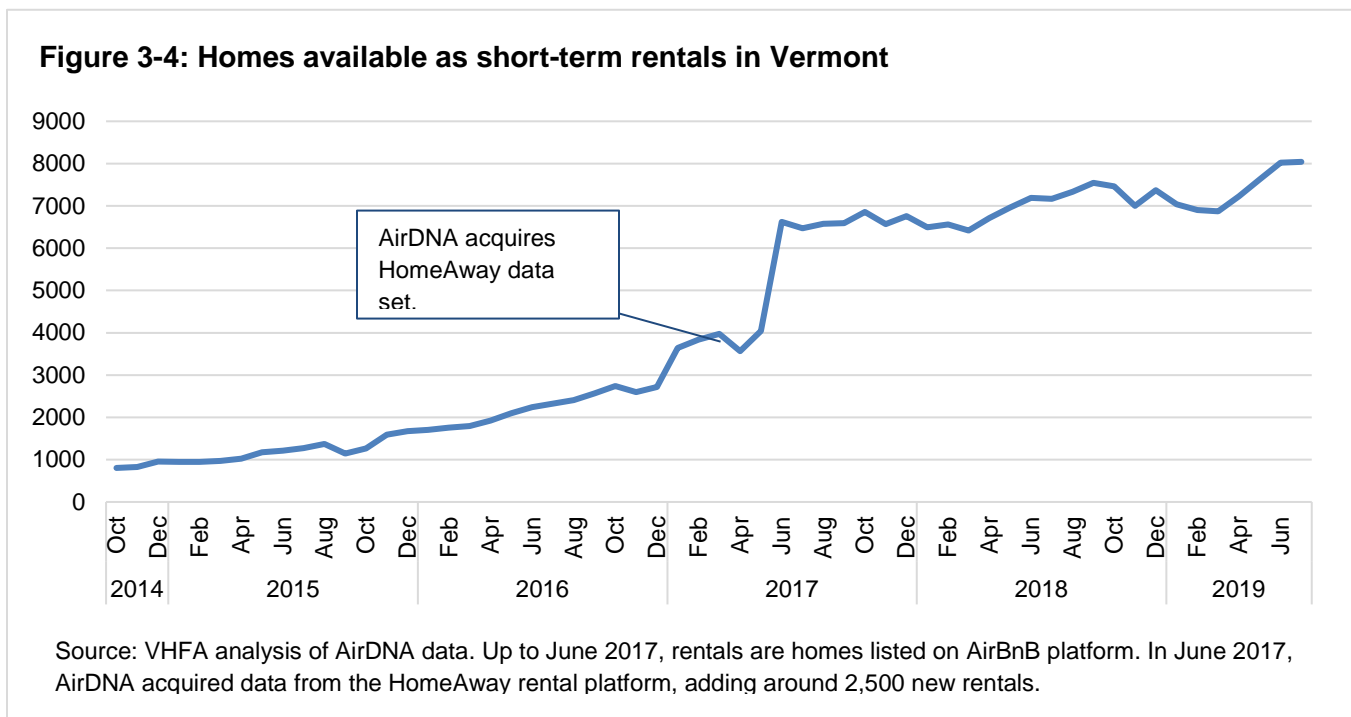
Year	Estimated seasonal homes	Estimated total housing units	% of stock
2000	43,060	294,382	15%
2010	50,198	322,539	16%
2017	53,940	320,712	17%

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003, B25004) from housingdata.org. U.S. Decennial Census, 2000, 2010 (Table DP-1).

Short term rentals

As of July 2019, there were 8,041 homes available as short-term rentals on the platforms Airbnb and HomeAway,⁵ according to industry analyst AirDNA. This represents roughly 2.5% of Vermont’s overall housing stock. This analysis includes only rentals where the entire unit is available for rent, rather than a room in the unit, as these rentals are more likely to impact the housing stock as a whole, potentially displacing their use for homebuyers or full-time renters.

The number of listed short-term rentals has increased dramatically since this data was first tracked in 2014, when fewer than 1,000 homes were listed. Short-term rentals are not a new phenomenon in Vermont, and it is possible that some of the new short-term rentals were previously listed on other platforms or rented some other way. In 2017, AirDNA acquired data from the platform HomeAway, adding approximately 2,500 new units to



⁵ HomeAway encompasses several popular short-term rental platforms, including Vrbo.

the data set.⁶ Aside from this addition to the data set, the increase in short-term rentals over time has been fairly gradual, with the largest period of growth in short term rentals occurring in summer 2019.

Vermont's short-term rentals are widely dispersed throughout the state, with Windham, Windsor, Lamoille and Rutland counties containing the largest portion of the stock. These counties contain many of Vermont's largest ski resorts, as well as other recreational opportunities.

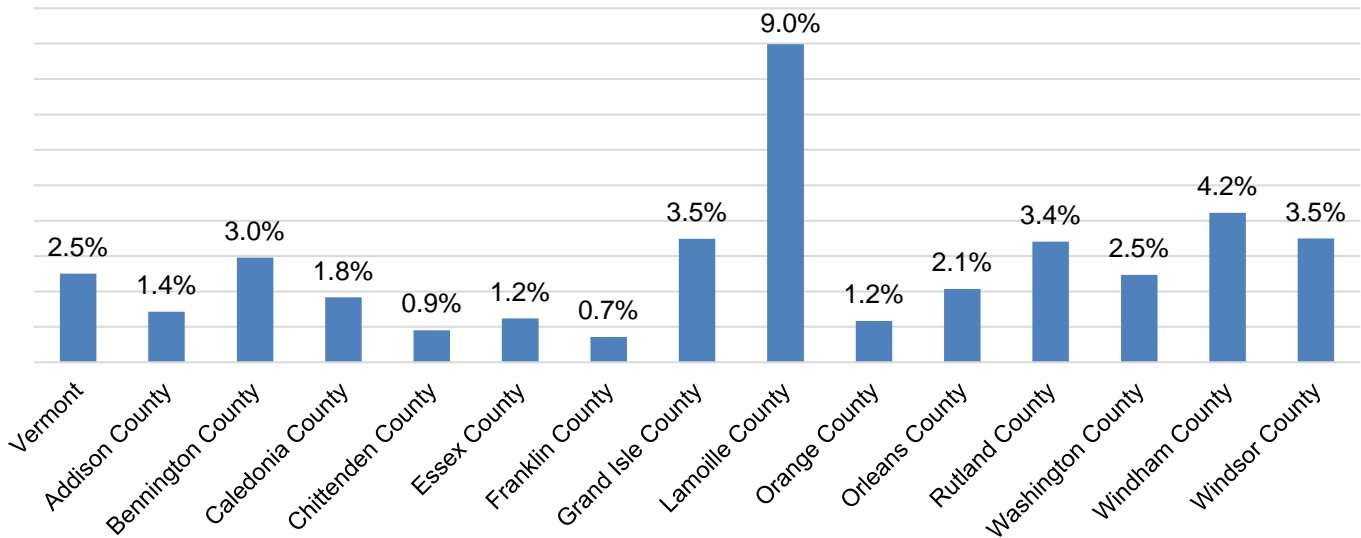
Figure 3-5: Short-term rentals by county and year

County	2015	2016	2017	2018	2019
Addison County	53	90	206	220	241
Bennington County	87	155	471	529	609
Caledonia County	54	95	230	277	285
Chittenden County	144	240	461	536	613
Essex County	13	17	47	61	61
Franklin County	34	52	128	141	154
Grand Isle County	13	34	156	162	178
Lamoille County	153	284	785	976	1156
Orange County	39	64	127	152	169
Orleans County	71	107	315	300	339
Rutland County	108	312	978	979	1112
Washington County	140	263	607	717	726
Windham County	182	301	939	1076	1233
Windsor County	180	311	1023	1038	1165
Vermont	1271	2325	6473	7164	8041
Source: VHFA analysis of AirDNA data					

⁶ Some units listed on HomeAway (including Vrbo) may have already also been listed on AirBnB prior to AirDNA acquiring HomeAway data. The number of Vermont short-term rentals increases by roughly 2,500 homes between May and June 2017, when AirDNA acquired the new data, suggesting that these units are ones that were not previously listed on AirBnB.

Lamoille County has by far the largest rate of short-term rentals, accounting for 9% of its overall housing stock. Franklin County has the smallest percentage of short-term rentals (0.7% of its stock), closely followed by Chittenden County (0.9%).

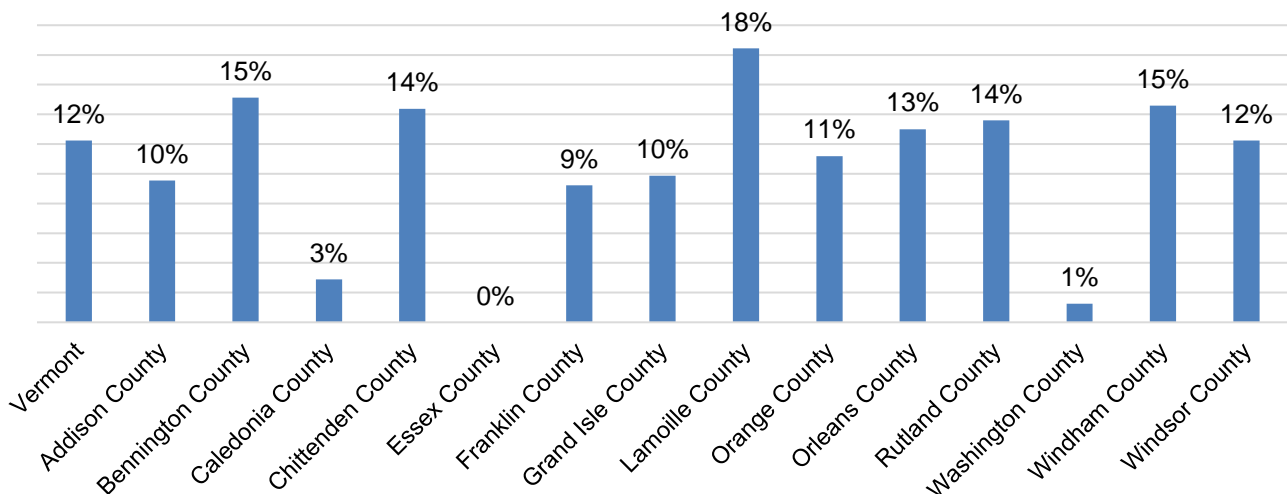
Figure 3-6: Portion of housing stock listed as short-term rentals, July 2019



Source: VHFA analysis of AirDNA data, U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003, B25004)

Recent increases in the number of short-term rentals has varied among the counties. Vermont short-term rentals increased 12% from 2018 to 2019. Lamoille County saw the largest increase in short-term rentals (18%), while Caledonia, Essex and Washington Counties had increases of less than 3%. Although Chittenden County has comparatively few short-term rentals, it had a larger than average increase.

Figure 3-7: Increase in Vermont short-term rental homes, July 2018-2019

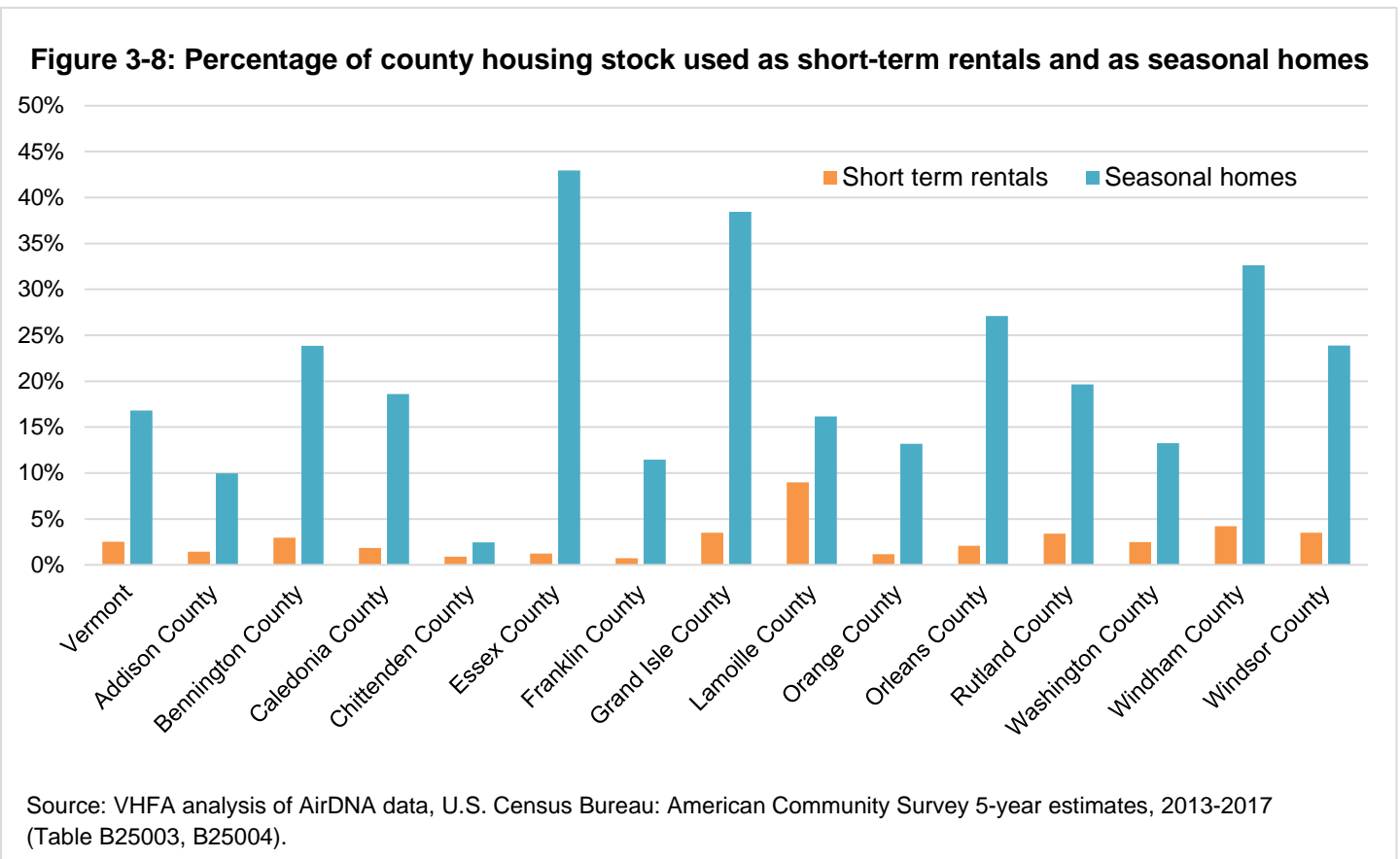


Source: VHFA analysis of AirDNA data.

It is difficult to determine which portion of the housing stock short-term rentals are drawn from. Our primary understanding of Vermont’s housing stock by tenure and usage comes from the American Community Survey (ACS), which considers homes occupied if the people living in the home will be there for more than two months.⁷ All other homes are considered vacant, including seasonal homes. ACS surveys do not have a separate category for short-term rentals. Short-term rentals would likely appear on the survey as occupied owner or renter homes if the short-term rental is a secondary usage for the primary resident (e.g. a family that rents out their primary home one weekend a month). If the home is always or nearly always used as a short-term rental, it will be included in the vacant stock, categorized as either “for rent” or “seasonal” depending on the owner’s usage and characterization of the unit on the survey.

As of July 2019, 72% of homes listed as short-term rentals in Vermont were available for the entire month. This suggests that most short-term rentals do not have a separate primary usage, and are in fact being removed from the overall housing stock to serve as short-term rentals. This implies that most short-term rentals are included in either for-rental or seasonal housing counts.

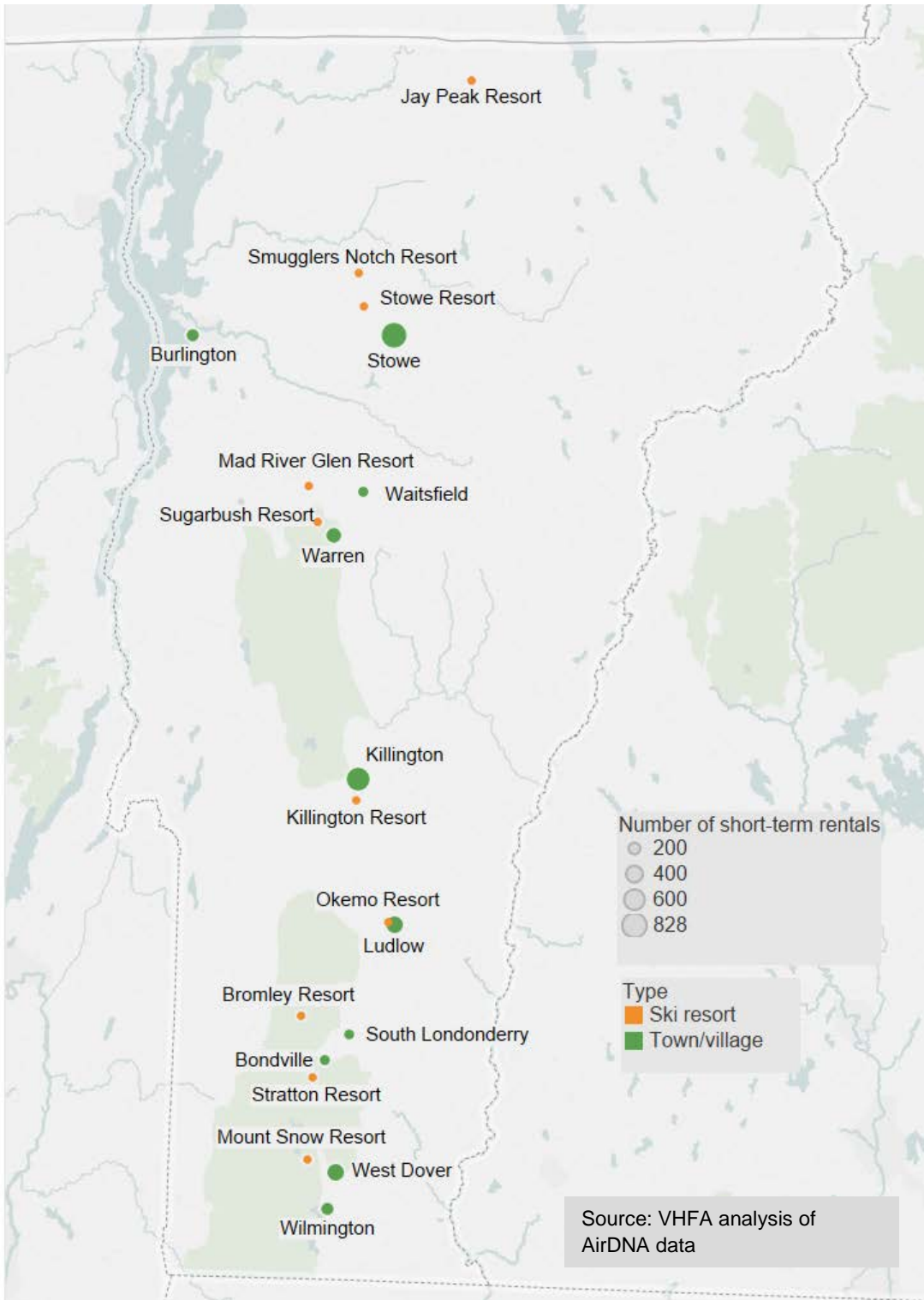
Perhaps surprisingly, there is not a strong correlation between a county having a large proportion of short-term rentals and a large proportion of seasonal homes. For instance, Essex County has the largest percentage of seasonal homes in the state, but among the smallest percentage of short-term rentals. Lamoille County has by far the highest percentage of short-term rentals, but comparatively few seasonal homes in its stock.



⁷ See [American Community Survey \(ACS\) 2017 Subject Definitions](#).

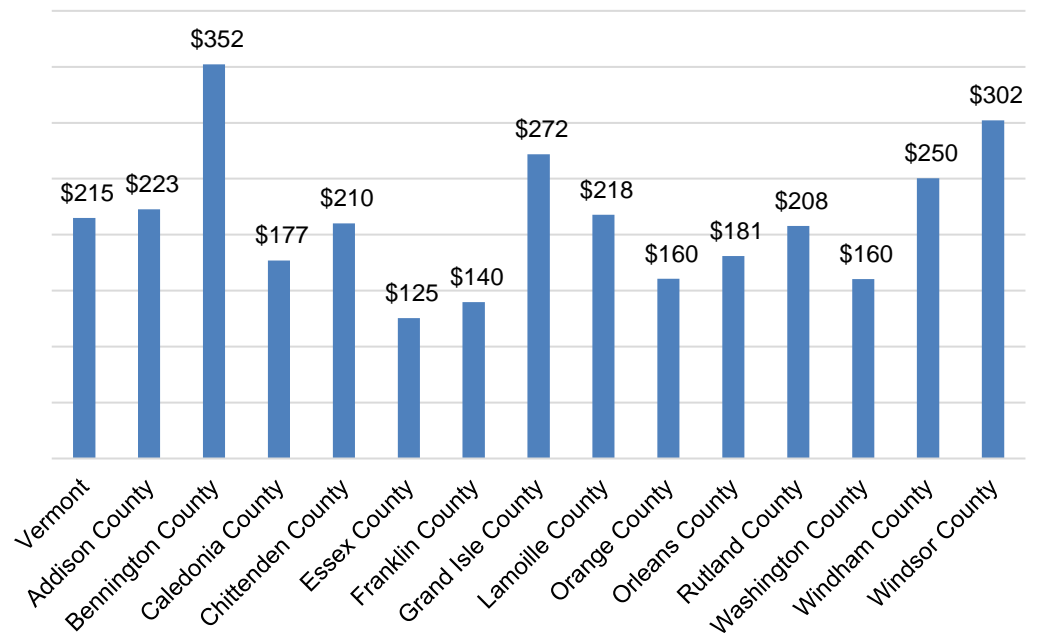
However, reviewing Vermont’s towns and villages with the largest number of short-term rentals provides insight to the pattern. With the exception of Burlington, all of the top ten towns for short-term rentals are in very close proximity to one of Vermont’s major ski areas. Towns surrounding Jay Peak and Smugglers Notch resorts also rank in the top 15 towns. This suggests that Vermont’s ski industry, more than its large number of seasonal homes, is the major factor influencing the presence of short-term rentals.

Figure 3-9: Vermont’s top towns for short term rentals and largest ski resorts



Reviewing the average daily rates of short-term rentals demonstrates the strong financial incentives for owners to list homes as short-term rentals. The average short-term rental in Vermont is listed for \$215 per night. The median gross rent for Vermont apartments is \$945 per month.⁸ At that rate, a property owner would only need to rent the home for five days in a month to make more than renting it out full-time.⁹ In addition, in strong short-term rental markets, short-term rental property owners can avoid landlord-tenant laws and the possible risk and cost of evictions.

Figure 3-10: Average daily rate of short-term rentals, July 2019



Source: VHFA analysis of AirDNA data.

Short-term rental rates in Vermont do not closely match regular rental rates or home prices by county. Chittenden County's home sale and rent prices are by far the highest in the state, but it is not among the highest for short-term rentals. This suggests that short-term rental prices in Vermont are influenced by other factors, such as area hotel prices and local demand for short-term rentals.

Researchers in a variety of U.S. communities have begun to study the effect of short-term rentals on housing prices and resident incomes. Several studies have suggested that short term rentals may significantly inflate home prices in the vicinity.¹⁰ However, there is little research available on the impact of short term rentals on prices in rural states, making it difficult to draw comparisons with Vermont's housing market.

⁸ Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25064) from [housingdata.org](https://www.housingdata.org)

⁹ This assumes that the average rental is similar to the average short-term rental in quality and location, which may not be the case in reality.

¹⁰ These include this [recent analysis for Washington, DC. by Z. Zou](#) that also reviews prior studies in other cities.

Vacancy rates

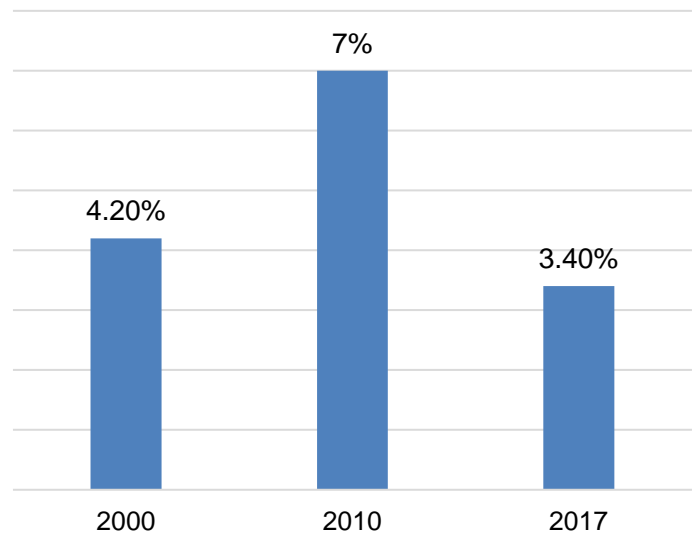
Rental vacancies

The renter vacancy rate is the number of homes for rent compared to the total number of homes used or intended for renter households. Vermont's rental vacancy rate is currently 3.4%.¹¹ This is somewhat lower than what experts consider to be a healthy vacancy rate, which is typically around 4 to 6%.¹² Below that rate, renters can have difficulty finding an affordable home, putting upward pressure on prices. The national rental vacancy rate is 6.7%.¹³

Vermont's rental vacancy rate has decreased substantially since 2010, which mirrors the pattern experienced nationwide through the recovery from the Great Recession.¹⁴ This suggests strong demand for Vermont rentals relative to the supply available.

Vermont has wide variation in rental rates across counties. Vacancy rates in Vermont have wide possible ranges due to the small sample size of homes available for rent during a given survey period. However, even when accounting for these margins of error, Chittenden, Washington, and Windham Counties have lower than ideal vacancy rates. In particular, Chittenden County's vacancy rate of 1.9% is well below that of a healthy rental market. For more discussion on the causes and effects of Vermont's rental vacancies, review **Chapter 4: Renters**.

Figure 3-11: Vermont rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25004) from [housingdata.org](https://www.housingdata.org).

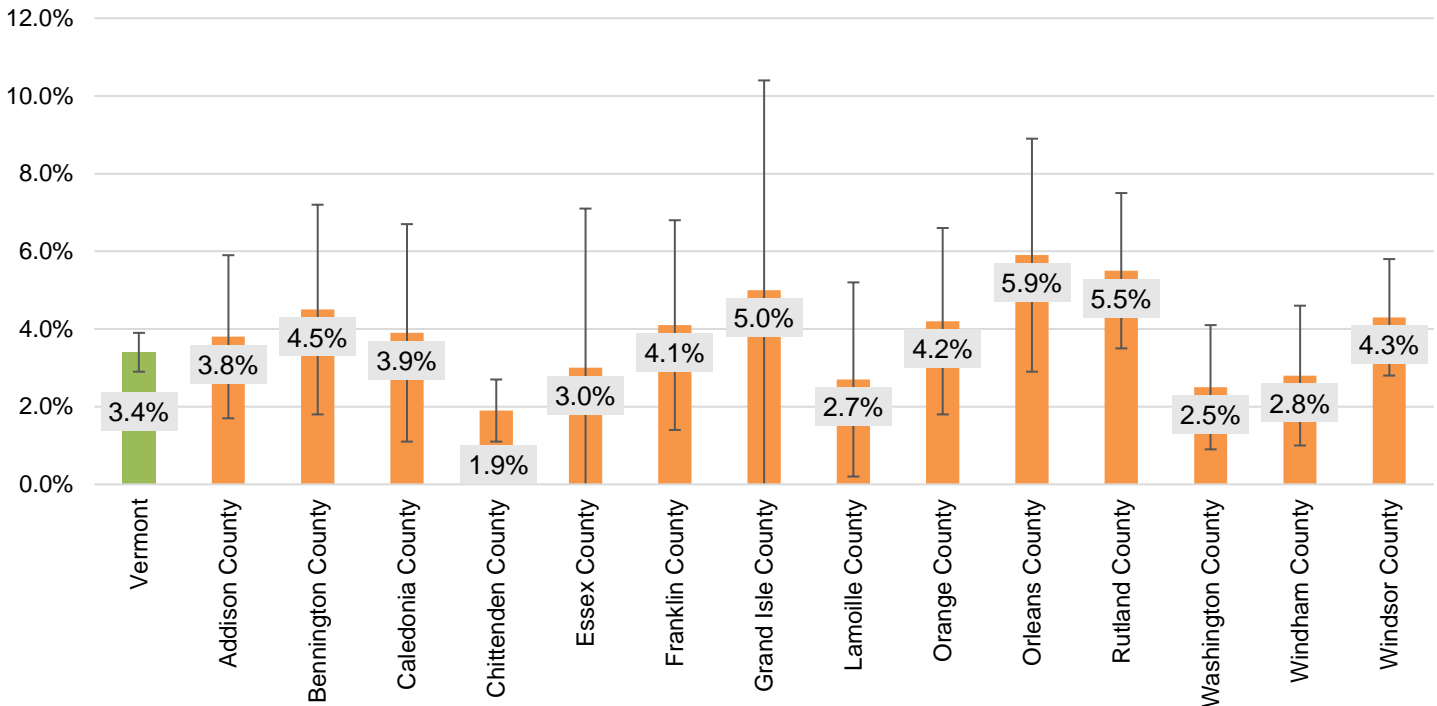
¹¹ VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25004) from [housingdata.org](https://www.housingdata.org) and estimates provided by Claritas.

¹² [Lincoln Institute of Land Policy](https://www.lincolninstitute.org), "The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States", 2018.

¹³ [Federal Reserve Bank of St. Louis](https://www.federalreserve.org), Rental Vacancy Rate for the United States [RRVRUSQ156N], as of October 2019.

¹⁴ [Federal Reserve Bank of St. Louis](https://www.federalreserve.org), Rental Vacancy Rate for the United States [RRVRUSQ156N].

Figure 3-12: Vermont rental vacancy rate by county



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county’s point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of “For Rent” homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Homeowner vacancies

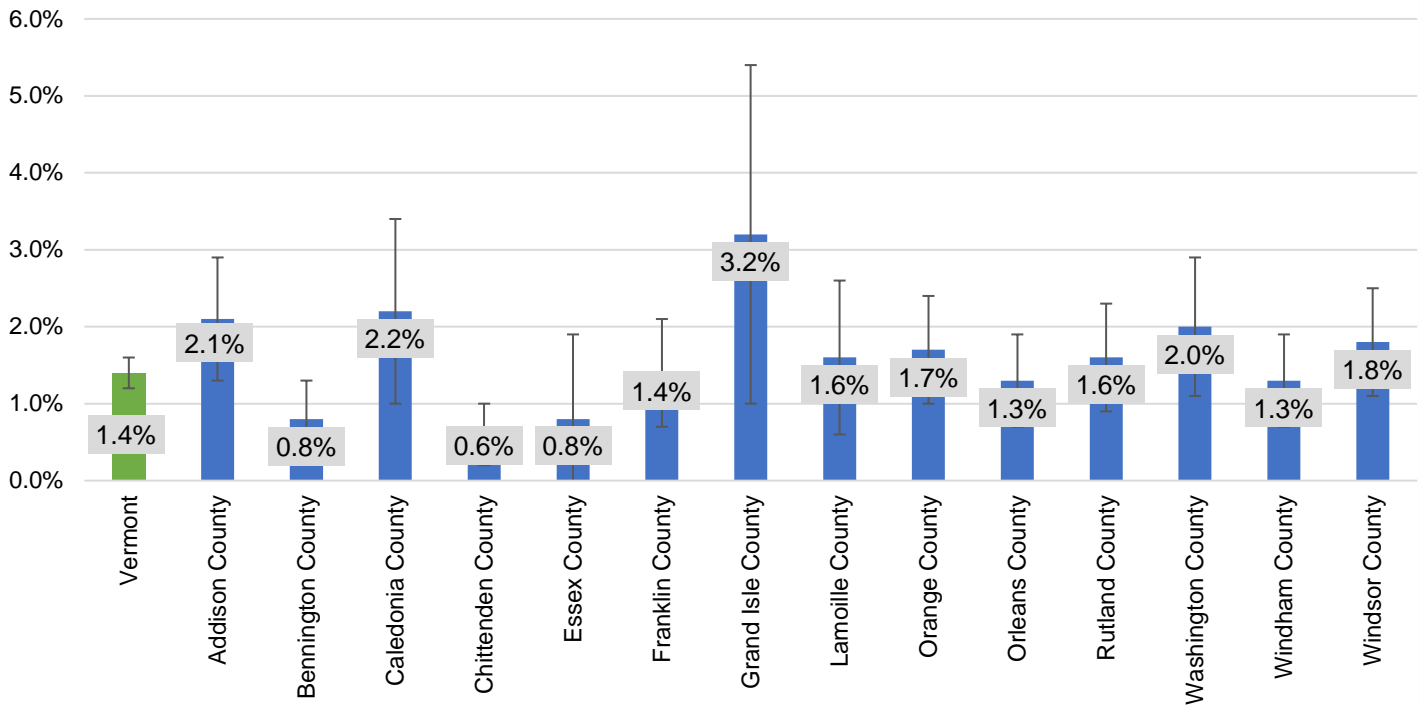
The homeowner vacancy rate is the number of homes on the market compared to the total number of homes used or intended for homeowner households. The vacancy rate can be a useful indicator for assessing demand for homes. Vermont’s homeowner vacancy rate is estimated at 1.4%.¹⁵ Housing experts consider housing markets healthiest with owner vacancy rates of between 1.3 and 2%.¹⁶ When the vacancy rate is below that level, it can be difficult for homebuyers to find homes to purchase due to limited stock available. The national homeowner vacancy rate is 1.3%.¹⁷

¹⁵ VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25004) from [housingdata.org](https://www.housingdata.org) and estimates provided by Claritas.

¹⁶ [Lincoln Institute of Land Policy](https://www.lincolninstitute.org/land-policy), “The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States”, 2018.

¹⁷ [Federal Reserve Bank of St. Louis](https://www.federalreservebankofstlouis.org), Homeowner Vacancy Rate for the United States [RHVRUSQ156N], as of October 2019.

Figure 3-13: Vermont homeowner vacancy rate by county



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. The rate represents the estimated portion of "For Sale" homes that are not seasonal units as a percentage of all estimated occupied and vacant homeowner homes that are not seasonal. The portion of vacant owner homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Vermont's estimated homeowner vacancy rates have considerable margins of error, due to its small sample size of homes for sale at any given time during a survey period. However, it appears that several Vermont counties have homeowner housing markets that are tighter than optimal. In particular, Chittenden County's homeowner vacancy rate is no more than 1% at its highest possible range, indicating that demand is surpassing the supply.

While higher vacancy rates make it easier for homebuyers to find homes, and can keep prices from rising too quickly, they can also indicate the presence of substandard quality homes, which can remain vacant for extended periods since fewer homebuyers can afford or are willing to invest the time and energy to improve them. A few Vermont counties appear to have slightly higher owner vacancy rates than ideal, although the error ranges for all counties make it possible that their rates are within healthy levels.

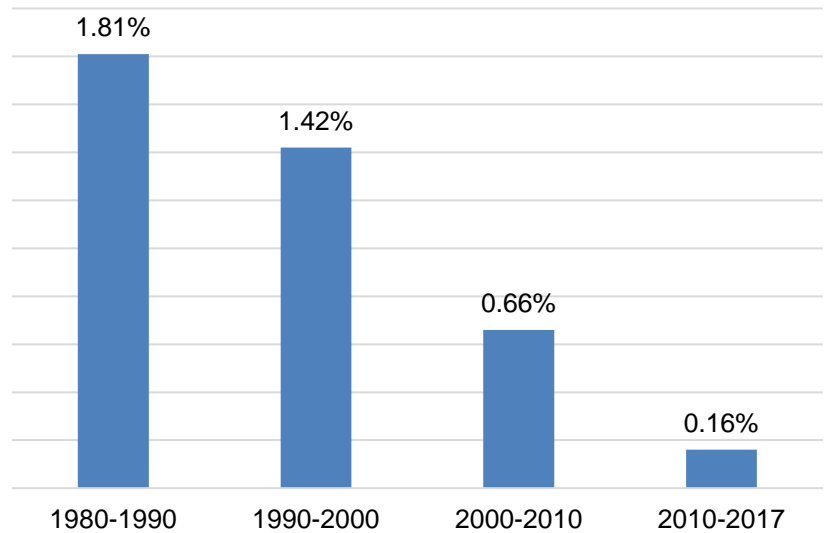
Housing supply

Despite these clear indicators of demand, Vermont has produced only a small number of new homes in the past two decades. From 2010 to 2017, Vermont's occupied primary housing stock grew by an average of just 0.16% per year, or an average of 419 homes per year.¹⁸ Some areas of the state have slightly higher rates of housing stock growth. Chittenden County's housing stock grew by an average of 1% per year between 2010 and 2017.

Vermont's housing growth rate has declined considerably since the 1980s, when it was increasing at a rate of 1.81% per year. Housing experts point to several causes contributing to this long-standing decline in home construction,¹⁹ including increasing costs for construction materials, labor shortages, regulatory restrictions and local opposition to development.

The size of Vermont's year-round housing stock is affected by a number of different dynamics including residential construction, conversions to other uses, and homes removed from the housing stock. According to the U.S Department of Housing and Urban Development, 0.33% of the nation's occupied renter stock and 0.15% of occupied owner stock is lost each year due to destruction, conversion to other usage, or other causes.²⁰ At that rate,²¹ Vermont would lose 1,247 renter units and 1,392 owner housing units by 2025,²² further tightening Vermont's already constrained housing supply.

Figure 3-14: Estimated average annual increase in occupied Vermont housing stock



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003), U.S Decennial Census, from housingdata.org.

¹⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003), U.S Decennial Census, from housingdata.org.

¹⁹ [Joint Center for Housing Studies of Harvard University](http://www.jointcenterforhousingstudies.org) "The State of the Nation's Housing 2019"

²⁰ [U.S. Department of Housing and Urban Development](http://www.hud.gov) "American Housing Survey Components of Inventory Change: 2011–2013." Table B15.

²¹ HUD does not produce a report on housing stock loss rates by state, therefore this estimate is derived from national housing loss rates by tenure. However, the overall loss rates for the Northeast (0.36%) are similar to the national rate (0.39%).

²² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003), U.S Decennial Census, from housingdata.org

Building permits

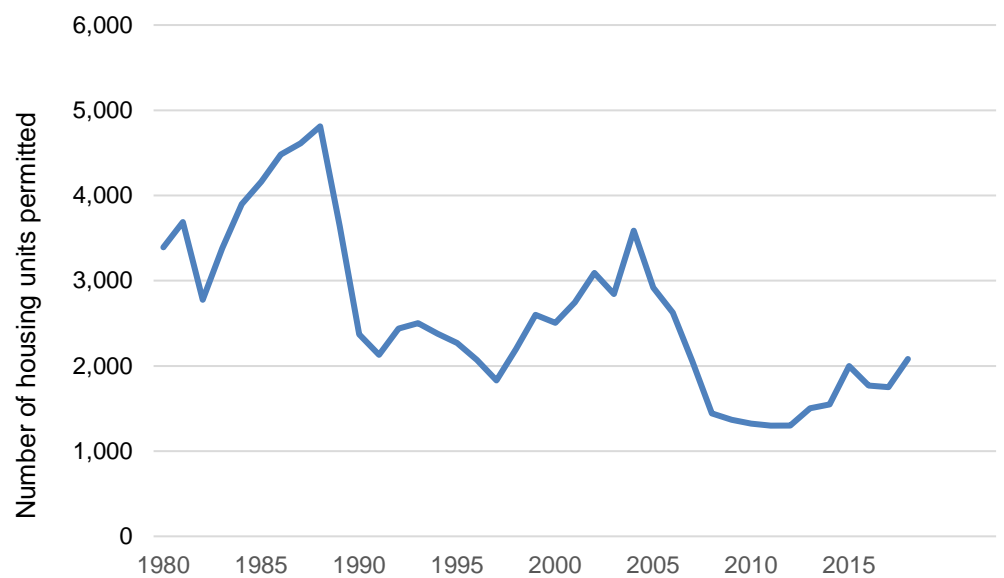
Vermont's building permit patterns are more volatile than its pattern of housing growth, at its highest in the mid-1980s, with a smaller peak in the early 2000s.²³ However, the actual number of building permits far exceeds the actual occupied stock produced according to Census Bureau estimates. In 2012, the lowest year on record, there were 1,301 permits recorded, compared to the 419 primary homes actually created, according to the analysis above.

There are several possible reasons for this discrepancy:

- A building permit may be recorded for projects that were later canceled or abandoned.
- According to the Census Bureau, college residence halls, some assisted living facilities,²⁴ and shelters are included as housing units in the Building Permits Survey, but would not be included in the American Community Survey.²⁵
- A large number of building permits may be for seasonal homes. Seasonal homes are considered vacant in the American Community Survey and are not included in counts of the occupied housing stock. From 2010 to 2017, 3,742 homes were added to Vermont's seasonal housing stock. While some of these new seasonal units may have been converted from primary use, they could account for a significant share of Vermont's building permits.

The effect of this decline in construction is reflected in Vermont's low rental and owner vacancy rates. Without increased construction, Vermont's home sale and rental markets will continue to grow tighter, with prices likely to continue to increase.

Figure 3-15: Vermont building permits recorded by year



Source: U.S. Census Bureau Building Permits Survey from housingdata.org

²³ U.S. Census Bureau Building Permits Survey from housingdata.org. Relies on construction permits recorded by municipalities, and therefore includes only towns and villages that require building permits.

²⁴ Does not include facilities intended for 24-hour skilled nursing care.

²⁵ These units are recorded separately as Group Quarters in the American Community Survey.

Housing stock characteristics

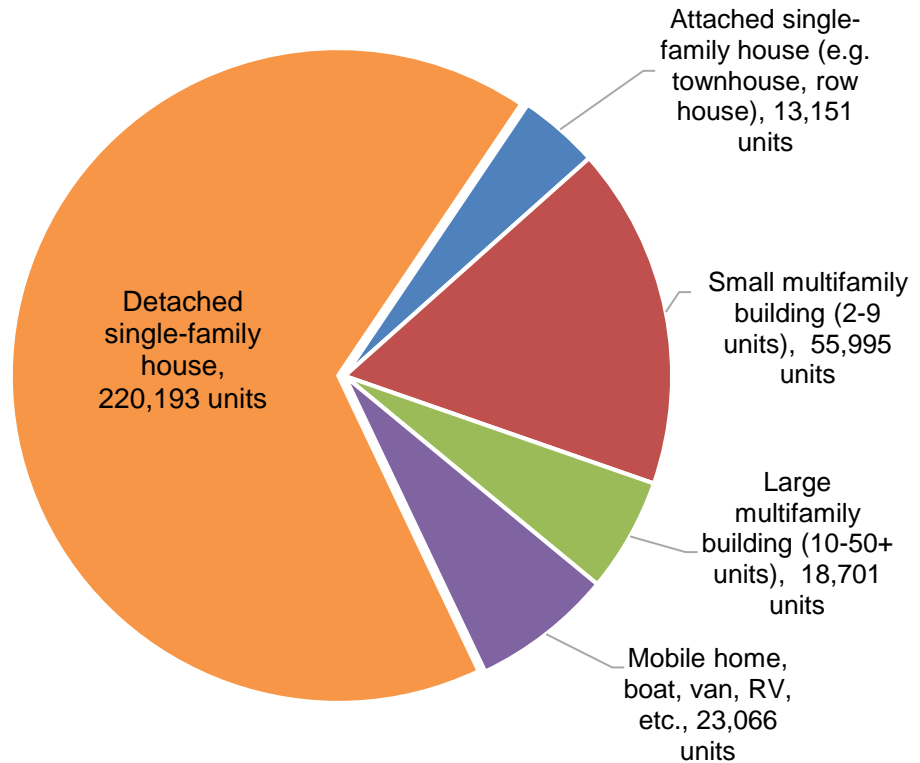
Building type

The majority of Vermont's housing stock (63%) is composed of single family detached homes, which is comparable to the national rate of 62%.²⁶ Overall, Vermont's housing stock is distributed similarly to the national housing stock, although it has fewer large multifamily buildings (5% compared to 13% nationally).

Vermont has some key variations in building types between demographic groups and counties:

- More Vermont renters live in single family homes than we see nationally. 27% of renter households live in single family homes, compared to just 9% of renters nationwide.
- Mobile homes are a small but significant part of the housing stock across Vermont, ranging from 13% of the overall stock in Grand Isle County to 4% of the stock in Chittenden County.
- 52% of Vermont's largest multifamily buildings (50+ units) were located in Chittenden County, although the county contains only 25% of Vermont households.²⁷

Figure 3-16: Vermont housing units by type of building

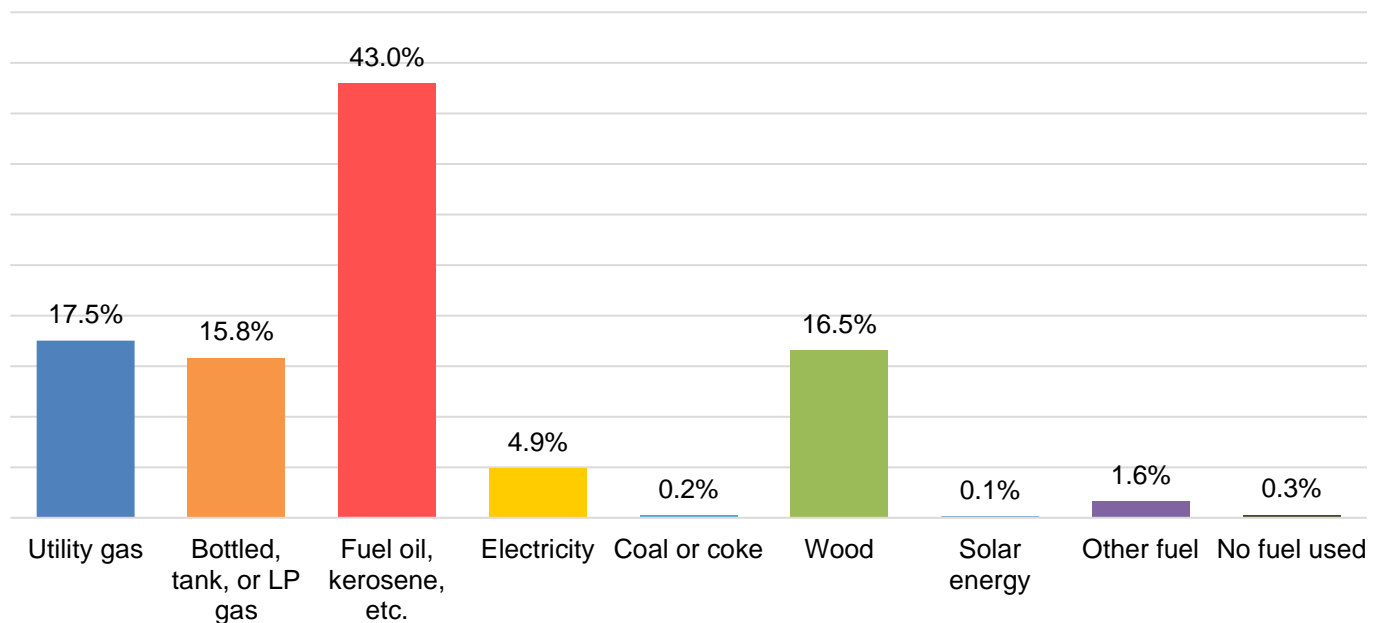


Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25024) from [housingdata.org](https://www.housingdata.org). Includes all vacant stock.

²⁶ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25024).

²⁷ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from [housingdata.org](https://www.housingdata.org)

Home fuels

Figure 3-17: Vermont homes by primary heating fuel

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25040) from housingdata.org.

- 43% of Vermont's homes use fuel oil or kerosene as a primary heating source, compared to just 5% nationwide.²⁸ Using fuel oil or kerosene as a heating source can be problematic for households, as prices for these fuels are not regulated by the states as natural gas and electricity are. This can lead to substantial price fluctuations, making it difficult for households to predict heating bills. However, the percentage of Vermont homes using fuel oil or kerosene is declining, down from 48% in 2010.²⁹
- Vermont has a large percentage of homes using wood as fuel source, with 16.5% using wood compared to less than 2% nationwide. However, the survey does not differentiate between types of wood fuel, therefore modern pellet stoves, cast-iron stoves and fireplaces all appear in the same category in the survey.
- Solar energy remains very rare in Vermont, with only an estimated 379 households using it as a primary fuel source.
- Use of utility gas³⁰ was much more common in Chittenden County, at 57%, than in other areas of the state. Most Vermont counties have utility gas usage at less than 3%. This reflects the overall pattern of development in Vermont, which tends to be much more compact in Chittenden County than in other areas, making utility gas line construction more economically viable. New homes are also more likely to use natural gas (utility, bottled or tank) than older homes, which are more likely to use fuel oil, kerosene, or coal.
- The 0.3% of homes in Vermont with no fuel used represents 707 occupied homes, which either do not use heat or have no heating equipment.³¹

²⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25040).

²⁹ U.S. Census Bureau: American Community Survey 1-year estimates, 2010 (Table B25040).

³⁰ That is, natural gas pumped through an underground network of pipes from a central system.

³¹ See [American Community Survey \(ACS\) 2017 Subject Definitions](#). Unheated housing may potentially include occupied vans, boats or RVs.

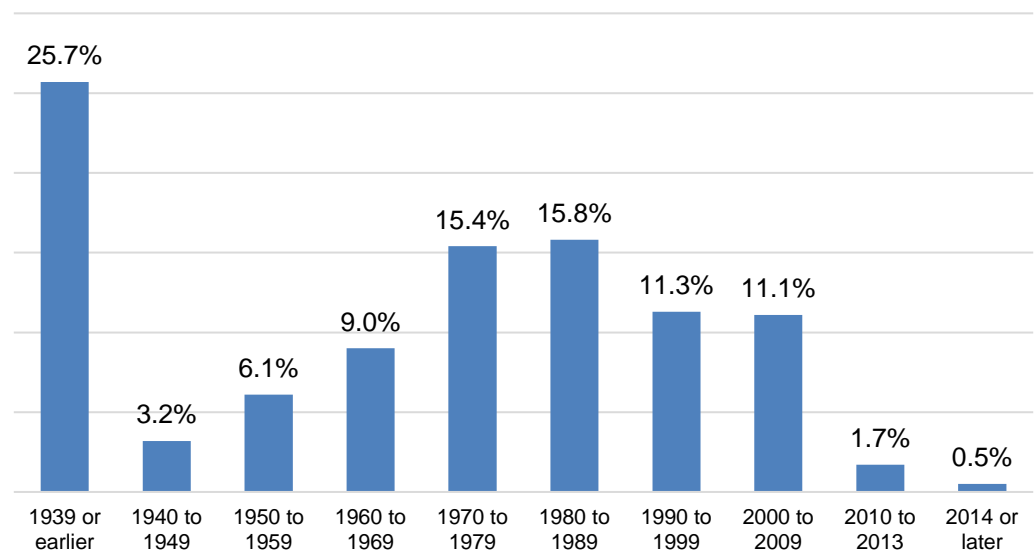
Age of homes

Vermont’s housing stock is older than the country as a whole. The median Vermont home was built in 1974, compared to 1977 nationwide.³² Over a quarter of Vermont’s housing stock was built before 1939.

Vermont’s rental housing stock is older than its owner-occupied stock. The median home occupied by renters was built in 1964, while the median owner home was built in 1976.³³ 36% of renter-occupied homes were built before 1939.

Lamoille County has Vermont’s newest housing stock overall, with 1981 as a median year of construction, followed by Chittenden and Grand Isle Counties in 1978. Vermont’s oldest stock is in Rutland County, where the median home was built in 1969.

Figure 3-18: Housing units by year structure built



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25034) from housingdata.org.

Older housing stock is of concern for several reasons. Homes built before 1978 are likely to have lead paint, which can be a major health risk, especially for young children. Homes built before 1980 may have asbestos, which requires professional remediation if disturbed during renovations. Older homes are often less energy-efficient than newer homes, leading to higher energy cost-burden for households living in these homes.³⁴

³² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25035) from housingdata.org

³³ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25037)

³⁴ For more discussion on energy cost-burden, see **Chapter 5: Homeowners**.

Housing quality

According to the U.S. Department of Housing & Urban Development (HUD)'s housing quality standards,³⁵ housing quality can be assessed through 13 key factors:

Criteria	Requirement
Sanitary facilities	The dwelling unit must include private sanitary facilities in proper operating condition.
Kitchen and waste disposal	The dwelling must have suitable space and equipment to store, prepare and serve food and dispose of refuse in a sanitary manner.
Space and security	The dwelling must provide adequate space and security for the family. The dwelling unit must have a least one bedroom or living/sleeping room for every two persons.
Thermal environment	The dwelling must have safe and adequate heating or cooling facilities to provide a thermal environment that is healthy for the human body.
Illumination and Electricity	Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Fixtures and wiring must not pose a fire hazard.
Structure and Materials	The dwelling unit must be structurally sound and must protect the occupants from the environment.
Interior Air Quality	The dwelling unit must be free of air pollutant levels that threaten the occupants' health.
Water supply	The water supply must be free of leaks or contamination.
Lead-based paint	Homes at risk of lead-based paint may not have deteriorated painted surfaces.
Access	Access to the unit must be possible without unauthorized use of other properties. The building must provide an alternate means of exit in case of fire.
Site and neighborhood	The site and neighborhood must be reasonably free from disturbing noises and reverberations or other dangers to the health, safety, and general welfare of the occupants.
Sanitary condition	The dwelling unit and its equipment must be in sanitary condition, free from refuse and vermin infestation.
Smoke Detectors	Each level of the dwelling unit must have functional smoke detectors.

The Census Bureau offers only minimal data that can be used to determine the extent to which Vermont's housing stock conforms to these basic quality standards:

- 2,350 occupied housing units, or 0.9% of Vermont's housing stock lack complete kitchen facilities.³⁶
- 1,282 occupied housing units, or 0.5% of Vermont's housing stock lack complete plumbing facilities.³⁷

³⁵ [U.S. Department of Housing & Urban Development](#), Housing Choice Voucher Program Guidebook, Chapter 10.

³⁶ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25052)

³⁷ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25048)

- 707 occupied housing units, or 0.3% of Vermont’s housing stock are unheated.³⁸

However, the Public Use Microdata Sample (PUMS) for the American Community Survey (ACS) allows for multi-factor analysis, making it possible to review combined criteria that signal possible housing quality issues. Households were flagged with potential quality issues if they had any of the following criteria:

- The heating fuel type was coal or the home lacked a heat source.
- The housing unit lacked complete kitchen facilities.
- The housing unit lacked complete plumbing facilities.
- The housing unit was a mobile home built before 1979.³⁹
- The housing unit was a rental unit built before 1939 with rent less than \$500 per month.⁴⁰
- The housing unit was an owner home with an estimated property value of \$75,000 or less (excluding mobile homes or RVs/vans/boats).

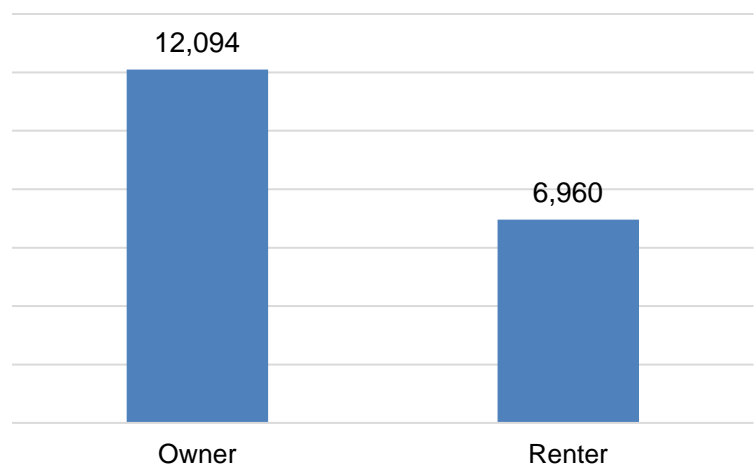
This analysis suggests that there are at least 19,054 Vermont households that live in homes with serious housing quality issues. This number almost certainly undercounts the total number of households with housing problems because many issues such as poor sanitary conditions, inadequate weatherization and poor interior air quality would not necessarily be reflected in the criteria above.

Lead-based paint risk

Unless it is properly mitigated, lead-based paint can be a serious housing quality issue. Lead paint was used in many homes prior to the 1970s. Exposure to the paint occurs via dust or chips from painted surfaces or contaminated soil. Ingesting lead can lead to a variety of health problems, especially in young children. This can result in slowed growth and development as well as problems with learning, behavior, hearing and speech.⁴¹ According to the Vermont Department of Health, 420 children under the age of six tested positive for elevated levels of lead in their blood in 2018.⁴²

An estimated 191,325 homes, or 58% of Vermont’s housing stock was built before 1978, when lead-based paint was banned for residential use in the United States. Roughly 95,860 homes were built before 1950, when

Figure 3-19: Vermont homes with housing quality problems



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

³⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25040). This includes homes which either do not use heat or have no heating equipment. See [American Community Survey \(ACS\) 2017 Subject Definitions](#). Housing units in this data set may potentially include occupied vans, boats or RVs.

³⁹ The National Manufactured Housing Construction and Safety Act was passed in 1976 and required basic safety and quality standards for mobile homes. 1979 is the closest year available in the PUMS data.

⁴⁰ This criteria was used to identify rental stock that is more likely to be in poor condition. The gross rent is not impacted by rental assistance. According to the [HUD's "American Housing Survey Components of Inventory Change: 2011–2013"](#), homes built before 1940 and homes where renters paid less than \$600 in rent were more likely to be demolished or condemned, signaling potential poor quality.

⁴¹ [Center for Disease Control](#)

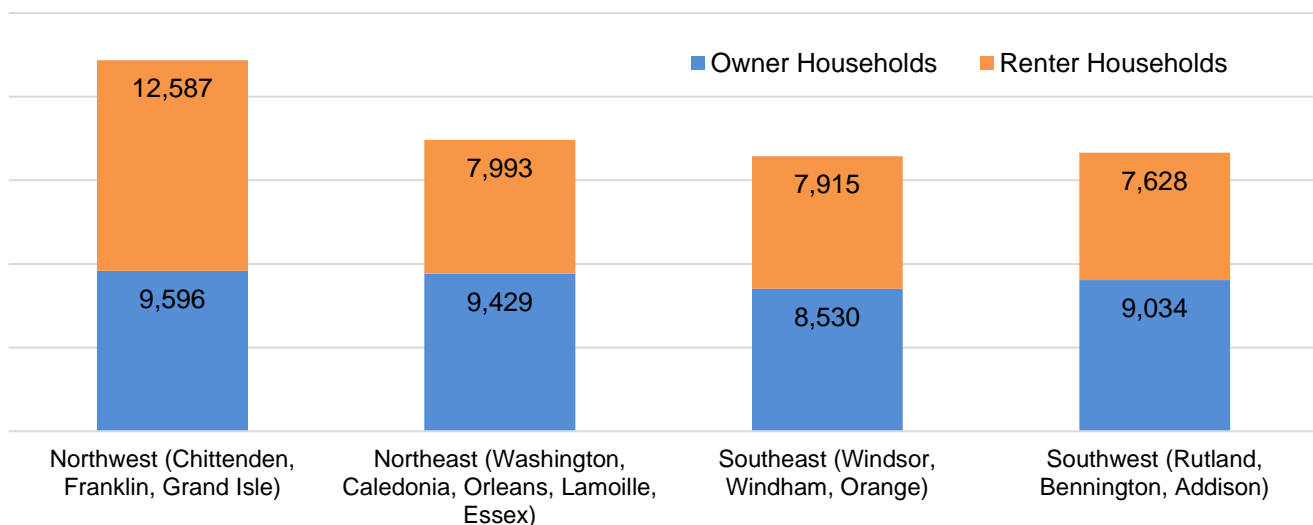
⁴² [Vermont Department of Health](#), "Lead Poisoning Prevention: Report on 2018 Program Outcomes and Activities"

lead paint was widely used. Lead paint can be removed or encapsulated to make homes safer, but this process can be very expensive, with an average cost of \$10,000 for whole-home abatement.⁴³

An analysis of ACS PUMS data⁴⁴ suggests that 36,589 Vermont homeowner and 36,123 Vermont renter households are at particularly high risk for lead paint exposure, as they live in homes built before 1978 and earn less than 80% of the area median income. These households live in homes that may have lead-based paint and are also likely to struggle to afford the high costs of abatement.

Analysis of high risk households by geographic area⁴⁵ shows that proportionally, renters are at higher risk for lead paint exposure than homeowners. Risk is fairly evenly distributed by area, although the Northwest part of the state (Chittenden, Franklin, and Grand Isle), has a higher number of renters at risks.

Figure 3-20: Households at high risk of lead paint exposure



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

Lead paint remediation

Vermont requires owners of rental properties built before 1978 to comply with Essential Maintenance Practices (EMPs)⁴⁶ to reduce the risks of lead paint. The owner or property manager must complete approved EMP training, conduct annual inspections for any lead paint hazards, report deteriorated paint to tenants and promptly make appropriate repairs. Property owners are required to submit annual statements certifying compliance to the Vermont Department of Health.

The state has limited tools to enforce Essential Maintenance Practices. The Vermont Department of Health, Environmental Health Division estimates that roughly 25% of rental property owners submit certifications

⁴³ [National Association of Realtors](#)

⁴⁴ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

⁴⁵ The smallest geographic level for PUMS data is by Public Use Microdata Areas (PUMAs), which in Vermont are groups of three or more counties. This is done to ensure survey anonymity.

⁴⁶ Under 18 V.S.A. § 1759.

required by Essential Maintenance Practices.⁴⁷ However, compliance continues to improve each year and the department continues to provide outreach on requirements.

The U.S. Department of Housing and Urban Development (HUD) offers funding to landlords or homeowners for properties occupied by families with household incomes that are 80% or less than the county median income that also have a child age six or younger in the household. Vermont has two different programs administering this funding and assistance: the Vermont Housing & Conservation Board's (VHCB) Lead-Based Paint Program and the City of Burlington's Lead Program.

Figure 3-21: Vermont lead paint remediation programs

Program	Average units remediated per year (Estimated)	Total units remediated (all time)	Average amount per project (Estimated)	Total spent on program (Estimated)
Vermont Housing & Conservation Board's (VHCB) Lead-Based Paint Program	115	2,900+	\$10,500	\$33,500,000+
City of Burlington's Lead Program	44	662	\$7,275	\$4,816,261

Between the two programs, roughly 3,562 homes have been remediated since 1980. This represents just under 5% of the Vermont homes at high risk for lead paint, although some may have been remediated at personal cost, and not all of these have small children living there. However, it remains clear that lead paint continues to threaten the health of many Vermonters.

Weatherization

Poorly insulated dwellings can pose significant health and safety risks, especially in Vermont, which has wide-ranging temperature extremes. Extreme hot and cold temperatures within a home can be fatal, particularly for elderly people or people with pre-existing health conditions. As mentioned previously, Vermont's older housing stock makes it more likely that it has a high number of homes in need of weatherization.

⁴⁷ The Department of Health relies on owners to self-report. However, the Department will occasionally verify filings during health inspector's field observations or as a result of a tip or complaint.

Figure 3-22: Homes weatherized through the Vermont Office of Economic Opportunity

Program year	Estimated average energy savings	Average household savings	Units in single family buildings	Units in multifamily buildings	Total units
2016	24%	\$368	498 (64%)	276 (36%)	774
2017	24%	\$442	533 (60%)	360 (40%)	893
2018	29%	\$663	512 (62%)	309 (38%)	821
2019	34%	\$745	573 (75%)	194 (25%)	767

Vermont programs offer loans and grants for weatherization projects for households earning less than 80% of Area Median Income (AMI), have a member that receives Supplemental Security Income (SSI) or receive seasonal fuel assistance through the Low-Income Home Energy Assistance Program (LIHEAP). The Vermont Office of Economic Opportunity (OEO), which administers the Vermont Home Weatherization Assistance Program (HWAP), assisted 767 households in FY2019. Around 30% to 40% of homes weatherized each year are renter occupied. The program's average investment is \$9,193 per household.

Since 1980, the program has assisted an estimated 57,768 Vermont homes,⁴⁸ which is about 22% of Vermont's occupied housing stock.⁴⁹ However, even once weatherization is addressed, these homes may still have other health and safety issues, including lead paint, pests, and structural issues.

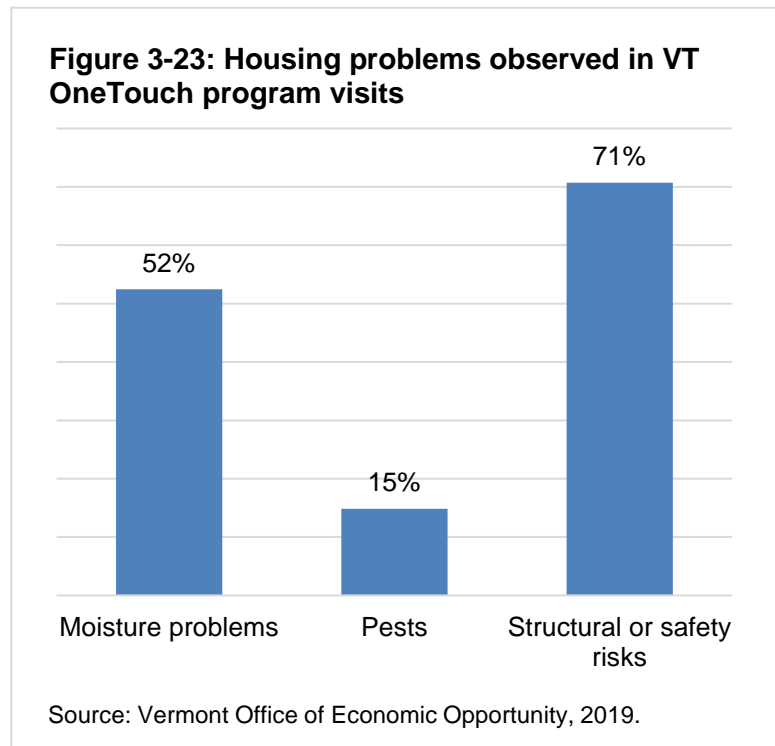
⁴⁸ The Vermont Office of Economic Opportunity notes that weatherization technology and resources have advanced significantly in recent years, therefore the homes weatherized prior to 2000 (29,844) may not be adequately weatherized by today's standards.

⁴⁹ This assumes there are no homes that have been weatherized more than once. Vermont Office of Economic Opportunity allows re-weatherization of projects done prior to 1993 with Department of Energy funds and prior to 2002 with State funds, if the previous work is now considered inadequate.

Other housing quality issues

A small number of Vermont homes have been surveyed for housing quality issues through Vermont's One Touch program, administered through the Vermont Office of Economic Opportunity. Auditors visiting Vermont homes through OEO's weatherization programs survey households about other housing quality issues and connect clients with social services.

A survey of 1,396 visits since 2017 found that 52% of homes had moisture related problems, including plumbing or roof leaks, drainage problems, visible mold, or rotted building areas. Fifteen percent had pest problems, with the majority related to rodent infestations. 71% had various structural issues, including defective or missing smoke or carbon monoxide detectors, wiring issues, inadequate stair or porch railings, and windows or doors that would not open for exit. Of these, issues related to smoke or carbon monoxide detectors were the most commonly cited safety risks.



Of these, issues related to smoke or carbon monoxide detectors were the most commonly cited safety risks.

It is difficult to compare these results to Vermont's housing stock as a whole, since only homes eligible for weatherization were surveyed. However, based on the data available, missing smoke or carbon monoxide detectors and moisture problems appear to be the most common housing quality issues.⁵⁰ Pests and major structural issues were much less common.

Rental housing

The safety of many rental homes in Vermont is not regularly monitored or surveyed, leading to uncertainty about the type and scope of problems within this significant portion of Vermont's housing stock.

Improving the quality of Vermont's rental housing stock is a primary objective of the legislatively appointed Rental Housing Advisory Board. Created by Act 188 of 2018, the Board is an advisory group to the Governor, General Assembly, the Vermont Housing Council, and appropriate State agencies on issues related to rental housing statutes, policies and regulations. In 2019, the Board submitted to the General Assembly a report⁵¹ containing recommended changes to better support decent, safe and sanitary housing.

Subsidized rental stock

Vermont has 13,592 rental apartments in 505 different apartment complexes that were built through publicly-funded programs, including U.S. Department of Housing & Urban Development (HUD) programs, USDA Rural

⁵⁰ Excluding lead paint and weatherization.

⁵¹ [Rental Housing Advisory Board](#), "Act 188 of 2018 – Rental Housing Advisory Board recommendations for January 2019"

Development program, Vermont Housing & Conservation Board (VHCB) grants, the Low-Income Housing Tax Credit (LIHTC), and Vermont Affordable Housing Tax Credits. Comprising 18% of the state's rental homes, they are subsidized and monitored through public programs.

U.S. Department of Housing & Urban Development (HUD) housing

As of 2019, HUD reported physical inspections scores⁵² for twelve Public Housing developments and 157 multifamily developments in Vermont that received some form of HUD funding. HUD grades physical inspections on a 1-100 scale based on its housing quality standards described above, with properties rated below 60 considered failing.

None of Vermont's twelve Public Housing developments failed inspection. The average inspection score was 91. Only one of the 157 multifamily property failed inspection,⁵³ with six more receiving a score of less than 70. The average score for multifamily properties was also 91. Nationwide, the average public housing score is 82, with 9.8% of the stock failing inspections. The average multifamily score was 88 nationally, with 3.7% total failing inspection.

This suggests that although Vermont has some HUD-funded properties in need of improvement, its stock is in much better condition than the national average.

Other subsidized stock

The remaining 336 affordable apartment complexes are managed by a variety of housing organizations, listed above. The requirements for public funding vary, but all of the housing program funders have property maintenance standards, with regular required inspections. Furthermore, a majority of Vermont's subsidized housing is managed by non-profits who are mission-driven to provide quality housing to tenants. Therefore, this stock is considered to be in at least comparable condition to the HUD-examined properties, if not in superior condition.

Market-rate rental stock

The quality of Vermont's market rate rental stock is more difficult to assess. Unlike the subsidized stock, most of Vermont's market rate rental housing is not subject to regular inspections and oversight. These 62,622 homes are currently inspected sporadically or only upon request, especially those located outside of the six towns that require apartment registration and/or inspections (Barre, Brattleboro, Burlington, St. Albans, St. Johnsbury and Winooski). Outside of these towns, requests by tenants or landlords to town health officers initiate the inspection of a rental property.

Vermont has a Rental Housing Health Code⁵⁴ with requirements similar to HUD's housing quality standards. Some towns have their own additional rental health codes. However, there are currently only limited mechanisms in place for enforcing these standards. Many Town Health Officers are volunteers who do not have formal experience in housing safety issues, and are also tasked with non-housing public health responsibilities. In addition, many Vermont towns conduct only complaint-based investigations.

⁵² [HUD Real Estate Assessment Center](#): Physical Inspection scores, as of March, 2019

⁵³ The property in question is Cummings Street Family Housing in Montpelier. Although this property failed inspection in 2018, prior inspections in 2014 and 2016 earned scores of 87 and 85, respectively.

⁵⁴ [Vermont Department of Health](#): Rental Housing Health Code.

Vermont town health officers have reported encountering a range of problems during inspections including:

- Septic system failures
- Animal control
- Pest infestations
- Air contaminants
- Solid and hazardous waste issues
- Emergency/disaster condemnation
- Lead paint/EMP and asbestos issues
- Rental housing health issues⁵⁵

A recent interim report prepared by the Vermont Department of Health⁵⁶ under Act 48 reported 640 yearly complaints submitted to Town Health Officers in towns that do not have a code enforcement program. While not all towns responded to the survey, the Vermont Department of Health estimated 747 complaints for the state as a whole, assuming that the rate stayed constant throughout the population. This number is far smaller than the 6,960 rental homes that VHFA estimates are at high risk for serious housing quality issues.⁵⁷ The low rate of reporting compared to known housing stock quality problems suggests that Vermont renters may not be aware of their rights or may not feel that their complaints will be adequately investigated. The majority of violations discovered from the complaints were for fire safety issues (smoke alarms, carbon monoxide detectors and fire extinguishers), lead paint, problems with electrical systems, and waste removal.

Vermont Legal Aid prepared a 2018 report on rental housing quality issues.⁵⁸ It found that the most commonly reported code violation was for mold (34% of complaints to the Department of Health). The second most common complaint was for pests (15%), particularly bedbugs. The report found that most tenants were not well-informed about what rights they have and how they could report code violations.

Owner housing quality

Housing quality for owner-occupied homes in Vermont is even less well-documented than its market-rate rental stock. However, the available data does suggest there are many homes with serious quality issues.

The American Community Survey's (ACS) estimates of vacant homes, in addition to homes for rent, for sale, or seasonal, includes a category called "other vacant".⁵⁹ Homes can fall into this category for many reasons, including homes that are under renovation or homes held vacant for personal reasons of the owner. However, since this category can also include foreclosed or abandoned homes, it is often used by housing researchers as an indicator of area housing stock decline.⁶⁰ Vermont has 10,323 such homes, accounting for roughly 3% of Vermont's housing stock.⁶¹ This number is small enough that it does not indicate a cause for concern. However, some Vermont towns have much higher rates of "other vacant" homes:

⁵⁵ Meg McCarthy, Vermont Department of Health, VT Housing Conference 2018 presentation.

⁵⁶ [Rental Housing Safety Interim Report 2019](#)

⁵⁷ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

⁵⁸ [Vermont Legal Aid](#), "Renters at Risk The Cost of Substandard Housing", 2018

⁵⁹ [American Community Survey \(ACS\) 2017 Subject Definitions](#).

⁶⁰ [Lincoln Institute of Land Policy](#), "The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States", 2018.

⁶¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B251004) from [housingdata.org](https://www.housingdata.org).

Figure 3-24: Top 10 Vermont towns with greatest number of "Other vacant" homes

Town/city	Number of "other vacant" homes	Percent of total housing stock
Rutland City	548	6.9%
Brattleboro	292	4.9%
St. Johnsbury	206	5.9%
Rockingham	169	6.6%
Newbury	135	9.7%
Fair Haven	114	9.3%
Troy	72	8.3%
Barton	69	4.7%
Plymouth	48	5.3%
Readsboro	41	7.5%

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B251004) from [housingdata.org](https://www.housingdata.org).

Even if all "other vacant" homes shown in the table were actually abandoned or foreclosed, these rates would still be well below those of cities that have large-scale blighted areas.⁶² However, the higher than average rates of "other vacant" homes suggest that these towns may have more homes with serious housing quality issues compared to the state as a whole.

Another indicator is the sale prices of Vermont housing stock. 695 homes⁶³ in Vermont sold for less than \$100,000, which accounted for 9.5% of home sales in 2018.⁶⁴ The median non-mobile home sold for \$220,000. A review of homes listed on Zillow⁶⁵ that are priced below \$100,000 demonstrated that the majority of these homes have immediately obvious quality issues.⁶⁶

⁶² [Lincoln Institute of Land Policy](#), "The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States", 2018.

⁶³ Analysis excludes mobile home sales, which tend to have much lower prices.

⁶⁴ Vermont Property Transfer Tax (PTT) records. Total excludes mobile home sales.

⁶⁵ Zillow is an online home sale platform. It is widely used by home sellers, including for homes sold by owner and by Realtors.

⁶⁶ For further discussion of housing prices, see **Chapter 5: Homeowners**.

Chapter 4 : Renters

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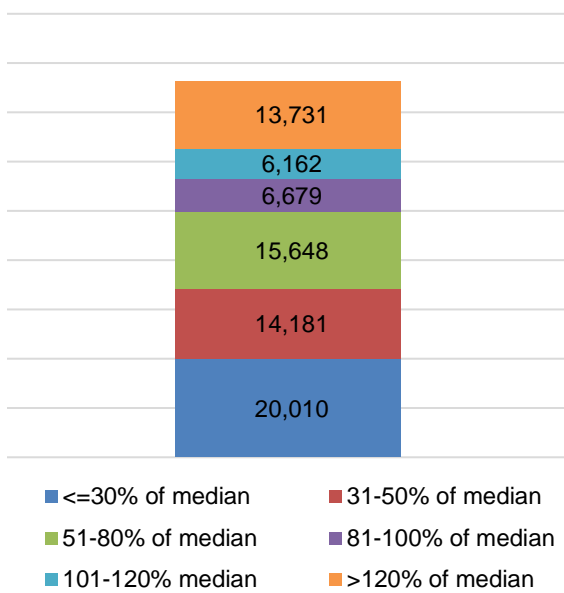
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Demand for rental homes

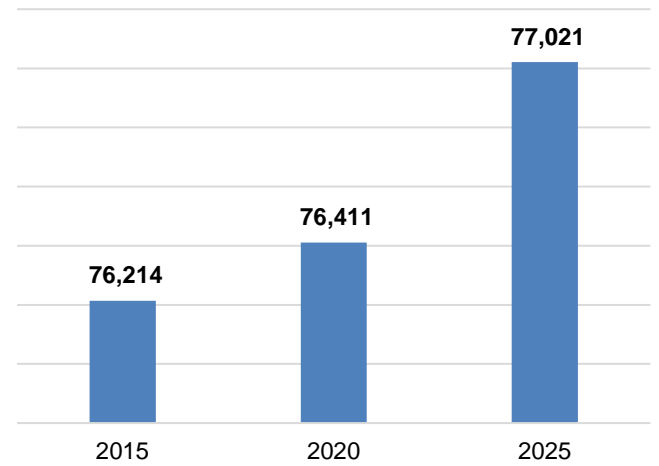
Statewide, the number of Vermont renter households is projected to continue its modest increase, with an additional 610 households expected between 2020 and 2025. Most (74%) of Vermont’s renter households have incomes less than the median.

Figure 4-2: Renter households by income bracket



Source: Claritas.

Figure 4-1: Renter household growth



Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates and Claritas.

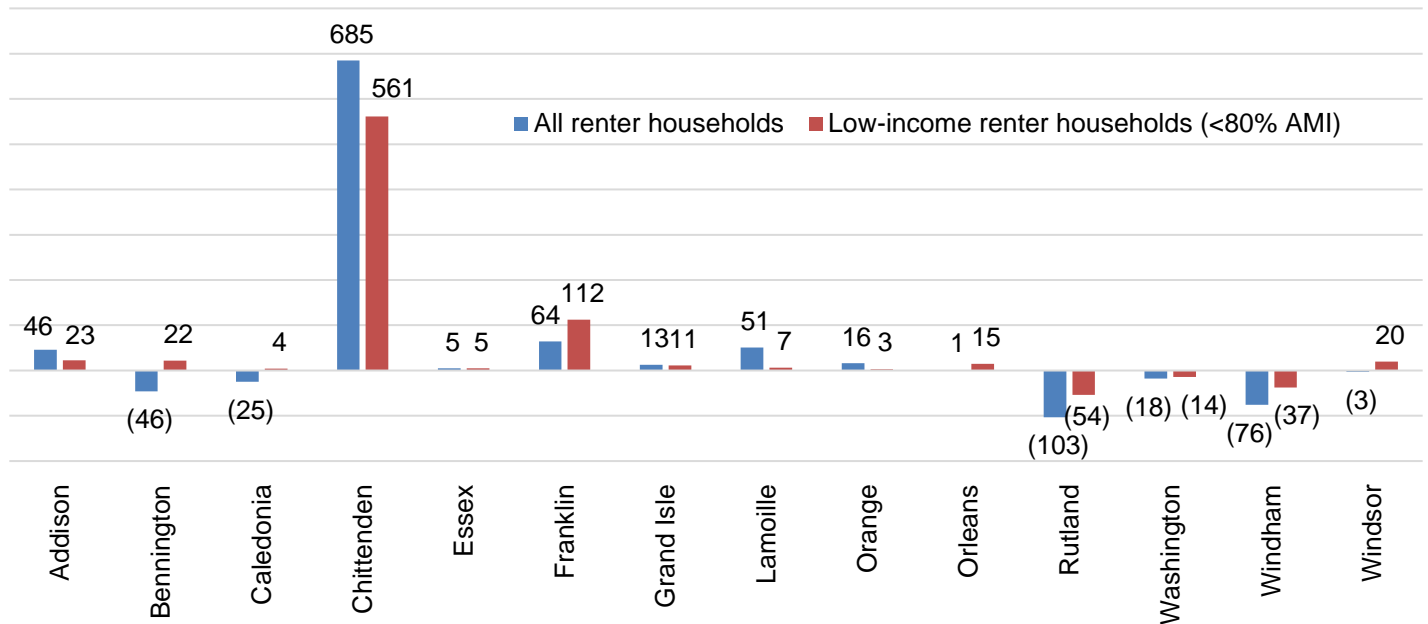
Figure 4-3: Income groups in Vermont, 2020

State median household income		\$ 64,513
<=30% of median		<= \$ 17,342
31-50% of median	\$ 17,343 -	\$ 28,904
51-80% of median	\$ 28,905 -	\$ 46,246
81-100% of median	\$ 46,247 -	\$ 64,513
101-120% median	\$ 64,514 -	\$ 69,370
>120% of median		> \$ 69,370

Source: Claritas.

Most of these additional renters will be located in Chittenden County, with others in nearby Addison, Lamoille, Franklin and Grand Isle counties and a small number to the east in Essex, Orange and Orleans counties. Total expansion of renter households in these counties is projected at 881. However, renter households in the remaining counties are expected to decline by 271 between 2020 and 2025, which means the net statewide expansion of renter households will be an estimated 610.

Figure 4-4: Projected change in renter households by county, 2020-2025



Source: Claritas.

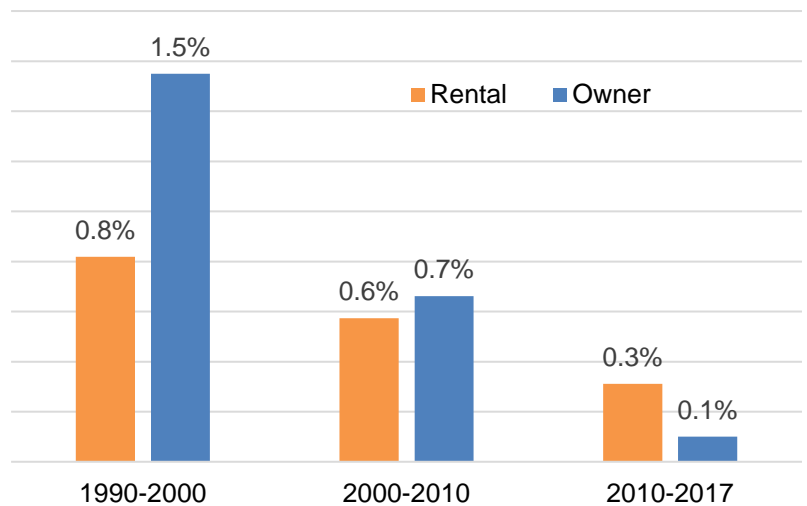
Supply of rental homes

Expansion of total housing stock

As with owner occupied Vermont homes, the rate of expansion of Vermont’s stock of rental homes has declined each decade since 1990. Since 2010, the number of non-vacation occupied rental homes in Vermont has increased at an average annual pace of 0.3%-down from 0.6% in 2000-2010. Nevertheless, the pace of rental housing stock growth has surpassed that of owner homes for the first time in the state’s recent history.

The stock of affordable, publicly-subsidized apartments for lower income Vermonters increased by 552 homes between 2015 and 2019.¹

Figure 4-5: Annual rate of Vermont housing supply growth



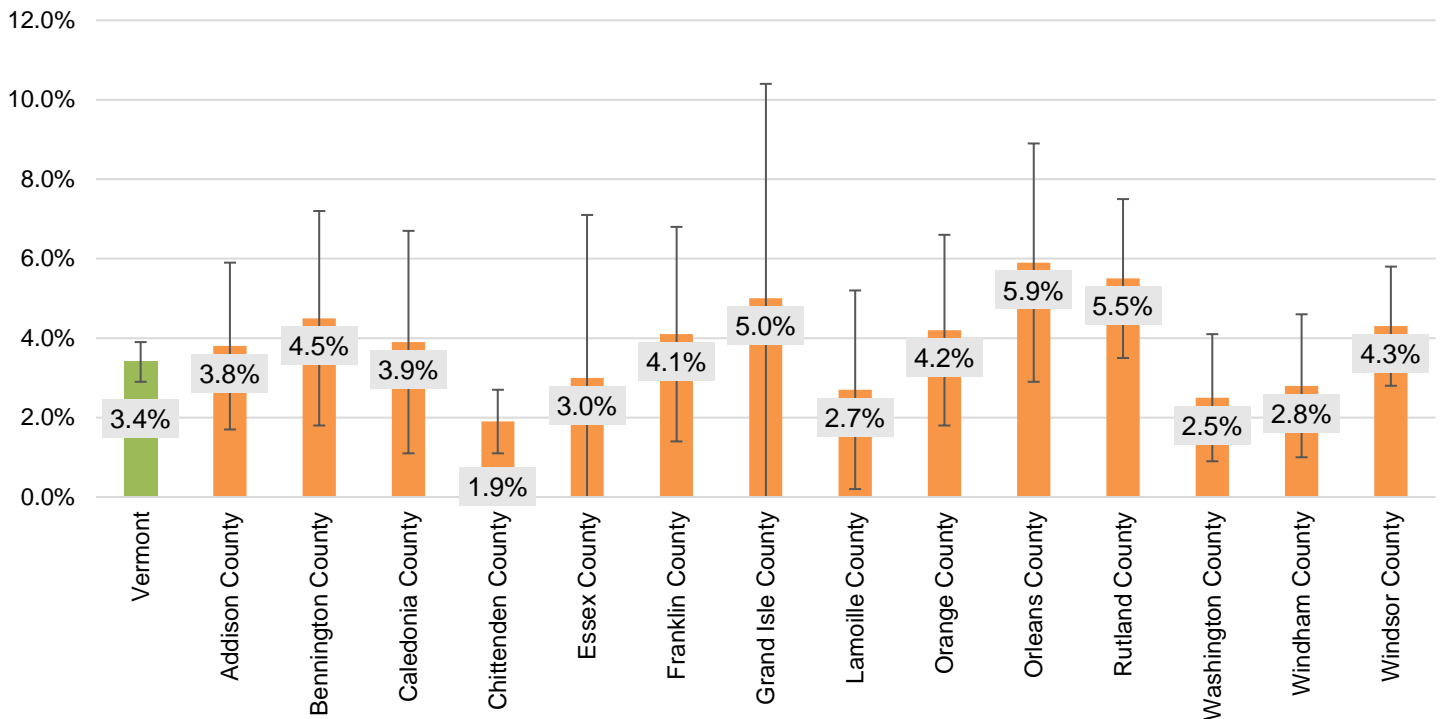
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003), U.S. Decennial Census, from housingdata.org.

¹ Apartments first occupied in 2015-2019 in Vermont Directory of Affordable Rental Housing from www.housingdata.org.

Vacancy rates

Vermont’s average rental vacancy rate was 3.4% in 2017 (based on the latest Census estimates available at both the state and county level). The most reliable estimates are available for Vermont, Chittenden County, Rutland County and Windsor County.

Figure 4-6: Rental vacancy rates



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county’s point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of “For Rent” homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

It is likely that in counties with rates lower than the statewide average, such as Chittenden, Lamoille, Washington and Windham, the relatively low number of vacant units for rent has pressured rent levels upward. Towns in other counties may also suffer from vacancy rates lower than the statewide or countywide average and experience upward pressure on rents.

Vacancy rates among Vermont’s subsidized rental homes are typically lower than the rates among all rental homes. As of December 2019, 102 of these apartments were listed for rent across the state, indicating a vacancy rate of 0.8%.²

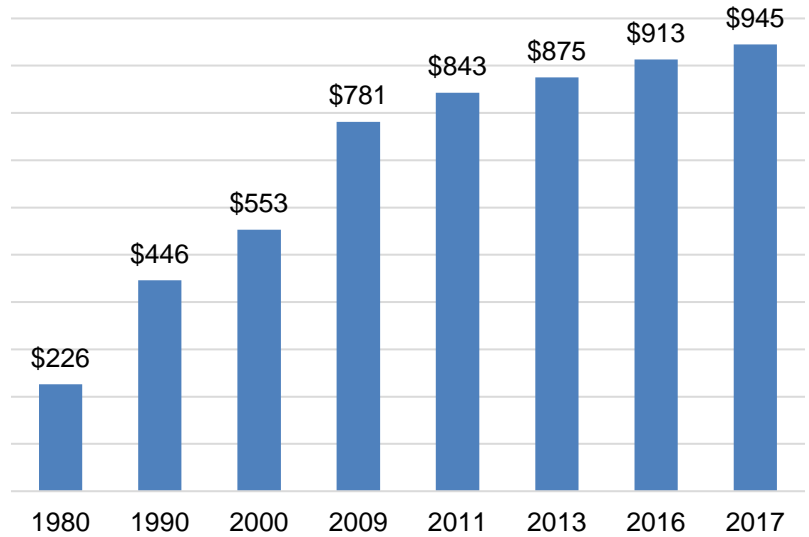
² Vermont Directory of Affordable Rental Housing from housingdata.org

Rental affordability

Median rents among all types of rental homes in Vermont have risen steadily, reaching \$945 statewide in 2017, according to U.S. Census Bureau estimates. To afford rent of \$945 per month, a renter would need to earn \$2,835 per month, or \$16.36 per hour.³ However, the average renter earns just \$13.40 per hour.⁴

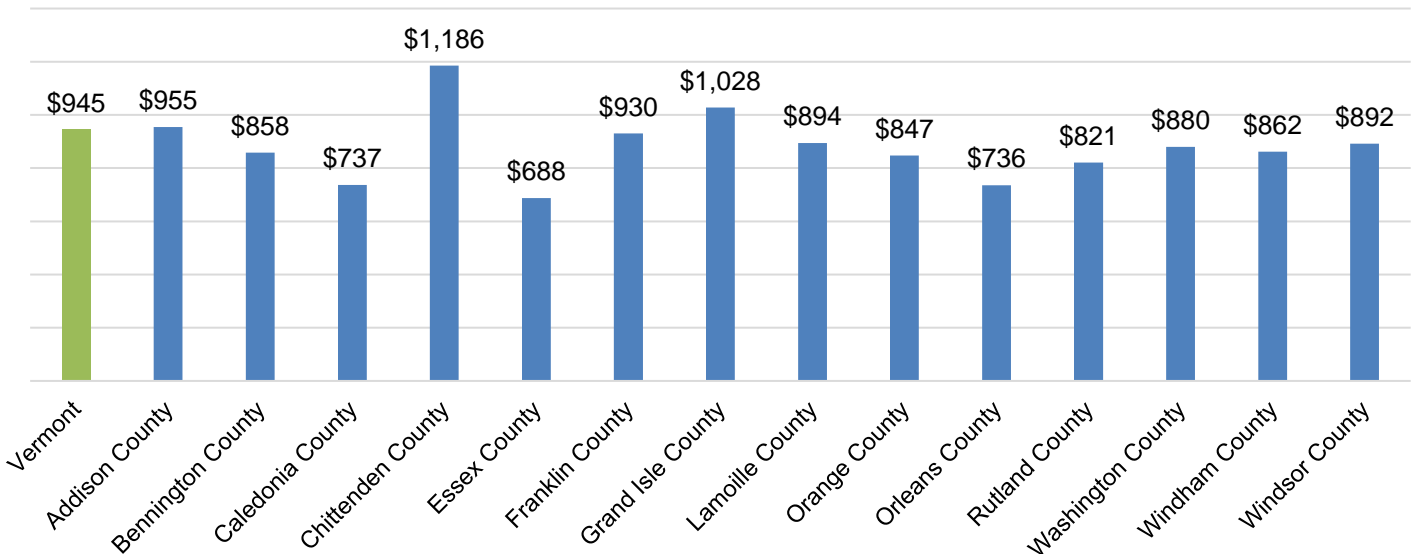
With the northwest counties of Chittenden, Grand Isle and Addison at the high end of the rent spectrum and the Northeast Kingdom counties of Essex, Orleans and Caledonia at the low end, Vermont’s other eight counties have similar median monthly gross rents (of approximately \$800-900).

Figure 4-7: Median Vermont gross rent by year



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25064), U.S. Decennial Census, from housingdata.org.

Figure 4-8: Median gross rent by county



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25064) from housingdata.org.

³ Assumes that households should spend no more than 30% of income on housing expenses, the federal standard of affordability. Assumes a 40-hour workweek.

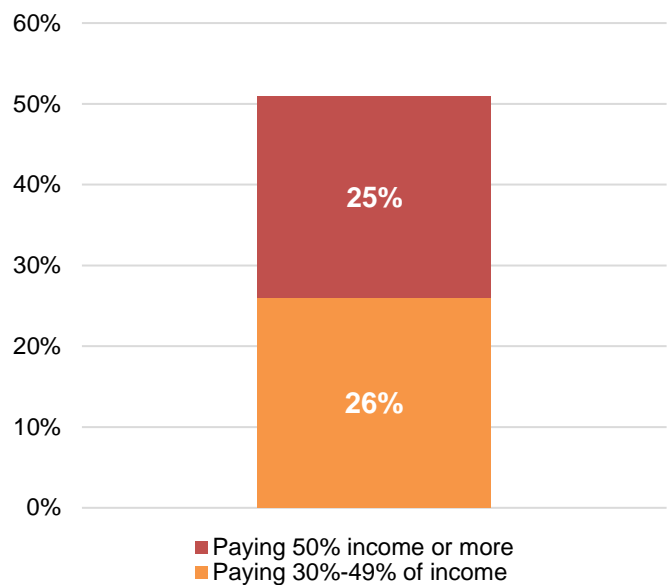
⁴ [National Low Income Housing Coalition \(NLIHC\)](http://www.nlihc.org), “Out of Reach: 2019”

Renter cost-burden

Over half of the renters in Vermont (about 36,000 households) have housing costs that consume more than 30% of their income--the standard for assessing affordability. When housing costs consume more than this, tenants are less likely to have enough income remaining for other living expenses which can lead to housing instability. One quarter of Vermont's renters (about 18,000 households) spend more than half of their income for housing costs. These renters are at high risk of housing instability, including frequent moves, eviction and even homelessness.

The term "cost burden" is often used to describe the hardship of spending high portions of income for housing. Although cost burden is pervasive among all Vermont counties, Chittenden County has the highest rates in the state of both moderate cost burden (spending 30-50% of income for housing) and severe cost burden (spending more than 50% of income for housing). Interestingly, neighboring Addison and Franklin counties have the lowest rates of cost burden statewide.

Figure 4-9: Portion of Vermont renter households with high housing costs relative to income



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25070) from housingdata.org.

Subsidized rentals

Statewide, 13,592 rental homes are made more affordable for lower income Vermonters through project-based public subsidies.⁵ These include 1,190 apartments in buildings funded through HUD's Public Housing program and operated by local public housing authorities. In addition to these apartments made affordable through project-based subsidies, 5,462 low-income Vermont households receive tenant-based housing vouchers which can be used toward paying rent in either market rate or publicly subsidized apartments.⁶

A total of 7,546 apartments funded through the Public Housing program and other federal programs receive monthly rental assistance to ensure that residents are not required to spend more than 30% of their incomes for rent.

⁵ Vermont Directory of Affordable Rental Housing from housingdata.org.

⁶ U.S. Dept of Housing and Urban Development (HUD), Housing Choice Voucher Program, 2019 from housingdata.org

Figure 4-10: Rental apartments in Vermont subsidized through project-based programs

Apartment type*		Total	Apartments with 0-1 bedroom	2-bedroom apartments	Apartments with 3 or more bedrooms
General occupancy	No PBRA	3,019	900	1,563	556
	PBRA	3,313	989	1,558	766
	Total	6,332	1,889	3,121	1,322
Age-restricted	No PBRA	2,982	2,121	708	153
	PBRA	4,233	4,006	171	56
	Total	7,215	6,127	879	209
All apartments		13,547	8,016	4,000	1,531
*PBRA (Project Based Rental Assistance) is funding attached to multifamily units so that tenants pay no more than 30% of income towards gross rent. Source: VHFA and Vermont Directory of Affordable Rental Housing from housingdata.org .					

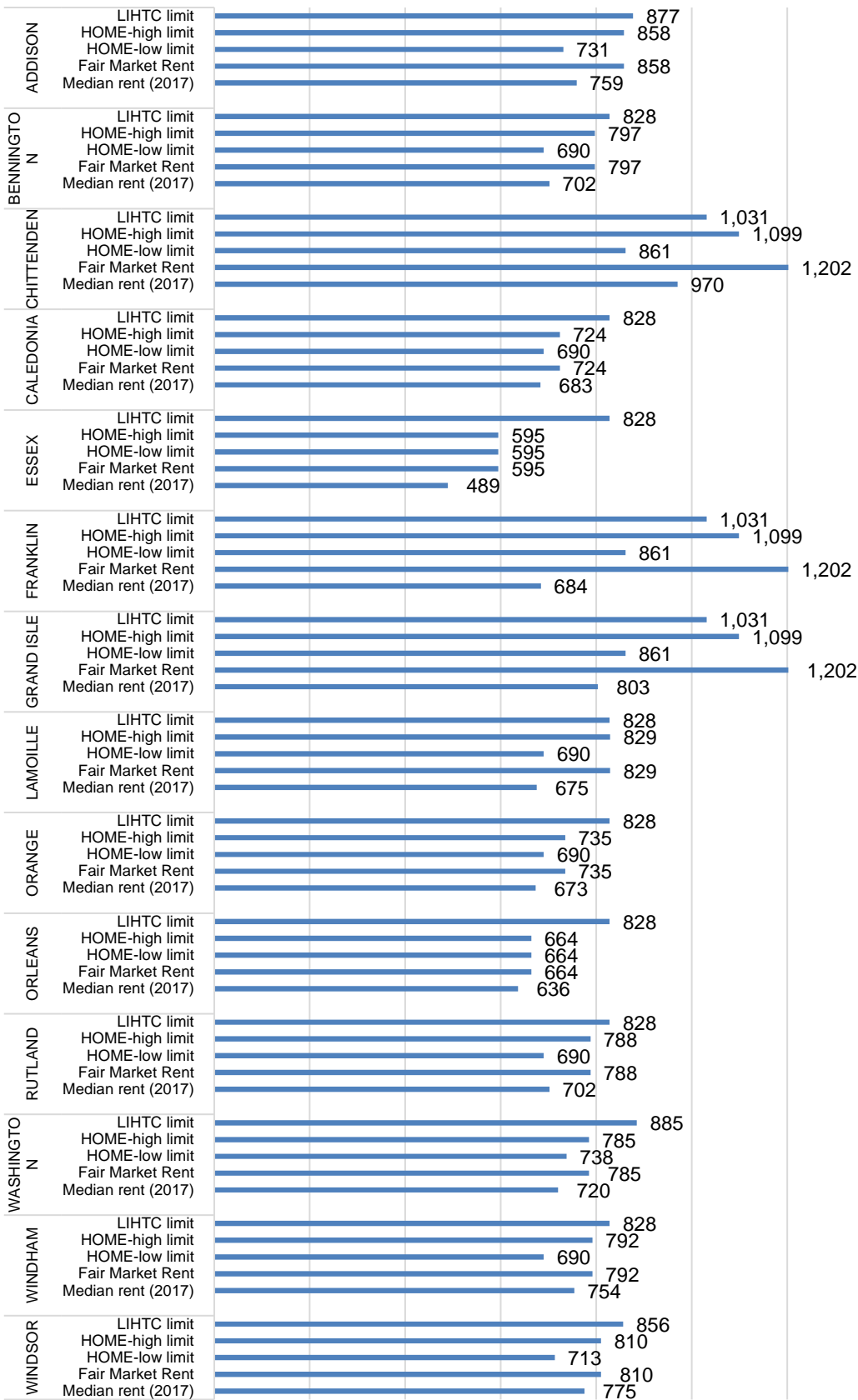
To improve the affordability of publicly subsidized apartments by the low income tenants they serve, these apartments are subject to rent limits set by development and operating funding sources, such as the HOME⁷, Section 8 rental assistance, and Low Income Housing Tax Credit program (LIHTC). The HOME⁸ and LIHTC⁹ programs have multiple limits per county depending on project characteristics such as unit size and the year the unit was put in place.

⁷ U.S. Department of Housing and Urban Development (HUD), HOME Investment Partnerships Program (HOME)

⁸ See [2019 HOME Program Limits](#)

⁹ See [2019 LIHTC Income limits and rents](#), from Vermont Housing Finance Agency

Figure 4-11: Monthly rent limits and county benchmarks



Data sources: www.housingdata.org (Median Rent, Fair Market Rent), [VHFA Low-Income Housing Tax Credit program rent limits](#) and [VHCB HOME program rent limits](#).

Notes: Rent limits for LIHTC units placed in service before 2019 may be different than shown here. HOME-low limits are used for 20% of the units when a development includes 5 or more units.

Rental housing challenges in 2020-2025

Vermont has an opportunity to plan for the next five years in ways that address its most pressing rental housing challenges. This includes ensuring that the housing stock reflects projected growth in households and existing unmet needs. It also includes addressing risks of expiring affordability use restrictions among publicly subsidized apartments and substandard housing quality. Housing quality is discussed in **Chapter 3 - Housing Stock**.

Additional homes needed

Vermont will need to increase the state's total stock of rental housing by 2,629 units before 2025 to meet expected demand among new households, replace homes removed from the stock and house the state's homeless. In addition, nearly 18,000 current renter households in the state are at a high risk of eviction and homelessness due to housing costs that exceed half of their income. While constructing new apartments helps to address this, converting existing housing to affordable, energy-efficient, safe homes for lower income Vermonters could also help meet the needs of these 18,000 at-risk, but currently housed, Vermont households.

Figure 4-12: Projected rental housing stock expansion needed by 2025

County	Net expansion of total renter households	Homes removed from stock**	Homeless households (2019 1-night count)	Expansion to total housing stock needed***
Addison	46	58	52	156
Bennington	(46)	70	50	74
Caledonia	(25)	53	28	56
Chittenden	685	380	245	1,310
Essex	5	9		14
Franklin	64	79	29	172
Grand Isle	13	9		22
Lamoille	51	50	22	123
Orange	16	42	22	80
Orleans	1	45	15	61
Rutland	(103)	123	54	74
Washington	(18)	121	111	214
Windham	(76)	97	84	105
Windsor	(3)	111	60	168
Vermont	610	1,247	772	2,629

Assumes 0.33% as likely annual housing stock loss rate, see [U.S. Department of Housing and Urban Development](#) "American Housing Survey Components of Inventory Change: 2011–2013." Table B15. *Includes projected expansion of total renter households, homes removed from stock and homeless households. Source: Claritas; U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25070) from [housingdata.org](#). on renters paying more than 50% of income for rent; Institute for Community Alliances 2019 Vermont Point In Time count of the homeless from [housingdata.org](#).

Figure 4-13: Total projected 2025 rental housing needs

County	Expansion to total housing stock needed***	At-risk households with severe cost burden	Total needs including at-risk households (homes)****
Addison	156	665	821
Bennington	74	790	864
Caledonia	56	645	701
Chittenden	1,310	6,620	7,930
Essex	14	97	111
Franklin	172	868	1,040
Grand Isle	22	141	163
Lamoille	123	720	843
Orange	80	493	573
Orleans	61	624	685
Rutland	74	1,694	1,768
Washington	214	1,441	1,655
Windham	105	1,550	1,655
Windsor	168	1,557	1,725
Vermont	2,629	17,905	20,534

***Includes projected expansion of total renter households, homes removed from stock and homeless households. Source: Claritas; U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25070) from [housingdata.org](https://www.housingdata.org). on renters paying more than 50% of income for rent; Institute for Community Alliances 2019 Vermont Point In Time count of the homeless from [housingdata.org](https://www.housingdata.org).

Vermont's vacancy rates are lower than rates considered healthy by most published research.¹⁰ To relieve the upward pressure on rents resulting from sub-healthy vacancy rates in many parts of the state, the number of additional rental homes needed in Vermont's housing stock by 2025 would need to rise even further than shown in Figure 4-12 and 4-13.

Pressures on Vermont's publicly subsidized rental stock

Rehabilitation and renovation needs

Owners of publicly subsidized apartments who provide safe, affordable housing must carefully balance the limitations of operating revenue inherent in serving low income tenants with ongoing costs of maintenance and repairs. The median income of a household living in one of Vermont's 6,800 apartments funded through the LIHTC program has an annual household income of approximately \$16,318.¹¹ For a household at this income level, monthly rent higher than \$408 is likely to be unaffordable. Although many tenants with very low incomes receive rental subsidies that bolster the total operating revenue to property owners, the total amount of rent

¹⁰ See "Vacancy Rates" section earlier in this chapter for more information.

¹¹ VHFA, computed from tenant data in January 2020.

collected is limited by rent ceilings associated with the public subsidy programs at work in the housing development.

Minimum reserve requirements of each public program ensure properties are well maintained. Properties vary with respect to the individual challenges associated with their locations and residents. After the first 15 years of operating as LIHTC rental housing, project owners can seek new financing for renovation needs.

A general rehabilitation project of Vermont's publicly subsidized rental housing typically consists of weatherization (such as new insulation and windows) to improve energy efficiency and upgrading kitchens and bathrooms. However, other recent projects in Vermont have focused exclusively on project-wide improvements such as installing a completely new heating system.

When older apartment complexes originally subsidized through HUD's project-based Section 8 program apply for housing tax credit funding, the project is likely to undergo a full "gut rehab" in which the building is taken down to the studs, rebuilt and brought to current building standards.

Between 2015 and 2020, at least 714 subsidized apartments underwent major renovations, funded through new awards of housing tax credits and other sources. Of all apartments developed with housing tax credits awarded in 2015-2020, 57% were in renovated existing buildings (as opposed to constructing new buildings).

Preservation of affordability restrictions

Vermont state and local housing organizations have a long-standing commitment to preserve all apartments that received scarce public subsidies to provide lower income renters with safe, affordable apartments. Only 19 apartments in five rental buildings have been converted from the subsidized stock to other uses or "lost" when a project was renovated to include slightly fewer units than the original size.¹²

At least 4,384 publicly subsidized apartments in VT are required to be maintained perpetually affordable. Since the late 1980s, all state housing development funding has required perpetual affordability. The most limited type of housing tax credits (called allocated 9% federal Low-Income Housing Tax Credits) have done the same since the early 2000s.

Many subsidized rental apartments have covenants with expiration dates beyond 2025. Although plans for extending affordability covenants are underway for many, two apartment complexes have covenants that have already expired and three more will expire before 2025.

¹² These apartments were removed from the subsidized stock at 5 different points in time between 2002-2017 and located in various towns in Vermont.

Figure 4-14: Publicly subsidized rental housing with affordability covenants expiring before 2025

Rental housing development	Homes	Location	Public funder	Expiration date
Montebello Hill Apts.	14	Newbury	USDA Rural Development	2009
Green Mountain Apts.	48	Brattleboro	USDA Rural Development	2016
Marigold Apts.	6	Lyndon	USDA Rural Development	2023
Caledonia H.P., Phase II	20	St. Johnsbury	VHFA (Low Income Housing Tax Credits	2024
Queensbury Rd Housing	16	So. Burlington	VHFA (Low Income Housing Tax Credits	2024

In addition, 664 apartments subsidized through Section 8 rental assistance from the U.S. Department of Housing and Urban Development have Housing Assistance Payment (HAP) contracts that expire before 2025. Of these apartments, 417 are monitored by the Vermont State Housing Authority and the remaining 247, by VHFA. Renewal occurs at the date of contract expiration.

Qualified contracts

Rental properties developed with federal low-income housing tax credits have the option to convert their use to market rate apartments after 15 years, unless the property receives funding through other programs that have longer term or renewed affordability requirements. Nationally, rental housing owners began this “qualified contract process” for properties containing approximately 10,398 homes in 2018 alone.¹³

In Vermont, owners could begin this process for 57 rental housing developments. About two-thirds of these developments are owned by non-profit affordable housing agencies dedicated to providing housing in the long term for low income households. The other developments are owned by for-profit owners for whom converting to market rate use may be appealing. Two Vermont rental developments with an expiring qualified contract have “right-of-first refusal” provisions to enable residents to opt to buy their units.

Wait lists

Waitlists can be an important indicator of the relative demand for and access to affordable rental housing. However, managers of affordable apartments in Vermont tend to organize applicants on waitlists for apartments in their portfolios based on a number of different criteria, including the location, number of bedrooms needed, the need for rental assistance, and property amenities. Furthermore, applicants may be placed on multiple lists, making it impossible to calculate an overall average length of time on waitlists or the total number of applicants for subsidized rental housing in Vermont. Anecdotally, most managers reported their properties had waitlists of several hundred applicants, and that most applicants remained on the waitlist at least a year, with one property reporting a waitlist of 540 applicants and an average wait time of four to five years.

Of the 513 publicly subsidized apartment developments in Vermont, about 77% have waitlists that are open, based on reports from managers.¹⁴ This means that for the remaining 115 developments, apartment seekers may not even have the opportunity to add their name to a waitlist.

¹³ [National Council of State Housing Agencies](#), “The Save Affordable Housing Act of 2019”.

¹⁴ Vermont Directory of Affordable Rental Housing from housingdata.org.

Chapter 5 : Homeowners

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Homeownership rates

Vermont has a high rate of homeownership, with an estimated 182,321 homeowners and nearly 71% of all households owning their homes.¹ 63% of Vermont homeowners had a mortgage on their homes.² As of 2019, Vermont's homeownership rate was the 7th highest in the nation.³

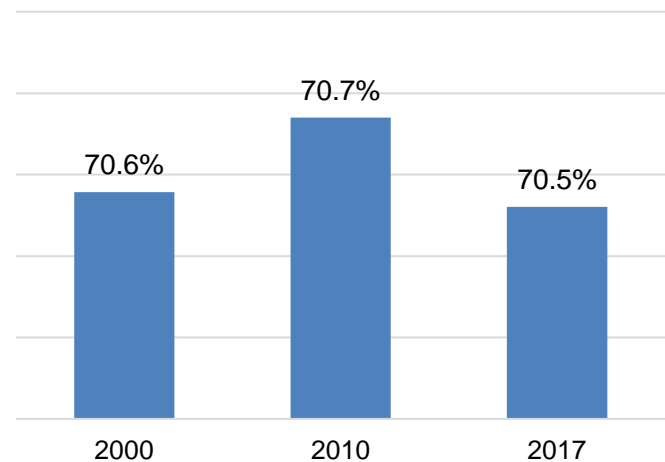
Vermont's homeownership rate has remained fairly constant for decades, including during the Great Recession and the subsequent recovery. This contrasts with national homeownership rates, which dropped by 6.3% between 2005 and 2016.

Homeowner demographics

The absolute number of homeowners has grown over the past several decades along with Vermont's population as a whole.⁴ However, the pace of growth among owner households has slowed since the 1990's, mirroring Vermont's slowing population growth overall. Although Vermont's overall homeownership rate has remained constant since the 1990s, homeownership is declining among younger households. According to 2017 Census Bureau estimates, Vermont's homeownership rate among 25 to 34 year olds has fallen to 42% from 49% in 2007.⁵

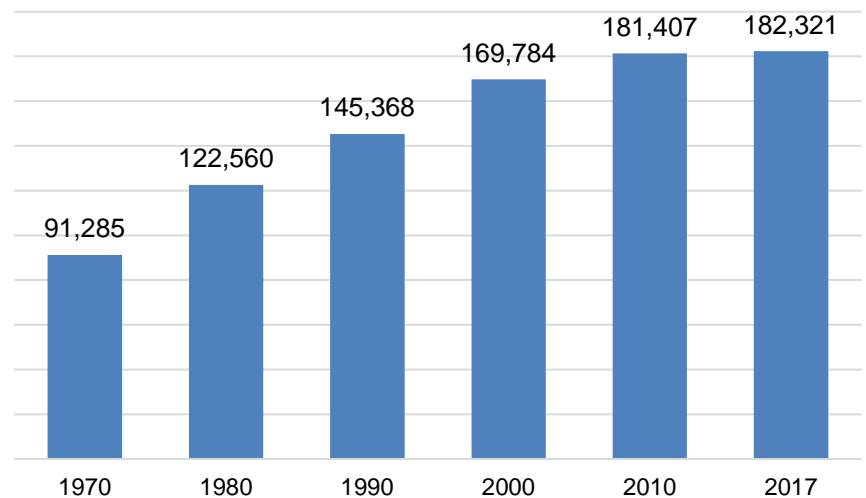
This trend in decreased millennial⁶ homeownership may have long-term effects for Vermont. The time between ages 25 to 34 is the prime period for households to become homeowners because homeownership remains an important vehicle for household wealth

Figure 5-1: Vermont homeownership rate



Source: U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003), U.S. Decennial Census (for years 2010 and earlier) from housingdata.org

Figure 5-2: Estimated Vermont homeowner households



Source: U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003), U.S. Decennial Census (for years 2010 and earlier) from housingdata.org

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from housingdata.org

² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091)

³ U.S. Census Bureau: Quarterly Vacancy and Homeownership Rates by State and MSA, 2019 from census.gov

⁴ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from housingdata.org

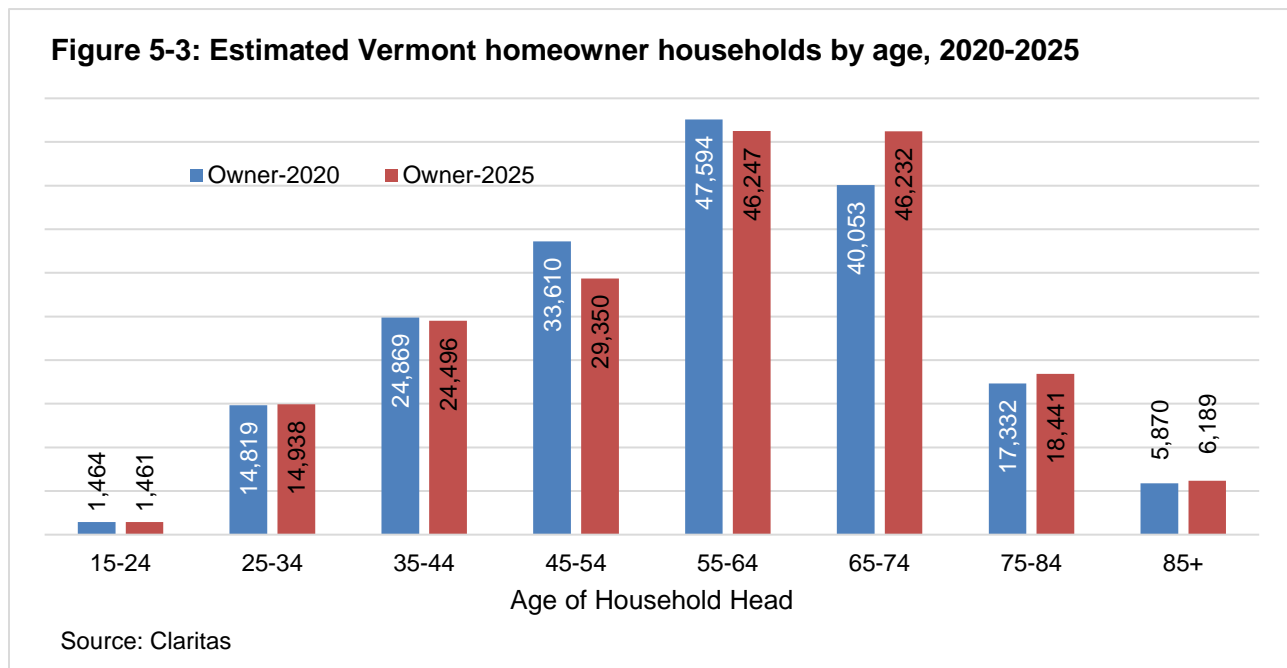
⁵ U.S. Census Bureau: American Community Survey 1-year estimates, 2007 (Table B25007)

⁶ The Millennial generation typically includes individuals born between 1981 and 1996 (ages 24 to 39 in 2020).

building. If young households postpone becoming homeowners until later in life, or not at all, they may struggle to plan for retirement without a house as a key asset.

Although the decline in homeownership among young households is a national trend,⁷ young Vermont households face unique challenges. In addition to high home prices that exceed incomes (discussed in the following section), Vermont has the 17th highest rates of student loan debt in the nation. Of recent Vermont graduates, 60% have student loans, with an average \$29,656 in debt,⁸ which can make it extremely difficult for these households to save enough to purchase their first homes.

The percentage of Vermont homeowners who are at least 55 years old is expected to rise from 53% to 63% between 2020 and 2025.



Homeowner income

Vermont has homeowners from across the income spectrum, including many very low-income households.⁹ According to Census Bureau estimates, 4,766 homeowner households are living in poverty,¹⁰ which is \$16,240 for a family of two as of 2017.

⁷ [Urban Institute](#), “Young Adults Living in Parents’ Basements: Causes and Consequences”, 2019.

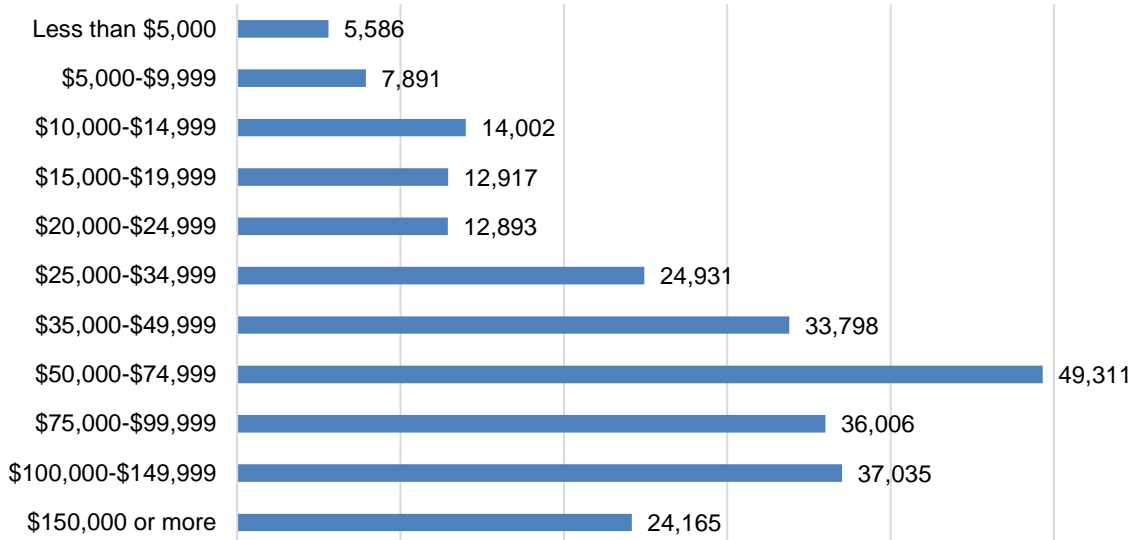
⁸ [USA Today](#), “Students graduating in these states are drowning in loan debt”, July 12, 2019.

⁹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25118) from [housingdata.org](https://www.housingdata.org)

¹⁰ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B17019)

Homeownership is more common than renting in Vermont, even among lower income Vermonters. Of all Vermont households earning less than median income (\$57,808¹¹), an estimated 57% are homeowners.

Figure 5-4: Vermont owner households by income

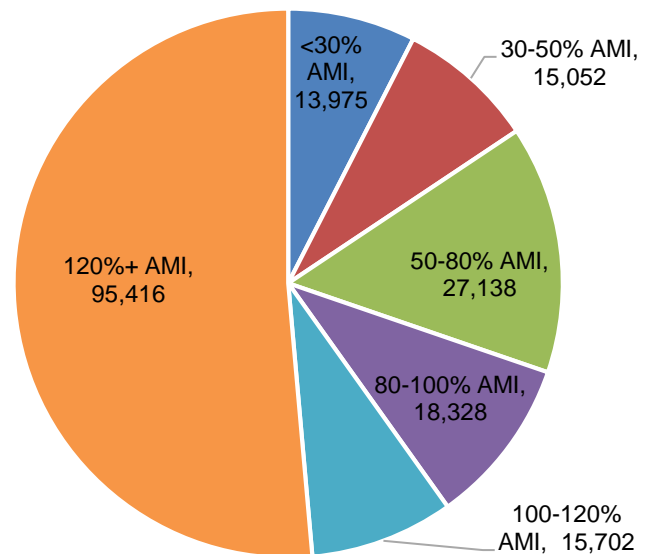


Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25118) from [housingdata.org](https://www.housingdata.org)

As of 2020, an estimated 56,000 Vermont homeowners will have incomes less than 80% of median.¹² This number is projected to expand by approximately 400 households by 2025. On average, these households have incomes of \$46,000.

Most of these additional homeowners will locate in Chittenden County, with others buying homes in nearby Addison, Lamoille, Franklin and Grand Isle counties and a small number to the east in Essex, Orange and Orleans counties.

Figure 5-5: Vermont homeowner households by percentage of area median income (AMI), 2020

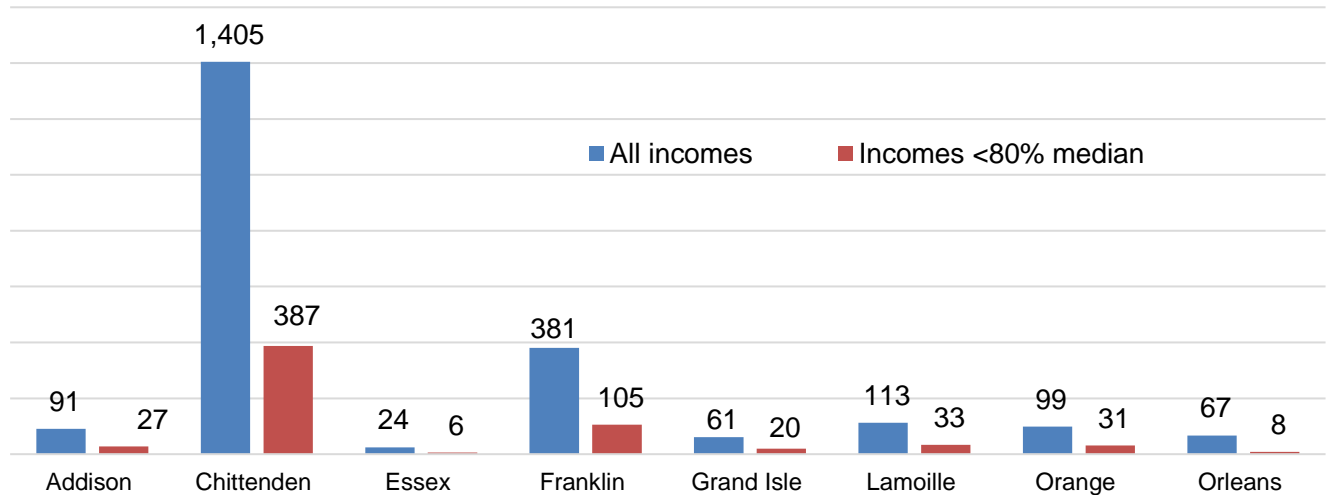


Source: Claritas.

¹¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25119) from [housingdata.org](https://www.housingdata.org)

¹² Claritas

Figure 5-6: Projected expansion of owner households, 2020-2025



Source: Claritas

Home sales

In 2018, 7,401 primary homes were sold in Vermont,¹³ as well as 1,577 seasonal homes.¹⁴ Of the primary homes sold, the large majority (6,232) were single family homes, 966 were condominiums and 173 were mobile homes sold with land.

The volume of Vermont home sales has been fairly consistent over the past five years. However, despite being years into a period of economic recovery, the Vermont housing market has yet to reach the pre-Recession high of 9,659 sales in 2004.

Figure 5-7: Vermont primary home sales by year

Year	Number of Vermont primary homes sold
2014	7,008
2015	6,473
2016	6,834
2017	6,256
2018	7,401

Source: Vermont Property Transfer Tax (PTT) records from housingdata.org.

¹³ Vermont Property Transfer Tax (PTT) records from housingdata.org.

¹⁴ Vermont Property Transfer Tax (PTT) records from the Vermont Department of Taxes.

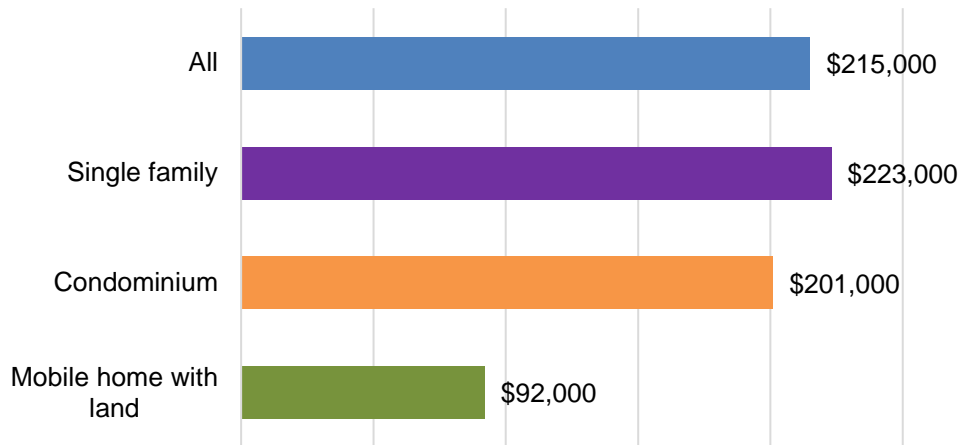
Home sale prices

The median primary home in Vermont sold for \$215,000 in 2018, with an average price of \$248,899. Single family homes commanded the highest prices, with a median price of \$223,000, while the median condominium sold for \$201,000, and the median mobile home with land sold for \$92,000.¹⁵

The median vacation home on less than six acres sold for \$135,000 in 2018, while vacation homes on more than six acres sold for \$107,000.¹⁶

Vacation homes include a wide variety of property types, from hunting cabins to condominiums at ski resorts. Newly-built homes sold for a median price of \$360,000.¹⁷

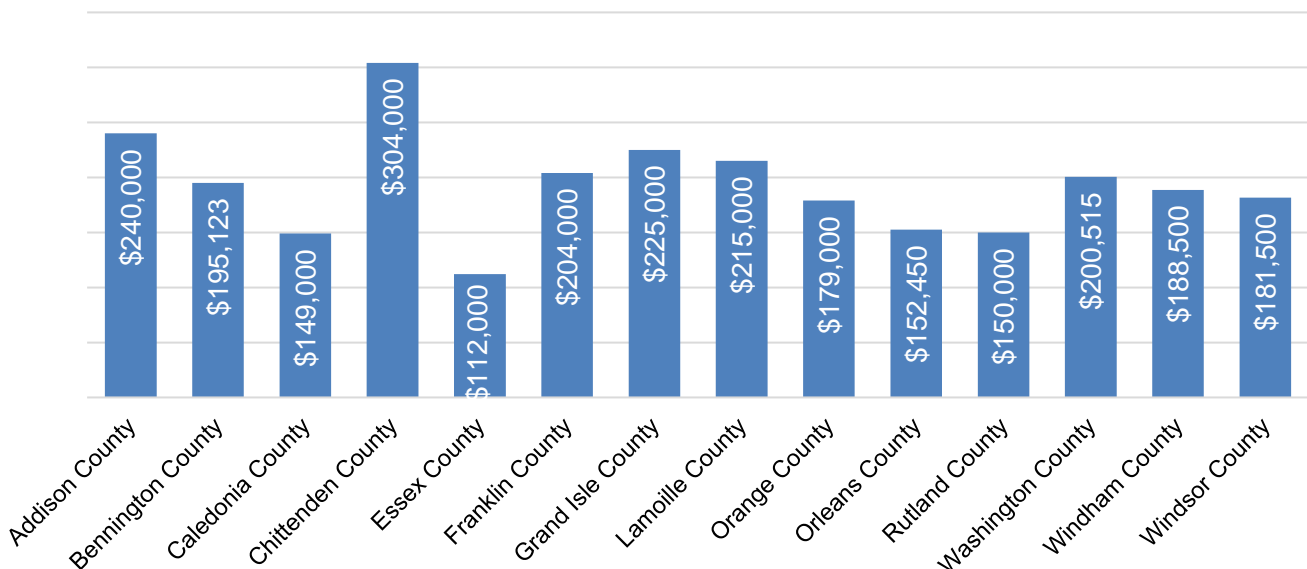
Figure 5-8: Median Vermont home sale prices, 2018



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org.

These state median prices mask significant county-level variation in home prices. The median primary home in Chittenden County sold for over twice the median price of homes in Caledonia, Essex, Orleans and Rutland Counties.

Figure 5-9: Median price of primary homes sales by county, 2018



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org.

¹⁵ Vermont Property Transfer Tax (PTT) records from housingdata.org.

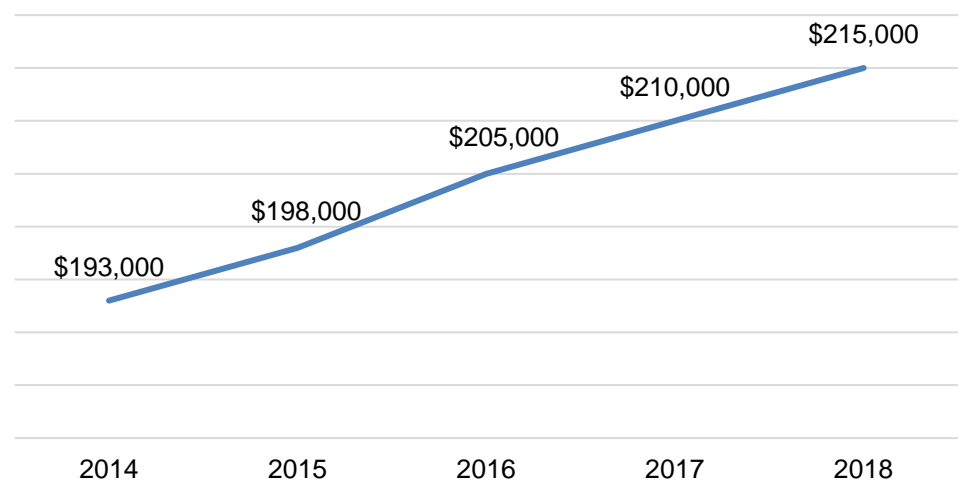
¹⁶ Vermont Property Transfer Tax (PTT) records from the [Vermont Department of Taxes](https://tax.vermont.gov).

¹⁷ Multiple Listing Service (MLS).

The median primary home price in Vermont has risen by 7.5% since the last State Housing Needs Assessment was conducted in 2014, with a continuous increase in prices over the last five years.

If current economic conditions continue, Vermont’s home prices are likely to continue to rise. Even if there were another national recession or housing market correction, Vermont median home prices are not likely to experience a corresponding sustained decrease. During the last recession from 2007 to 2009, the median Vermont home price decreased by just 5% before swiftly rebounding to pre-recession prices by 2013. In Chittenden County, home prices decreased by just 3.19%, and have increased every year since 2009.

Figure 5-10: Median price of Vermont homes sales



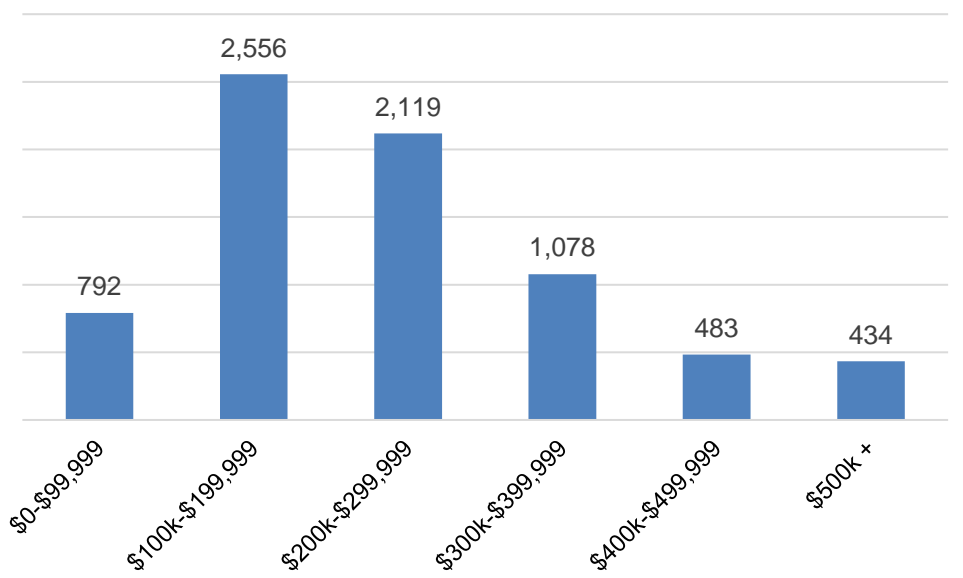
Source: Vermont Property Transfer Tax (PTT) records from housingdata.org.

Home purchase affordability

Vermont home prices are higher than many Vermont buyers can afford. The estimated median household income in Vermont is \$57,808.¹⁸ The estimated home price affordable for a household earning \$57,808 would be \$202,000.¹⁹ At that price, a buyer would need to have \$19,432 in cash available for a down payment and closing costs.

While this affordable price is slightly lower than the median home price of \$215,000, the overall distribution of the prices of primary homes sold in Vermont generally corresponds

Figure 5-11: Vermont primary home sales by price range, 2018



Source: Vermont Property Transfer Tax (PTT) records

¹⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25119) from housingdata.org

¹⁹ Assumes a 5% down payment, average rates for zero-point loans, average premiums for private mortgage insurance, and statewide average property taxes. More information available on housingdata.org.

with Vermont's distribution of incomes among households. Roughly 45% of the homes sold in 2018 were sold for less than \$200,000, theoretically affordable to median income buyers.

However, there are several factors that complicate this picture:

- Many of the homes in the lower range of prices have significant quality issues. Nearly 26% of Vermont homes were built in 1939 or earlier,²⁰ which increases the likelihood that a housing unit has serious structural, plumbing, electrical or lead paint problems. See **Chapter 3: Housing Stock** for a more detailed discussion on housing quality issues. Major home repairs must be factored into purchaser budgets, which may limit the number of homes that are actually affordable.
- The estimated median yearly income for Vermont renters is only \$33,949.²¹ These buyers will find it even more difficult to purchase a home, particularly since they do not own a home that they can sell to finance a new home purchase. At this income, a home priced at \$117,000 or less would be considered affordable, assuming a 5% down payment.
- Lower income buyers may also be in competition with higher income buyers who may want to spend less on a home than they can, in theory, afford, and retain that income for other uses.
- Housing stock affordability varies widely by county and region. The median income for Chittenden County is \$66,906, higher than the state median, allowing the median household to purchase a home priced at up to \$235,000. However, only 26% of primary homes in Chittenden County were sold for less than \$235,000 in 2018.

The median home price of \$215,000 is unaffordable for many workers, including those earning well over minimum wage. Teachers, police officers, social workers, manufacturing workers, and most healthcare workers would struggle to afford to buy a home based on the median income for their professions.²²

Affordability gaps for low and moderate income homebuyers

The number of homes affordable to low and moderate income Vermont buyers is particularly limited. Very few homes are available for households earning less than half of the Area Median Income, and as mentioned previously, these homes are likely to be in substandard condition. Furthermore, these households are less likely to be able to obtain a mortgage or save for a down payment.

²⁰ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25034) from [housingdata.org](https://www.housingdata.org).

²¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25119) from [housingdata.org](https://www.housingdata.org)

²² Vermont Department of Labor, Economic & Labor Market Information, Occupational Employment Statistics (OES) program from [housingdata.org](https://www.housingdata.org)

Figure 5-12: Vermont primary home sales by purchase affordability

Income Group (as % of area median income)	Household Income	Maximum affordable purchase price	Cash needed at closing	Number of homes sold at or below affordable price, 2018	% of all primary homes sold
30% AMI	\$17,342	\$58,500	\$8,048	235	3%
50% AMI	\$28,904	\$99,500	\$11,082	788	11%
80% AMI	\$46,246	\$161,000	\$16,091	2230	30%
Area Median Income	\$57,808	\$202,000	\$19,432	3442	46%
120% AMI	\$69,369	\$243,500	\$22,814	4366	59%

Source: Vermont Property Transfer Tax (PTT) records from housingdata.org

Supply and demand for homes

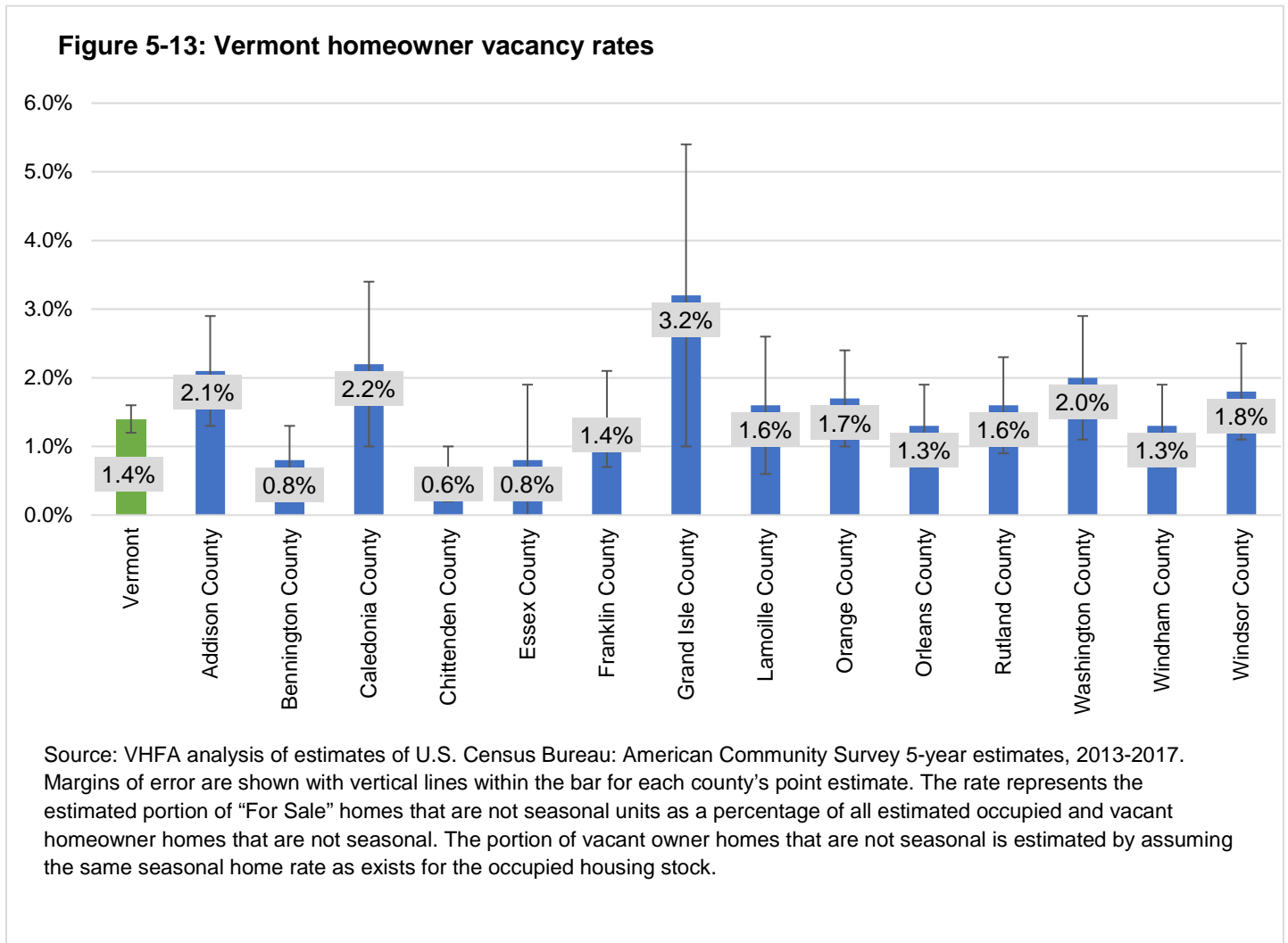
Homeowner vacancy rates

The homeowner vacancy rate is the number of homes on the market compared to the total number of homes used or intended for homeowner households. The vacancy rate can be a useful indicator for assessing demand for homes. Vermont's homeowner vacancy rate is estimated at 1.4%.²³ Housing experts consider housing markets healthiest with owner vacancy rates of between 1.3 and 2%.²⁴ When the vacancy rate is below that level, it can be difficult for homebuyers to find homes to purchase due to limited stock available. The national homeowner vacancy rate is 1.3%.²⁵

²³ VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25004) from housingdata.org.

²⁴ [Lincoln Institute of Land Policy](https://www.lincolninstitute.org/), "The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States", 2018.

²⁵ Homeowner Vacancy Rate for the United States [RHVRUSQ156N], as of October 2019 from the [Federal Reserve Bank of St. Louis](https://www.federalreserve.org/).



Vermont’s estimated homeowner vacancy rates have considerable margins of error, due to its small sample size of homes for sale at any given time during a survey period. However, it appears that several Vermont counties have homeowner housing markets that are tighter than optimal. In particular, Chittenden County’s homeowner vacancy rate is no more than 1% at its highest possible range, indicating that demand is surpassing the supply.

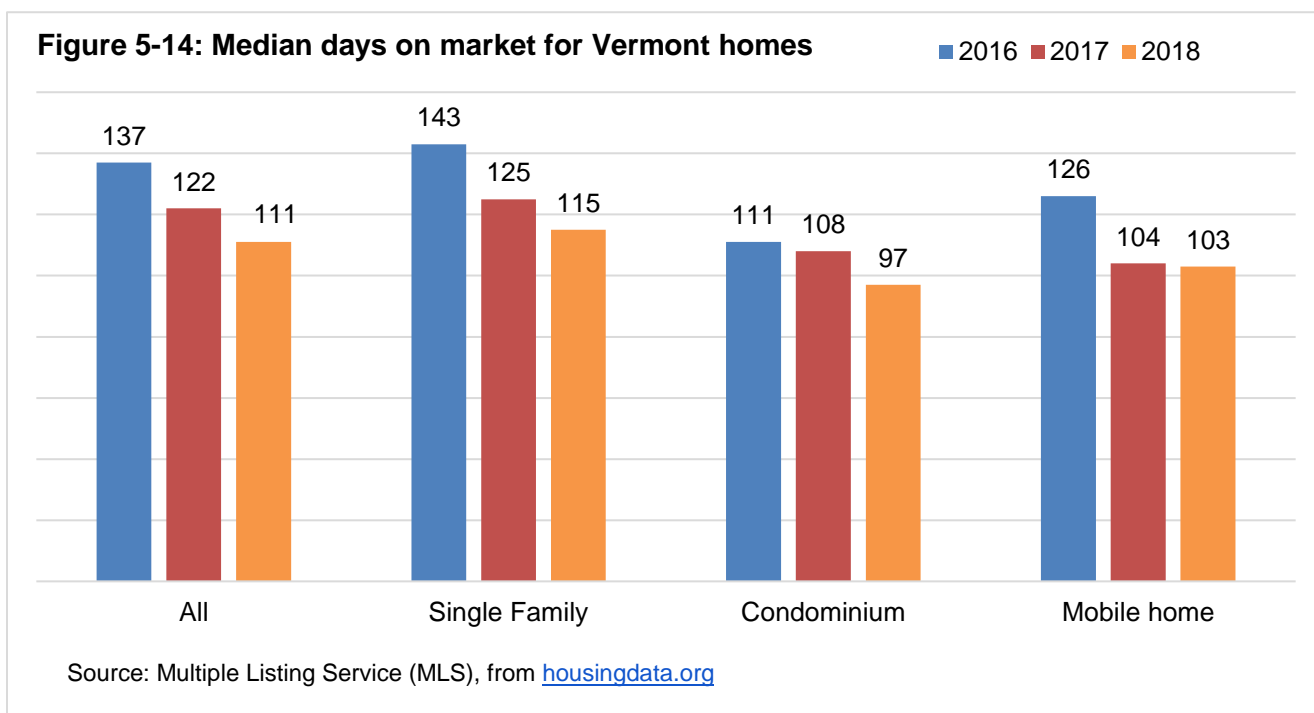
While higher vacancy rates make it easier for homebuyers to find homes, and can keep prices from rising too quickly, they can also indicate the presence of substandard quality homes, which can remain vacant for extended periods since fewer homebuyers can afford or are willing to invest the time and energy to improve them. A few Vermont counties appear to have slightly higher owner vacancy rates than ideal, although the error ranges for all counties make it possible that their rates are within healthy levels.

Inventory

As of December 2019, there were 5,388 homes on the market throughout Vermont.²⁶ With an average of 1,243 homes sold per month through 2018,²⁷ this yields just 4.3 months of supply currently available. The most recent available estimates of national monthly supply is 5.3 months,²⁸ suggesting that Vermont's market is slightly more constrained than the national average.

Days on market

The number of days on the market that a home is listed for sale is another useful indicator of demand.²⁹ In 2018, the median Vermont home was on the market for 111 days.³⁰ For context, the national median days on the market was 74 days.³¹



The median days on market has been steadily decreasing over the past three years across all home types in Vermont, indicating increasing demand for the available homes. There is wide geographical variance among days on market, with the median Chittenden County home selling in just 72 days, while Essex County homes were on the market for a median 187 days.

Condominiums sold more quickly than other home types, despite the fact that national surveys report that most homebuyers prefer a single-family home.³² In Chittenden County, condominiums sold in a median 69 days,

²⁶ Vermont homes listed on [Zillow.com](https://www.zillow.com) as of December 9, 2019. Excludes lots/land for sale.

²⁷ VHFA analysis of Vermont Property Transfer Tax (PTT) records.

²⁸ Monthly Supply of Houses in the United States [MSACSR], as of October 2019 from the [Federal Reserve Bank of St. Louis](https://www.federalreserve.org).

²⁹ Days on market (DOM) is the total number of days a real estate listing is on the active market before either an offer is accepted or the agreement between the real estate agent and seller ends.

³⁰ Multiple Listing Service (MLS), from housingdata.org. Does not include sales made without a real estate agent.

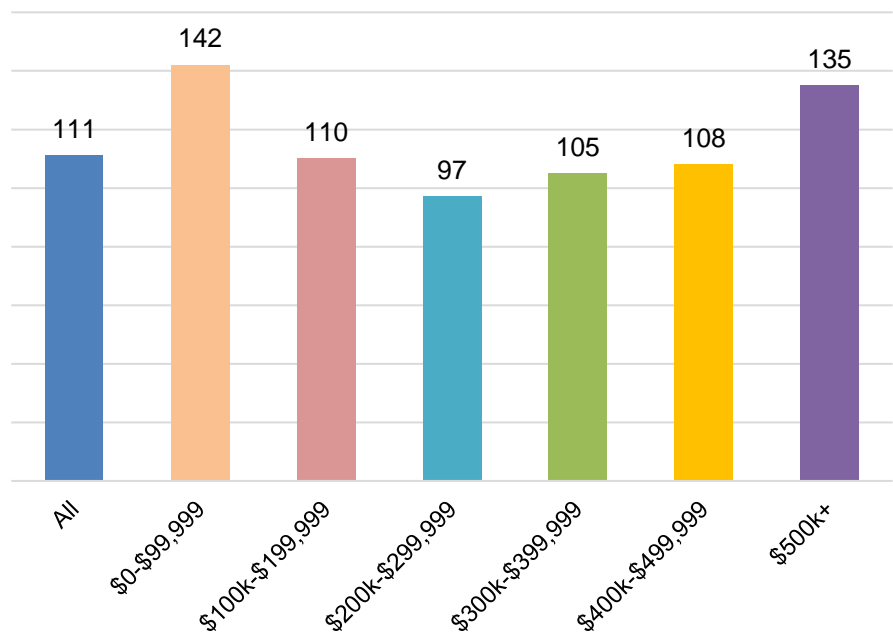
³¹ Based on median days listed for United States for 2018 on [Zillow.com](https://www.zillow.com).

³² [Zillow Group Report](https://www.zillow.com) on Consumer Housing Trends, 2018

while single family homes sold in a median 74 days. This may be because condominiums are likely to be newer than single family homes, and thus less likely to have severe quality issues, are less expensive than single family homes and can be starter homes for households entering the market and/or are less common than single family homes, with scarcity contributing to demand.

Homes in the \$200,000-\$299,999 range sold most quickly, with a median 106 days on the market. More affordable homes on the lower end of the price spectrum tended to sell more slowly than higher priced homes (up to \$400,000), providing additional evidence that much of this segment of the housing market stock may have serious quality issues.

Figure 5-15: Median days on market by sales price (2018)



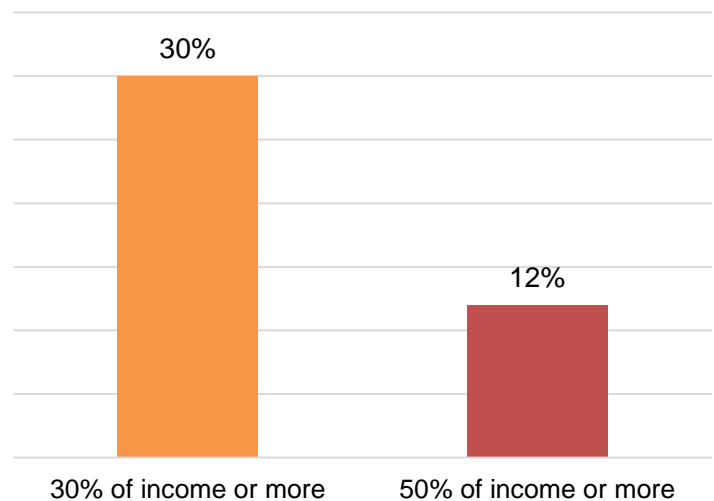
Source: Multiple Listing Service (MLS), from housingdata.org

As with home sale prices, days on the market varied widely between counties. Homes in Chittenden County priced between \$200,000 and \$299,999 were on the market for a median length of just 63 days.

Homeowner cost-burden

One in three Vermont homeowner households (56,633) are cost-burdened, spending more than 30% of their income towards housing costs such as mortgages, property taxes, home insurance and heating costs.³³ In addition, 12% of owner households (21,245) are severely cost-burdened, paying more than 50% of their income towards housing costs, putting them at high risk for foreclosure. Vermont’s rates of owner cost-burden are higher than the national rate of 24% of owner households cost-burdened and 10% severely cost-burdened.

Figure 5-16: Owner households by housing costs as a percentage of household income



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091) from housingdata.org

³³ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091) from housingdata.org

Rates of cost-burden are fairly consistent across the state, with county rates ranging between 27% and 33%, and rates of severe cost-burden ranging from 10% to 15%. Notably, although Chittenden County has the highest home prices in the state, and the highest rate of *renter* cost-burden, its rate of owner cost-burden is the lowest in the state, at 27%. Lamoille and Windham Counties had the highest rates of cost-burden, at 33%.

Cost-burden was particularly high among low-income owner households³⁴. Of owner households earning 50% of Area Median Income (AMI) or less (or \$28,904³⁵), 80% were cost-burdened. Cost-burden is even more severe among the lowest-income owner households earning 30% of AMI or less (\$17,342), 89% of whom are cost-burdened, and 70% of whom are severely cost-burdened.

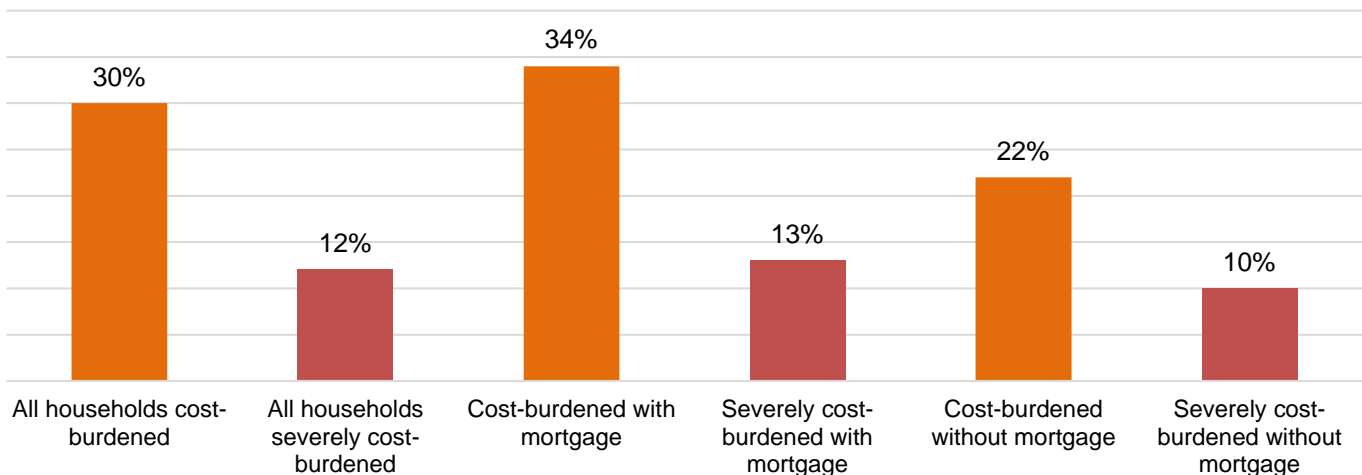
Figure 5-17: Cost-burden among low-income Vermont homeowner households

Income Level	Cost-burdened households	Cost-burdened % of households	Severely cost-burdened households	Severely cost-burdened % of households
30% AMI or less (\$17,342)	17,525	89%	13,688	70%
50% AMI or less (\$28,904)	39,533	80%	25,386	51%

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017, Public Use Microdata Sample (PUMS).

Cost-burden is considerably higher among households that have a mortgage, as would be expected.³⁶ However, severe cost-burden in Vermont does not vary widely between groups with or without a mortgage.

Figure 5-18: Percentage of Vermont cost-burdened owner households



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091)

³⁴ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017, Public Use Microdata Sample (PUMS).

³⁵ Based on median household income of \$57,808 from American Community Survey 5-year estimates, 2013-2017.

³⁶ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091)

This diverges from national data, where 12% of households with mortgages are severely cost-burdened, while only 6% of households without mortgages are severely cost-burdened.

This, as well as the fact that levels of cost-burden are generally consistent across the state despite widely varying home prices, suggests that additional factors beyond home prices alone are driving cost-burden in the state.

Energy cost burden

Home energy costs can contribute to cost-burden in Vermont. The average Vermont homeowner household spends \$2,608 per year on household expenditures for electricity, gas and other fuels.³⁷ These costs exceed the national average of \$2,194.

Energy burden is defined as the average annual home energy costs divided by the average annual household income. In Vermont, the average household devotes 3% of income towards heating costs. However, low-income homeowners have much higher levels of energy burden, with households earning 30% of AMI or less devoting 21% of their income towards heating and electricity.

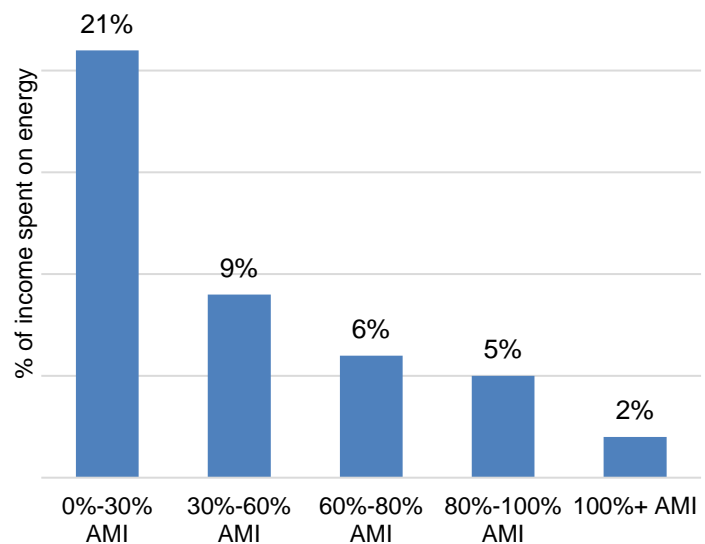
This suggests that among cost-burdened households, which make up the large majority of low-income owner households, a significant portion of total housing costs are driven by the costs of heating and electricity.

Low-income homeowners are more likely to live in an older home that has a greater risk of housing quality issues, including poor energy efficiency. Of Vermont homeowner households earning less than the median income, 61% lived in a home built before 1979, compared to 48% of households earning more than the median income.³⁸ These homes are likely to need weatherization updates, which cost-burdened low-income households are unlikely to be able to afford.

Housing demand

As of 2015, at least 55,825 Vermont homeowners were inadequately housed, either due to cost-burden or severe quality issues with their homes.³⁹ Although the growth in new owner households through 2025 will be

Figure 5-19: Energy burden for Vermont homeowner households by income group



Source: U.S. Department of Energy Low-Income Energy Affordability Data (LEAD) Tool.

³⁷ U.S. Department of Energy [Low-Income Energy Affordability Data \(LEAD\) Tool](#).

³⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017, Public Use Microdata Sample (PUMS).

³⁹ U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015 from [housingdata.org](https://www.housingdata.org). Estimate does not include households above 120% AMI experiencing cost-burden.

small, due to Vermont’s near-flat population growth in recent years, it adds to a large number of homeowners who are unable to access homes suitable for their income and household needs.

Figure 5-20: Housing demand among Vermont homeowners

Vermont homeowner households			
Income group	Current unmet demand (owner households with housing problems)	Future demand (additional owner households in 2020-2025)	Homes removed from housing stock, 2020-2025
<30% AMI	10,985	174	1,392
30-50% AMI	12,720	436	
50-80% AMI	14,970	-10	
80-100% AMI	6,500	-12	
100+ AMI	10,650	1,156	
Total	55,825	1,743	

Source: HUD CHAS and ACS 2015 5 year estimates and Claritas projections. Assumes 0.15% as likely annual housing stock loss rate for owner-occupied housing stock.

A household is categorized as having a housing problem if it has any one or more of these four problems: the housing unit lacks complete kitchen facilities, the housing unit lacks complete plumbing facilities, the household is overcrowded, and/or the household is cost burdened. A household is categorized as having a housing problem if it has any one or more of these four problems. Overcrowding is defined here as having more than 1 person per room of the unit.

A large share of the future demand is expected to be in Chittenden County, which will add 1,405 new households, accounting for roughly 81% of all new Vermont homeowners.

Vermont’s vacancy rates are lower than rates considered healthy by most published research.⁴⁰ To relieve the upward pressure on home prices resulting from sub-healthy vacancy rates in many parts of the state, the number of additional owner homes needed in Vermont’s housing stock by 2025 would need to rise even further than shown in Figure 5-20.

Constrained growth

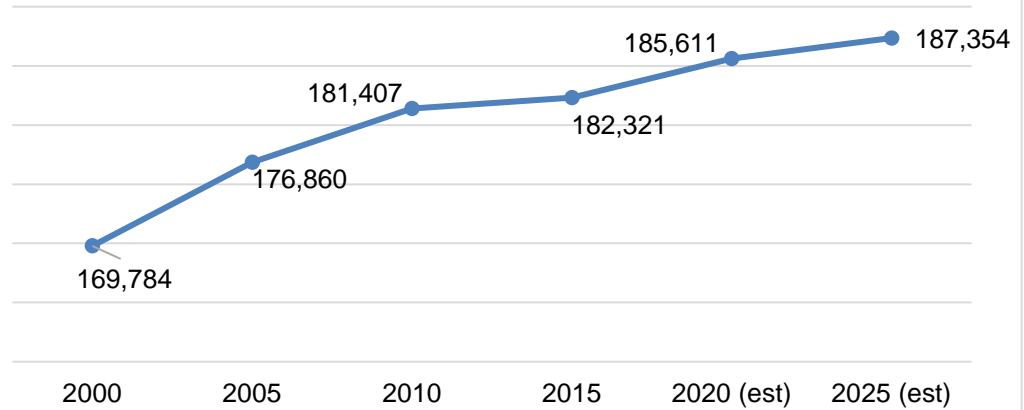
Despite the clear need for more owner housing, Vermont’s current rate of homebuilding will not erase the backlog of homes missing from the market, much less accommodate new growth. Vermont’s housing stock

⁴⁰ See “Homeowner Vacancy Rates” section earlier in this chapter for more information.

has increased at a rate of just 0.16% per year since 2010.⁴¹ An average of 183 owner homes are added to the housing stock statewide per year. If this rate continues, 915 new homes will be added by 2025. This is only 52% of the demand created by the 1,743 new owner households projected.

Furthermore, we must take into account homes lost from the stock, either from physical destruction or conversion to a different use. According to the U.S Department of Housing and Urban Development, 0.15% of the nation’s owner-occupied housing stock is lost each year⁴² due to destruction, conversion to other usage, or other causes. At that rate,⁴³ Vermont would lose 1,392 owner housing units by 2025,⁴⁴ further tightening Vermont’s already constrained housing supply.

Figure 5-21: Primary owner homes in Vermont



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from housingdata.org

For more discussion on the housing supply, see **Chapter 3: Housing stock**.

⁴¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from housingdata.org

⁴² [U.S. Department of Housing and Urban Development](http://www.hud.gov) “American Housing Survey Components of Inventory Change: 2011–2013.” Table B15.

⁴³ HUD does not produce a report on housing stock loss rates by state, therefore this estimate is derived from national housing loss rates by tenure. However, the overall loss rates for the Northeast (0.36%) are similar to the national rate (0.39%).

⁴⁴ ACS 2015 5 year estimates and Nielsen Claritas projections.

Chapter 6 : Seniors

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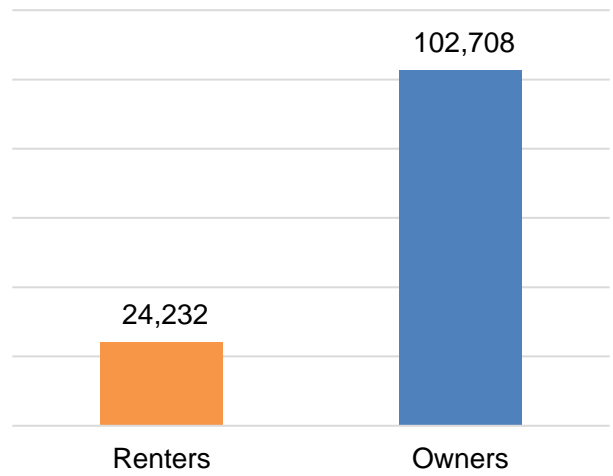
Demographics

Households led by someone over the age of 55 make up just under half of Vermont’s households, according to Census Bureau estimates¹. Eleven percent of Vermont households are led by someone age 75 or older.

The majority of Vermont’s senior households are homeowners (81%), with less than one in four seniors renting their homes. Vermont seniors have a higher homeownership rate than the statewide 71%.

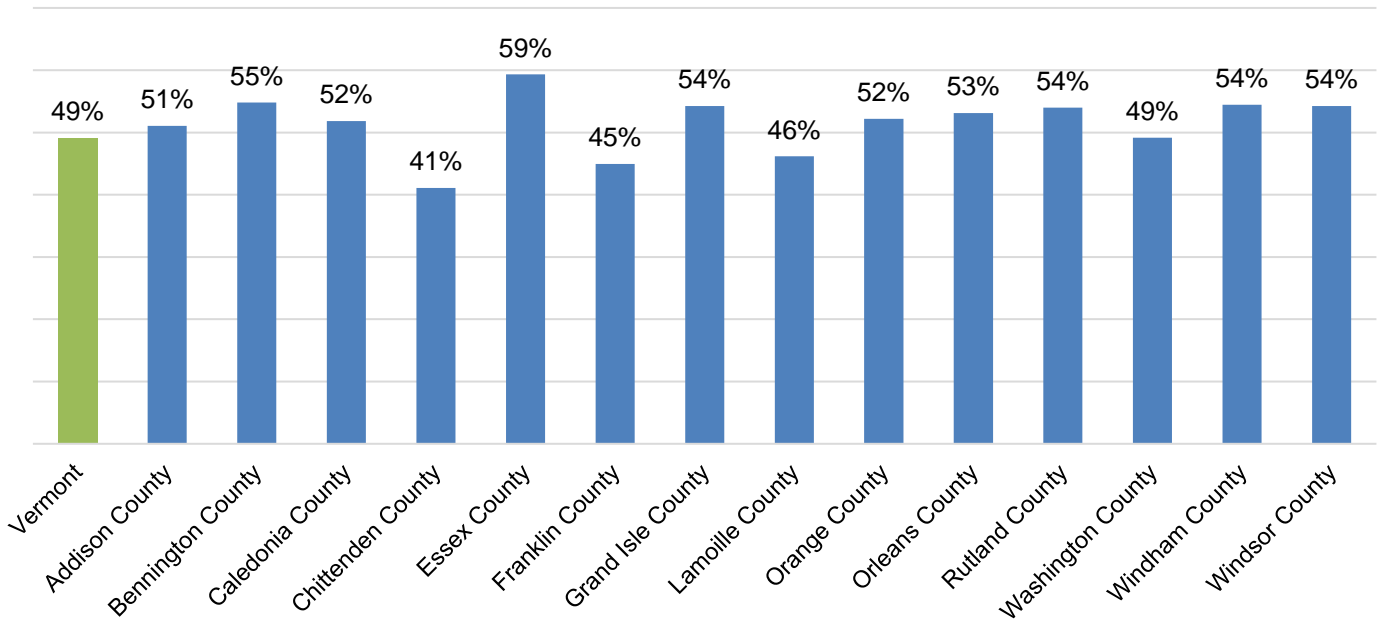
Vermont’s counties all have fairly similar percentages of seniors (age 55 or older). However, the percentage of seniors is lower among Vermont counties surrounding the Burlington metropolitan area, including Chittenden, Franklin and Lamoille, and higher in more rural areas, particularly in Essex County.

Figure 6-1: Vermont senior households by tenure



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from housingdata.org

Figure 6-2: Vermont seniors as a percentage of all households



Includes households headed by someone age 55 or older. Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from housingdata.org

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from housingdata.org

Income

Vermont seniors' incomes vary depending on age. Younger senior households who may still be working tend to earn significantly more than the statewide median. However, once households pass the typical age of retirement, household incomes drops substantially². The national median retirement age is 65 for men and 63 for women³. At the same time, 27% of adults age 65-74 and 9% of adults age 75 or older were still working in 2018⁴.

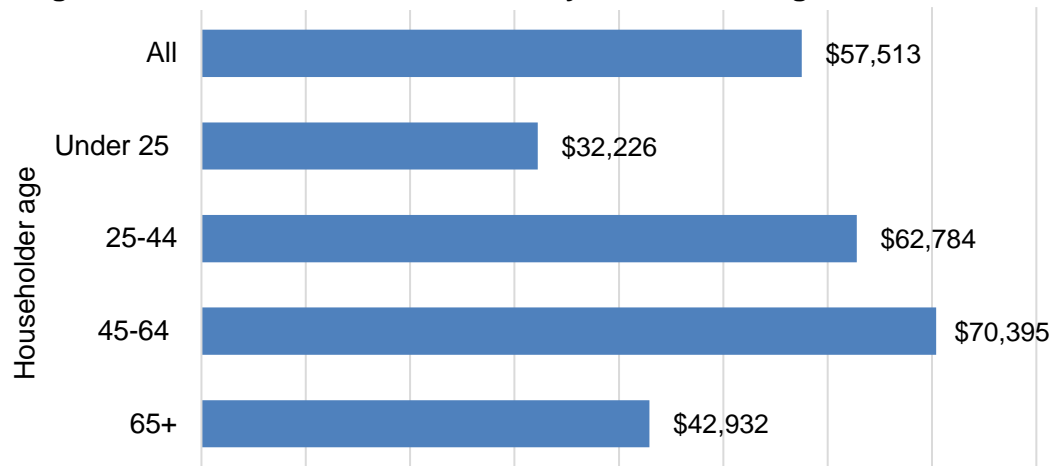
Seniors are more likely to have low income levels than younger households. As of 2020, 30% of households over the age of 55 had incomes at or below 50% of the area median, compared to 19% of younger households. The number of low-income households increases with age, with 55% of households age 85 or older earning 50% AMI or less⁵.

However, it remains difficult to accurately measure the actual

financial capacity of non-working seniors due to the increasing propensity as we age to own a home and other valuable assets. The large majority of Vermont's senior households (81%) are homeowners⁶. Of these, 64% of households age 65 and older and 78% of households age 75 and older own their home outright, without a mortgage⁷. Given Vermont's high home prices (see **Chapter 5: Homeowners**), a home may represent a significant asset that could be used to fund retirement costs.

Nationally, total household wealth tends to peak between ages 65 to 69, with home equity making up 61% of total household wealth for this age group. Although average household wealth ticks down at older ages, it remains significantly higher than for non-senior age groups, including when home equity is excluded⁸.

Figure 6-3: Vermont median incomes by householder age



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B19049)

² The Census Bureau's definition of income includes most typical forms of income that are common during retirement, including most investment income, pensions, Social Security, Supplemental Security Income (SSI) and public assistance. Therefore the decrease in income shown in Figure 3 likely reflects the actual decrease in money coming into a household. See [ACS 2017 Subject Definitions](#) for more details.

³ [Center for Retirement Research at Boston College](#), "Average Retirement Age for Men and Women, 1962-2016," 2018.

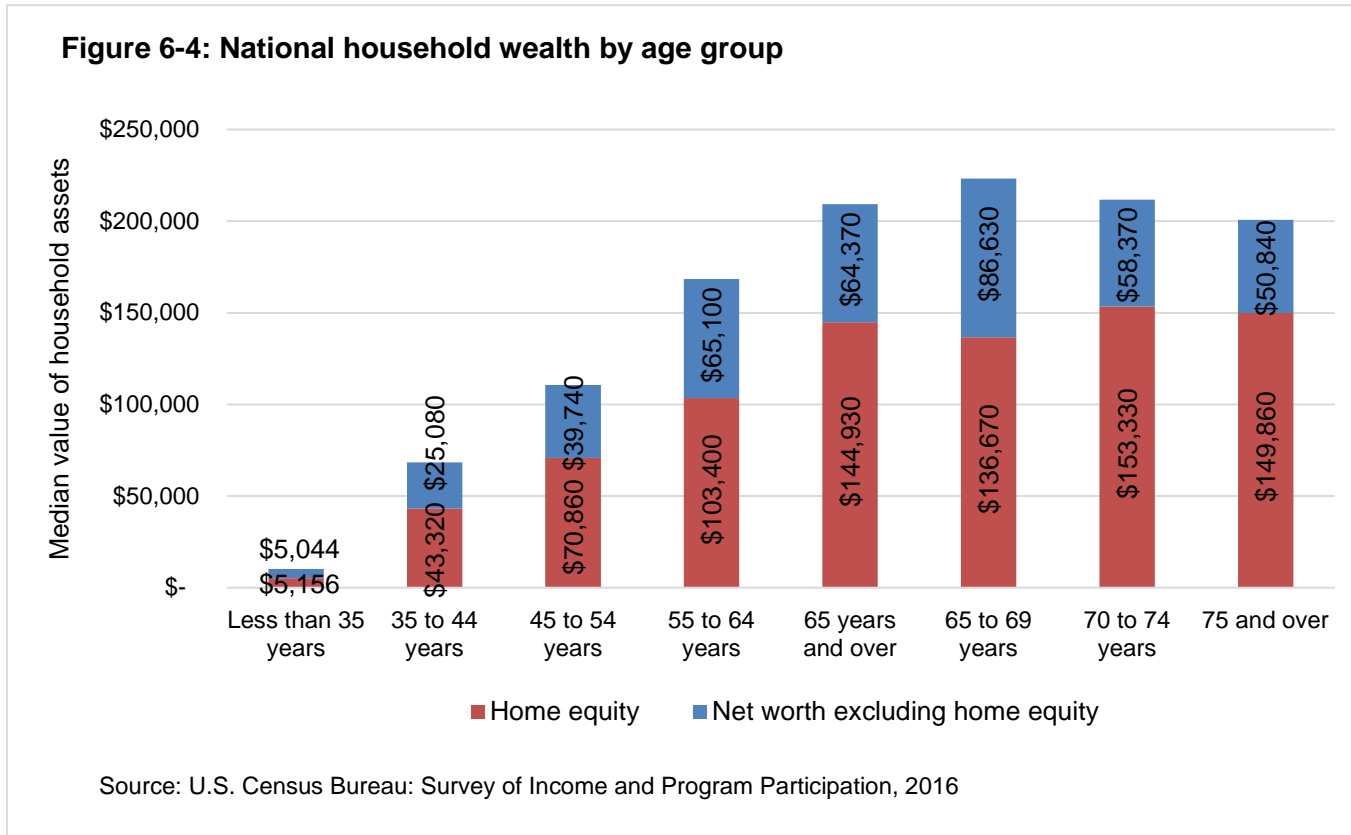
⁴ [Joint Center for Housing Studies of Harvard University](#), "Housing America's Older Adults 2019"

⁵ Claritas

⁶ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from [housingdata.org](#)

⁷ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25027)

⁸ [U.S. Census Bureau](#): Survey of Income and Program Participation, 2016



For seniors who do not work or have significant retirement assets, many rely heavily on Social Security income. The Social Security Administration reports that 90% of adults 65 and older receive Social Security benefits. Social Security accounts for a third of recipients’ income on average. However, Social Security accounts for half of the household income for 50% of recipients and 90% of income for 25% of recipients⁹.

As of 2019 nationwide, retirees receive an average \$1,503 per month in Social Security benefits¹⁰, or about \$18,036 per year. The median gross rent for a one-bedroom apartment in Vermont is \$780 per month¹¹. To comfortably afford that apartment, a household would need to earn \$2,340 per month, well beyond the average social security benefit amount. Moreover, since Social Security benefits are accrued by income, many households earn far less than average. Lower-income households are more likely to be renters and are less likely to have significant retirement assets¹².

Furthermore, more homeowners are entering their retirement years with debt than in the past. Thirty years ago, 24% of homeowners 65-79 nationwide and 3% of those 80 and over had remaining mortgages or home equity loans. By 2016, 46% of homeowners age 65-79 and 26% over 80 had housing debt. It is possible lower interest rates served as a factor with some households choosing to extend mortgages and seek out higher investment returns or refinancing opportunities. However, national senior housing cost-burden also increased

⁹ [Joint Center for Housing Studies of Harvard University](#), “Housing America’s Older Adults 2019”

¹⁰ [Social Security Administration](#), “Benefits Paid By Type of Beneficiary”, December, 2019.

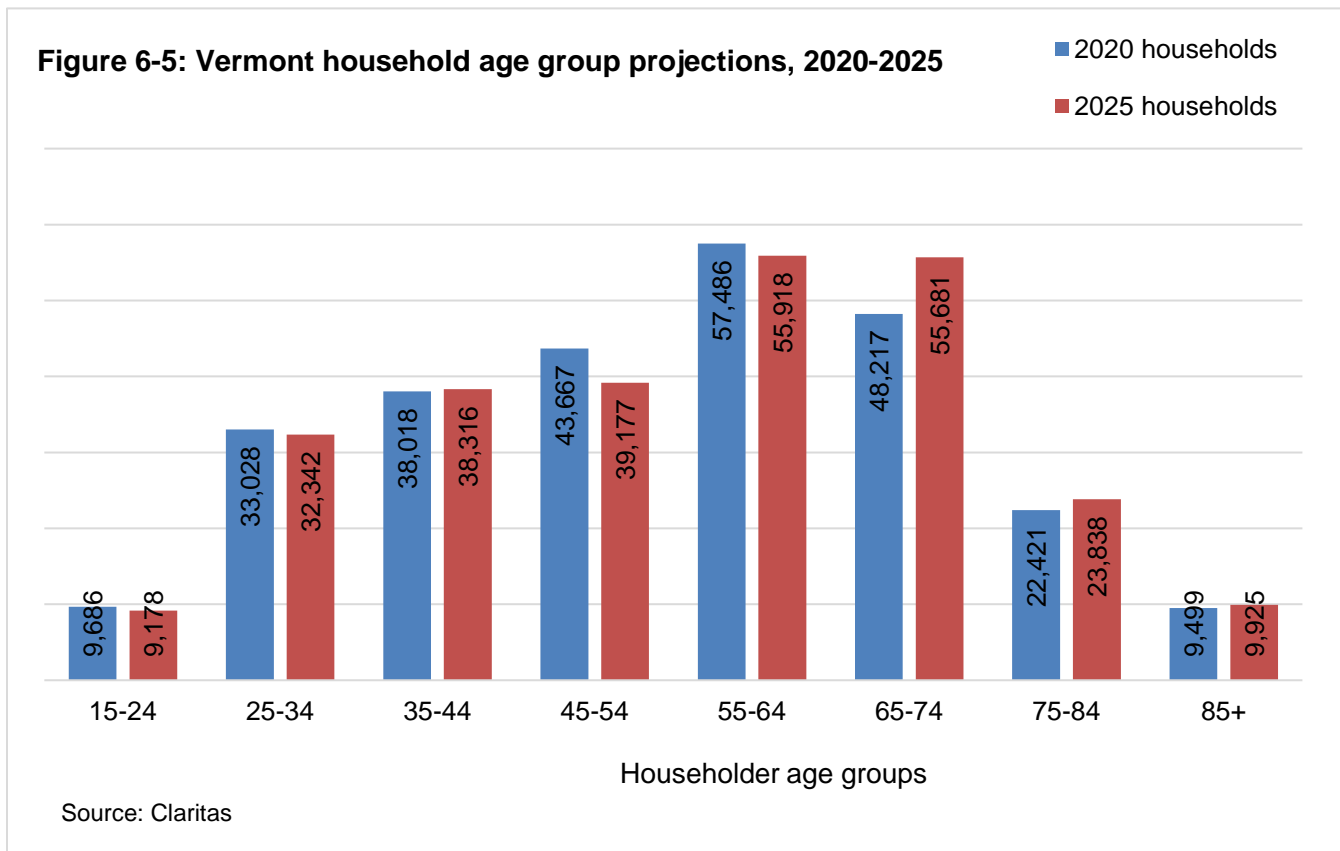
¹¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25031) from [housingdata.org](#).

¹² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25118) from [housingdata.org](#)

during this time, suggesting that the increase in debt represents an actual increase in strained finances. At the same time, 35% of households age 65 and older are carrying credit card debt, compared to 25% in 2001¹³.

Vermont’s expanding ranks of seniors

From 2020 to 2025, Vermont’s total population is expected to increase only slightly, adding around 2,300 households. During this time, the number of senior households is projected to grow to 145,362, making up 55% of all Vermont households. Most of the growth in senior households will occur among ages 65 to 74, with the number of younger senior households (age 55 to 64) actually declining slightly. This will occur as the Baby Boomer generation, currently ages 56 to 74, progresses into older age groups¹⁴.



¹³ [Joint Center for Housing Studies of Harvard University](#), “Housing America’s Older Adults 2019”

¹⁴ Baby Boomers typically include individuals born between 1946 and 1964.

The fastest expanding segments of the senior population are households with incomes of at least 120% of the median headed by someone age 65-84.

Figure 6-6: Vermont senior household projections by age and income, 2020-2025

Year	Age of householder	Income as a percentage of Area Median Income (AMI)						
		Below 30%	30%-50%	50%-80%	80-100%	100-120%	120%+	All
2020	55-64	7,486	5,267	7,543	4,939	4,756	27,496	57,486
2020	65-74	7,165	6,493	8,754	4,263	3,737	17,805	48,217
2020	75-84	4,821	4,283	4,822	1,921	1,435	5,138	22,421
2020	85+	2,896	2,195	1,855	668	472	1,412	9,499
2020	All seniors	22,368	18,238	22,974	11,792	10,400	51,851	137,623
2025	55-64	6,890	4,856	5,728	4,506	4,353	29,585	55,918
2025	65-74	8,088	7,265	8,013	4,771	4,176	23,368	55,681
2025	75-84	5,268	4,673	3,965	2,047	1,528	6,357	23,838
2025	85+	3,144	2,218	1,570	727	515	1,751	9,925
2025	All seniors	23,389	19,013	19,275	12,051	10,572	61,061	145,362

Source: Claritas.

Figure 6-7: Percentage growth of Vermont senior households by age, 2020-2025

Age of householder	
55-64	-2.8%
65-74	14.4%
75-84	6.1%
85+	4.4%
All seniors	0.9%

Source: Claritas

Cost-burden

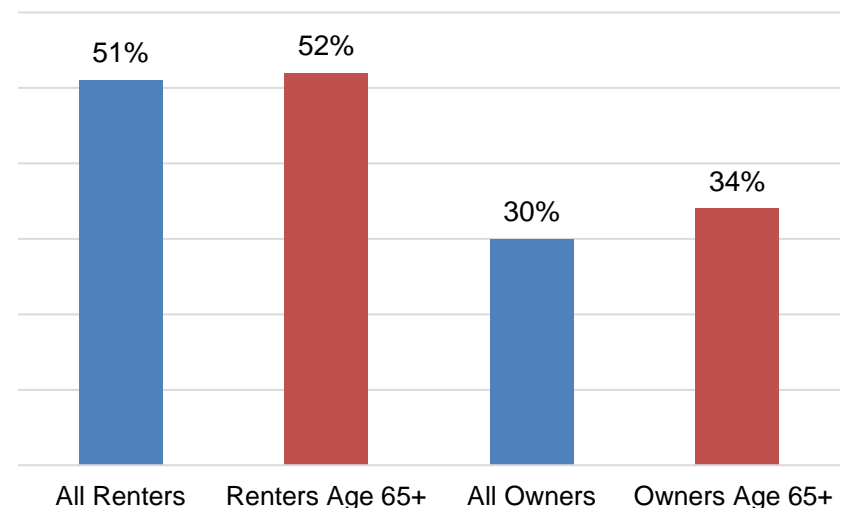
An estimated 7,516 renter households and 19,043 owner households age 65 or older are cost-burdened¹⁵, paying an unaffordable amount of their income towards housing expenses¹⁶. This can make it difficult for these households to afford other basic expenses like food, transportation and healthcare. However, seniors are only slightly more likely to be cost-burdened than Vermont households overall¹⁷, despite their lower incomes.

This may be due to the fact that senior homeowners are more likely to have paid off the mortgage on their homes, reducing the amount spent on housing. Senior renters in Vermont may have lower cost-burden than the general population because they are more likely to receive housing assistance than non-seniors (see discussion on housing assistance below).

Homelessness

The 2019 Point in Time (PIT) Count reported 158 homeless individuals age 55 or older¹⁸. Homeless seniors made up a little less than 15% of homeless individuals counted in the state. People age 55 or older make up 33% of Vermont's population¹⁹. However, despite the fact that seniors are somewhat underrepresented among homeless individuals, they face particular challenges that make them especially vulnerable. For example, seniors are more likely to have a disability or other medical needs, are less able to tolerate extreme temperatures, and are less likely to be employed.

Figure 6-8: Vermont cost-burden by age group and tenure



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25070, B25072, B25091, B25093)

Assisted rental housing

An estimated 17,876 renter households in Vermont are headed by someone age 55 or older, and earn less than 60% of Area Median Income, making them theoretically eligible for many forms of housing assistance²⁰.

¹⁵ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091, B25093)

¹⁶ Cost-burden occurs when households spend more than 30% of income on total housing costs including gross rent, mortgage payments, property taxes and utilities.

¹⁷ The ACS only makes this data set available by larger age brackets, lumping younger seniors (55-64) in with non-seniors. There is no calculation for severe cost-burden, or 50% or more of income spent on housing.

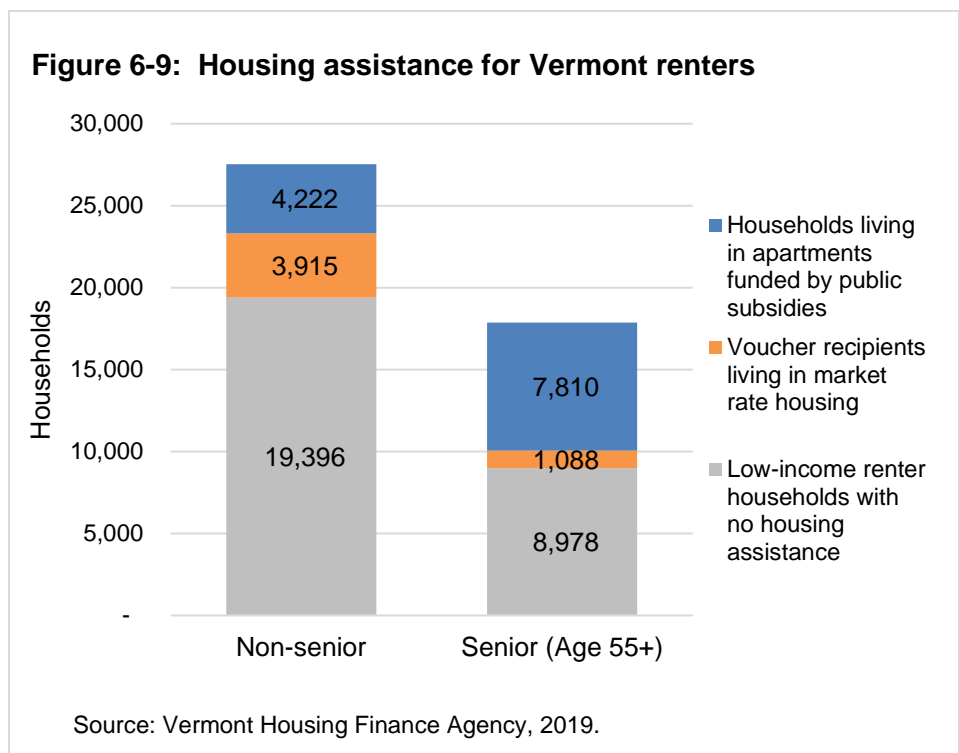
¹⁸ Institute for Community Alliances, 2019 Point in Time Count (PIT) from housingdata.org

¹⁹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B01001)

²⁰ [Vermont Housing Finance Agency](https://www.vermonthousingfinanceagency.org), "Access to subsidized rental housing in Vermont by age", 2019.

Of these, 7,180 live in apartments funded by public subsidies²¹, and 1,088 live in privately owned market rate housing and receive a voucher through HUD’s Section 8 Project-Based Assistance²².

Vermont seniors are more likely to receive housing assistance than younger households. Senior households make up roughly 39% of the low-income renter population, but 45% of Vermont’s 13,592 subsidized apartments are restricted to seniors, or seniors and disabled tenants. In total, senior households occupy 65% of Vermont’s total subsidized apartments²³.



Overall, nearly 50% of eligible senior renter households in Vermont receive some form of housing assistance, while only 30% of younger households do.

Seniors with disabilities

There are 35,162 Vermont seniors (age 65+) that have some type of disability, which represents 33% of people age 65 or older. The likelihood of disability increases with age. Just 12% of younger Vermonters have a disability, while 49% of Vermonters 75 or older are disabled²⁴. The most common disability among seniors are ambulatory difficulties, which make it difficult for individuals to navigate stairs and other physical obstacles²⁵.

²¹ Including Public Housing, Low Income Housing Tax Credit Program (LIHTC) and USDA Rural Development (RD)-funded units. These units are subsidized for below-market rate rents. Some units also receive additional rental assistance to make them more affordable.

²² 307 seniors that live in publicly funded apartments also receive Section 8 vouchers to make their already subsidized rent more affordable.

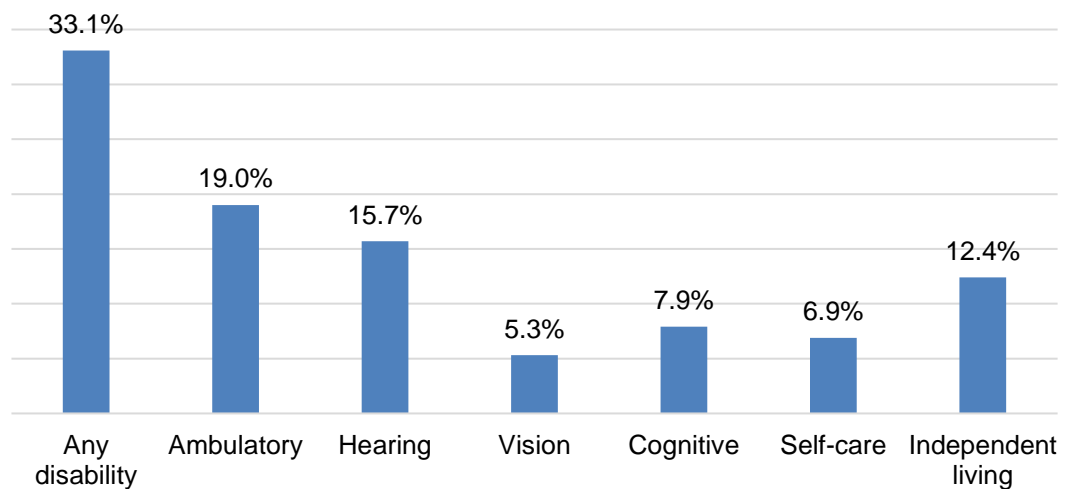
²³ Seniors can and do live in general occupancy housing. 39% of LIHTC-funded general occupancy apartments in Vermont are occupied by a senior household.

²⁴ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S1810).

²⁵ [American Community Survey \(ACS\) 2017 Subject Definitions](#)

Much of Vermont's housing stock may be inadequate for seniors with disabilities. The Housing Discrimination Law Project of Vermont Legal Aid conducted accessibility audits on newly constructed multi-family housing units to determine compliance with required federal Fair Housing Act design and accessibility standards. The report showed that 70% of newly constructed multi-family housing units had minor compliance issues and 10% had significant compliance issues²⁶.

Figure 6-10: Vermont seniors with a disability, as a percentage of senior population



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S1810).

Furthermore, seniors with disabilities may face housing discrimination. Vermont Legal Aid reports that between March 2015 and November 2016, 68% of housing complaints received were about discrimination on the basis of disability. The calls largely focused on denial of reasonable accommodation or modification request.²⁷

Supply and demand for service-enriched housing

Vermont ranks as the second oldest state in the nation with a median age of 42.8 whereas the national median age is 37.8²⁸. A recent Vermont Tax Structure Commission report, *Population Changes and Vermont State Revenue*, identified three major population shifts expected to occur in Vermont²⁹:

- More seniors, fewer children, and fewer working-age adults
- More metropolitan, less rural
- More households with fewer people

These shifts will have a profound impact on the housing supply for seniors. Along with the projected increase in Vermont's aging population there will be a corresponding increase in seniors with medical needs, which will require more supportive services paired with appropriate housing options, including subsidized physical accommodations at home, home care visits and residential care.

²⁶ [Vermont Department of Housing & Community Development](#), "Analysis of Impediments to Fair Housing Choice State of Vermont 2017"

²⁷ [Vermont Department of Housing & Community Development](#), "Analysis of Impediments to Fair Housing Choice State of Vermont 2017"

²⁸ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B01002).

²⁹ [Vermont Tax Structure Commission](#), "Population Changes and Vermont State Revenue", 2019.

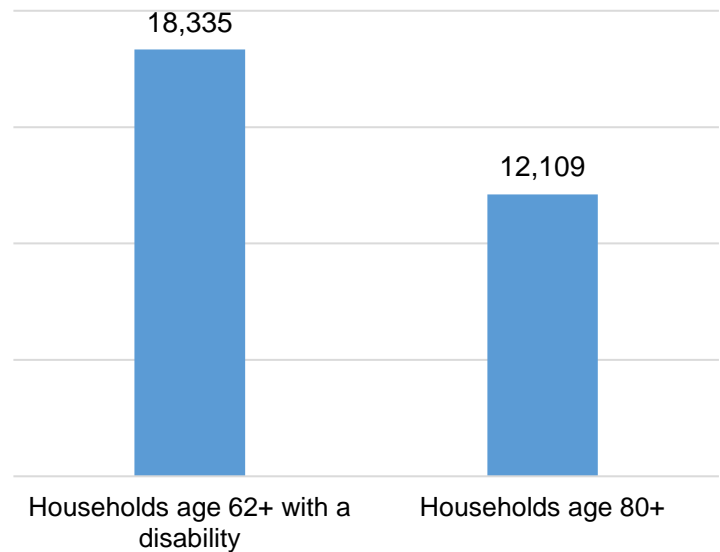
The Department of Disabilities, Aging & Independent Living (DAIL) conducted a Statewide Needs Assessment of Older Vermonters, service providers and caregivers as part of a State Plan on Aging³⁰. The report calls for a broad range of housing support services for seniors, from those living in their own homes to those in need of nursing home care. Seniors living independently may be able to do so longer with resources such as home modification/maintenance assistance, home sharing options, expansion of home sharing options. However, this would require a workforce development of caretakers for the elderly and/or those with disabilities. In addition, a concerted effort towards interagency and interprofessional collaboration is needed, according to DAIL.

Seniors over the age of 80 or that have disabilities are likely to need housing enriched with services to help them live safely and independently, especially if that household is low-income and has less resources to independently purchase care services. Vermont has 18,335 households that earn less than 80% of the area median income (AMI)³¹ and are headed by someone age 62+ who has a disability. The state has 12,109 households that earn less than 80% of the area median income and are headed by someone age 80 or older³².

Of the 6,412 subsidized apartments in Vermont reserved for seniors or people with disabilities the majority are accompanied with SASH services.³³ SASH or “Support and Services at Home” is a program³⁴ that coordinates with partners such as social service agencies, healthcare providers and nonprofit housing organizations to help Vermonters live independently at home. However, while SASH is very helpful and does extend the ability to stay in one’s own home, it is not a substitute for nursing care for disabled or very frail seniors that cannot live independently.

For seniors in need of more intensive care and services, there are 133 state regulated residential care homes and assisted living residences for seniors in Vermont. In addition, there are 40 federally regulated nursing homes³⁵. Poor pay, challenging work conditions and a statewide workforce shortage of trained help make it difficult to meet supportive housing needs. The Vermont Department of Labor predicts 220 personal care aide

Figure 6-11: Vermont low-income senior households in need of service-enriched housing



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

³⁰ [Vermont Department of Disabilities](#), Aging & Independent Living, Vermont State Plan on Aging, 2018

³¹ 80% of Vermont’s area median income is \$46,246, according to 2017 ACS estimates.

³² Note that these categories are not mutually exclusive. It is estimated that of low-income households age 80+, 6,882 have a disability.

³³ [Vermont Directory of Affordable Rental Housing](#)

³⁴ Developed by Cathedral Square Corporation.

³⁵ [Seven Days](#): Vermont Eldercare Navigator, 2019

positions will need to be added by 2026 while a State-commissioned report on healthcare workforce demands suggest that 300 registered nurses will be needed in the next ten years for residential care and nursing homes³⁶. In addition to the challenge of low Medicaid reimbursement rates and the cost of retaining a qualified workforce, half of the state's facilities are managed by out-of-state corporations, which are profit-, rather than mission-oriented³⁷. **Chapter 9: Households with special needs and unique challenges** contains additional information on disability care.

Senior housing choice

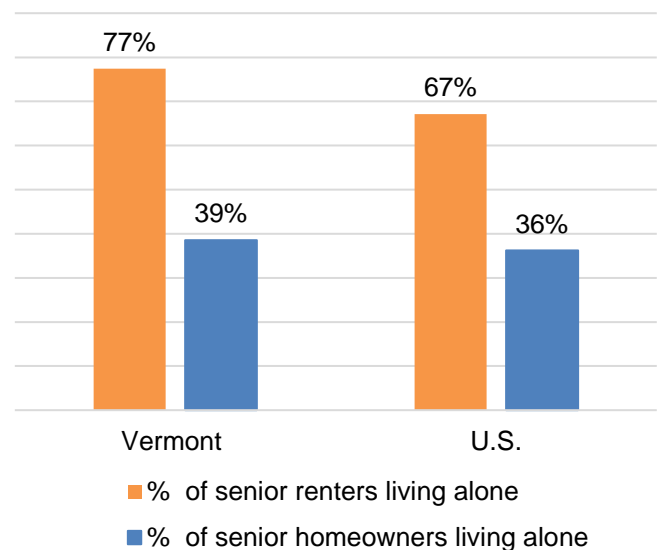
The percentage of adults living alone generally increases with age, primarily due to children moving out of the home or their partners dying. This is significant because individuals living alone in this age range have higher rates of disability and lower incomes than couples in the same age group, limiting their housing resources and available choices³⁸.

In Vermont, 77% of senior renter households and 39% of senior homeowners live alone. In comparison, 42% of all Vermont renters and 24% of homeowners live alone. Seniors living alone are more common in Vermont than in the U.S. as a whole. One-person households in Vermont have grown five times as fast as the rest of the country over the past decade³⁹.

The likelihood of moving to another home also decreases with age. Older adults have the lowest household mobility rate (or relocation rate) of any age group.⁴⁰

It is often assumed that seniors would prefer to downsize and move to smaller homes if given appropriate housing options. However, the low senior mobility rates and surveys of senior opinions suggest that seniors prefer not to leave their homes if possible. A recent AARP survey which found that 76% of Americans 50 and

Figure 6-12: Percentage of seniors living alone



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25116)

³⁶ [Seven Days](#), "Little Help: Low Pay, Tough Work and Turnover Bedevil Vermont's Eldercare Workforce", 2019

³⁷ [Seven Days](#), "Eldercare Is Becoming Big Business in Vermont. Seniors Don't Always Come First", 2019

³⁸ [Joint Center for Housing Studies of Harvard University](#), "Housing America's Older Adults 2019"

³⁹ [Vermont Tax Structure Commission](#), "Population Changes and Vermont State Revenue", 2019

⁴⁰ [Joint Center for Housing Studies of Harvard University](#), "Housing America's Older Adults 2019"

older say they prefer to remain in their current residence as long as possible, and 77% would like to live in their community as long as possible.⁴¹

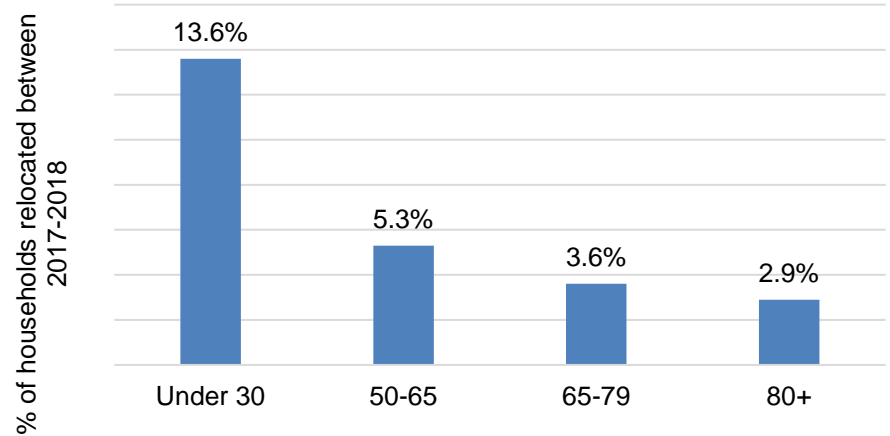
At the same time, the AARP survey found that just 46% of seniors anticipate being able to stay in their current homes, while 59% of seniors anticipate they will be able to stay in their current community. In particular, seniors living in rural areas face growing challenges. More and more health providers and other social services are moving out of rural communities. Meanwhile, the lack of investment in public

transportation options make rural life challenging for seniors who are unable to drive.⁴² Studies on public transportation use show that seniors tend to have lower rates of public transit use than younger households⁴³.

For seniors deciding where to live, options for smaller, more accessible homes, access to public transportation, proximity of healthcare providers and affordability for low-income seniors are all factors. A national survey on transportation and neighborhood preferences⁴⁴ found that 56% of respondents over age 60 described their ideal neighborhood type as a small town or suburban neighborhood, with a mix of houses, shops and businesses. Seniors were less likely to prefer to live in an urban or rural area, or a neighborhood with houses only. However, 53% of senior respondents currently lived in an area that did not have a mix of housing, shops and services.

That number is likely higher in Vermont, which has comparatively few mixed-use neighborhoods. Moreover, Vermont's seniors are increasingly concentrated in the state's rural areas. Seniors age 55 and older account for 41% of households in Chittenden County, the state's most urban county, but make up 59% of households age 55 and older in Essex County, the most rural⁴⁵.

Figure 6-13: National household mobility rate by age group



Source: Joint Center for Housing Studies of Harvard University, 2019

⁴¹ [AARP](#): 2018 Home and Community Preferences

⁴² [Joint Center for Housing Studies of Harvard University](#), "Housing America's Older Adults 2019"

⁴³ [TransitCenter](#), "Who's on Board 2014: Mobility Attitudes Survey"

⁴⁴ [TransitCenter](#), "Who's on Board 2014: Mobility Attitudes Survey"

⁴⁵ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from [housingdata.org](https://www.housingdata.org)

Chapter 7 : Large and small households

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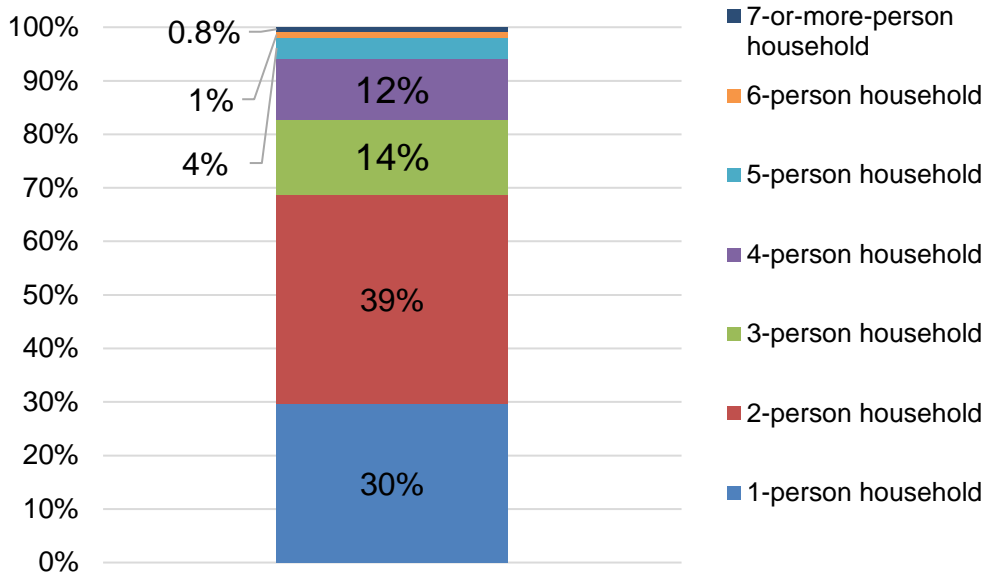
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Household composition

The portion of Vermont households comprised of one or two people reached 69% in 2017 and the average household size fell to 2.32 from 2.57 in 1990¹. Only 18% of Vermont households have four or more people, as of 2017 Census Bureau estimates.

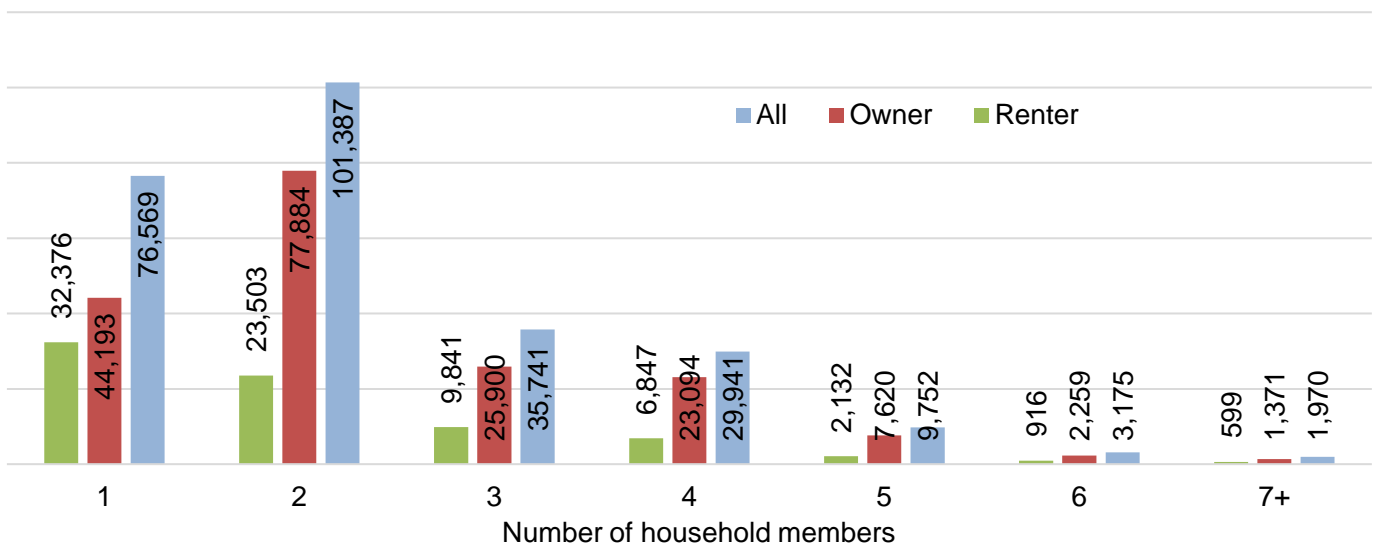
Owners outnumber renters in every household size group, with the homeownership rate highest among households with 2-5 members.

Figure 7-1: Household sizes in Vermont, 2017



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25009) from housingdata.org.

Figure 7-2: Number of Vermont households by size



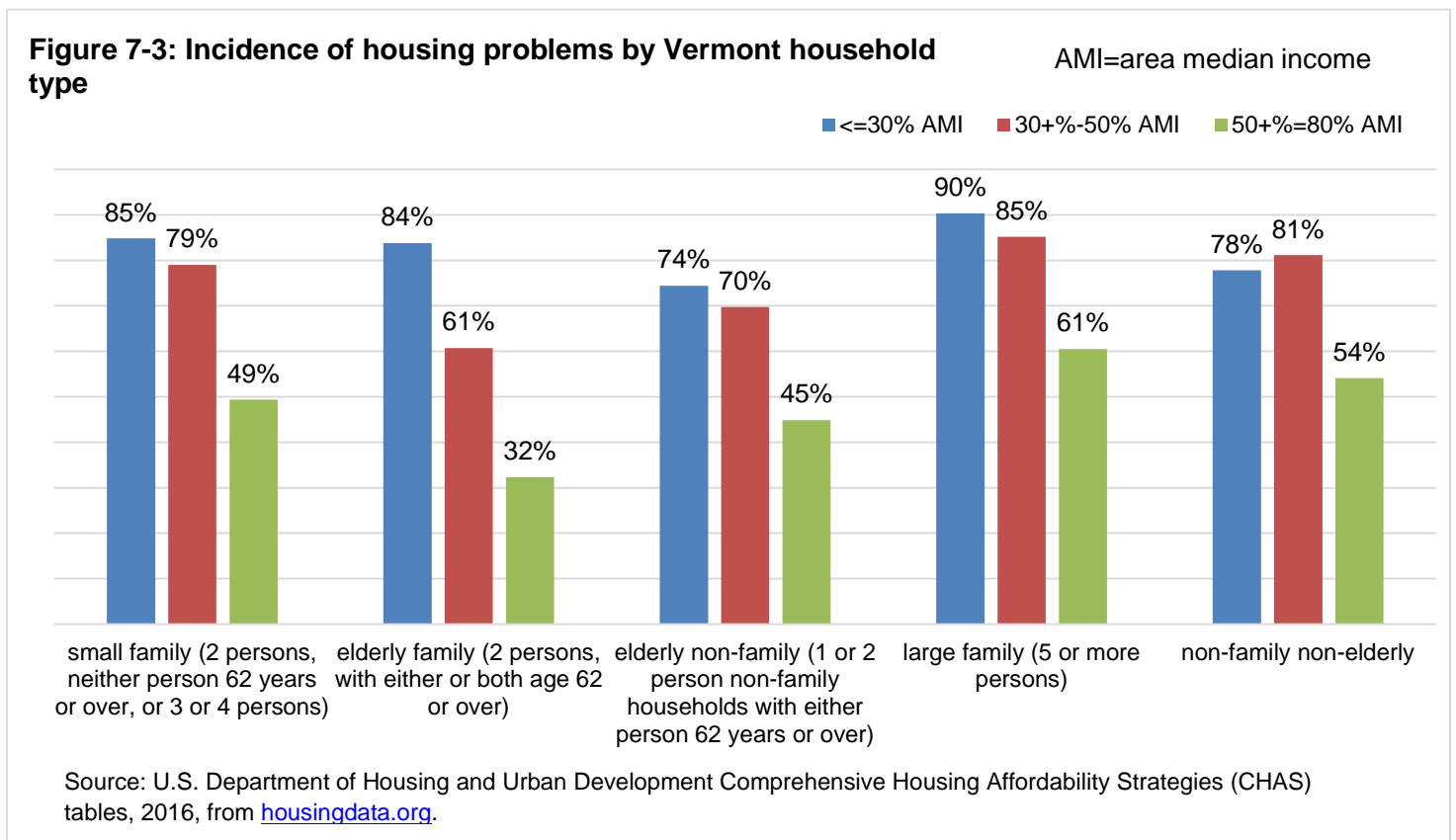
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25009) from housingdata.org.

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25010) from housingdata.org.

Housing problems among household types

Among the types of households tracked by U.S. Department of Housing and Urban Development (HUD), large households are far outnumbered by other household types but have a higher likelihood of experiencing housing problems.

Housing problems include living in a home that lacks complete kitchen or plumbing facilities, in an overcrowded home, and housing costs above 30% of household income. A household is categorized as having a housing problem if it has any one or more of these four problems². Cost-burden is the most common housing problem. Among each of these low-income household types (with incomes less than 80% of median), large families are more likely than the other household types tracked by HUD to experience at least one housing problem.



Small households

Now the norm, small households are growing at fastest pace

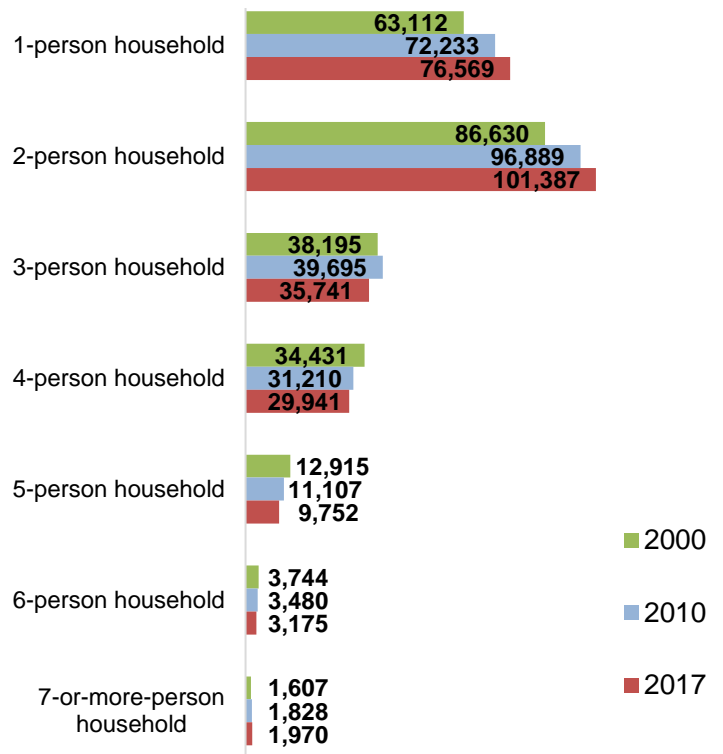
Since 2010, the number of one-person households in Vermont has expanded faster than any other type of household. Between 2010 and 2017, the number of 1- and 2-person households in Vermont grew by nearly 9,000. The population of households with 3 to 6 people contracted by nearly 7,000.

² Overcrowding is defined here as having more than 1 person per room of the unit. Cost burden is defined as monthly housing costs (including utilities) exceeding 30% of monthly income.

The prevalence of one-person households in Vermont is unique. According to recent analyses from the Vermont Tax Structure Commission, the average Vermont household is smaller than every other state except possibly North Dakota and Maine. Among homeowners, the average Vermont household is significantly smaller than every other state³.

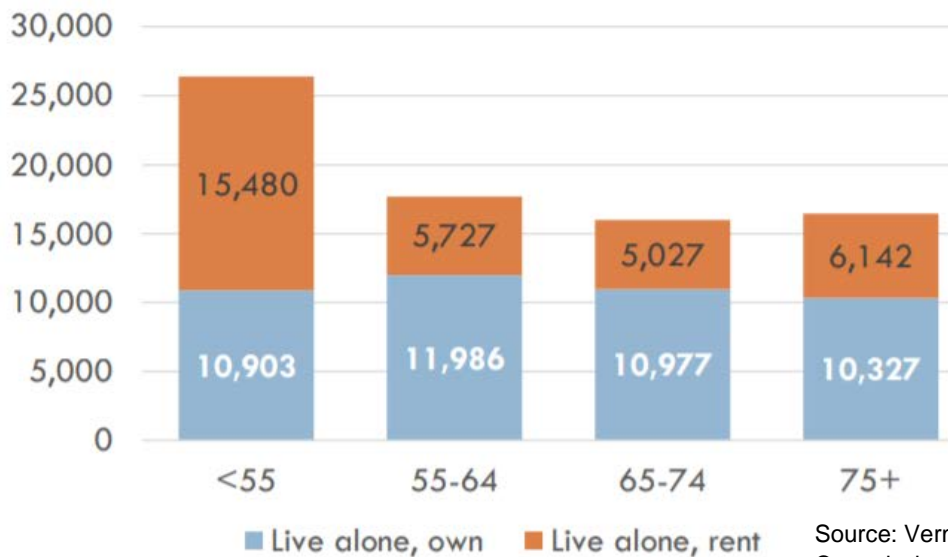
The Tax Structure Commission highlighted that seniors are more likely to live alone in Vermont than in neighboring Maine or New Hampshire or the U.S. as a whole, which contributes to the prevalence of one-person households in the state.

Figure 7-4: The shrinking of Vermont households



Source: U.S. Decennial Census 2000, 2010 and 2017 American Community Survey 5-year estimates, 2013-2017 from housingdata.org.

Figure 7-5: Vermont 1-person households



Source: Vermont Tax Structure Commission, 2019

³ Vermont Tax Structure Commission, "Population changes and Vermont state revenue", 2019.

Small households are much likelier to have very low incomes

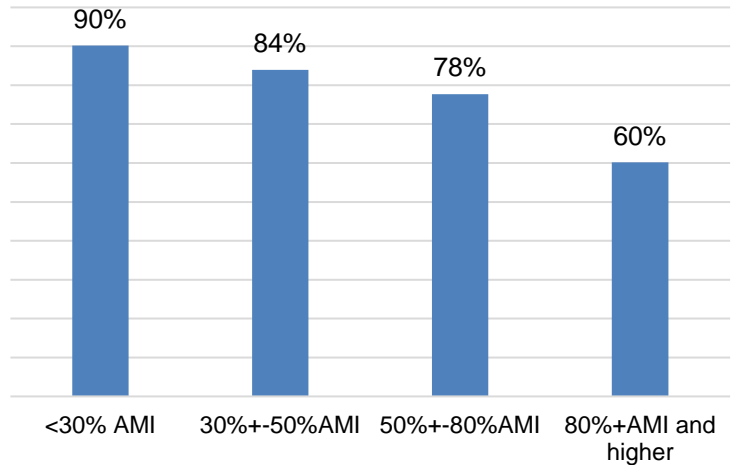
An estimated 29,000 1- and 2- person households have incomes of no more than 30% of the area median. These small households comprise 90% of all households with incomes this low.

Conversely, 60% of the Vermont households with middle or upper incomes (above 80% of the area median) are small households.

Large households

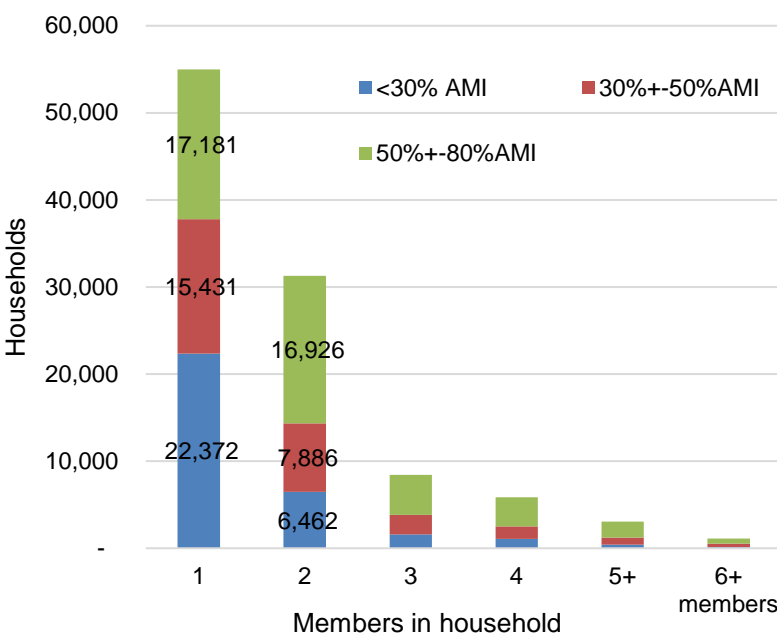
Large households, comprised of 5 or more people, have been on the decline in Vermont, and now make up only about 6% of the residents here, compared to 8% in 2000. Interestingly, while the number of 5-6 person households declined between 2000 and 2010, the number of 7+ member households increased by 221.

Figure 7-6: Portion of income group comprised of small (1-2 person) households



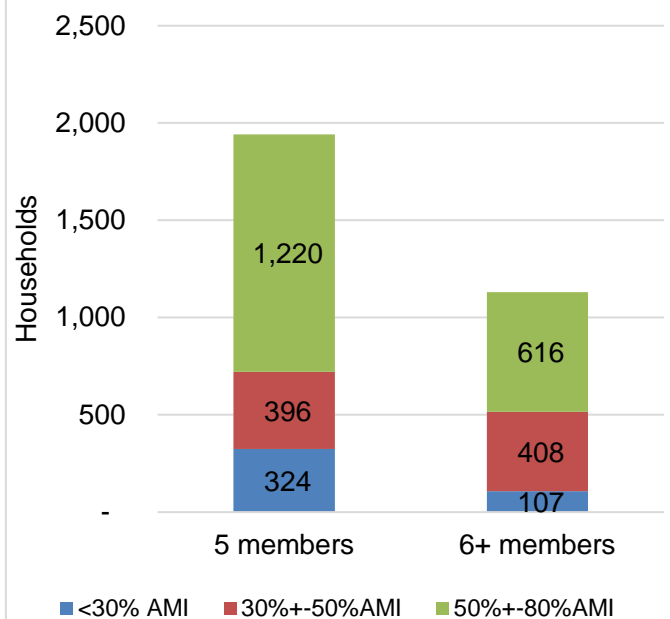
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

Figure 7-7: Number of low income households by household size



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

Figure 7-8: Three percent of low income households are large



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 Public Use Microdata Sample (PUMS)

Of the estimated 1,500 Vermont households with seven or more members, 97% are family households.

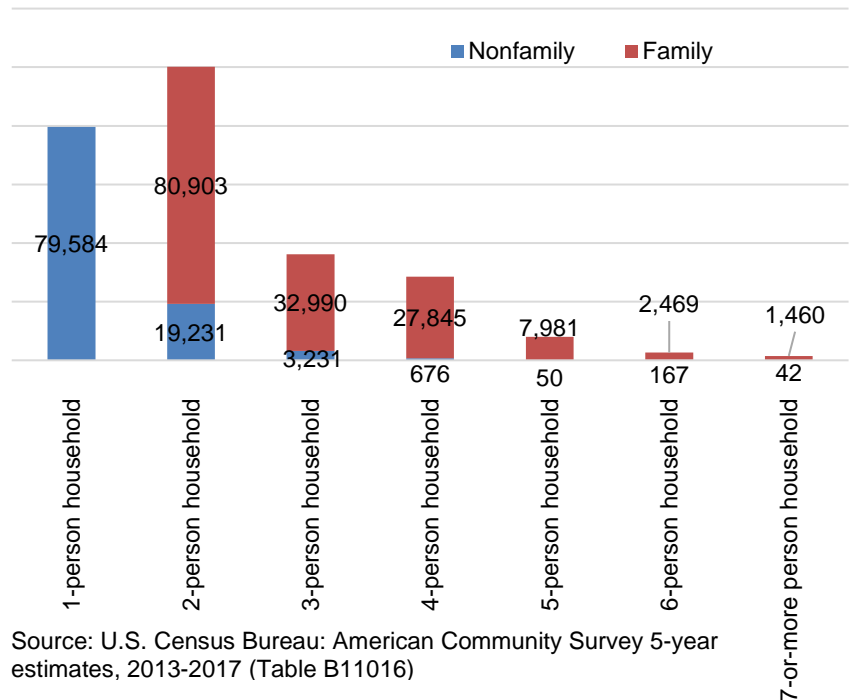
Large households with housing problems

The U.S. Department of Housing and Urban Development (HUD) creates special tabulations of American Community Survey (ACS) data to estimate the number of households with housing problems. This can include that the housing unit lacks complete kitchen facilities, that the housing unit lacks complete plumbing facilities, that the household is overcrowded, and/or that the household is cost burdened. A household is categorized as having a housing problem if it has any one or more of these four problems⁴. Cost-burden is the most common housing problem.

An estimated 12,500 households with 5 or more people live in Vermont. Of these households, 4,700 have at least one housing problem. An estimated 3,190 large households with low incomes below 80% of the median have at least one housing problem.

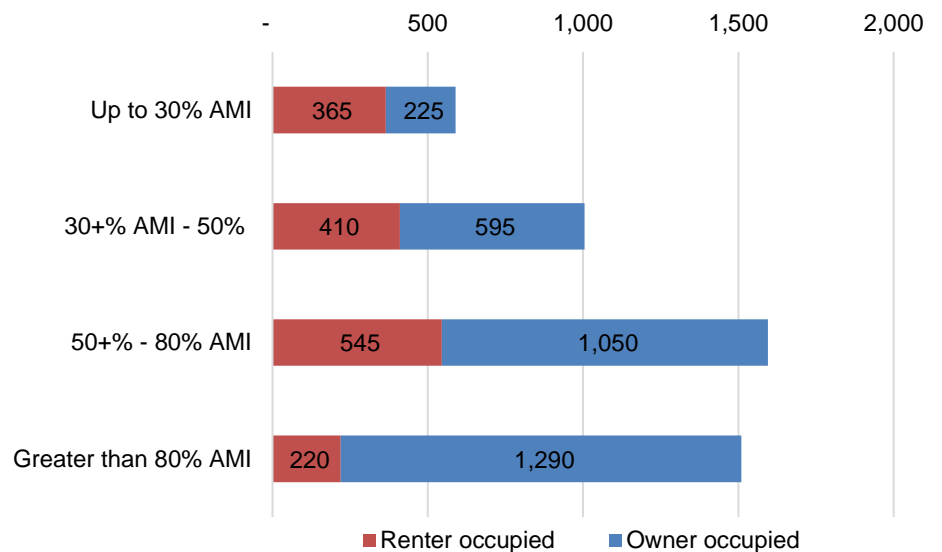
Although they are fewer in numbers than smaller households, an estimated 38% of large households experience housing problems—more than rate among all households.

Figure 7-9: Vermont households by size and type



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B11016)

Figure 7-10: Large households with at least one housing problem



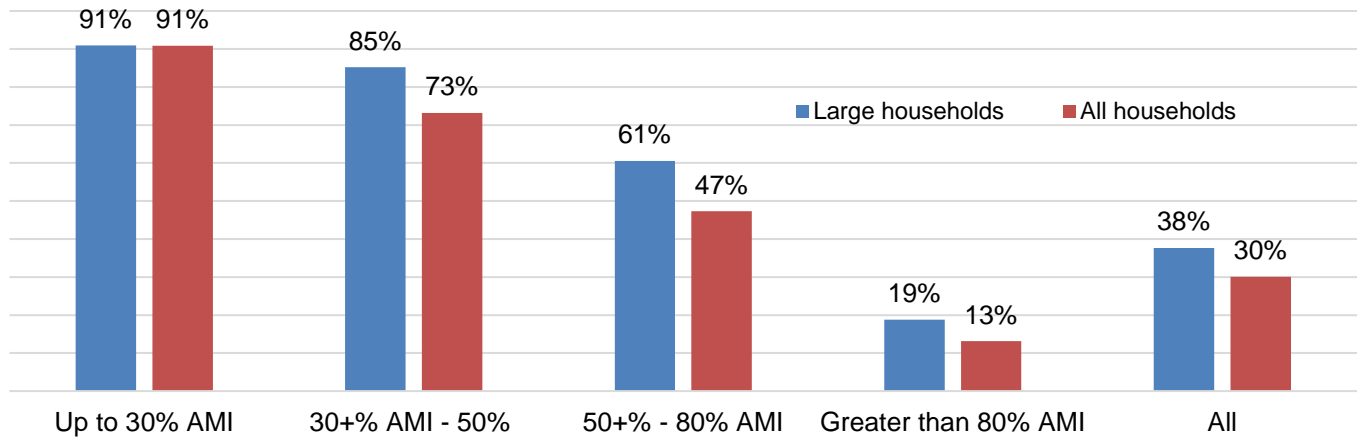
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2016.

⁴ Overcrowding is defined here as having more than one person per room of the unit. Cost burdened is defined as monthly housing costs (including utilities) exceeding 30% of monthly income.

Overcrowding

About 5,000 (or 2%) of Vermont households live in overcrowded homes. Such homes are defined as those with fewer rooms than there are household members. For example, a one-bedroom home with a living room and kitchen has 3 rooms⁵. Thus, it would be considered overcrowded if the household had 4 members. More than one-half (2,555) of these households have more than one person per room, which designates them as severely overcrowded.

Figure 7-11: Households with at least one housing problem



Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2016.

⁵ Bathrooms are not considered in room calculations under HUD standards.

Size of homes

Large owner-occupied homes on large lots dominate Vermont’s year-round housing stock. HUD guidelines state that for every bedroom in a home, two occupants are adequately housed⁶. The number of large homes in Vermont far outweighs the large households that would be considered commensurate for them based on size alone.

Figure 7-13: Small households outnumber small homes

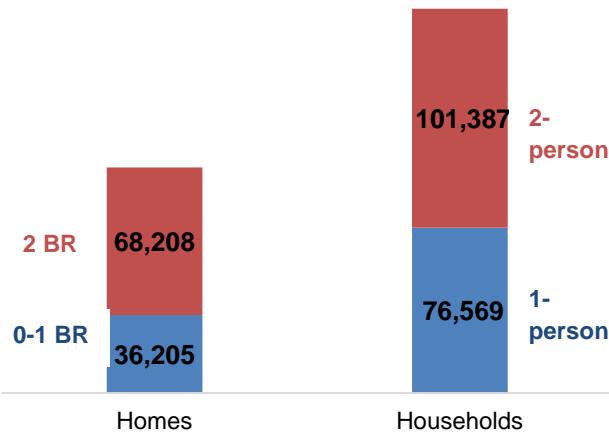
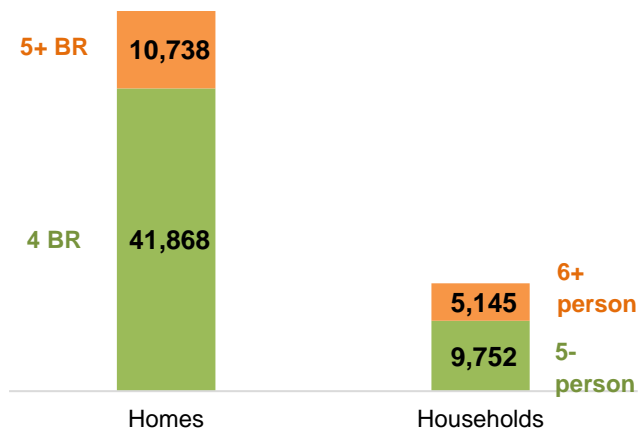


Figure 7-12: Large homes outnumber large households



Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates, 2013-2017 (Table B25041, B25042 from [housingdata.org](https://www.housingdata.org)), (Table B25009 from [housingdata.org](https://www.housingdata.org))

⁶ HUD defines an overcrowded home as having more than one person per room of the unit OR more than two people per bedroom. [U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov), Measuring Overcrowding in Housing, 2007.

Chapter 8 : Race and ethnicity

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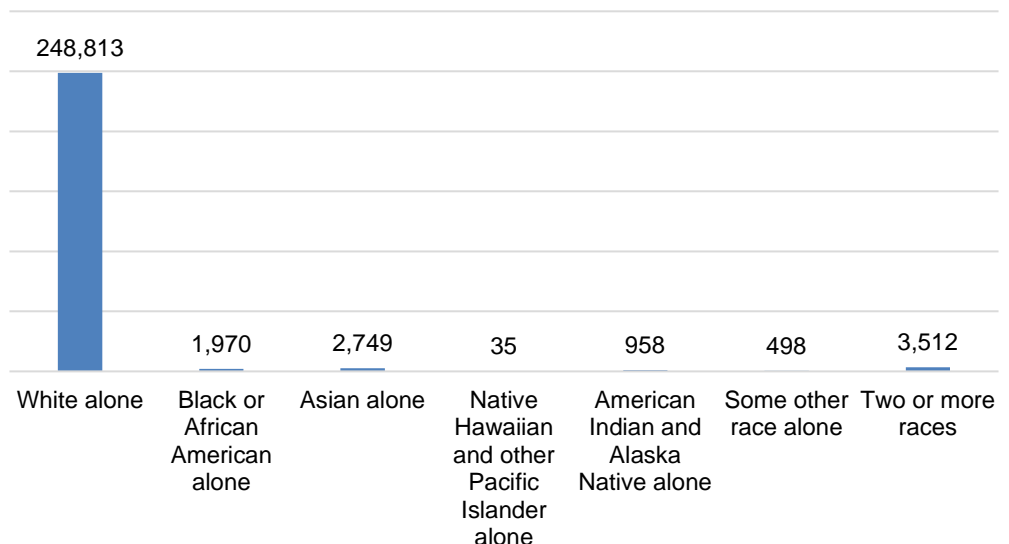
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Householder race

Vermont is among the least racially diverse states in the nation, with 96.2% of its households headed by someone who is white alone. Only Maine has a smaller share of non-white residents. In comparison, 77% of U.S. households are white.¹ Vermont is also ethnically homogenous, with just 1.8% of the population identifying as Hispanic or Latino, compared to 18% nationally.² Of Vermont's 9,722 non-white households, the most common racial category is multiracial, followed by Asian households.

Figure 8-1: Estimated Vermont households by race of householder



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003A-G) from housingdata.org.

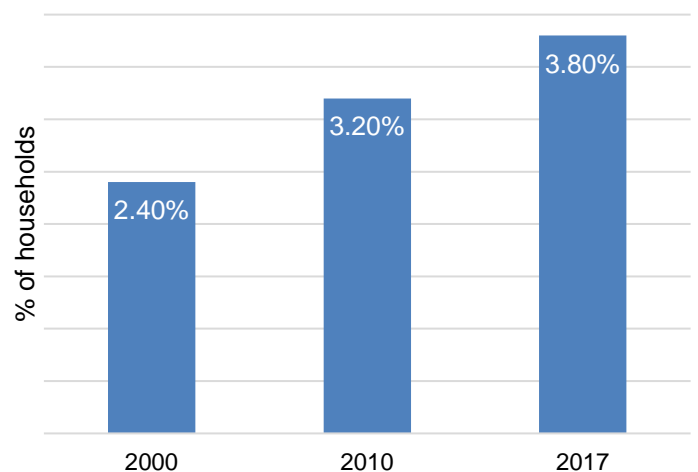
Although the number of non-white households is small, Vermont is slowly beginning to become more diverse, with non-white households increasing by 1.4% since 2000.

Vermont's youth population is more diverse, with 8.6% of children under the age of 17 identified as non-white.³ This suggests that Vermont will become more ethnically and racially diverse over time, although its youth population is still significantly less diverse than the U.S. as a whole.

Homeownership by race

Vermont has a disproportionately low homeownership rate among households that are not white-alone. Vermont's homeownership rate among white households is 71%, while black households have a rate of just 22%. Nationally, 69% of white households are homeowners and 42% of black households are homeowners.

Figure 8-2: Percentage of non-white Vermont households



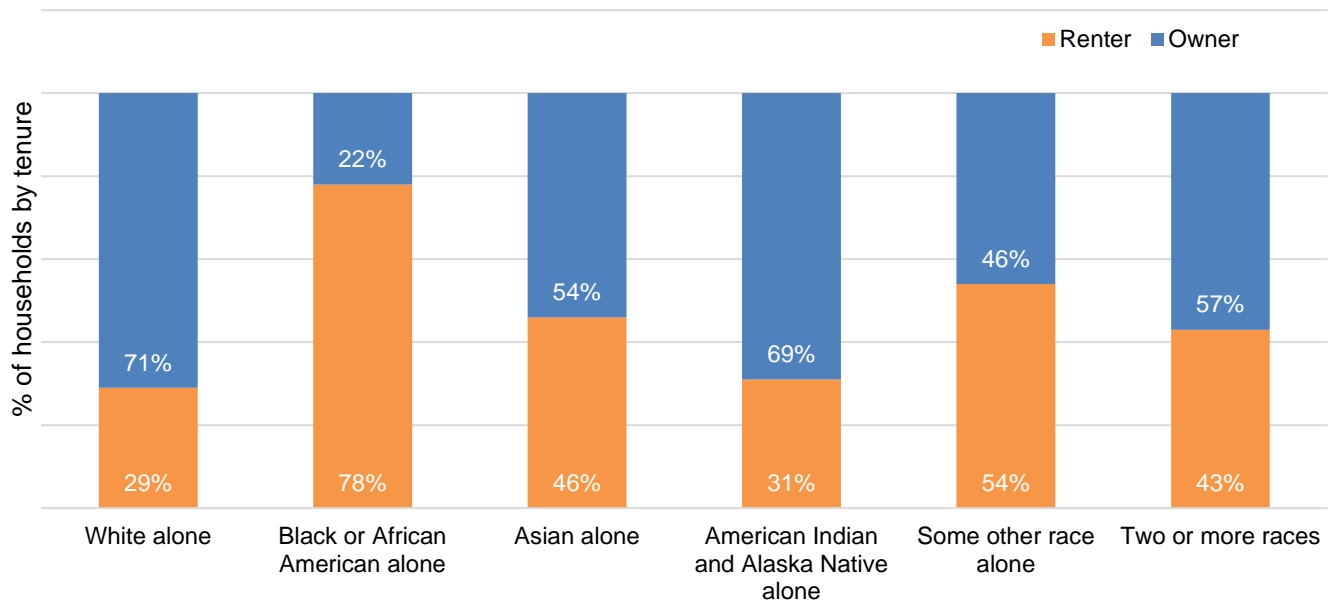
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25006), U.S. Decennial Census, 2000-2010 (Table H014).

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25006)

² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B03003)

³ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B01001, B01001A)

Figure 8-3: Percentage of Vermont homeowners and renters by race of householder



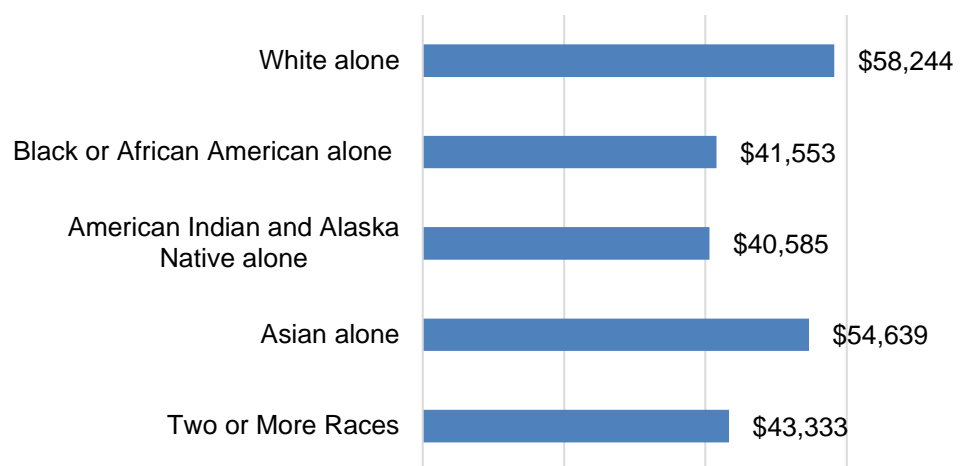
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003A-G) from [housingdata.org](https://www.housingdata.org). The homeownership rate among “Native Hawaiian and Other Pacific Islanders alone” is not included here due to a high margin of error.

Household income by race

Vermont’s non-white households have lower median household incomes than white households.⁴ While household incomes for Asian households approached that of white households, black and American Indian households were considerably lower.

Vermont’s non-white households are also more likely to have low incomes than white-alone households. Sixty three percent of American Indian households and

Figure 8-4: Vermont median household income by race



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B19013A-G). The median household incomes among “Native Hawaiian and Other Pacific Islanders alone” and “Some other race alone” are not included here due to high margins of error.

⁴ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25119) from [housingdata.org](https://www.housingdata.org).

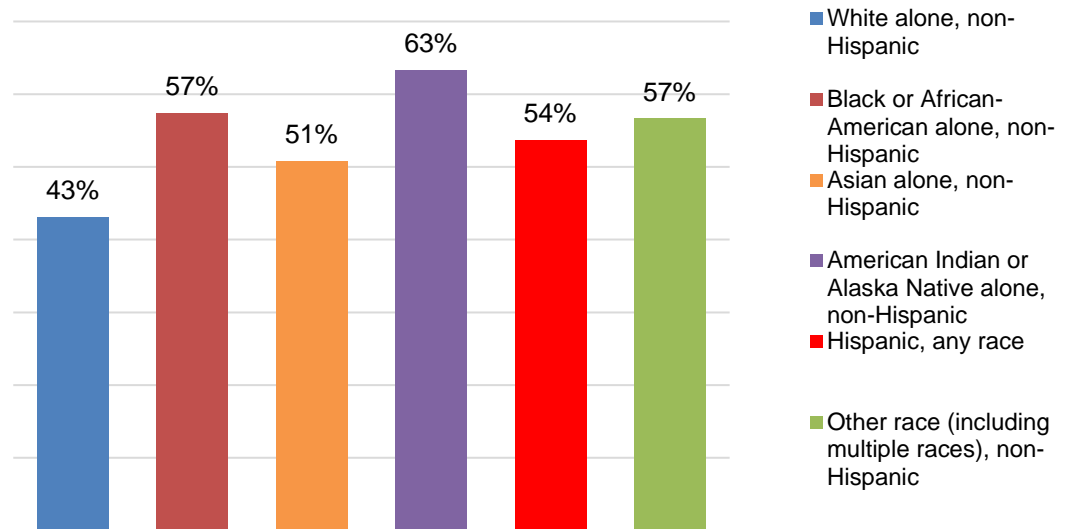
57% of black or other race households were earned less than 80% of area median family income⁵, far more than the 43% of the white-alone households.

New Americans

Vermont has 28,213 residents that were born outside the United States, a little under 5% of its population.⁶ Of these, an estimated 5,731 have entered the country in 2010 or later. While these New American households are from a variety of racial and ethnic backgrounds, they are much more likely to be non-white than Vermont as a whole. Just 37.4% of New Americans are identified as white, compared to 98.6% of all Vermonters. Asian was the most common racial group of Vermont New Americans.

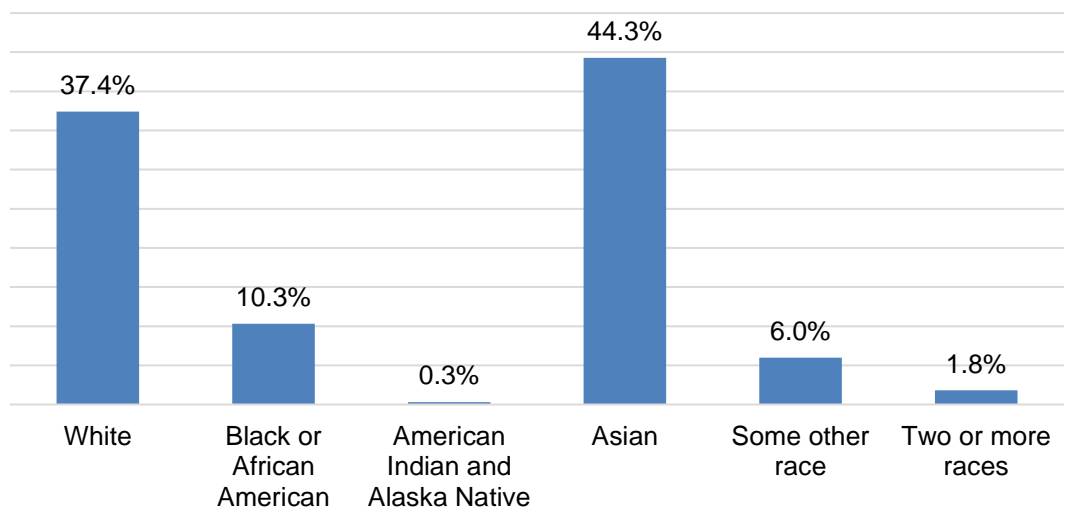
Correspondingly, 55% of Vermont’s New Americans were born in Asia—more than any other country.

Figure 8-5: Percentage of Vermont households below 80% of median family income



Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2012-2016. The homeownership rate among “Pacific Islanders, non-Hispanic” is not included here due to a high margin of error.

Figure 8-6: Race of foreign-born Vermont population that entered U.S. in 2010 or later



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S0502)

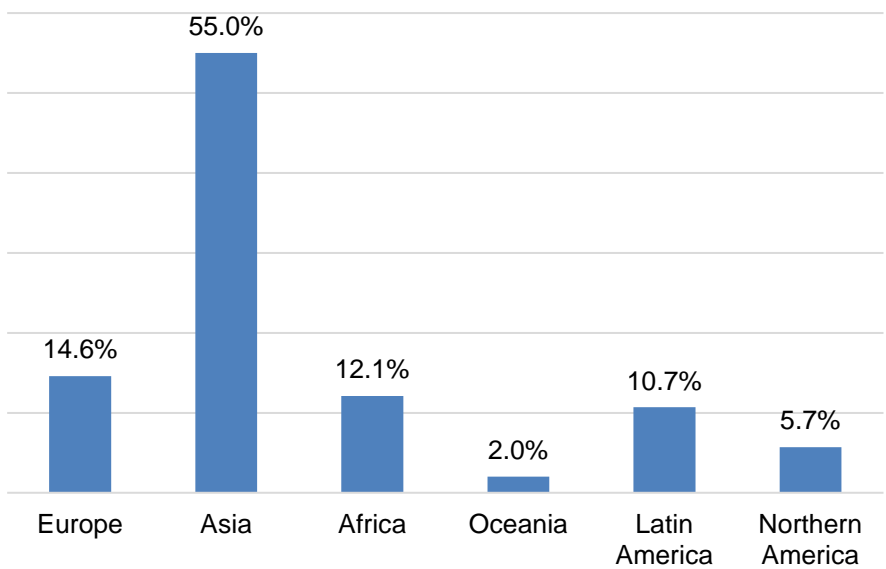
⁵ HUD’s area median family income for 2016 was \$84,030 for the Burlington-South Burlington MSA and less than that amount for the remainder of the state.

⁶ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S0502).

Vermont's New American households earn less than the state's residents overall. With an estimated median household income of \$45,884, compared to \$54,276 statewide. Vermont households led by someone born outside the United States are less likely to own their own homes than other Vermonters, with 37.9% renting compared to 29.5% of native-born residents.

Attracting immigrants to Vermont could potentially help reverse Vermont's long-term trend towards population decline. New Americans have been cited as an important sector of the workforce by many Vermont employers.⁷ However, media outlets have reported several instances of New Americans leaving the state, often citing the high cost of housing in Vermont.⁸

Figure 8-7: Region of birth of foreign-born Vermont population that entered U.S. in 2010 or later



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S0502)

A recent national study on refugees found that those who left their initial resettlement site for a different state tended to move to places with larger ethnic enclaves or with greater economic opportunities.⁹ The study did not find a strong connection between migration choices and state policy, including the availability of welfare benefits.

Housing problems by race and ethnicity

The U.S. Department of Housing and Urban Development (HUD) creates special tabulations of American Community Survey (ACS) data to estimate the number of households with housing problems. This can include that the housing unit lacks complete kitchen facilities, that the housing unit lacks complete plumbing, that the household is overcrowded, and/or that the household is cost burdened. A household is categorized as having a housing problem if it has any one or more of these four problems.¹⁰ Cost-burden is the most common housing problem.

⁷ [Seven Days](#), "Vermont Senate Seeks to Tear Down Employment Barriers for New Americans", February 20, 2019.

⁸ [Seven Days](#), "As New Americans Leave Vermont, State Seeks Ways to Be More Hospitable", January 15, 2020.

⁹ Mossad, Nadwa and Ferwerda, Jeremy and Lawrence, Duncan and Weinstein, Jeremy M. and Hainmueller, Jens, *In Search of Opportunity and Community: The Secondary Migration of Refugees in the United States* (September 24, 2019).

¹⁰ Overcrowding is defined here as having more than 1 person per room of the unit. Cost burdened is defined as monthly housing costs (including utilities) exceeding 30% of monthly income.

In Vermont, although the majority of the households that have housing problems are white alone, housing problems are far more prevalent among non-white households. While a little over one third of white households have housing problems, around half of all black, Asian, American Indian or “other race” households have housing problems.

Figure 8-8: Housing problems by race and ethnicity

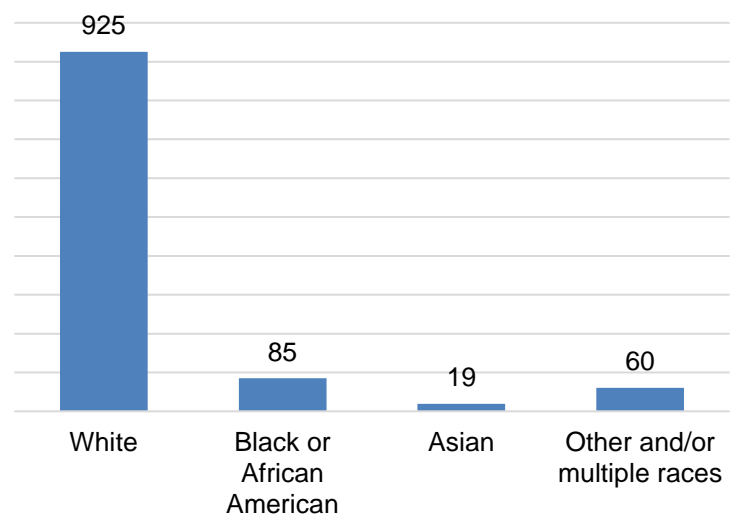
Race/ethnicity	Vermont households with housing problems	All Vermont households	Percentage of households
White alone, non-Hispanic	85,230	245,475	35%
Black or African-American alone, non-Hispanic	899	1,693	53%
Asian alone, non-Hispanic	1,270	2,595	49%
American Indian or Alaska Native alone, non-Hispanic	409	818	50%
Hispanic, any race	1,279	3,089	41%
Other race (including multiple races), non-Hispanic	1,693	3,412	50%

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2012-2016. The homeownership rate among “Pacific Islanders, non-Hispanic” is not included here due to a high margin of error.

Homelessness

Vermont also has a disproportionate number of non-white individuals who are homeless. Fifteen percent of homeless individuals identified by the 2019 Point in Time Count¹¹ were non-white, compared to 5% of the total population.¹² Homelessness among black Vermonters was particularly high, accounting for roughly 8% of the homeless population while making up just 1% of the total Vermont population.

Figure 8-9: Homeless individuals in Vermont, 2019



Source: 2019 Point in Time Count from the [Vermont Coalition to End Homelessness](#)

¹¹ The annual Point in Time (PIT) count tends to under-represent homelessness in Vermont. The count does not include households that are at risk of homeless or living with friends and family out of necessity (i.e. doubled-up or couch-surfing). It also only captures a single period in time. The number of homeless individuals who receive services throughout the year are roughly three times the number counted by the PIT survey.

¹² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B02001)

Racial and ethnic discrimination

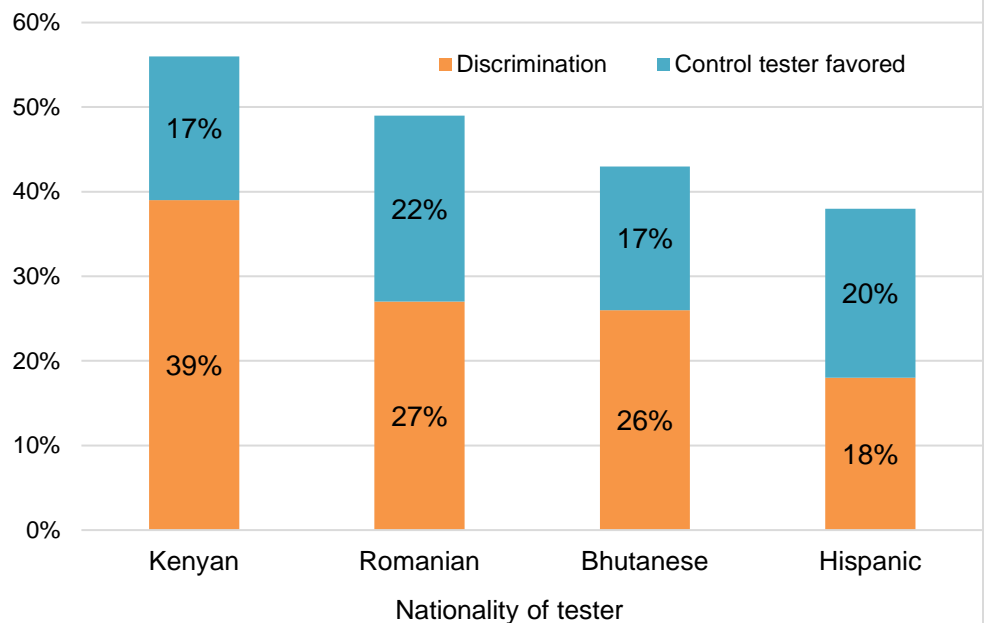
Both federal and state law prohibit housing discrimination on the basis of race, color and national origin, among other characteristics.¹³ Formal complaints about housing discrimination registered with the Federal Office of Fair Housing and Equal Opportunity and/or the Vermont Human Rights Commission are rare. Between 2013 and 2016, 46 fair housing complaints were filed, with only three alleging discrimination on the basis of race or color.¹⁴ Disability was the most common basis of alleged discrimination.

The Housing Discrimination Law Project (HDLP) by Vermont Legal Aid has conducted fair housing testing audits to assess housing discrimination potentially faced by Vermont renters.¹⁵ In these tests, testers contacted housing providers via telephone to inquire about homes to rent. Testers who sounded white and of U.S origin over the telephone were paired as a control with a person who sounded non-white or of foreign origin.¹⁶ These interactions were rated based on whether the housing provider demonstrated discrimination¹⁷ or a preference for the control tester.

The results of the testing showed substantial discrimination against the subject testers, with 56% of housing providers showing some level of bias against the Kenyan subject.¹⁸

Vermont Legal Aid also conducted tests with actual visits of apartments, based on either complaints or systematic selection. Forty-eight percent of these tests found discrimination or a preference for the control tester based on national origin, while 36% found discrimination or a preference for the control tester with black subject testers.

Figure 8-10: Vermont Legal Aid discrimination testing results



Source: 2014 Rental Discrimination Report from vtlegalaid.org.

¹³ Under the federal Fair Housing Act and the Vermont Fair Housing and Public Accommodations Act.

¹⁴ [Analysis of Impediments to Fair Housing Choice: State of Vermont 2017 Update](#)

¹⁵ [Rental Discrimination Report: Housing Discrimination in Vermont Rental Markets](#), Vermont Legal Aid, 2014

¹⁶ These veracity of impressions were verified by surveys, in which participants were asked to identify the race and national origin of the testers.

¹⁷ Evidence of discrimination in the tests included making openly discriminatory statements, responding immediately to the control tester and but never responding to the subject tester, or attempting to dissuade subject tester from renting the apartment while not doing so with the control tester.

¹⁸ Notably, both the Kenyan and Romanian testers were female, while the Bhutanese and Hispanic testers were male. The project could not determine if gender played a role in the testers' treatment.

Chapter 9 : Households with special needs and unique challenges

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Several types of Vermont households require service-enriched housing due to their unique needs. These include people with a disability, frail elders, people exiting the corrections system, victims of domestic violence, and people living with HIV/AIDS--groups of Vermonters who, while not homeless, have unmet needs for more supportive housing conditions. This chapter also describes the complex housing challenges facing mobile homeowners and migrant farm workers.

Some Vermonters with mental health challenges or substance use disorder have needs warranting residentially-based care and services. These needs were determined to be beyond the scope of this assessment.

Vermonters with a disability

An estimated 88,112 adult Vermonters, or 14.2% of the population, report having at least one type of disability. Disability rates are higher among older adults. Thirty-three percent of adults over the age of 65 have a disability, compared to around 12% for younger households. That number rises to nearly 49% for individuals age 75 or older. Vermont has slightly higher rates of disability among younger people and slightly lower rates among older people than the U.S. as a whole. Nationally, 9% of adults age 18-64 and 35% age 65 or older, have a disability¹.

Figure 9-1: Vermont adult population with a disability by age

Disability	Population age 18-64 with disability	% of population	Population age 65+ with disability	% of population
Any disability	46,238	11.8%	35,162	33.1%
Ambulatory	19,013	4.8%	20,208	19.0%
Hearing	10,518	2.7%	16,661	15.7%
Vision	6,643	1.7%	5,583	5.3%
Cognitive	22,172	5.6%	8,373	7.9%
Self-care	7,090	1.8%	7,365	6.9%
Independent living	15,452	3.9%	13,221	12.4%

Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S1810)

The Vermont Department of Health notes that disability rates are slightly higher among male Vermonters, as well as non-White Vermonters and LGBT Vermonters².

¹ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table S1810)

² [Vermont Department of Health](#), "The Health of Vermonters Living with Disabilities", 2018

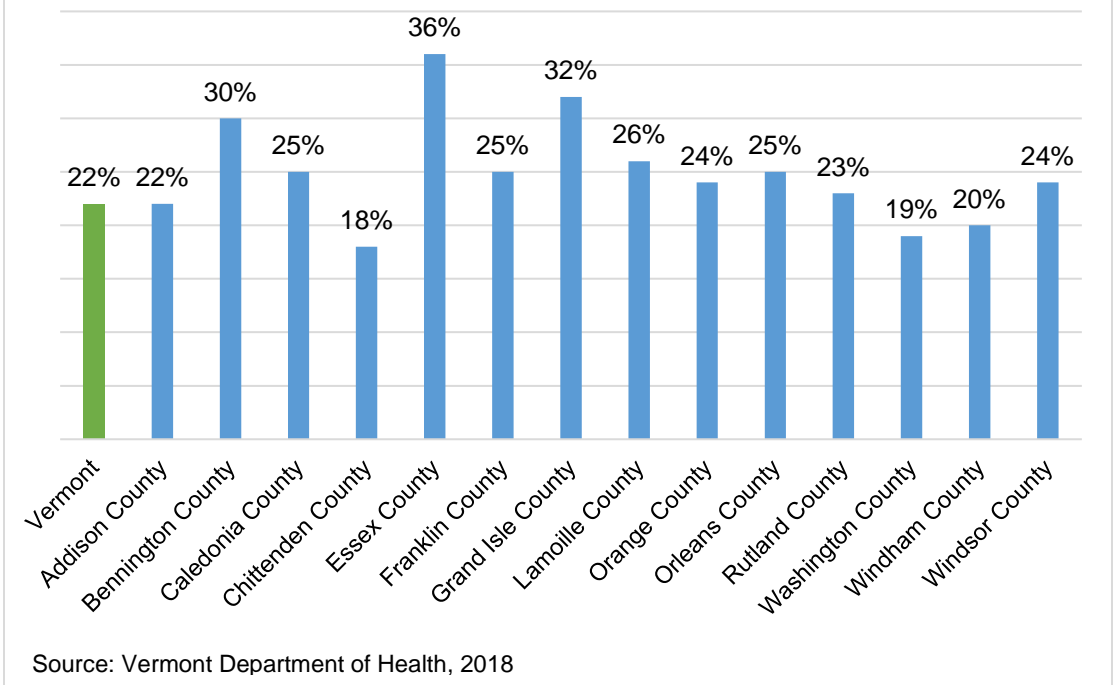
Figure 9-2: Disability demographics in Vermont

		Disability type								
		None	Any	Mobility	Cognitive	Hearing	Indep. living	Visual	Self-care	Multiple disabilities
Sex	Male	77%	23%	10%	10%	8%	5%	3%	3%	9%
	Female	78%	22%	12%	9%	5%	7%	3%	3%	10%
Age	18-24	86%	14%	-	10%	-	4%	2%	-	4%
	25-44	86%	14%	5%	11%	1%	5%	1%	1%	6%
	45-64	76%	24%	14%	10%	6%	7%	4%	5%	12%
	65+	64%	36%	21%	7%	16%	7%	5%	4%	15%
Race/ethnicity	White, non-Hispanic	78%	22%	11%	9%	6%	6%	3%	3%	9%
	Racial/Ethnic Minority	68%	32%	14%	19%	6%	9%	8%	5%	13%
Sexual orientation/gender identity	Heterosexual /Cisgender	78%	22%	11%	9%	7%	6%	3%	3%	10%
	LGBT	65%	35%	12%	22%	7%	15%	6%	6%	17%

Source: Vermont Department of Health, 2018

The lowest rates of disability in Vermont occur in Chittenden, Washington, and Rutland Counties, while the highest rates are seen in Essex and Grand Isle Counties. This is likely due to the fact these counties have the lowest and highest rates of senior households, respectively³.

Figure 9-3: Vermont adult population with any disability by county

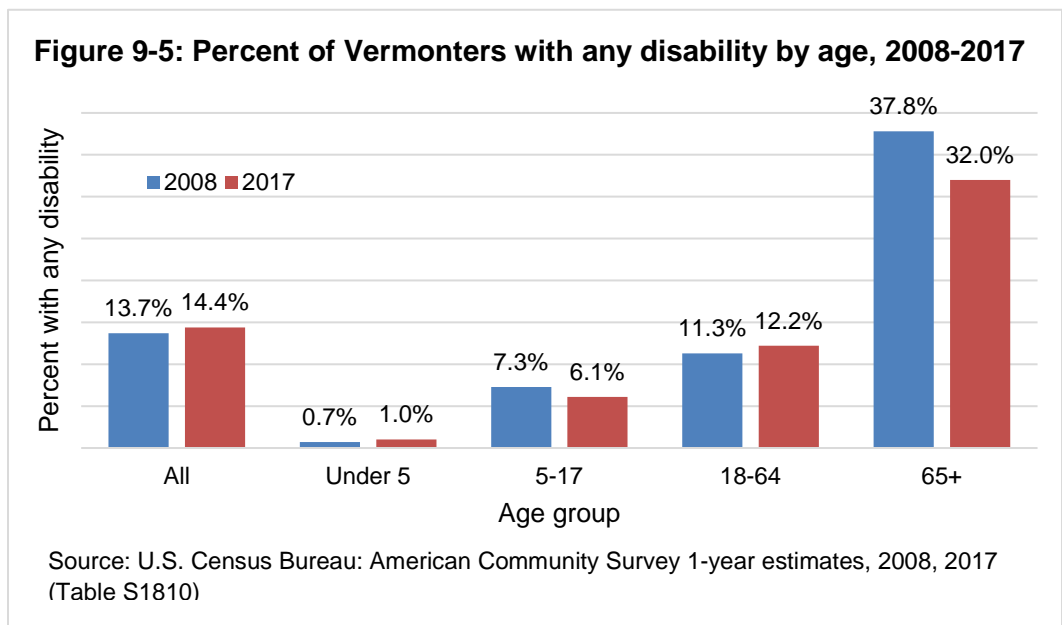


³ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25007) from [housingdata.org](https://www.housingdata.org)

Figure 9-4: Vermont population with independent living disability by county

County	Population with an independent living disability
Vermont	6%
Addison County	4%
Bennington County	8%
Caledonia County	5%
Chittenden County	5%
Essex County	9%
Franklin County	4%
Grand Isle County	4%
Lamoille County	7%
Orange County	7%
Orleans County	7%
Rutland County	8%
Washington County	4%
Windham County	7%
Windsor County	9%
Source: Vermont Department of Health, 2018	

Census Bureau data show that over the last decade⁴, disability rates in Vermont remained fairly consistent, decreasing slightly for individuals over age 65. This is consistent with national trends, with disability rates among older Americans declining since the 1980’s, mainly due to better medical treatments and education.⁵ However, policy experts are concerned that widening socioeconomic disparities could result in poorer health outcomes for low-income individuals, ultimately resulting in an increase in the disability rate, particularly among seniors.⁶

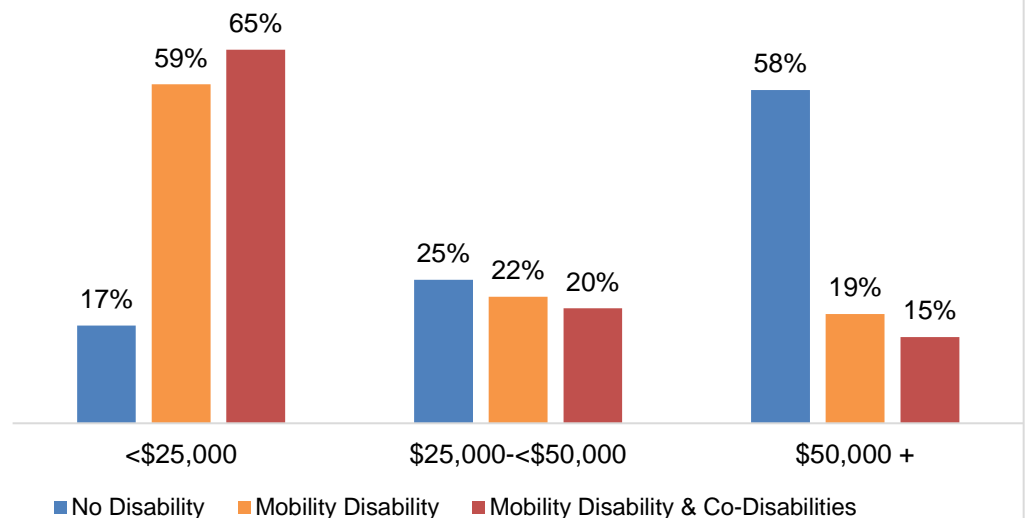


⁴ U.S. Census Bureau: American Community Survey 1-year estimates, 2008, 2017 (Table S1810). The years 2008 and 2017 were chosen because they represent the furthest apart years available in this data set.
⁵ Tsai, Yuping, Education and disability trends of older Americans, 2000–2014, J Public Health (Oxf), 2017.
⁶ [Population Reference Bureau](#), Eight Demographic Trends Transforming America’s Older Population, 2018.

Disability and income

Disability has a significant impact on housing opportunities and needs. A higher percentage of those with a mobility disability (59%) and with a co-disability (65%) have incomes of less than \$25,000 a year compared with Vermonters without a disability (17%).⁷ Moreover, those with a disability are less likely to be working. One third (33%) of adults with a disability are employed.⁸ A 2015 study by the Legislative Joint Fiscal Office revealed that Vermont, alongside New Hampshire and Maine, had the largest number of young adults under age 45 in the Social Security disability program.⁹

Figure 9-6: Disability rates by household income



Source: Vermont Department of Health, 2018

The Supplemental Security Income (SSI) program pays benefits to disabled adults and children who have limited earnings and resources and to select adults over age 65 without disabilities. 15,574 Vermonters relied on SSI benefits in 2016. In 2018, the monthly SSI payment in Chittenden County was \$802 while the cost of a one bedroom apartment at HUD's Fair Market Rental levels was \$1,121.¹⁰ In no county in Vermont would SSI payments be enough to cover fair market rents.¹¹

The Vermont Department of Disabilities, Aging, and Independent living (DAIL) reports that approximately 80 adults in FY2019 receiving developmental disabilities services were recognized as being viable candidates for a housing voucher with services from DAIL.

Disability and housing

Vermonters with a disability are less likely to own their own home than other Vermonters.¹² The Housing Discrimination Law Project of Vermont Legal Aid conducted accessibility audits on newly constructed multi-family housing units to determine compliance with required federal Fair Housing Act design and accessibility

⁷ Vermont Department of Health, "The Health of Vermonters Living with Disabilities", 2018

⁸ Vermont Department of Health, "The Health of Vermonters Living with Disabilities", 2018

⁹ Vermont Public Radio, Vermont's High Rate of Young Adults in Social Security Disability Program, 2015

¹⁰ Social Security Administration, 2018 from housingdata.org

¹¹ Assuming households should spend no more than 30% of household income towards rent, the federal standard of affordability.

¹² Vermont Department of Health, "The Health of Vermonters Living with Disabilities", 2018

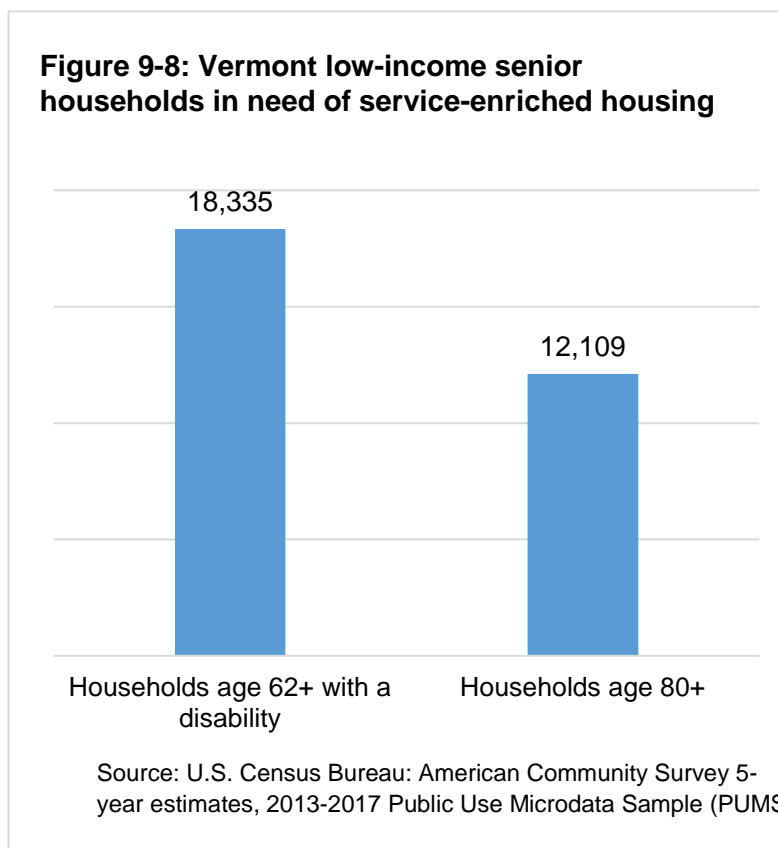
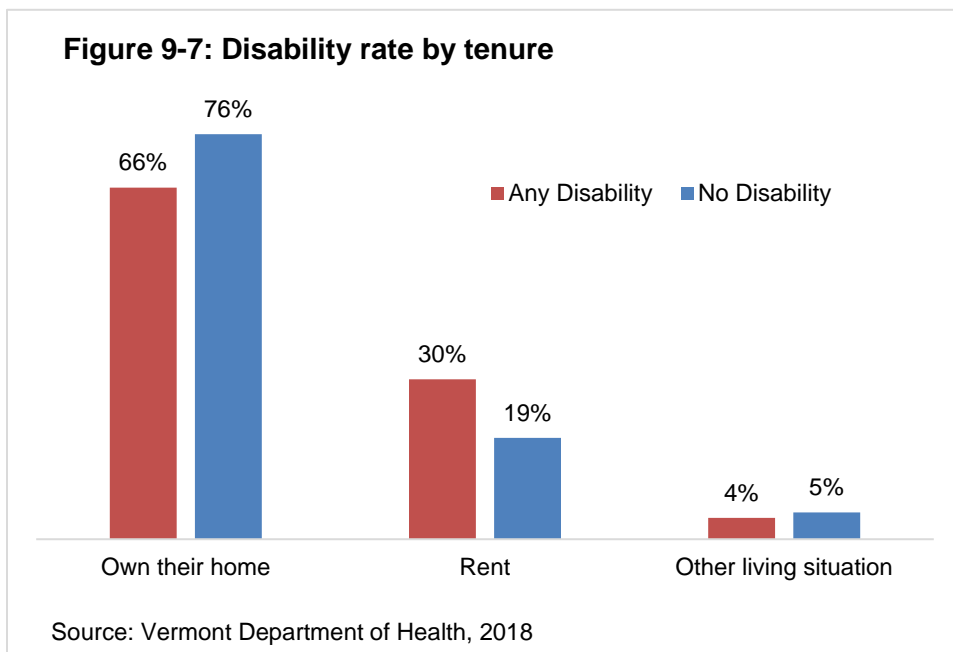
standards. The report showed that 70% of newly constructed multi-family housing units had minor compliance issues and 10% had significant compliance issues.¹³ In addition, disability remains the most frequently alleged basis for housing discrimination in Vermont.¹⁴

Frail elders

Vermont ranks as the second oldest state in the nation with a median age of 42.8 whereas the national median age is 37.8.¹⁵ Seniors over the age of 80 or that have disabilities are likely to need housing enriched with services to help them live safely and independently, especially if that household is low-income and has less resources to independently purchase care services.

Vermont has 18,335 households that earn less than 80% of the area median income (AMI)¹⁶ and are headed by someone age 62+ who has a disability. The state has 12,109 households that earn less than 80% of the area median income and are headed by someone age 80 or older.¹⁷ With the number of households headed by someone at least 75 years old likely to increase by approximately 5% between 2020 and 2025¹⁸, the availability of home-based services needed by this population becomes even more paramount.

The Department of Disabilities, Aging & Independent Living (DAIL) conducted a Statewide Needs Assessment of Older Vermonters, service providers and caregivers as part of a State Plan on Aging.¹⁹ The report calls for a broad range of housing support



¹³ Vermont Agency of Commerce and Community Development, “Analysis of Impediments to Fair Housing Choice”, 2017

¹⁴ Vermont Agency of Commerce and Community Development, “Analysis of Impediments to Fair Housing Choice”, 2017

¹⁵ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B01002).

¹⁶ 80% of Vermont’s area median income is \$46,246, according to 2017 ACS estimates.

¹⁷ Note that these categories are not mutually exclusive. It is estimated that of low-income households age 80+, 6,882 have a disability.

¹⁸ Claritas

¹⁹ Vermont Department of Disabilities, Aging & Independent Living, Vermont State Plan on Aging, 2018

services for seniors, from those living in their own homes to those in need of nursing home care. Seniors living independently may be able to do so longer with resources such as home modification/maintenance assistance, home sharing options, expansion of home sharing options. However, this would require a workforce development of caretakers for the elderly and/or those with disabilities. In addition, a concerted effort towards interagency and interprofessional collaboration is needed, according to DAIL.

Housing solutions for frail elders

According to the State Plan on Aging, the top three concerns for older Vermonters are housing (15%), healthcare (14%) and financial security (14%).²⁰ With housing as the broadest concern, some promising supportive housing solutions have developed such as Support and Services at Home (SASH) and Home Sharing.

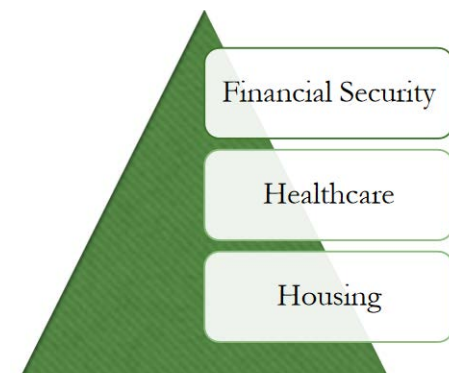
SASH or “Support and Services at Home” is a program developed by Cathedral Square Corporation and is administered in partnership with housing providers, social service agencies and healthcare providers to help Vermonters live independently at home. Of the 6,412 subsidized apartments in Vermont reserved for seniors or people with disabilities the majority are accompanied with SASH services.²¹ However, while SASH is very helpful and does extend the ability to stay in one’s own home, it is not a substitute for nursing care for disabled or very frail seniors that cannot live independently. SASH coordinates resources from community health providers, social service agencies and nonprofit housing organizations to help older Vermonters and those with special needs that receive Medicare support to stay in their homes.

Home sharing helps seniors that want to remain in their homes but need some assistance to do so. The housemate they are matched with provides a number of different services such as housekeeping, meal preparation etc. in exchange for rent or reduced rent. Each home share situation is unique and is supported by Vermont Adult Services Division of Disabilities, Aging and Independent Living (DAIL) and administered by two nonprofit organizations: HomeShare Vermont and HomeShare Now.

Another emergent alternative is an accessory dwelling unit or ADU. An ADU is simply an efficiency or one bedroom apartment, secondary to the owner-occupied home and furnished with all the amenities required for independent living. An ADU can be used to house an elderly parent or relative who would otherwise not be able to live independently. However, housing alternatives such as these will not likely meet the requirements of special needs populations that require a high level of care. Support services, on-site or off, are intrinsic in housing success.

Many Vermont seniors currently receive more intensive support services in a home environment. According to AARP, 74,900 Vermonters act as family caregivers. In addition, there are 3,682 personal care aides and 1,944 home aides that provide care for frail elders and people with disabilities.²² These workers fill a crucial role in allowing frail elders to continue to live at home while receiving healthcare and other services.

Figure 9-9: Top concerns for Vermonters over 60



Source: State Plan on Aging Assessment, 2017

²¹ [Vermont Directory of Affordable Rental Housing](#)

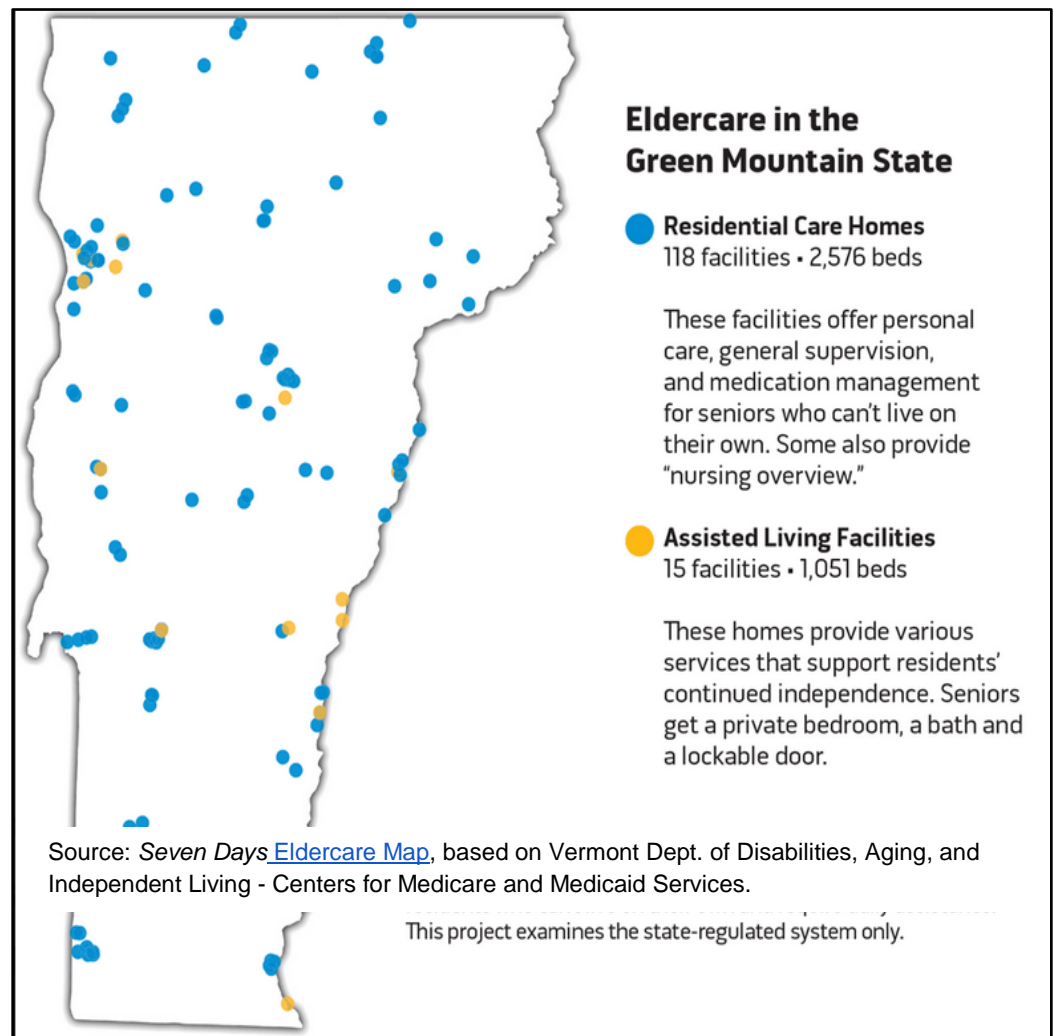
²² [AARP](#), “Across the States 2018: Profile of Long-Term Services and Supports in Vermont”

For seniors who cannot live in their own homes for various reasons, there are 133 state regulated residential care homes and assisted living residences and 40 federally regulated nursing homes in Vermont.²³ Residential care homes provide room and board, personal care and medication assistance. These homes are designed for people who are not able to live independently but don't require full-time nursing care, and medical care is typically not provided on site. Assisted living homes provide a broader range of services for people who need more personal care support and focus on group activities. Nursing homes are overseen by trained medical professionals, offering medical and rehabilitation services on-site. Some eldercare facilities integrate multiple levels of care on one site.²⁴

Figure 9-10: Locations and types of eldercare facilities in Vermont

Unfortunately, some eldercare homes do not offer a safe and supportive environment for seniors. Of 133 state-regulated residential care and assisted living homes, only eight have no violations, according to a 2019 investigation by Vermont Public Radio and Seven Days. These violations include inadequate staffing, poor record keeping, medication mismanagement and reports of abuse, neglect or exploitation.²⁵ Out of 36 Vermont nursing homes for which data was available statewide, 13 had Medicare health inspection ratings below average.²⁶

A report from the State Long-Term Care Ombudsman²⁷ calls for regulation to strengthen accountability for residential care providers, stating that, “The lack of accountability of residential care homes and assisted living residences to residents has become alarming”.²⁸



²³ [Seven Days](#): Vermont Eldercare Navigator, 2019

²⁴ [National Institute on Aging](#), Long Term Care: Residential Facilities, Assisted Living, and Nursing Homes, 2017

²⁵ [Seven Days](#), “Worse for Care: When Elder Homes Stumble, Frail Vermonters Get Hurt”, 2020

²⁶ [Medicare.gov](#), Nursing Home Compare, as of February 5, 2020.

²⁷ The position is operated through Vermont Legal Aid, contracted by the Vermont Department of Disabilities, Aging, and Independent Living (DAIL).

²⁸ [Vermont Legal Aid](#), Vermont State Long-Term Care Ombudsman Project, Annual Report 2017-2018.

Domestic and sexual violence survivors

Throughout 2019, a total of 8,760 people encountering violence and abuse were helped by a coalition of member organizations whose services included finding emergency and long-term housing. Although 60% of these people had experienced domestic violence, the remaining 40% experienced sexual violence or harassment, stalking, sex trafficking, or violence against a family member or friend.²⁹ Domestic and sexual violence survivors need housing that, unlike homeless shelters, is not publicly identifiable and has enhanced security along with therapeutic services. Another source of aid was rental assistance.

The VT Network³⁰ distributed funds totaling \$66,000 to 114 households to help stabilize their living situation. The 2019 Point-In-Time count found 133 homeless Vermont households fleeing domestic violence.³¹ This figure does not include households staying with friends or family. About one-third of all families in Vermont's network of publicly funded shelters for the homeless are families fleeing domestic or sexual violence, according to the VT Office of Economic Opportunity.

Lack of housing options often results in domestic violence victims remaining in abusive situations, which can be extremely dangerous for victims. While Vermont has a low homicide rate, 65% of all homicides in 2017 were domestic violence-related.³²

Figure 9-11: Shelter types for homeless individuals fleeing domestic and sexual violence, 2019

Shelter type	Adults	Children
Emergency shelter	298	224
Emergency hotel stays	505	219
Transitional housing	85	64

Source: Vermont Network, 2019. Does not include additional people who received assistance through Vermont's General Assistance Emergency Housing program.

People exiting the corrections system

National research has found that the likelihood of recidivism increases among people exiting the corrections system if they become homeless after incarceration.³³ Vermont faces a lack of housing options that are affordable and available for people transitioning into the community from the corrections system, according to the Vermont Department of Corrections (DOC).³⁴ This results in some inmates staying past their minimum

²⁹ [Vermont Network](#), "2019 Data Snapshot"

³⁰ The Vermont Network consists of fifteen member organizations, including Hopeworks, Safeline, Steps to End Domestic Violence, Women's Freedom Center and Pride Center of Vermont: Safespace Program.

³¹ Institute for Community Alliances, 2019 from housingdata.org.

³² [Vermont Attorney General's Office](#), "Domestic Violence Fatality Review Commission, 2018 Report"

³³ [Lutze et al.](#), "Homelessness and Reentry: A Multisite Outcome Evaluation of Washington State's Reentry Housing Program for High Risk Offenders", 2013

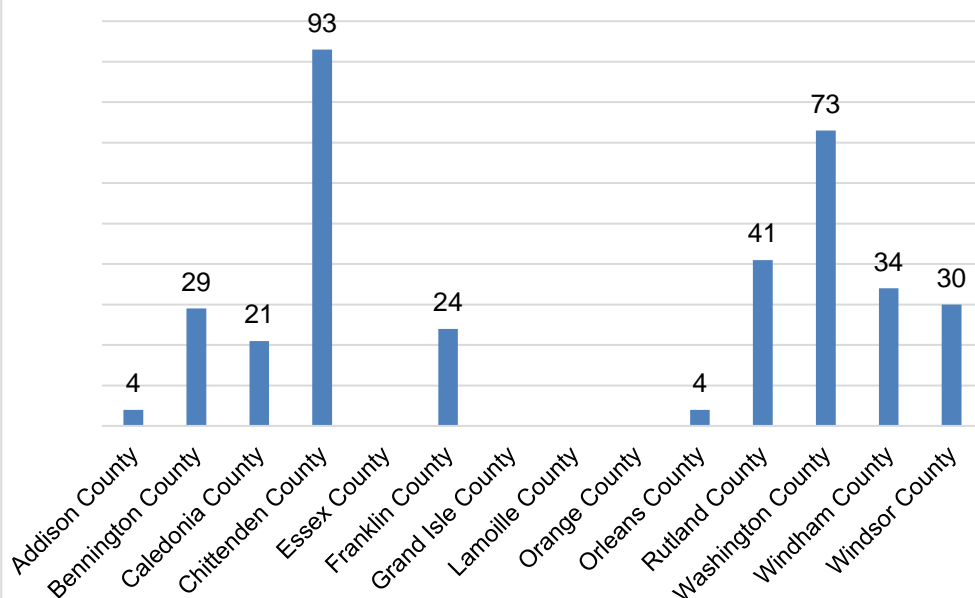
³⁴ [Vermont Agency of Human Services](#), "Report to the Vermont Legislature, Act 85 Sec. 335.1: Plan to provide secure transitional housing for inmates reentering the community", 2017

sentence. In addition, the Federal Bureau of Prisons has federal inmates who are Vermont residents with completed minimum sentences but who are in need of housing.

Efforts are being made by the Department of Corrections (DOC) to address this problem through transitional housing. Transitional housing consists of a mix of emergency shelter beds, congregate housing sites and scattered apartments. The DOC works with community organizations to place people leaving the corrections system in transitional housing across the state. Approximately 353 transitional housing beds for this population are available statewide.³⁵ However, some beds are limited to specific types of people (e.g. women, men, and people with mental illness). DOC estimated that in 2017 the cost of transitional housing was significantly lower than continuing to house inmates in prison longer than their minimum sentence.³⁶

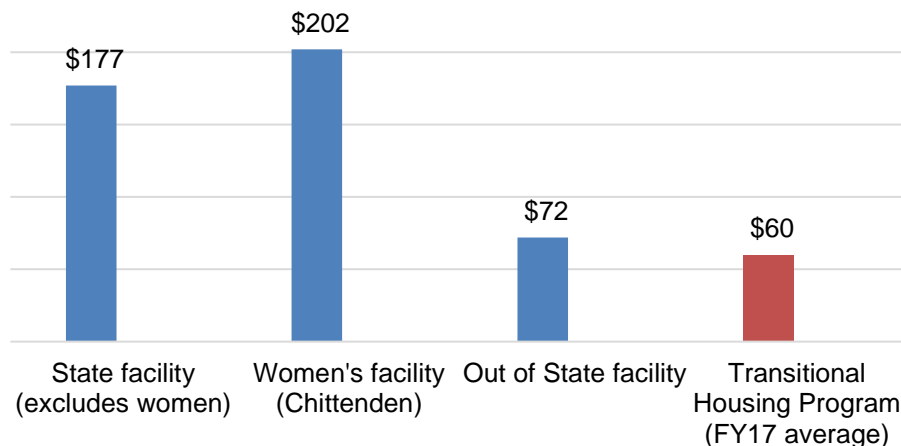
In 2017, the DOC served 1,125 offenders with transitional housing assistance. 774 individuals received housing, 285 received transitional housing support and 66 received release money to help cover housing costs, for a total of 1,125 persons.³⁷

Figure 9-12: Transitional housing beds available through the Vermont Department of Corrections



Source: Vermont Department of Corrections. 2018

Figure 9-13: Average daily cost of housing alternatives for offenders exiting prison, 2017



Source: VT Department of Corrections

³⁵ [Vermont Department of Health](#), Vermont Department of Corrections Transitional Housing, 2018

³⁶ [Vermont Agency of Human Services](#), "Report to the Vermont Legislature, Act 85 Sec. 335.1: Plan to provide secure transitional housing for inmates reentering the community", 2017

³⁷ [Vermont Department of Health](#), Vermont Department of Corrections Transitional Housing, 2018

Despite increased focus on transitional housing for Vermonters leaving the corrections system, 131 inmates have completed their minimum sentence but lack appropriate or approvable housing as of January 29, 2020. This list of inmates is largely populated by a combination of sex offenders and persons who have completed their minimum sentence but returned to prison due to a violation of furlough.

Finding affordable long-term housing solutions available to people leaving the corrections system is challenging. It is particularly difficult for convicted sex offenders. Many are treated as outcasts once they transition from incarceration to the community. In addition, there are strict rules governing where they can reside and few options for them to access housing services or post-prison supervision. This can put them at greater peril of being homeless and re-offending.³⁸

Vermonters with HIV/AIDs

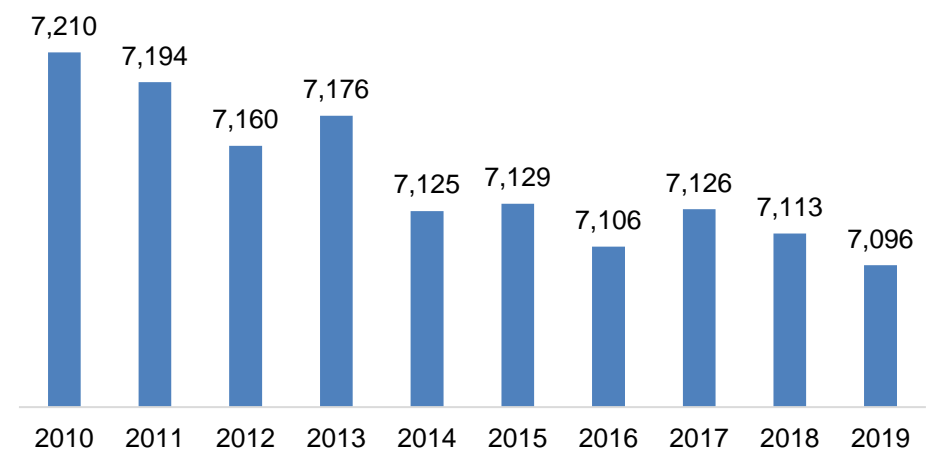
Through investments by the Vermont Agency of Human Services (AHS) in affordable housing programs, 23 people with HIV/AIDS found housing through the federally funded HUD program Housing Opportunities for Persons with AIDS (HOPWA) in 2018.³⁹

Mobile home park residents

Due largely to the lower cost of buying or renting a mobile home, this unit type houses a sizeable portion of Vermont's lower income households. Mobile homes present an affordable housing option for many Vermont residents and make up 7.2% of residential housing units in Vermont.⁴⁰ The median Vermont mobile home with land sold for \$92,000 in 2018 and the median mobile home without land sold for \$33,500. Meanwhile the median single family home sold for \$215,000.⁴¹ Vermont's 2019 Mobile Home Park registry lists the median mobile home lot rent at \$347⁴² as compared to the \$945 for the state median gross rent.⁴³

Approximately one third of Vermont's mobile homes are located in 238 of Vermont's registered mobile home parks while the other two thirds are on rented or owned land outside a mobile home park. Mobile home

Figure 9-14: Decrease in Vermont mobile home park lots



Source: Vermont Department of Housing & Community Development, 2019

³⁸ [Seven Days](#), "A violent sex offender is released into the public spotlight", 2019

³⁹ [Vermont Agency of Commerce & Community Development](#), "2018 Vermont Housing Budget and Investment Report", 2019

⁴⁰ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25044), from [housingdata.org](#)

⁴¹ Vermont Department of Taxes; Property Transfer Tax (PTT) Records, 2018 from [housingdata.org](#)

⁴² [Vermont Department of Housing & Community Development](#), "Vermont Mobile Home Park Program 2019 Registry & Mobile Home Parks Report", 2019

⁴³ U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25064), from [housingdata.org](#)

parks and lots have decreased over time to 7,096 in 2019.⁴⁴

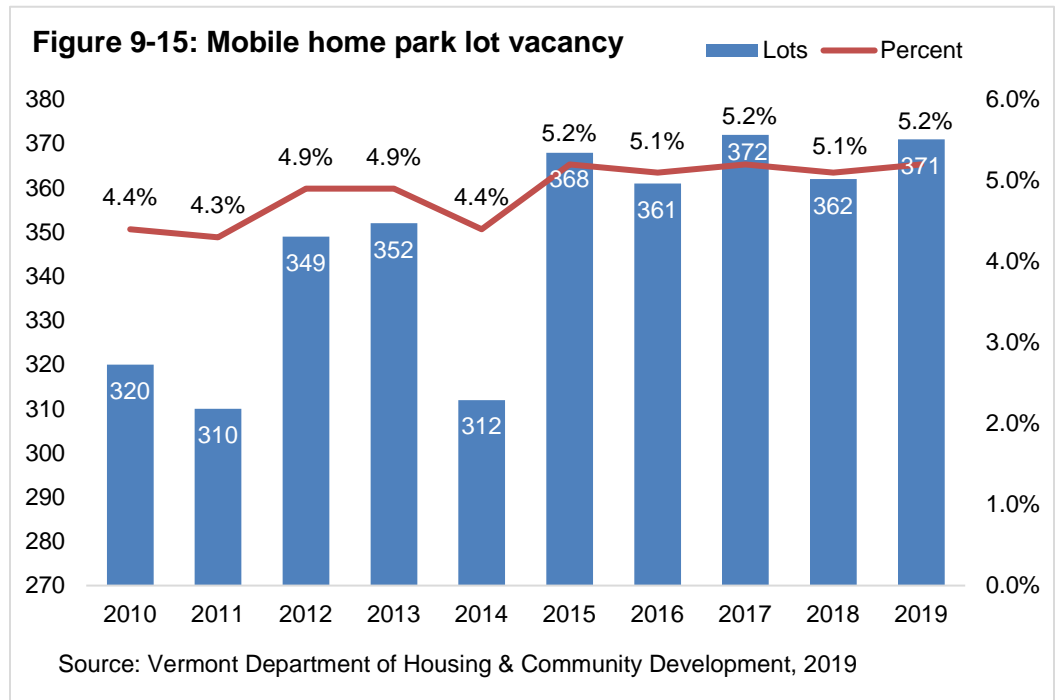
In addition to a decrease in total mobile home parks and lots, vacancies have increased over time. The number of mobile home parks fell to 238 in 2019 from 243 parks in 2015. These parks contain 7,096 lots of which 6,532 are occupied.

Mobile home park residents are vulnerable to housing issues in part because of the mobile homes themselves, but mainly because they don't own the land on which their home sits. While most mobile home parks are privately owned, others are owned by non-profit organizations or resident-owned cooperatives.

Grand Isle County has the state's highest lot vacancy rate,⁴⁵ while Chittenden County has the lowest vacancy rate, mirroring the rental and owner vacancy rates in those counties.⁴⁶

Chittenden and Windsor

Counties have the highest median lot rents, while Essex has the lowest median rents.



⁴⁴ [Vermont Department of Housing & Community Development](#), "Vermont Mobile Home Park Program 2019 Registry & Mobile Home Parks Report", 2019

⁴⁵ [Vermont Department of Housing & Community Development](#), "Mobile Home Park Registration Summary", 2019

⁴⁶ See Chapter 4: Renters and Chapter 5: Homeowners for more discussion of vacancy rates.

Figure 9-16: Mobile home parks by county

County	Parks	Total lots	Vacant lots	Lot vacancy rate	Median Lot Rent
Addison	15	389	11	2.8%	\$325
Bennington	25	714	70	9.8%	\$357
Caledonia	12	372	40	10.0%	\$300
Chittenden	24	1853	35	1.9%	\$440
Essex*	2	42	3	7.1%	\$225
Franklin	27	463	21	4.5%	\$364
Grand Isle*	2	32	5	15.6%	\$336
Lamoille	7	326	15	4.6%	\$277
Orange	15	281	25	8.9%	\$368
Orleans	8	224	7	3.1%	\$299
Rutland	28	440	32	7.3%	\$329
Washington	24	600	54	9.0%	\$355
Windham**	16	499	15	3.0%	\$265
Windsor	33	861	38	4.4%	\$400
Vermont	238	7096	371	5.2%	\$347

*Counties with two parks; median rent defaults to the bigger park. State median is the middle rent of all MHP lots.

**Mountain Home Park has more than half the lots (259 lots).

Source: Vermont Department of Housing & Community Development, 2019

The 2019 report *Sustainability Assessment of Affordable Mobile Home Parks in Vermont*⁴⁷ highlights six key areas of concern: marketability, small capital needs, large scale capital needs, operational and financial stability, and flood danger.

This study identified the following critical concerns among the subset of mobile home parks examined. The scope of these problems are likely to be substantially greater among the full universe of Vermont mobile home parks:⁴⁸

- At least 300-400 mobile homes are at risk due to poor quality half of which are located in approximately 10 parks. These homes comprise roughly 20% of all mobile homes in the sample of parks studied. Because the study's sample is likely representative of the universe, the total number of homes in all Vermont mobile home parks with quality concerns is likely to be closer to 1,050-1,400.
- Four mobile home parks assessed in the study are located in 100-year floodplains, one is located in a 500-year floodplain and one is located in a dam inundation area. These parks are in Orange, Windham and Addison counties.
- Orange, Franklin and Windsor counties contain parks in poor financial health.
- Five parks hit on a trio of problems: low value, built prior to 1976 and risk of abandonment/unmarketability. These are in Orange, Addison, Windham and Windsor counties.
- One in 10 parks has 15% vacant or more uninhabitable lots.
- The counties with the greatest market risk are Franklin, Rutland, and Windsor.

⁴⁷ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

⁴⁸ The study examined a sample of 52 affordable mobile home parks (21% of all Vermont parks). Conditions in these parks are considered representative in many ways of the universe of parks statewide.

Migrant and farm workers

It is difficult to precisely determine the number of migrant and farm workers working in Vermont and their housing needs. The Vermont Department of Labor reports 3,130 workers employed in agricultural fields.⁴⁹ However, not all agricultural workers have employment reported to the Department of Labor, particularly among workers who lack legal authorization to work.

In 2015, the farmworker advocacy group Migrant Justice's Milk with Dignity campaign estimated that there were 1,200-1,500 migrant farm workers on Vermont's dairy farms.⁵⁰ Of those surveyed, 30% reported overcrowded housing and 35% indicated housing in need of major repairs or replacement.

Milk with Dignity questions whether employer-provided farm worker housing is adequate in number to meet current farmworkers housing needs, and whether or not it is in a condition that meets legal standards for safe occupancy.

The ski industry also faces an affordable workforce housing challenge. In addition to local residents, the industry uses many seasonal foreign workers through the J-1 and H-2B visa programs. With low rental vacancy rates in many parts of Vermont, finding a decent, affordable apartment for seasonal use by out-of-state or foreign-born workers can lead to "doubling up", "couch surfing" and other unstable living arrangements.

⁴⁹ [Vermont Department of Labor](#), Covered Employment and Wages, 2018. Includes the following occupational categories: crop production, animal production and aquaculture, and agriculture and forestry support activities.

⁵⁰ [Migrant Justice](#), "Farmworkers Document Abuse & Propose Solution: Milk with Dignity", 2015

Chapter 10 : People experiencing homelessness and supportive facilities and services

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Different types of Vermonters experiencing homelessness require not just housing but specifically tailored support services to ensure successful housing transitions. These populations include the chronically homeless,¹ families with children, veterans, unaccompanied youth and domestic and sexual violence survivors.

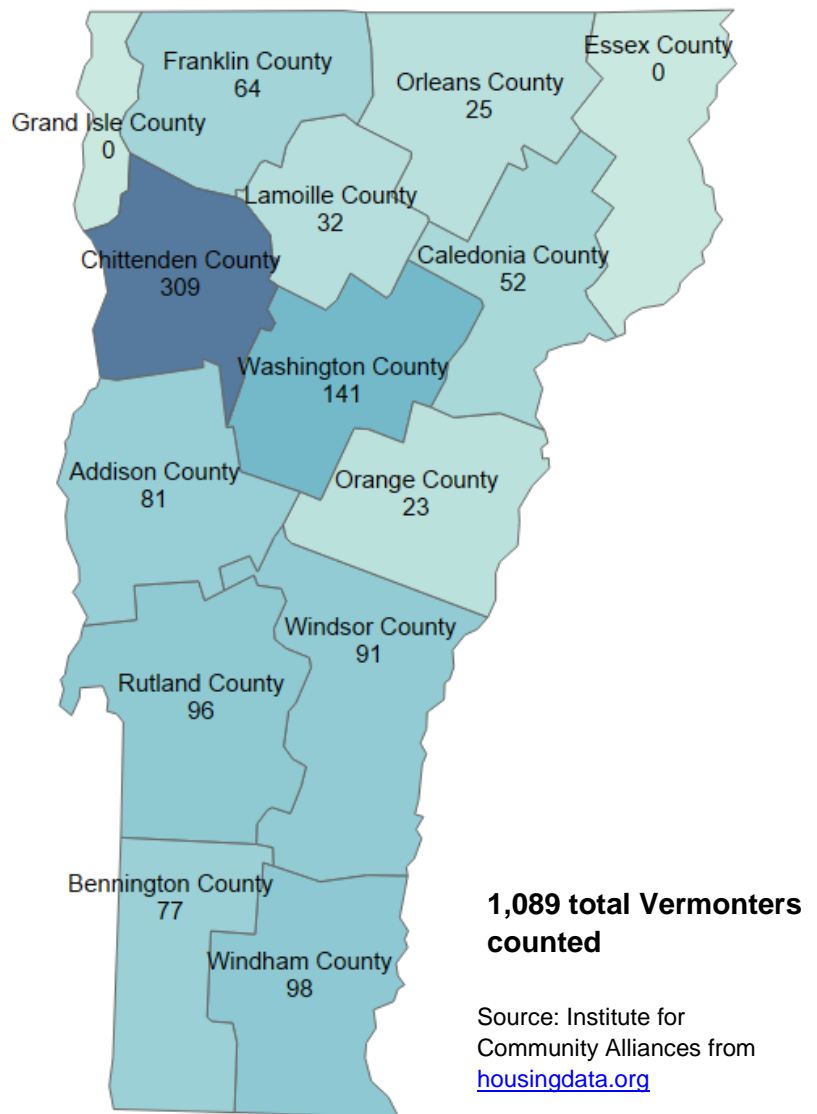
Vermonters experiencing homelessness

During 2019 the average length of stay in Vermont’s publicly funded emergency shelters, domestic violence shelters, and youth shelters was at an 18-year high point of 52 days.² A total of 4,407 homeless persons received services in 2017 (the latest year this data is available) from Homeless Management Information Systems (HMIS) partner agencies.³ This number would be even higher if it also included those who stayed in domestic violence shelters and those who received services through the Vermont General Assistance program.

The 2019 Point-in-Time (PIT) count found 1,089 Vermonters homeless, a 15.5% decrease from the count in 2018. The PIT count is a statewide count of people experiencing homelessness on one night in January each year. Vermont has two HUD-recognized Continua of Care that lead the count. The Vermont Coalition to End Homelessness is the Balance of State Continuum of Care which includes 11 local Continuums of Care. The Chittenden Homeless Alliance is the Chittenden County Continuum of Care.

PIT counts underrepresent homelessness due to its transitory nature, methodological inconsistencies, the unseen homeless (i.e. sleeping in cars or institutionalized in hospitals and jails) and HUD definitions of homelessness.

Figure 10-1: Vermonters experiencing homelessness during 2019 PIT Count



¹ The 2019 Point-in-Time Count defines “chronically homeless” as persons with a disability who have experienced homelessness for a year or longer, or at least four episodes of homelessness in the last three years (cumulative of at least 12 months).

² Vermont Department for Children & Families, Housing Opportunity Grant Program (HOP) Annual Report-State Fiscal Year 2019

³ Institute for Community Alliances, [The State of Homelessness in Vermont, 2017 Homeless Management Information System \(HMIS\) Report](#), Dec. 2018

Profile of Vermont's homeless population

- **Race:** Persons identified as Black, African American, Hispanic or Latino were disproportionately represented in the overall homeless population (in relation to these groups' representation in the total state population) in the 2019 PIT count. 15% of all people counted in 2019 identified their race as other than white.
- **Chronically Homeless:** The 2019 PIT count identified 190 chronically homeless persons statewide.
- **Families with Children:** The 2019 PIT count found 408 Vermont parents and children living in families.
- **Veterans:** The population of homeless veterans has declined steadily since the 2013 PIT count when it peaked at 128. 2019 saw a continuation of this downward trend; 87 homeless veterans were counted, a 19.5% decrease from 2018. This reflects the coordinated efforts of veterans' service providers to move this number towards "functional zero", according to the Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance.⁴
- **Unaccompanied Youth:** The 2019 PIT count found 122 youth under the age of 25 who were unaccompanied and homeless. Of these, 27 were parents of young children.⁵
- **Domestic Violence:** The 2019 PIT count found that 133 people experiencing homeless in Vermont were fleeing domestic/sexual violence. In terms gaging the size of this population over a full year, we know that the Vermont-based organization Steps to End Domestic Violence reported providing emergency shelter to 226 adults and 99 children for a total of 14,719 bed nights in 2018.⁶ The size of this population including those with other types of shelter status, besides that provided through Steps, is likely to be even higher.

Rural and urban homelessness

The 2019 PIT count found a disproportionate number of homeless households in Chittenden, Washington, and Windham counties. This occurred to the greatest extent in Chittenden County, where 32% of the state's homeless households were counted, while only 25% of all Vermont households live there.

This distribution may be caused partly by the prevalence of rural Vermonters who are at risk of homelessness rather than literally homeless. For example, when people "double up" or live in substandard housing they are not counted as homeless by the PIT count because they do not meet the HUD definition of homelessness. Another factor is that there are fewer services for the homeless in rural areas and greater transportation challenges to travel the distance to get to the services that are available.

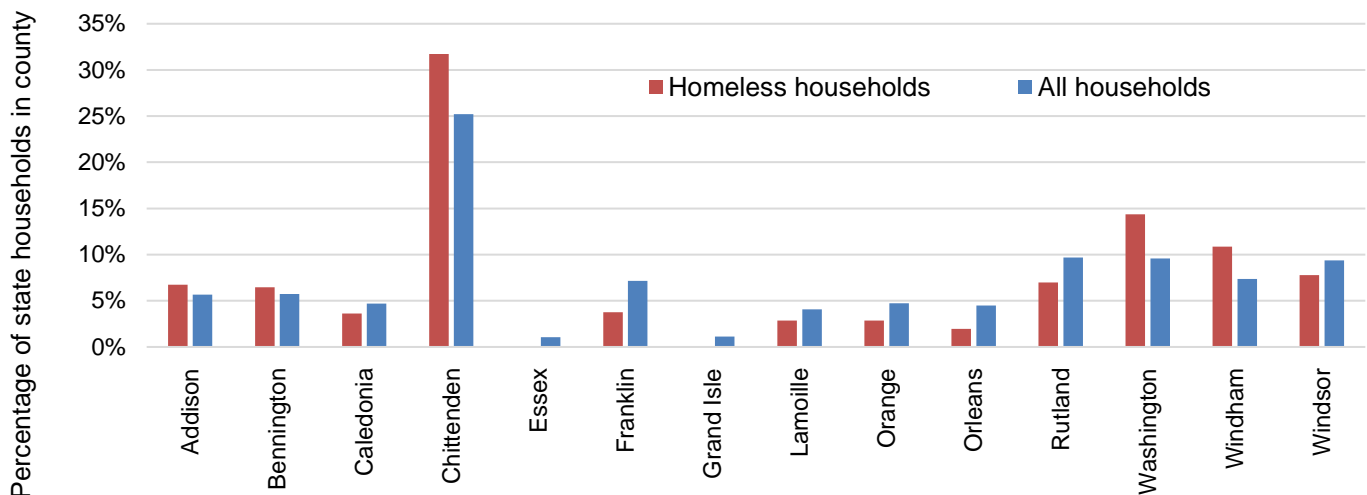
The sheltered homeless are easier to identify, count and provide services based on their location. The PIT count faces challenges in a rural state such as Vermont in which some counties lack an emergency shelter. Both Essex County and Grand Isle County reported zero homeless in the 2019 PIT count.

⁴ [2017 PIT Count Report](#), Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance. "Functional zero" is defined as the number of veterans who are homeless being no greater than the monthly housing placement rate for veterans.

⁵ [2019 PIT Count Report](#), Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance

⁶ Steps to End Domestic Violence [2019 Annual Report](#).

Figure 10-2: Distribution of homeless households by county, 2019 PIT Count



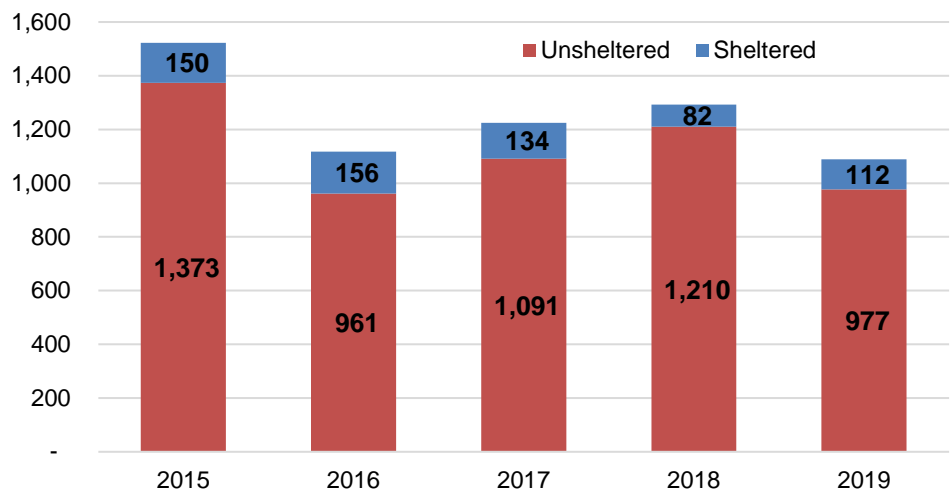
Source: Institute for Community Alliances from housingdata.org

Sheltered and unsheltered homelessness

The number of people staying in Vermont’s publicly funded homeless shelters has decreased slightly each year in 2015-2019. However, the increased average length of stay and virtually unchanged shelter capacity may be the root cause of this decrease.⁷

Similarly, while the 2019 PIT count of all people experiencing homelessness declined, the number of persons staying in unsheltered locations increased by 39% relative to the prior year. This increase may be due to several factors, including the warmer temperatures for the 2019 PIT count as compared to the 2018

Figure 10-3: People experiencing homelessness in Vermont during PIT Count



Source: 2019 Vermont Point In Time Count Report, VT Coalition to End Homelessness & Chittenden County Homeless Alliance

count and reduced use of General Assistance Emergency Housing vouchers (adverse weather conditions, like those experienced on the 2018 PIT Count night, increase eligibility for motel vouchers). General Assistance Emergency Housing vouchers are state-funded motel vouchers for use when the temperature or windchill is less than 20 degrees F or temperatures are less than 32 degrees F with a higher than 50% chance of

⁷ [Vermont Department for Children & Families](http://www.vermont.gov/doc/children-families), Housing Opportunity Grant Program (HOP) Annual Report-State Fiscal Year 2019

precipitation. These vouchers can also be used by vulnerable populations as a last resort housing measure regardless of weather conditions.

The average length of stay in emergency shelters is at an 18-year high, which illustrates the two-fold challenge of transitioning persons to permanent housing and high utilization (occupancy) rates that max out shelter capacity in spite of need.⁸ As a result of shelters remaining full due to the challenge of transitioning occupants to transitional or permanent housing, shelter occupancy remains high, blunting the ability to accept new persons.

Racial characteristics of Vermonters experiencing homelessness

A disproportionate number of people identified as minorities are homeless in Vermont. Black residents in Chittenden County experience homelessness at a rate over five times greater than white residents, according to the Chittenden County Continuum of Care 2019 application to HUD for funding based on Census Bureau estimates and PIT count results. These statistics must be understood with the caveat that minority populations in Chittenden County represent a small sample size and as a result, there is a large margin of error for Census data and a count difference of just a few people can sway the percentages for the Census and PIT data. Nonetheless, black residents experience poverty, homelessness and unsheltered homelessness at a rate disproportionately higher than their share of the overall population. This means that “while 3% of Chittenden County residents are black, and 5% of residents living in poverty are black, 14% of those experiencing homelessness are black.”⁹ The same discrepancies hold true for other minority populations. This may be further compounded by the likelihood of an undercount of those in institutions like jails that are not counted (minority populations being overrepresented in incarcerated populations).

⁸ [Vermont Department for Children & Families](#), Housing Opportunity Grant Program (HOP) Annual Report-State Fiscal Year 2019

⁹ [Chittenden County Homeless Alliance](#), Burlington/Chittenden County CoC Application, 2019

Figure 10-4: Vermont's homeless population counts

		Point-In-Time Count 2019	Annual Count 2017*
Chronically Homeless	Balance of State	116	205
	Chittenden County	74	148
	Vermont	190	353
Families with Children	Balance of State	25	1,851
	Chittenden County	383	
	Vermont	408	
Veterans	Balance of State	70	397
	Chittenden County	17	
	Vermont	87	
Unaccompanied children <12	Vermont	122	Not available
Currently Fleeing Domestic /Sexual Violence	Balance of State	98	Not available
	Chittenden County	35	
	Vermont	133	
Total People	Balance of State	780	3,243
	Chittenden County	309	1,164
	Vermont	1,089	4,407

*Annual counts based on 2017 HMIS data. These data do not include people fleeing domestic/sexual violence or who received services through the Vermont General Assistance (GA) program. Estimates of the homeless fleeing domestic/sexual violence would likely increase the counts shown above by an additional 12% based on the percentage of the PIT count homeless comprised of these Vermonters. Similarly, if HMIS counts included households confronting homelessness who used the GA Emergency Housing program, they would increase further. 2,289 households used the GA Emergency Housing program in 2017.

Source: VT Coalition to End Homelessness & Chittenden County Homeless Alliance, 2019 Point In Time Count Report, Institute for Community Alliances, The State of Homelessness in Vermont, 2017 Homeless Management Information System (HMIS) Report, Dec. 2018.

Facilities and services available to the homeless

Across Vermont, there are a variety of facilities and services available to the homeless. Many of these facilities are tailored to certain categories of homeless persons. The data shown in Figure 10-5 was reported to HUD by the Vermont Continuums of Care 2019 application and reflects data from the 2019 PIT count.

Figure 10-5: Vermont's homeless housing inventory, 2019

Project Type	Family Units	Family Beds	Adult-only beds	Child-only beds	Total Year Round Beds	Seasonal	Chronic beds	Veteran beds	Youth beds
Emergency, Safe Haven & Transitional Housing	99	322	500	31	853	209	n/a	81	85
Emergency Shelter	84	283	328	19	600	209	n/a	5	29
Transitional Housing	15	39	172	12	223	n/a	n/a	76	56
Permanent Housing	156	504	594	0	1,098	n/a	n/a	273	0
Permanent Supportive Housing*	37	125	429	0	554	n/a	326	240	0
Rapid Re-Housing	117	371	94	0	465	n/a	n/a	33	0
Other Permanent Housing**	2	8	71	0	79	n/a	n/a	0	0
Grand Total	255	826	1,094	31	1,951	209	326	354	85

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2017 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Source: U.S. Department of Housing and Urban Development, [HUD Vermont Housing Inventory Count Report 2019](#).

A variety of local and statewide organizations make up Vermont's network for providing services to Vermonters experiencing homelessness, some of which are tailored to specific subpopulations. For example, the Family Supportive Housing (FSH) Program is a key player in addressing homelessness among families. The FSH program provides in-depth case management and service coordination to homeless families with children to stem homelessness and facilitate the transition to permanent housing. Funding is administered through the Vermont Department for Children and Families Office of Economic Opportunity. In turn, a network of community-based providers deliver FSH programming in conjunction with affordable housing providers and private landlords.¹⁰

¹⁰ Vermont Department of Children & Families, Family Supportive Housing Program—Annual Report: State Fiscal Year 2019

Gaps between needs and facilities/services available

In response to the challenge of homelessness the Vermont Legislature included \$40,000 for a homeless study and report in its FY17 Appropriations Bill. With additional funding from statewide housing agencies, a Vermont Roadmap Steering Committee hired Corporation for Supportive Housing to develop an actionable Roadmap to End Homelessness in Vermont. This work included an assessment of the homelessness system in Vermont, estimates of cost savings if homelessness is reduced and recommendations on how best to implement system changes to meet this important goal in the next five years.¹¹

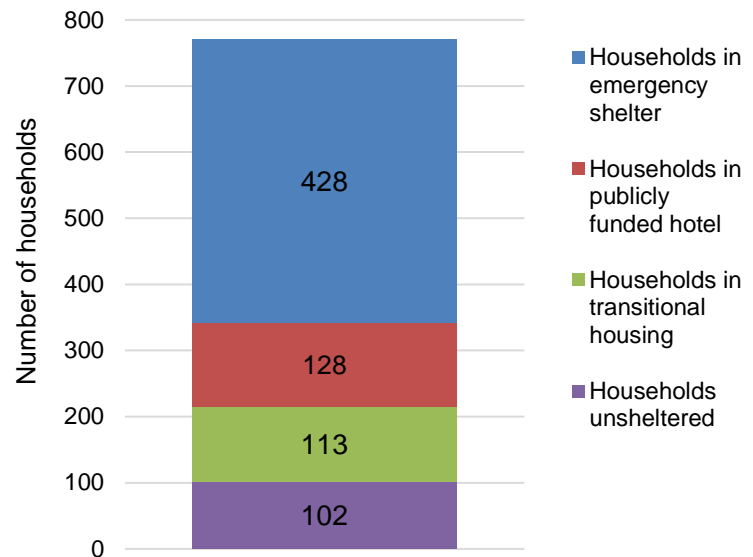
The report identified the following gaps and barriers in Vermont's current system:

- Lack of access to affordable and supportive housing
- Insufficient resources for rental subsidies, capital costs and sustained supportive services
- Coordinated Entry System not yet fully functional
- Reliance on motels
- Access to affordable transportation is limited
- Data availability

A 2019 report to the Vermont State Legislature entitled *Specialized Housing Vouchers Working Group* illustrated the gap between federal subsidies from HUD and their utilization rate. Vermont has returned unused funds (in the form of housing vouchers) to the federal government. The underutilization of funds is not due to a lack of need. Rather, there is a lack of service coordination (case management support), a lack of affordable housing stock and the reluctance of some property owners to rent to the formerly homeless. In addition, the nature of managing the grants due to arduous documentation requirements also contributes to underutilization. This includes the definition of "chronic homelessness" of which there are varying definitions. The continued need for funding for homeless services, combined with HUD's reliance on utilization rates to determine funding levels for state services, points to the importance of addressing this issue to ensure housing to all in need.¹²

Another gap to consider in addressing homelessness is evictions. While there is not a definitive measure of evictions in Vermont, eviction contributes to homelessness and other social maladies such as unemployment, mental health issues and more.¹³

Figure 10-6: Shelter status of Vermonters experiencing homelessness during 2019 PIT count



Source: 2019 Point in Time Count. Institute for Community Alliances from housingdata.org

¹¹ [Vermont Agency of Human Services](#), Homelessness Study: "Vermont Roadmap to End Homelessness", 2017

¹² [Vermont Agency of Human Services](#), Report to the Vermont Legislature: Specialized Housing Vouchers Working Group, 2019

¹³ [Vermont Legal Aid](#), Eviction in Vermont: A Closer Look, 2019

Vermont Roadmap to End Homelessness

The final report of the Vermont Roadmap to End Homelessness proposed five broad action steps:

1. Scale Supportive Housing in Vermont
2. Complete the Design and Roll Out of Vermont's Coordinated Entry System
3. Increase the Supply of Affordable Rental Housing
4. Support What Already Works
5. Design and Test New Innovative Programs

To end homelessness in Vermont, new affordable and supportive housing must be created, according to the Roadmap report. The report concludes that 3,148 new permanent housing interventions will be needed to end homelessness in five years. Beyond newly developed and leased supportive housing and developed affordable housing, rapid rehousing assistance (short-term rental assistance coupled with short-term supportive services) and prevention efforts (services to assist people seeking shelter by helping them stabilize and preserve existing housing, or identify immediate alternate housing arrangements) will need to be provided too.¹⁴

Figure 10-7: Vermont Roadmap to End Homelessness housing units and interventions needed

	Individual households	Family households	Total
Permanent supportive housing units (50% developed, 50% leased in existing units)	304	64	368
Affordable housing units affordable at <=30% AMI (100% developed via new construction or rehabilitation of existing buildings)	1,006	246	1,251
Rapid Rehousing interventions	1,006	246	1,251
Prevention	224	54	278
Total	2,539	609	3,148

The Specialized Housing Vouchers Working Group's identified action steps for improving services funding, services design, delivery and coordination, housing availability and barriers to lease up.

Vermont Legal Aid's eviction report made recommendations in these areas: (1) Direct funding for rental arrearages to prevent eviction, (2) Court-based eviction prevention, (3) Expand and develop programs to help tenants manage their rental payments and (4) Expand rental subsidies and affordable housing programs.

¹⁴ [Vermont Agency of Human Services](#), Homelessness Study: "Vermont Roadmap to End Homelessness", 2017

Chapter 11 : Addison County

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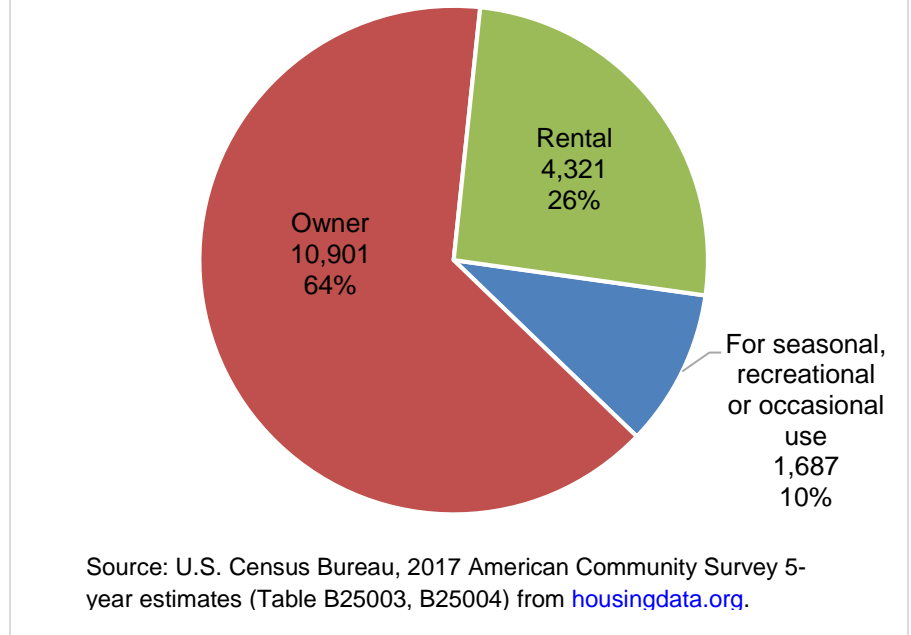
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Total housing stock

Addison County's housing stock consists of 16,889 year-round and seasonal homes.

Figure 11-1: Addison County housing types



Pace of housing and population growth

Since 2010, Addison County's total non-seasonal housing stock has been increasing at an annual pace of less than one percent (0.88%). This is somewhat faster than Vermont's housing stock growth rate (0.16%). With faster growth in some Addison County towns, the total pace of growth in households living in the county is projected at 0.2% per year between 2020 and 2025.

Figure 11-2: Average annual change in Addison County housing supply

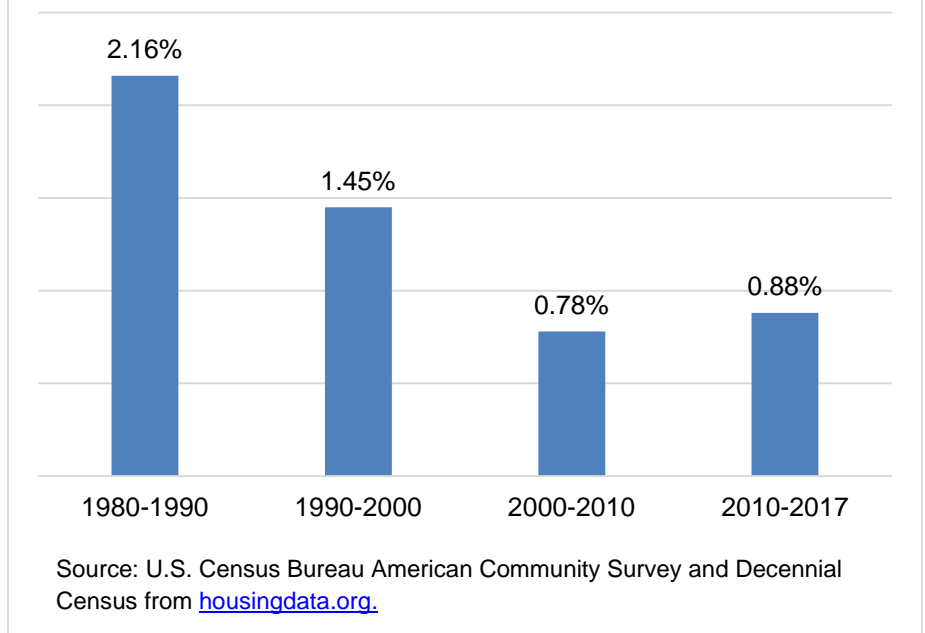


Figure 11-3: Addison County household growth

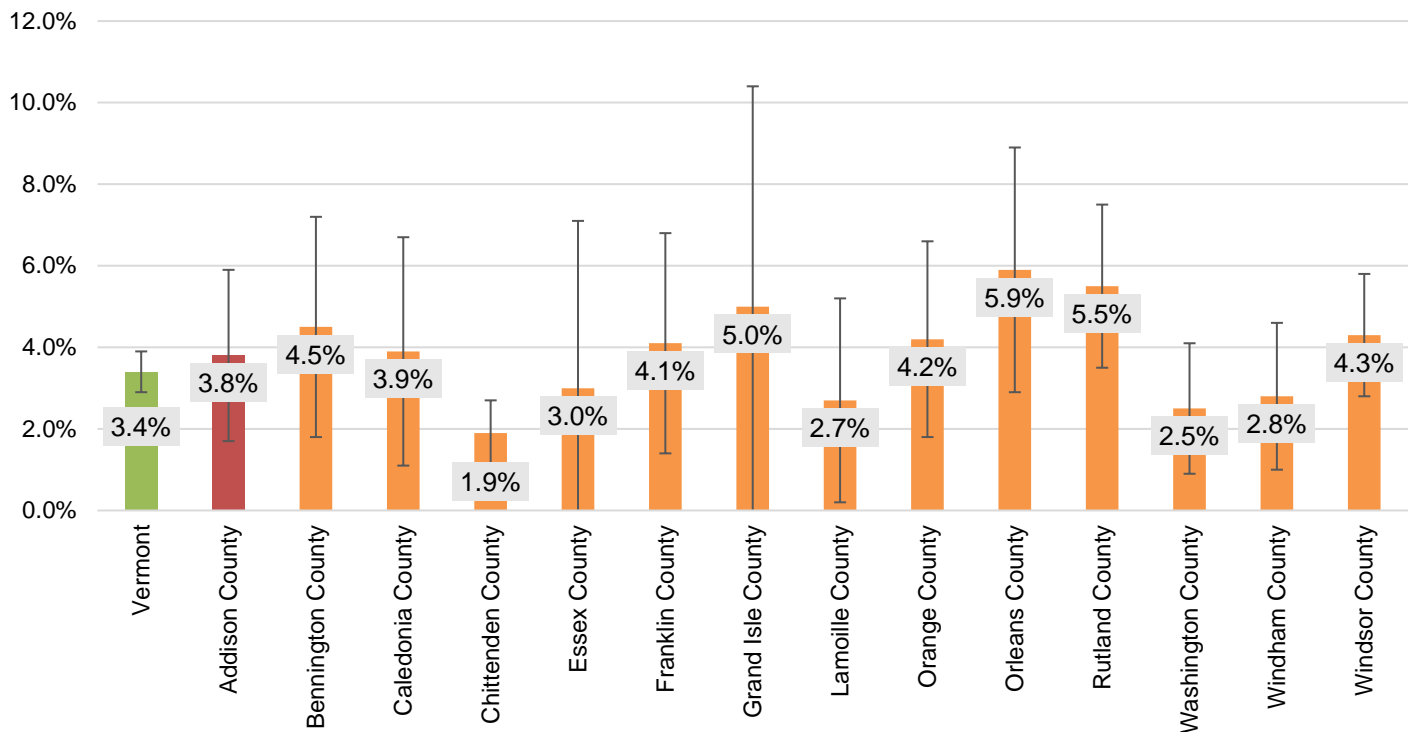
Projected expansion of households living in Addison County, 2020-2025					
Estimated households in 2020	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
14,436	137	46	91	23	27

Source: Claritas

For rent and for sale homes

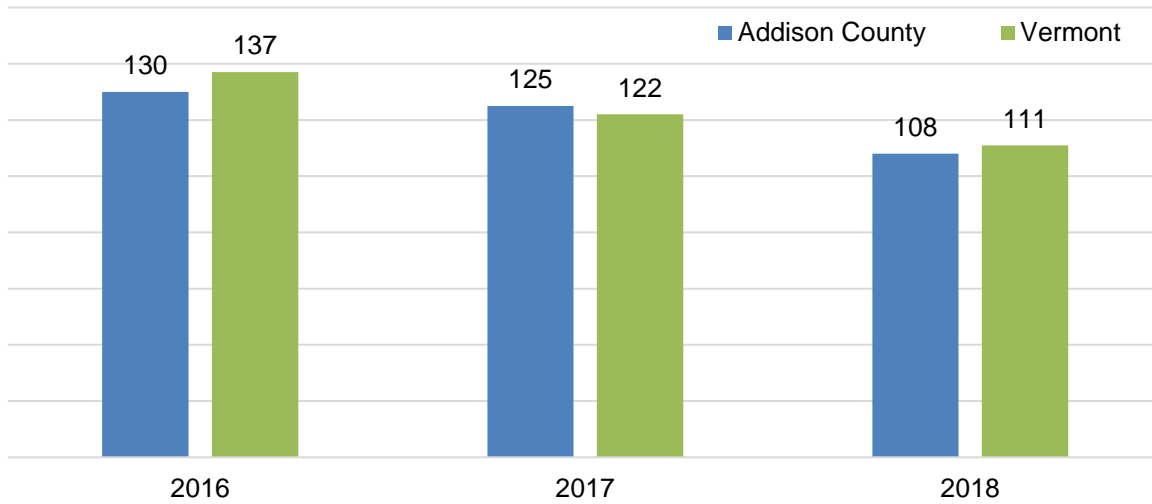
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Addison County is 3.8% - slightly higher than the statewide rate of 3.4%, although the difference is well within the margin of error. The average number of days for-sale homes are on the market in Addison County (108 days in 2018) is nearly the same as for the state as a whole.

Figure 11-4: Addison County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 11-5: Median days on market of homes sold in Addison County

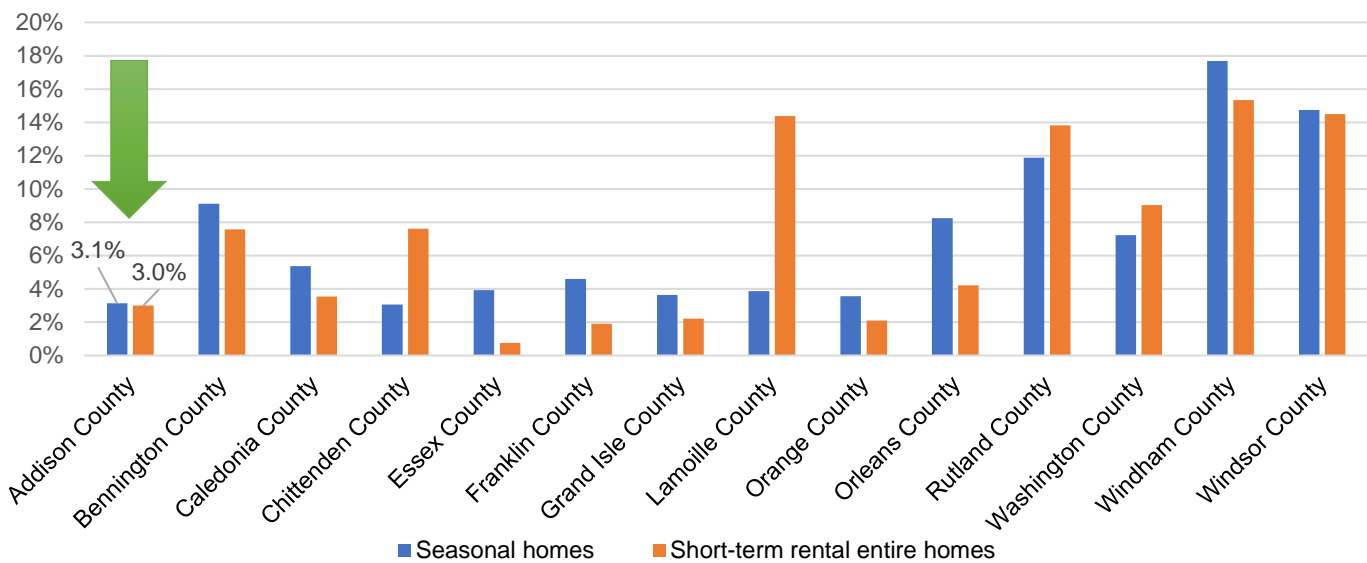


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short-term rentals and vacation home effect on market

About 3% of Vermont’s stock of vacation homes and short-term rental homes are located in Addison County. Of all homes in the county, 10% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. The number of short-term rental homes in Addison County was 241 in July 2019--an increase of 10% relative to 2018.

Figure 11-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



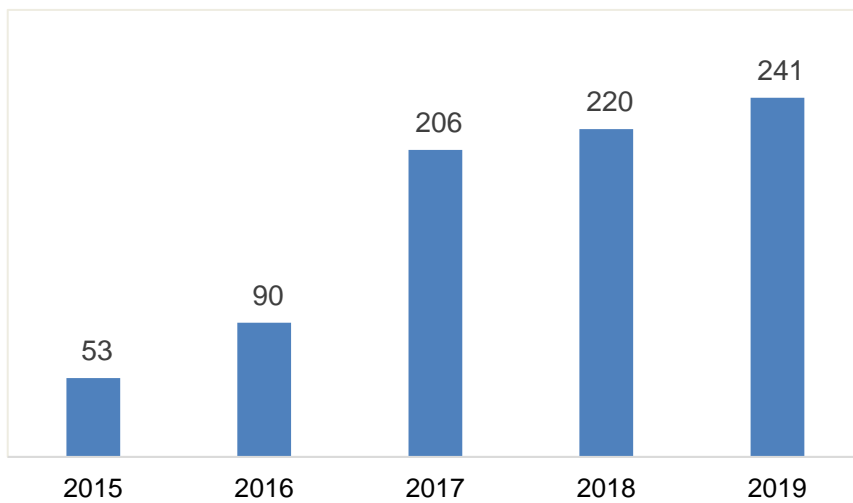
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 11-7: Addison County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Addison County	1,687	10%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 11-8: Addison County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA

Figure 11-9: Addison County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Addison County	241	81%	1.2%	10%	\$ 223
Vermont	8,041	72%	1.8%	12%	\$ 215

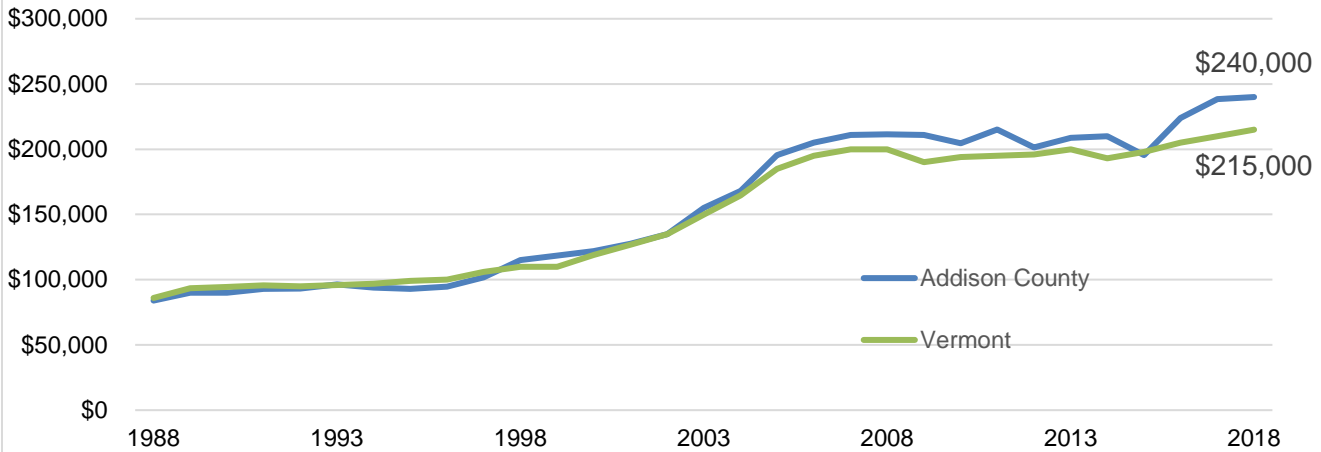
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of a primary home in Addison County in 2018 was \$240,000, compared to \$215,000 statewide.

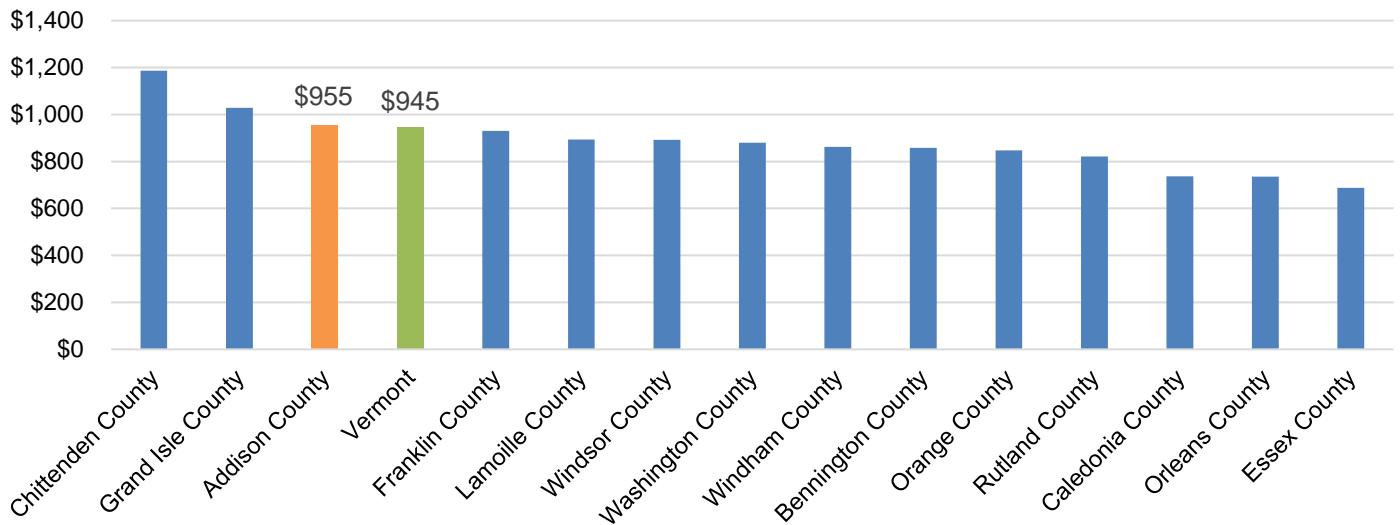
Figure 11-10: Addison County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Addison County was an estimated \$955 per month – about the same as the statewide median of \$945.

Figure 11-11: Addison County median monthly rent, 2017

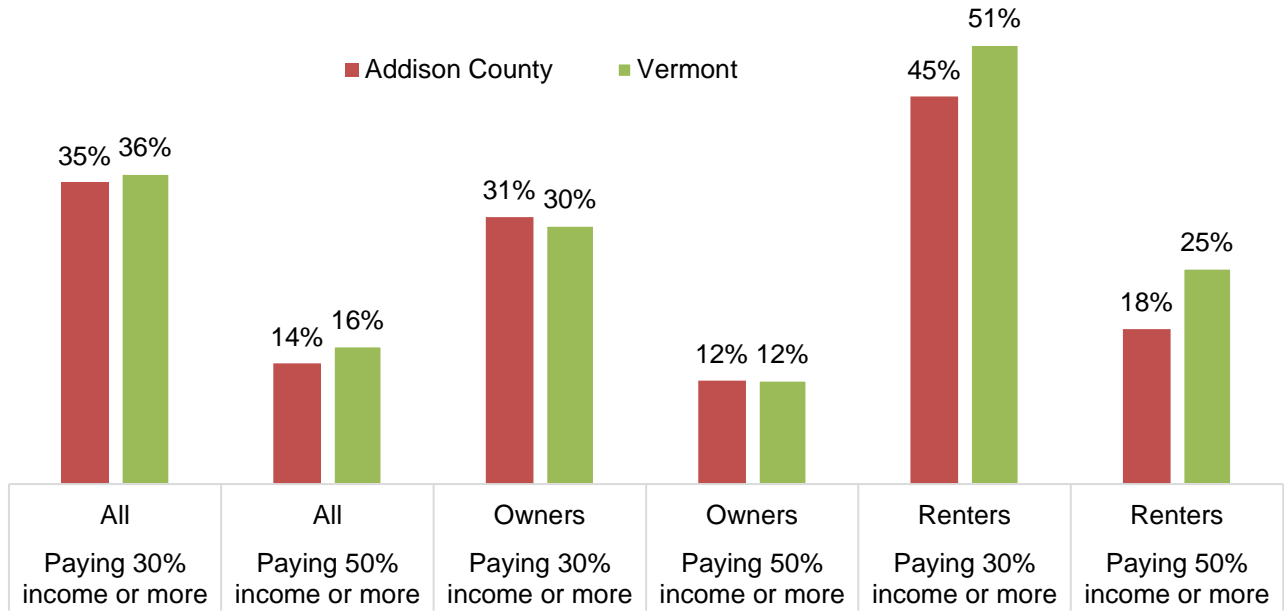


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

Fewer of Addison County’s households are cost -burdened¹ than the state of Vermont as a whole.² Renter households have lower rates of cost-burden than the state as a whole. However, the prevalence of owner cost-burden is similar to the state as a whole. Within the county, more of the renters are cost burdened than owners at both the 30% and 50% levels.

Figure 11-12: Addison County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070,B25095) from [housingdata.org](https://www.housingdata.org).

Figure 11-13: Addison County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Addison County Renters	1,626	665
Addison County Owners	3,292	1,298

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

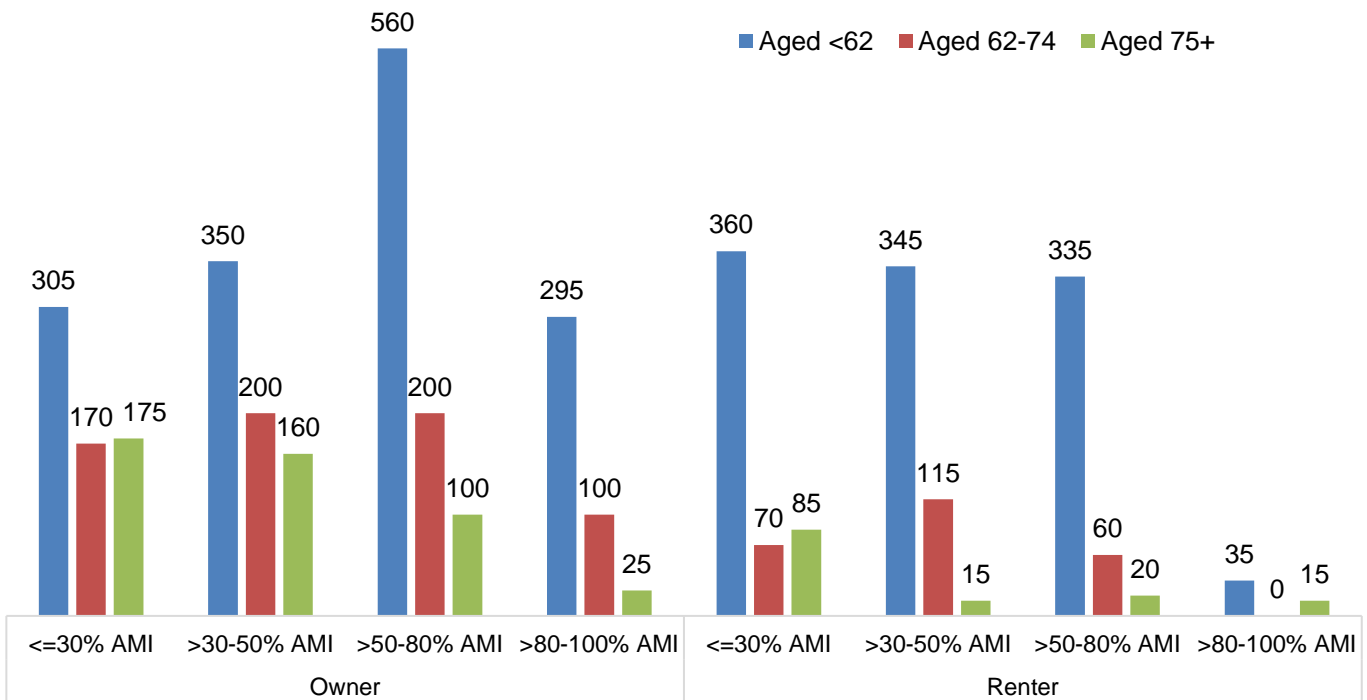
¹ Cost-burden occurs when households spend more than 30% of their income towards housing related costs. Households spending more than 50% are considered severely cost-burdened

² U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

The single largest demographic group in Addison County experiencing housing problems is homeowners with household incomes between 50-80% of the median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 560 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding³.

Figure 11-14: Addison County households with housing problems



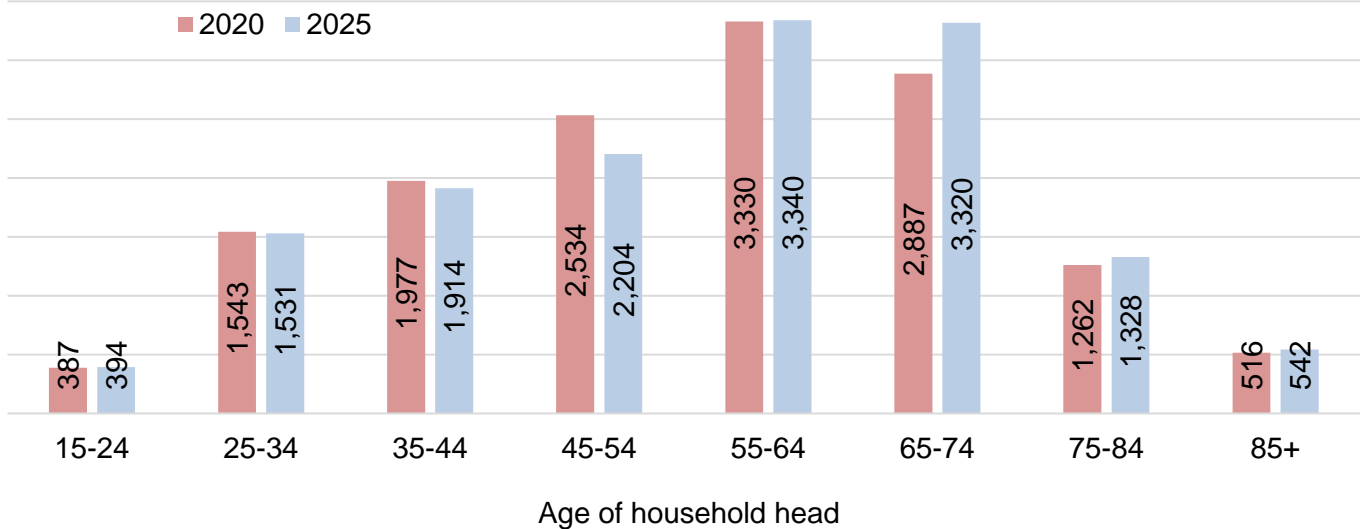
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

³ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

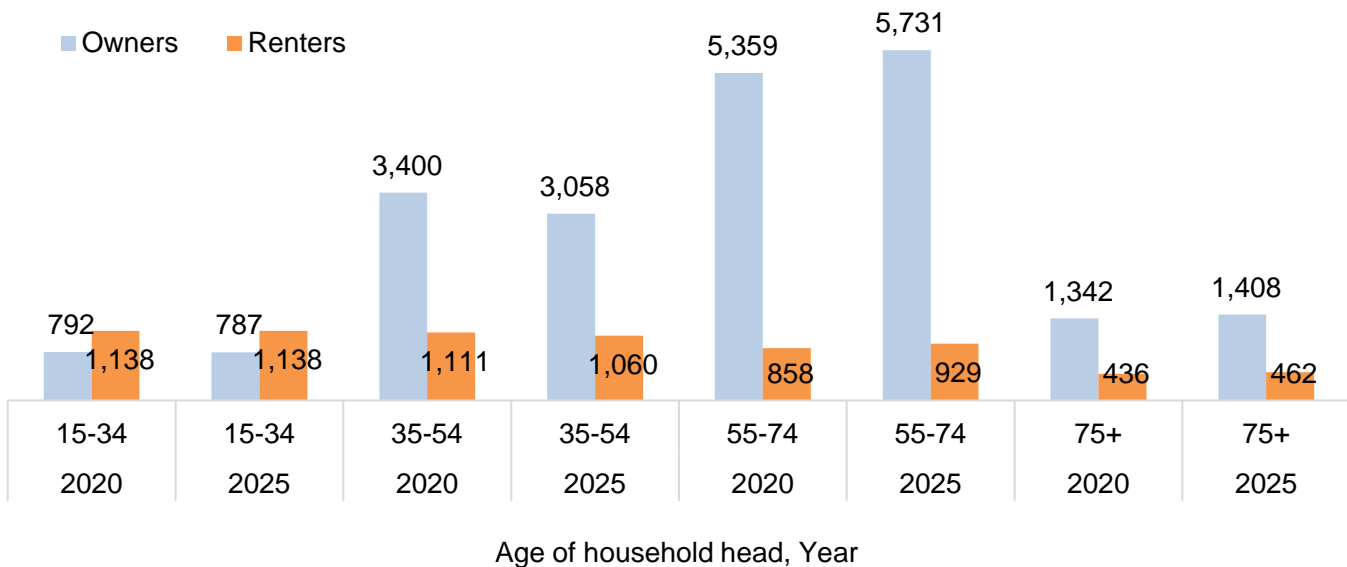
Between 2020 and 2025, the median age of the head of an Addison County household will increase from 59 to 61 for owners and remain at 46 for renters. An estimated 36% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old by 2025.

Figure 11-15: Addison County households by age, 2020-2025



Source: Claritas.

Figure 11-16: Addison County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Addison County is expected to increase from \$69,023 to \$74,922 between 2020 and 2025.

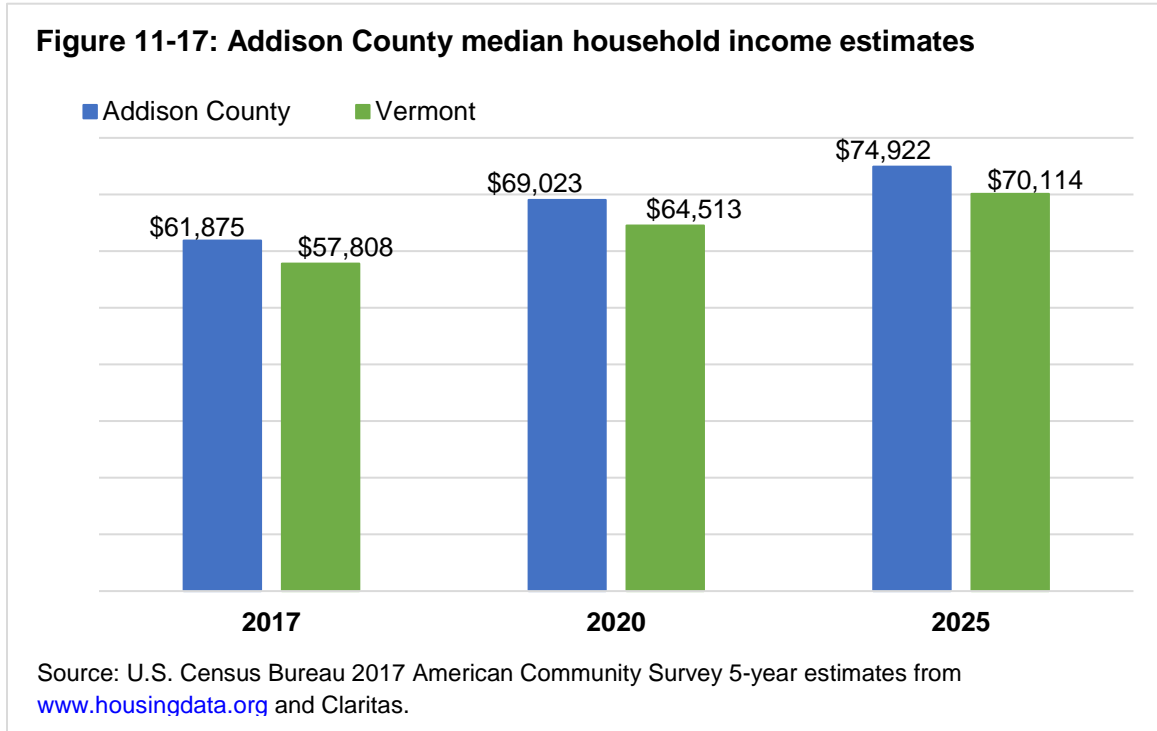


Figure 11-18: Income ranges relative to Addison County median income, 2020

Median income			\$	69,023
<=30% of median		<=	\$	20,707
31-50% of median	\$ 20,708	-	\$	34,511
51-80% of median	\$ 34,512	-	\$	55,218
81-100% of median	\$ 55,219	-	\$	69,023
101-120% median	\$ 69,024	-	\$	82,827
>120% of median		>	\$	82,828

Source: Claritas

Homelessness

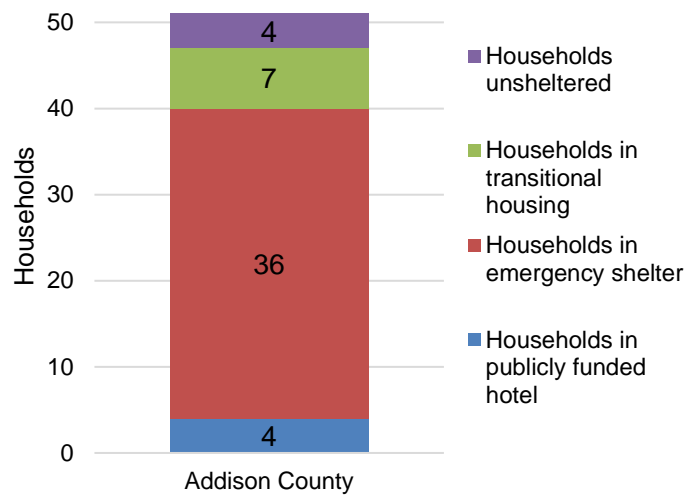
During the 2019 One-Night Count, 81 Addison County residents experienced homelessness.

According to the Vermont Coalition to End Homelessness (VCEH) 2017 report, Addison County has an acute shortage of affordable housing, insufficient support services for those with a mental illness, and inadequate drug treatment facilities. This impacts the amount of time an individual or family can stay in a shelter. More transitional housing with the support services are needed to ensure space in emergency shelters.⁴

Housing quality

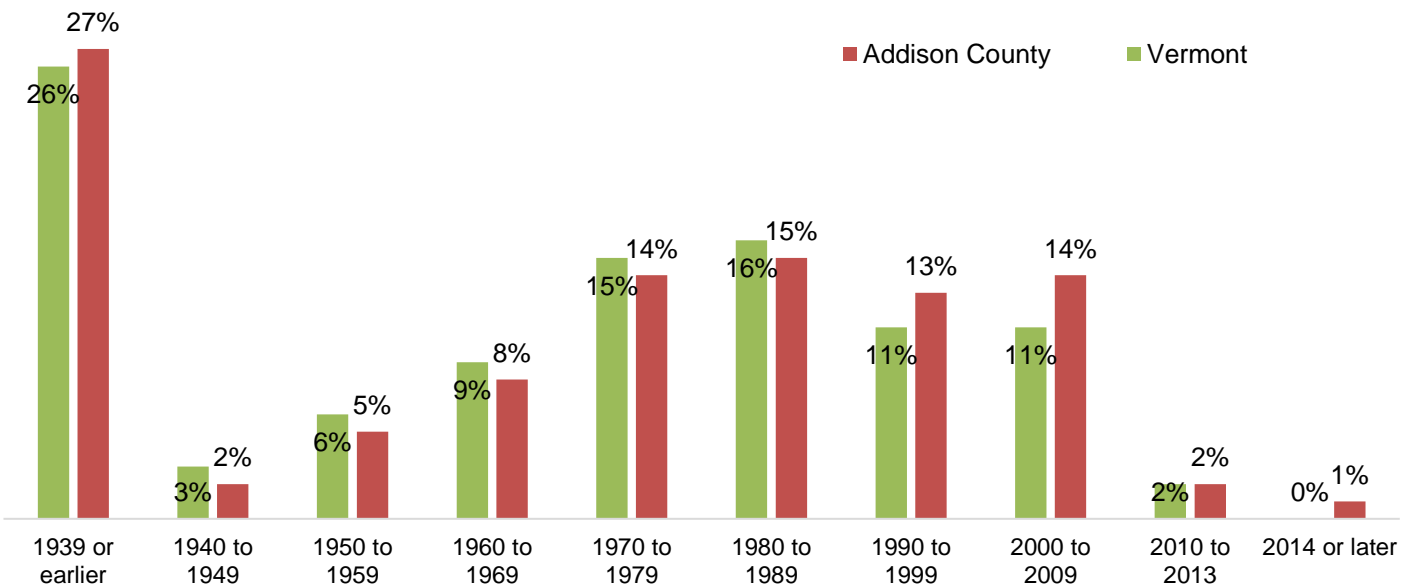
Of all homes in Addison County, an estimated 27.1% were built prior to 1940--slightly more than the statewide average. The median home was built in 1976⁵. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 11-19: Shelter status for Addison County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 11-20: Age of Addison County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

⁴ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

⁵ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Addison County has 15 mobile home parks with 389 lots. Eleven lots are vacant which results in a 2.8% vacancy rate.⁶ Critical concerns facing mobile home parks in Addison County include six parks located in a 100-year floodplain⁷, at least one mobile home park at risk due to poor quality units, and multiple infrastructure vulnerabilities that include drinking water and public wastewater systems as well as a number of major capital improvement needs⁸.

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁷ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁸ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

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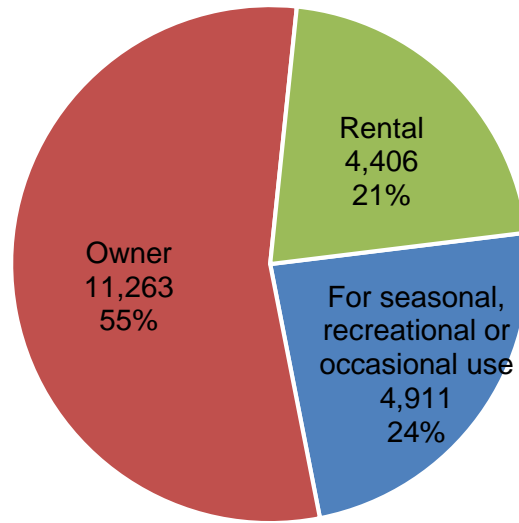
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Total housing stock

Bennington County’s housing stock consists of 20,580 year-round and seasonal homes.

Figure 12-1: Bennington County housing types

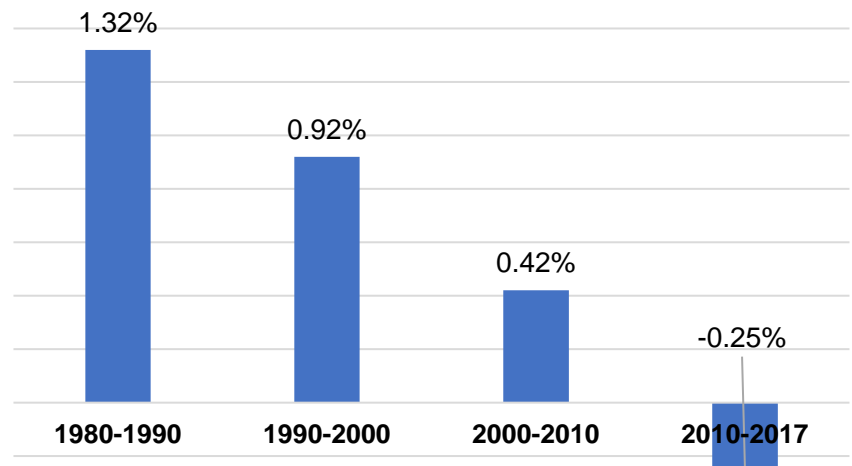


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Bennington County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.25%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Bennington County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 12-2: Average annual change in Bennington County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

Figure 12-3: Bennington County household growth

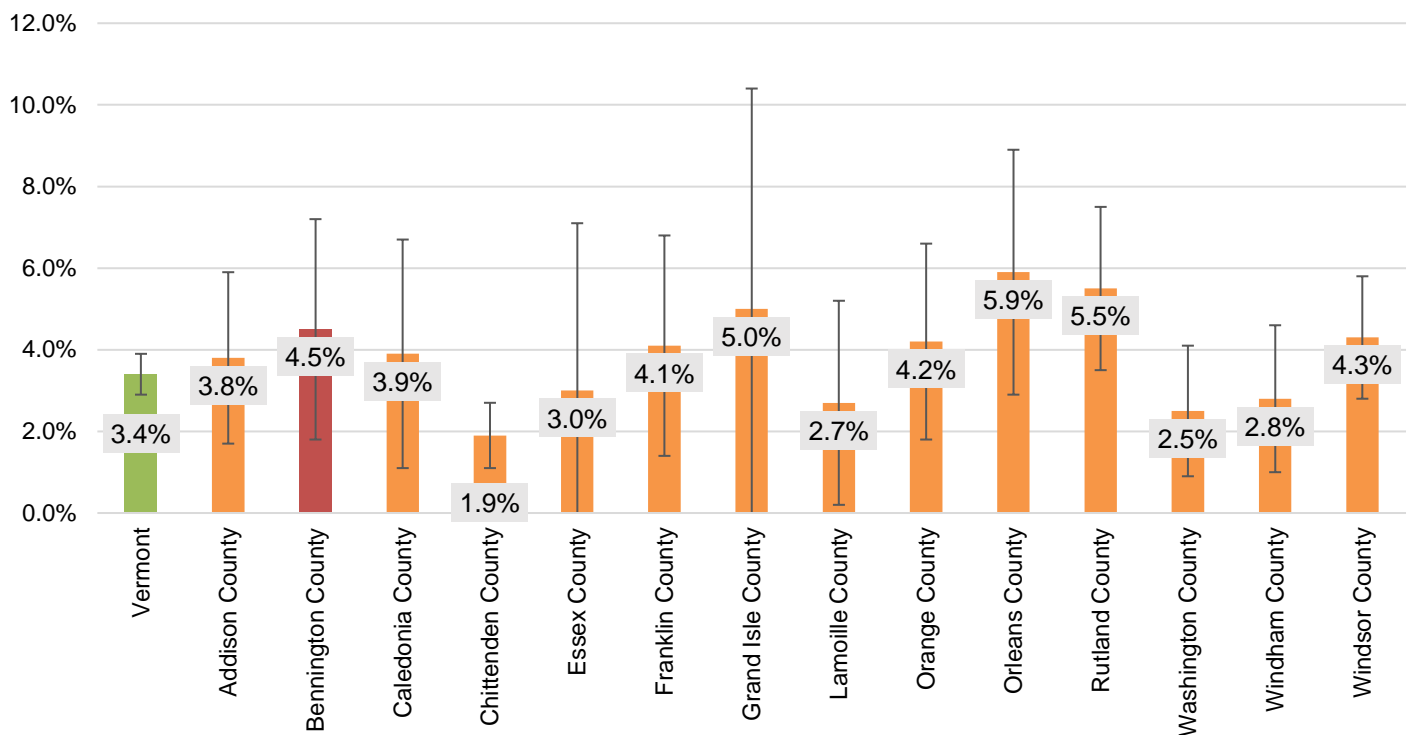
Estimated households in 2020	Projected expansion of households living in county, 2020-2025
15,067	None (decline of 124)

Source: Claritas

For rent and for sale homes

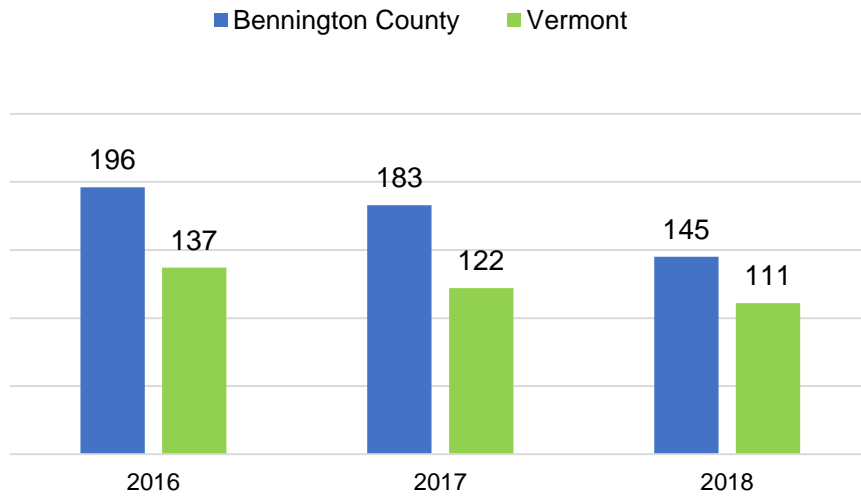
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Bennington County is 4.5%-- higher than the statewide rate of 3.4%. The average days on market of homes for sale in Bennington County (146 days in 2018) is also higher than for the state as a whole.

Figure 12-4: Bennington County rental vacancy rates



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 12-5: Median days on market of homes sold in Bennington County

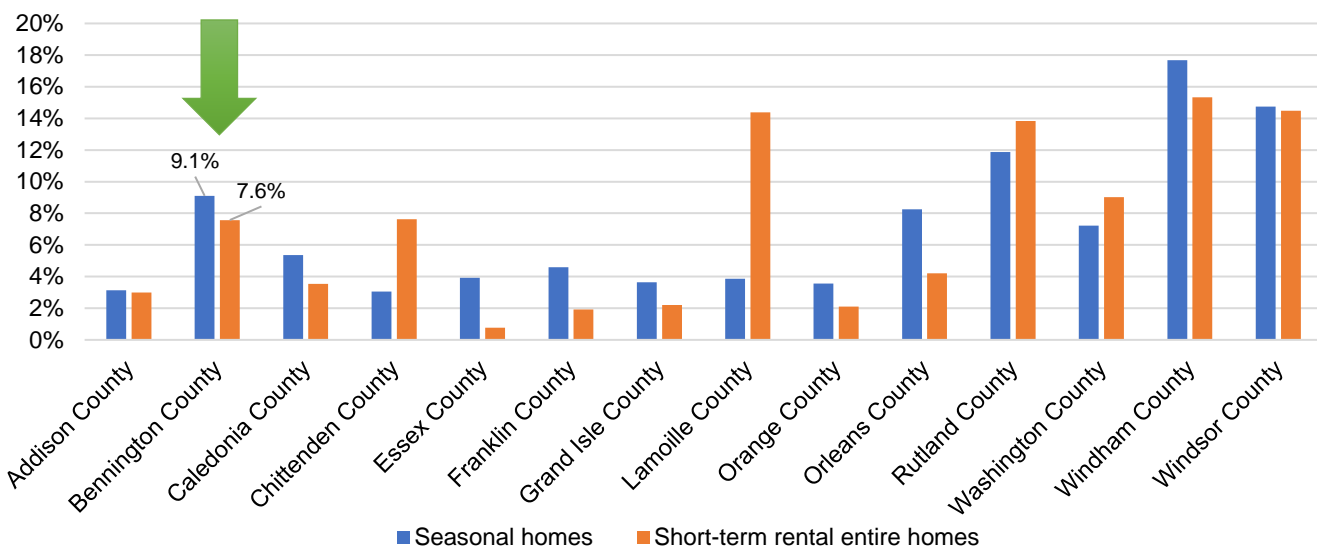


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short-term rentals and vacation home effect on market

About 9% of Vermont’s stock of vacation homes and 8% of its short-term rental homes are located in Bennington County. Of all homes in the county, 24% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Bennington County was 609 in July 2019--an increase of 15% relative to 2018.

Figure 12-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county



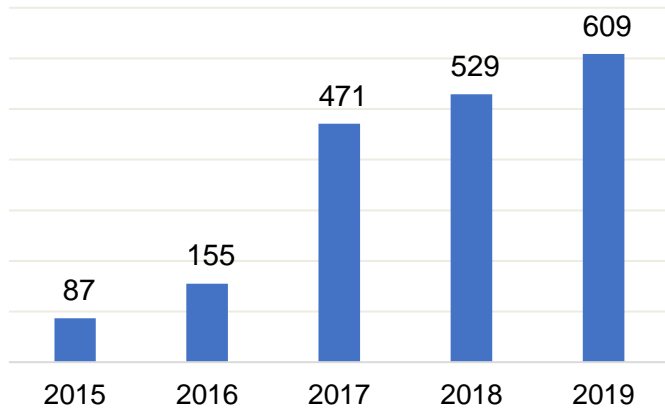
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 12-7: Bennington County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Bennington County	4,911	24%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 12-8: Bennington County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 12-9: Bennington County short-term rental home snapshot

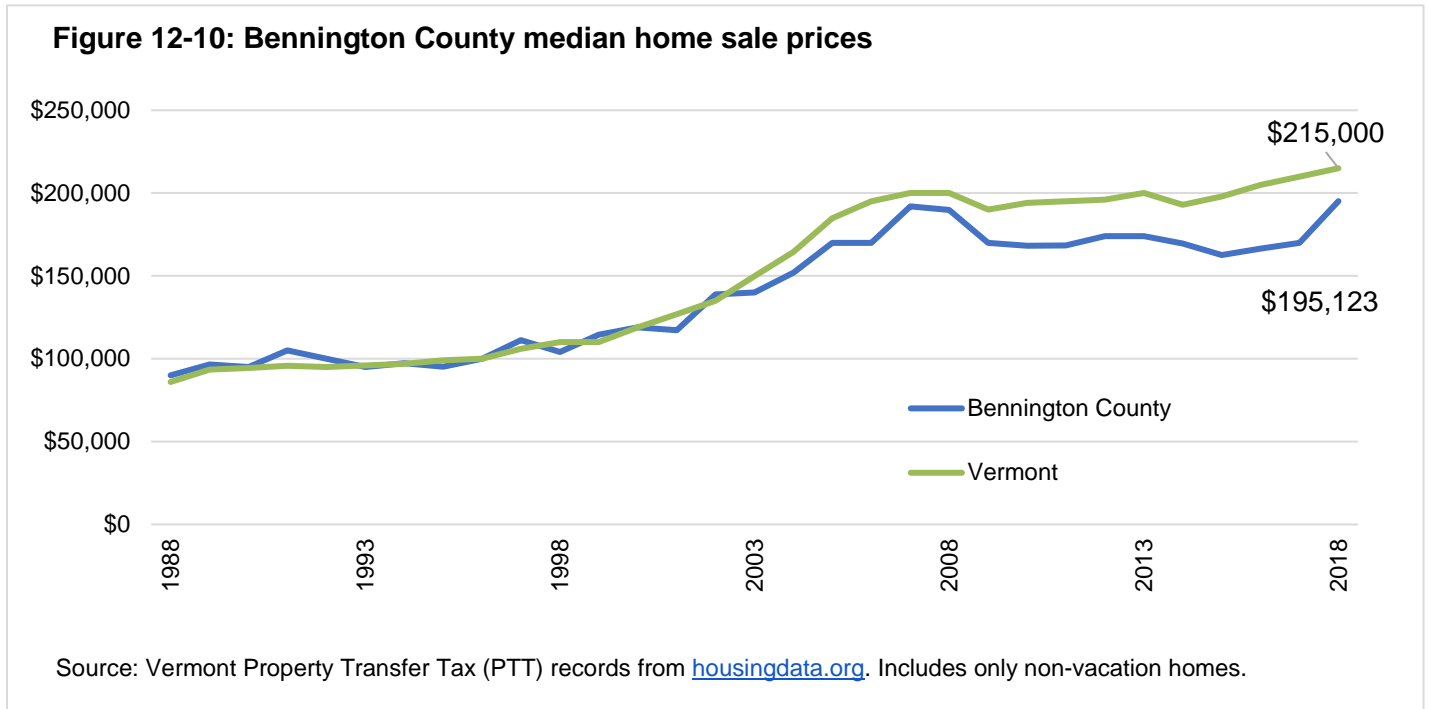
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Bennington County	609	68%	2.0%	15%	\$ 352
Vermont	8,041	72%	1.8%	12%	\$ 215

Source: Active listings of entire homes as of July of each year from AirDNA.

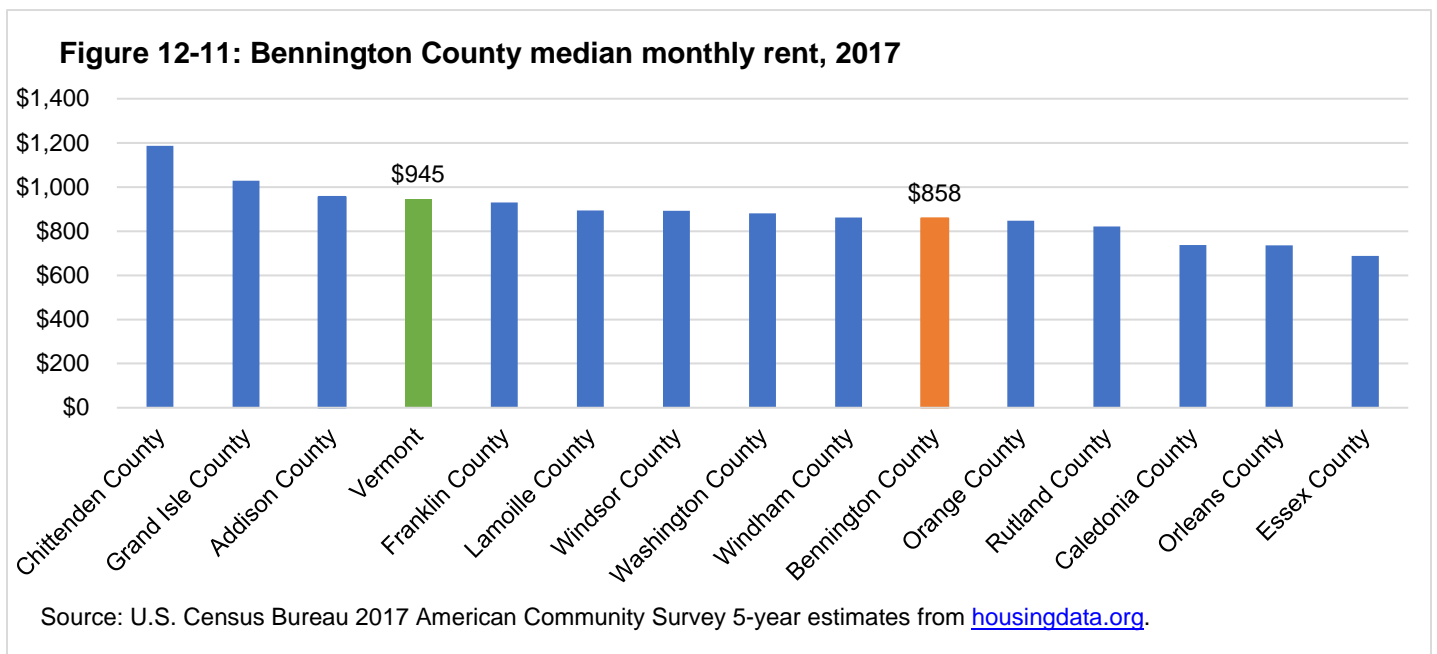
Housing affordability

Home prices and rents

The median sales price of a primary home in Bennington County in 2018 was \$195,123, well below the statewide median price of \$215,000.



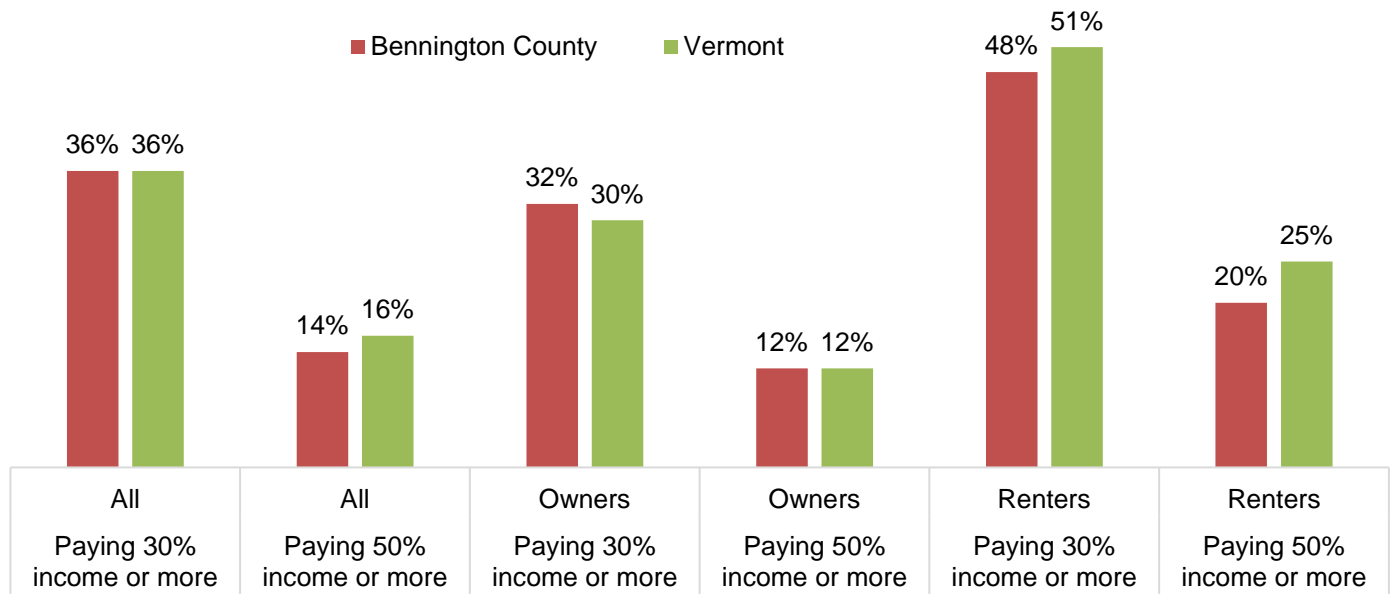
Bennington County’s median gross rent (including utilities) was also lower than the Vermont median, at an estimated \$858 per month compared to \$945 statewide.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. 36% of all Bennington County households pay more than 30% of their income for housing, the same as the state at large. About 14% of Bennington County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 12-12: Bennington County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 12-13: Bennington County households with high housing costs relative to income

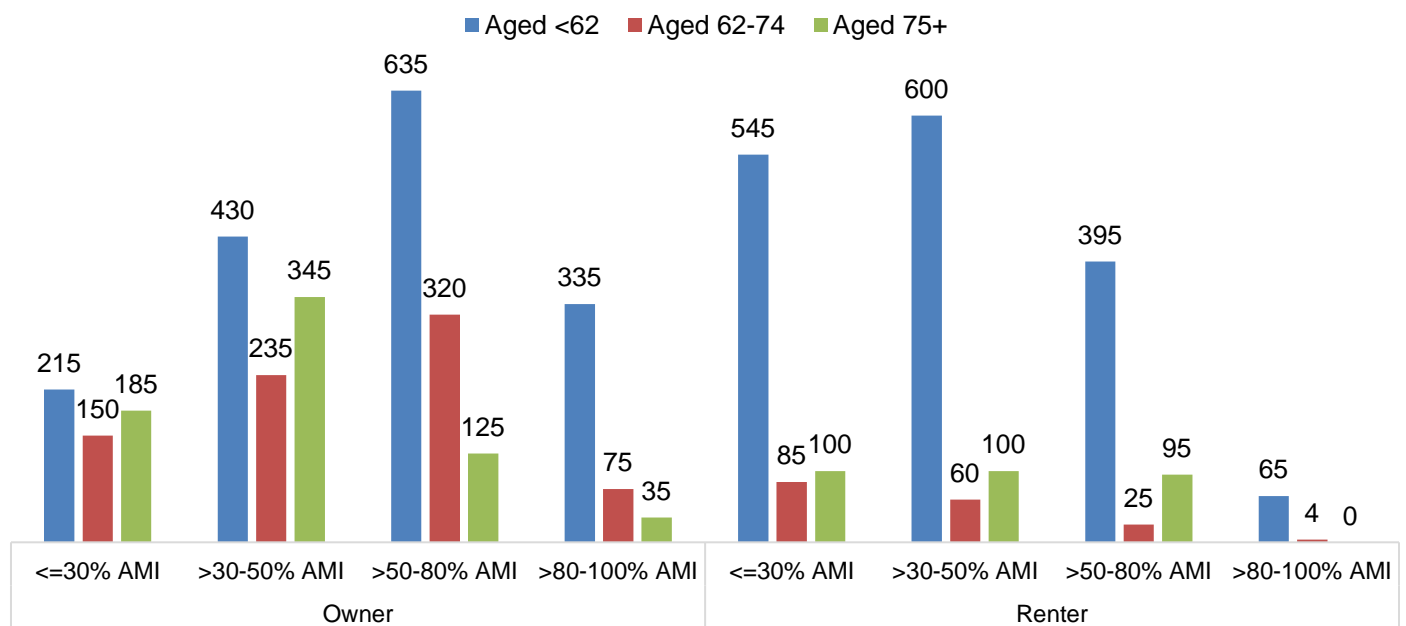
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Bennington County Renters	1,851	790
Bennington County Owners	3,545	1,277

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

The single largest demographic group in Bennington County experiencing housing problems is homeowners with household incomes between 50-80% of the median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 635 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

Figure 12-14: Bennington County households with housing problems



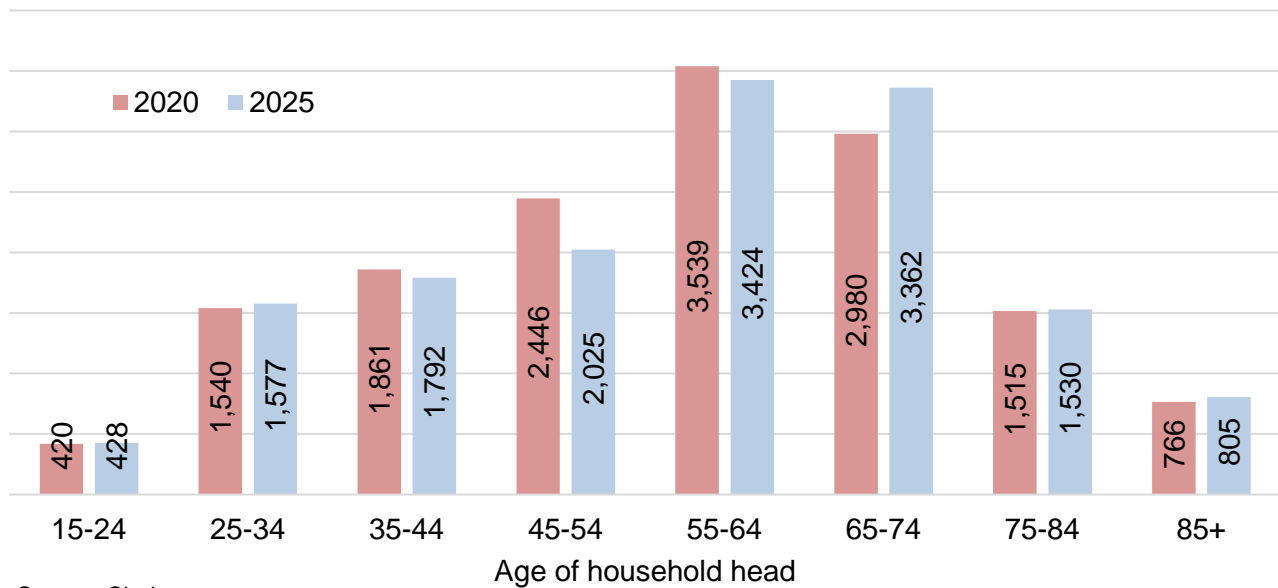
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

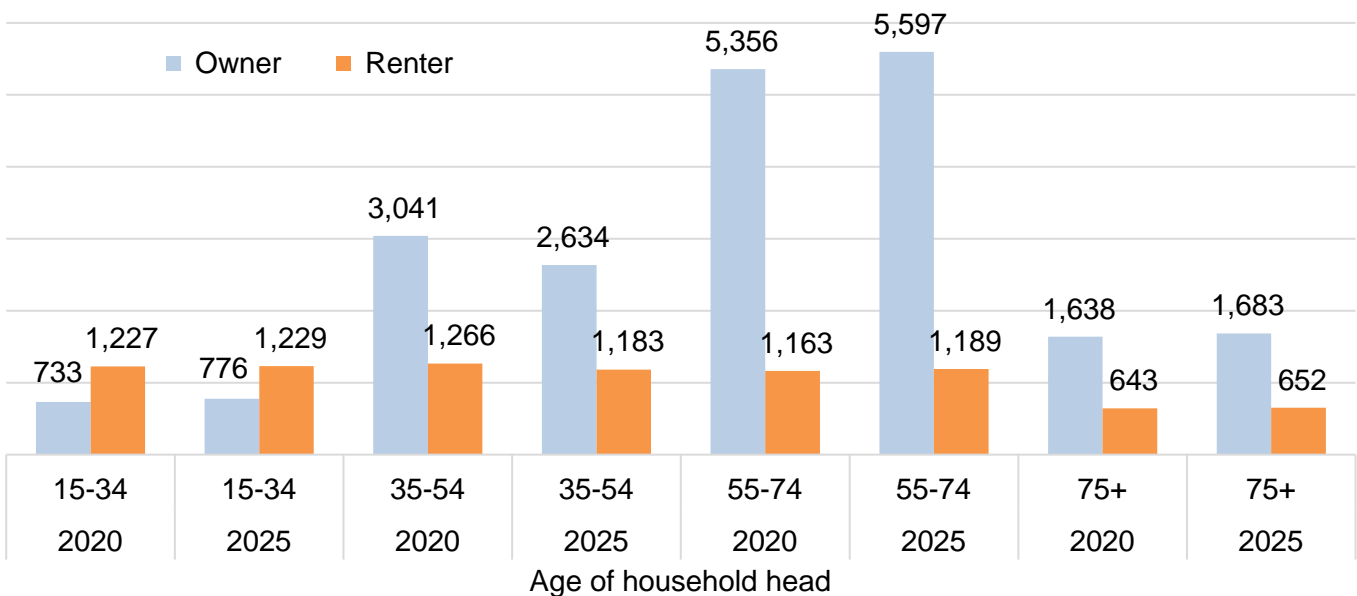
Between 2020 and 2025, the median age of the head of a Bennington County household will inch up from 61 to 62 for owners and 49 to 50 for renters. An estimated 38% of all householders in the county will be at least 65 years old and 5% will be at least 85 years old.

Figure 12-15: Bennington County households by age, 2020-2025



Source: Claritas.

Figure 12-16: Bennington County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Bennington County is expected to increase from \$60,183 to \$67,570 between 2020 and 2025.

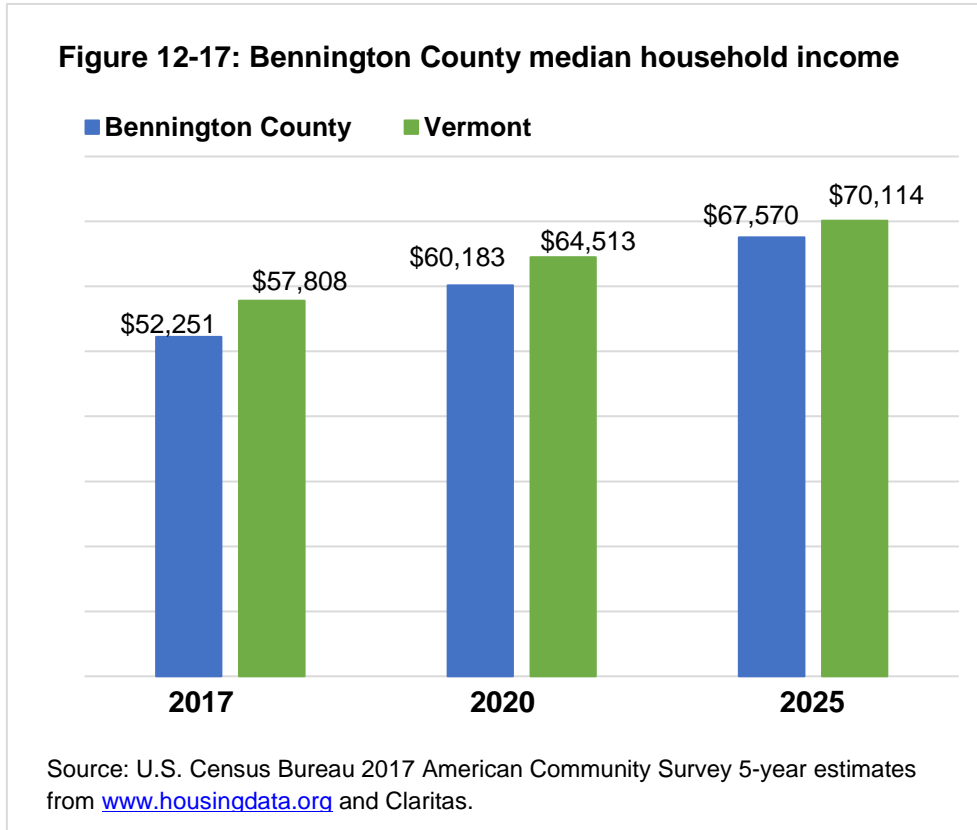


Figure 12-18: Income ranges relative to Bennington County median income, 2020

Median income		\$	60,183
<=30% of median	<=	\$	18,055
31-50% of median	\$	18,056 -	\$ 30,092
51-80% of median	\$	30,093 -	\$ 48,146
81-100% of median	\$	48,147 -	\$ 60,183
101-120% median	\$	60,184 -	\$ 72,220
>120% of median	>	\$	72,221

Source: Claritas

Homelessness

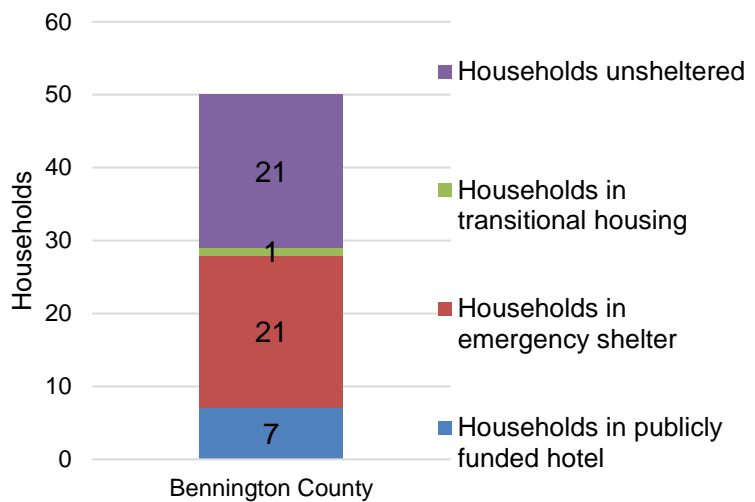
During the 2019 One-Night Count, 77 Bennington County residents experienced homelessness.

A 2017 Vermont Coalition to End Homelessness report cites the need for more affordable housing in Bennington County as well as greater funding sources.³

Housing quality

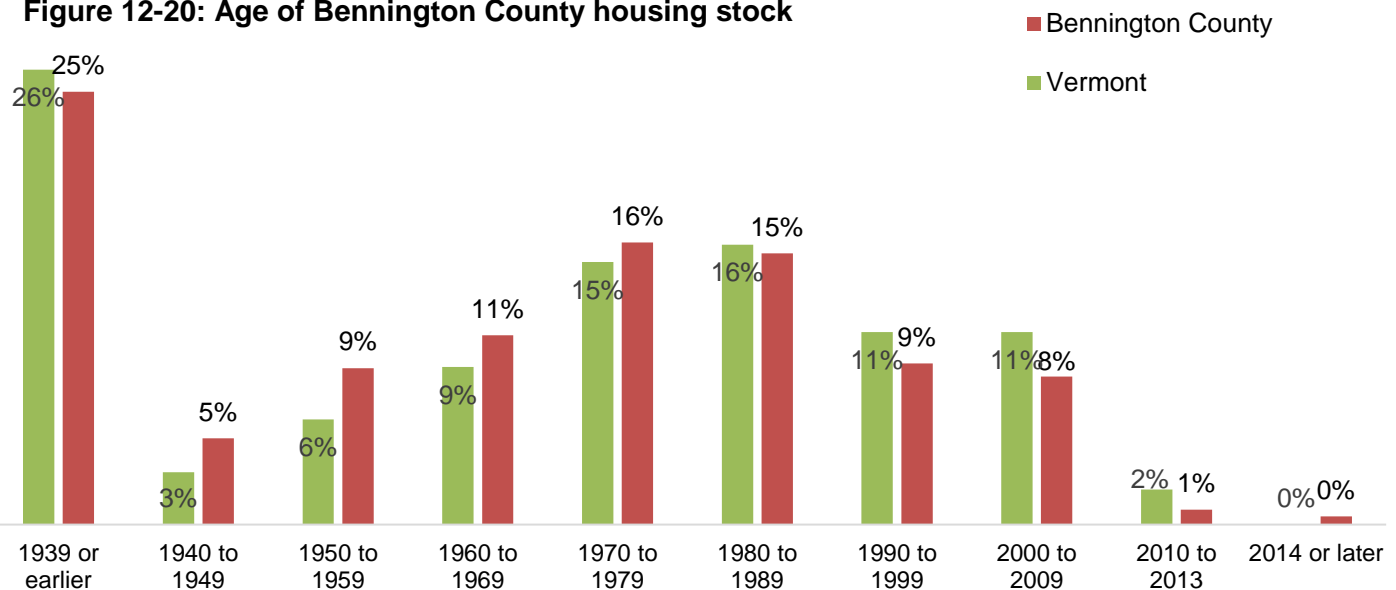
Of all homes in Bennington County, an estimated 24.7% were built prior to 1940- slightly less than the statewide average. The median home was built in 1976⁴.

Figure 12-19: Shelter status for Bennington County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 12-20: Age of Bennington County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Bennington County has 25 mobile home parks with 714 lots. Seventy lots are vacant which results in a 9.8% vacancy rate.⁵ Bennington County has a higher vacancy rate than many other Vermont counties, and compared to Vermont's overall lot vacancy rate of 5.2%. Eight of its parks are located in 100-year flood plains, with one park containing land located within a floodway.⁶

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

Chapter 13 : Caledonia County

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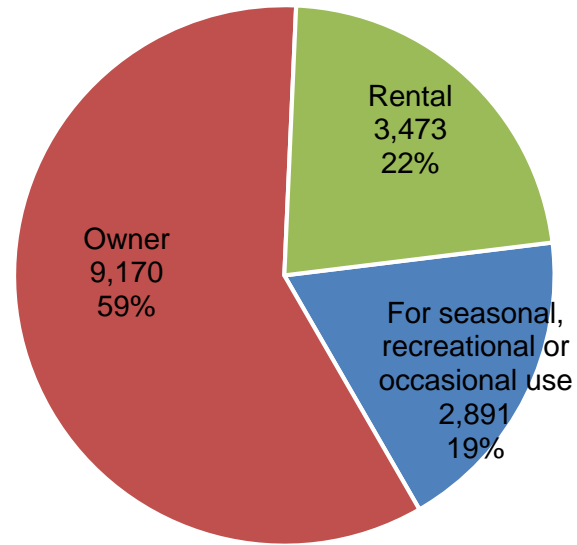
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Total housing stock

Caledonia County’s housing stock consists of 15,534 year-round and seasonal homes.

Figure 13-1: Caledonia County housing types

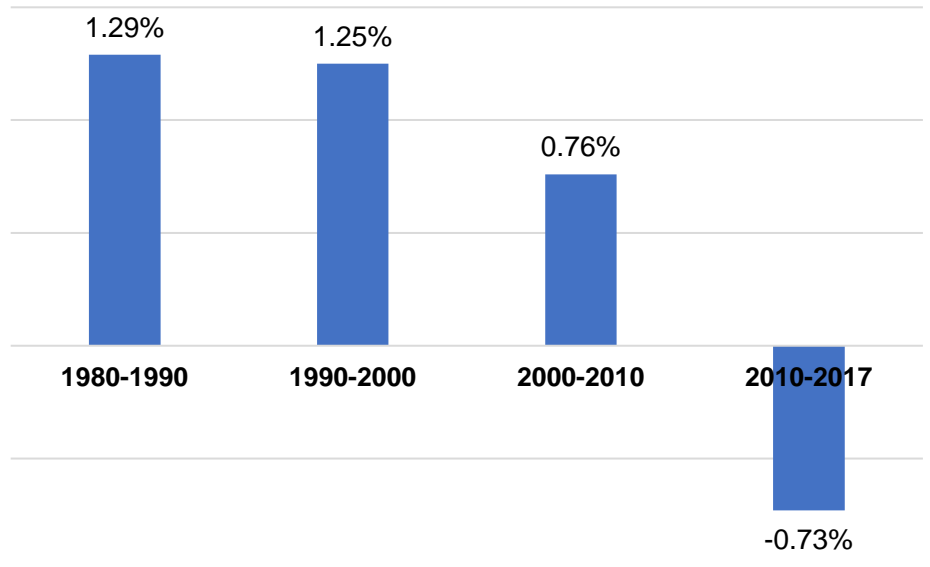


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Caledonia County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.73%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Caledonia County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 13-2: Average annual change in Caledonia County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

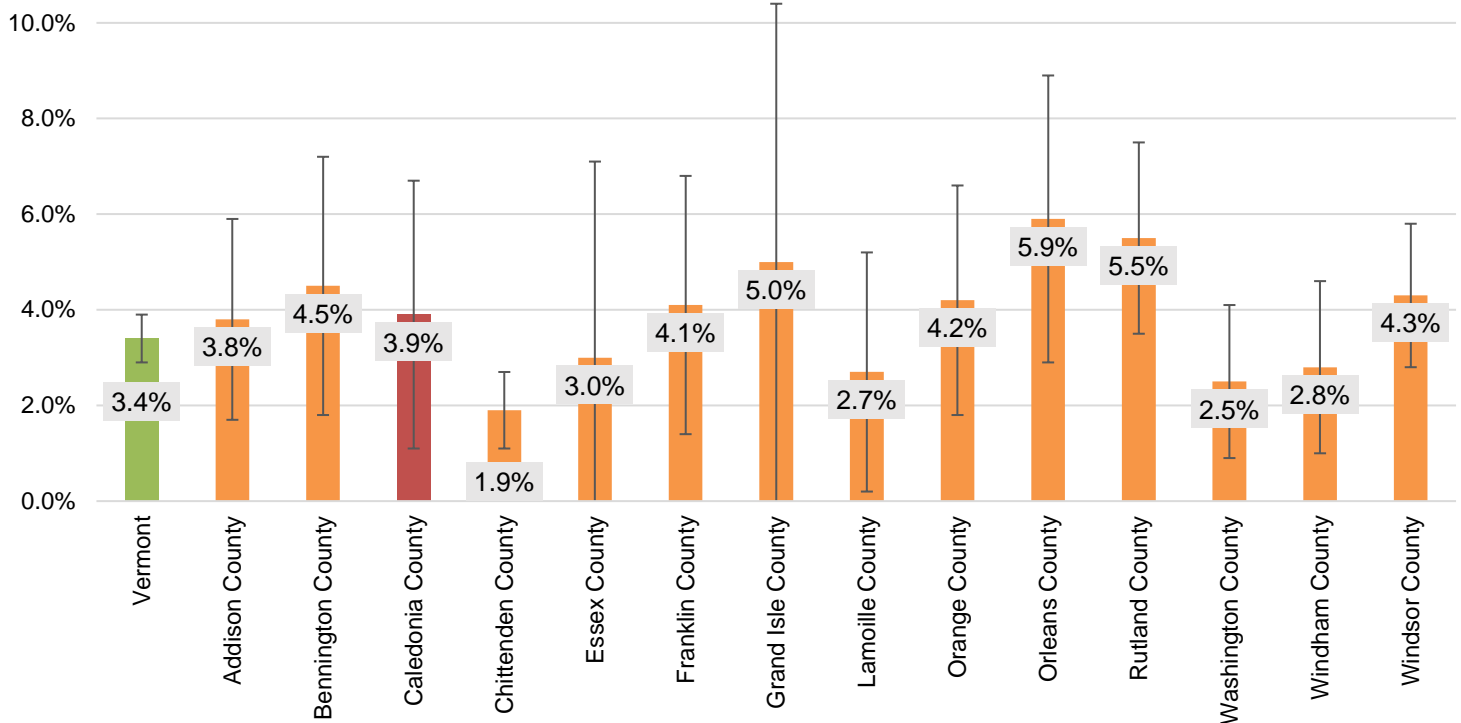
Figure 13-3: Caledonia County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025
15,067	None (decrease of 40)
Source: Claritas	

For rent and for sale homes

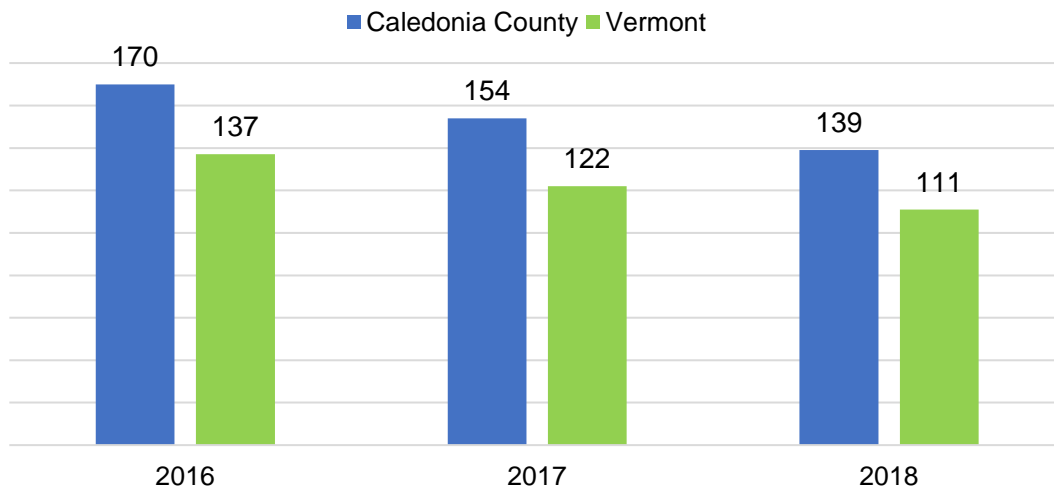
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Caledonia County is 3.9%-- slightly higher than the statewide rate of 3.4%, although the margin of error for this county is large. The average days on market of for sale homes in Caledonia County (139 days in 2018) is also higher than the state as a whole.

Figure 13-4: Caledonia County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 13-5: Median days on market of homes sold in Caledonia County

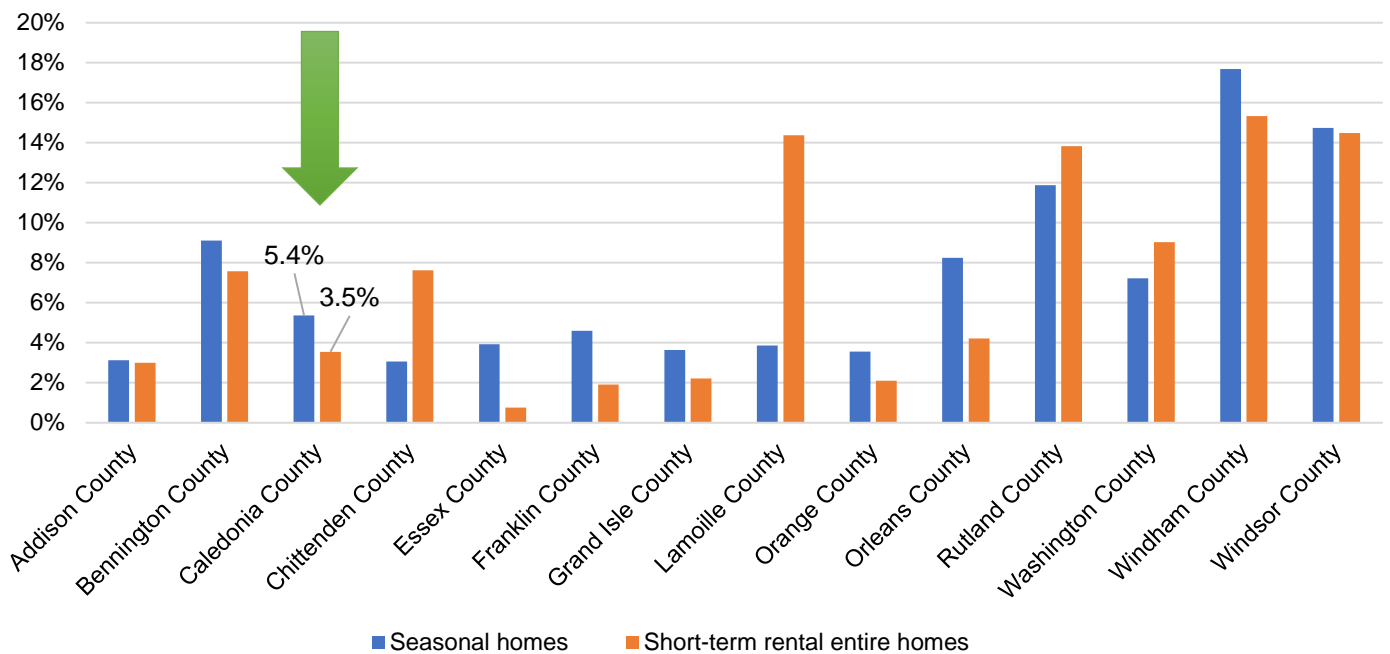


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short-term rentals and vacation home effect on market

About 5% of Vermont’s stock of vacation homes and 4% of its short-term rental homes are located in Caledonia County. Of all homes in the county, 10% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Caledonia County was 285 in July 2019--an increase of 3% relative to 2018.

Figure 13-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



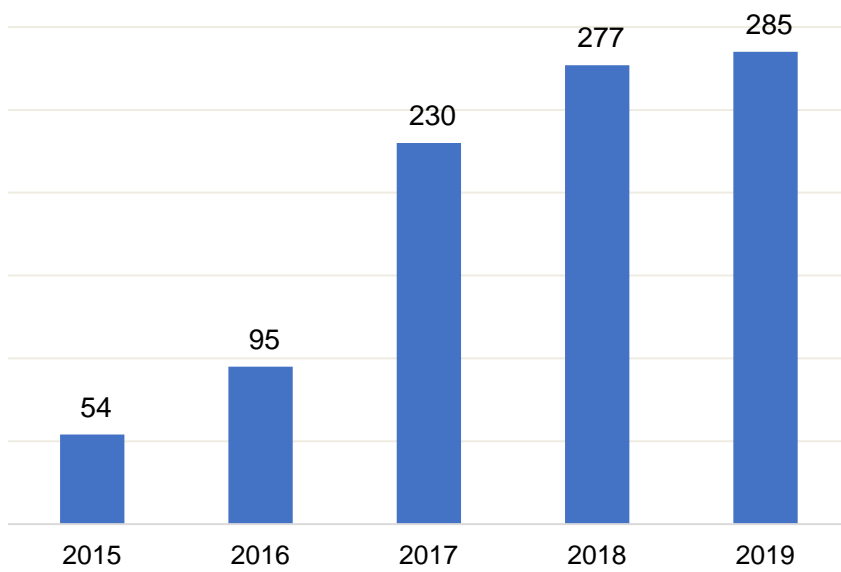
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 13-7: Caledonia County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Caledonia County	2,891	19%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 13-8: Caledonia County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 13-9: Caledonia County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Caledonia County	285	84%	1.5%	3%	\$177
Vermont	8,041	72%	1.8%	12%	\$215

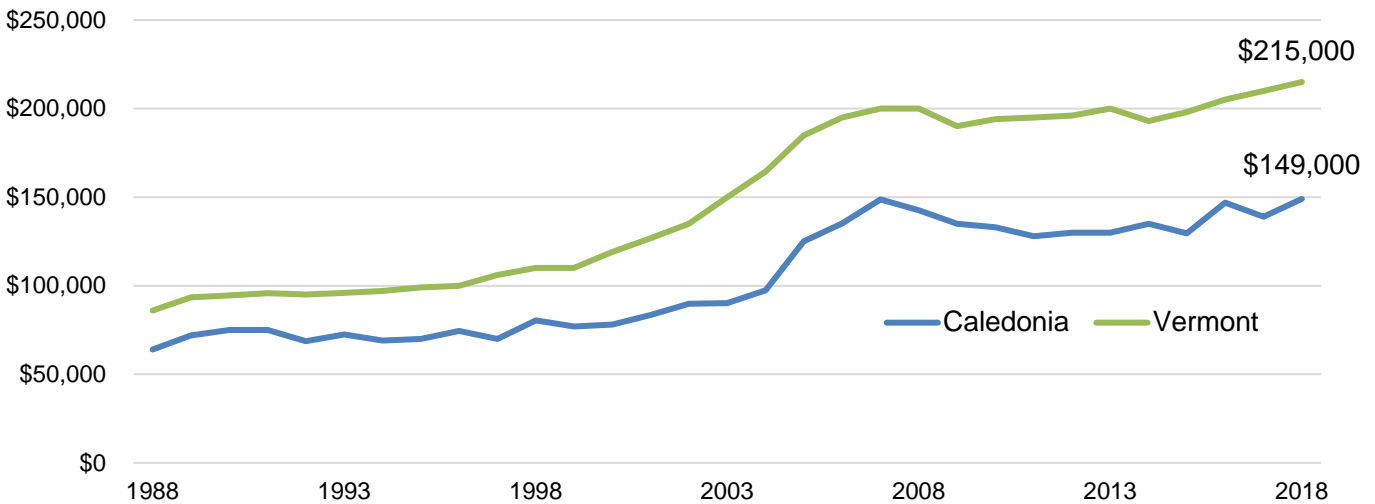
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Caledonia County in 2018 was \$149,000, lower than the statewide median of \$215,000.

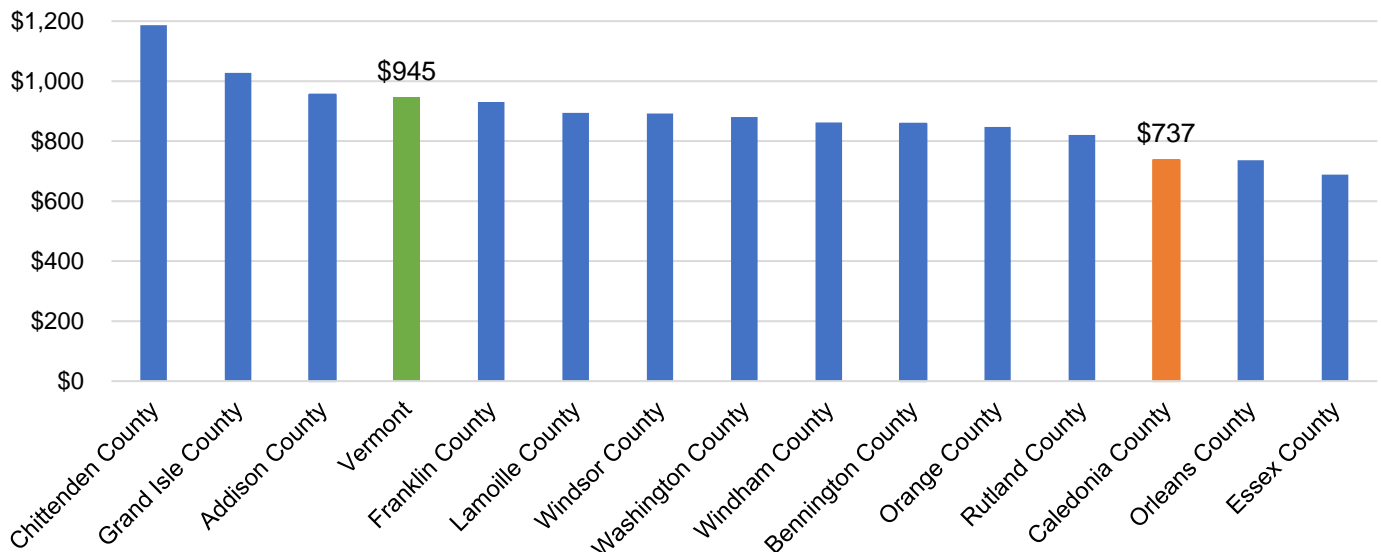
Figure 13-10: Caledonia County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Caledonia County was an estimated \$737 per month – less than the statewide median of \$945.

Figure 13-11: Caledonia County median monthly rent, 2017

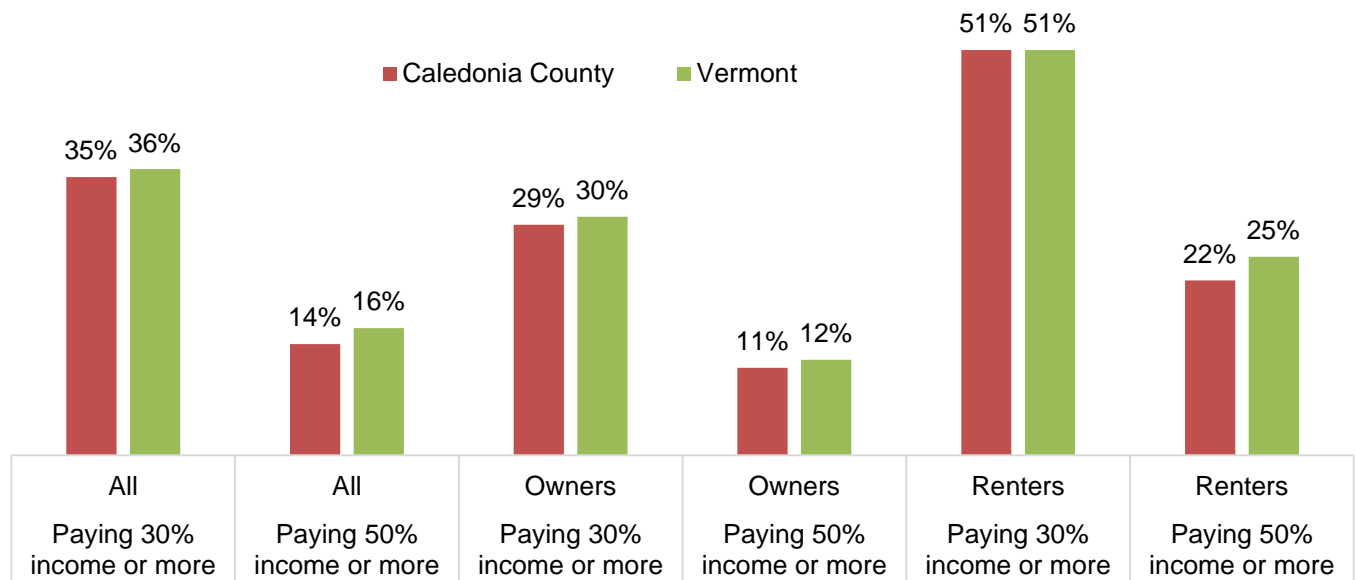


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 35% of all Caledonia County households pay more than 30% of their income for housing. About 14% of Caledonia County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 13-12: Caledonia County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

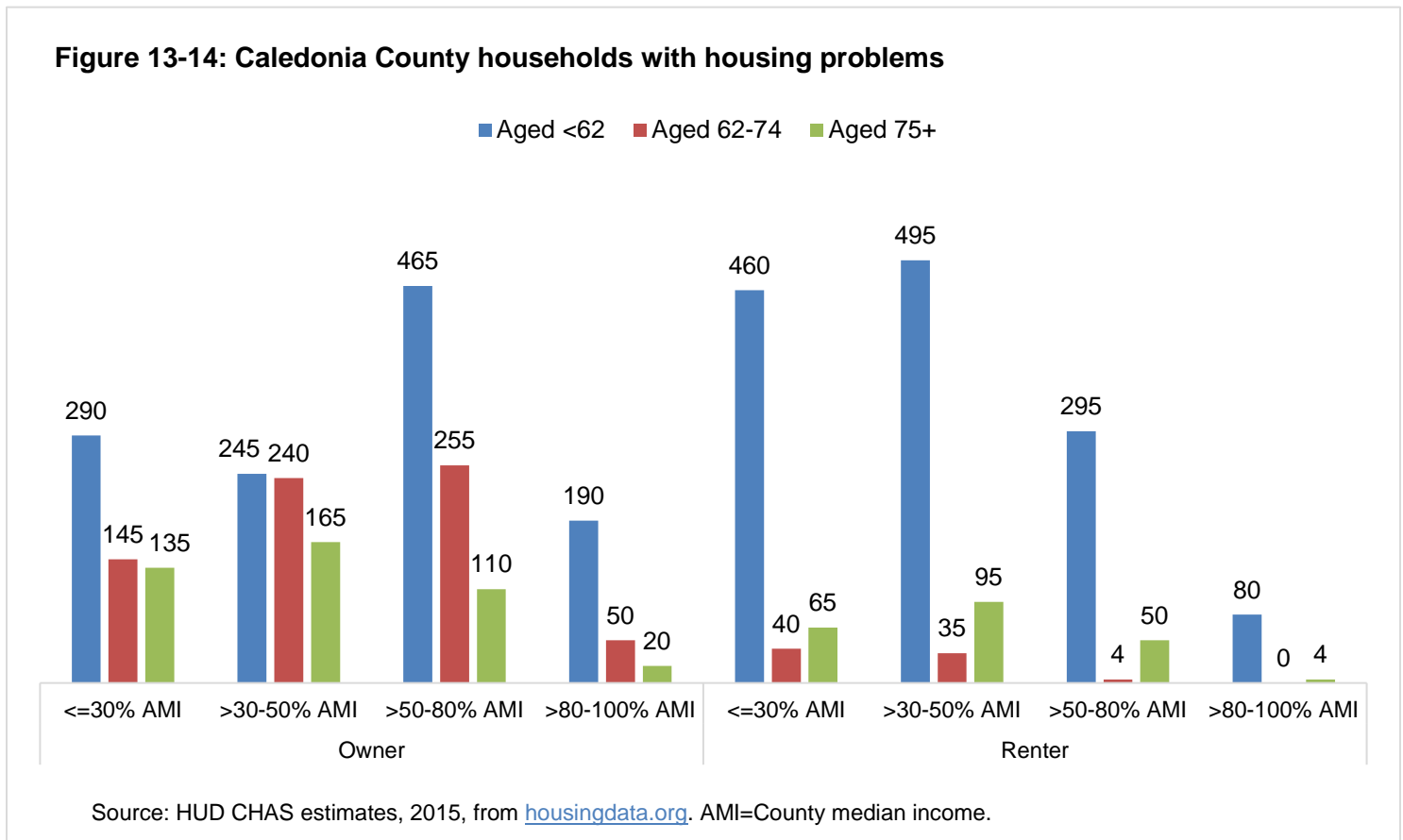
Figure 13-13: Caledonia County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Caledonia County Renters	1,496	645
Caledonia County Owners	2,564	975

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Renters with household income of 30-50% of median who are younger than 62 are the largest demographic group to experience housing problems in Caledonia County. The HUD Comprehensive Housing Affordability Strategy estimates, 495 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

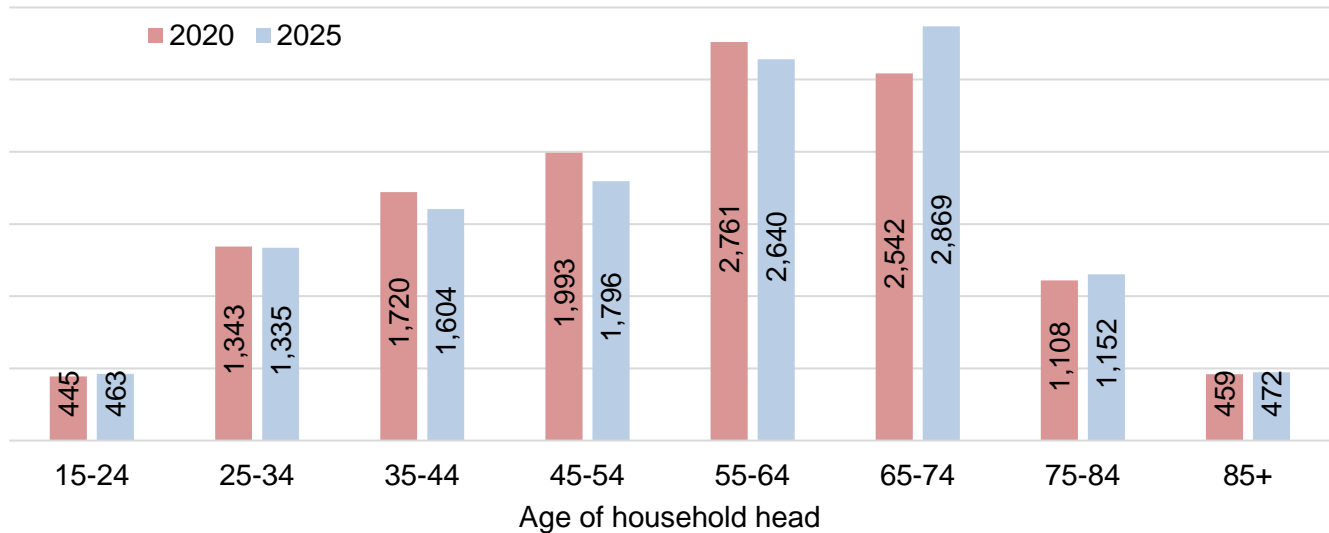


² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

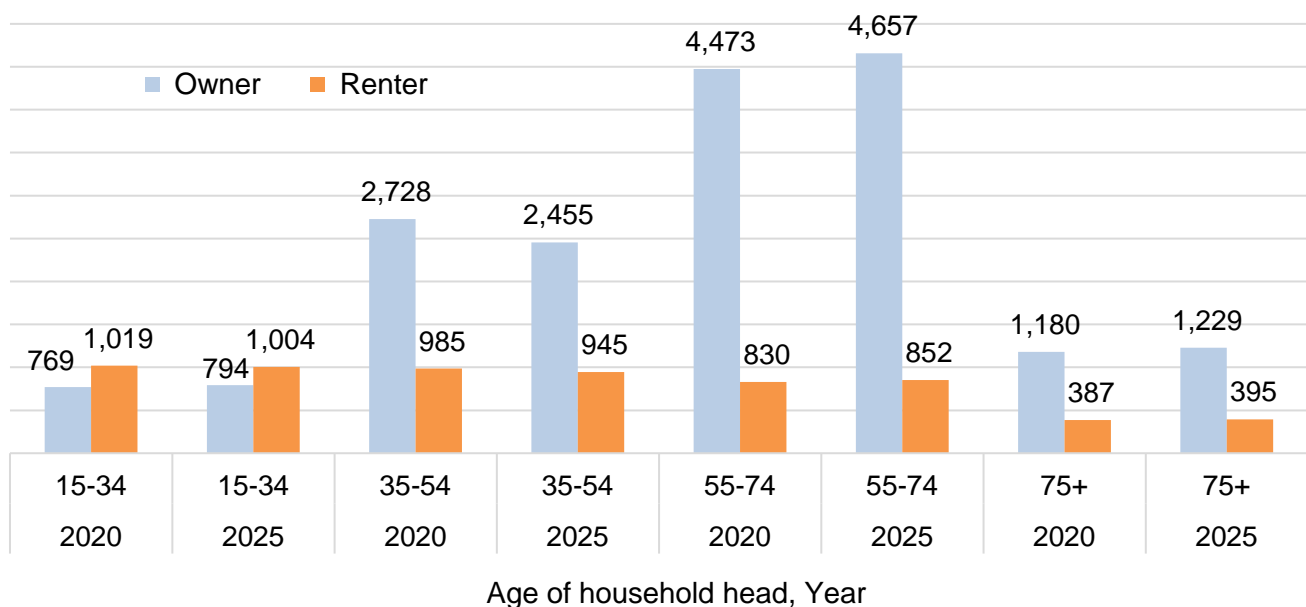
Between 2020 and 2025, the median age of the head of a Caledonia County household will inch up from 60 to 61 for owners and 46 to 47 for renters. An estimated 36% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 13-15: Caledonia County households by age, 2020-2025



Source: Claritas.

Figure 13-16: Caledonia County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Caledonia County is expected to increase from \$52,459 to \$56,391 between 2020 and 2025.

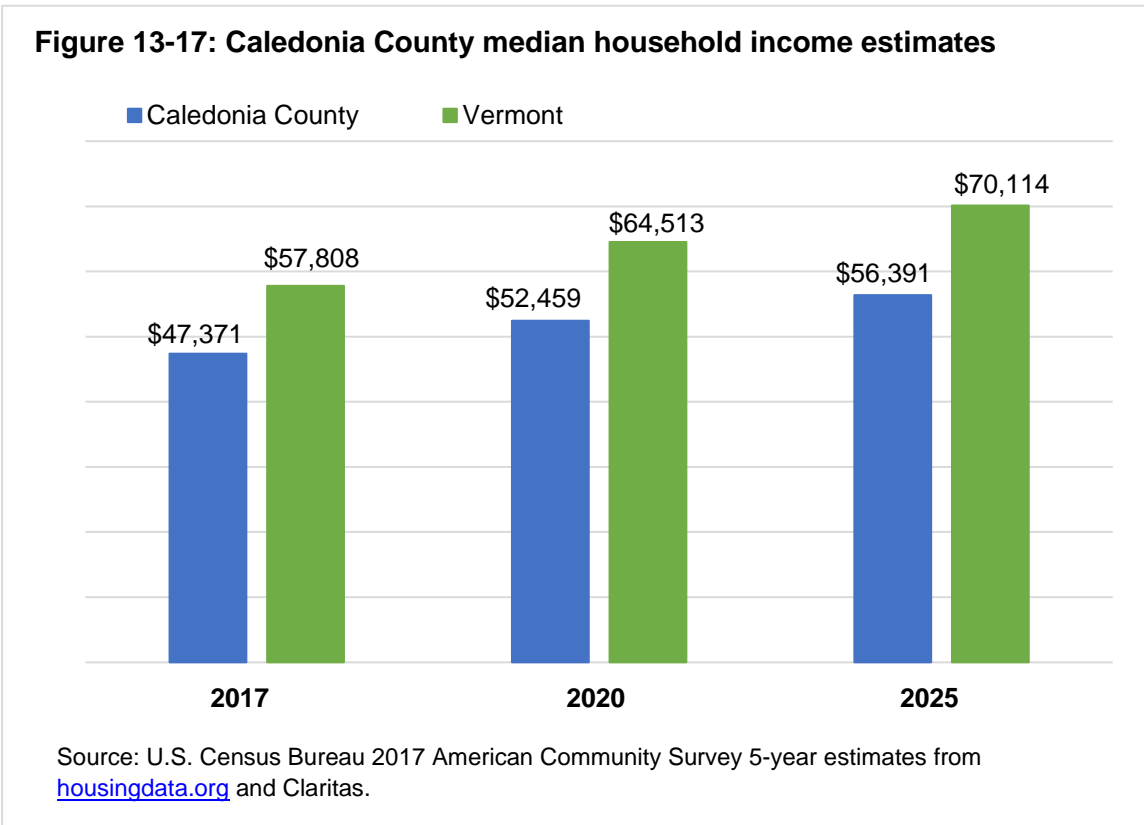


Figure 13-18: Income ranges relative to Caledonia County median income, 2020

Median income			\$	52,459	
<=30% of median		<=	\$	15,738	
31-50% of median	\$	15,739	-	\$	26,230
51-80% of median	\$	26,231	-	\$	41,967
81-100% of median	\$	41,968	-	\$	52,459
101-120% median	\$	52,460	-	\$	62,951
>120% of median		>	\$	62,952	

Source: Claritas

Homelessness

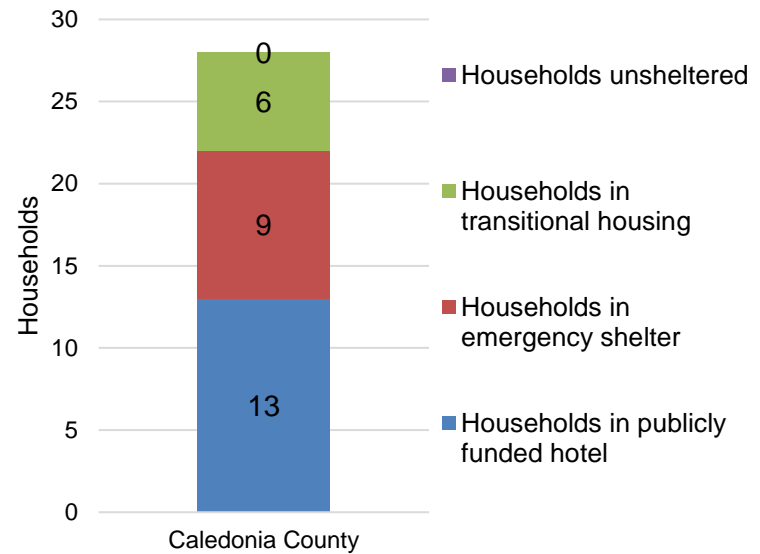
During the 2019 One-Night Count, 52 Caledonia County residents experienced homelessness.

According to the Vermont Coalition to End Homelessness (VCEH) 2017 report, shelters are serving as “holding tanks” due to long waitlists and a lack of affordable housing in Caledonia County.³

Housing quality

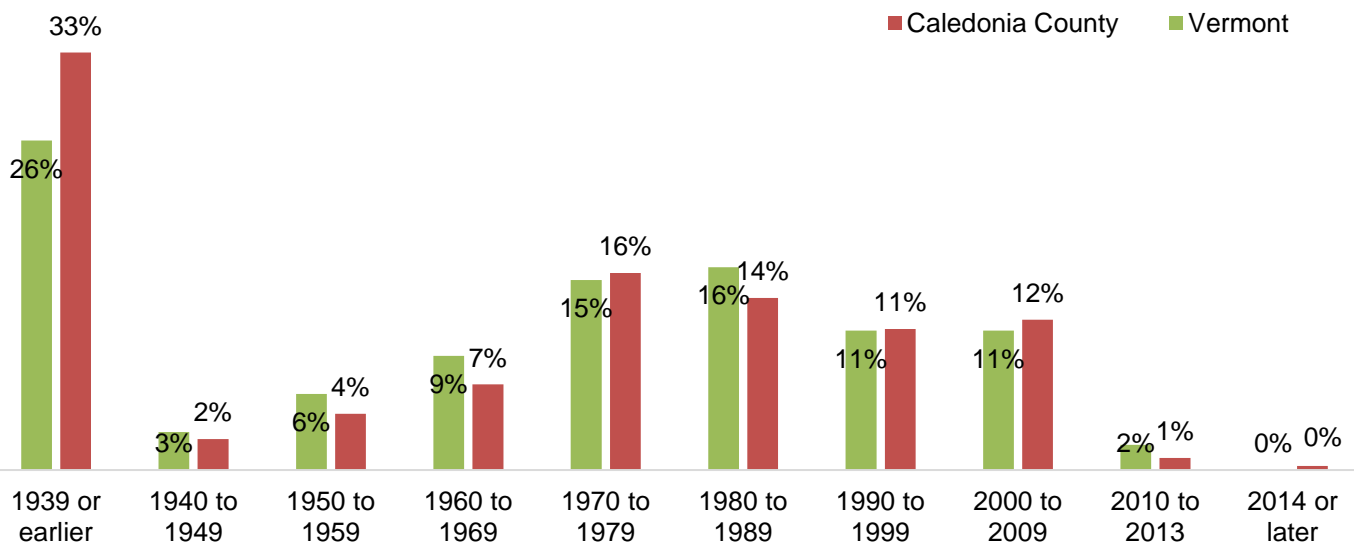
Of all homes in Caledonia County, an estimated 32.9% were built prior to 1940--substantially more than the statewide average of 25.7%. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant. The median home was built in 1972⁴.

Figure 13-19: Shelter status for Caledonia County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 13-20: Age of Caledonia County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](https://www.vceh.org/2017-VCEH-Local-CoC-Assessment-Report)

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Caledonia County has 12 mobile home parks with 372 lots. Forty lots are vacant which results in a 10.8% vacancy rate⁵. Caledonia County has a higher vacancy rate than many other Vermont counties, and compared to Vermont's overall lot vacancy rate of 5.2%. One park has lots situated within a floodway.⁶

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

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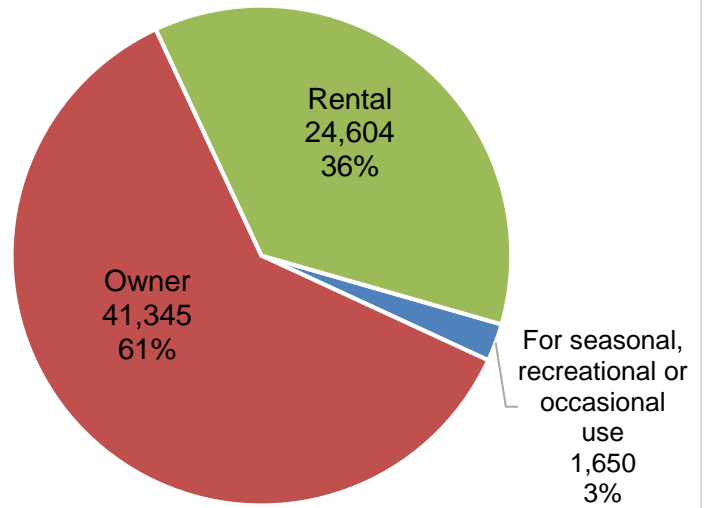
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Total housing stock

Chittenden County’s housing stock consists of 67,609 year-round and seasonal homes.

Figure 14-1: Chittenden County housing types

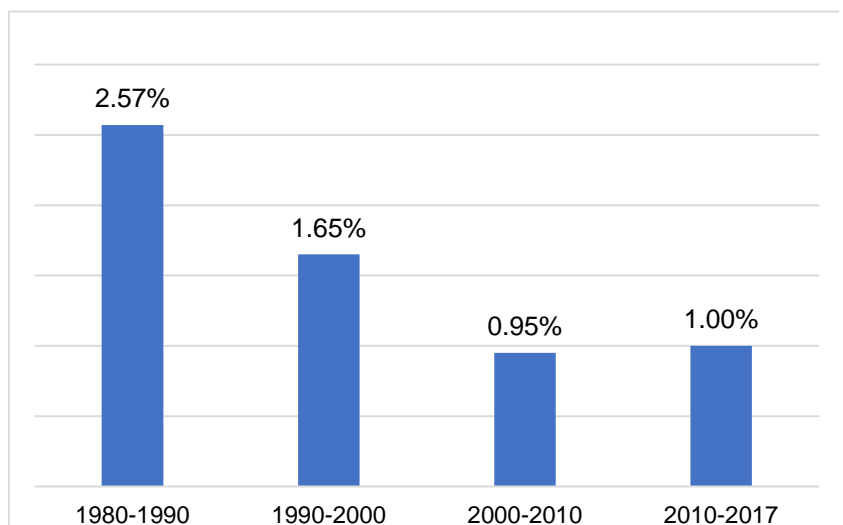


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Chittenden County’s total non-vacation housing stock has been increasing at an annual pace of 1.00%, considerably higher than Vermont’s overall housing growth rate of 0.16%. With faster growth in some Chittenden County towns, the total pace of growth in households living in the county is projected at 0.6% per year between 2020 and 2025. Chittenden County’s housing stock growth and the growth in its number of households is the highest in the state.

Figure 14-2: Average annual change in Chittenden County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

Figure 14-3: Chittenden County household growth

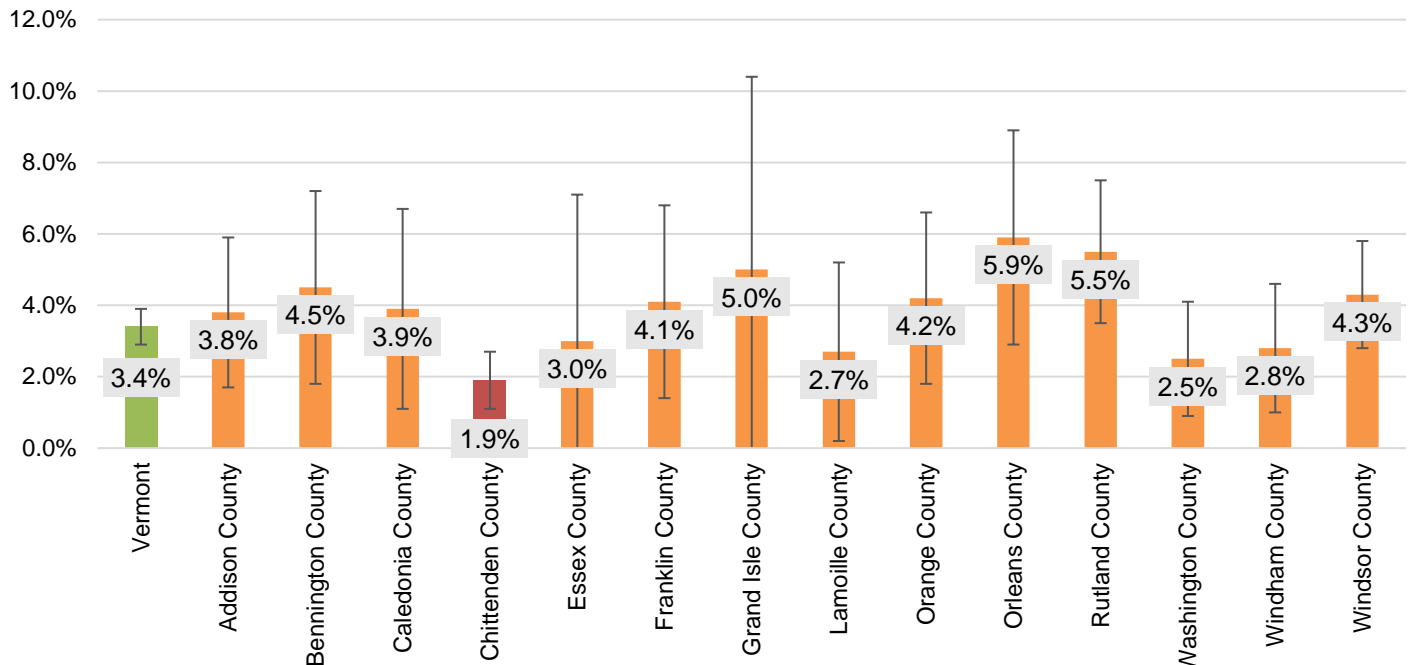
Estimated households in 2020	Projected expansion of households living in county, 2020-2025				
	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
67,145	2,090	685	1,405	561	387

Source: Claritas

For rent and for sale homes

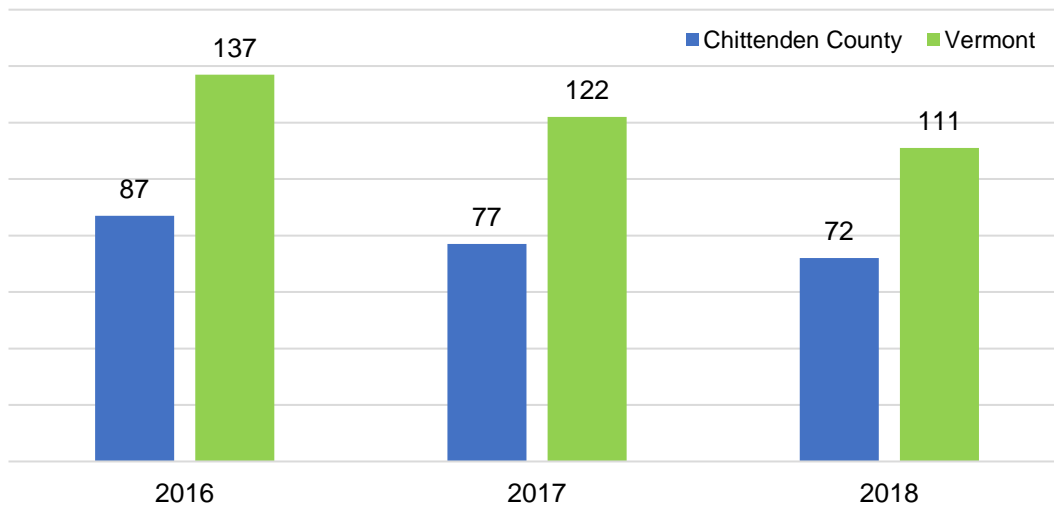
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Chittenden is 1.9%-- considerably lower than the statewide rate of 4.4%, and the lowest rate statewide. The average days on market of for sale homes in Chittenden (72 days in 2018) is also much lower than the state as a whole

Figure 14-4: Chittenden County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 14-5: Median days on market of homes sold in Chittenden County

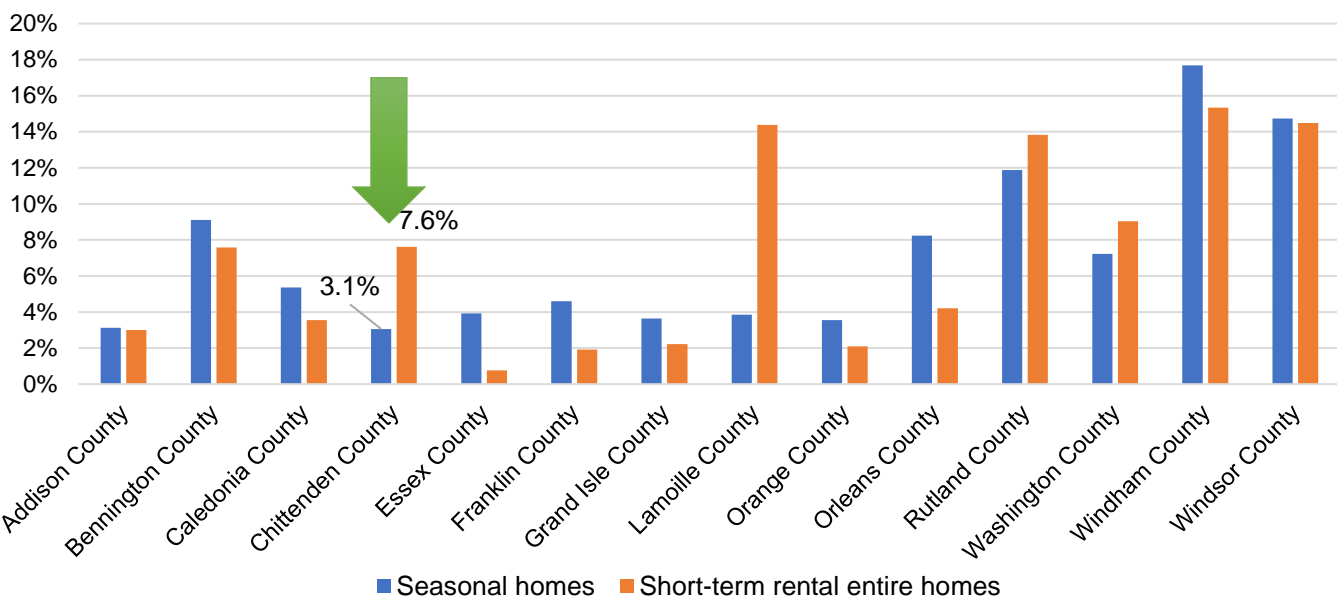


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short-term rentals and vacation home effect on market

About 3% of Vermont’s stock of vacation homes and 8% of its short-term rental homes are located in Chittenden County. Of all homes in the county, 2% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. Chittenden County has the lowest rate of seasonal homes and the second-lowest rate of short-term rentals as a percentage of its stock in the state. The number of short-term rental homes in Chittenden County was 613 in July 2019-- an increase of 14% relative to 2018.

Figure 14-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 14-7: Chittenden County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Chittenden County	1,650	2%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 14-8: Chittenden County short term rental home listings

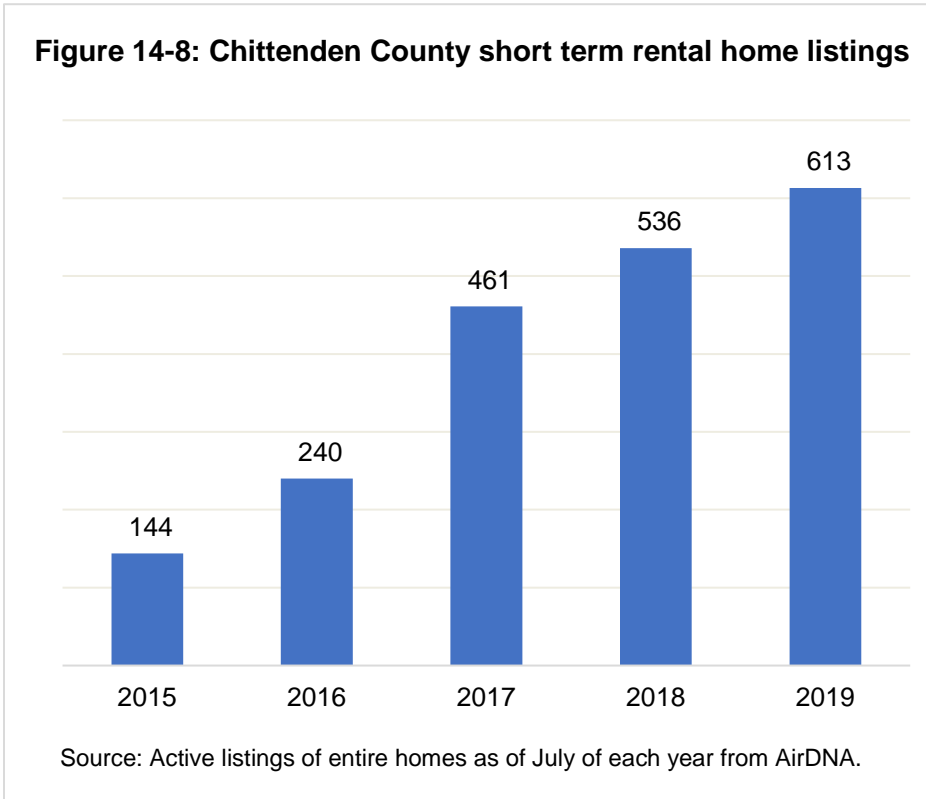


Figure 14-9: Chittenden County short term rental snapshot

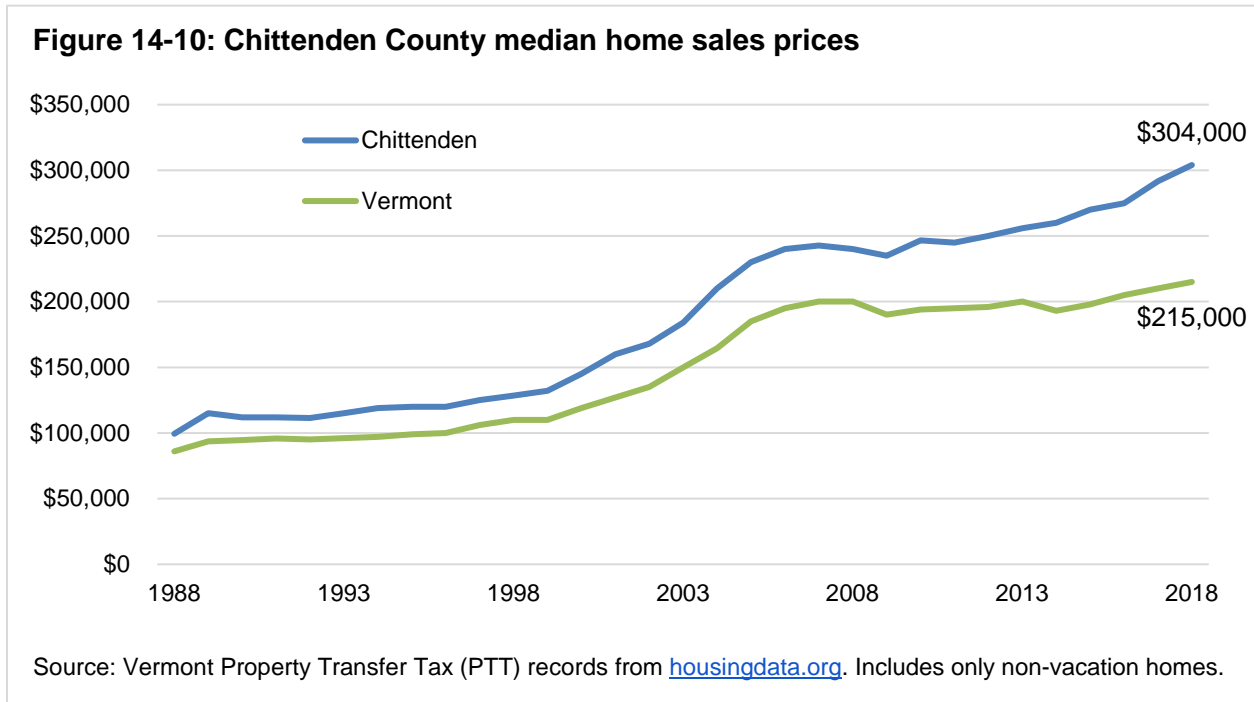
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Chittenden County	613	78%	0.7%	14%	\$210
Vermont	8,041	72%	1.8%	12%	\$215

Source: Active listings of entire homes as of July of each year from AirDNA.

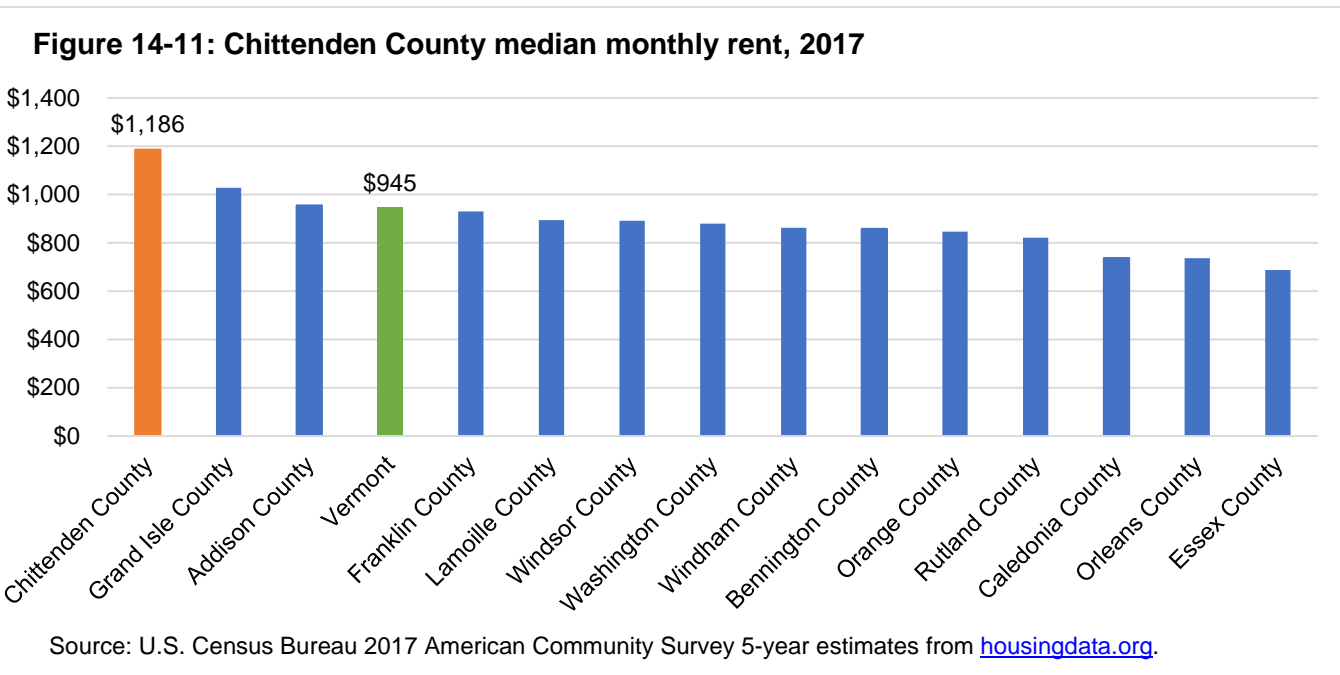
Housing affordability

Home prices and rents

The median home sales price in the county in 2018 was \$304,000—much higher than the statewide median of \$215,000, and the highest home price statewide.



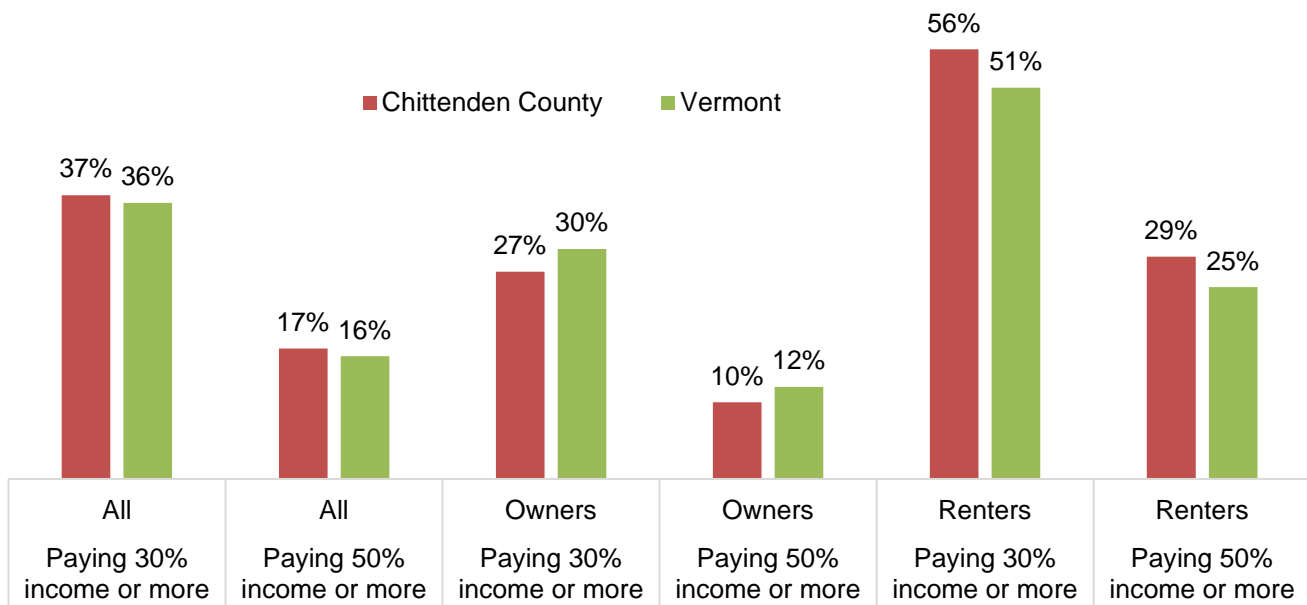
Median gross rent (including utilities) in Chittenden County was an estimated \$1,186 per month. This is the highest median rent in the state, and much higher than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 37% of all Chittenden County households pay more than 30% of their income for housing. About 17% of Chittenden County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 14-12: Chittenden County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

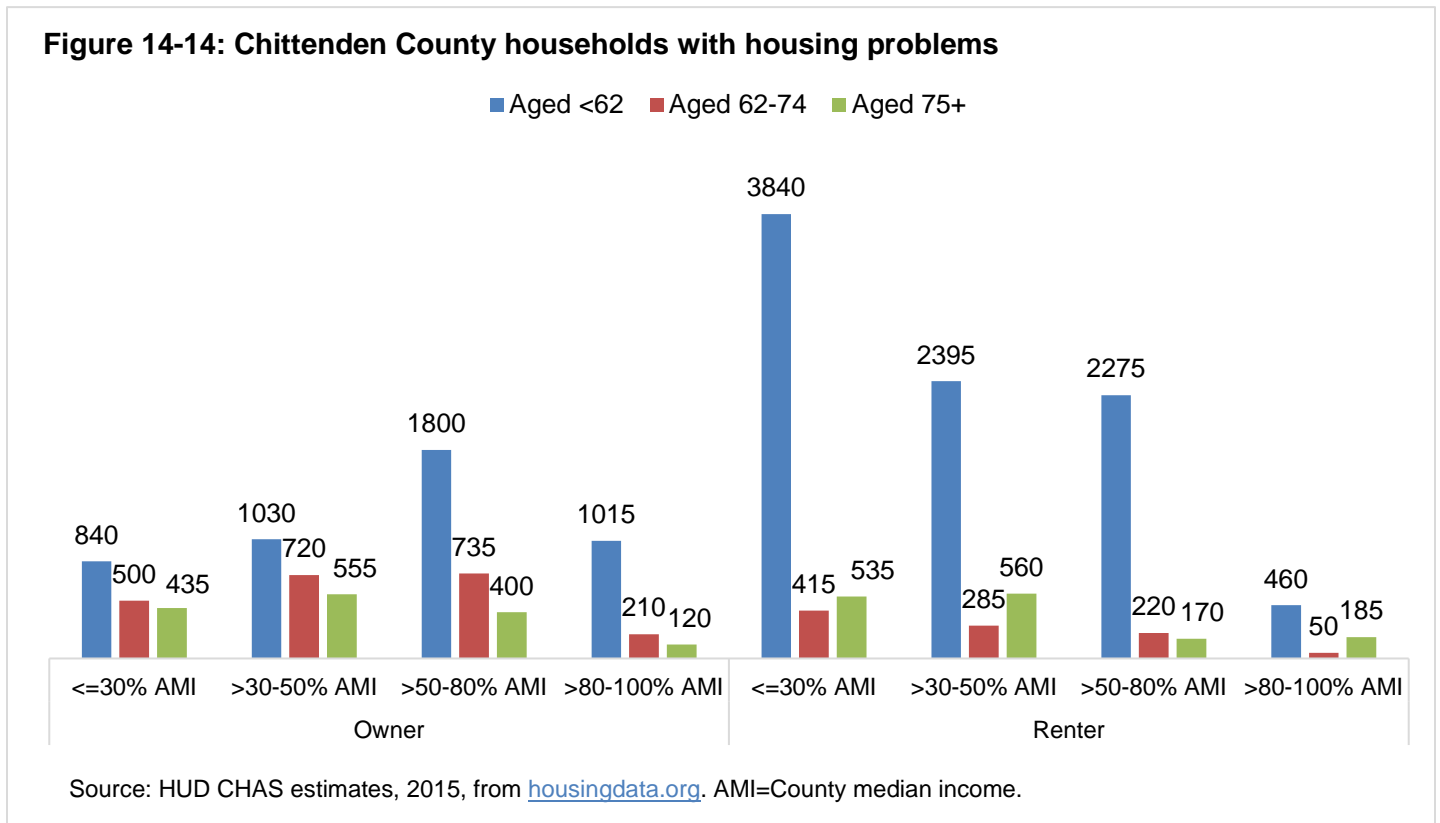
Figure 14-13: Chittenden County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Chittenden County Renters	12,681	11,085
Chittenden County Owners	2,564	4,003

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Who faces housing problems most often?

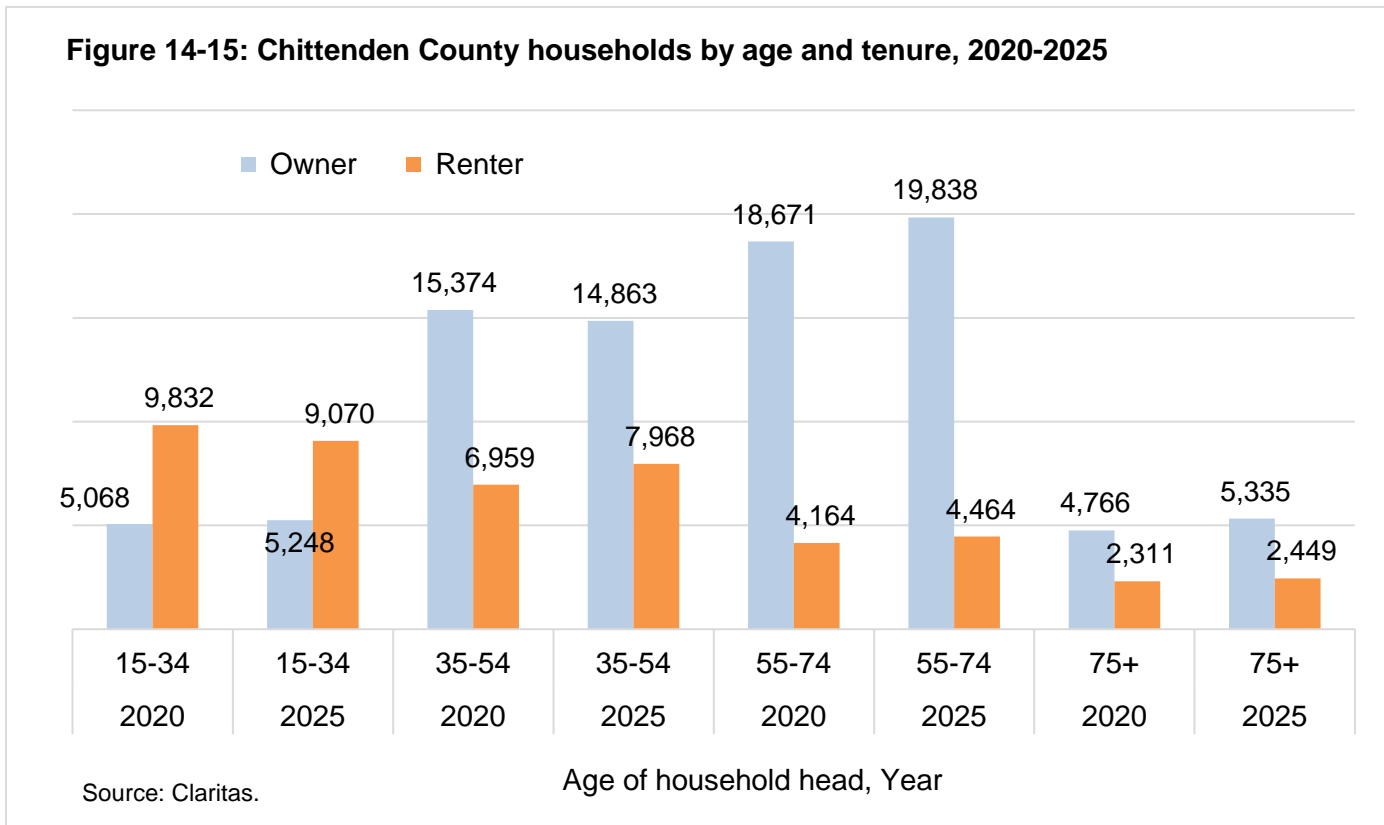
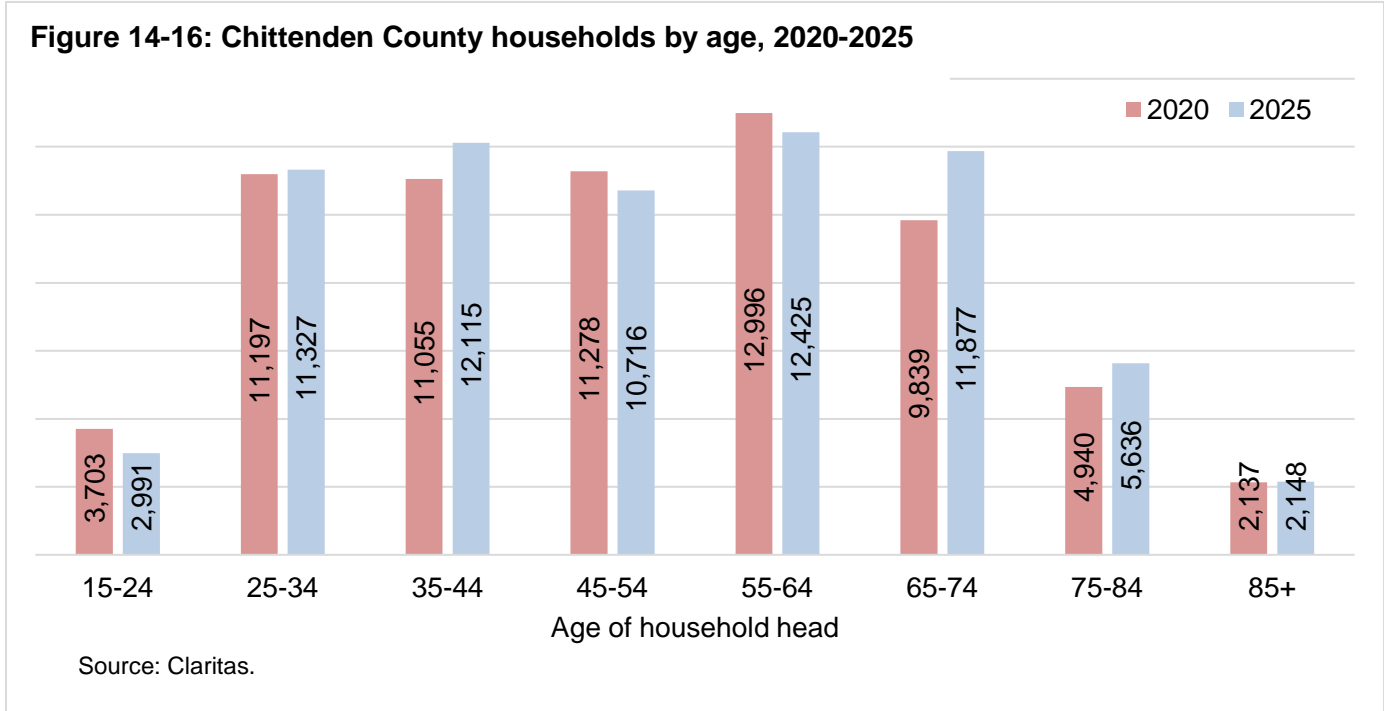
The single largest demographic group in Chittenden County experiencing housing problems are renters with household income of <30% of median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 3,840 of these households had at least one of the following: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.



¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

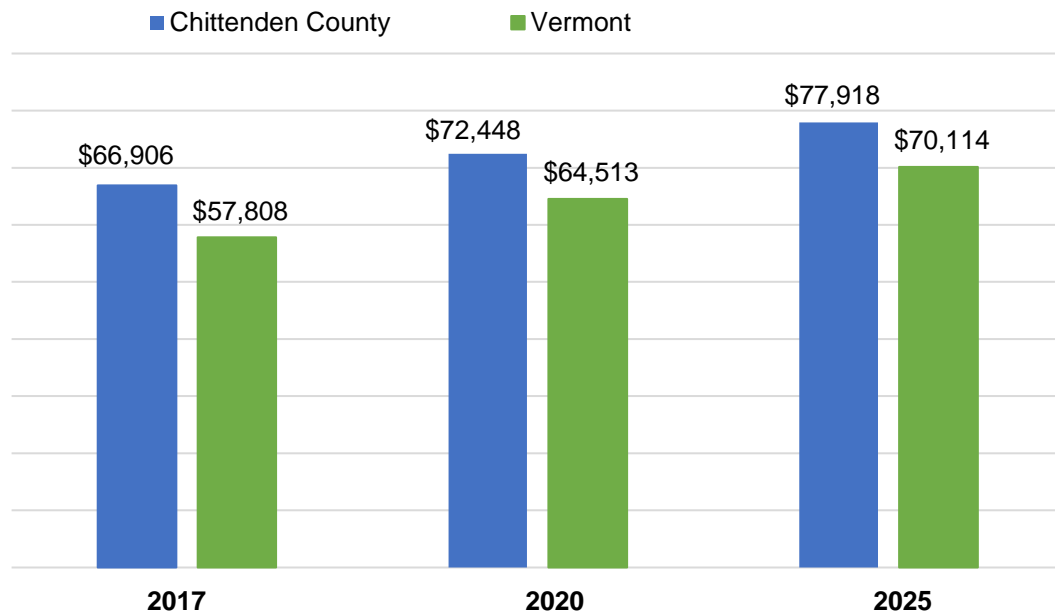
Between 2020 and 2025, the median age of the head of a Chittenden County household will inch up from 56 to 58 for owners and 39 to 41 for renters. An estimated 28% of all householders in the county will be at least 65 years old and 3% will be at least 85 years old.



Household income

The median income among all households in Chittenden County is expected to increase from \$72,448 to \$77,918 between 2020 and 2025. Chittenden County has the highest household median income in the state.

Figure 14-17: Chittenden County median household income estimates



Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org and Claritas.

Figure 14-18: Income ranges relative to Chittenden County median income, 2020

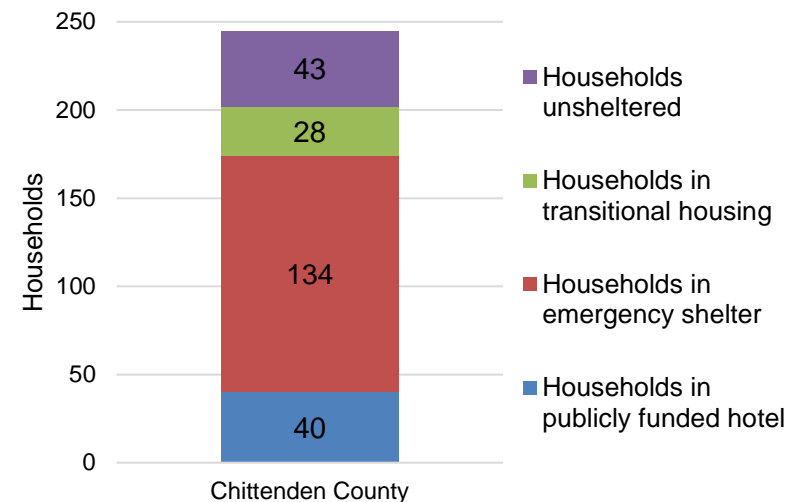
Median income		\$	72,448
<=30% of median		<=	\$ 21,734
31-50% of median	\$	21,735	- \$ 36,224
51-80% of median	\$	36,225	- \$ 57,958
81-100% of median	\$	57,959	- \$ 72,448
101-120% median	\$	72,449	- \$ 86,937
>120% of median		>	\$ 86,938

Source: Claritas

Homelessness

During the 2019 One-Night Count, 309 Chittenden County residents experienced homelessness. This reflects the fact that Chittenden County has the highest concentration in the state of persons experiencing chronic homelessness (13%). The count revealed an uptick in the number of persons experiencing chronic homelessness and those living unsheltered. Additionally, there was a 46% increase in those reporting severe mental illness and a 33% increase in those reporting substance use disorder².

Figure 14-19: Shelter status for Chittenden County homeless households

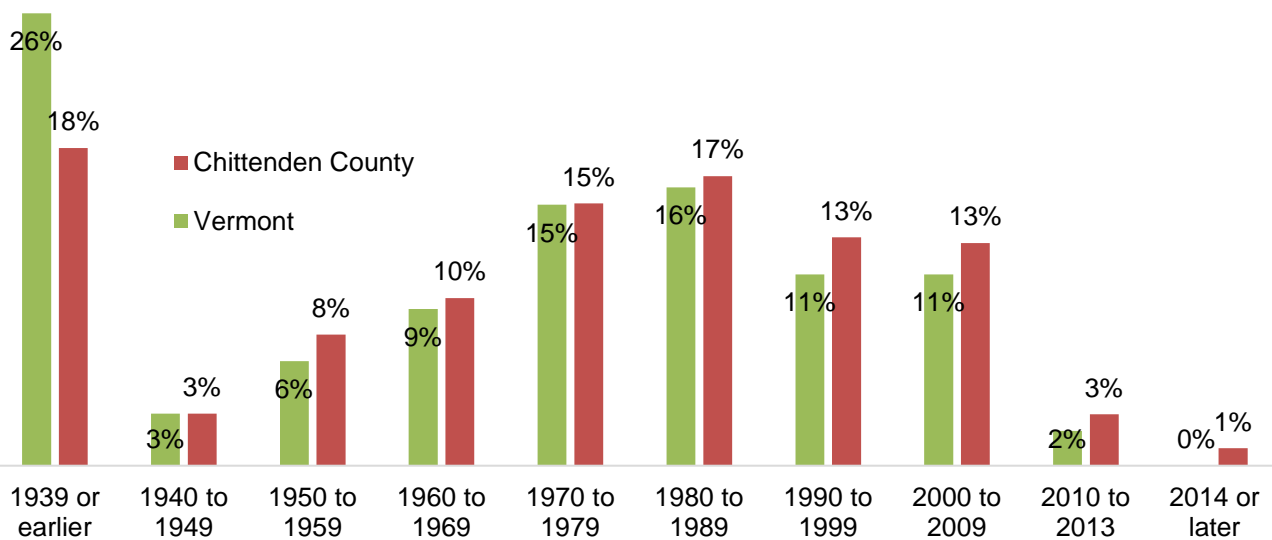


Source: 2019 One-Night Count. Institute for Community Alliances from housingdata.org.

Housing quality

Chittenden County has some of the newest housing stock in the state. The median home was built in 1978³ compared to 1974 for the state as a whole. Of all homes in Chittenden County, an estimated 18.2% were built prior to 1940 compared to 25.7% statewide. This may indicate that the stock in Chittenden County is in somewhat better condition than in most other counties.

Figure 14-20: Age of Chittenden County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

² Chittenden County Homeless Alliance 2019 Chittenden County Annual Point in Time Count Report

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Chittenden County has 24 mobile home parks with 1,853 lots, the largest number of lots in the state. Thirty-five lots are vacant which results in a 1.9% vacancy rate, the lowest in the state.⁴ Vermont's overall lot vacancy rate is 5.2%. There two mobile home parks in Chittenden County that fall into the 100-year floodplain.⁵ In addition, there are at least four parks that have major capital improvement needs.⁶

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁶ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

Chapter 15 : Essex County

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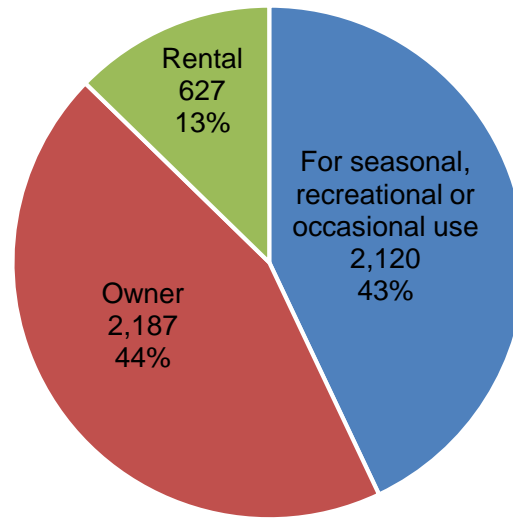
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Total housing stock

Essex County’s housing stock consists of 4,934 year-round and seasonal homes. Essex County has the highest rate of seasonal homes as a percentage of its stock in the state, with seasonal homes accounting for 43 percent of the housing stock.

Figure 15-1: Essex County housing types

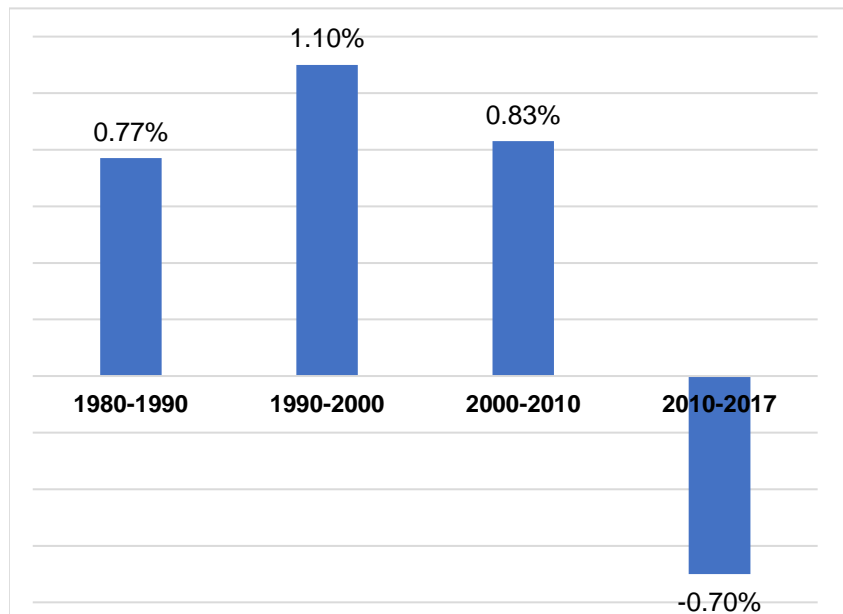


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Essex County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.70%¹, compared to a growth rate of 0.16% for the state. With faster growth in some Essex County towns, the total pace of growth in households living in the county is projected at 0.2% per year between 2020 and 2025.

Figure 15-2: Average annual change in Essex County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

Figure 15-3: Essex County household growth

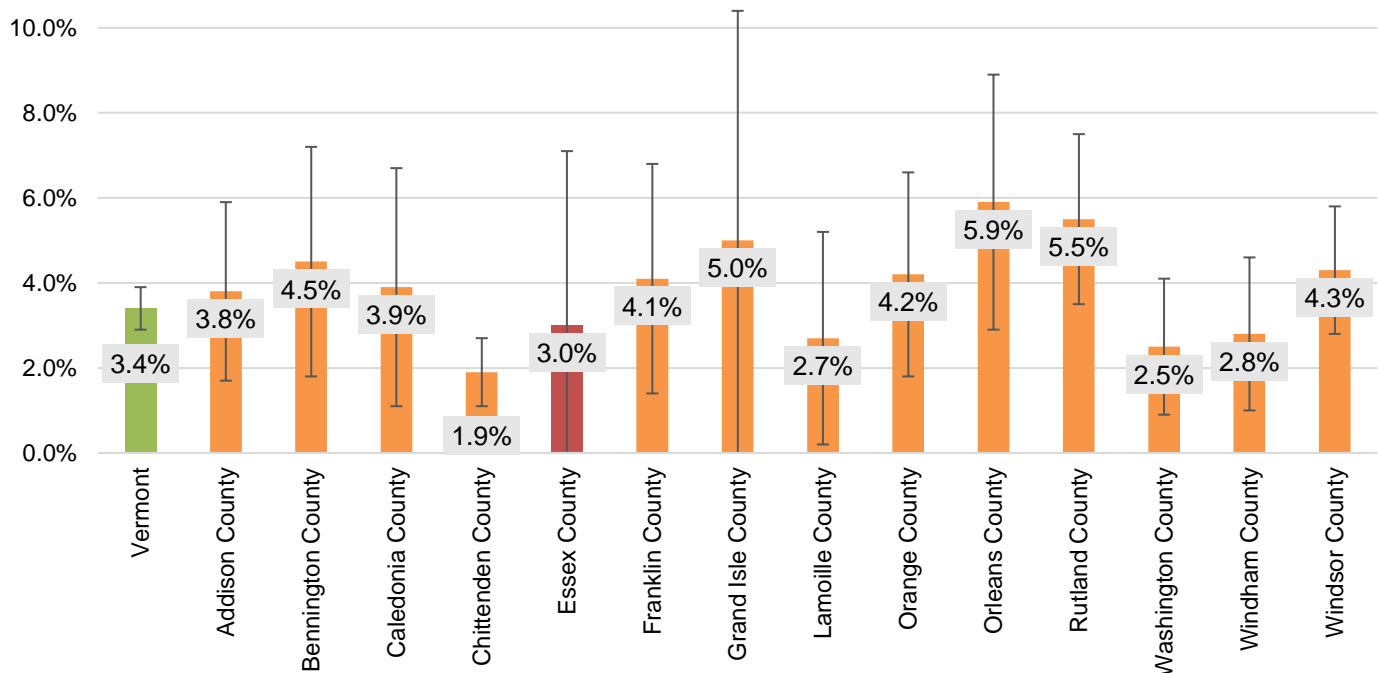
Estimated households in 2020	Projected expansion of households living in county, 2020-2025				
	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
2,864	29	5	24	5	6

Source: Claritas

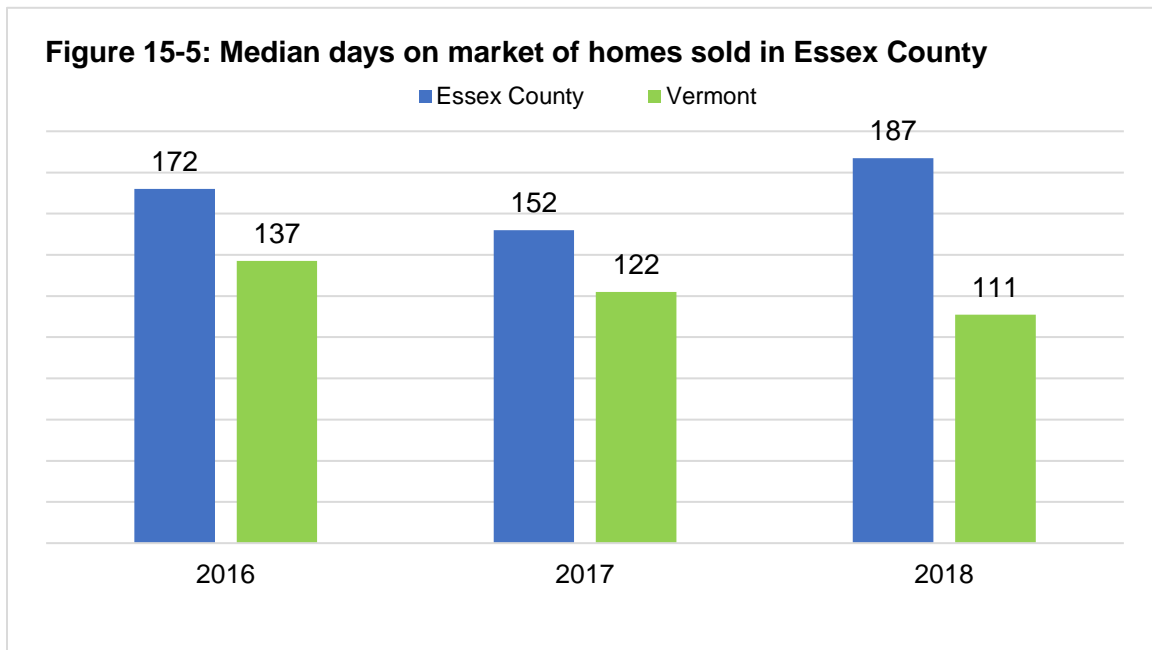
For rent and for sale homes

Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Essex County is 3.0%-- slightly lower than the statewide rate of 3.4%, although the margin of error for this county is very large. The average days on market of for sale homes in Essex County (187 days in 2018) is considerably higher than the state as a whole.

Figure 15-4: Essex County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.



Short term rentals and vacation home effect on market

About 4% of Vermont’s stock of vacation homes and 1% of its short-term rental homes are located in Essex County. Of all homes in the county, 43% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. Essex County has the highest rate of seasonal homes as a percentage of its stock in the state, yet it has comparatively few short-term rentals. The number of short-term rental homes in Essex County was 61 in July 2019--the same as in 2018.

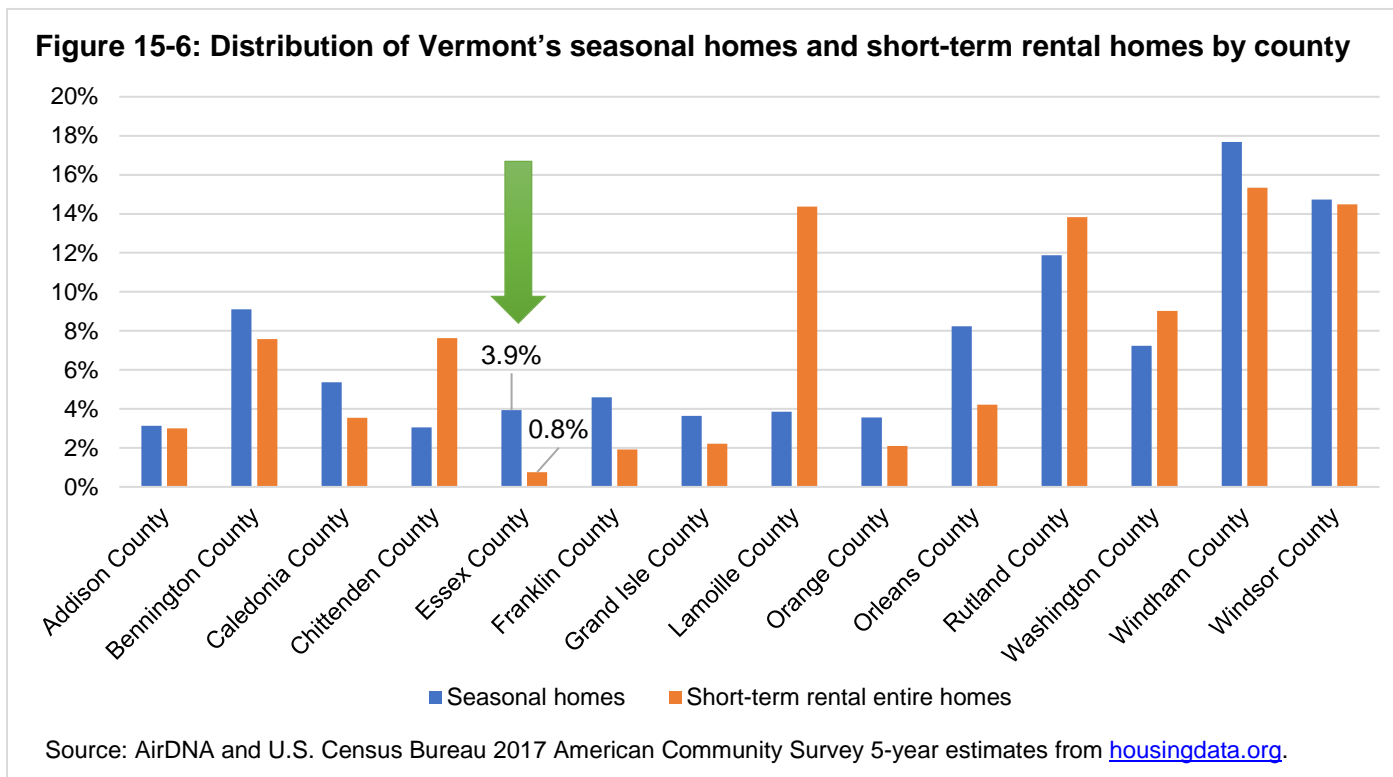
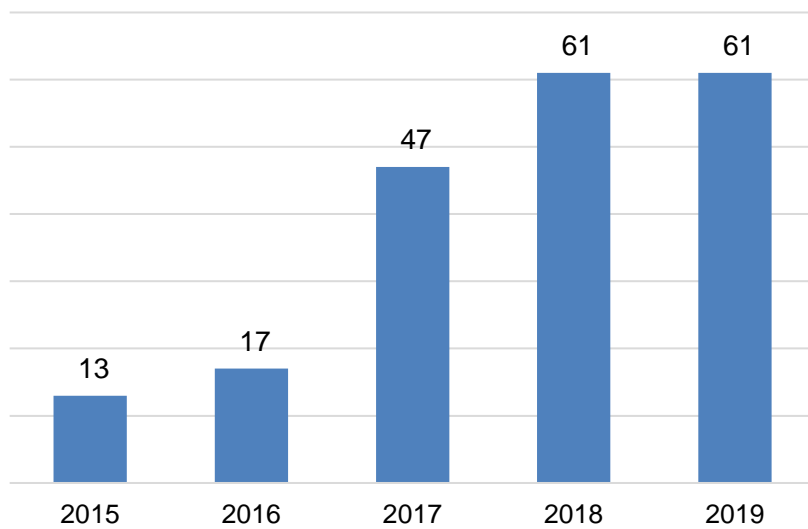


Figure 15-7: Essex County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Essex County	2,120	43%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 15-8: Essex County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 15-9: Essex County short-term rental home snapshot

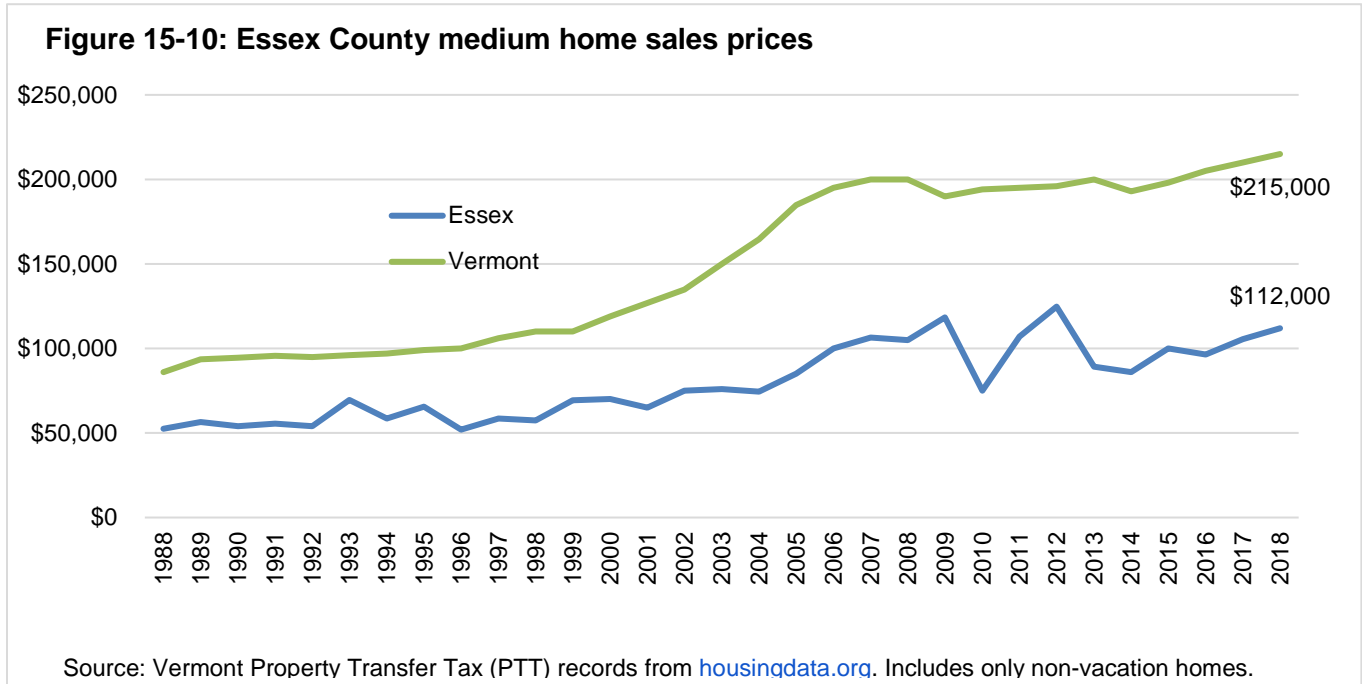
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Essex County	61	83%	1.0%	0%	\$125
Vermont	8,041	72%	1.8%	12%	\$215

Source: Active listings of entire homes as of July of each year from AirDNA

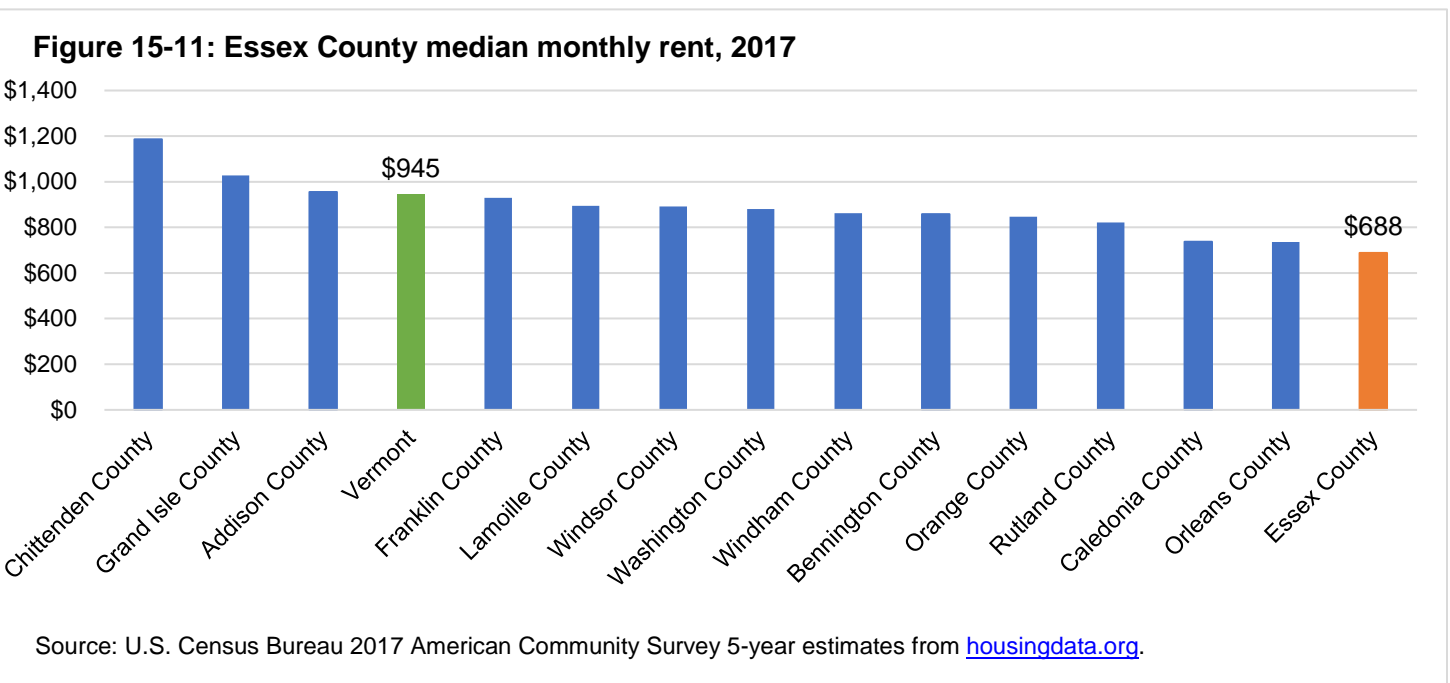
Housing affordability

Home prices and rents

The median sales price of homes sold in Essex County in 2018 was \$112,000, lower than the statewide median of \$215,000.



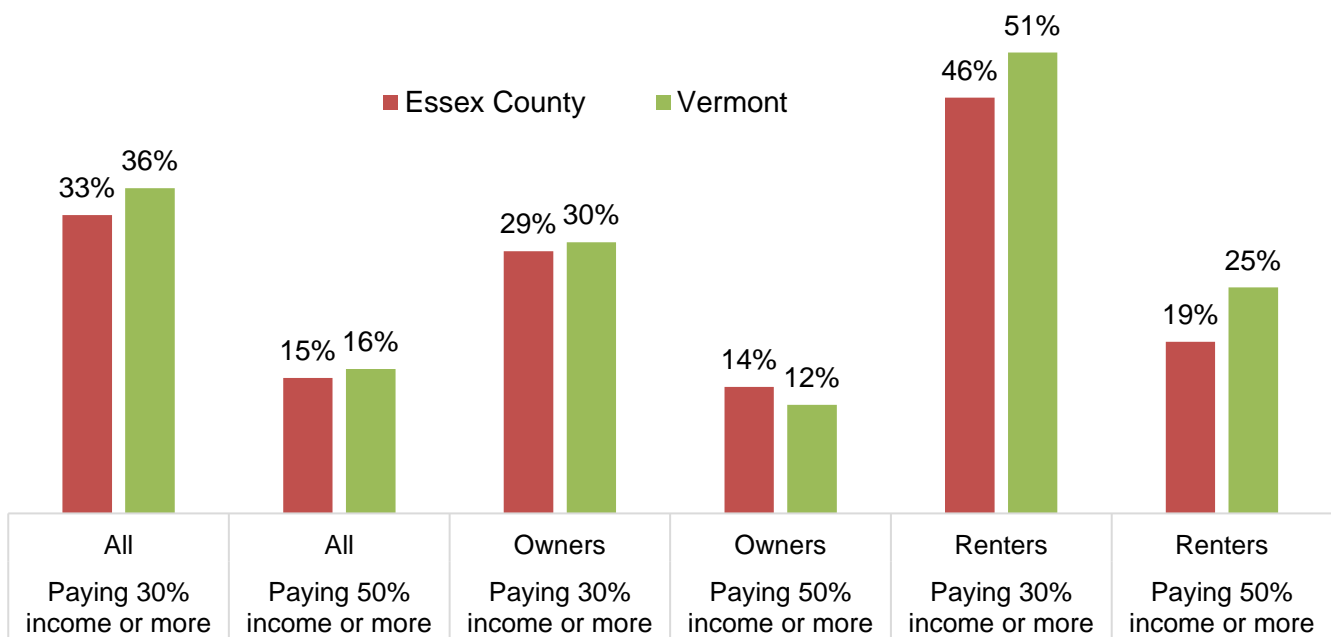
The estimated median gross rent (including utilities) in Essex County was \$688 per month. This is the lowest median rent in the state, and significantly less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Slightly less than the rest of the state, 33% of all Essex County households pay more than 30% of their income for housing. About 15% of Essex County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 15-12: Essex County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 15-13: Essex County households with high housing costs relative to income

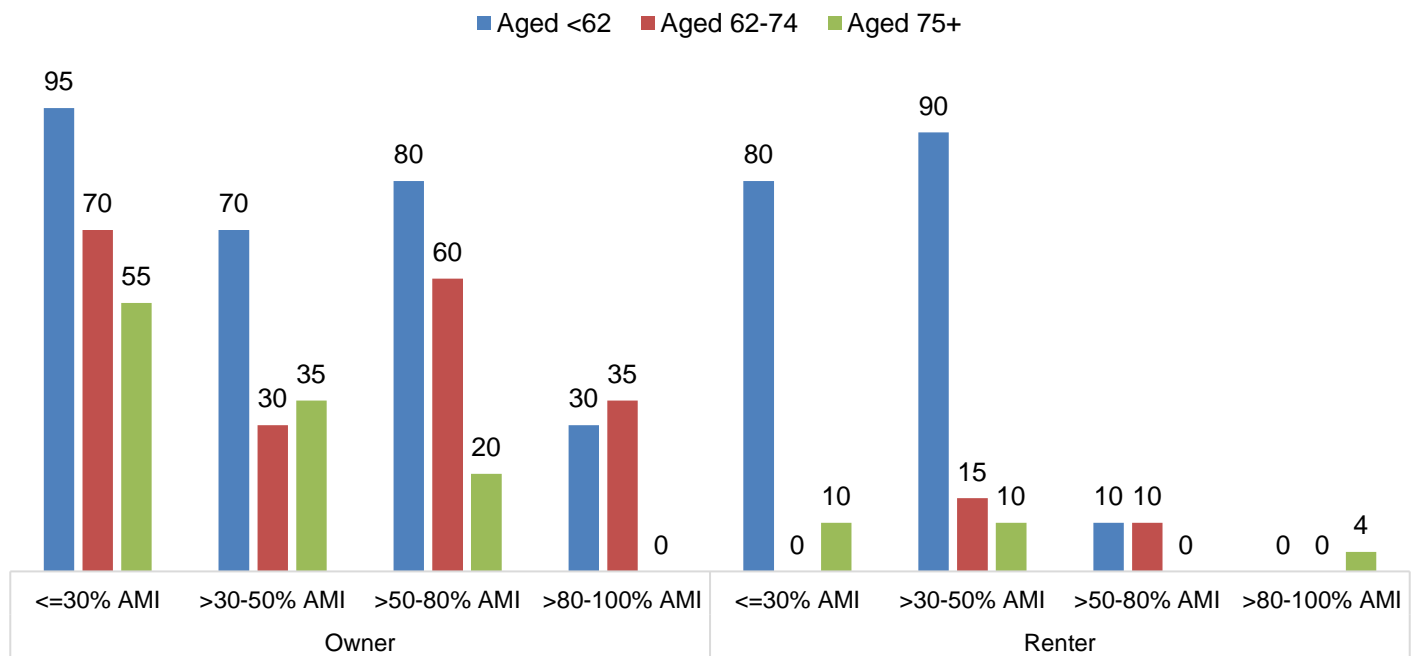
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Essex County Renters	234	97
Essex County Owners	625	308

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Homeowners with household income of less than 30% of the median who are at least 62 are the largest demographic group in Essex County to experience housing problems. The HUD Comprehensive Housing Affordability Strategy estimates 125 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

Figure 15-14: Essex County households with housing problems



Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

Between 2020 and 2025, the median age of the head of an Essex County household will inch up from 61 to 63 for owners and 54 to 55 for renters. An estimated 43% of all householders in the county will be at least 65 years old and 5% will be at least 85 years old.

Figure 15-15: Essex County households by age, 2020-2025

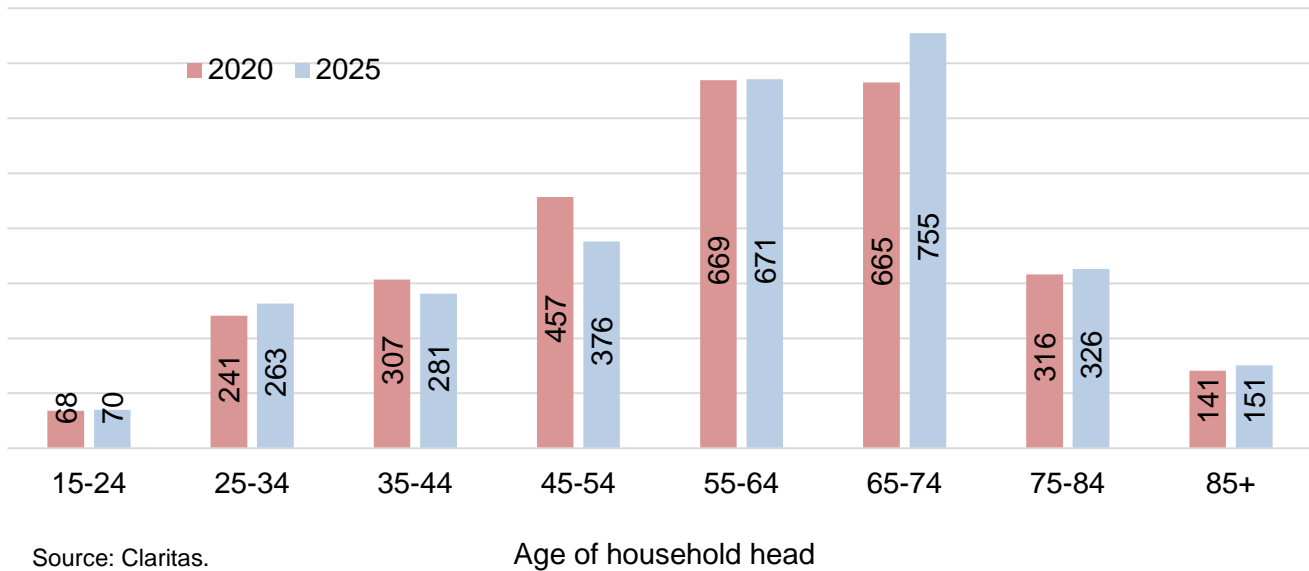
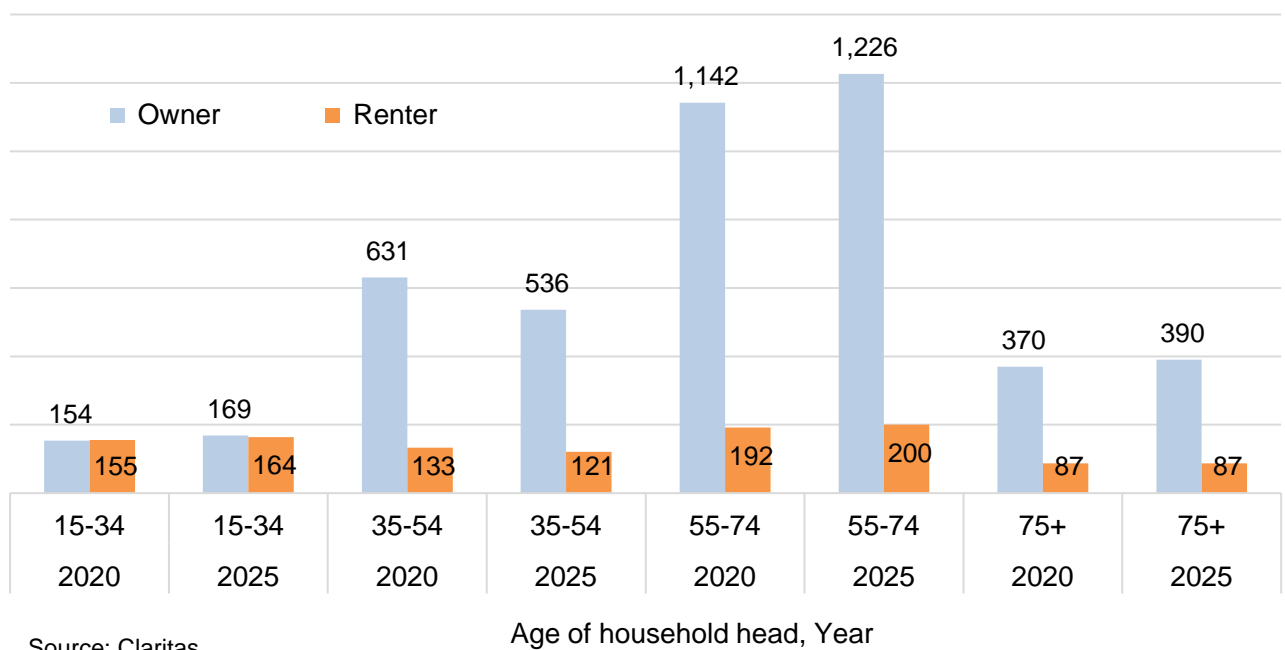


Figure 15-16: Essex County households by age and tenure, 2020-2025



Household income

The median income among all households in Essex County is expected to increase from \$43,733 to \$47,904 between 2020 and 2025. Essex County has the lowest household median income in the state.

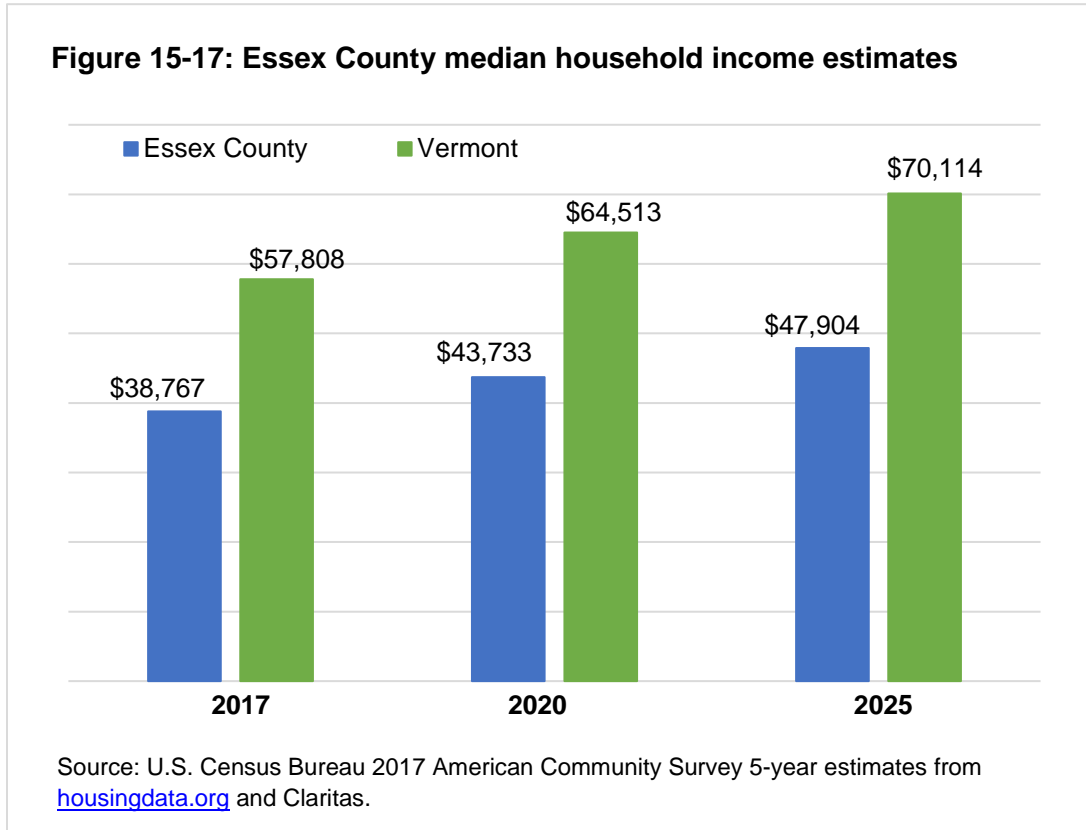


Figure 15-18: Income ranges relative to Essex County median income, 2020

Median income		\$	43,733
<=30% of median		<=	\$ 13,120
31-50% of median	\$ 13,121	-	\$ 21,867
51-80% of median	\$ 21,868	-	\$ 34,987
81-100% of median	\$ 34,988	-	\$ 43,733
101-120% median	\$ 43,734	-	\$ 52,480
>120% of median		>	\$ 52,481

Source: Claritas

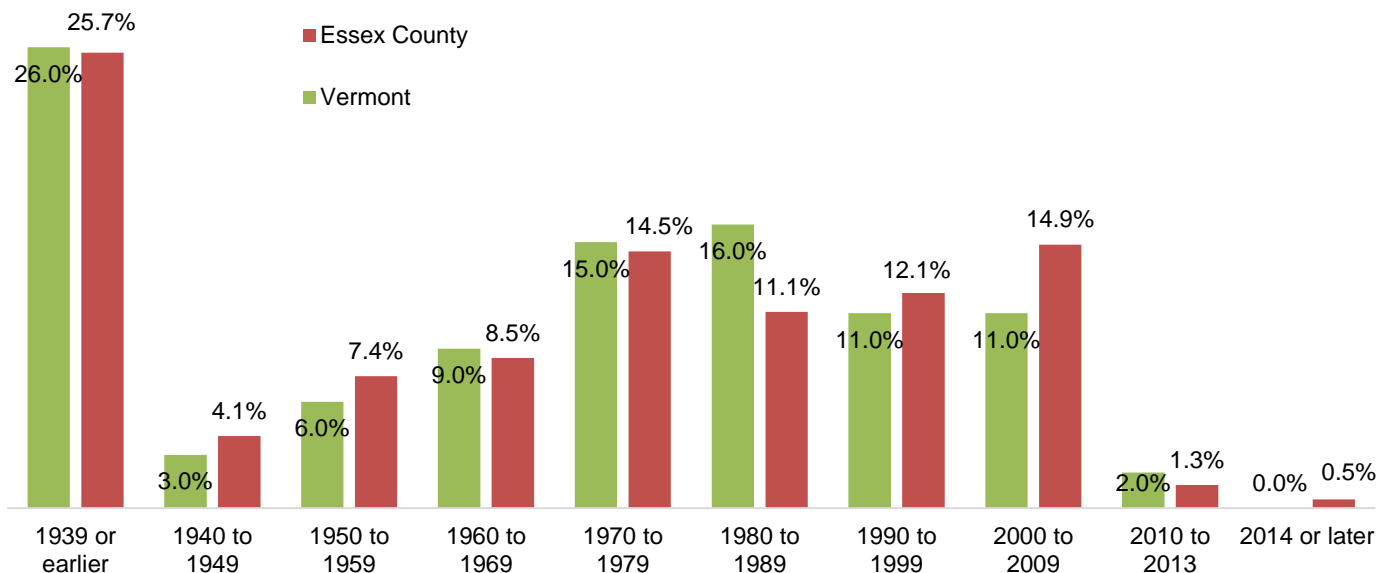
Homelessness

The 2019 One-Night Count did not find any persons experiencing homelessness in Essex County. Housing for the homeless and special needs population in Essex County are very limited. As a result, rural residents must travel farther to find shelter than in other counties. There are no emergency shelters, transitional housing or permanent supportive housing in Essex County.

Housing quality

Of all homes in Essex County, an estimated 25.7% were built prior to 1940 – about the same as the statewide average. The median home was built in 1973³.

Figure 15-19: Age of Essex County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Essex County has two mobile home parks with 42 lots. There are three vacant lots which results in a 7.2% vacancy rate⁴, compared to Vermont's overall mobile home park vacancy rate of 5.2%. One of the two parks is within the 100-year floodplain⁵.

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

Chapter 16 : Franklin County

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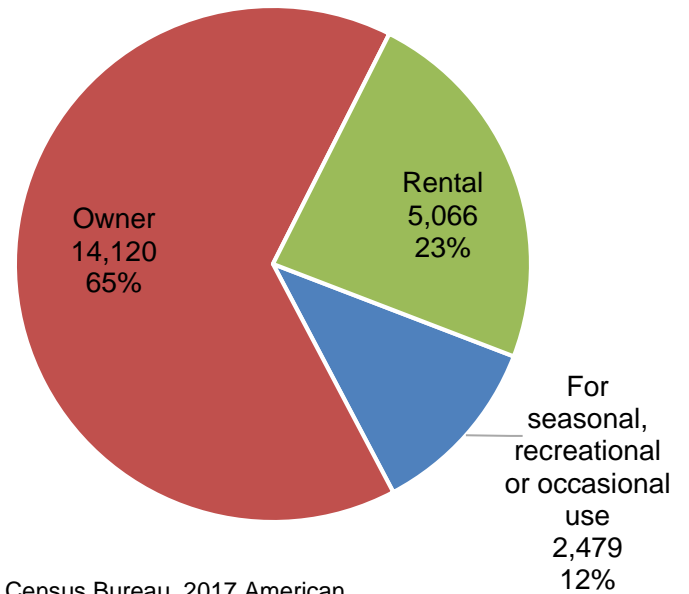
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Total housing stock

Franklin County’s housing stock consists of 21,665 year-round and seasonal homes.

Figure 16-1: Franklin County housing types

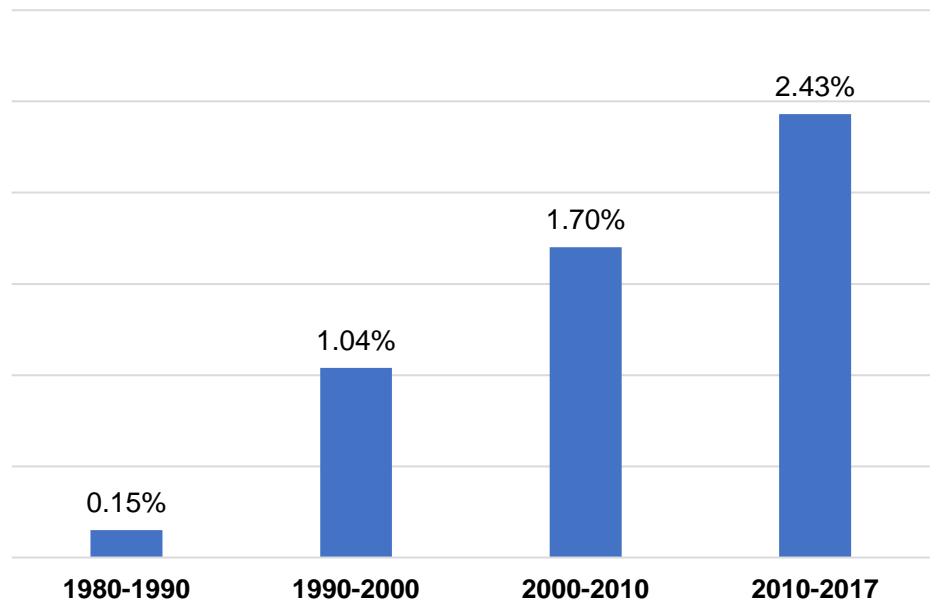


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Franklin County’s total non-vacation housing stock has been increasing at an annual pace of 2.43%. This is significantly faster growth than the state as a whole, which has grown at just 0.16% per year during this period. With faster growth in some Franklin County towns, the total pace of growth in households living in the county is projected at 0.5% per year between 2020 and 2025.

Figure 16-2: Average annual change in Franklin County housing supply



Source: U.S. Census Bureau American Community Survey and decennial census from housingdata.org.

Figure 16-3: Franklin County household growth

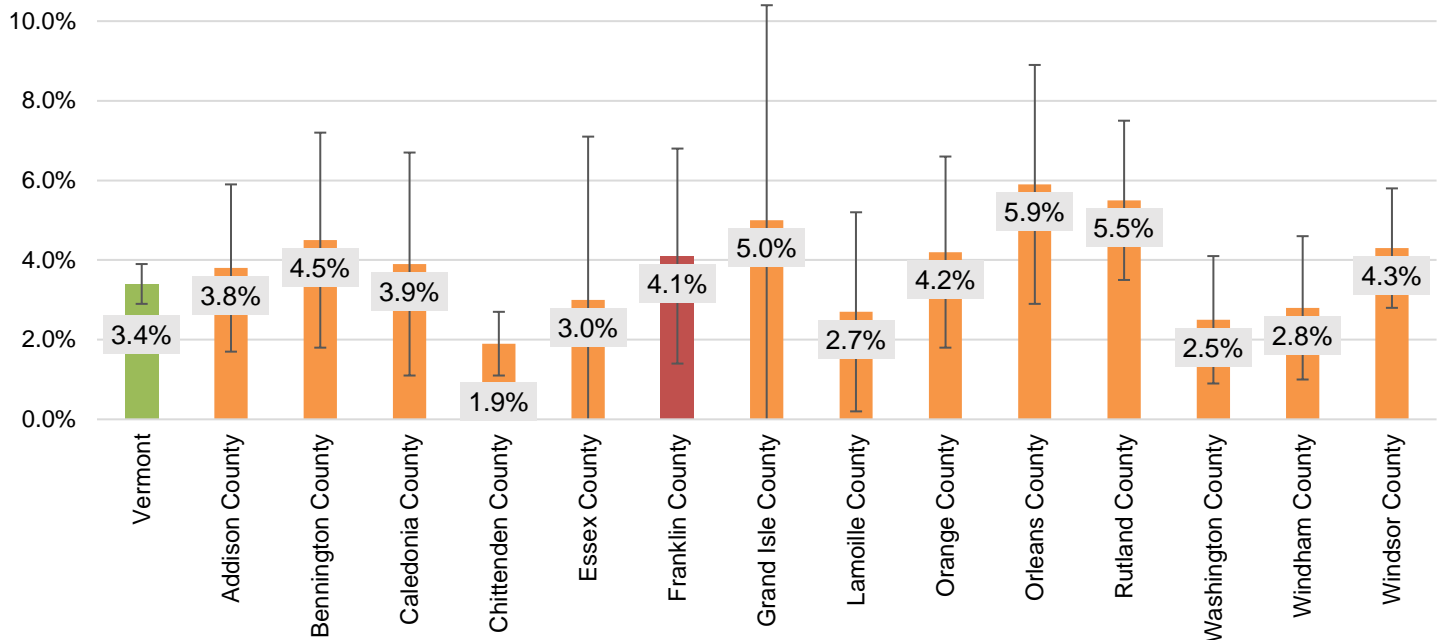
Projected expansion of households living in county, 2020-2025					
Estimated households in 2020	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
19,660	445	64	381	112	105

Source: Claritas

For rent and for sale homes

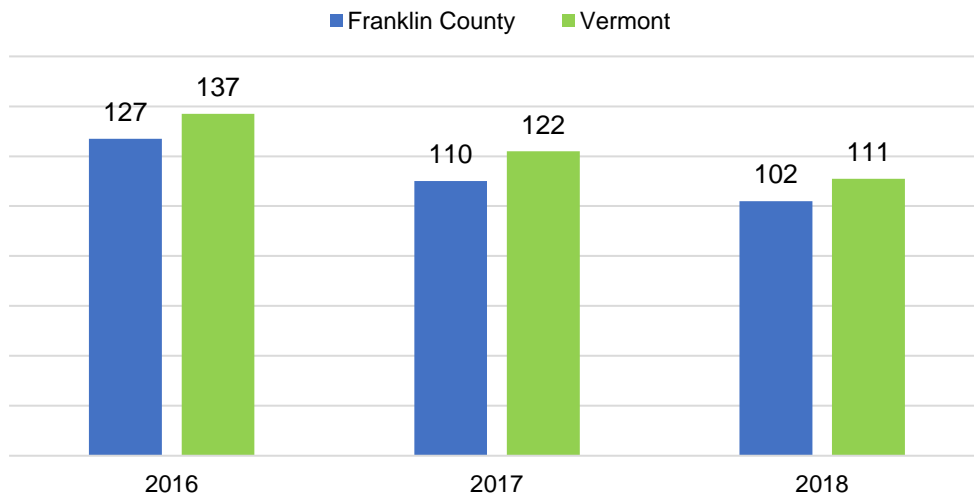
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Franklin County is 4.1%-- higher than the statewide rate of 3.4%. However, the average days on market of homes for sale in Franklin County (102 days in 2018) is nearly the same as for the state as a whole.

Figure 16-4: Franklin County rental vacancy rates



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 16-5: Median days on market of homes sold in Franklin County

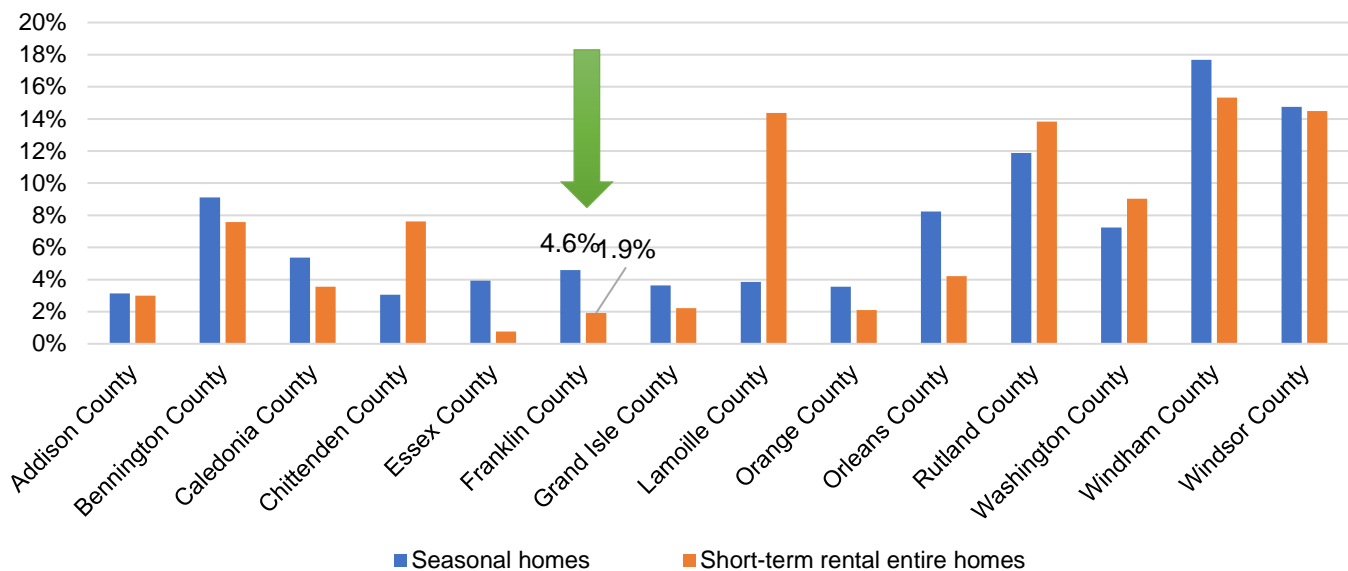


Source: Multiple Listing Service (MLS) from housingdata.org

Short-term rentals and vacation home effect on market

About 5% of Vermont’s stock of vacation homes and 2% of its short-term rental homes are located in Franklin County. Of all homes in the county, 11% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. Franklin County has the lowest rate of short-term rentals as a percentage of its stock in the state. The number of short-term rental homes in Franklin County was 154 in July 2019--an increase of 9% relative to 2018.

Figure 16-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 16-7: Franklin County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Franklin County	2,479	11%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 16-8: Franklin County short-term rental home listings

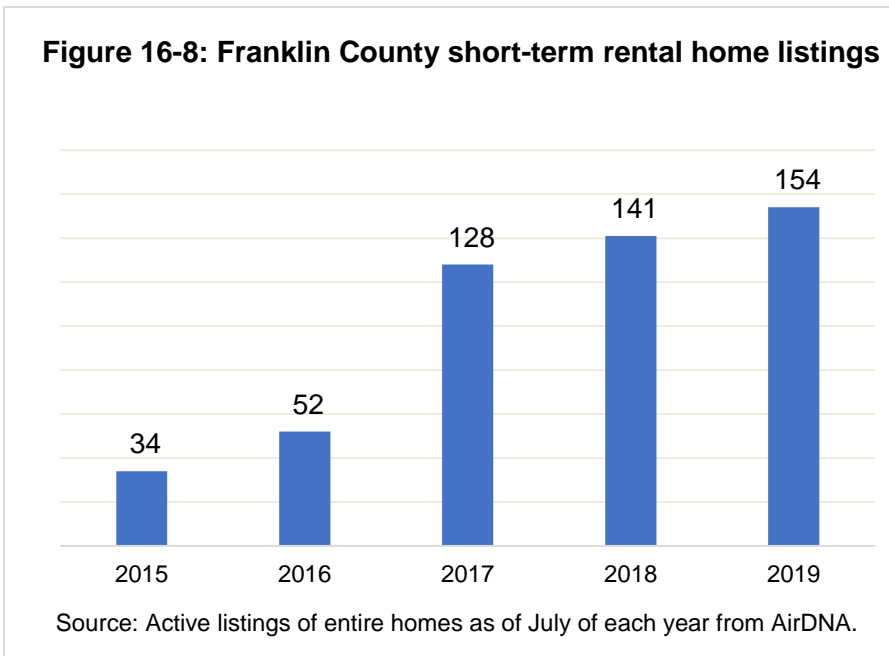


Figure 16-9: Franklin County short-term rental home snapshot

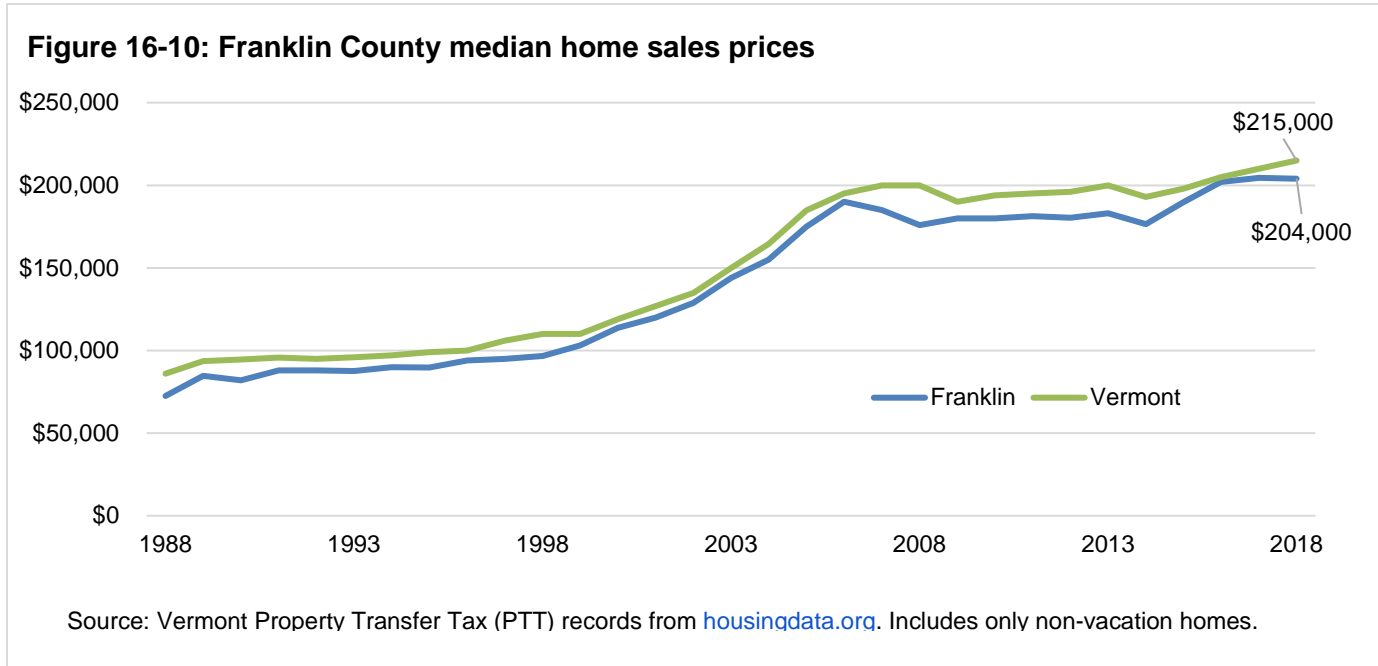
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Franklin County	154	70%	0.5%	9%	\$140
Vermont	8,041	72%	1.8%	12%	\$215

Source: Active listings of entire homes as of July of each year from AirDNA.

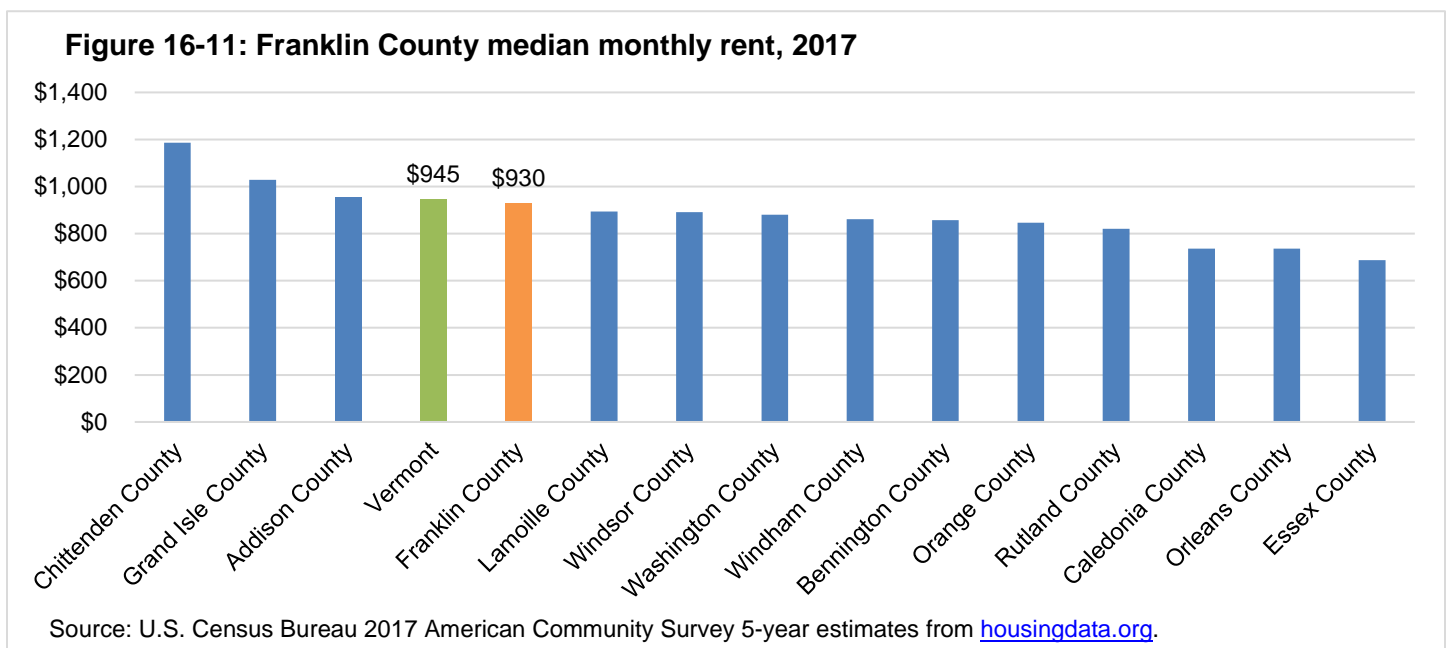
Housing affordability

Home prices and rents

The median sales price of homes sold in Franklin County in 2018 was \$204,000, lower than the statewide median of \$215,000.



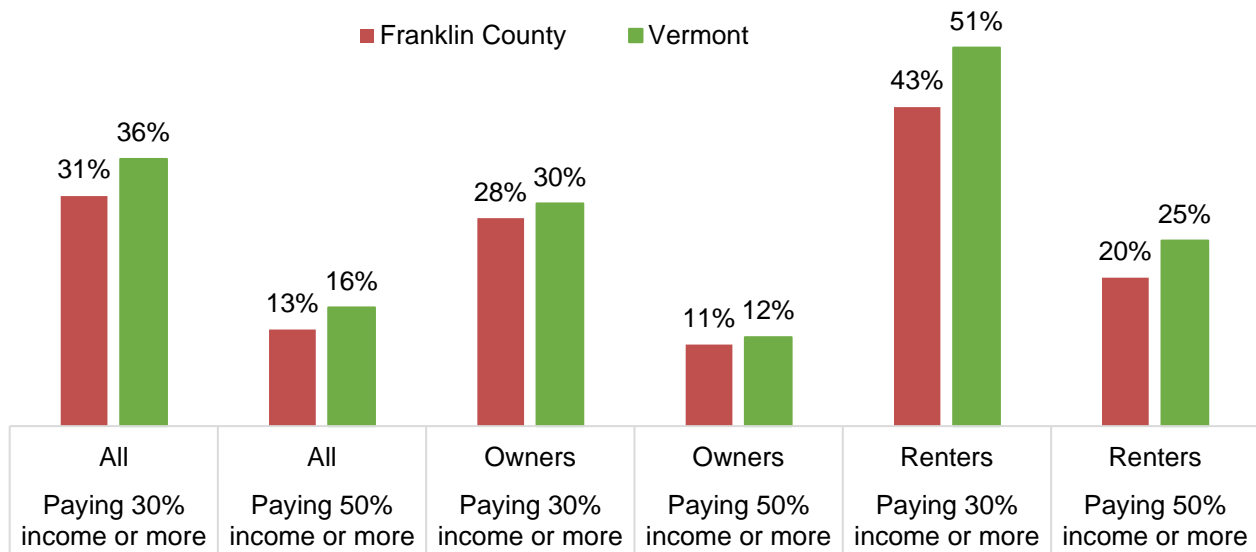
The estimated median gross rent (including utilities) in Franklin County was \$930 per month – slightly less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Less than the rest of the state, 31% of all Franklin County households pay more than 30% of their income for housing. About 13% of Franklin County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 16-12: Franklin County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Figure 16-13: Franklin County households with high housing costs relative to income

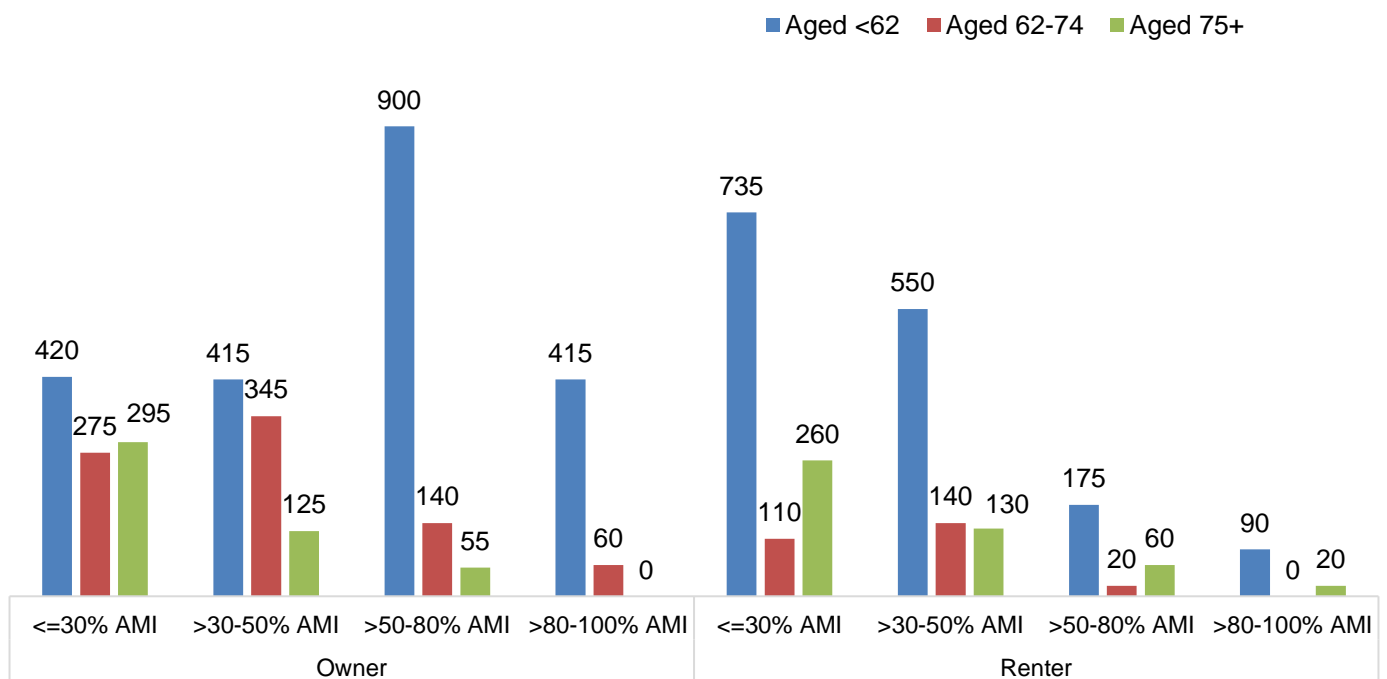
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Franklin County Renters	1,924	868
Franklin County Owners	3,819	1,589

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Who faces housing problems most often?

In Franklin County, the largest demographic group experiencing housing problems are homeowners with household incomes between 50-80% of the median who are younger than 62. HUD Comprehensive Housing Affordability Strategy estimates 900 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.

Figure 16-14: Franklin County households with housing problems



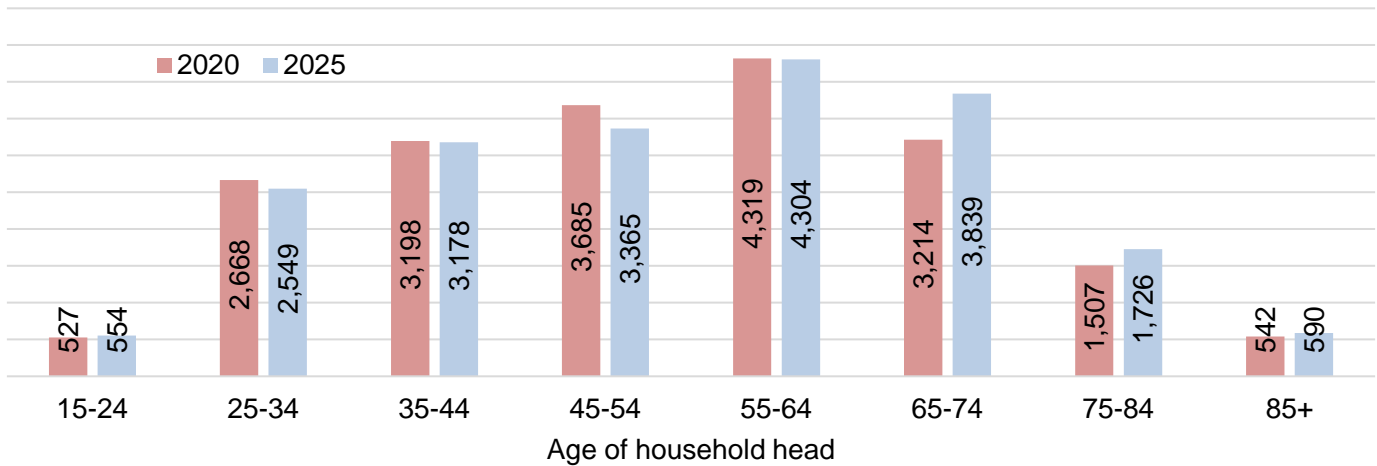
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

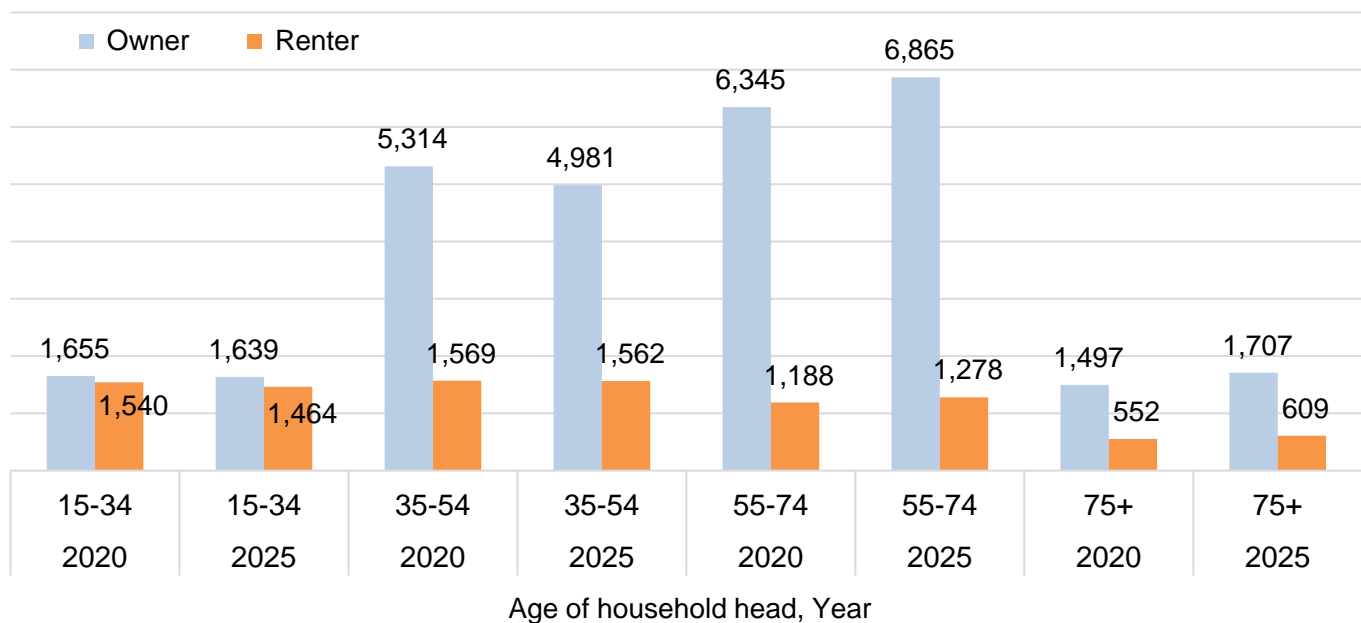
Between 2020 and 2025, the median age of the head of a Franklin County household will inch up from 56 to 58 for owners and 45 to 47 for renters. An estimated 31% of all householders in the county will be at least 65 years old and 3% will be at least 85 years old.

Figure 16-15: Franklin County households by age, 2020-2025



Source: Claritas.

Figure 16-16: Franklin County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Franklin County is expected to increase from \$71,205 to \$79,068 between 2020 and 2025.

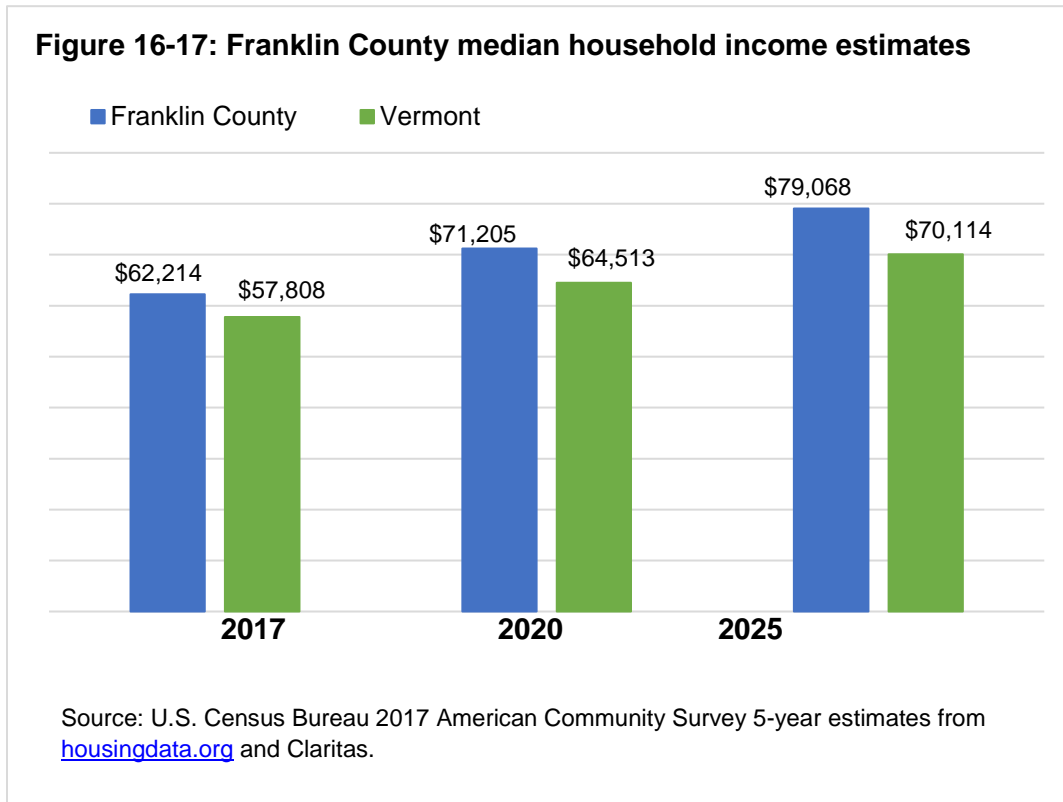


Figure 16-18: Income ranges relative to Franklin County median income, 2020

Median income			\$ 71,205
<=30% of median		<=	\$ 21,361
31-50% of median	\$ 21,362	-	\$ 35,602
51-80% of median	\$ 35,603	-	\$ 56,964
81-100% of median	\$ 56,965	-	\$ 71,205
101-120% median	\$ 71,206	-	\$ 85,446
>120% of median		>	\$ 85,447

Source: Claritas

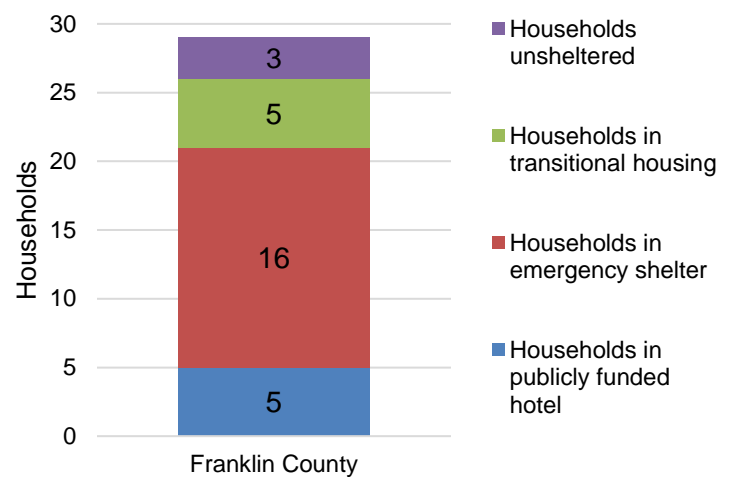
Homelessness

During the 2019 One-Night Count, 64 Franklin County residents experienced homelessness. A 2017 Vermont Coalition to End Homelessness report finds that stays in Franklin County are growing, and that the domestic violence shelter is full. Transitional units remain at capacity as well due to people staying rather than moving². More homeless shelter space is needed, according to the providers interviewed for the report.

Housing quality

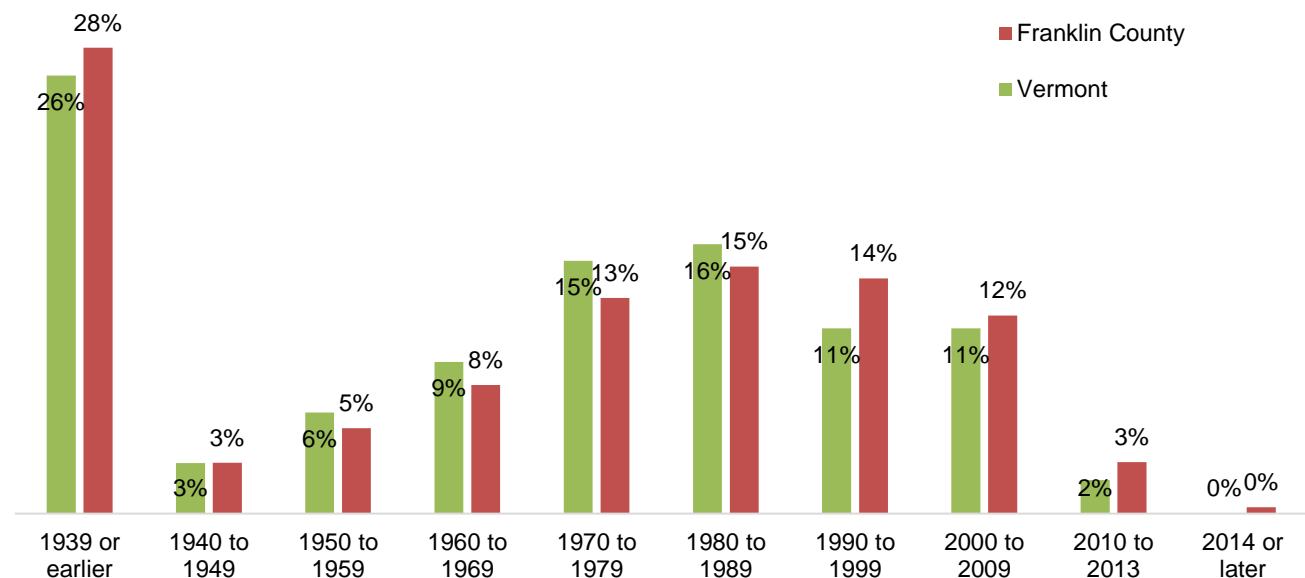
Of all homes in Franklin County, an estimated 27.7% were built prior to 1940--slightly more than the statewide average. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant. The median home was built in 1975³.

Figure 16-19: Shelter status for Franklin County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 16-20: Age of Franklin County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

² Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile parks

Franklin County has 27 mobile home parks and 463 lots. There are 21 vacant lots for a vacancy rate of 4.5%⁴. This is slightly lower than Vermont's overall lot vacancy rate of 5.2%. Franklin County has one mobile home park in the 100-year floodplain and one park in the 500-year floodplain⁵.

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

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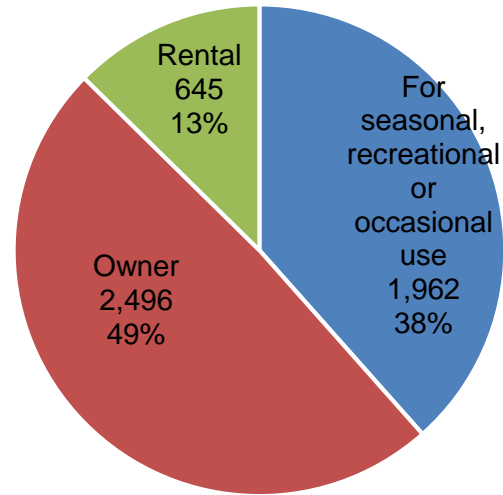
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Total housing stock

Grand Isle County's housing stock consists of 5,103 year-round and seasonal homes. Grand Isle County has the second highest rate of seasonal homes as a percentage of its stock in the state, with seasonal homes accounting for 38 percent of the housing stock.

Figure 17-1: Grand Isle County housing types

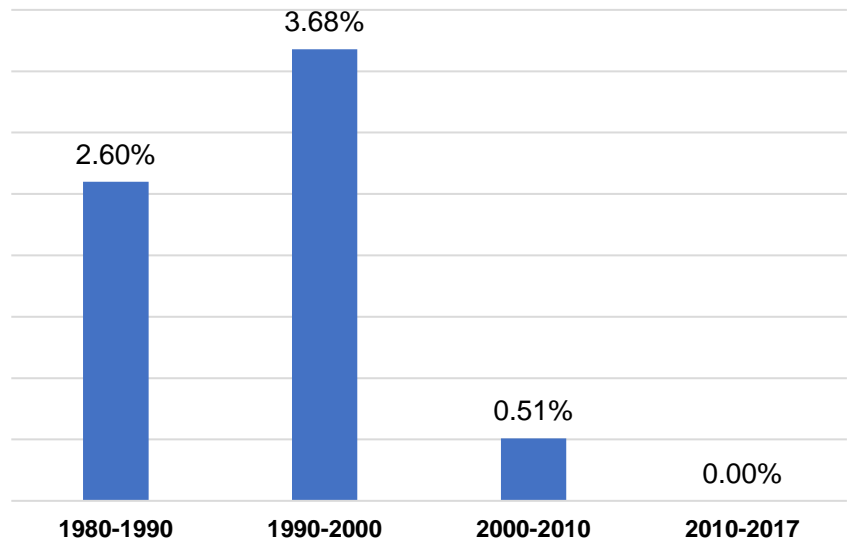


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, the number of non-vacation homes in Grand Isle County has remained unchanged. With faster growth in some Grand Isle County towns, the total pace of growth in households living in the county is projected at 0.5% per year between 2020 and 2025.

Figure 17-2: Average annual change in Grand Isle County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

Figure 17-3: Grand Isle County household growth

	Projected expansion of households living in county, 2020-2025				
Estimated households in 2020	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
3,043	74	13	61	11	20

Source: Claritas

For rent and for sale homes

Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Grand Isle is 5.0%-- much higher than the statewide rate of 3.4%, although the margin of error for this county is very large. However, the average days on market of for sale homes in Grand Isle (117 days in 2018) is nearly the same as for the state as a whole.

Figure 17-4: Grand Isle County rental vacancy rates

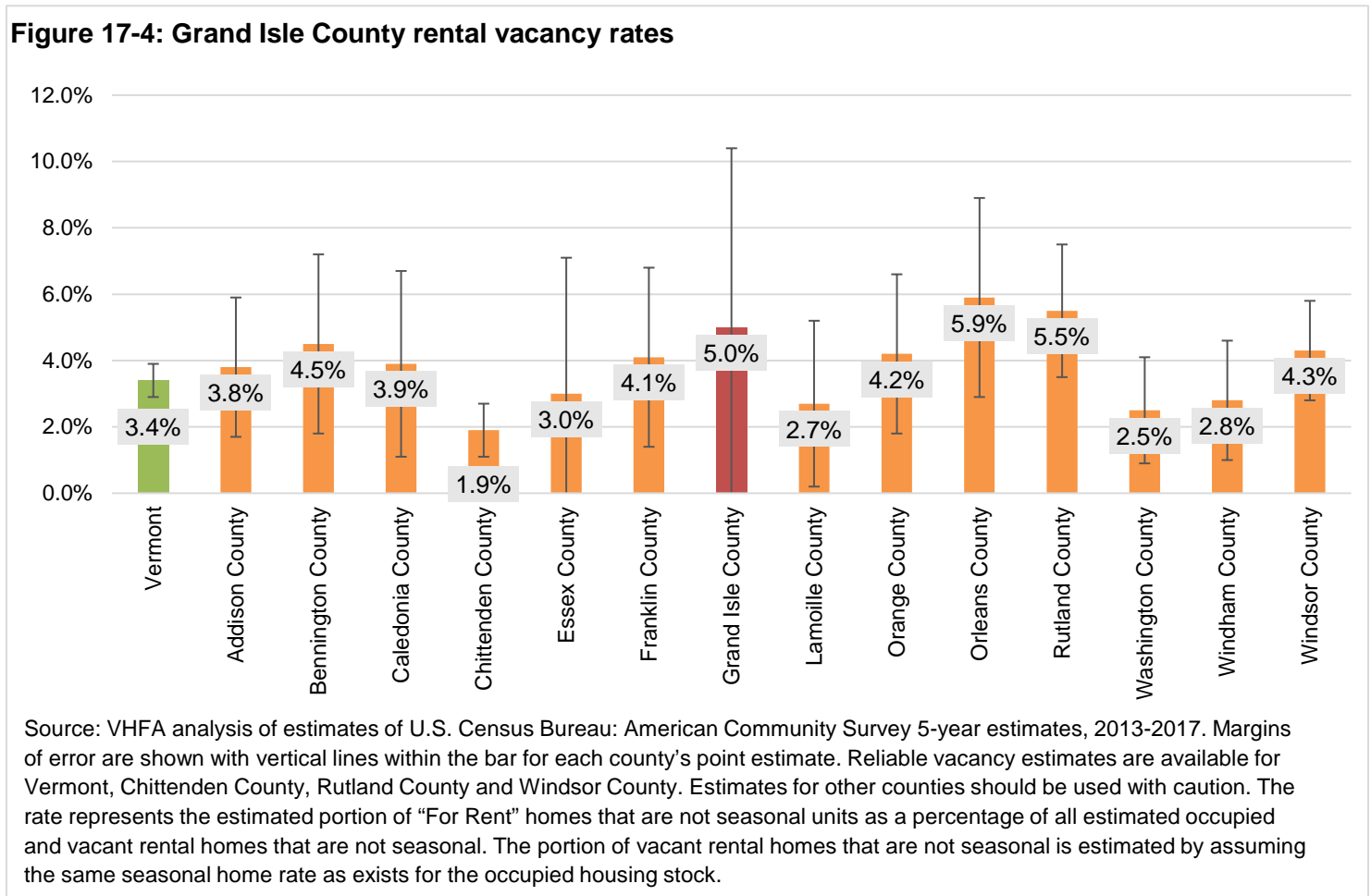
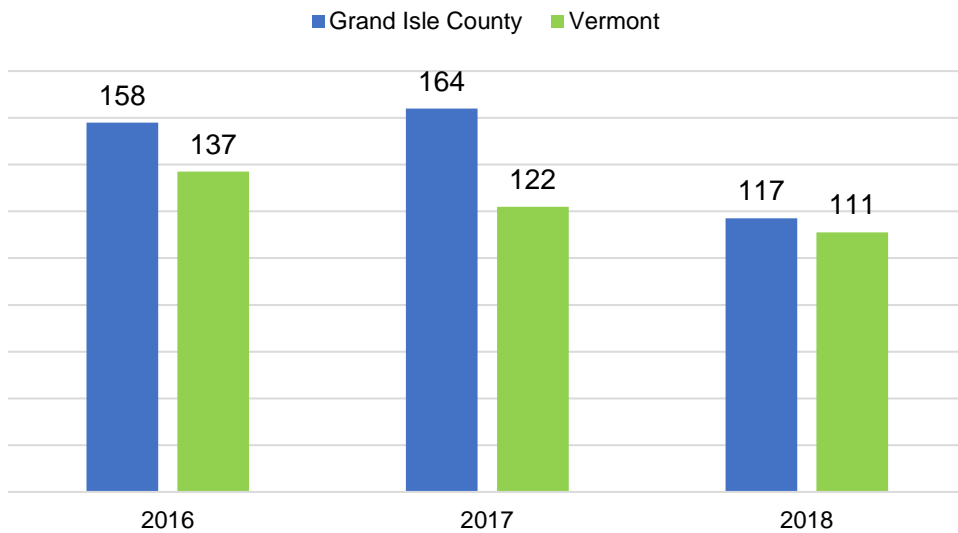


Figure 17-5: Median days on market of homes sold in Grand Isle County

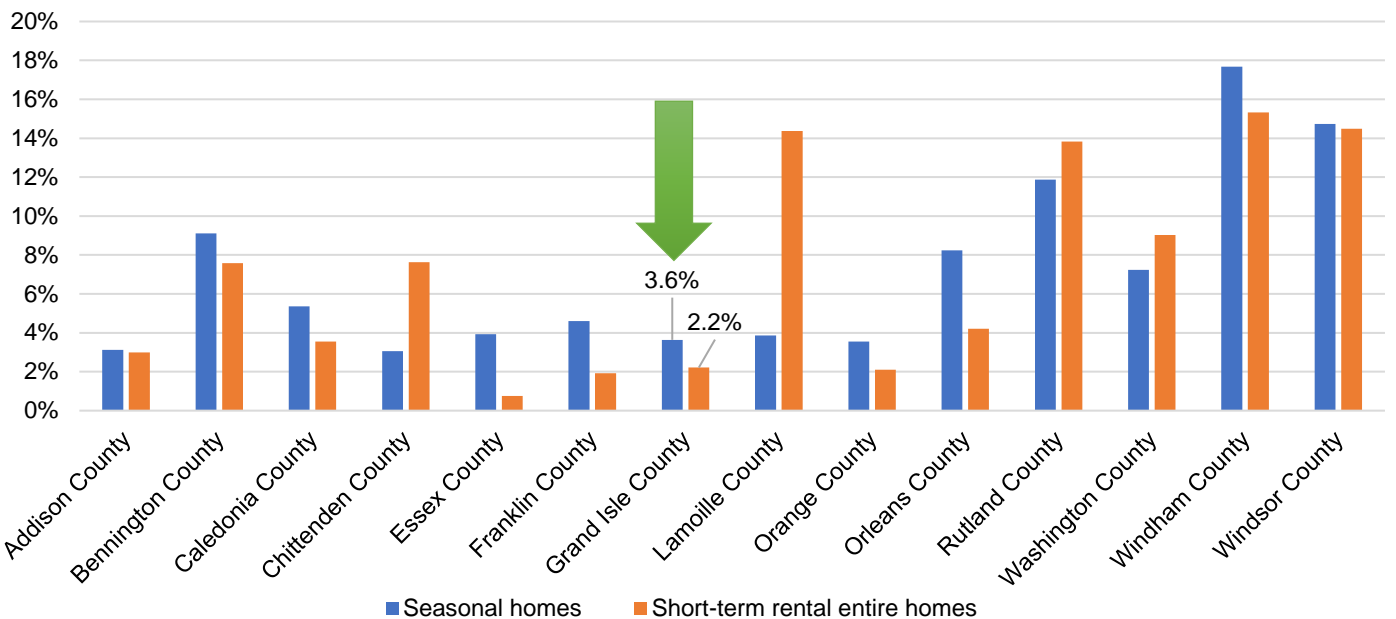


Source: Multiple Listing Service (MLS) from housingdata.org

Short term rentals and vacation home effect on market

About 4% of Vermont’s stock of vacation homes and 2% of its short-term rental homes are located in Grand Isle County. Of all homes in the county, 38% are vacation (seasonal) homes and 3% are consistently used as short-term rentals. The number of short-term rental homes in Grand Isle County was 178 in July 2019--an increase of 10% relative to 2018.

Figure 17-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



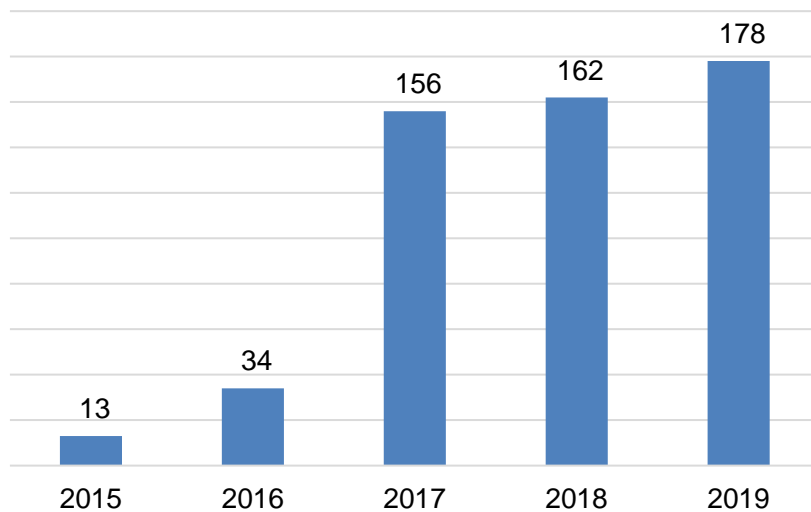
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 17-7: Grand Isle County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Grand Isle County	1,962	38%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 17-8: Grand Isle County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 17-9: Grand Isle County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Grand Isle County	178	86%	3.0%	10%	\$ 272
Vermont	8,041	72%	1.8%	12%	\$ 215

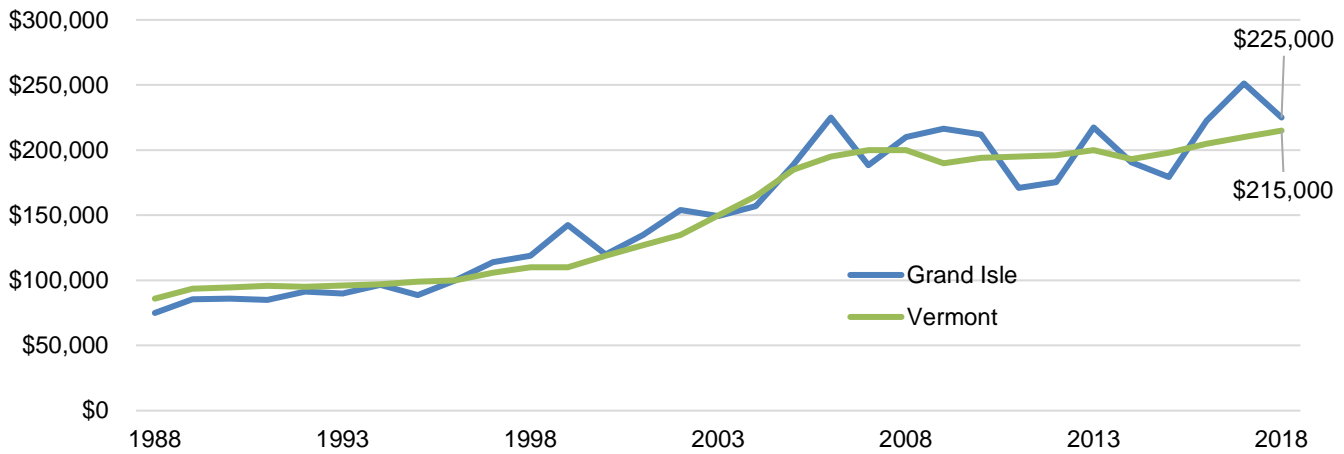
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Grand Isle in 2018 was \$225,000--higher than the statewide median of \$215,000.

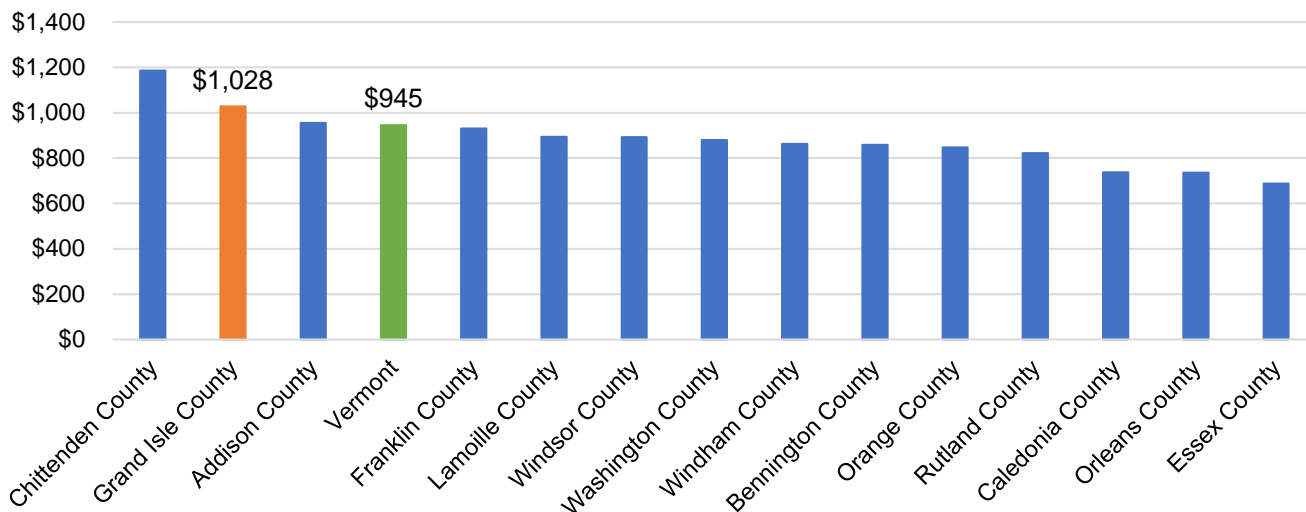
Figure 17-10: Grand Isle County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Grand Isle County was an estimated \$1,028 per month. This is the second highest rent cost in the state, and substantially higher than the statewide median of \$945.

Figure 17-11: Grand Isle County median monthly rent, 2017

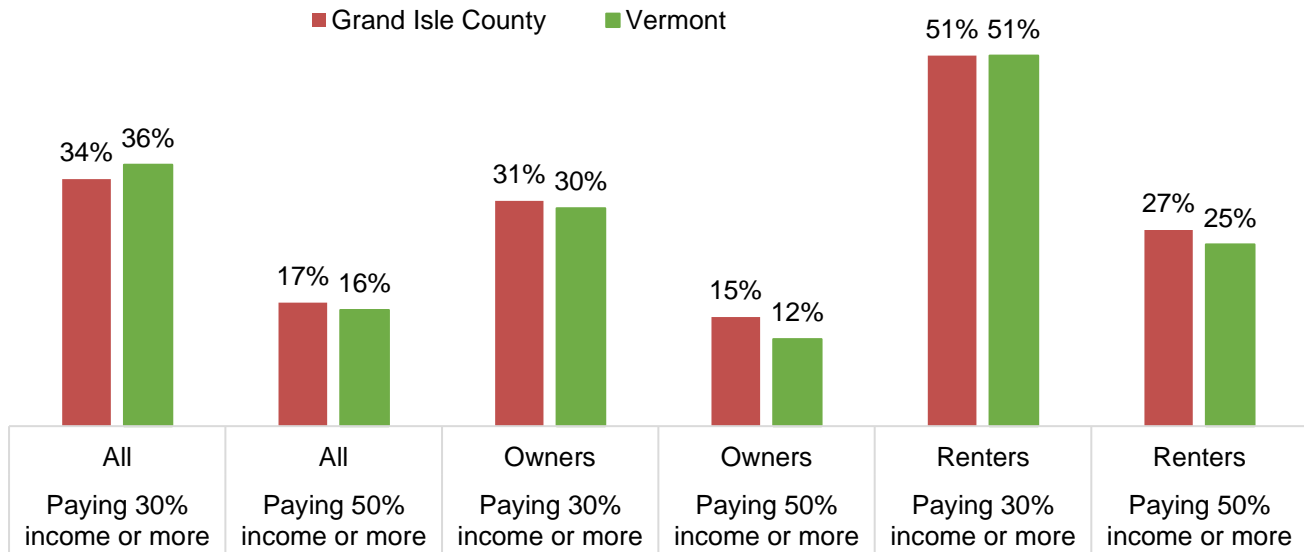


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 34% of all Grand Isle County households pay more than 30% of their income for housing. About 17% of Grand Isle County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 17-12: Grand Isle County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070,B25095) from www.housingdata.org.

Figure 17-13: Grand Isle County households with high housing costs relative to income

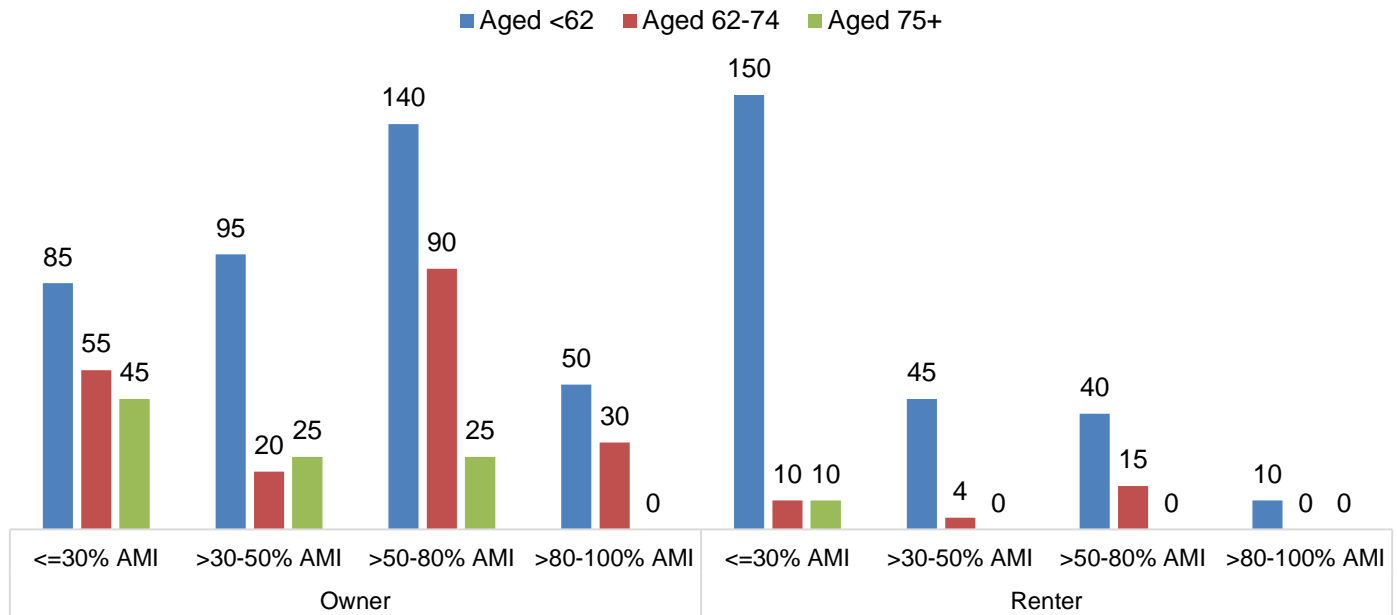
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Grand Isle County Renters	264	141
Grand Isle County Owners	721	356

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Who faces housing problems most often?

In Grand Isle County, the largest demographic group experiencing housing problems are renters with household income of <30% of median who are younger than 62. HUD Comprehensive Housing Affordability Strategy estimates 150 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.

Figure 17-14: Grand Isle County households with housing problems



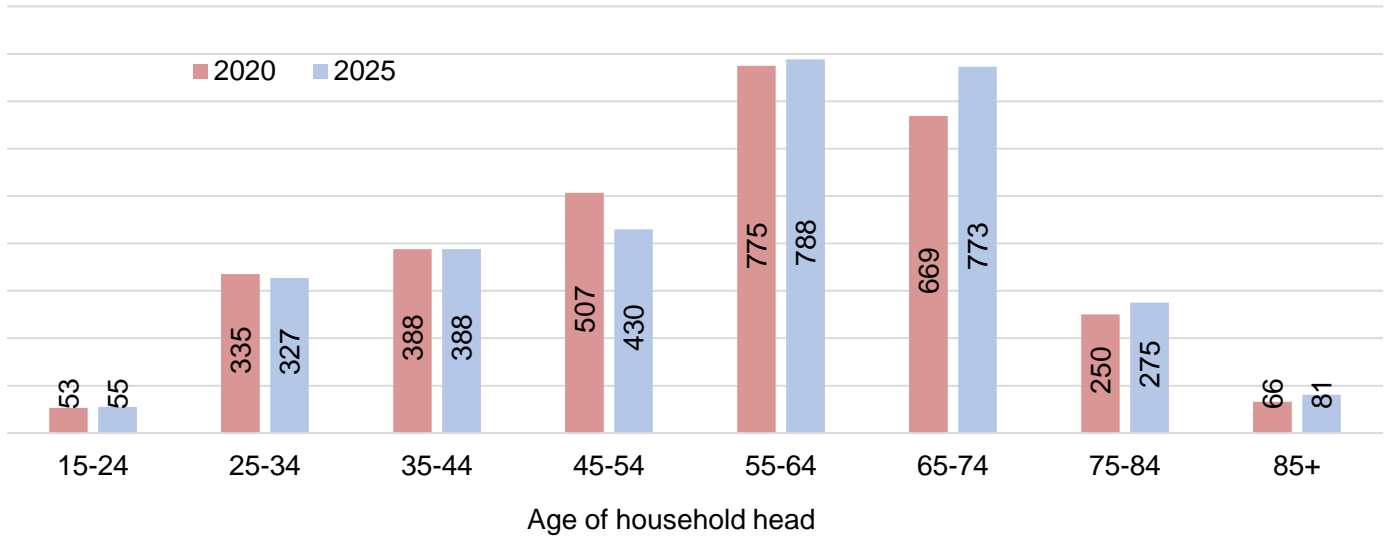
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

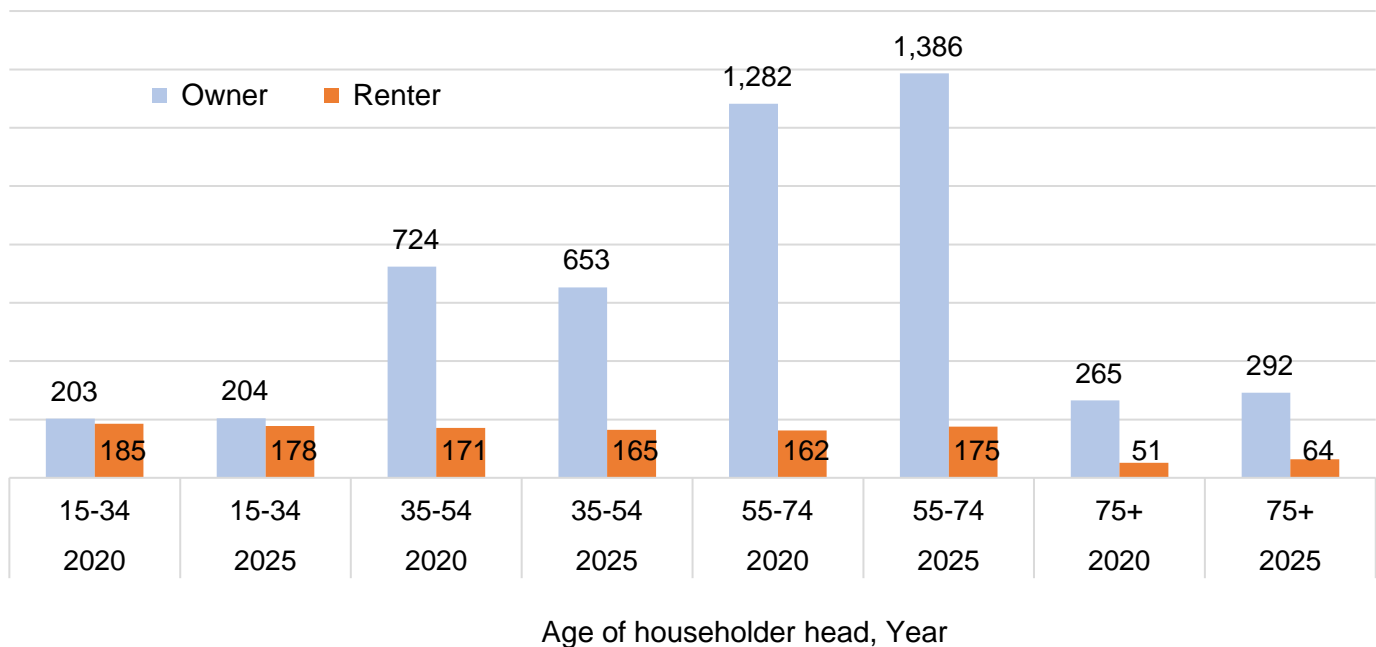
Between 2020 and 2025, the median age of the head of a Grand Isle County household will inch up from 60 to 61 for owners and 45 to 47 for renters. An estimated 36% of all householders in the county will be at least 65 years old and 3% will be at least 85 years old.

Figure 17-16: Grand Isle County households by age, 2020-2025



Source: Claritas.

Figure 17-15: Grand Isle County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Grand Isle County is expected to increase from \$76,603 to \$84,803 between 2020 and 2025.

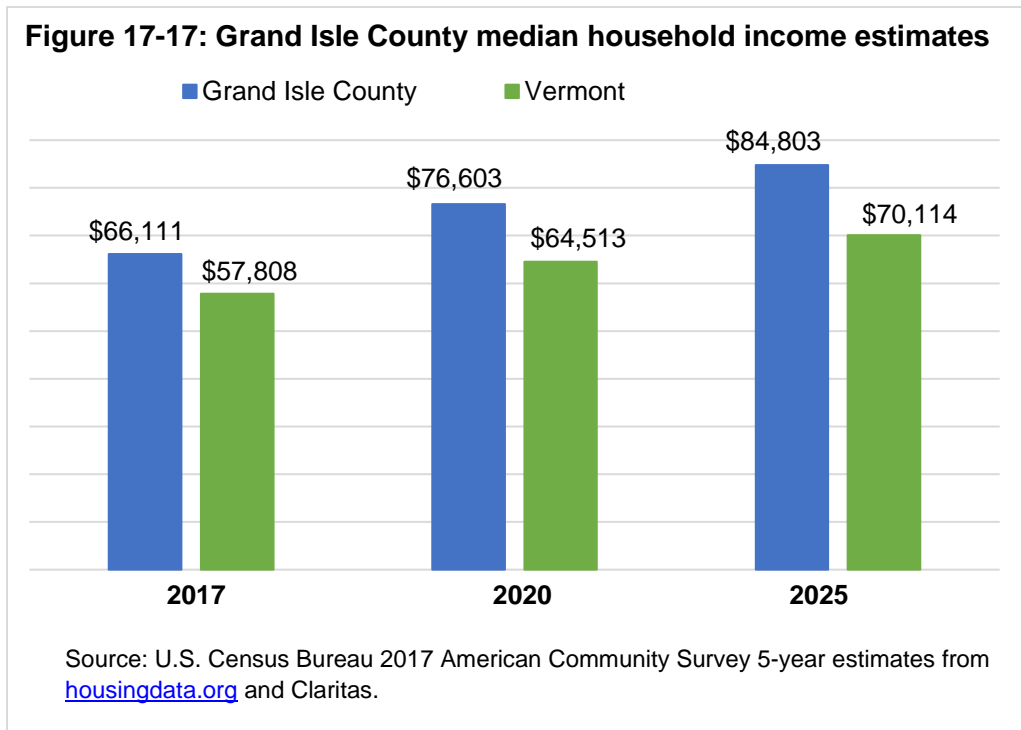


Figure 17-18: Income ranges relative to Grand Isle County median income, 2020

Median income			\$ 76,603
<=30% of median		<=	\$ 22,981
31-50% of median	\$ 22,982	-	\$ 38,301
51-80% of median	\$ 38,302	-	\$ 61,282
81-100% of median	\$ 61,283	-	\$ 76,603
101-120% median	\$ 76,604	-	\$ 91,923
>120% of median		>	\$ 91,924

Source: Claritas

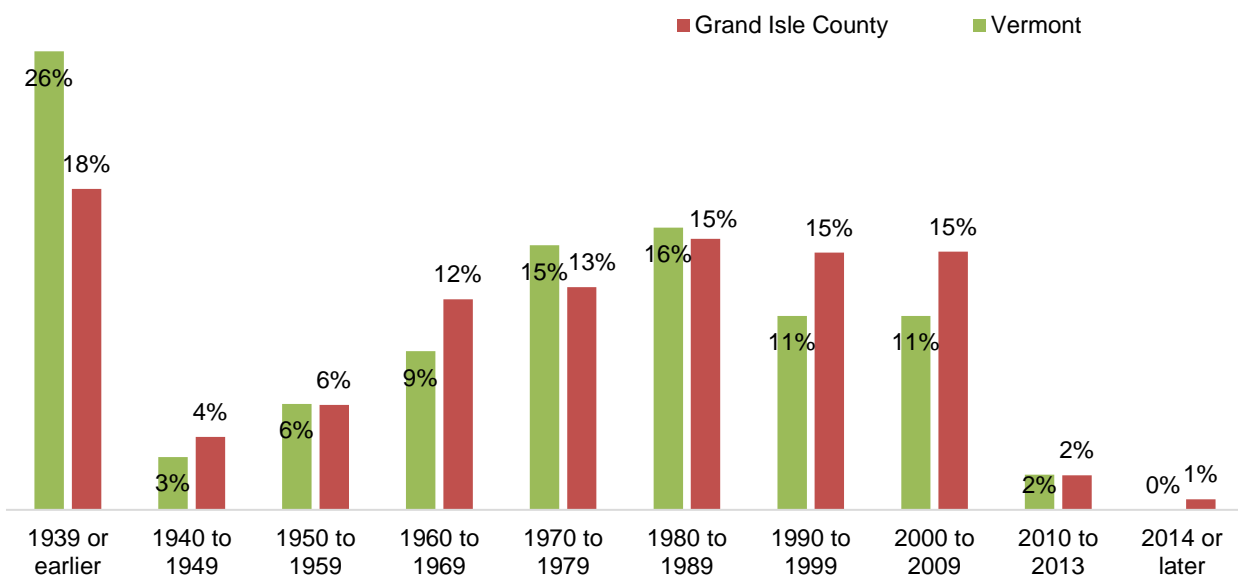
Homelessness

The 2019 One-Night Count did not find any persons experiencing homelessness in Grand Isle County. In contrast, shelter stays in neighboring Franklin County are increasing, the domestic violence shelter remains at capacity and transitional units are full due to people staying rather than moving. It is possible that the absence of shelter space in Grand Isle maxes out capacity in Franklin County and contributes to the lack of Grand Isle identified homeless.

Housing quality

Of all homes in Grand Isle County, an estimated 18.2% were built prior to 1940--substantially fewer than the statewide average. This may indicate that the stock in Grand Isle County is in better condition than in most other counties. The median home was built in 1978².

Figure 17-19: Age of Grand Isle County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

Homes in mobile home parks

Grand Isle County has 2 mobile home parks with a total of 32 lots. There are 5 vacant lots for a vacancy rate of 15.6%. This is the highest vacancy rate in the state, compared with the statewide average of 5.2%³, however the actual number of vacant lots is very small.

² U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from www.housingdata.org

³ Vermont Department of Housing & Community Development, Mobile Home Park Registration Summary, 2019

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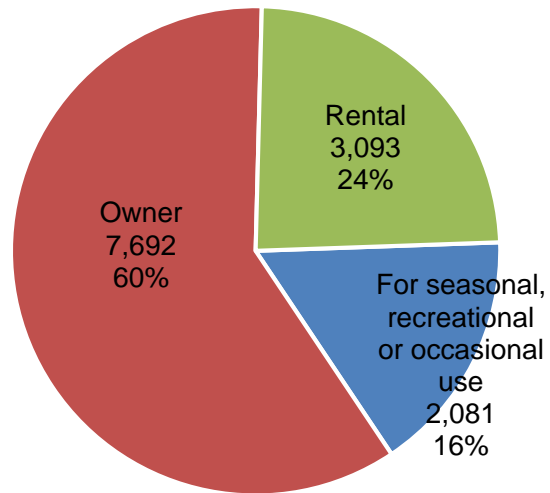
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Total housing stock

Lamoille County’s housing stock consists of 12,866 year-round and seasonal homes.

Figure 18-1: Lamoille County housing types

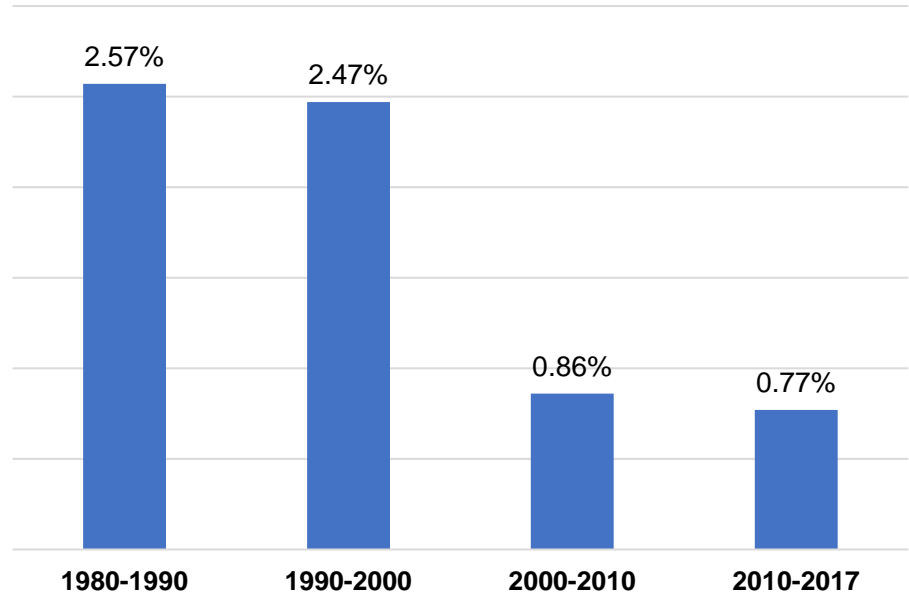


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Lamoille County’s total non-vacation housing stock has been increasing at an annual pace of less than one percent (0.77%), slightly faster than the rate of 0.16% for the state. With faster growth in some Lamoille County towns, the total pace of growth in households living in the county is projected at 0.3% per year between 2020 and 2025.

Figure 18-2: Average annual change in Lamoille County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

Figure 18-3: Lamoille County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025				
	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
10,561	164	51	113	7	33

Source: Claritas

For rent and for sale homes

Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Lamoille is 2.7%-- lower than the statewide rate of 3.4%. However, the average days on market for for sale homes in Lamoille (123 days in 2018) is slightly higher than the state as a whole.

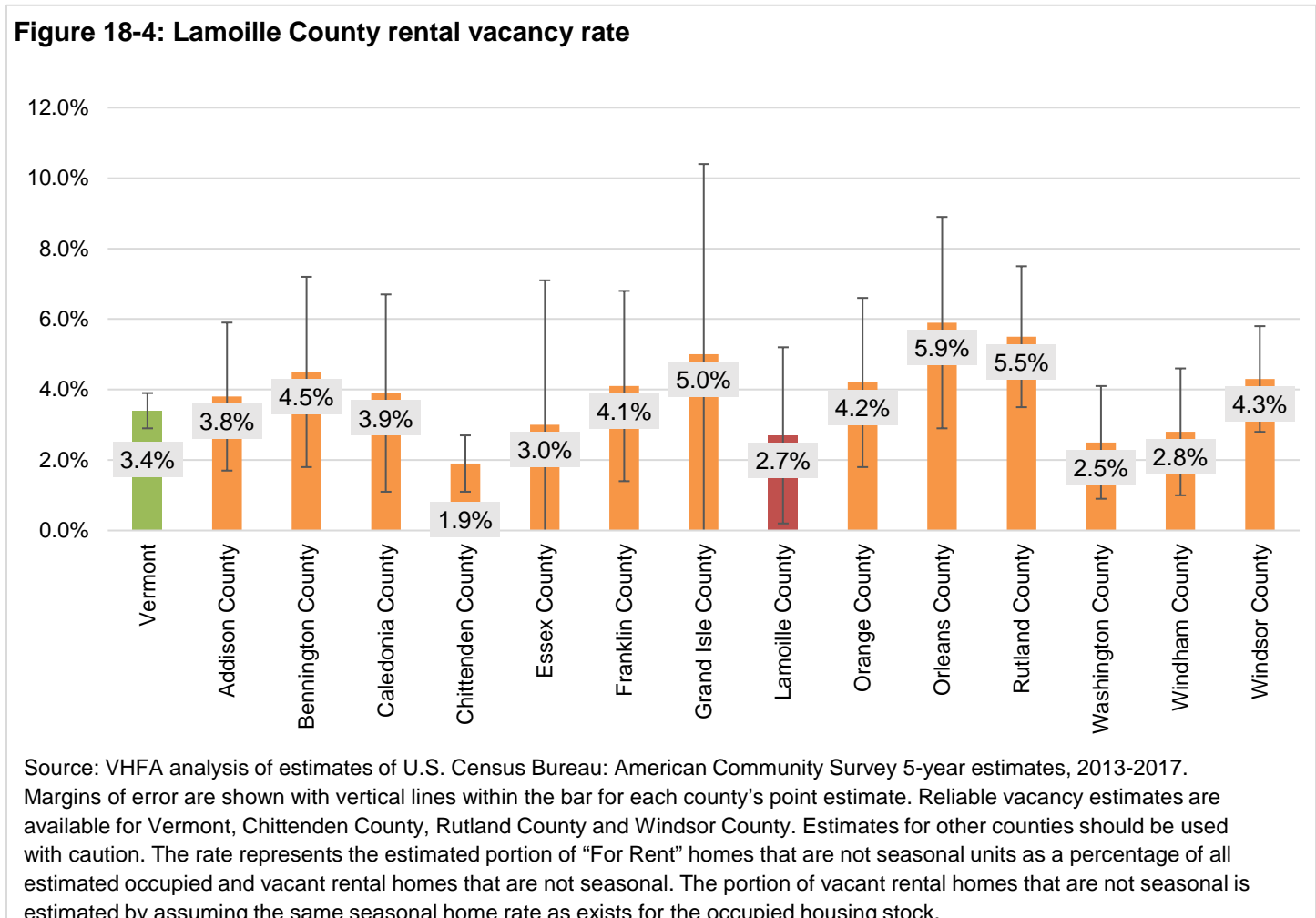
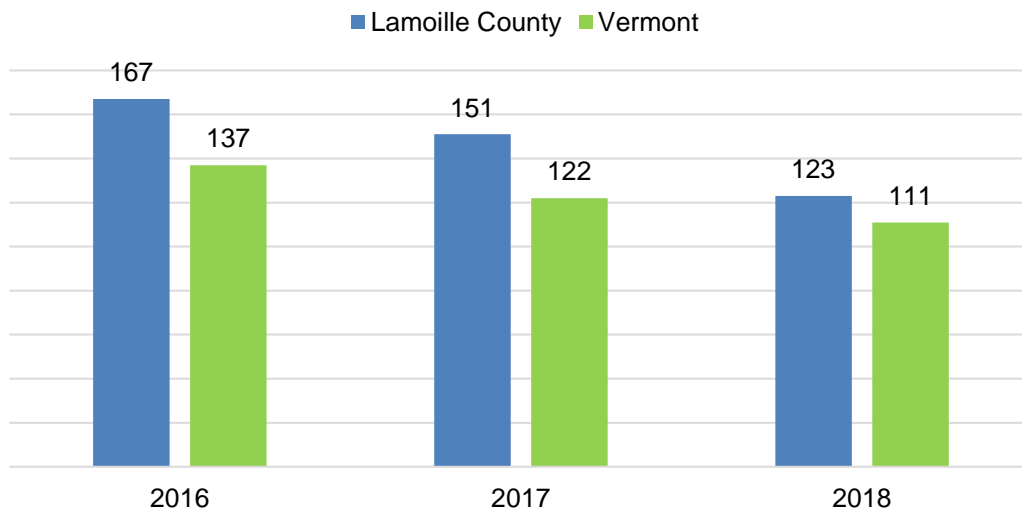


Figure 18-5: Median days on market of homes sold in Lamoille County

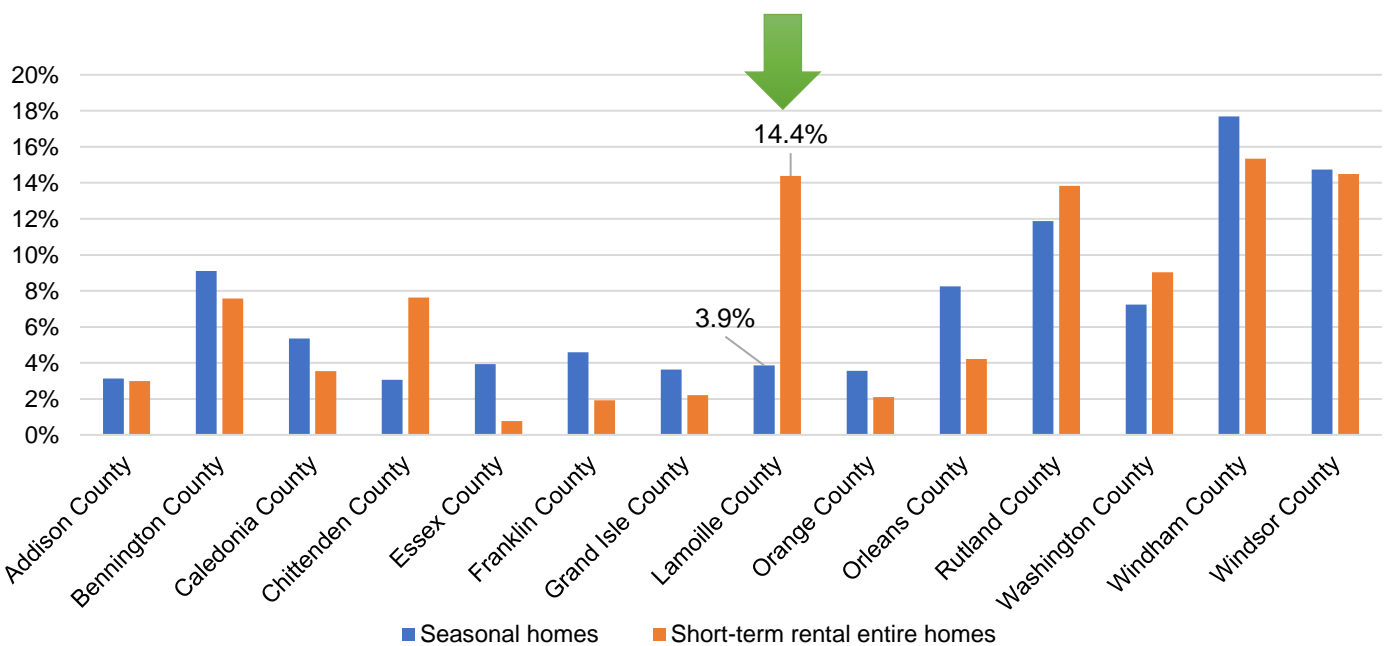


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short term rentals and vacation home effect on market

About 4% of Vermont’s stock of vacation homes and 14% of its short-term rental homes are located in Lamoille County. Of all homes in the county, 16% are vacation (seasonal) homes and 7% are consistently used as short-term rentals. The number of short-term rental homes in Lamoille County was 1,156 in July 2019--an increase of 18% relative to 2018.

Figure 18-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 18-7: Lamoille County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Lamoille County	2,081	16%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 18-8: Lamoille County short-term rental home listings

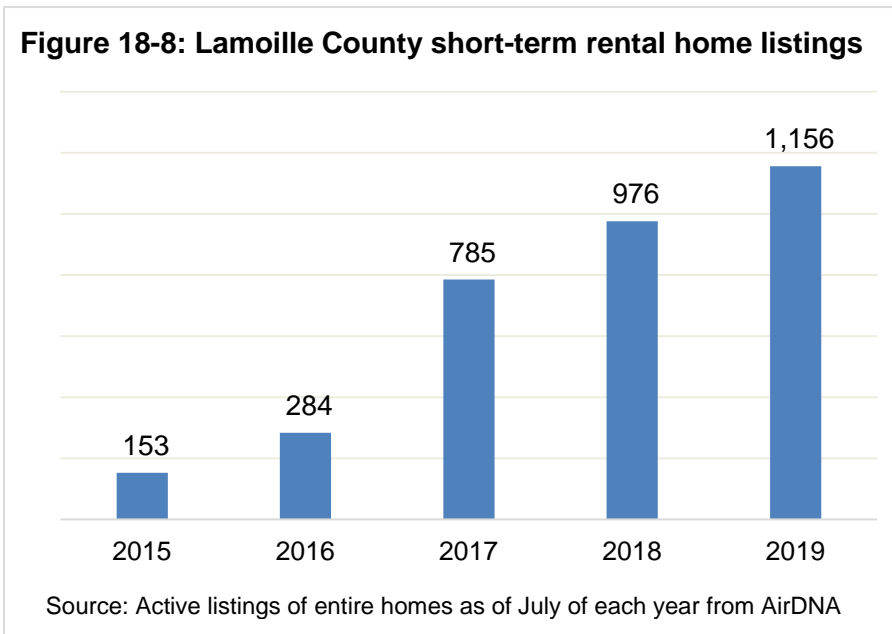


Figure 18-9: Lamoille County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Lamoille County	1,156	79%	7.1%	18%	\$ 218
Vermont	8,041	72%	1.8%	12%	\$ 215

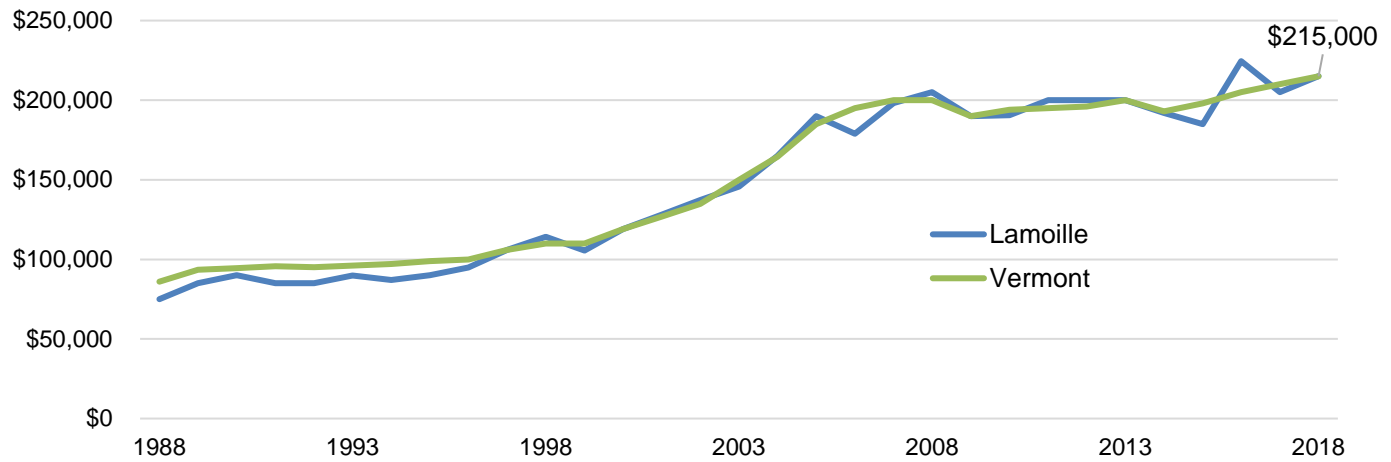
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Lamoille in 2018 was \$215,000—the same as for the state as a whole.

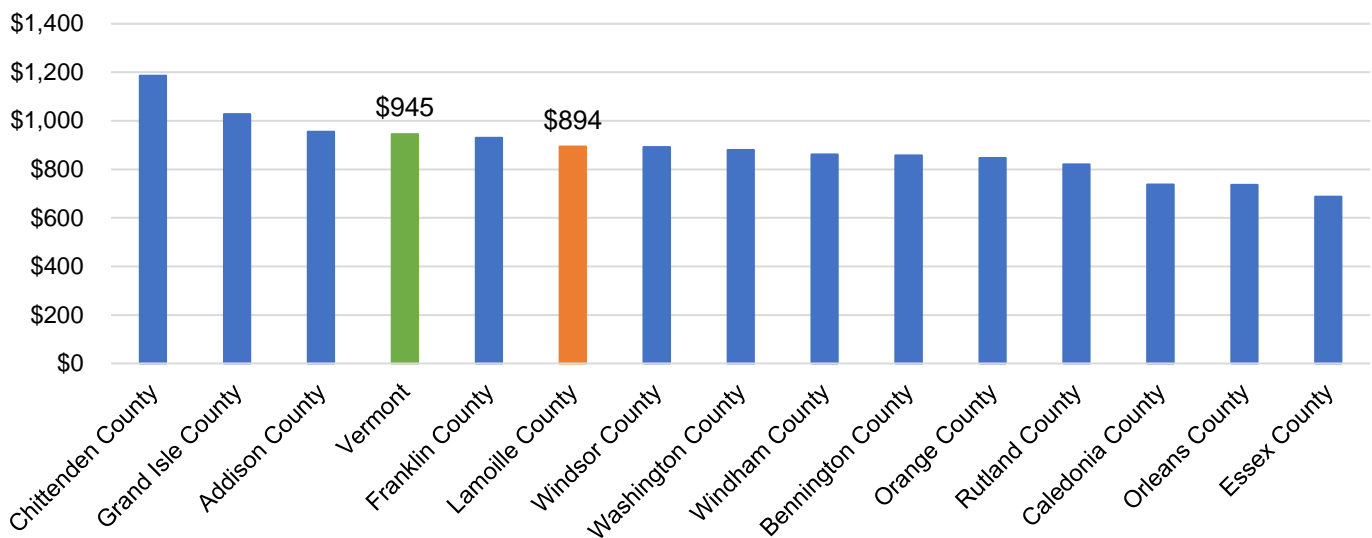
Figure 18-10: Lamoille County median home sale prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Lamoille County’s median gross rent (including utilities) was estimated at \$894 per month – somewhat less than the statewide median of \$945.

Figure 18-11: Lamoille County median monthly rent, 2017

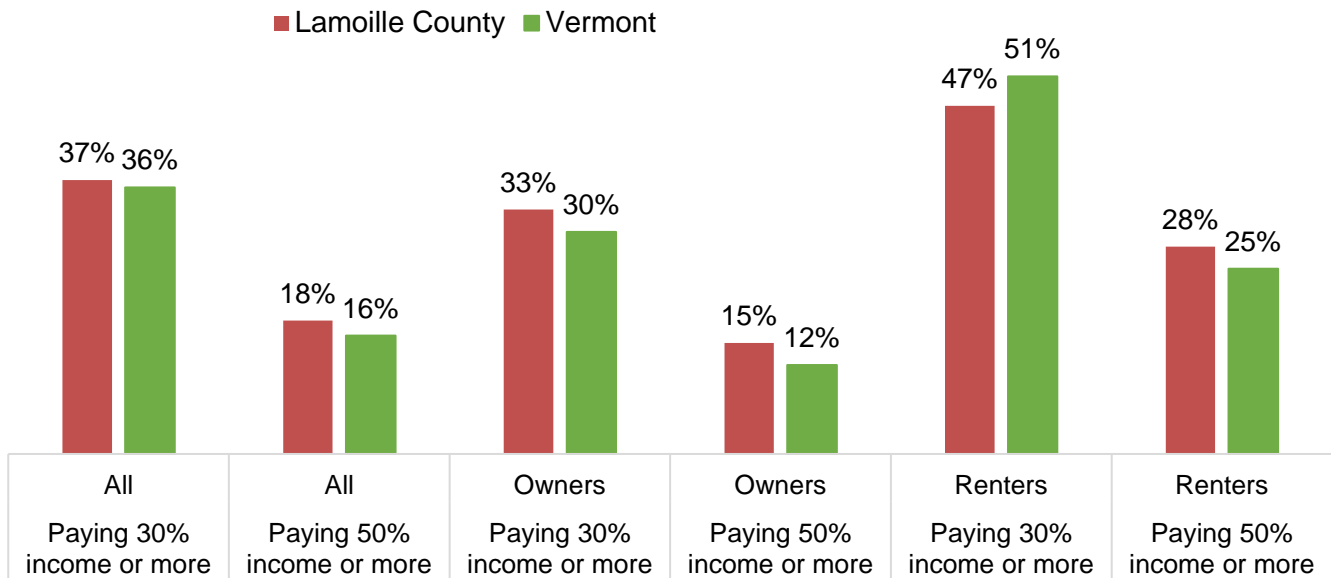


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 37% of all Lamoille County households pay more than 30% of their income for housing. About 18% of Lamoille households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 18-12: Lamoille County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 18-13: Lamoille County households with high housing costs relative to income

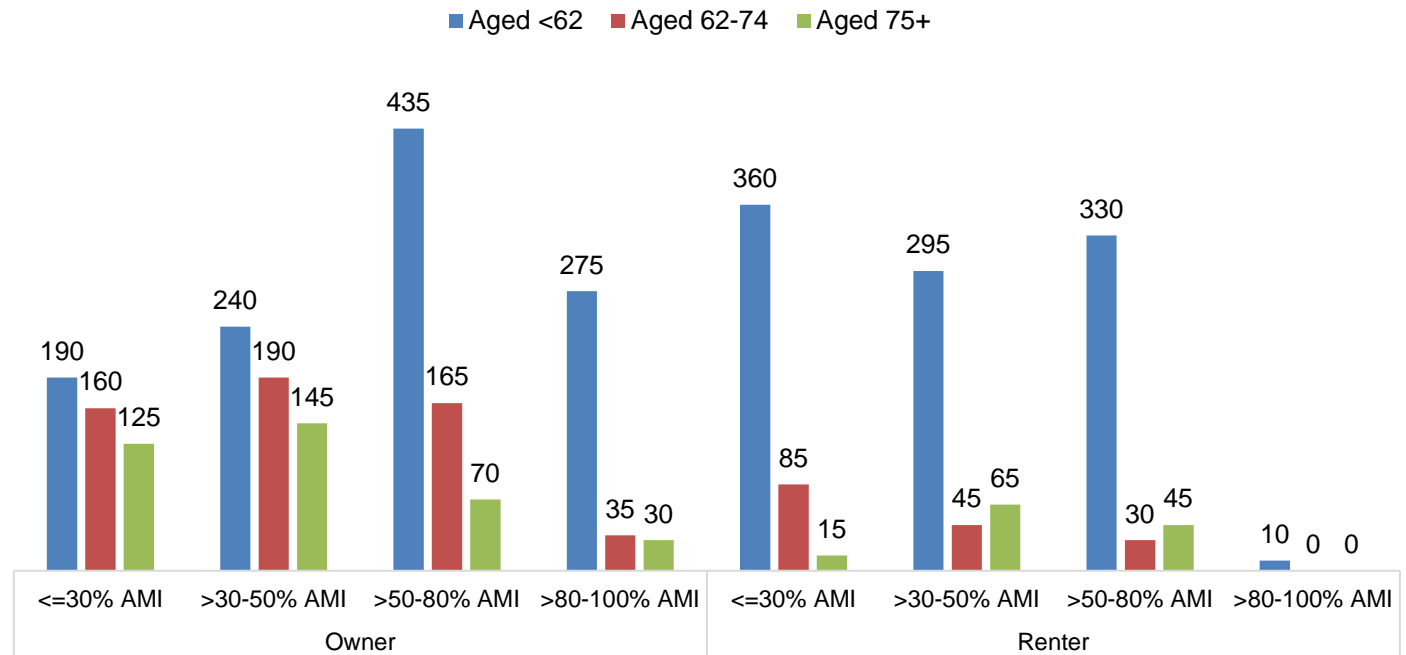
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Lamoille County Renters	1,202	720
Lamoille County Owners	2,438	1,085

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Homeowners with household income of 50-80% of median who are younger than 62 are the largest demographic group to experience housing problems in Lamoille County. The HUD Comprehensive Housing Affordability Strategy estimates that 435 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.

Figure 18-14: Lamoille County households with housing problems



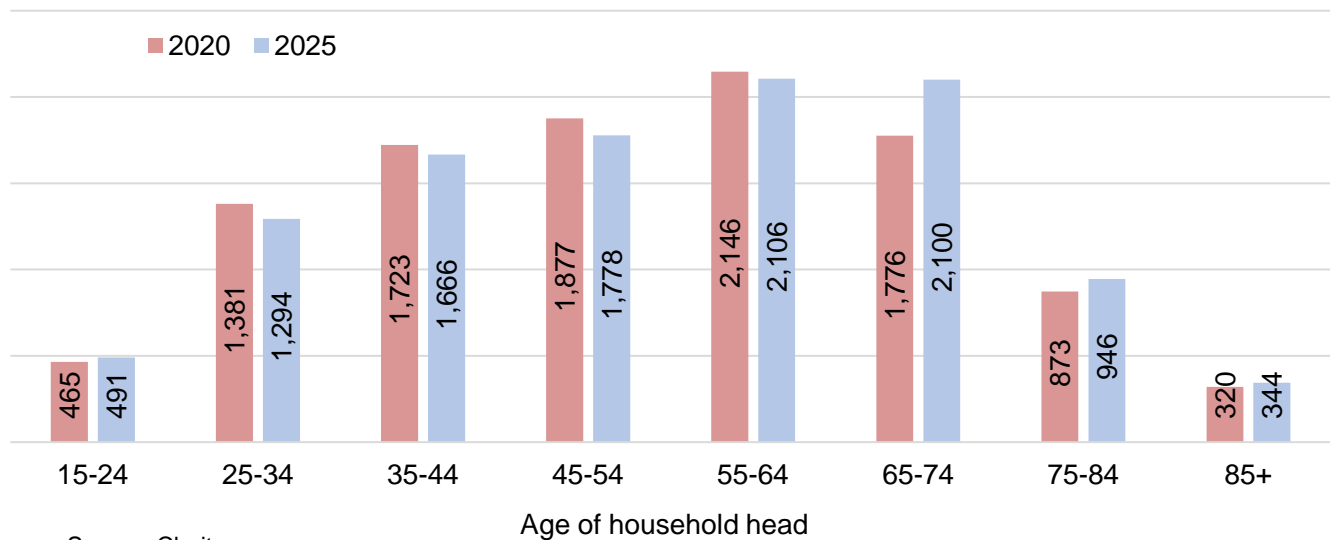
Source: HUD CHAS estimates, 2015, from [housingdata.org](https://www.housingdata.org). AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

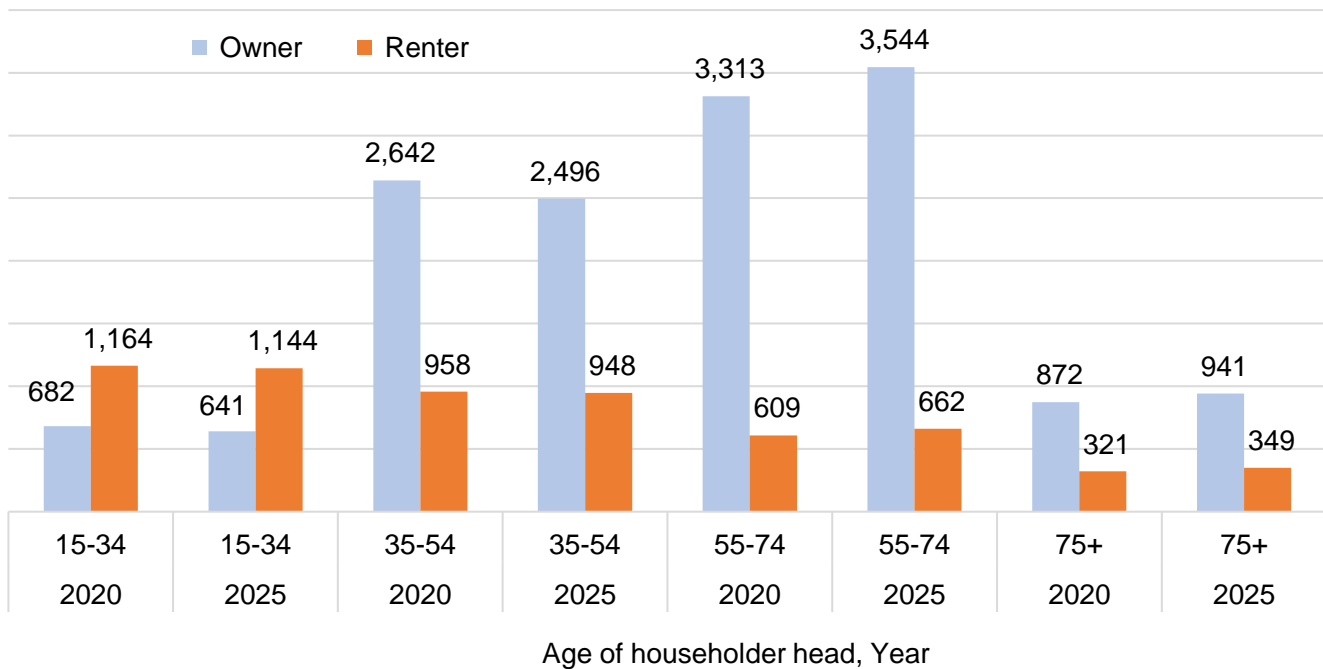
Between 2020 and 2025, the median age of the head of Lamoille County household will inch up from 57 to 59 for owners and 42 to 43 for renters. An estimated 32% of all householders in the county will be at least 65 years old and 3% will be at least 85 years old.

Figure 18-15: Lamoille County number of households by age, 2020-2025



Source: Claritas.

Figure 18-16: Lamoille County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Lamoille County is expected to increase from \$62,011 to \$67,904 between 2020 and 2025.

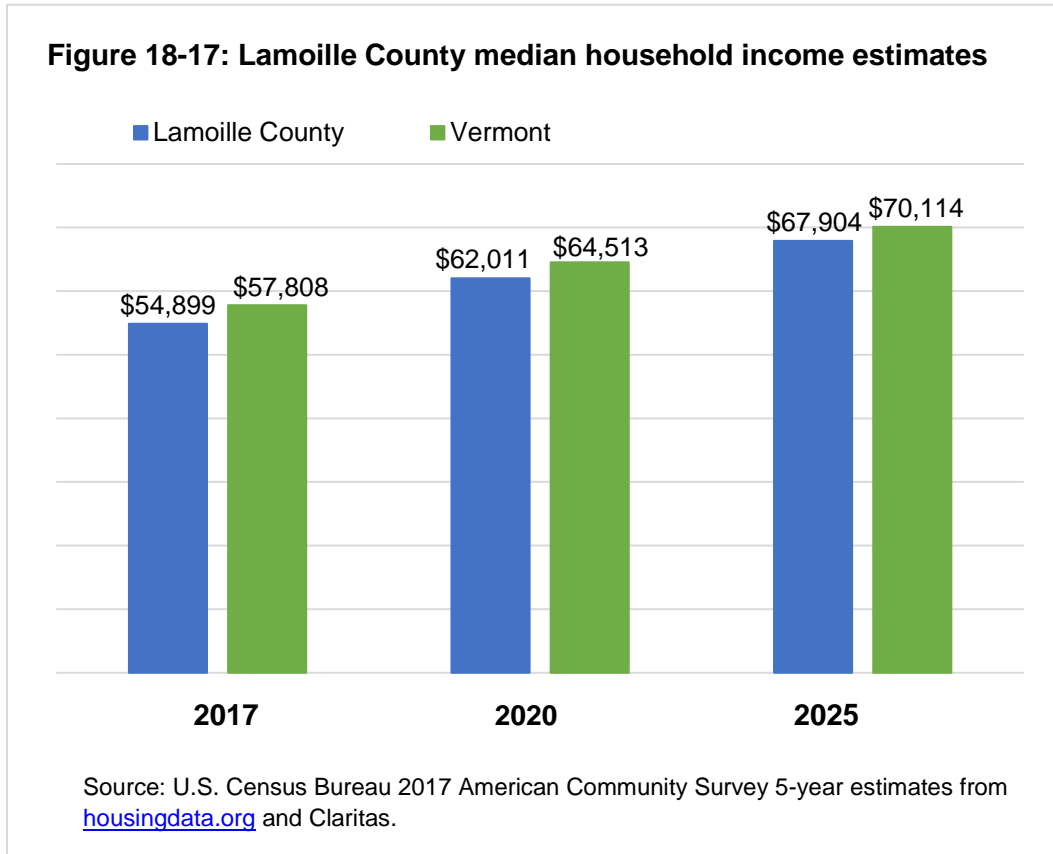


Figure 18-18: Income ranges relative to Lamoille County median income, 2020

Median income		\$	62,011
<=30% of median		<=	\$ 18,603
31-50% of median	\$	18,604	- \$ 31,005
51-80% of median	\$	31,006	- \$ 49,609
81-100% of median	\$	49,610	- \$ 62,011
101-120% median	\$	62,012	- \$ 74,413
>120% of median		>	\$ 74,414

Source: Claritas

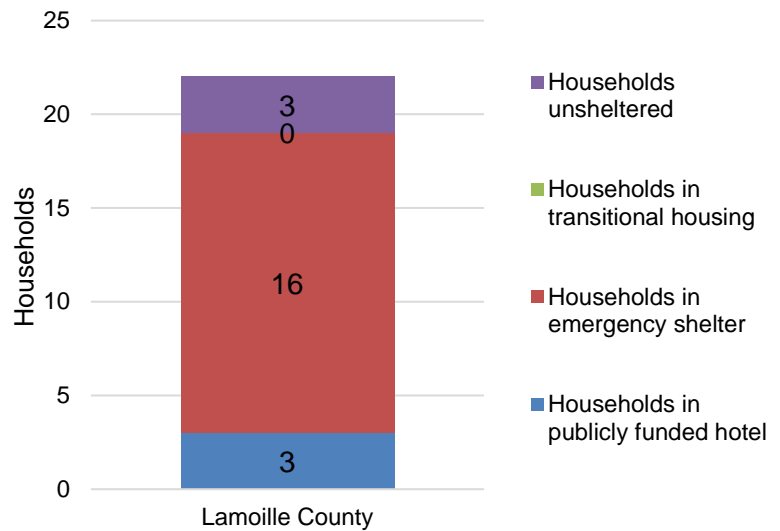
Homelessness

During the 2019 One-Night Count, 22 Lamoille County residents experienced homelessness.

Housing quality

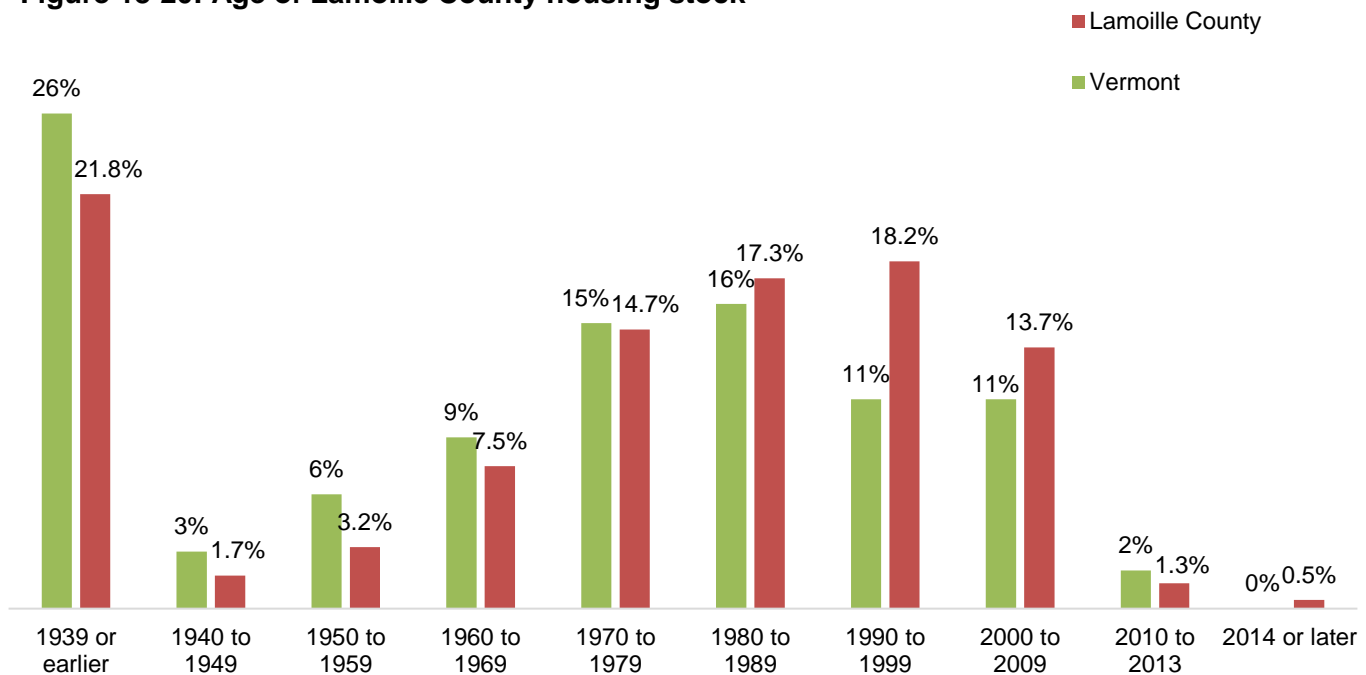
Lamoille County has the newest median homes in the state, where the median home was built in 1981² compared to 1974 statewide. However, there are many older homes in the county. Of all homes in Lamoille County, an estimated 21.8% were built prior to 1940 compared to 25.7% statewide.

Figure 18-19: Shelter status for Lamoille County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 18-20: Age of Lamoille County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

² U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Lamoille County has 7 mobile home parks with 326 lots. There are 15 vacant lots for a vacancy rate of 4.5%, which is somewhat lower than the statewide rate of 5.2%.³ Lamoille County has two parks located within the 100-year floodplain⁴.

³ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

Chapter 19 : Orange County

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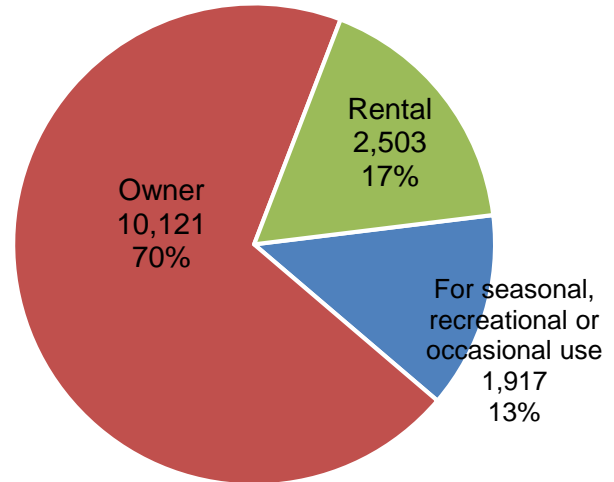
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Total housing stock

Orange County’s housing stock consists of 14,541 year-round and seasonal homes.

Figure 19-1: Orange County housing types

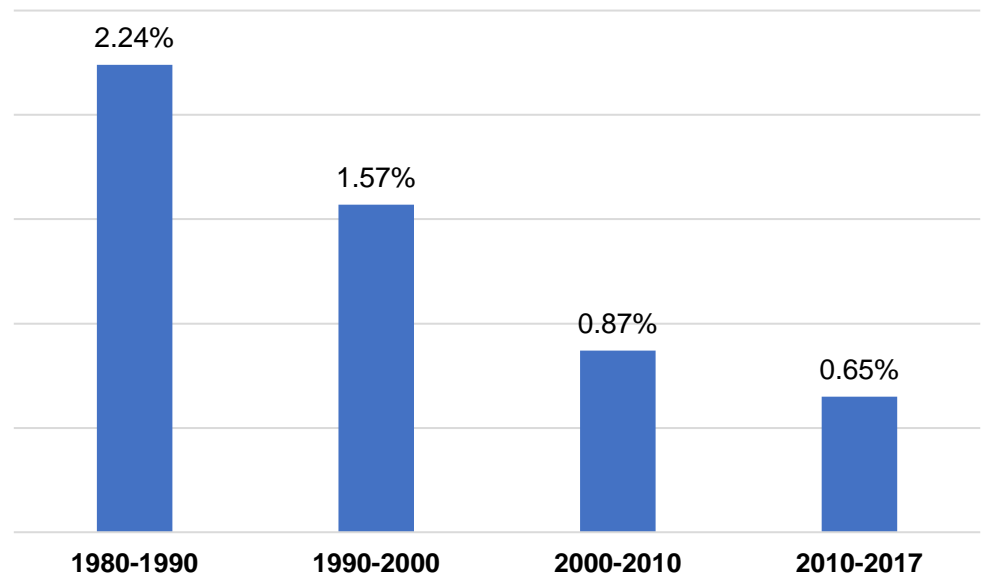


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Orange County’s total non-vacation housing stock has been increasing at an annual pace of less than one percent (0.65%), compared to a growth rate of 0.16% for the state. With faster growth in some Orange County towns, the total pace of growth in households living in the county is projected at 0.2% per year between 2020 and 2025.

Figure 19-2: Average annual change in Orange County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

Figure 19-3: Orange County household growth

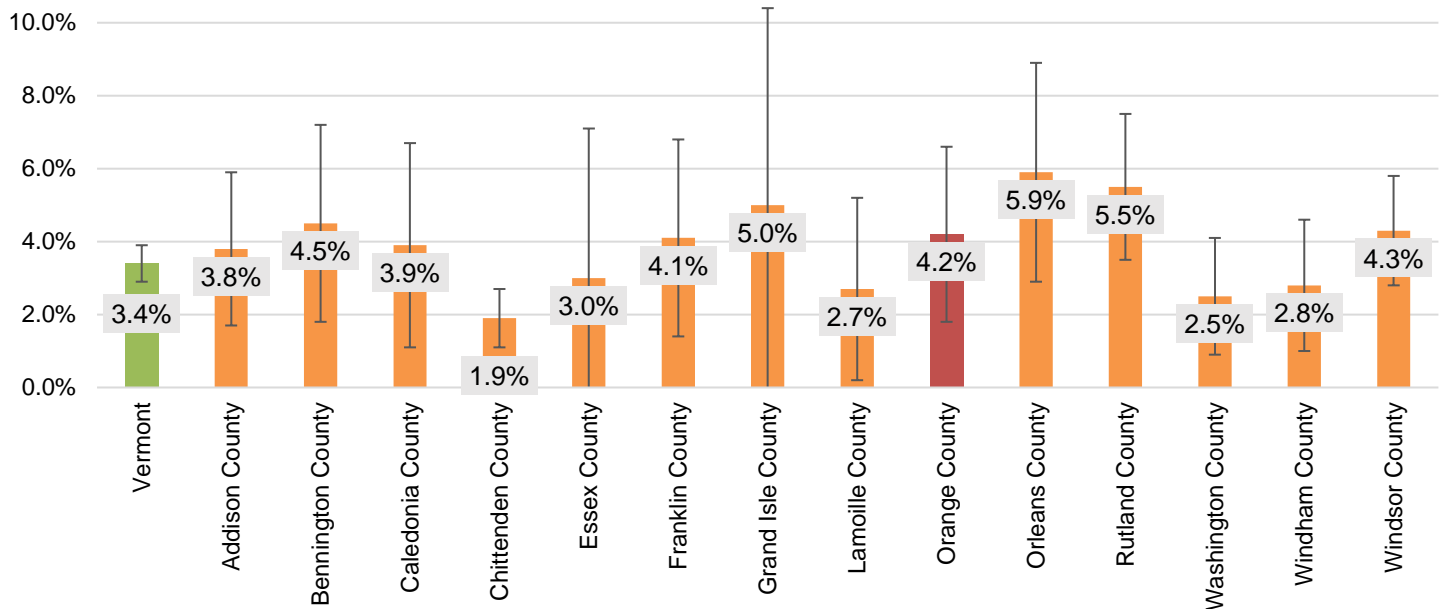
Projected expansion of households living in county, 2020-2025					
Estimated households in 2020	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
12,172	115	16	99	3	31

Source: Claritas

For rent and for sale homes

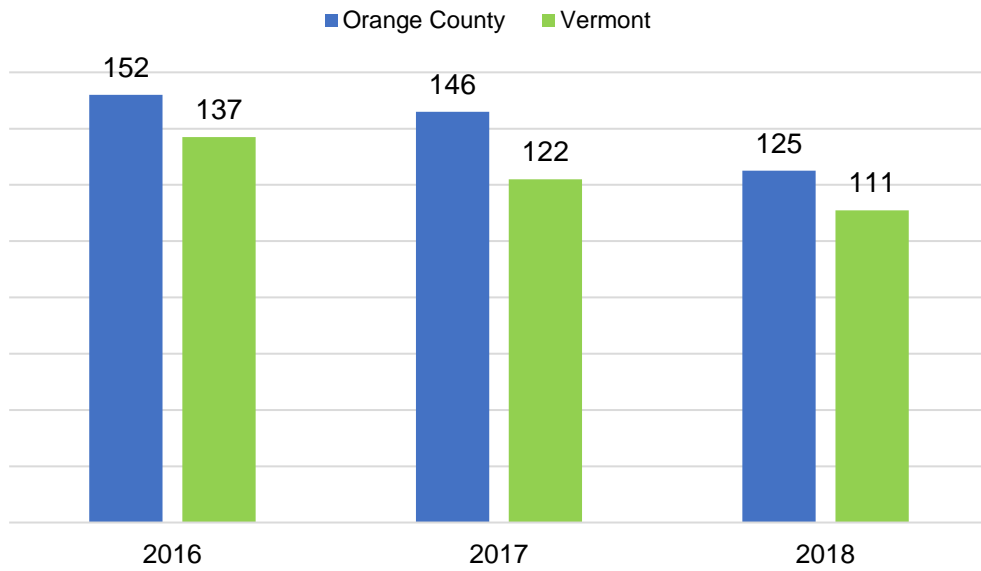
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Orange is 4.2%-- somewhat higher than the statewide rate of 3.4%. The average days on market of for sale homes in Orange (125 days in 2018) is also slightly higher than the state as a whole.

Figure 19-4: Orange County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county’s point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of “For Rent” homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 19-5: Median days on market of homes sold in Orange County

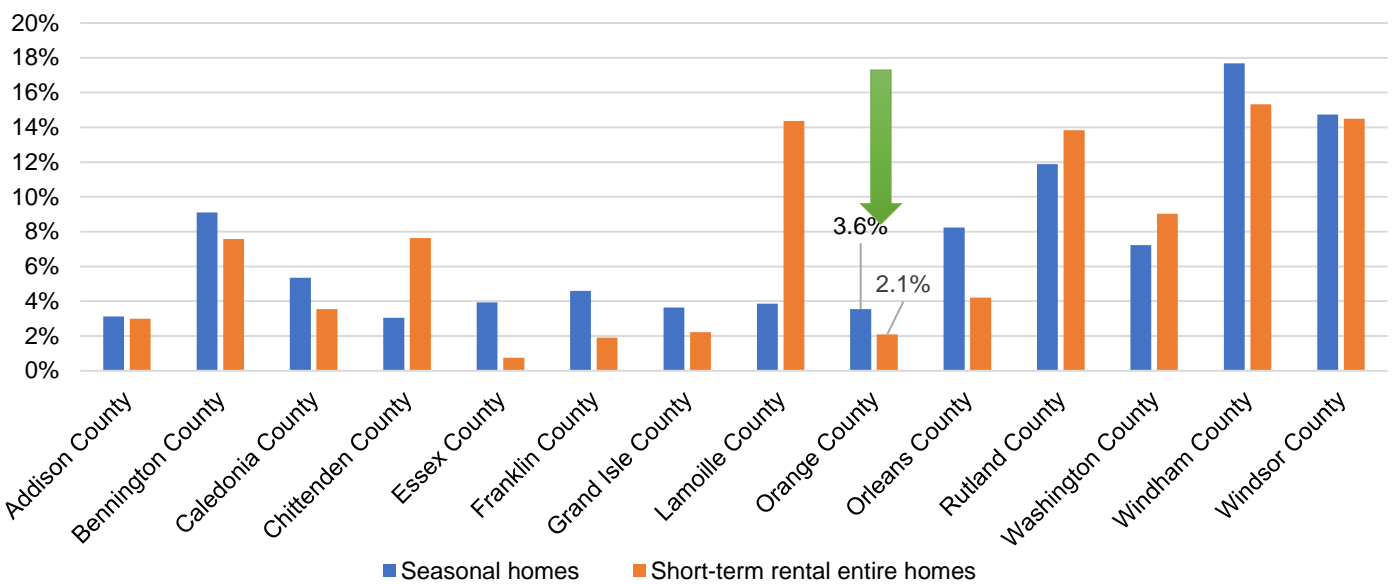


Source: Multiple Listing Service (MLS) from housingdata.org

Short term rentals and vacation home effect on market

About 4% of Vermont’s stock of vacation homes and 2% of its short-term rental homes are located in Orange County. Of all homes in the county, 13% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. The number of short-term rental homes in Orange County was 169 in July 2019--an increase of 11% relative to 2018.

Figure 19-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 19-7: Orange County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Orange County	1,917	13%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 19-8: Orange County short-term rental home listings

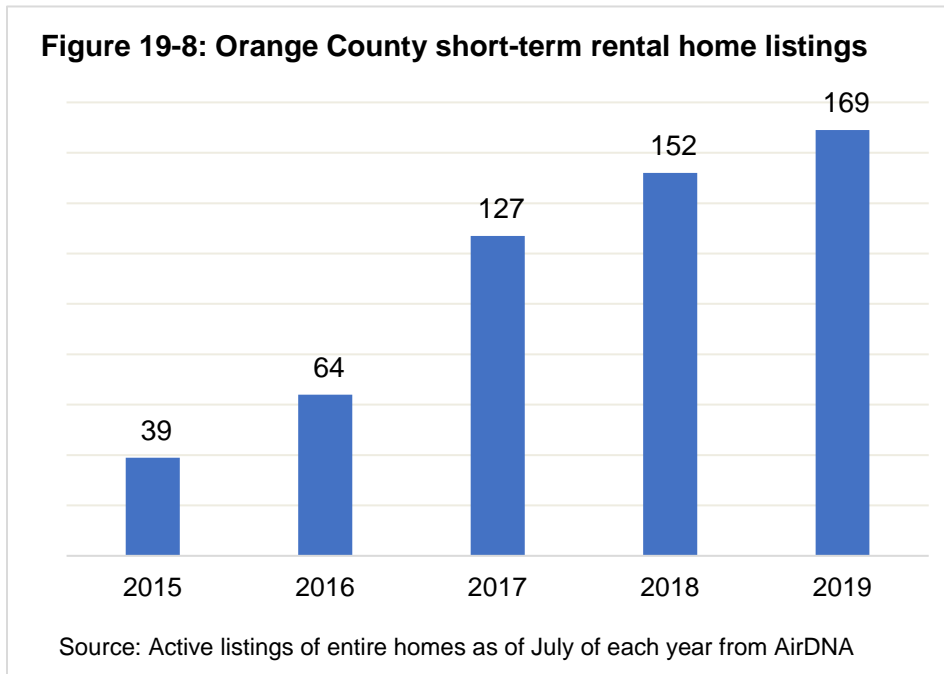


Figure 19-9: Orange County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Orange County	169	79%	0.9%	11%	\$ 160
Vermont	8,041	72%	1.8%	12%	\$ 215

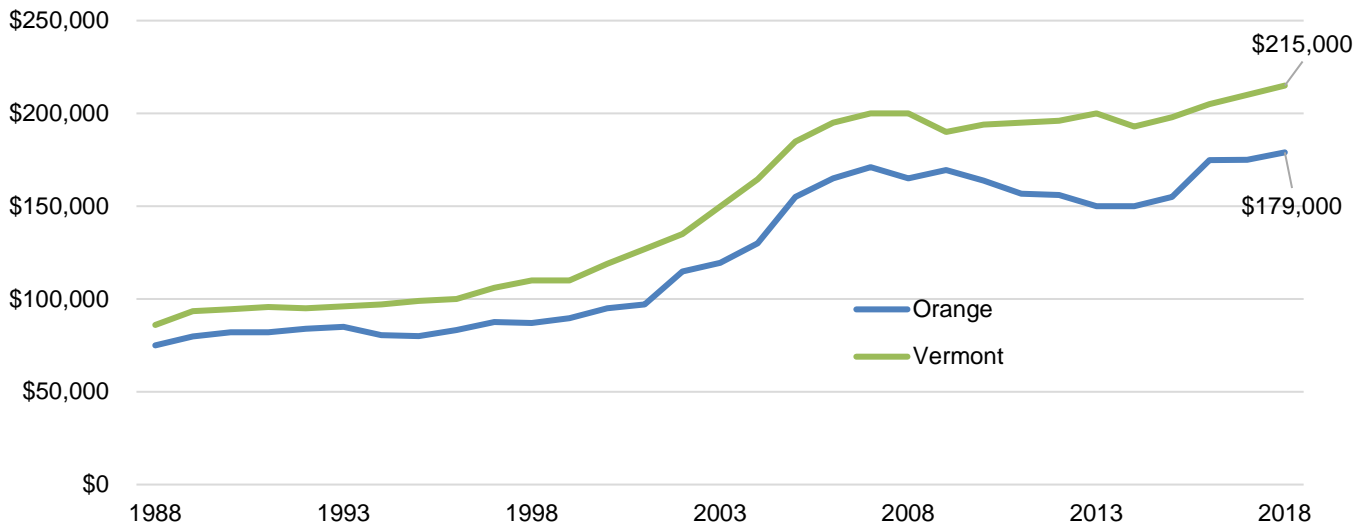
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of a primary home in Orange County in 2018 was \$179,000, compared to \$215,000 statewide.

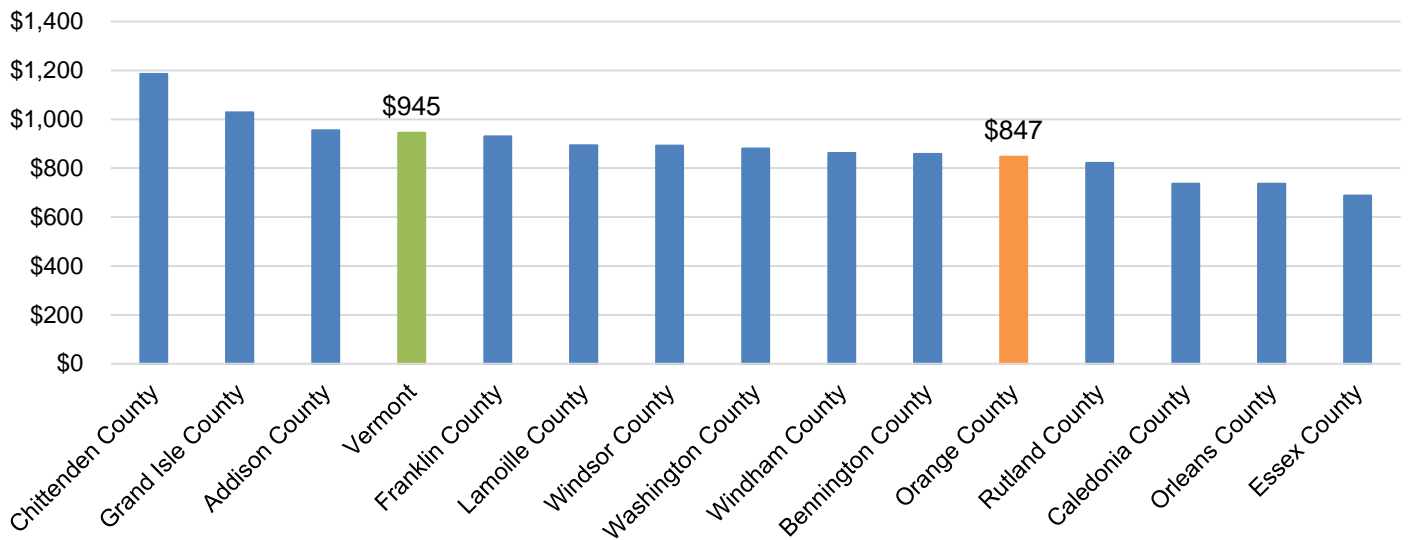
Figure 19-10: Orange County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Orange County was an estimated \$847 per month – less than the statewide median of \$945.

Figure 19-11: Orange County median monthly rent, 2017

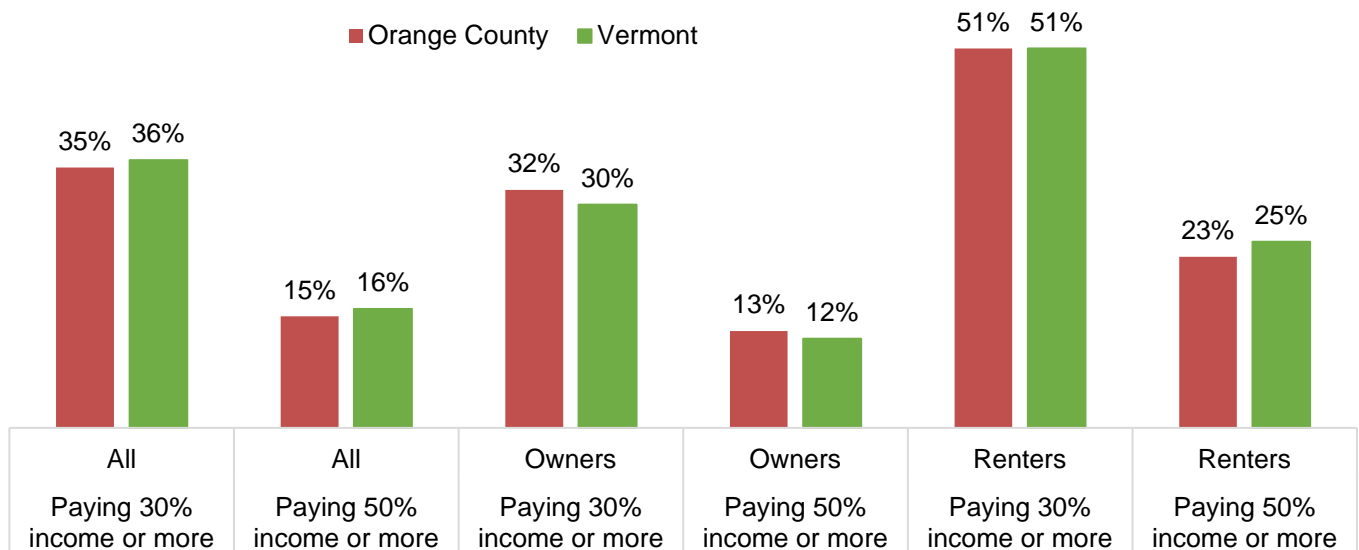


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 35% of all Orange County households pay more than 30% of their income for housing. About 15% of Orange households pay a severely high 30% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 19-12: Orange County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 19-13: Orange County households with high housing costs relative to income

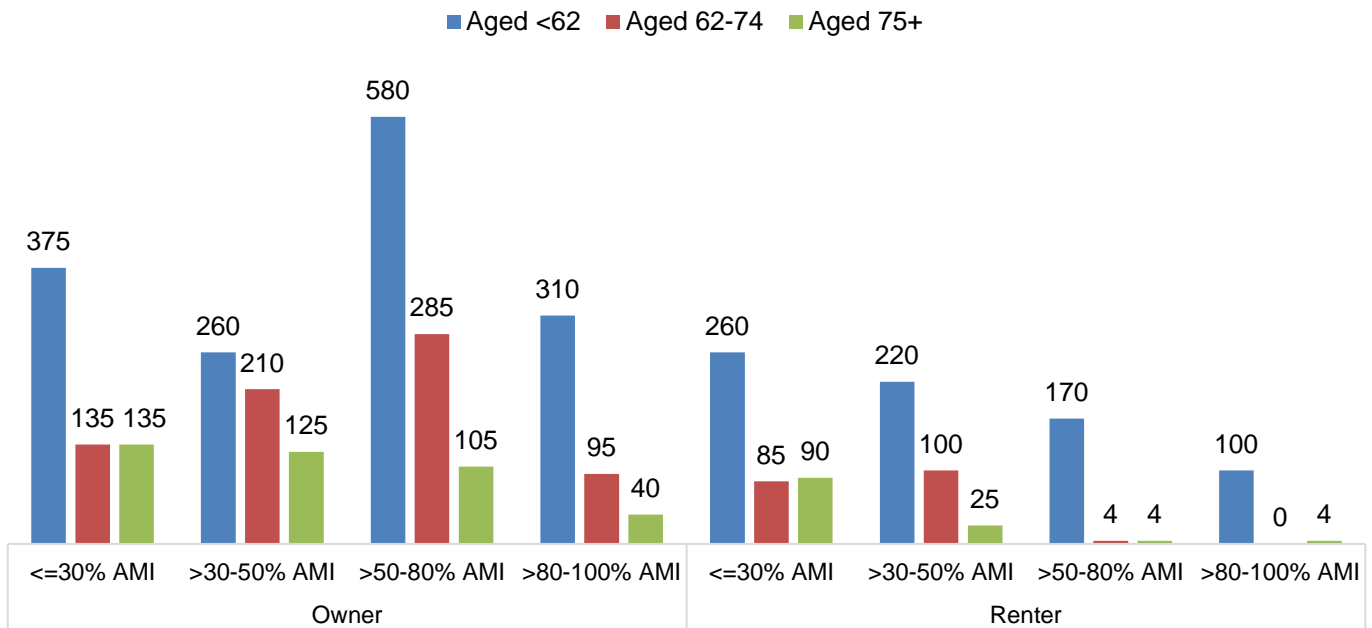
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Orange County Renters	1,091	493
Orange County Owners	3,125	1,281

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Homeowners with household income of 50-80% of median who are younger than 62 are the largest demographic group to experience housing problems in Orange County. The HUD Comprehensive Housing Affordability Strategy estimates, 580 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.

Figure 19-14: Orange County households with housing problems



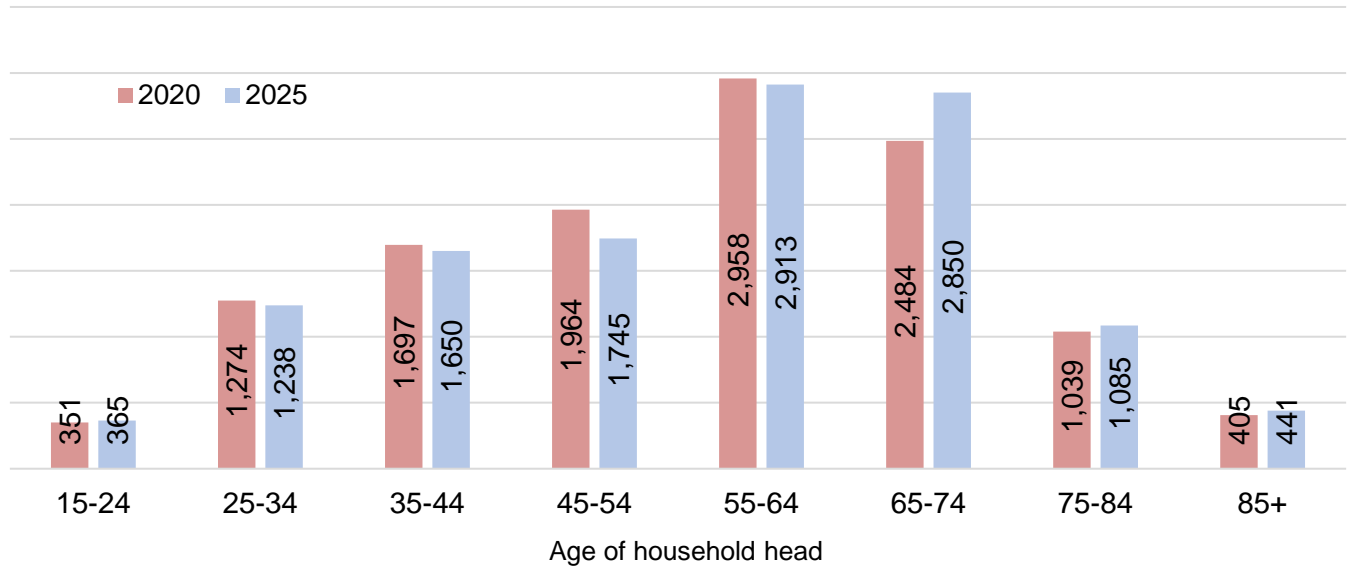
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

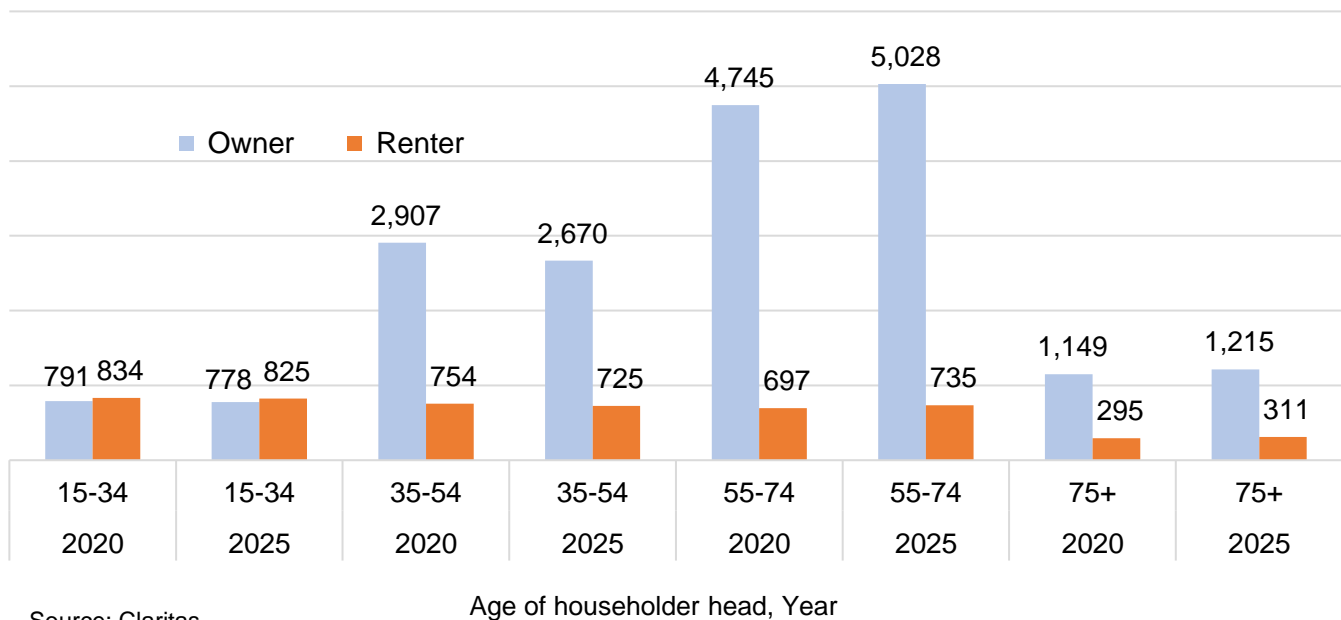
Between 2020 and 2025, the median age of the head of an Orange County household will inch up from 59 to 61 for owners and 45 to 46 for renters. An estimated 36% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 19-15: Orange County households by age, 2020-2025



Source: Claritas.

Figure 19-16: Orange County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Orange County is expected to increase from \$64,076 to \$70,268 between 2020 and 2025.

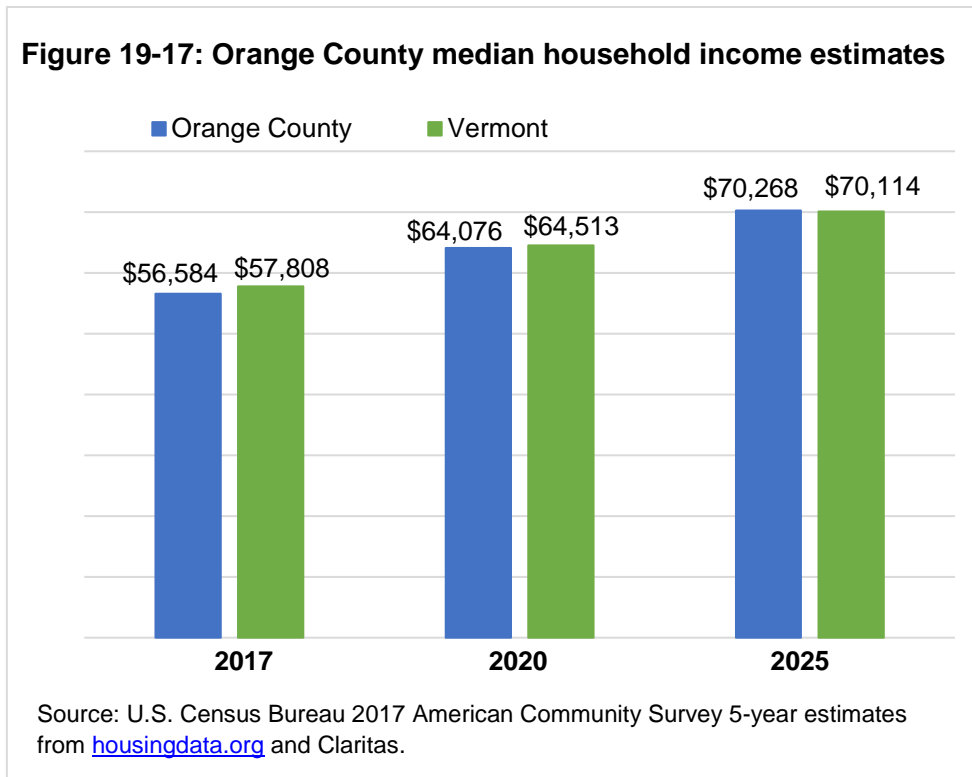


Figure 19-18: Income ranges relative to Orange County median income, 2020

Median income		\$	64,076
<=30% of median		<=	\$ 19,223
31-50% of median	\$	19,224 -	\$ 32,038
51-80% of median	\$	32,039 -	\$ 51,261
81-100% of median	\$	51,262 -	\$ 64,076
101-120% median	\$	64,077 -	\$ 76,891
>120% of median		>	\$ 76,892

Source: Claritas

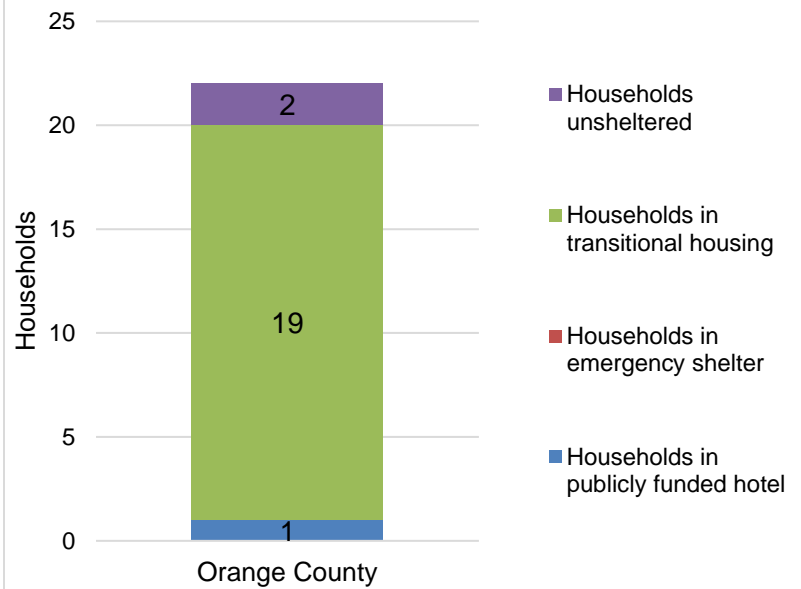
Homelessness

During the 2019 One-Night Count, 23 Orange County residents experienced homelessness. The 2017 Vermont Coalition to End Homelessness report cites the need for more flexible housing options to meet special needs and help creating new shelters². Strict voucher rules make it difficult to transition people from shelters to transitional housing, according to local service providers interviewed for the report.

Housing quality

The age of Orange County’s housing stock is typical of the state. Of all homes in the county, an estimated 27% were built prior to 1940--slightly more than the statewide average. The median home was built in 1975, compared to the statewide median of 1974³.

Figure 19-19: Shelter status for Orange County homeless households

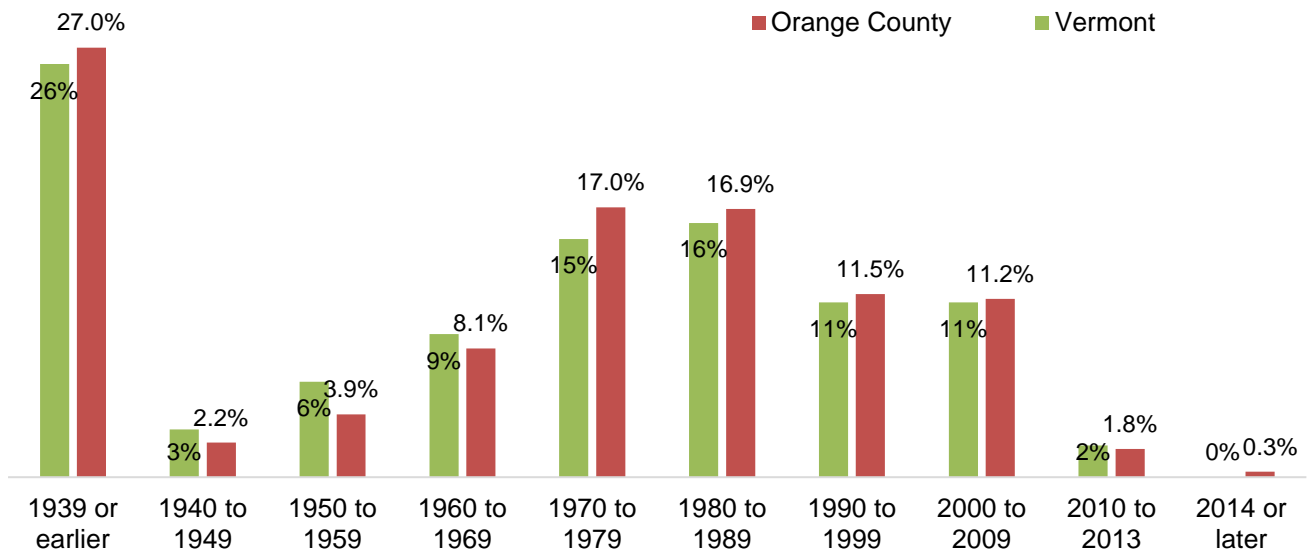


Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

² Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](#)

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Figure 19-20: Age of Orange County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

Homes in mobile home parks

Orange County has 15 mobile home parks with 281 lots. There are 25 vacant lots and an 8.9% vacancy rate, substantially higher than Vermont’s overall lot vacancy rate of 5.2%.⁴ Critical concerns facing mobile home parks in Orange County include one park located in a 100-year floodplain and another located in a floodway⁵. Orange County has at least one park that contains units that were built prior to 1976, are of poor quality and possess the risk of abandonment/unmarketability. This combination of factors heightens the risk that the park may struggle with attracting residents, increasing its financial vulnerability.⁶

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁶ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, “Sustainability Assessment of Affordable Mobile Home Parks in Vermont”, 2019

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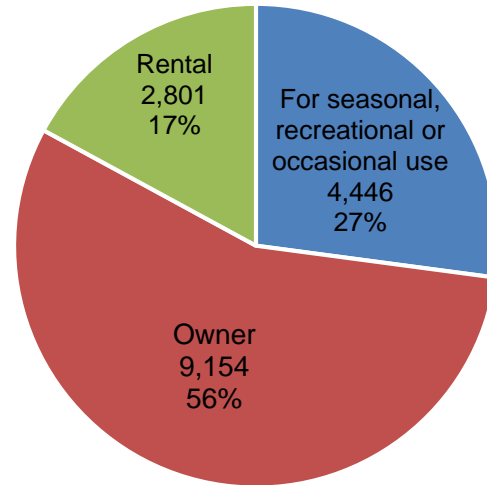
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Total housing stock

Orleans County’s housing stock consists of 16,401 year-round and seasonal homes.

Figure 20-1: Orleans County housing types

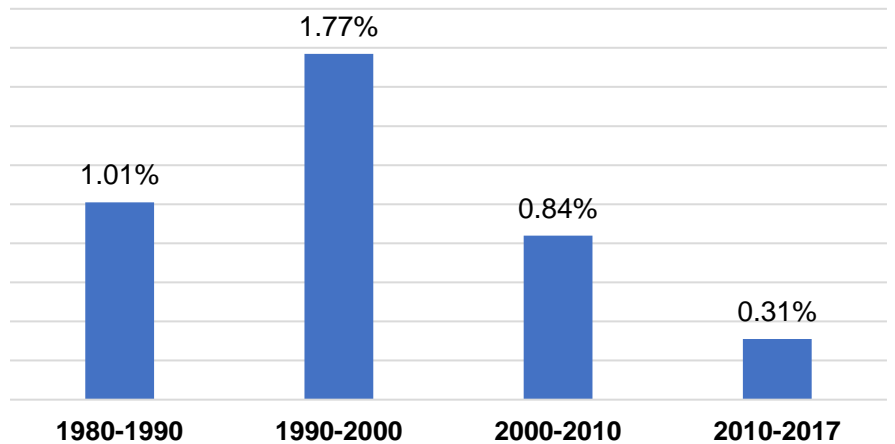


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Orleans County’s total non-vacation housing stock has been increasing at an annual pace of less than 0.31% percent, compared to a growth rate of 0.16% for the state. With faster growth in some Orleans County towns, the total pace of growth in households living in the county is projected at 0.1% per year between 2020 and 2025.

Figure 20-2: Average annual change in Orleans County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

Figure 20-3: Orleans County household growth

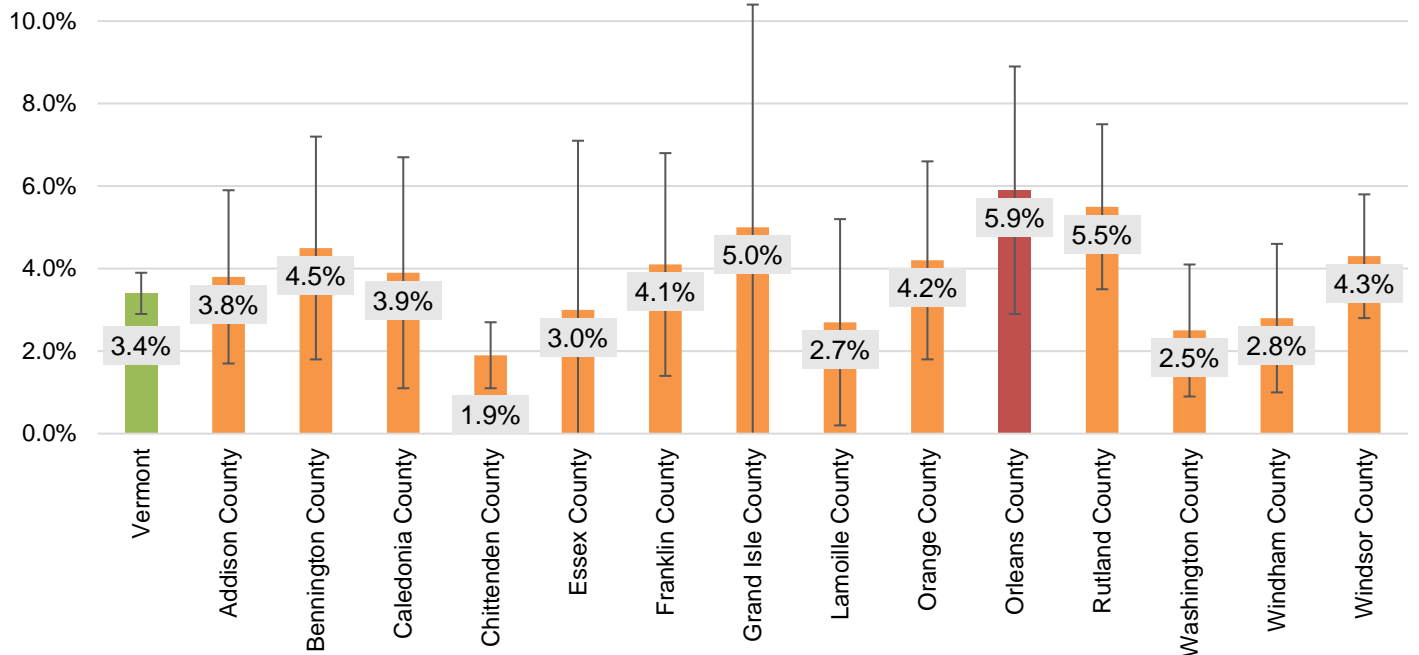
Estimated households in 2020	Projected expansion of households living in county, 2020-2025				
	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
11,438	68	1	67	15	8

Source: Claritas

For rent and for sale homes

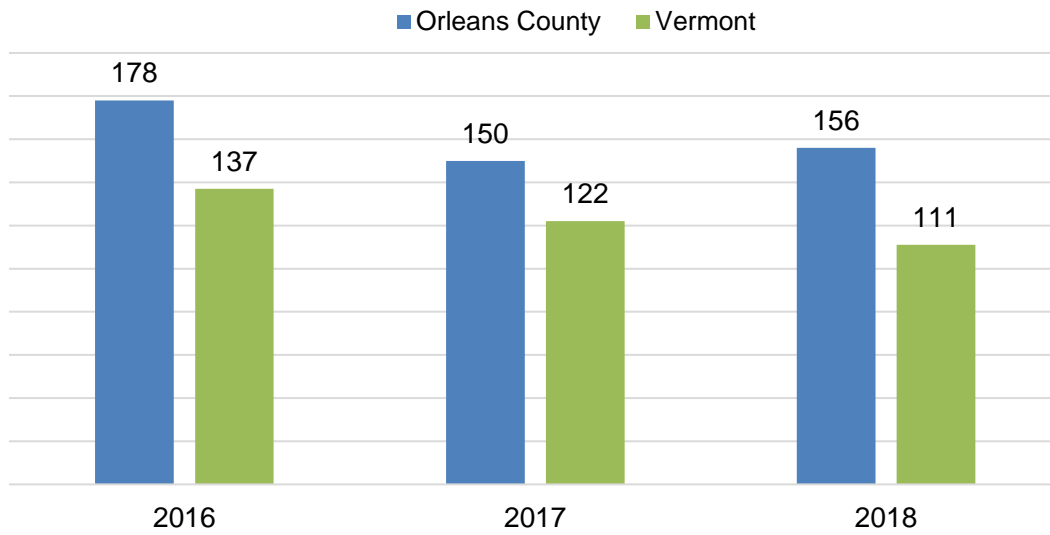
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Orleans County is 5.9%. This is the highest rental vacancy rate in the state. The average days on market of for sale homes in Orleans (156 days in 2018) is also higher than the state as a whole.

Figure 20-4: Orleans County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 20-5: Median days on market of homes sold in Orleans County

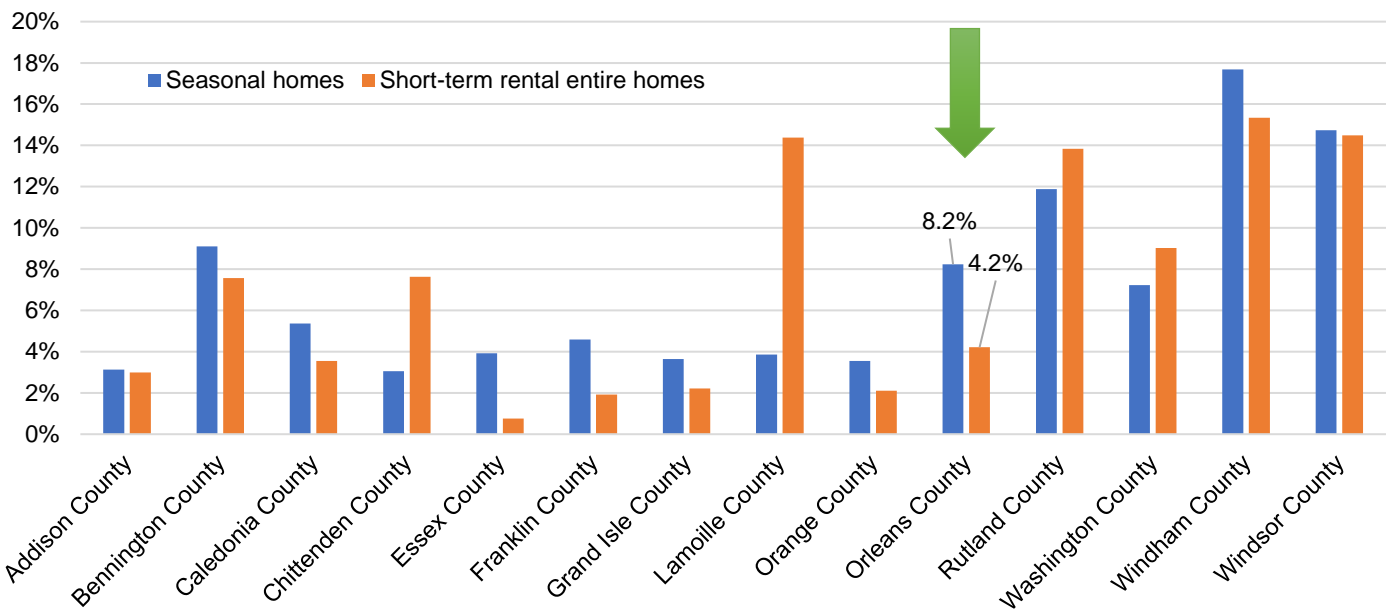


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short term rentals and vacation home effect on market

About 8% of Vermont’s stock of vacation homes and 4% of its short-term rental homes are located in Orleans County. Of all homes in the county, 27% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Orleans County was 339 in July 2019--an increase of 13% relative to 2018.

Figure 20-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county



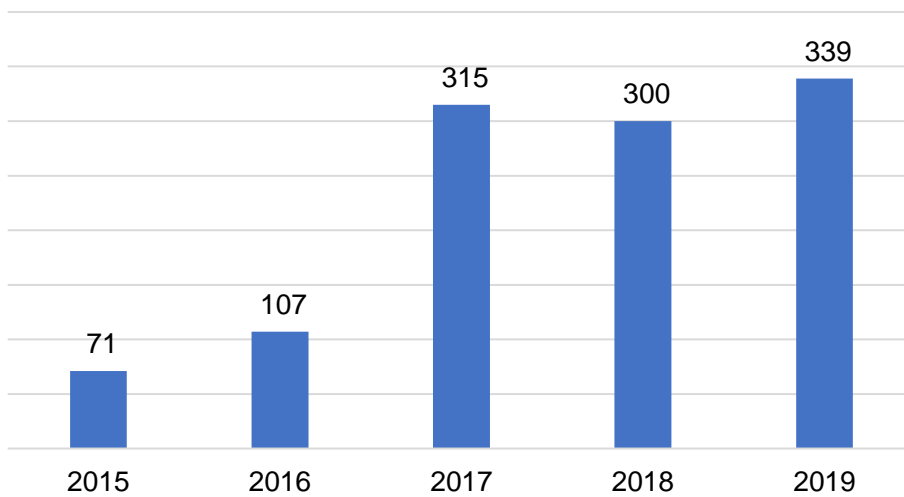
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 20-7: Orleans County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Orleans County	4,446	27%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 20-8: Orleans County short-term rental home listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 20-9: Orleans County short-term rental snapshot

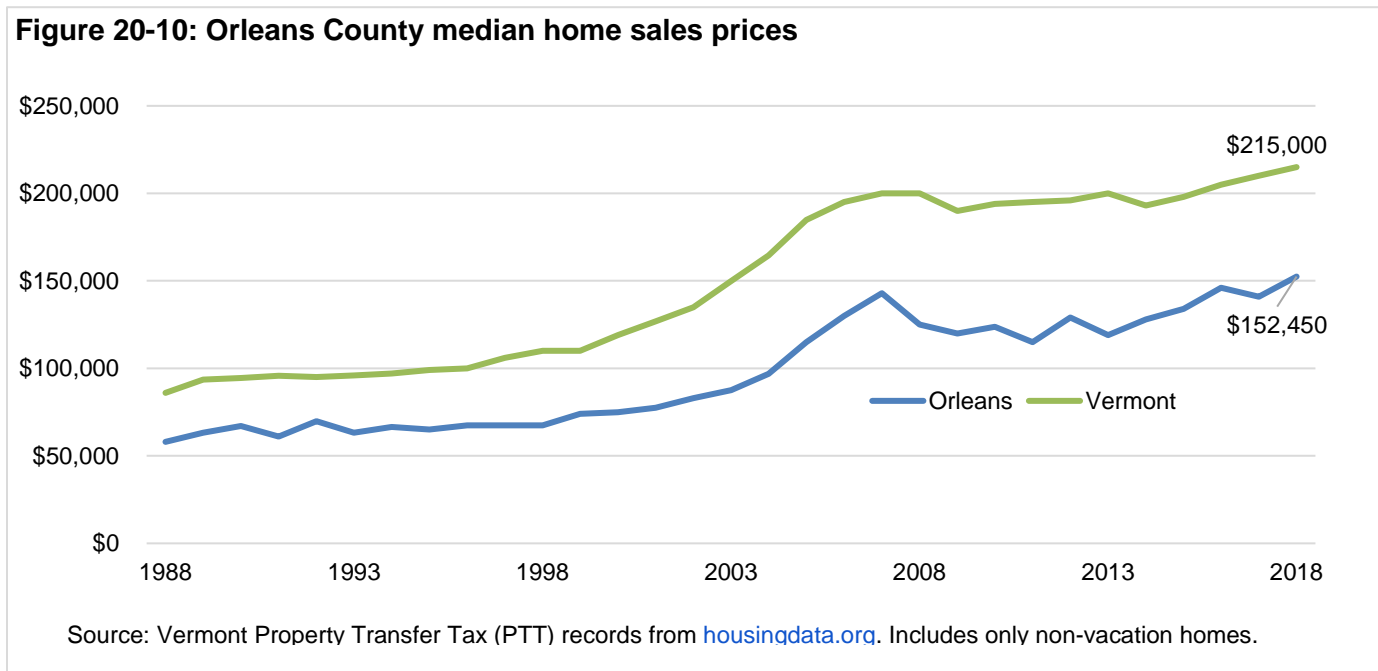
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Orleans County	339	72%	1.5%	13%	\$ 181
Vermont	8,041	72%	1.8%	12%	\$ 215

Source: Active listings of entire homes as of July of each year from AirDNA.

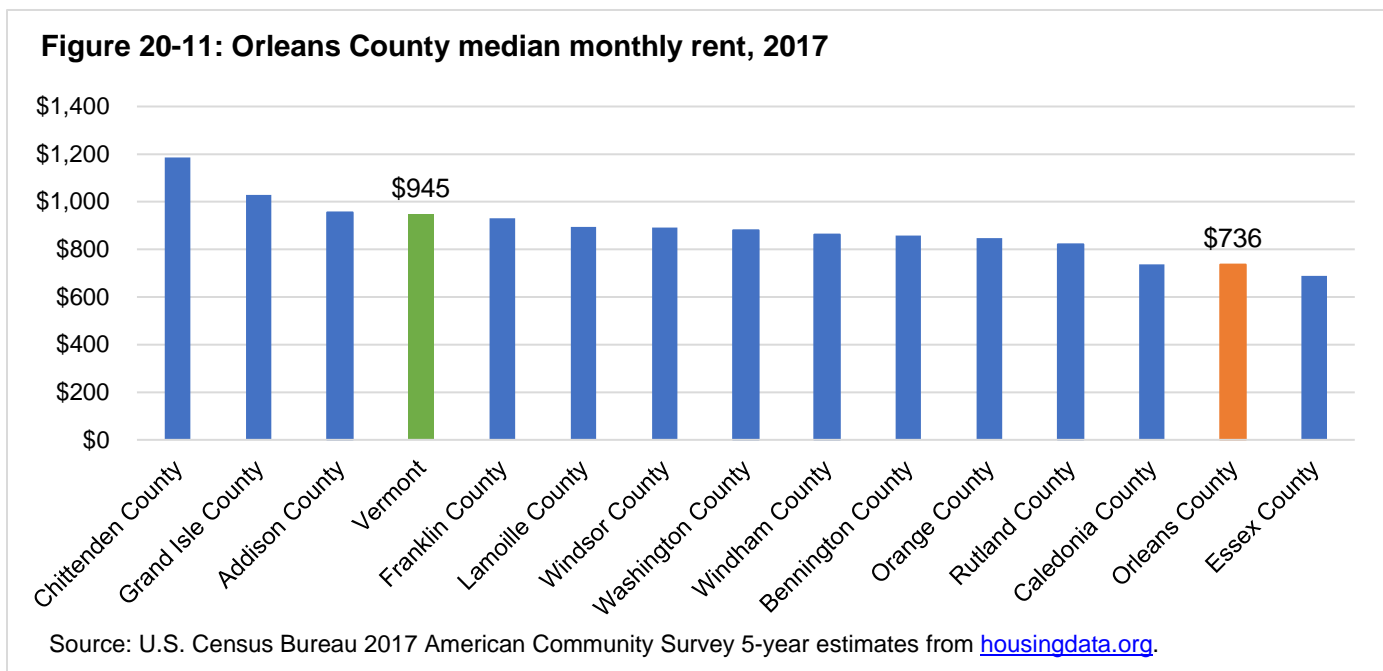
Housing affordability

Home prices and rents

The median sales price of homes sold in Orleans in 2018 was \$152,450--lower than the statewide median of \$215,000.



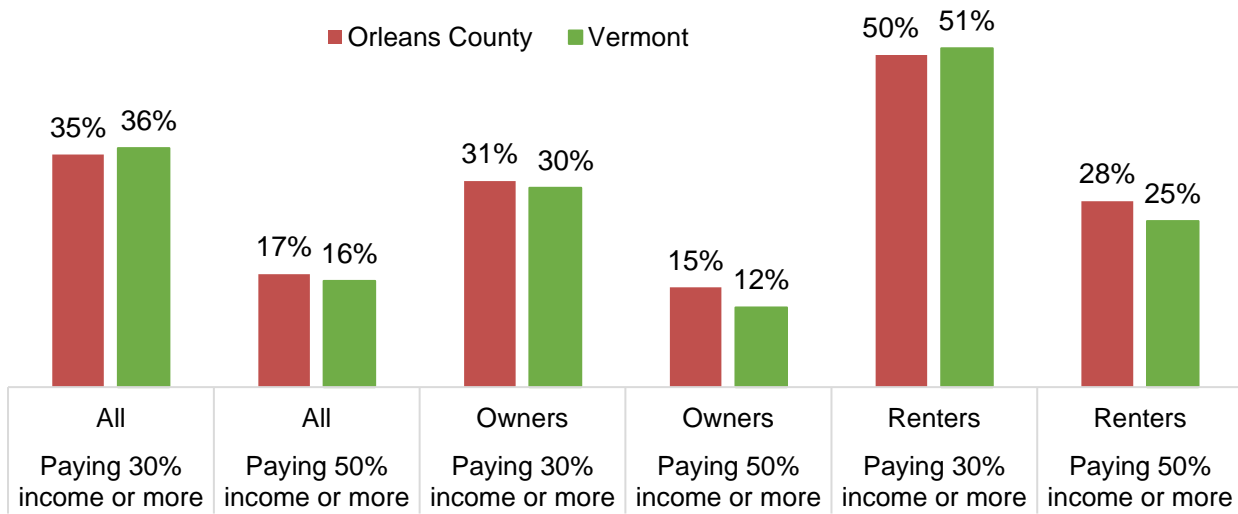
Median gross rent (including utilities) in Orleans County was an estimated \$736 per month. This is the second lowest rent amount by county, and significantly less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 35% of all Orleans County households pay more than 30% of their income for housing. About 17% of Orleans households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 20-12: Orleans County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 20-13: Orleans County households with high housing costs relative to income

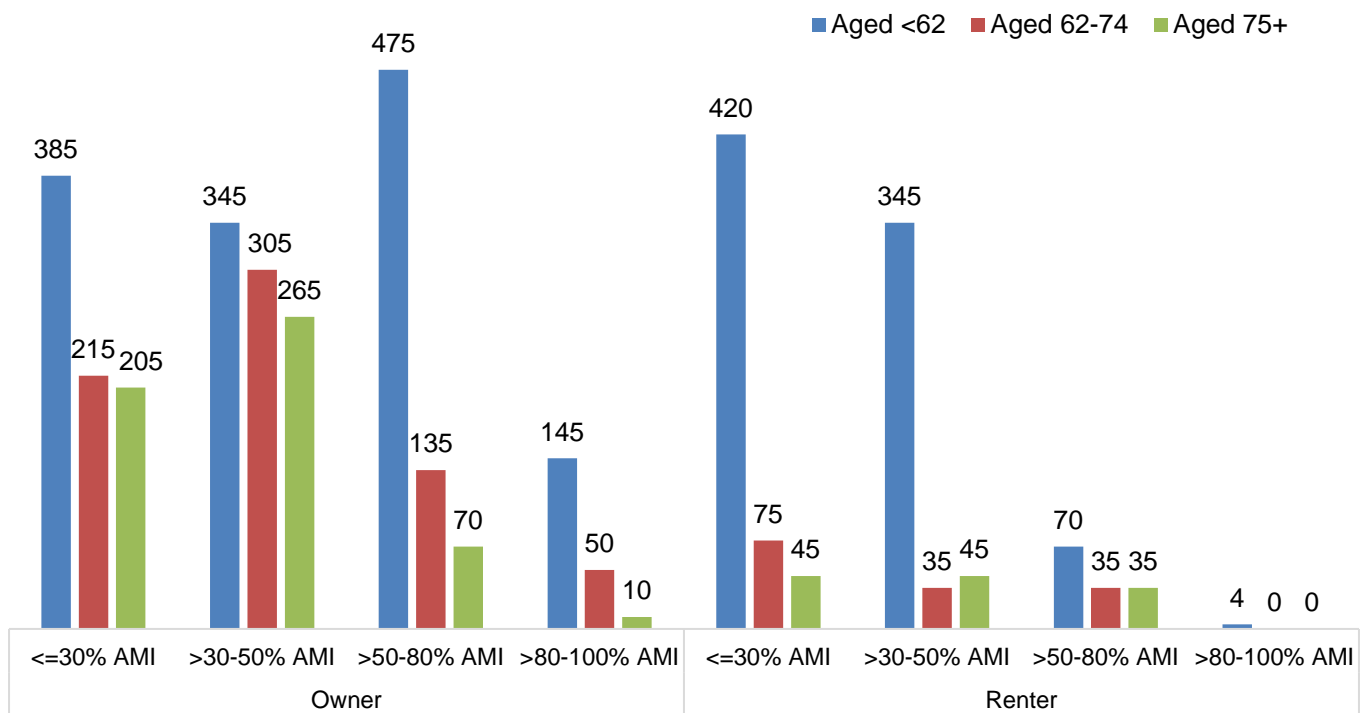
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Orleans County Renters	1,132	624
Orleans County Owners	2,727	1,287

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org)

Who faces housing problems most often?

Homeowners with household income of 30-50% of median who are aged 62 or older are the largest demographic group in Orleans County to experience housing problems. The HUD Comprehensive Housing Affordability Strategy estimates, 570 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding¹.

Figure 20-14: Orleans County households with housing problems



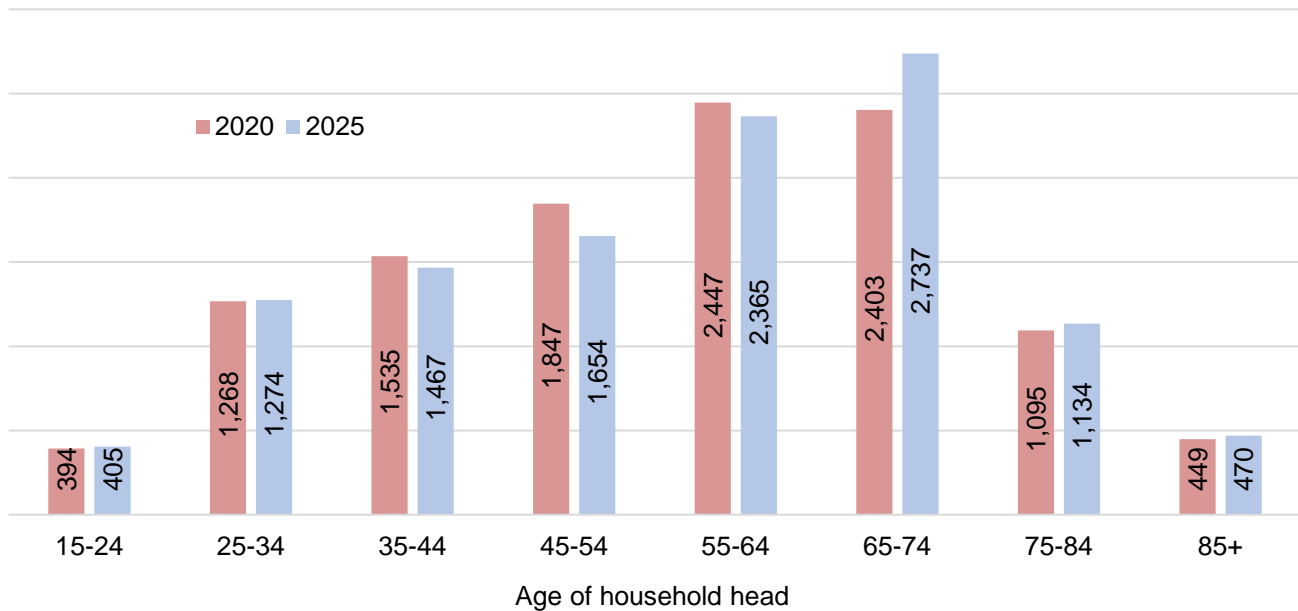
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

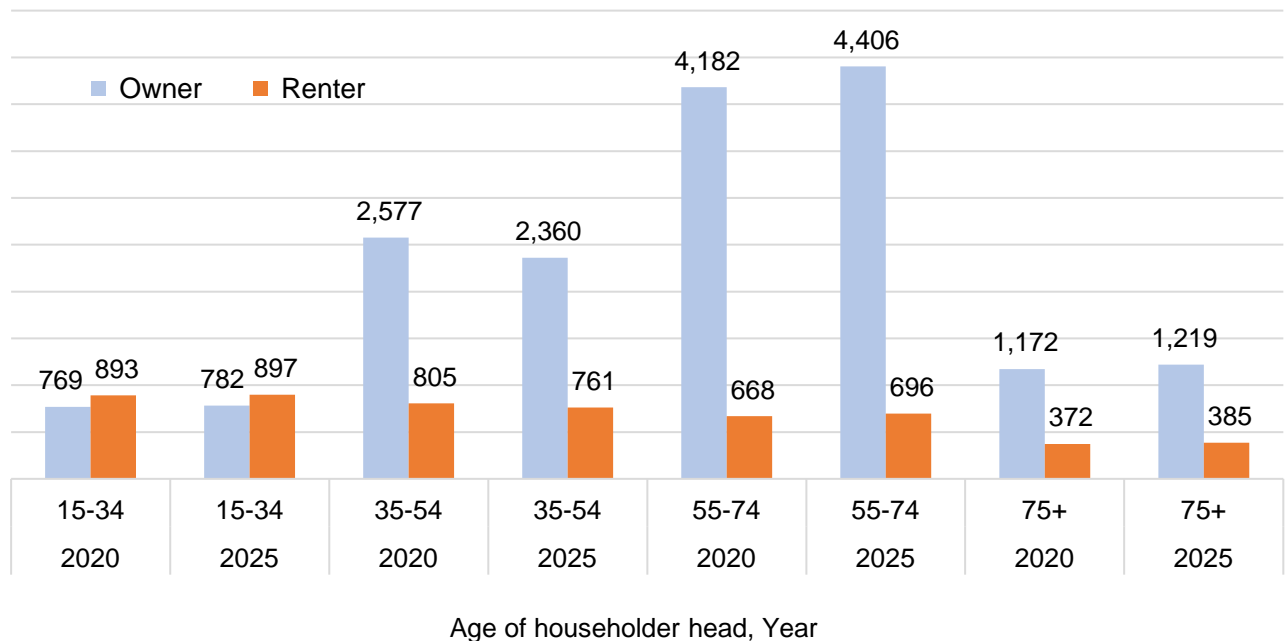
Between 2020 and 2025, the median age of the head of an Orleans County household will inch up from 60 to 61 for owners and 46 to 47 for renters. An estimated 38% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 20-15: Orleans County households by age, 2020-2025



Source: Claritas.

Figure 20-16: Orleans County households by age and tenure, 2020-2025

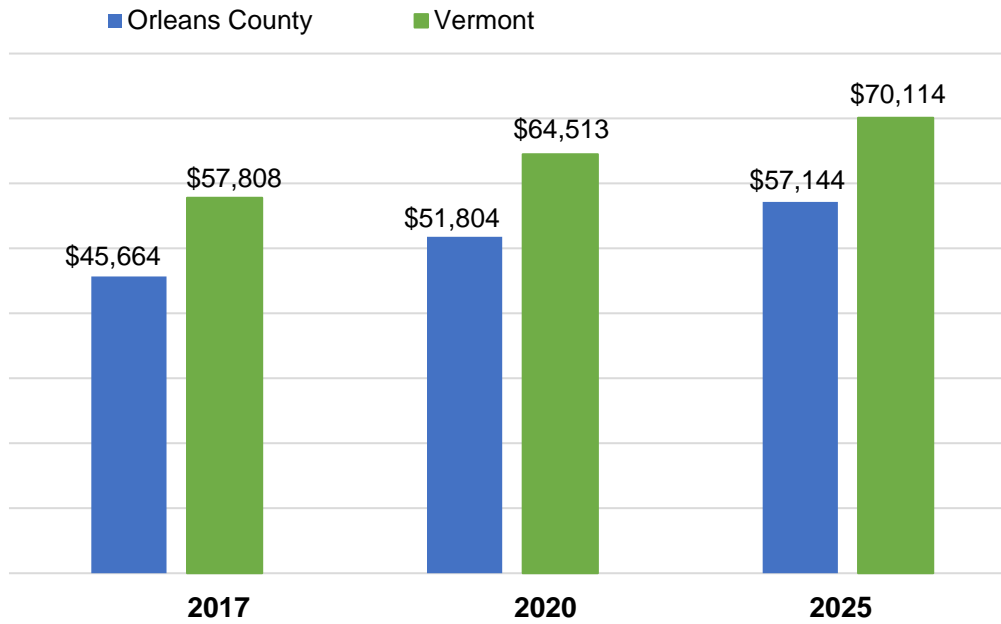


Source: Claritas.

Household income

The median income among all households in Orleans County is expected to increase from \$51,804 to \$57,144 between 2020 and 2025.

Figure 20-17: Orleans County median household income estimates



Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org and Claritas.

Figure 20-18: Income ranges relative to Orleans County median income, 2020

Median income		\$	51,804
<=30% of median	<=	\$	15,541
31-50% of median	\$	15,542	- \$ 25,902
51-80% of median	\$	25,903	- \$ 41,443
81-100% of median	\$	41,444	- \$ 51,804
101-120% median	\$	51,805	- \$ 62,165
>120% of median	>	\$	62,166

Source: Claritas

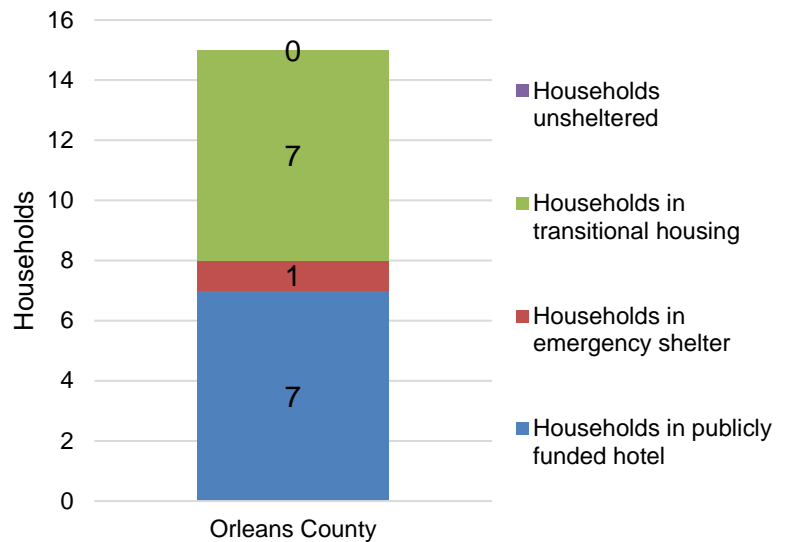
Homelessness

During the 2019 One Night Count, 25 Orleans County residents experienced homelessness. The 2017 VCEH Assessment Report finds a lack of housing in Orleans County leads to longer shelter stays and a lack of funding to help people leave shelters results in shelters remaining at capacity².

Housing quality

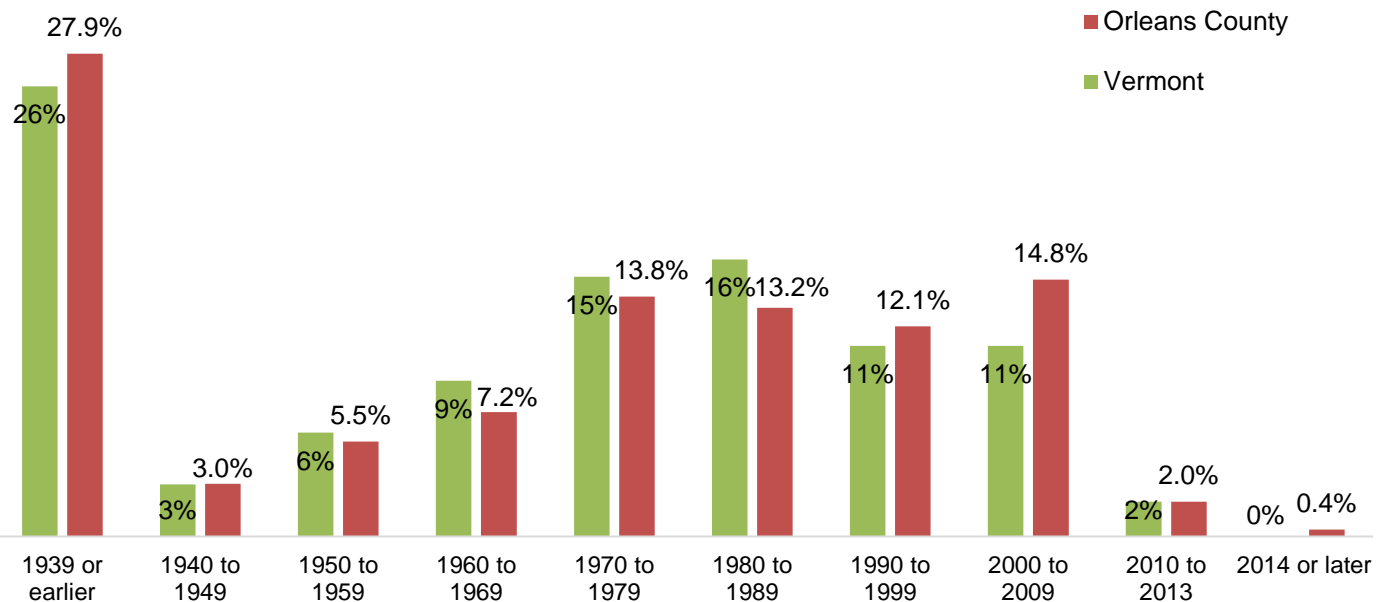
Of all homes in Orleans County, 27.9% were built before 1940—somewhat more than the statewide average. The median home was built in 1975.³

Figure 20-19: Shelter status for Orleans County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 20-20: Age of Orleans County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

² Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Orleans County has 8 mobile home parks and a total of 224 lots. There are seven vacant lots and a vacancy rate of 3.1%, which is substantially lower than Vermont's overall lot vacancy rate of 5.2%.⁴ No Orleans parks have been found to be located in floodways or floodplains.⁵ There is at least one park in Orleans County that has major capital improvement needs which will cost somewhere between \$200,000 and \$300,000.⁶

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁶ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

Chapter 21 : Rutland County

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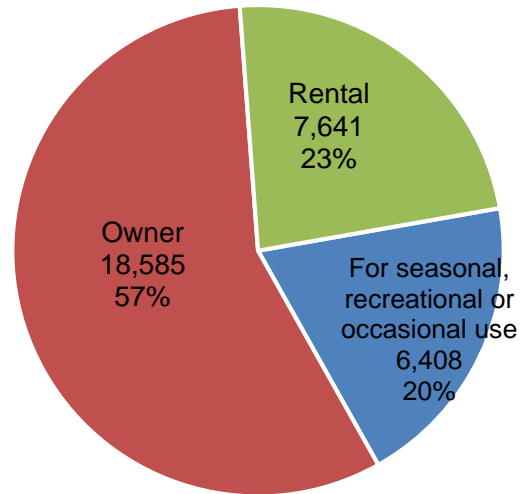
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Total housing stock

Rutland County’s housing stock consists of 32,634 year-round and seasonal homes.

Figure 21-1: Rutland County housing types

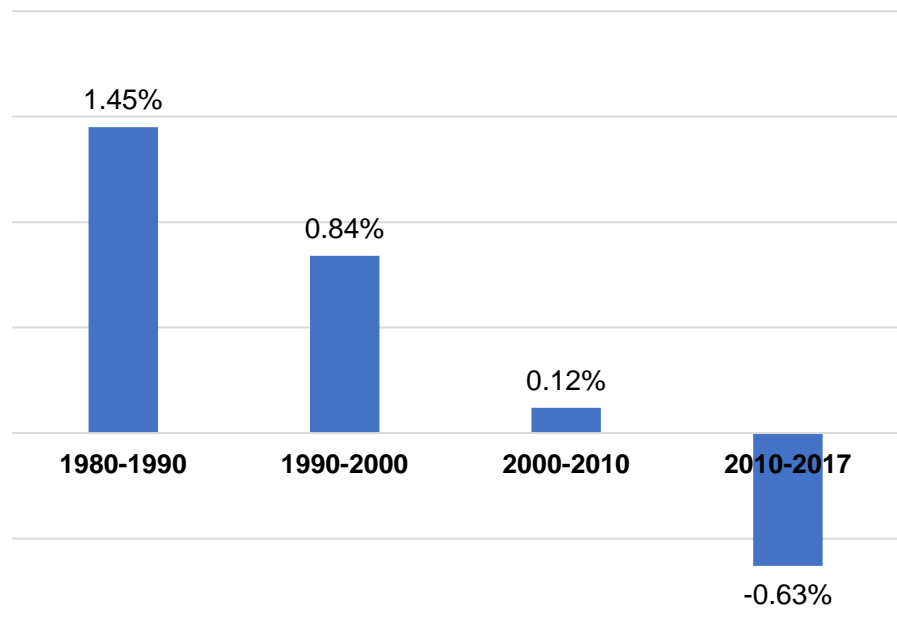


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Rutland County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.63%,¹ compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Rutland County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 21-2: Average annual change in Rutland County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

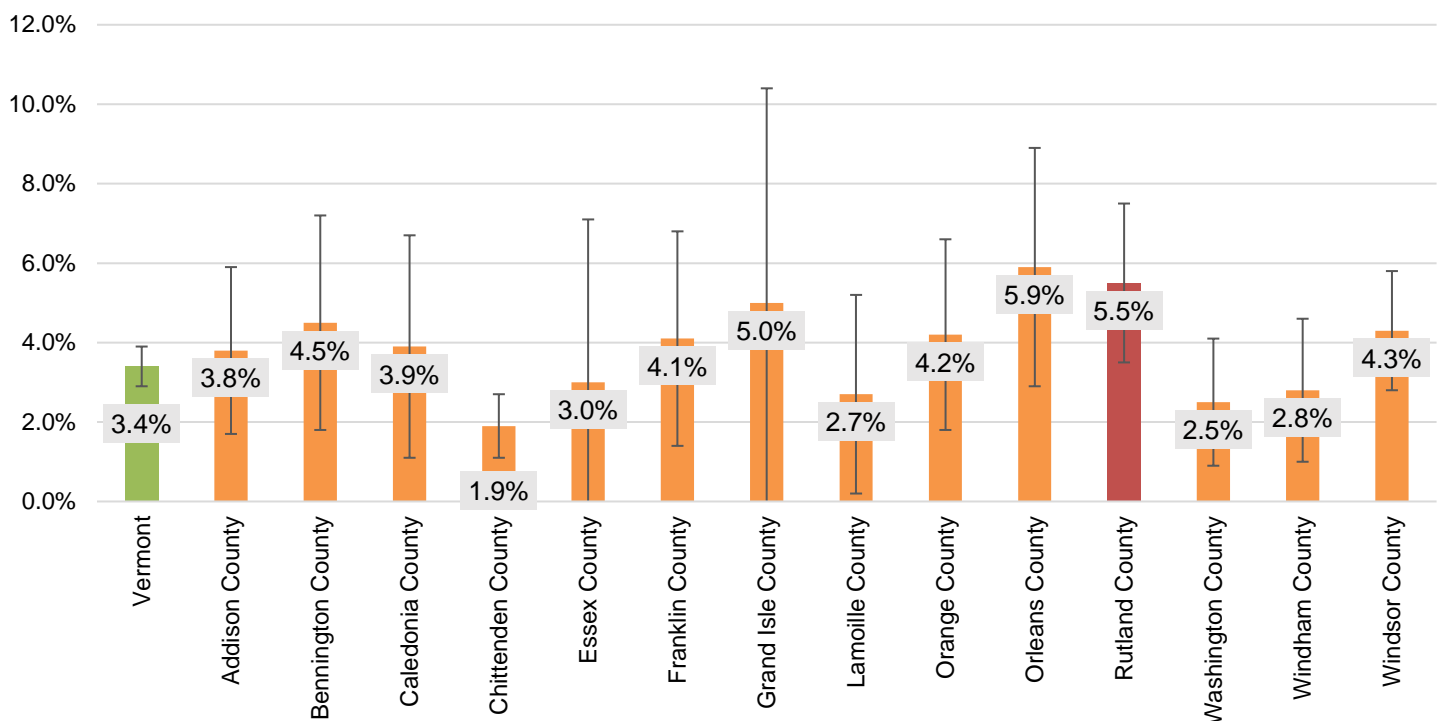
Figure 21-3: Rutland County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025
25,030	None (decline of 332)
Source: Claritas	

For rent and for sale homes

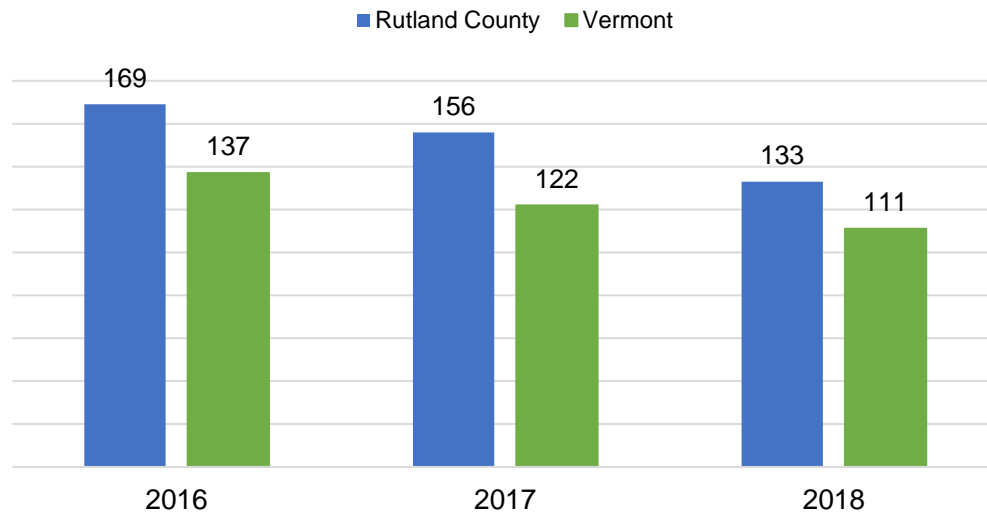
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Rutland is 5.5%. This is higher than the statewide rate of 3.4%, and the second highest rental vacancy rate in the state. The average days on market of for sale homes in Rutland (133 days in 2018) is also higher than the state as a whole.

Figure 21-4: Rutland County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 21-5: Median days on market of homes sold in Rutland County

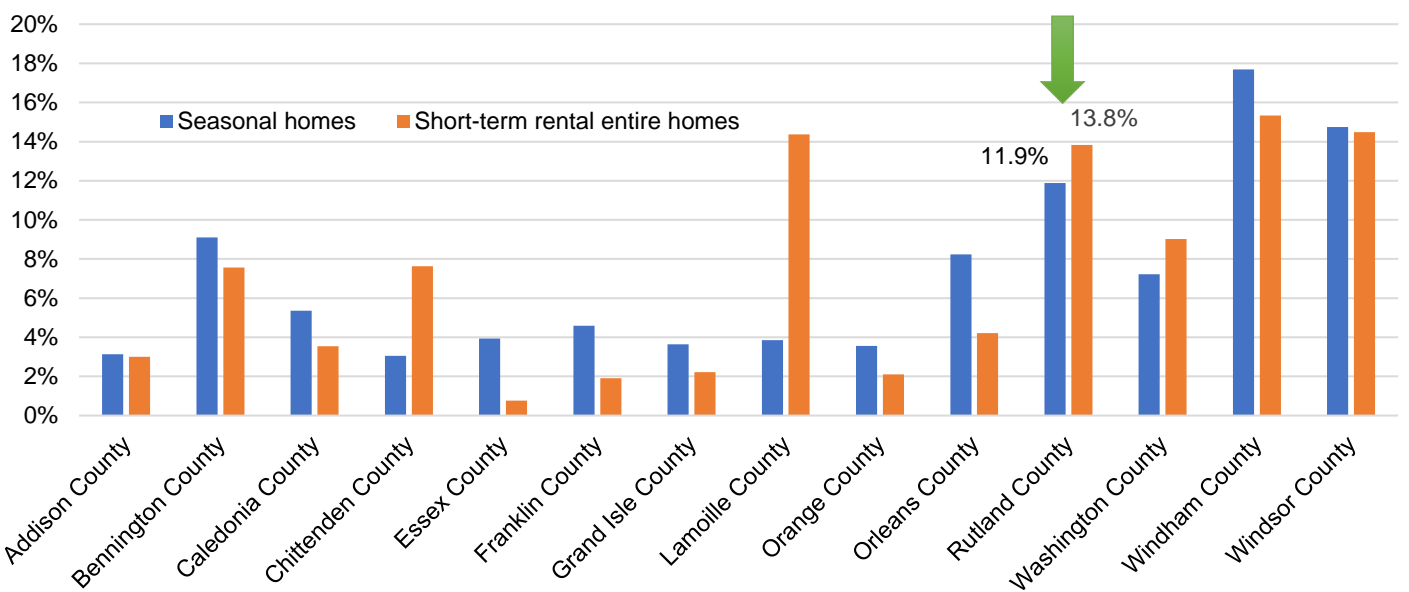


Source: Multiple Listing Service (MLS) from housingdata.org

Short term rentals and vacation home effect on market

About 12% of Vermont’s stock of vacation homes and 14% of its short-term rental homes are located in Rutland County. Of all homes in the county, 20% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Rutland County was 1,112 in July 2019--an increase of 14% relative to 2018.

Figure 21-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 21-7: Rutland County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Rutland County	6,408	20%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 21-8: Rutland County short-term rental home listings

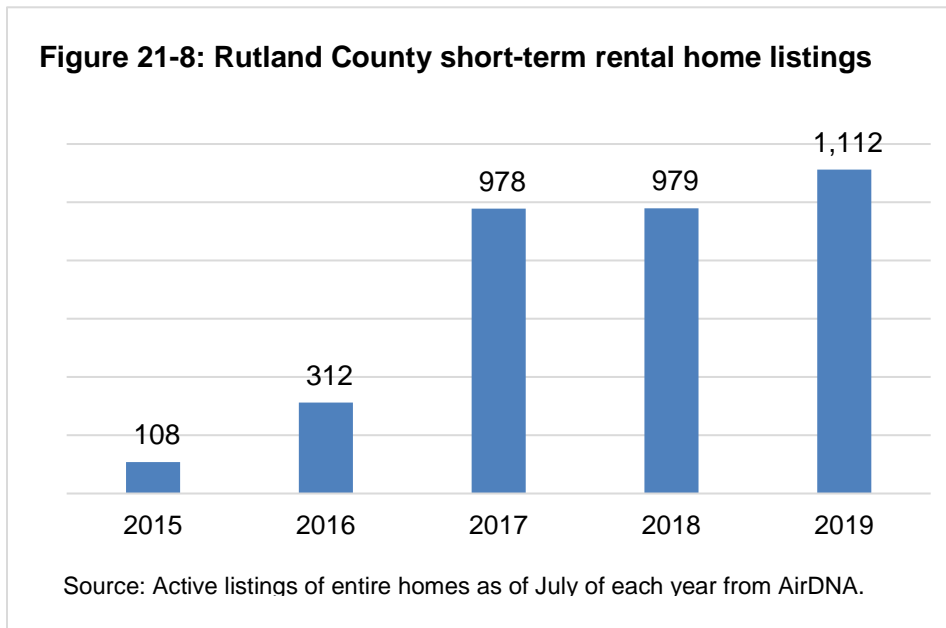


Figure 21-9: Rutland County short-term rental home snapshot

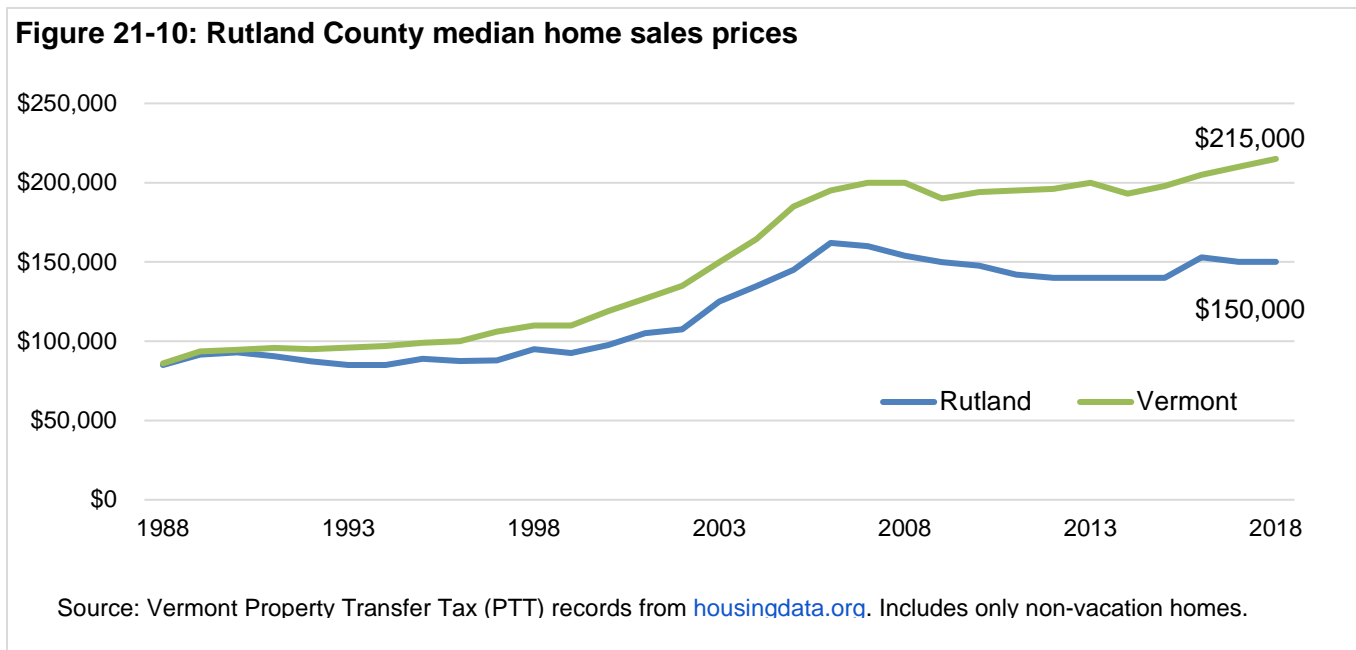
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Rutland County	1,112	63%	2.2%	14%	\$ 208
Vermont	8,041	72%	1.8%	12%	\$ 215

Source: Active listings of entire homes as of July of each year from AirDNA.

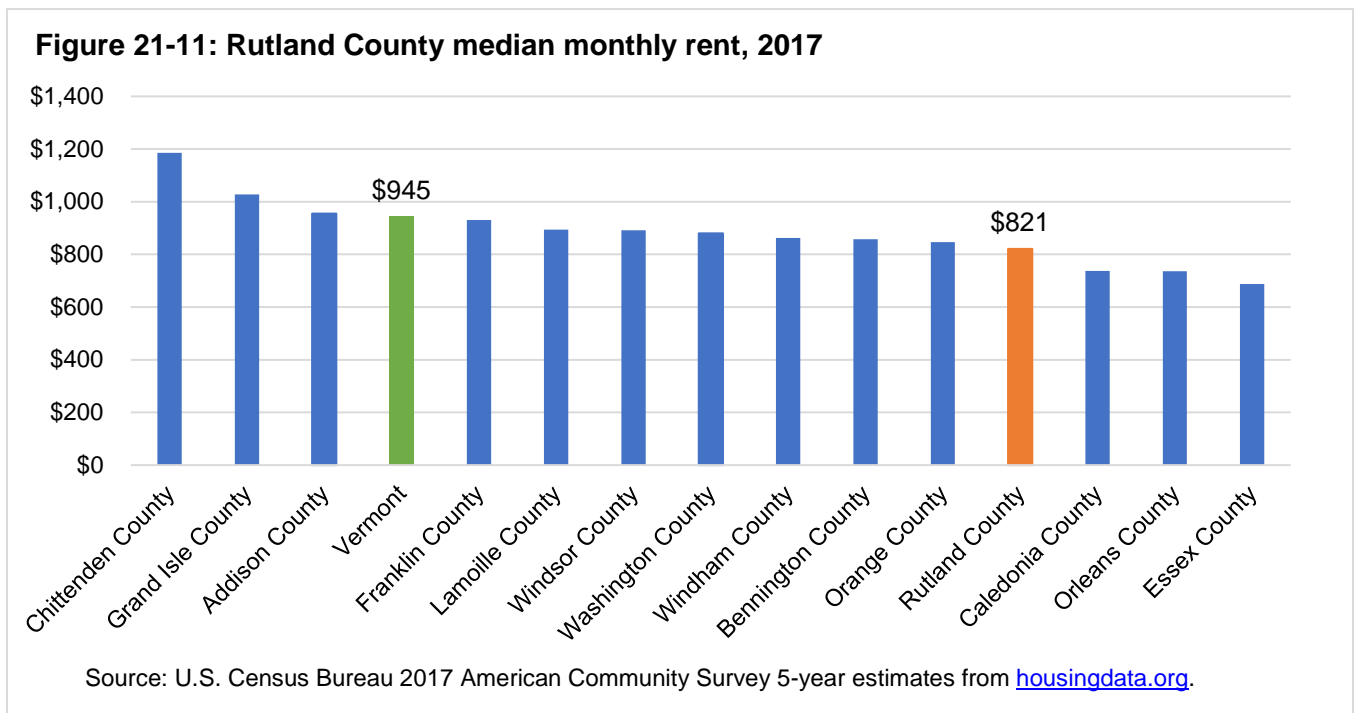
Housing affordability

Home prices and rents

The median sales price of homes sold in Rutland County in 2018 was \$150,000--lower than the statewide median of \$215,000.



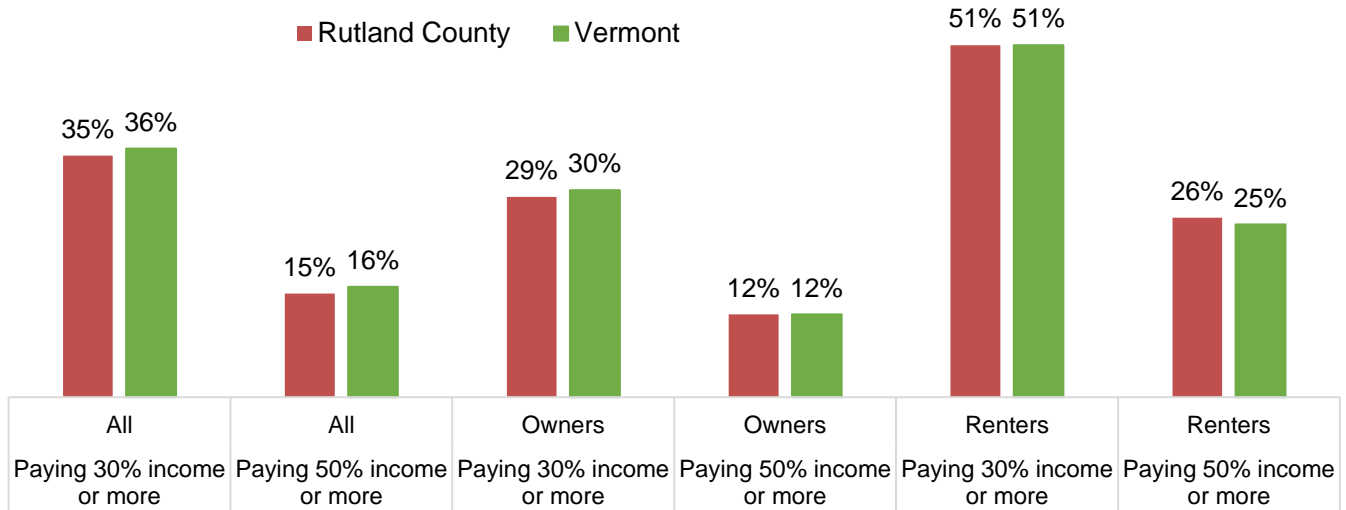
Median gross rent (including utilities) in Rutland County was an estimated \$821 per month, significantly less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 35% of all Rutland County households pay more than 30% of their income for housing. About 15% of Rutland County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 21-12: Rutland County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

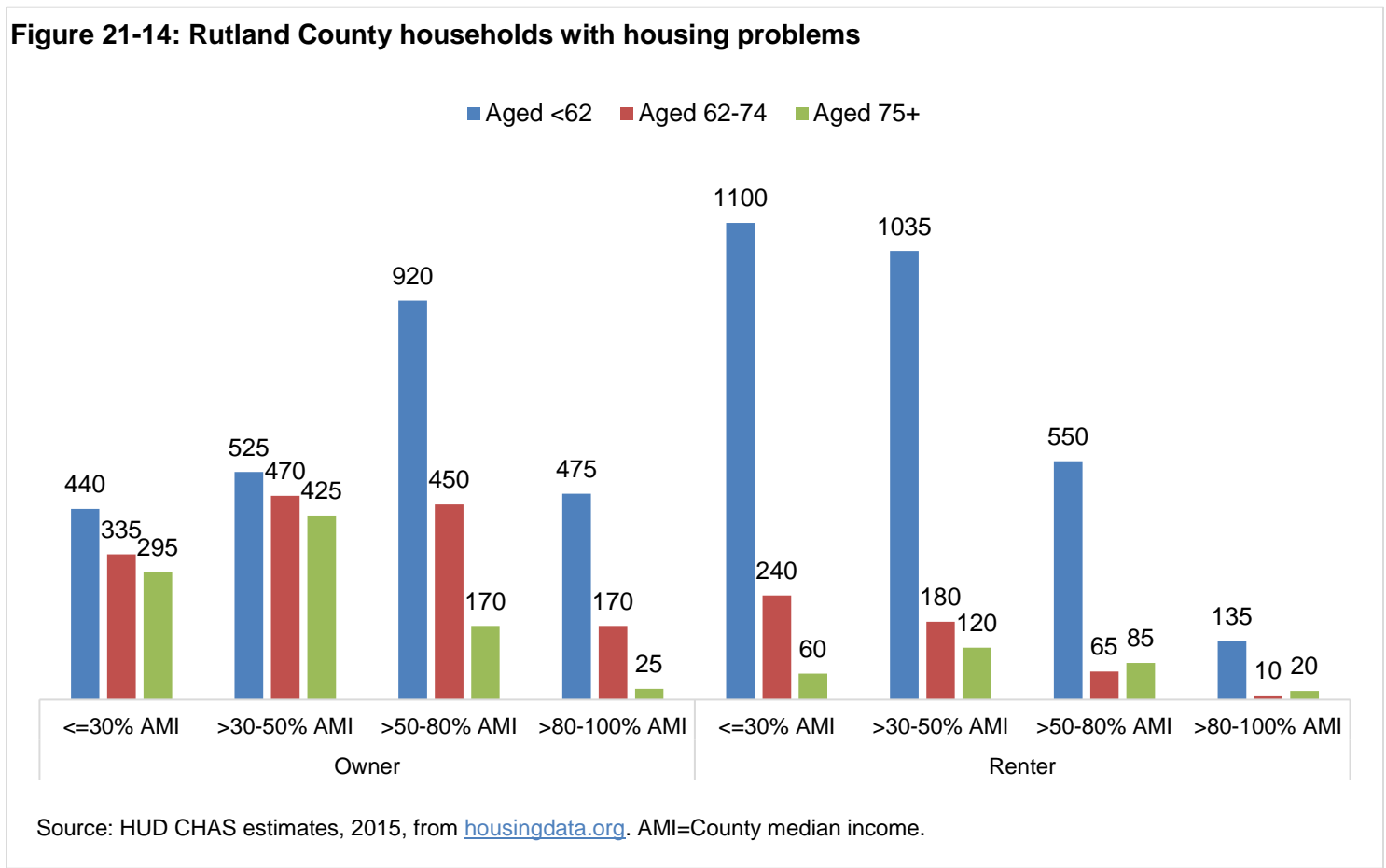
Figure 21-13: Rutland County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Rutland County Renters	3,372	1,694
Rutland County Owners	5,171	2,096

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org

Who faces housing problems most often?

Renters with household income of <30% of median who are younger than 62 are the largest demographic group in Rutland County to experience housing problems. The HUD Comprehensive Housing Affordability Strategy estimates 1,100 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

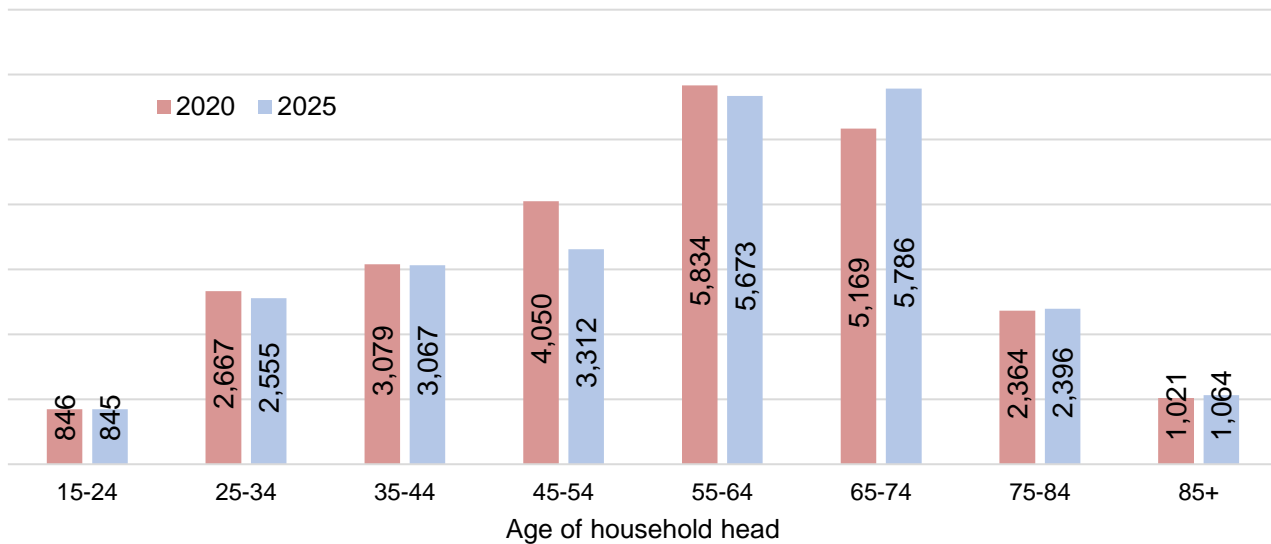


² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

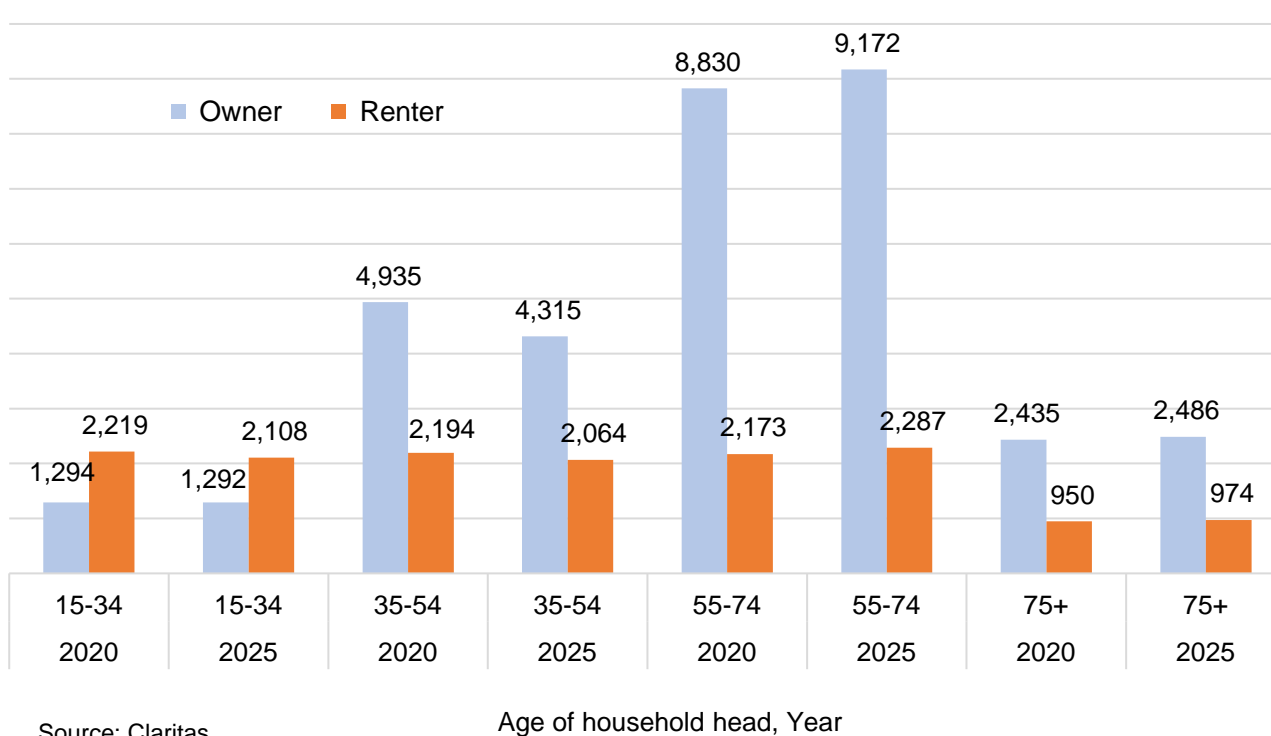
Between 2020 and 2025, the median age of the head of a Rutland County household will inch up from 60 to 62 for owners and 49 to 50 for renters. An estimated 37% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 21-16: Rutland County households by age, 2020-2025



Source: Claritas.

Figure 21-15: Rutland County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Rutland County is expected to increase from \$58,140 to \$62,422 between 2020 and 2025.

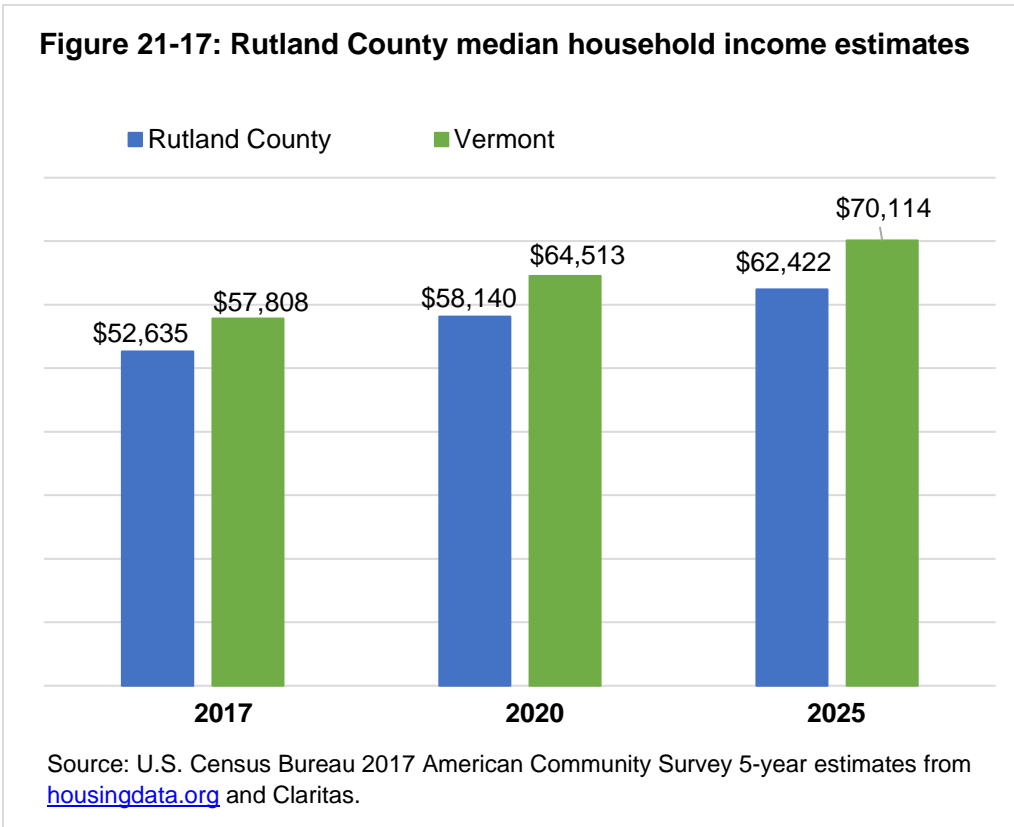


Figure 21-18: Income ranges relative to Rutland County median income, 2020

Median income		\$	58,140
<=30% of median		<=	\$ 17,442
31-50% of median	\$	17,443	- \$ 29,070
51-80% of median	\$	29,071	- \$ 46,512
81-100% of median	\$	46,513	- \$ 58,140
101-120% median	\$	58,141	- \$ 69,768
>120% of median		>	\$ 69,769

Source: Claritas

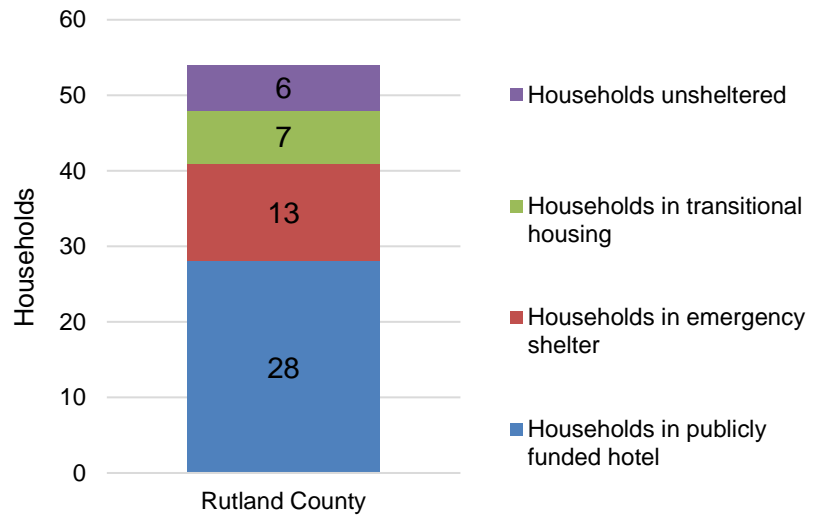
Homelessness

During the 2019 One-Night Count, 96 Rutland County residents experienced homelessness. Emergency shelter visits are extending beyond 84 days.³

Housing quality

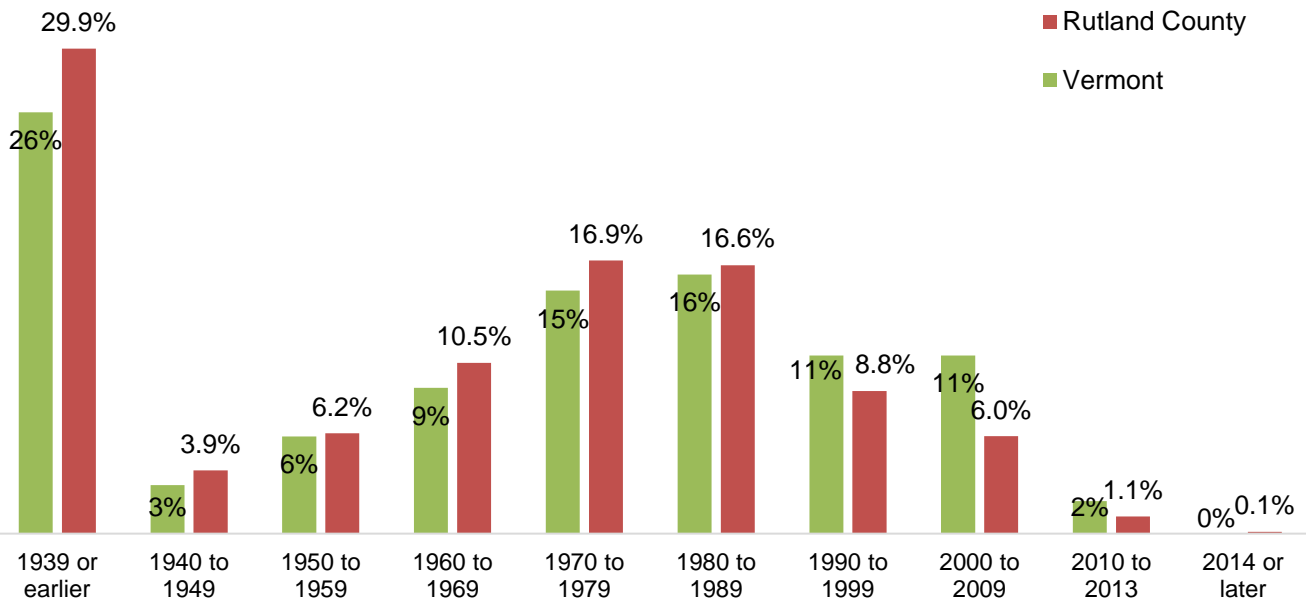
Rutland County has some of the oldest housing stock in the state. The median home was built in 1969⁴ compared to 1974 for the state as a whole. Of all homes in Rutland County, nearly 30% were built prior to 1940 compared to 26% statewide. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 21-19: Shelter status for Rutland County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 21-20: Age of Rutland County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://2017VCEHLocalCoCAssessmentReport)

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Rutland County has 28 mobile home parks and 440 lots. There are 32 vacant lots and a vacancy rate of 7.3%, higher than Vermont's overall lot vacancy rate of 5.2%.⁵ Rutland County has four mobile home parks in the 100 year floodplain as well as two parks in a floodway.⁶ It also has at least one park in poor financial health, which also has significant infrastructure improvement needs.⁷

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁷ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019

Chapter 22 : Washington County

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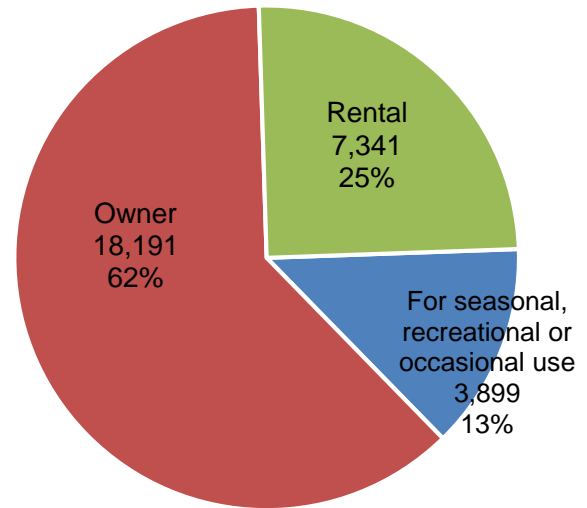
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Total housing stock

Washington County's housing stock consists of 29,431 year-round and seasonal homes.

Figure 22-1: Washington County housing types

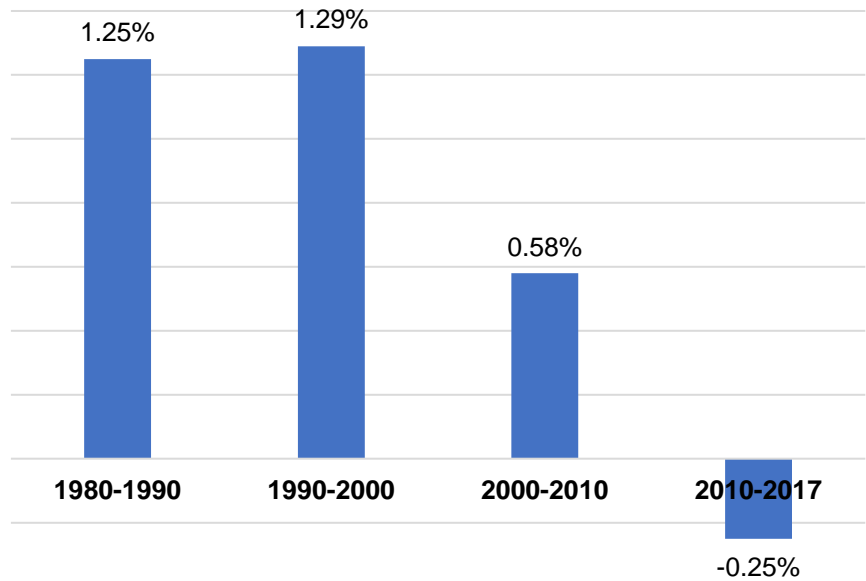


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Washington County's total occupied non-vacation housing stock has been declining at an annual pace of 0.25%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Washington County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 22-2: Average annual change in Washington County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

Figure 22-3: Washington County household growth

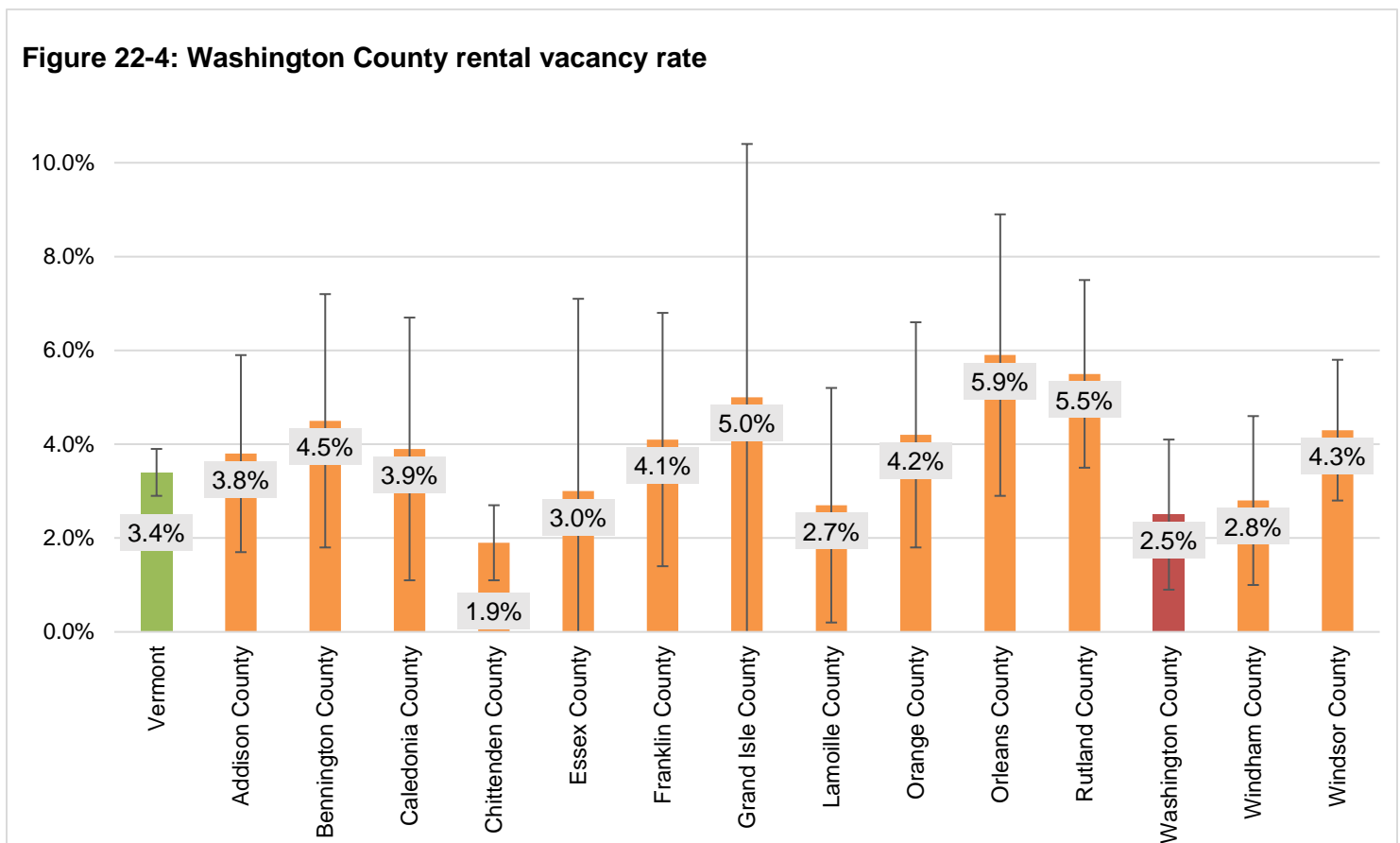
Estimated households in 2020	Projected expansion of households living in county, 2020-2025
24,839	None (decline of 75)

Source: Claritas

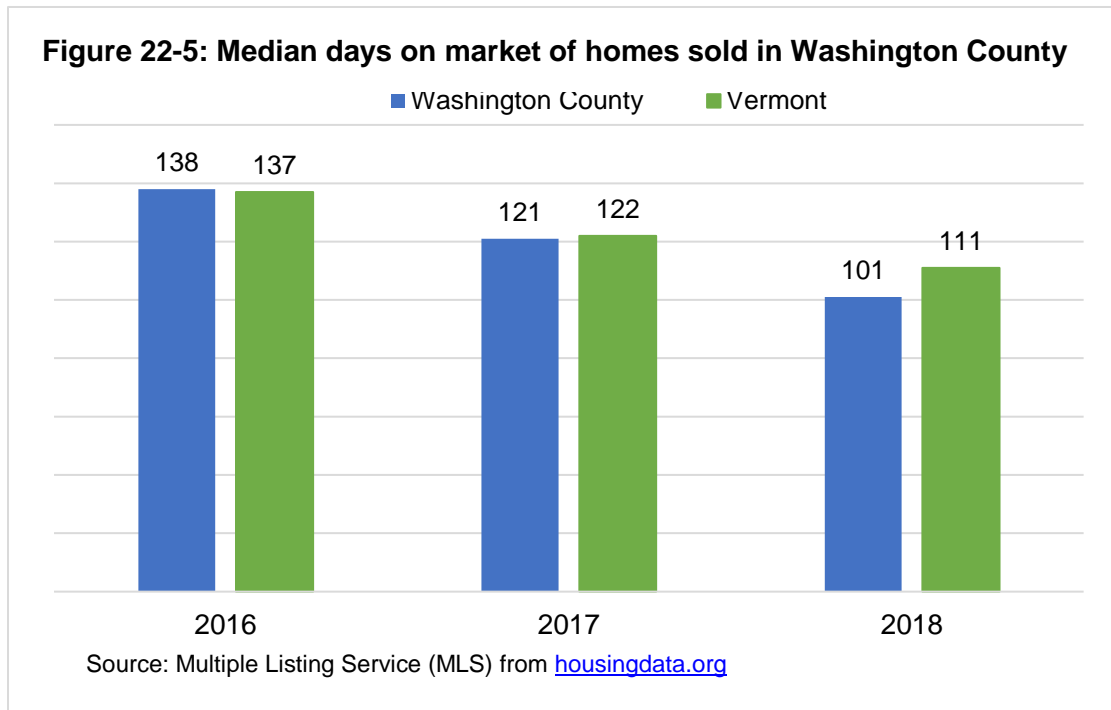
For rent and for sale homes

Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Washington is 2.5%. This is lower than the statewide rate of 3.4%, and the second lowest rental vacancy rate by county. The average days on market of for sale homes in Washington (101 days in 2018) is also lower than the state as a whole.

Figure 22-4: Washington County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.



Short term rentals and vacation home effect on market

About 7% of Vermont’s stock of vacation homes and 9% of its short-term rental homes are located in Washington County. Of all homes in the county, 13% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Washington County was 726 in July 2019--an increase of 1% relative to 2018.

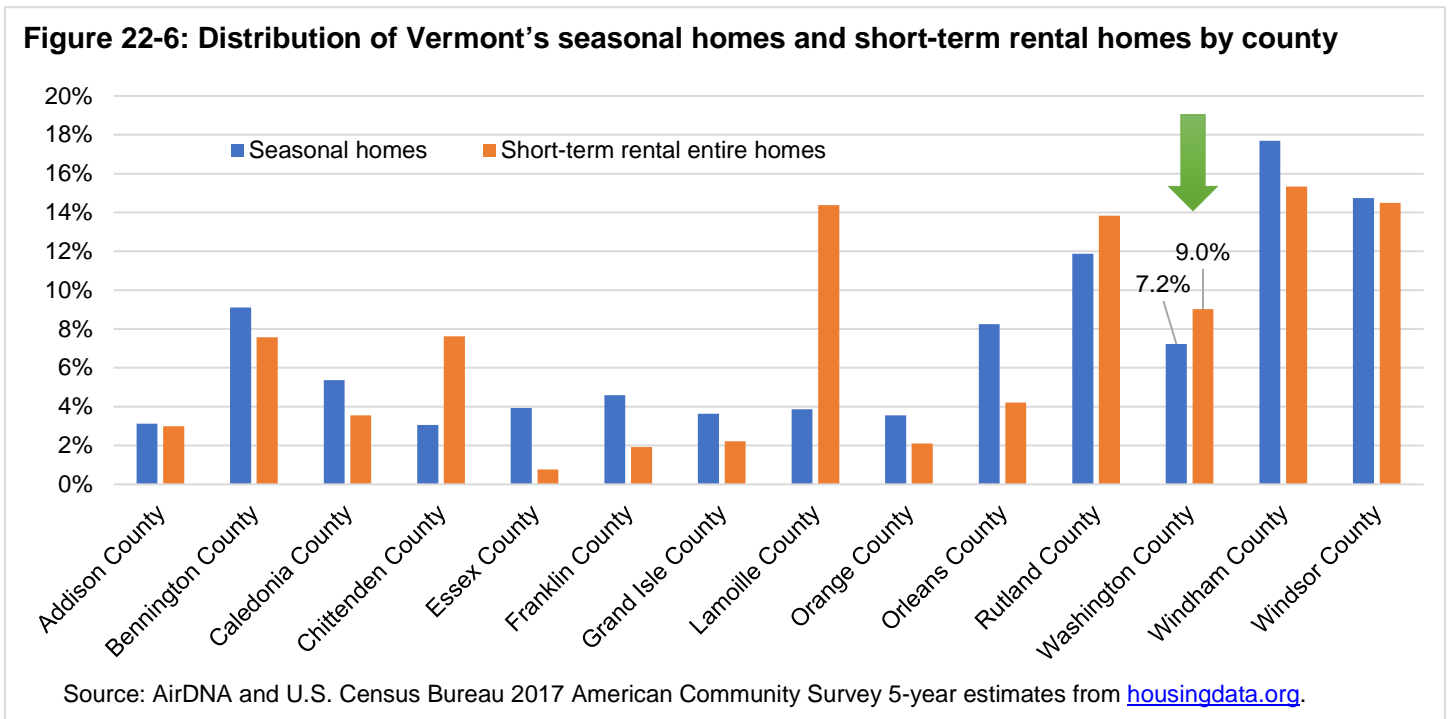


Figure 22-7: Washington County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Washington County	3,899	13%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 22-8: Washington County short-term rental home listings

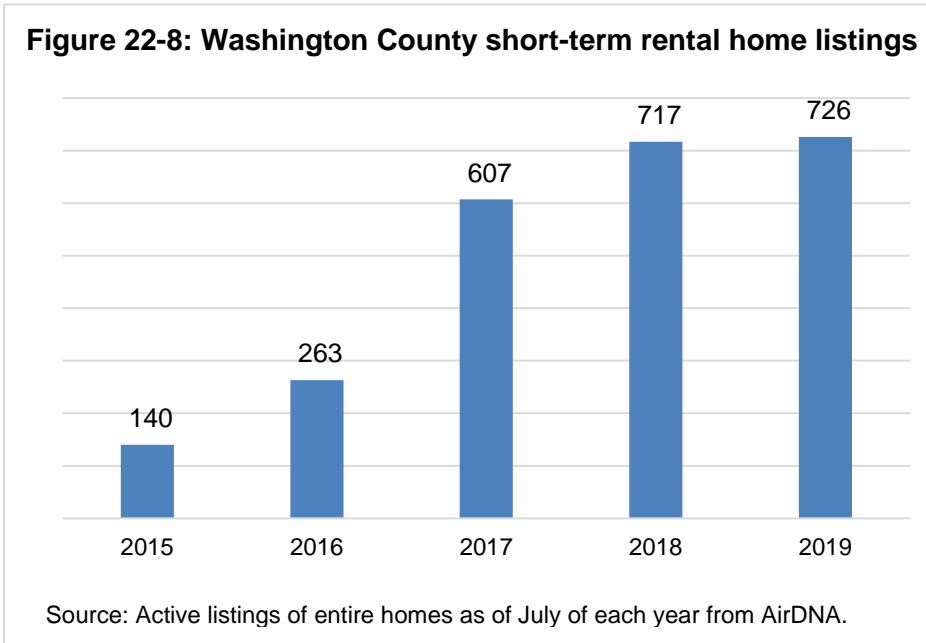


Figure 22-9: Washington County short-term rental snapshot

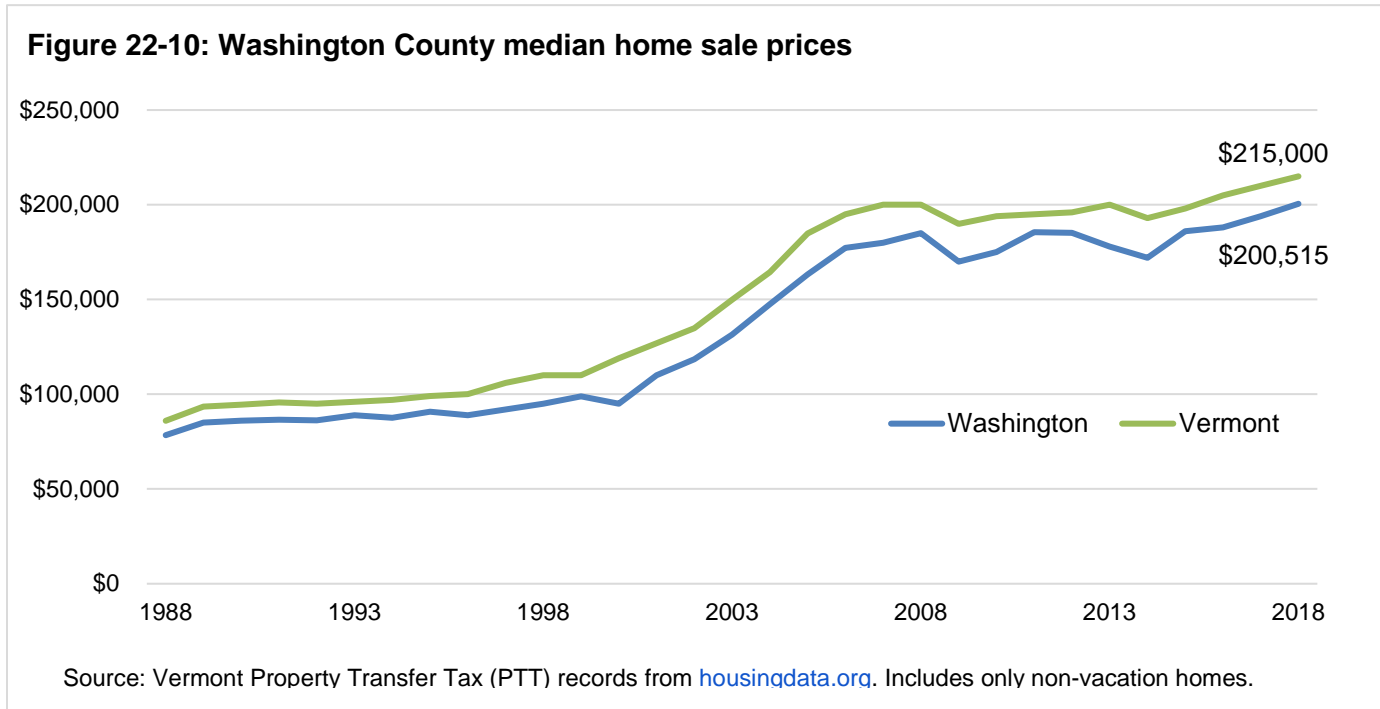
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Washington County	726	71%	1.8%	1%	\$ 160
Vermont	8,041	72%	1.8%	12%	\$ 215

Source: Active listings of entire homes as of July of each year from AirDNA.

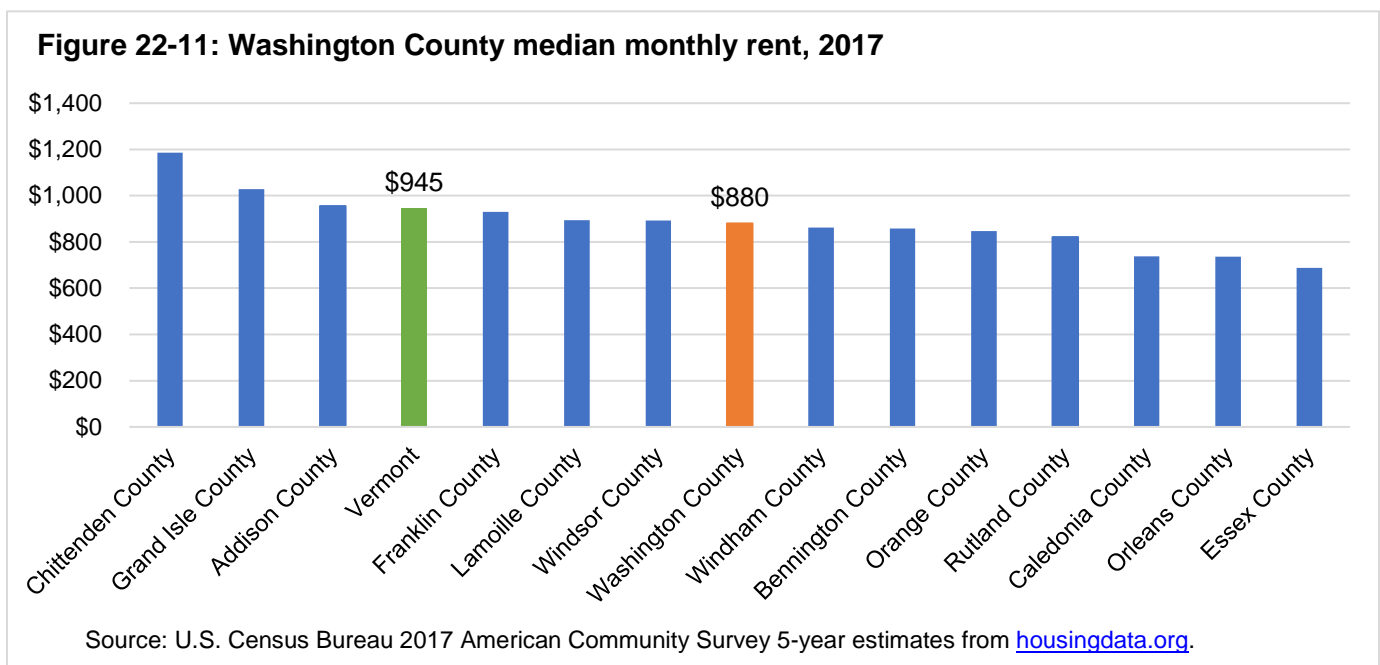
Housing affordability

Home prices and rents

The median sales price of homes sold in Washington County in 2018 was \$200,515--lower than the statewide median of \$215,000.



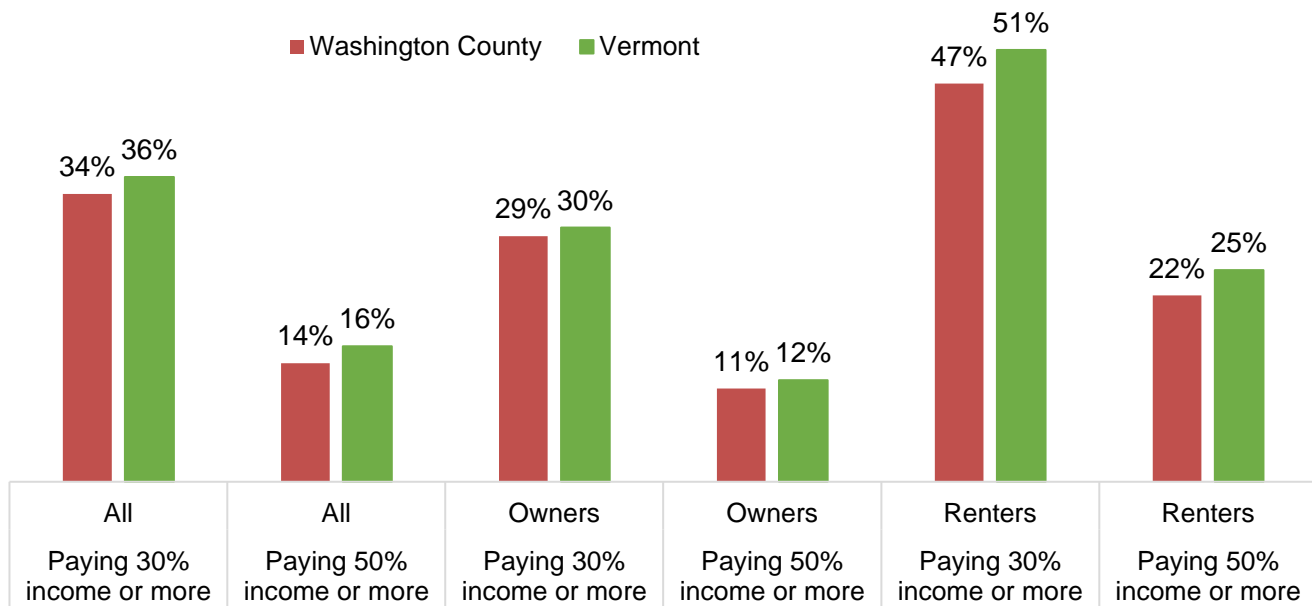
Median gross rent (including utilities) in Washington County was an estimated \$880 per month, which is somewhat less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 34% of all Washington County households pay more than 30% of their income for housing. About 14% of Washington County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 22-12: Washington County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Figure 22-13: Washington County households with high housing costs relative to income

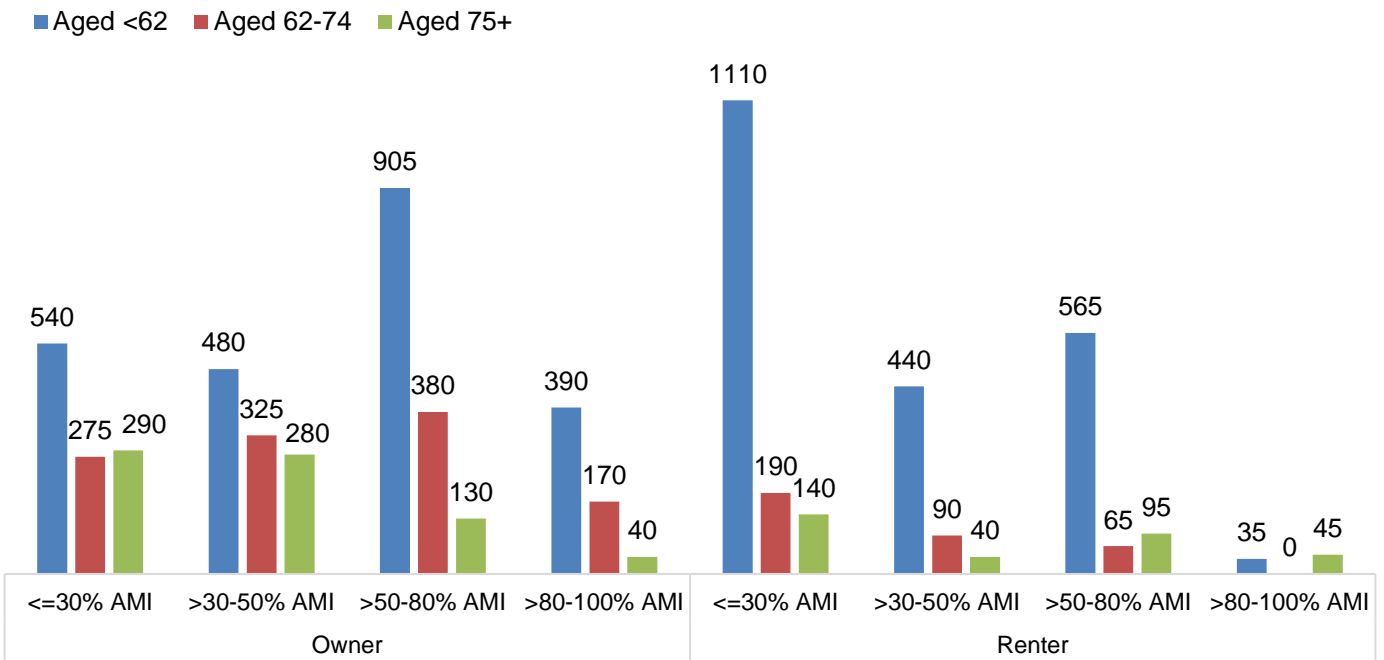
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Washington County Renters	3,056	1,441
Washington County Owners	5,045	2,001

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from housingdata.org.

Who faces housing problems most often?

In Washington County, the largest demographic group experiencing housing problems are renters with household income of <30% of median who are younger than 62. HUD Comprehensive Housing Affordability Strategy estimates 1,110 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

Figure 22-14: Washington County households with housing problems



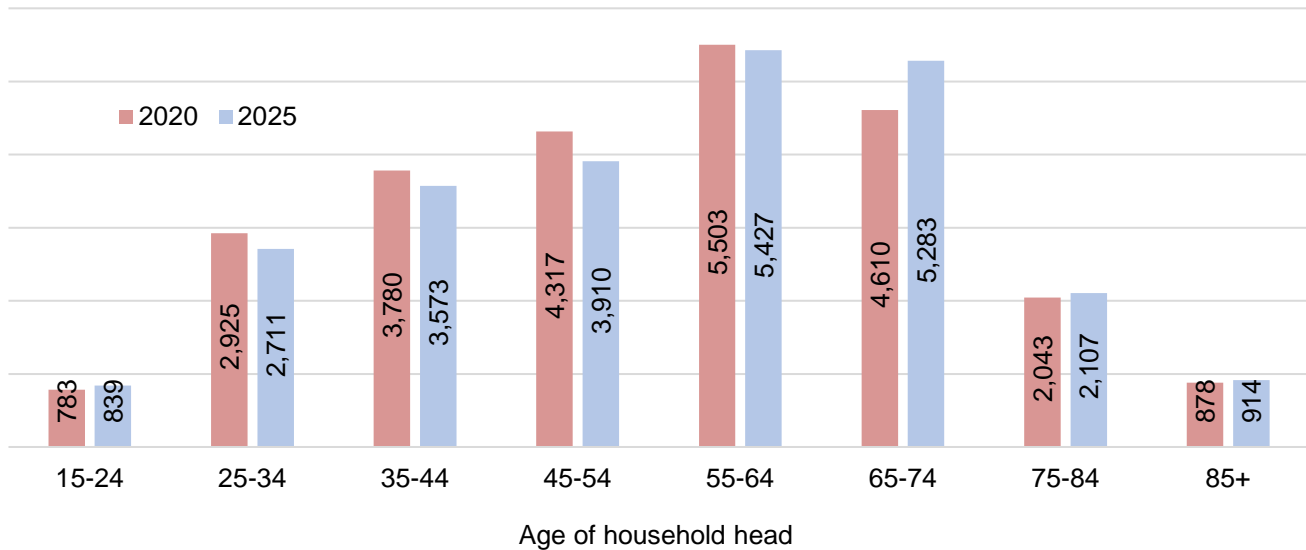
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

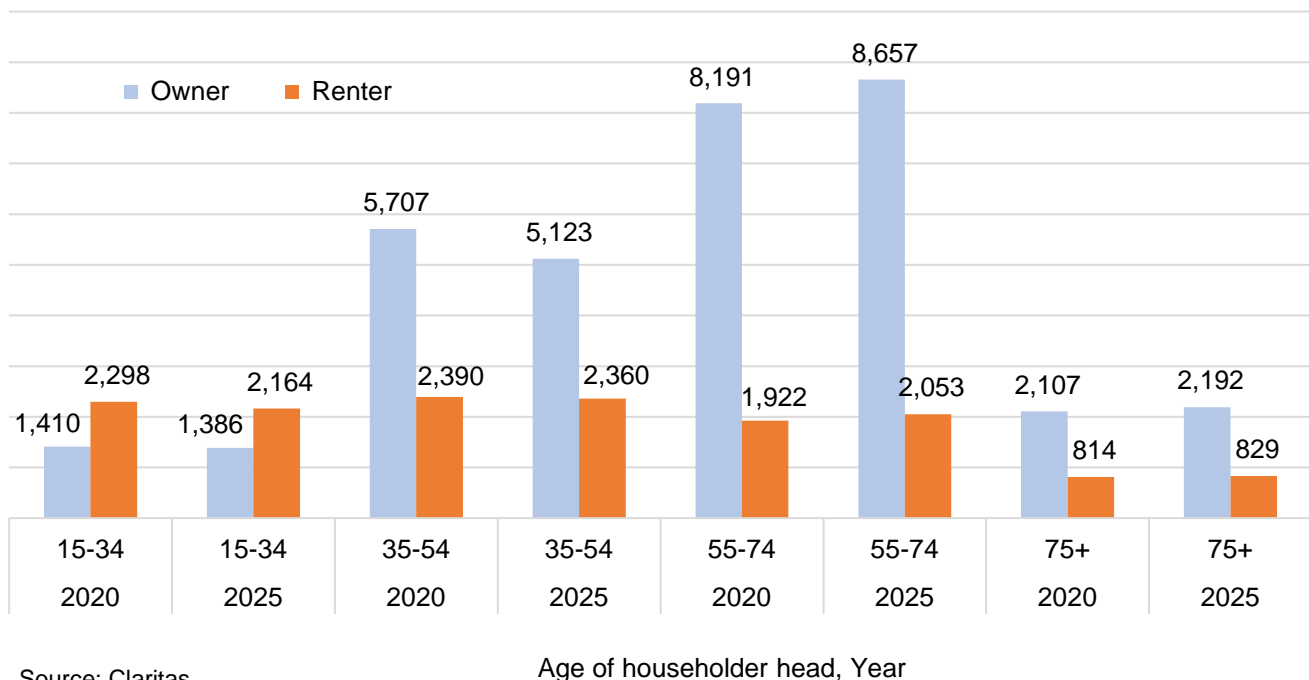
Between 2020 and 2025, the median age of the head of a Washington County household will inch up from 59 to 60 for owners and 46 to 47 for renters. An estimated 34% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 22-15: Washington County households by age, 2020-2025



Source: Claritas.

Figure 22-16: Washington County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Washington County is expected to increase from \$68,321 to \$74,763 between 2020 and 2025.

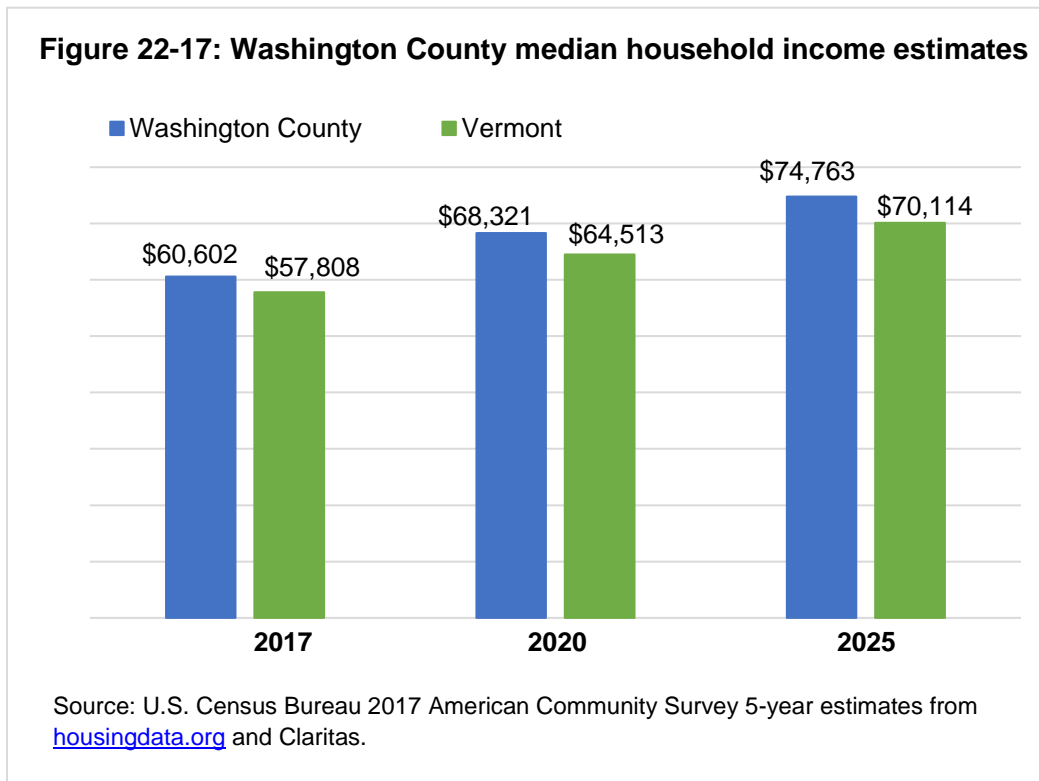


Figure 22-18: Income ranges relative to Washington County median income, 2020

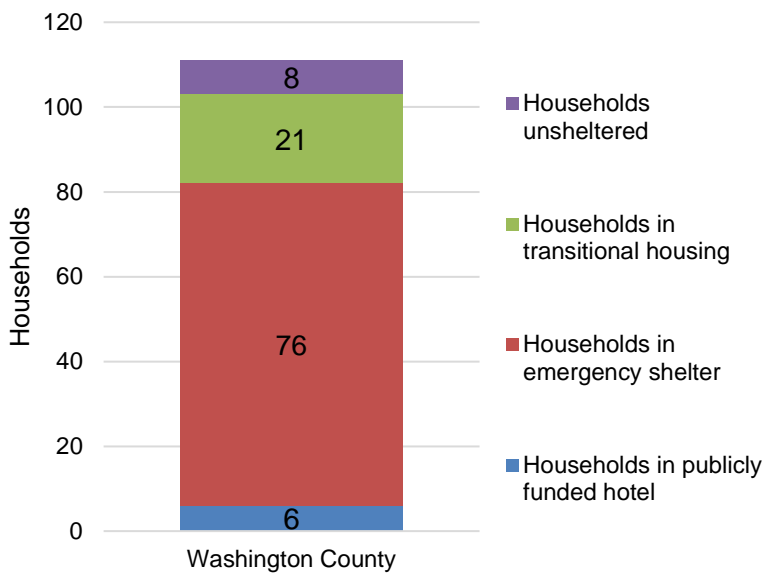
Median income		\$	68,321
<=30% of median		<=	\$ 20,496
31-50% of median	\$	20,497 -	\$ 34,161
51-80% of median	\$	34,162 -	\$ 54,657
81-100% of median	\$	54,658 -	\$ 68,321
101-120% median	\$	68,322 -	\$ 81,985
>120% of median		>	\$ 81,986

Source: Claritas

Homelessness

During the 2019 one-night count, 141 Washington County residents experienced homelessness. Washington County has the third largest concentration of clients experiencing chronic homelessness (10%). According to the 2017 VCEH report, local service providers attribute high expenses for hotel stays to a lack of subsidized housing which makes it hard for families to move beyond shelter. Local providers also pointed to a gap between stays in the shelter and housing which makes it difficult to free up space in emergency shelters³.

Figure 22-19: Shelter status for Washington County homeless households



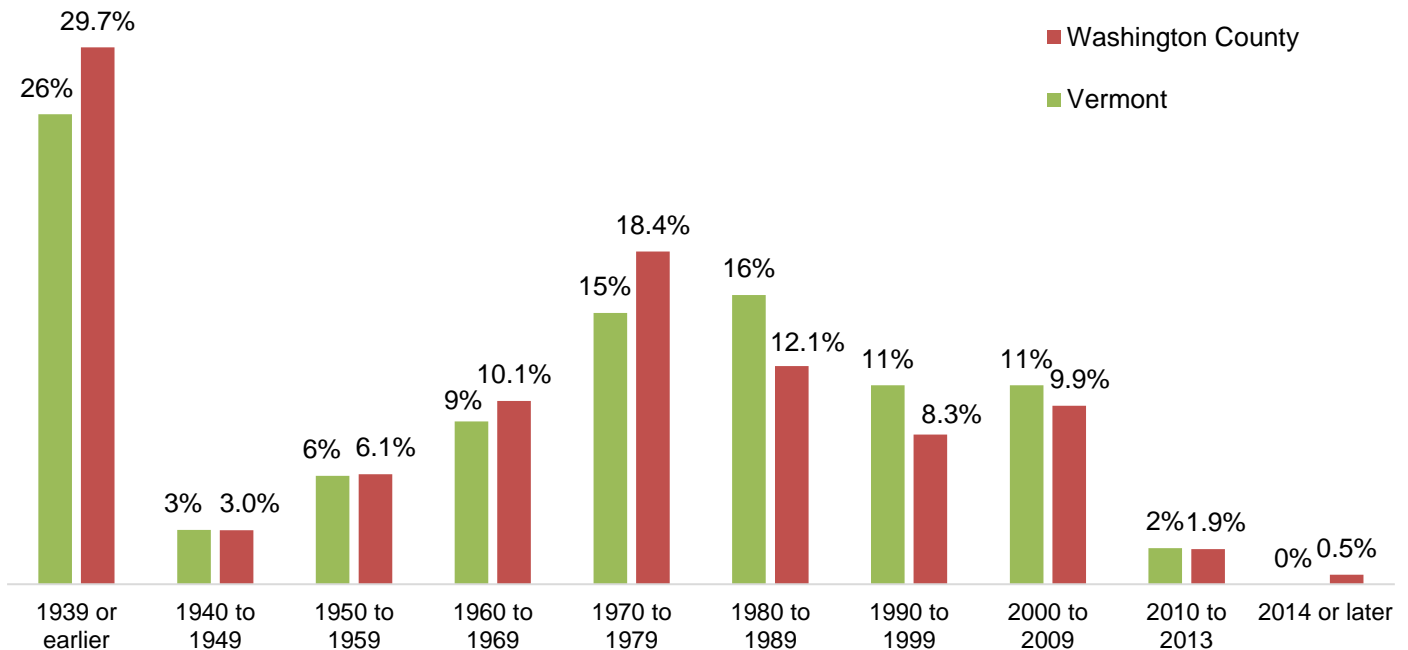
Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](#)

Housing quality

The median home in Washington County was built in 1971⁴ compared to 1974 for the state as a whole. An estimated 29.7% homes were built prior to 1940, the largest percentage of older homes in the state. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 22-20: Age of Washington County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

Homes in mobile home parks

Washington County has 24 mobile home parks and 600 lots. There are 54 vacant lots and a 9% vacancy rate, which is substantially higher than Vermont’s overall lot vacancy rate of 5.2%.⁵ Washington County has six mobile home parks located in floodways.⁶

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

⁵ Vermont Department of Housing & Community Development, Mobile Home Park Registration Summary, 2019

⁶ Vermont Housing & Conservation Board and John Ryan, Development Cycles, “Sustainability Assessment of Affordable Mobile Home Parks in Vermont”, 2019

Chapter 23 : Windham County

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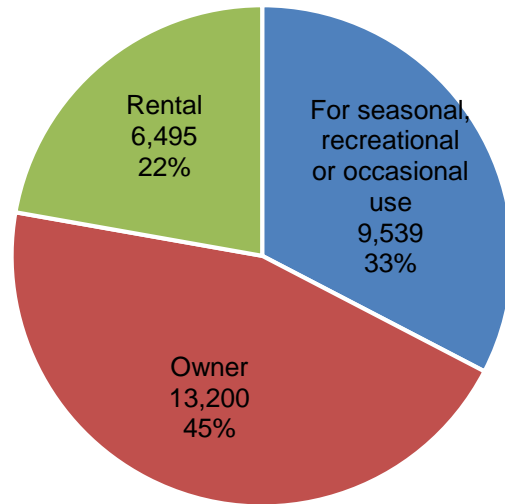
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Total housing stock

Windham County’s housing stock consists of 29,234 year-round and seasonal homes.

Figure 23-1: Windham County housing types

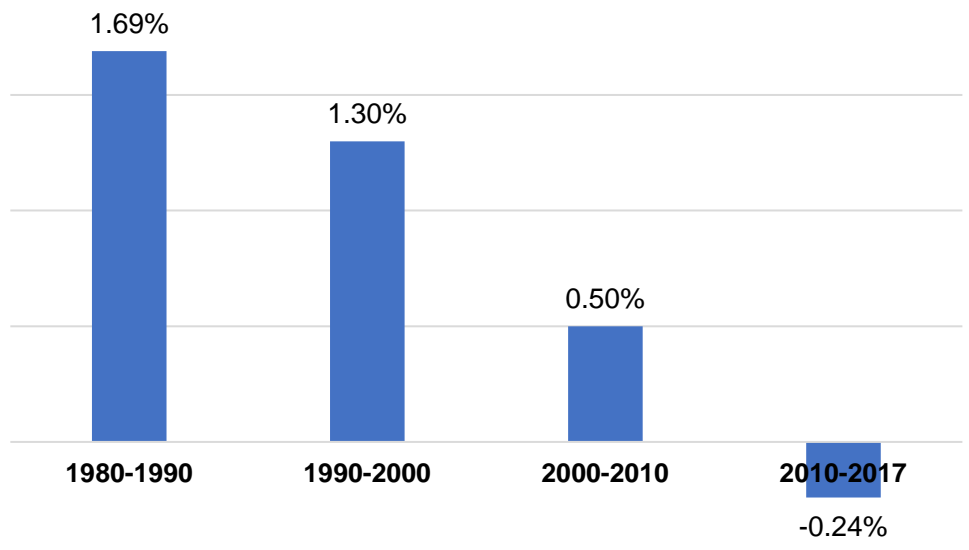


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

Since 2010, Windham County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.24%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Windham County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 23-2: Average annual change in Windham County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

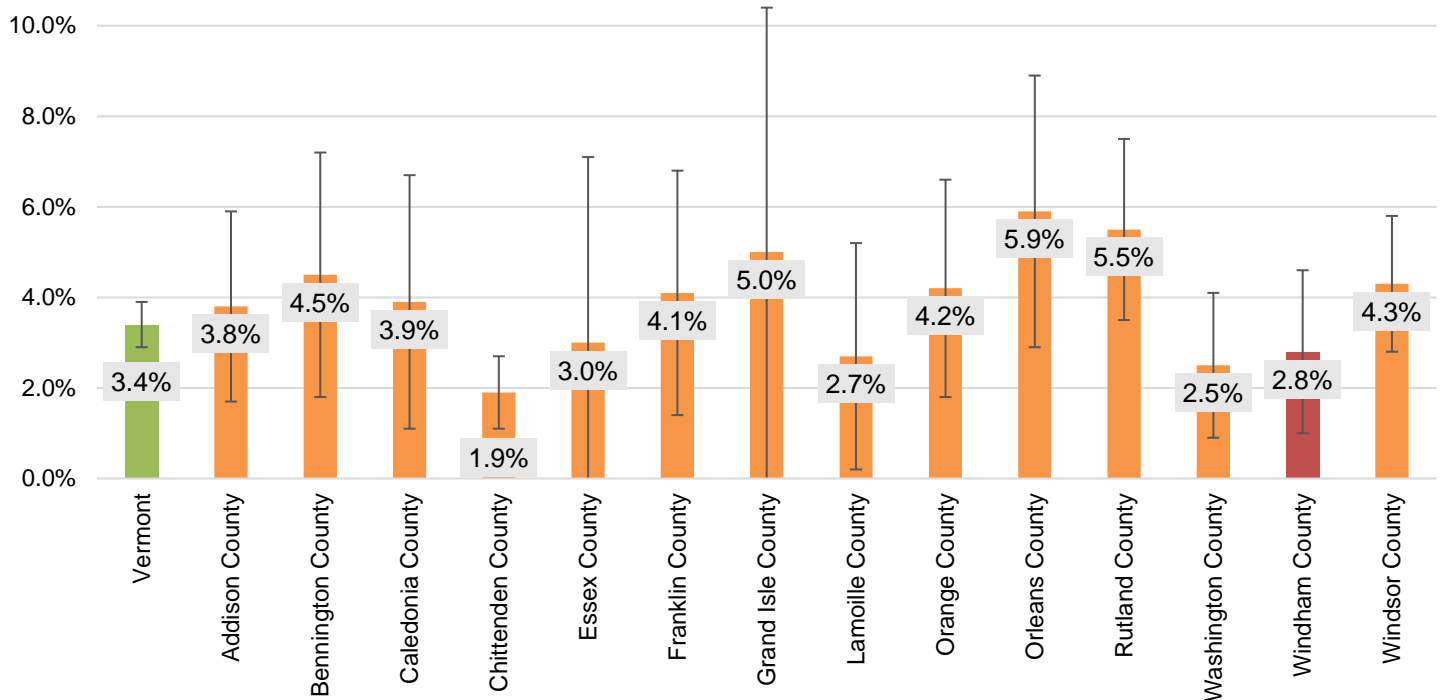
Figure 23-3: Windham County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025
18,743	None (decline of 208)
Source: Claritas	

For rent and for sale homes

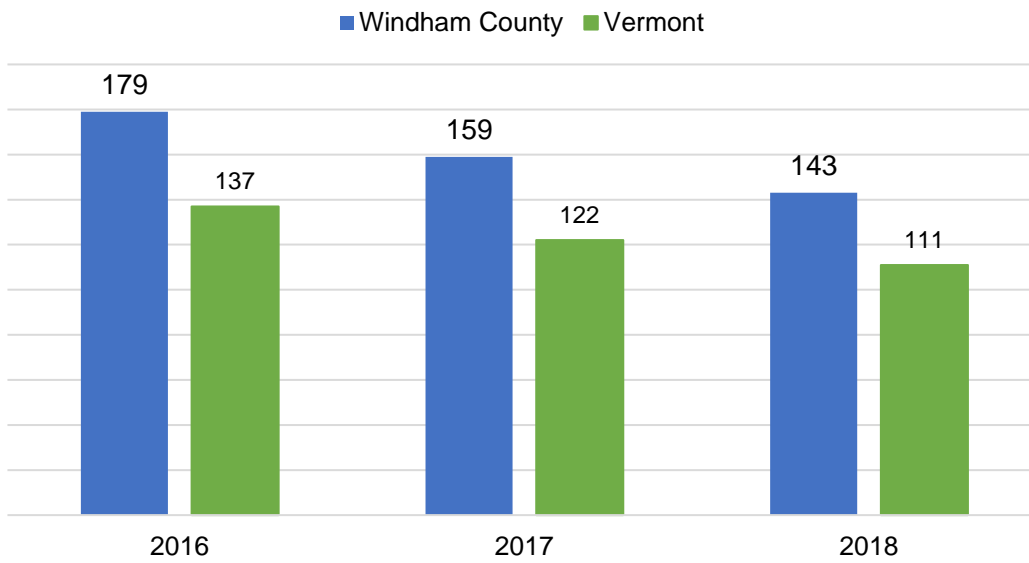
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Windham is 2.8%-- lower than the statewide rate of 3.4%. However, the average days on market of for sale homes in Windham (143 days in 2018) is higher than the state as a whole.

Figure 23-4: Windham County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 23-5: Median days on market of homes sold in Windham County

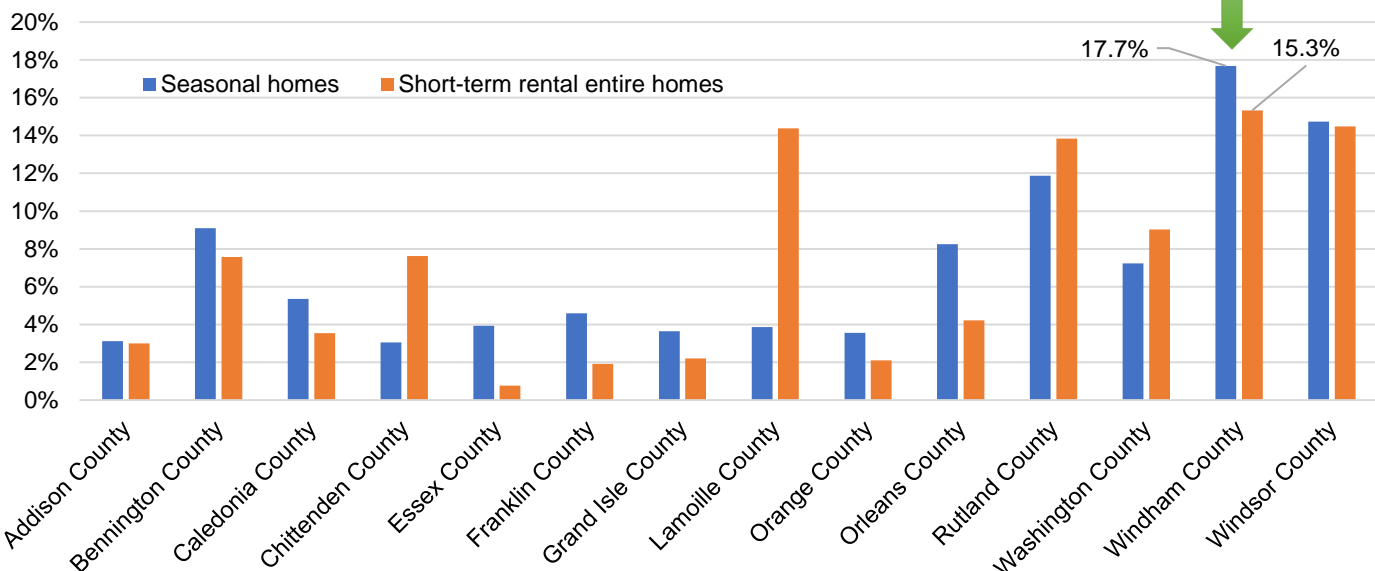


Source: Multiple Listing Service (MLS) from housingdata.org

Short term rentals and vacation home effect on market

About 18% of Vermont’s stock of vacation homes and 15% of its short-term rental homes are located in Windham County. Of all homes in the county, 33% are vacation (seasonal) homes and 3% are consistently used as short-term rentals. The number of short-term rental homes in Windham County was 1,233 in July 2019--an increase of 15% relative to 2018.

Figure 23-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Figure 23-7: Windham County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Windham County	9,539	33%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 23-8: Windham County short-term rental home listings

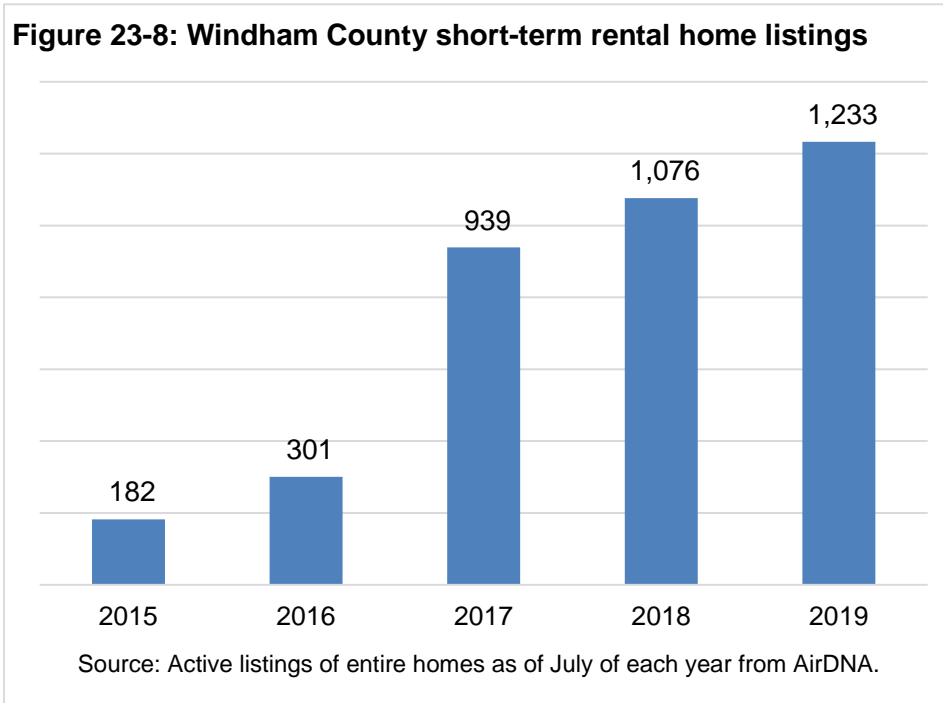


Figure 23-9: Windham County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Windham County	1,233	64%	2.7%	15%	\$ 250
Vermont	8,041	72%	1.8%	12%	\$ 215

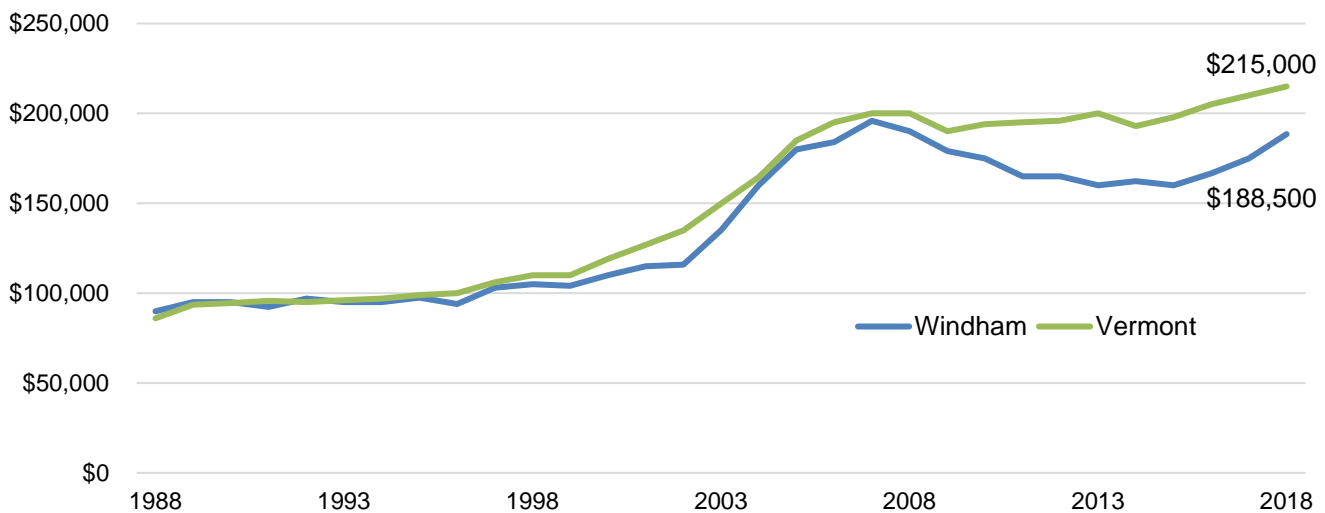
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Windham County in 2018 was \$188,500--lower than the statewide median of \$215,000.

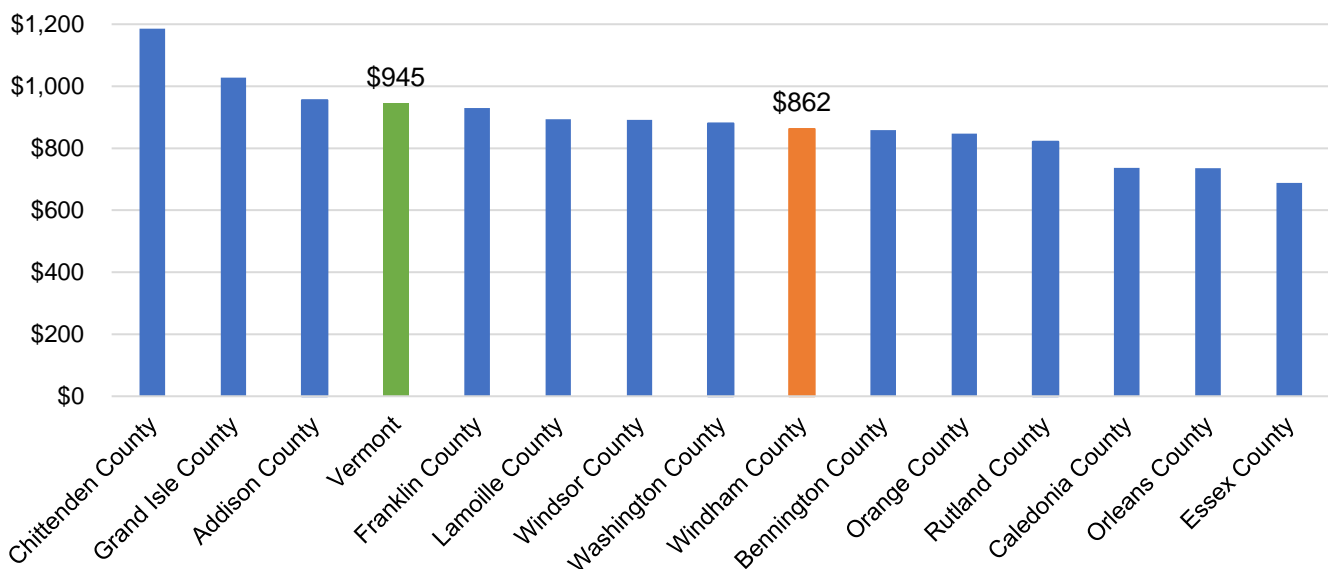
Figure 23-10: Windham County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Windham was an estimated \$862 per month, lower than the statewide median of \$945.

Figure 23-11: Windham County median monthly rent, 2017

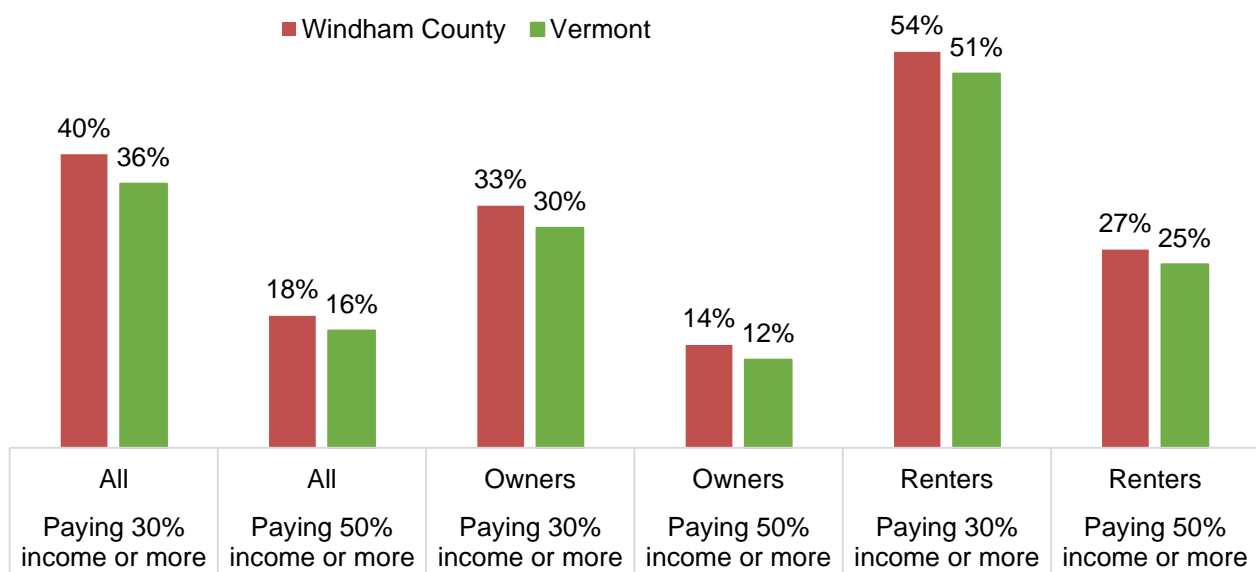


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Higher than the rest of the state, 40% of all Windham County households pay more than 30% of their income for housing. About 18% of Windham households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 23-12: Windham County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

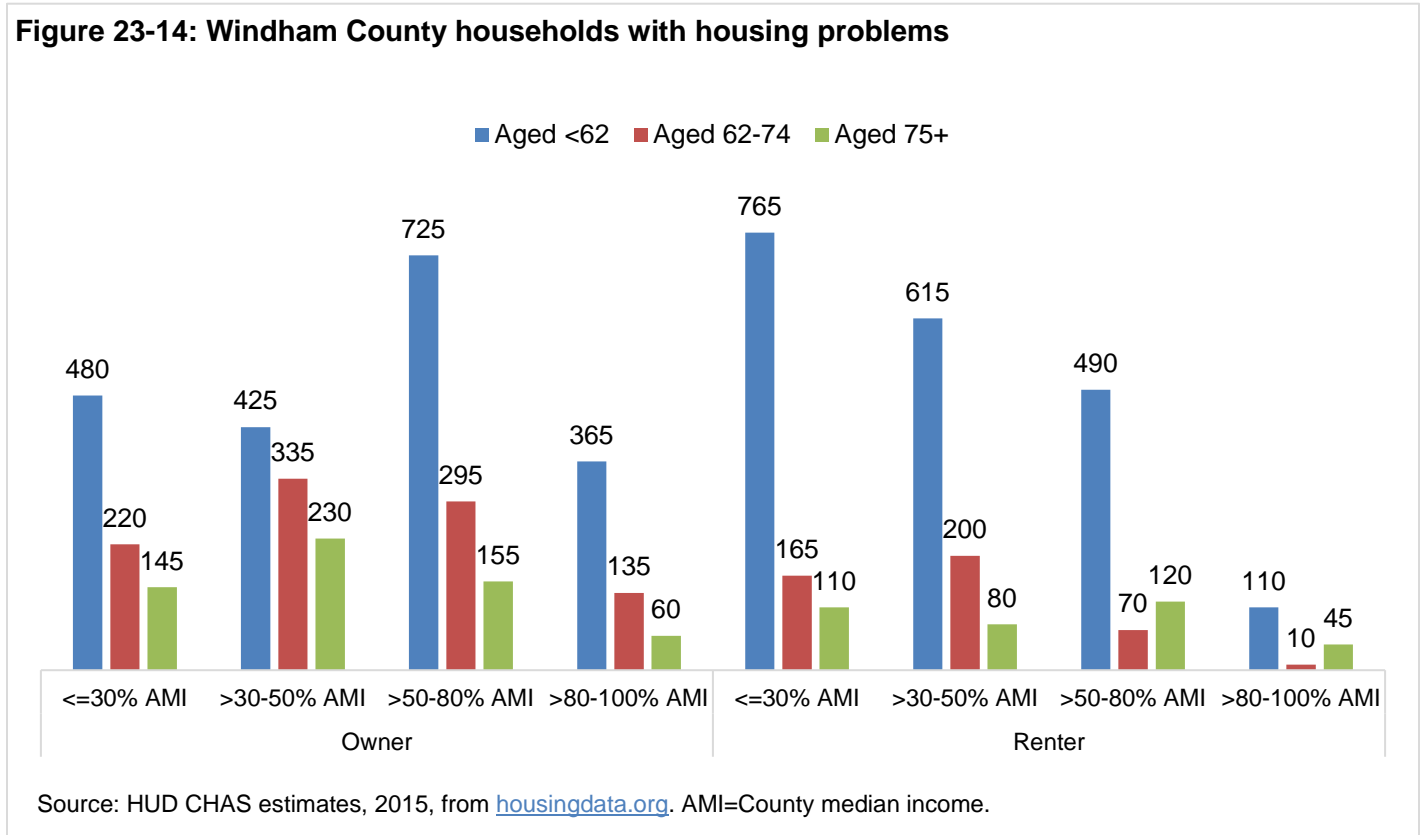
Figure 23-13: Windham County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Windham County Renters	3,101	1,557
Windham County Owners	4,275	1,739

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Renters with household income of <30% of median who are younger than 62 are the largest demographic group with housing problems in Windham County. The HUD Comprehensive Housing Affordability Strategy estimates, 765 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².



² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

Between 2020 and 2025, the median age of the head of a Windham County household will inch up from 61 to 62 for owners and 48 to 49 for renters. An estimated 37% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 23-16: Windham County households by age, 2020-2025

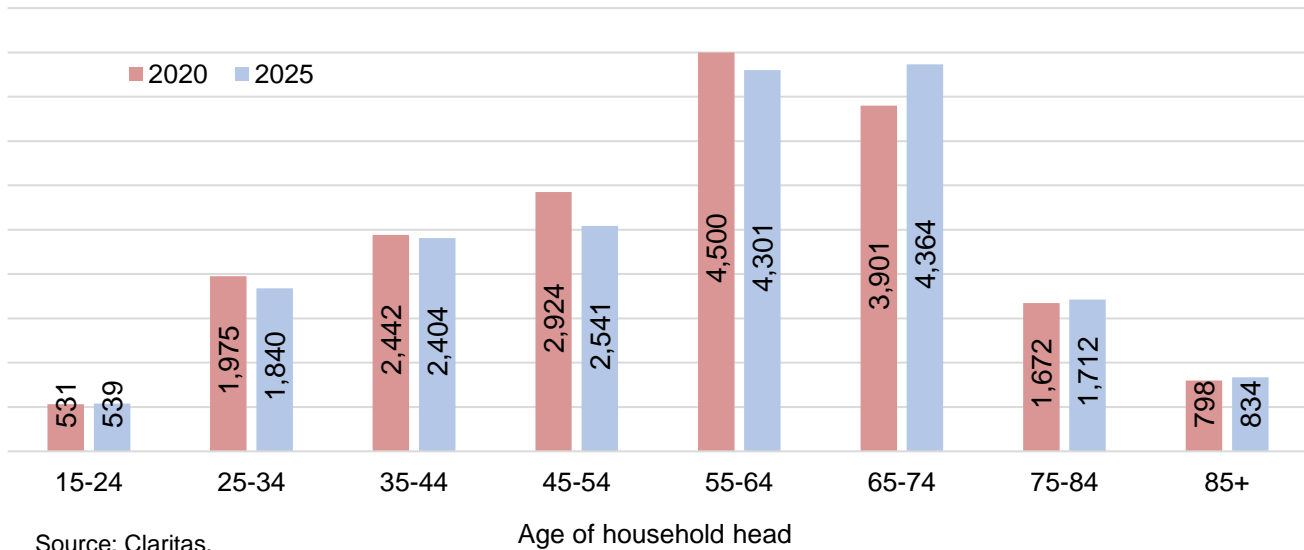
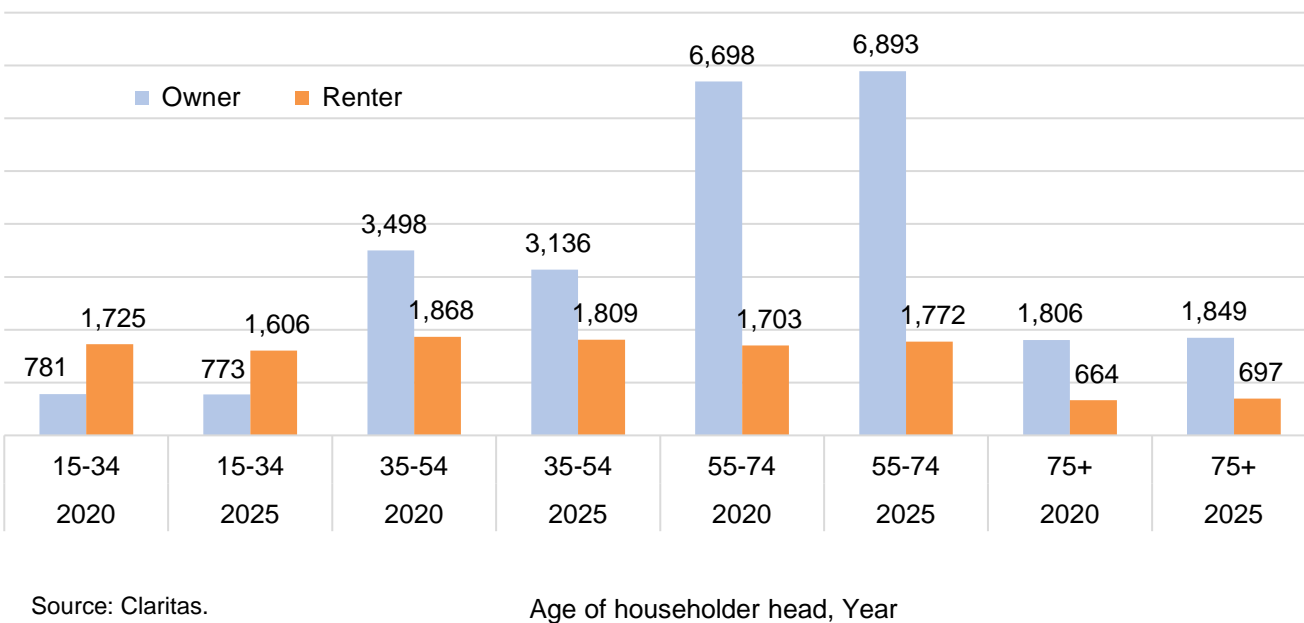


Figure 23-15: Windham County households by age and tenure, 2020-2025



Household income

The median income among all households in Windham County is expected to increase from \$55,773 to \$59,328 between 2020 and 2025.

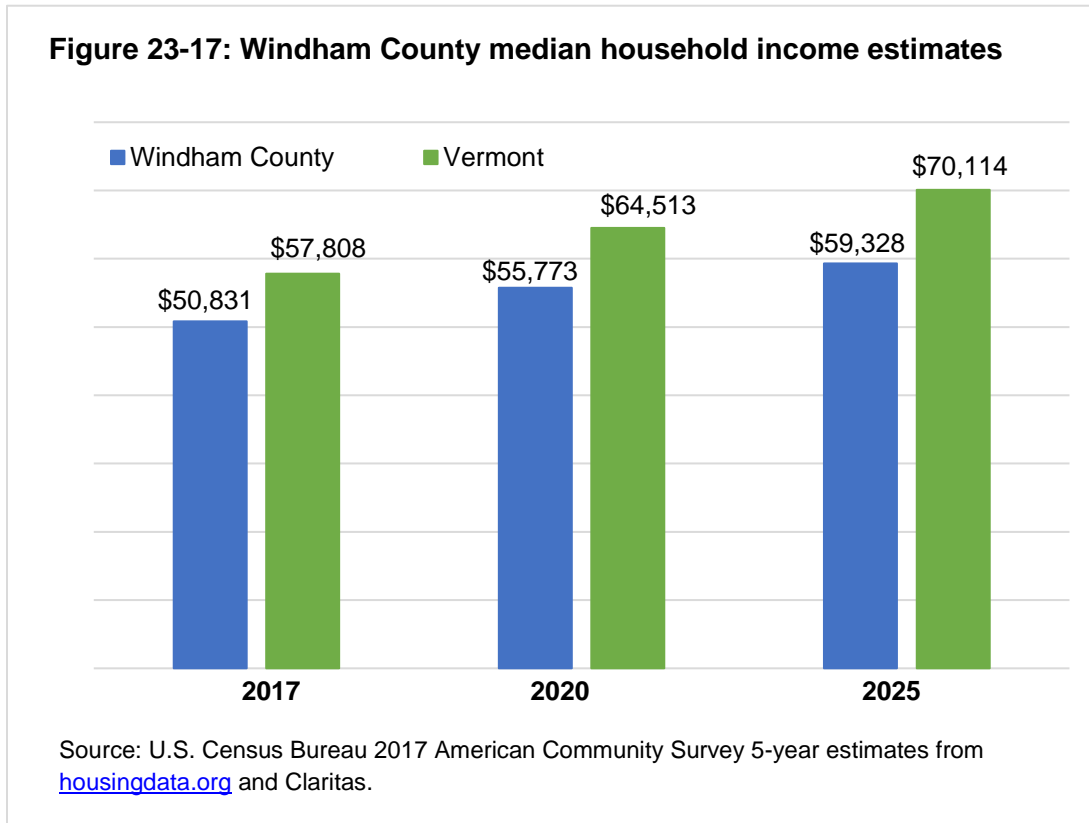


Figure 23-18: Income ranges relative to Windham County median income, 2020

Median income		\$	55,773
<=30% of median	<=	\$	16,732
31-50% of median	\$ 16,733 -	\$	27,886
51-80% of median	\$ 27,887 -	\$	44,618
81-100% of median	\$ 44,619 -	\$	55,773
101-120% median	\$ 55,774 -	\$	66,927
>120% of median	>	\$	66,928

Source: Claritas

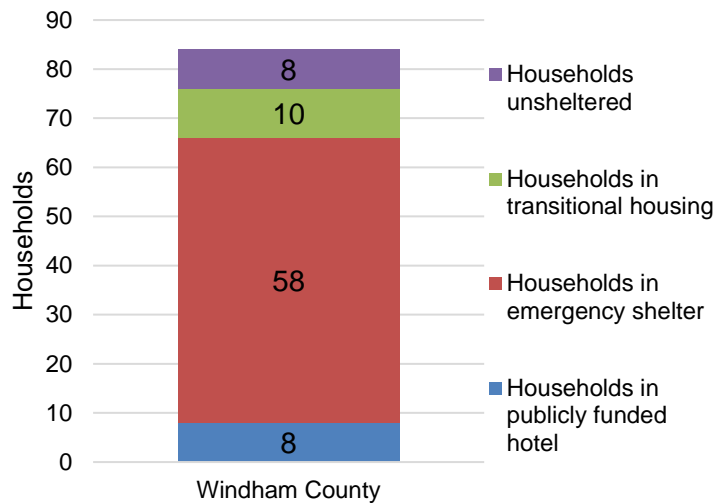
Homelessness

During the 2019 One-Night Count, 98 Windham County residents experienced homelessness. Windham County ranks second in the state for the highest concentration of clients with chronic homelessness (12%) according to the 2017 Homeless Management Information System assessment report.³ A lack of housing and vouchers makes it hard to move people out of shelters. This results in shelter stays upwards of 12 months, according to the Vermont Coalition to End Homelessness.⁴

Housing quality

Of all homes in Windham County, an estimated 27.2% were built prior to 1940--somewhat more than the statewide average. The median home was built in 1973⁵.

Figure 23-19: Shelter status for Windham County homeless households



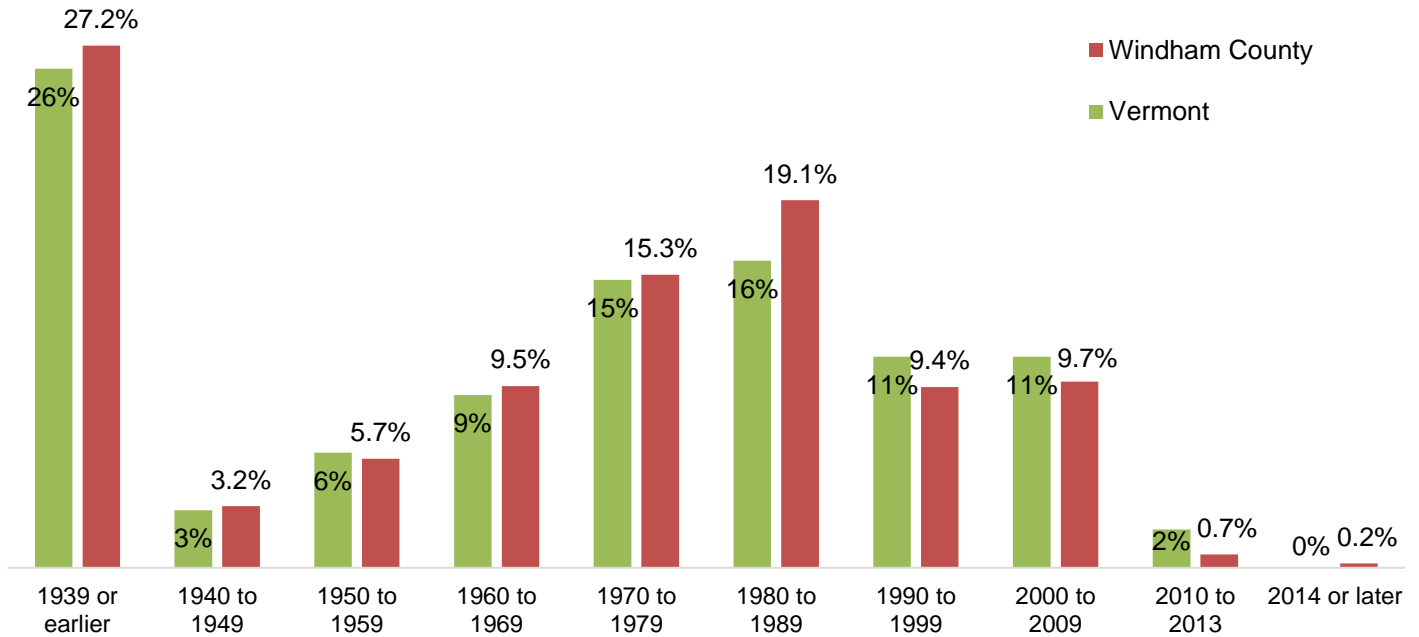
Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

³ Institute for Community Alliances, [2017 Annual Report – HMIS](#).

⁴ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](#)

⁵ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Figure 23-20: Age of Windham County housing stock



Homes in mobile home parks

Windham County has 16 mobile home parks and 499 lots. There are 15 vacant lots and a 3% vacancy rate, considerably lower than Vermont’s overall lot vacancy rate of 5.2%.⁶ Windham County has three parks located in 100-year floodplains and four in floodways.⁷ Windham County has at least two parks that contain units that were built prior to 1976, are of poor quality and possess the risk of abandonment/unmarketability. This combination of factors heightens the risk that the park may struggle with attracting residents, increasing its financial vulnerability. In addition, there is at least one mobile home park in Windham County in need of major capital improvements.⁸

⁶ Vermont Department of Housing & Community Development, Mobile Home Park Registration Summary, 2019

⁷ Vermont Department of Housing & Community Development, Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁸ Vermont Housing & Conservation Board and John Ryan, Development Cycles, “Sustainability Assessment of Affordable Mobile Home Parks in Vermont”, 2019

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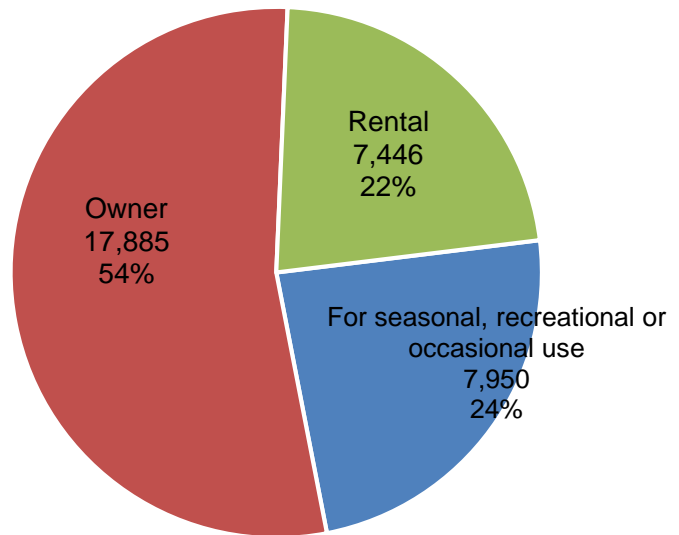
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Total housing stock

Windsor County’s housing stock consists of 33,281 year-round and seasonal homes.

Figure 24-1: Windsor County housing types

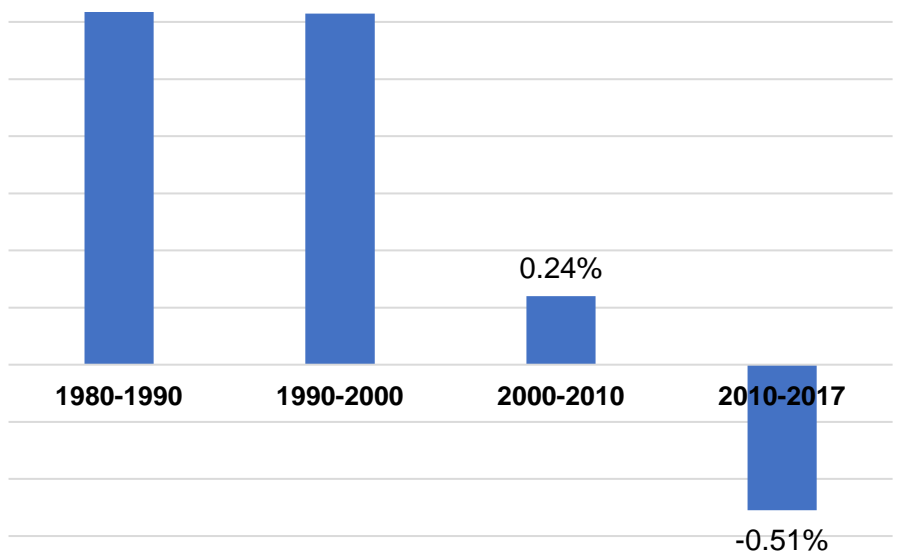


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from housingdata.org.

Pace of housing and population growth

The number of homes in Windsor County has been declining at an estimated annual rate of 0.51%¹ since 2010, compared to a growth rate of 0.16% for the state. However, the number of new households living in Windsor over the next 5 years is projected to remain stable, increasing by roughly 10 households by 2025.

Figure 24-2: Average annual change in Windsor County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from housingdata.org.

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

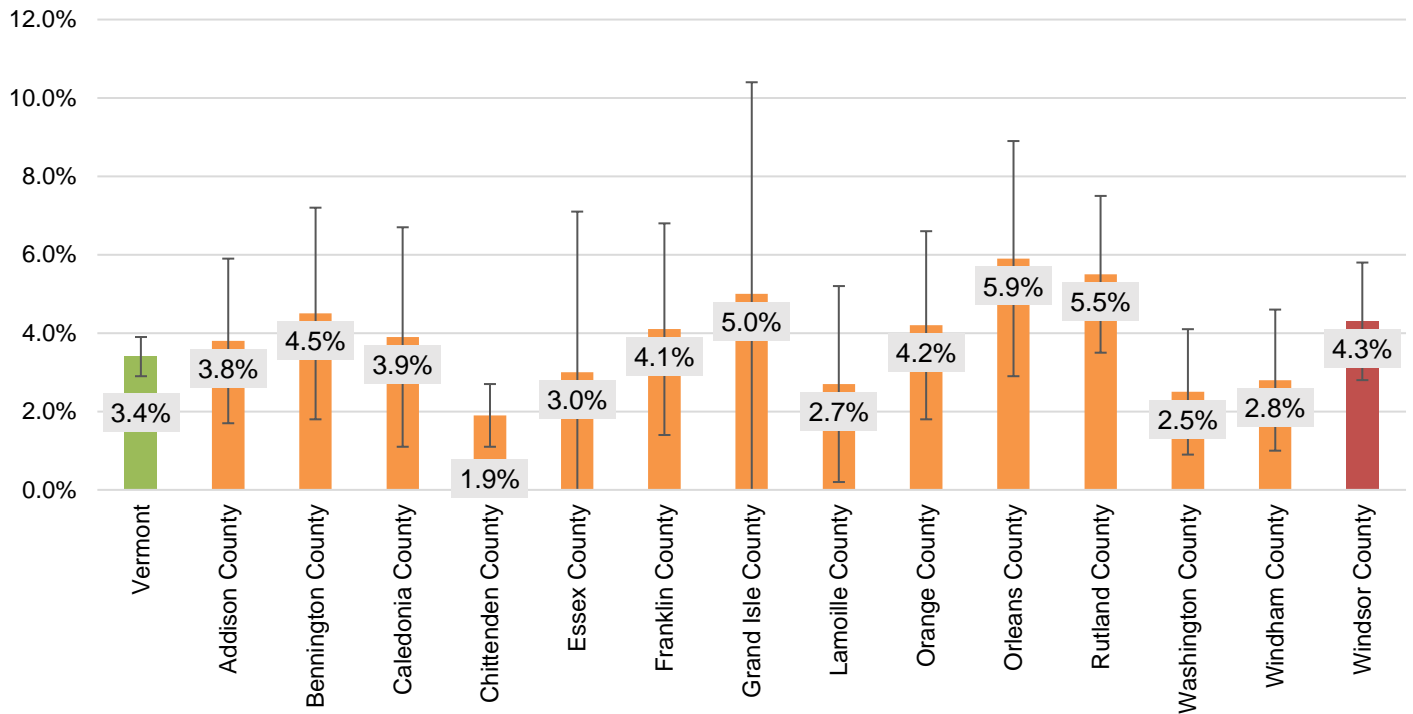
Figure 24-3: Windsor County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025
24,653	10
Source: Claritas	

For rent and for sale homes

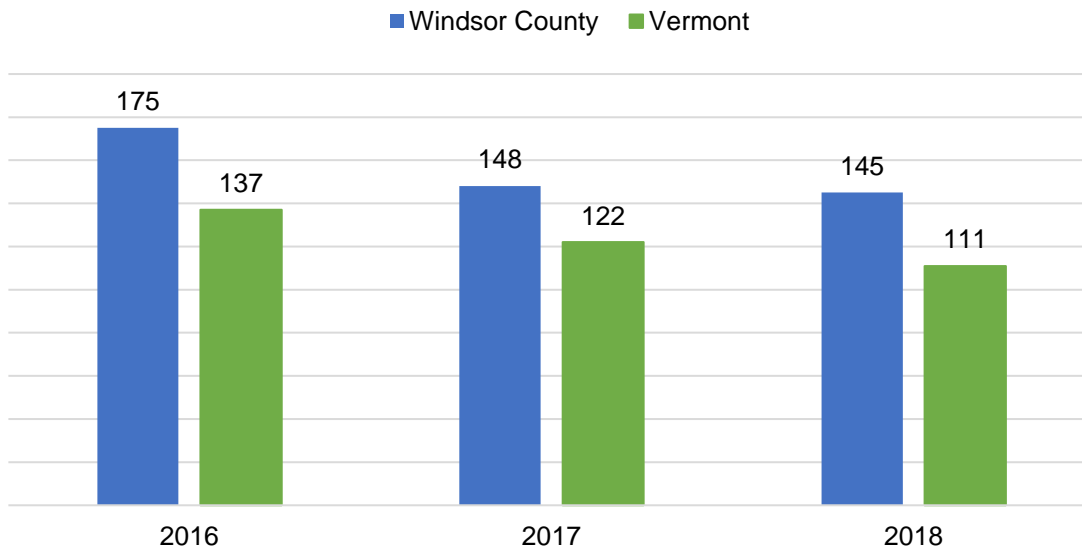
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Windsor County is 4.3%, which is higher than the statewide rate of 3.4%. The average days on market of homes for sale in Windsor County (145 days in 2018) is also higher than the state as a whole.

Figure 24-4: Windsor County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 24-5: Median days on market of homes sold in Windsor County

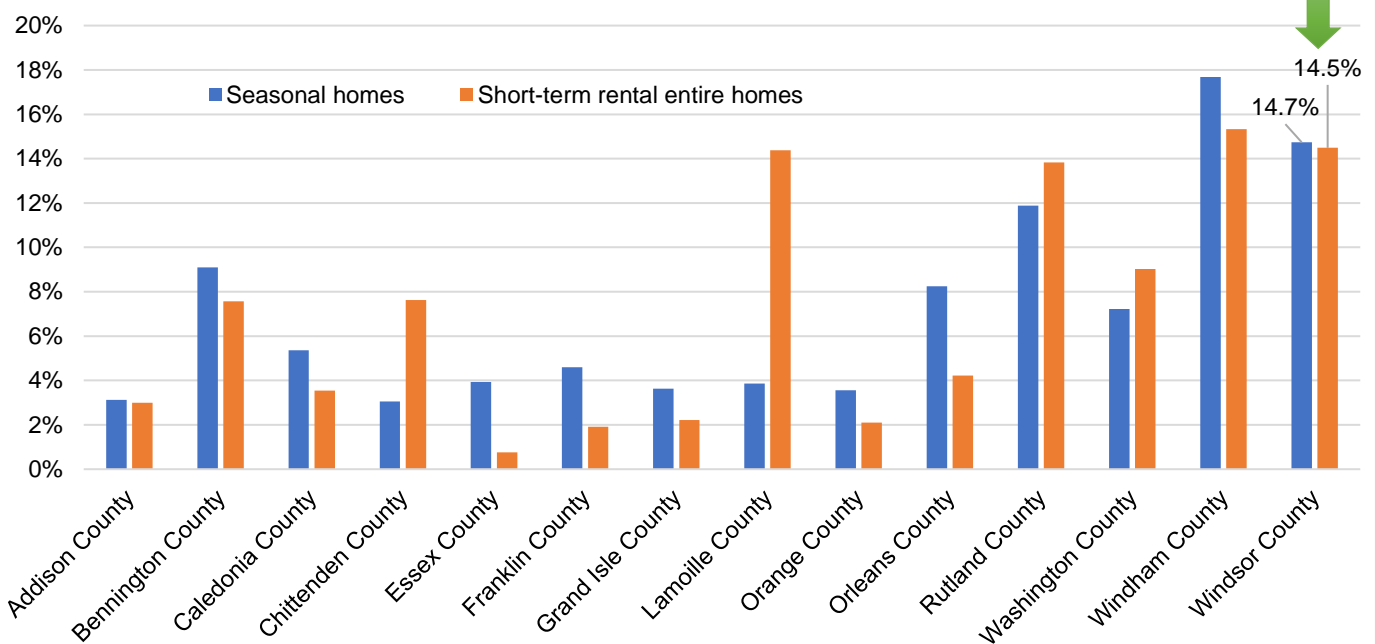


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short term rentals and vacation home effect on market

Around 15% of Vermont’s stock of vacation homes and short-term rental homes are located in Windsor County. Of all homes in the county, 24% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. The number of short-term rental homes in Windsor County was 1,165 in July 2019--an increase of 12% relative to 2018.

Figure 24-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 24-7: Windsor County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Windsor County	7,950	24%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 24-8: Windsor County short-term rental listings

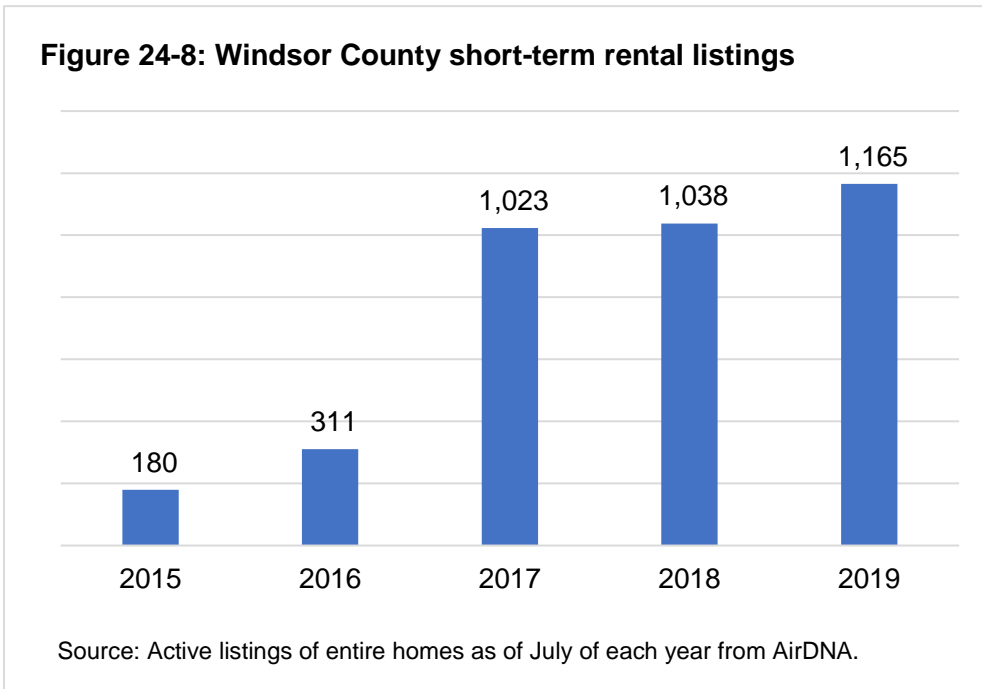


Figure 24-9: Windsor County short-term rental home snapshot

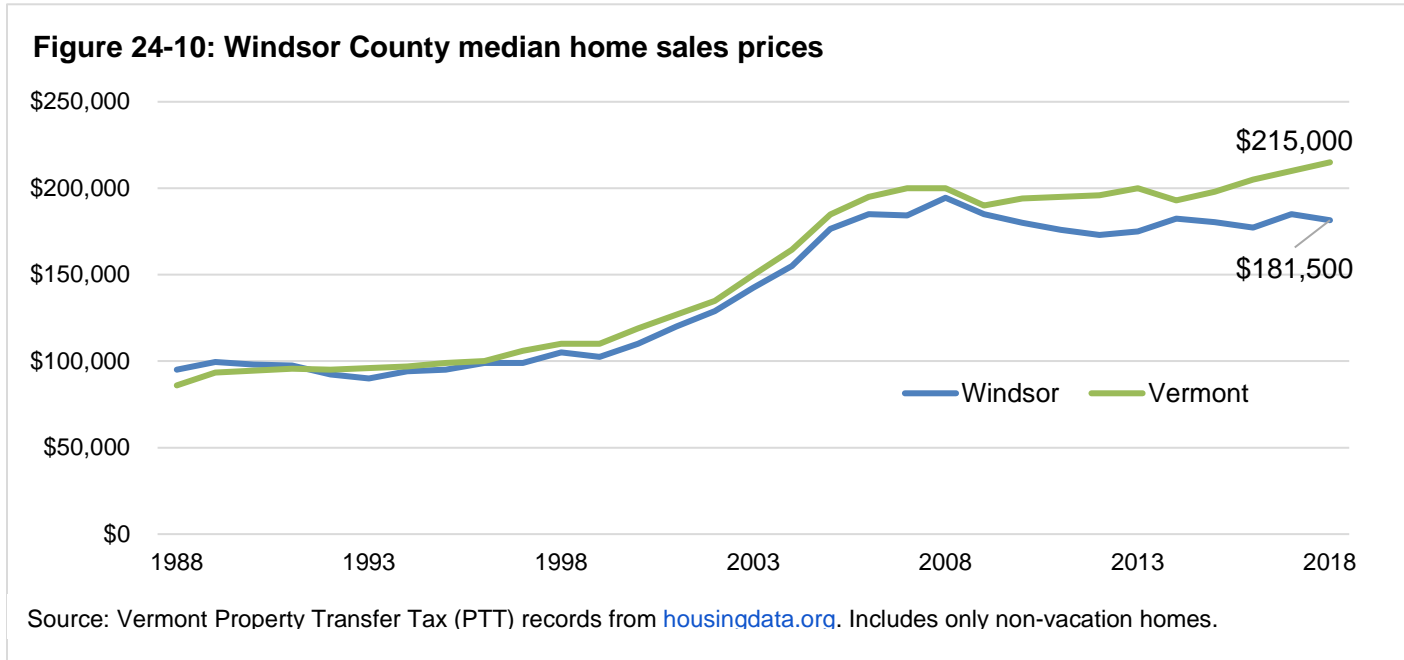
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Windsor County	1,165	71%	2.5%	12%	\$ 302
Vermont	8,041	72%	1.8%	12%	\$ 215

Source: Active listings of entire homes as of July of each year from AirDNA.

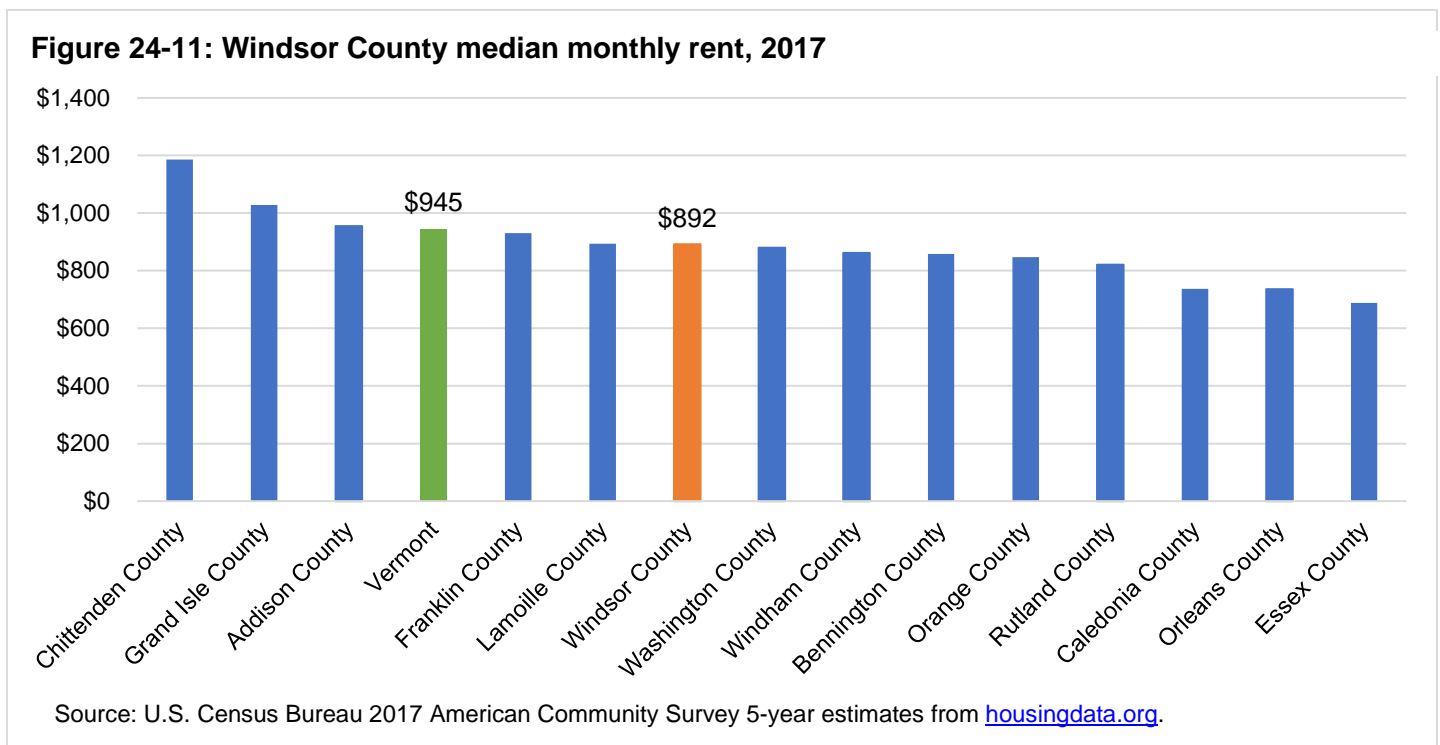
Housing affordability

Home prices and rents

The median sales price of homes sold in Windsor County in 2018 was \$181,500--lower than the statewide median of \$215,000.



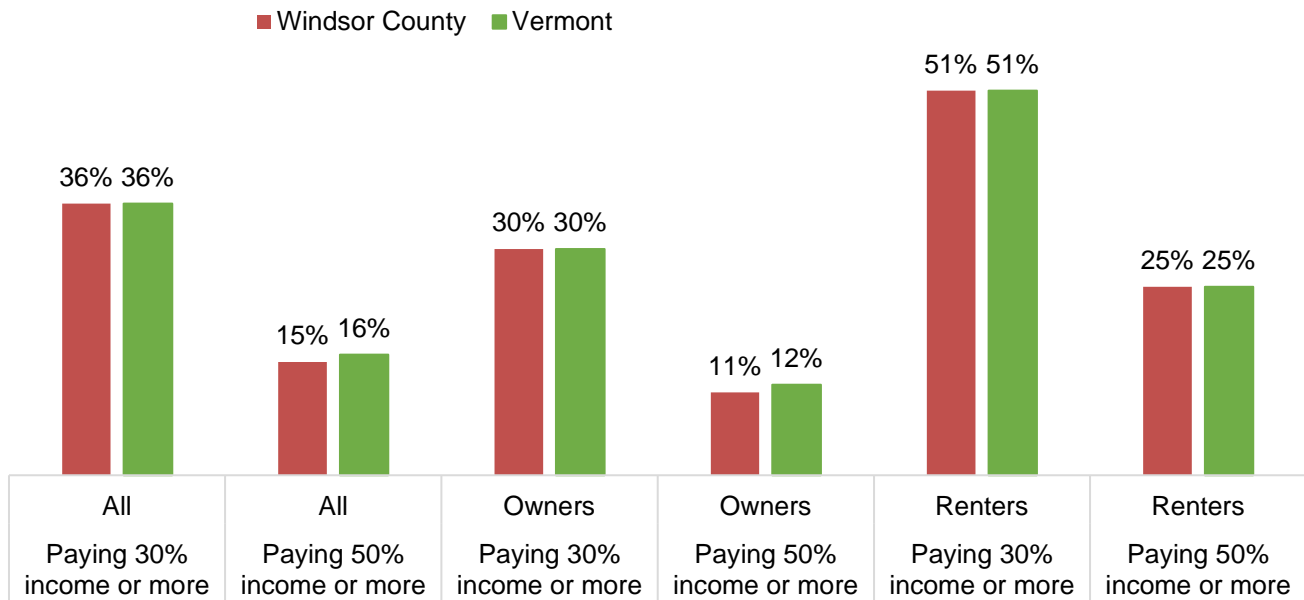
Median gross rent (including utilities) in Windsor County was an estimated \$892 per month, which is somewhat less than the statewide median of \$945.



Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 36% of all Windsor County households pay more than 30% of their income for housing. About 15% of Windsor households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 24-12: Windsor County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Figure 24-13: Windsor County households with high housing costs relative to income

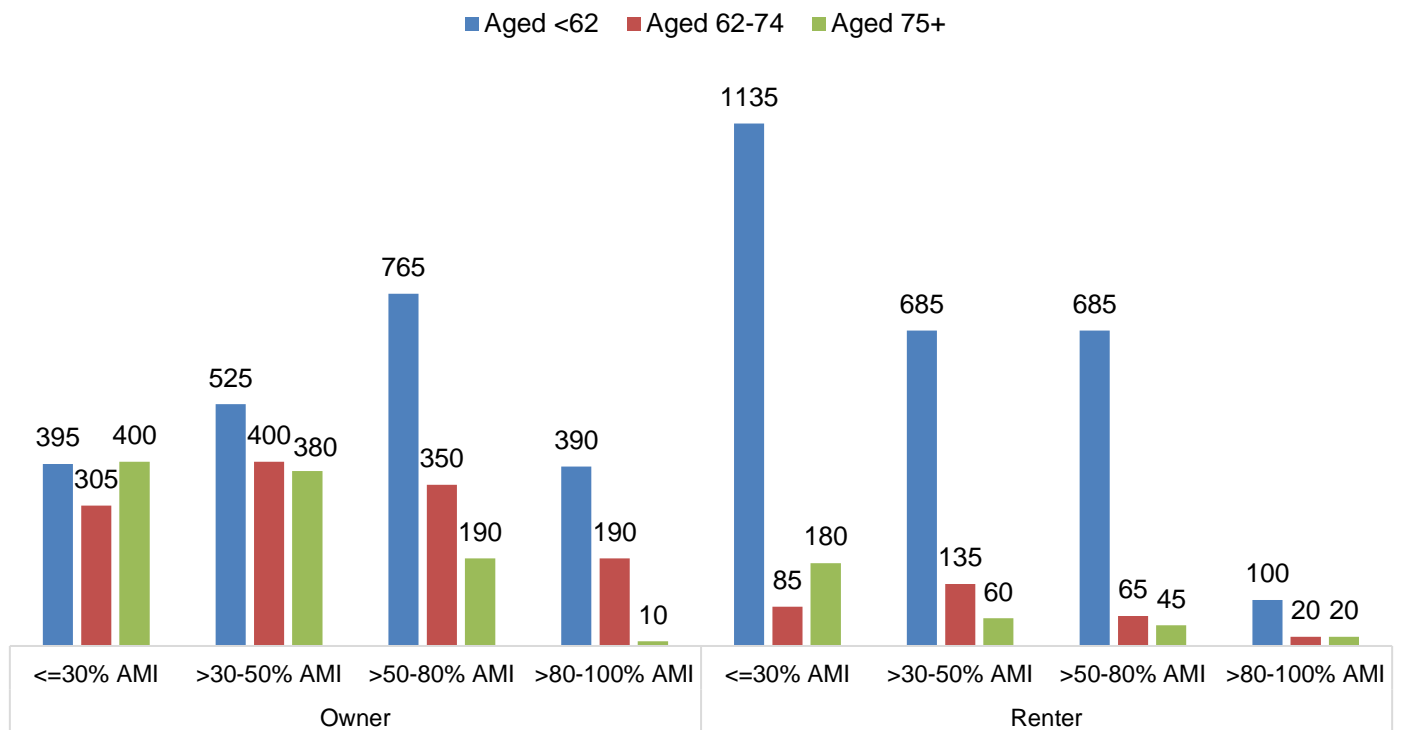
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Windsor County Renters	3,117	1,550
Windsor County Owners	5,201	1,950

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

In Windsor County, the largest demographic group experiencing housing problems are renters with household income of 30% or less of the county median who are younger than 62. HUD Comprehensive Housing Affordability Strategy estimates 1,135 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

Figure 24-14: Windsor County households with housing problems



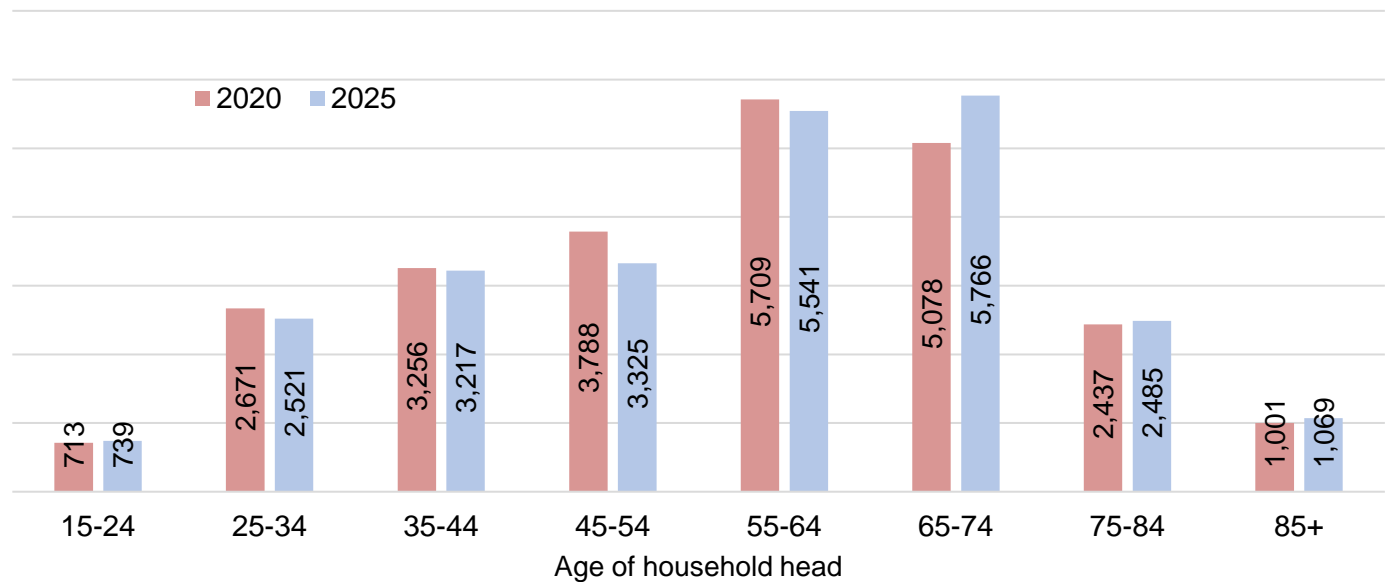
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

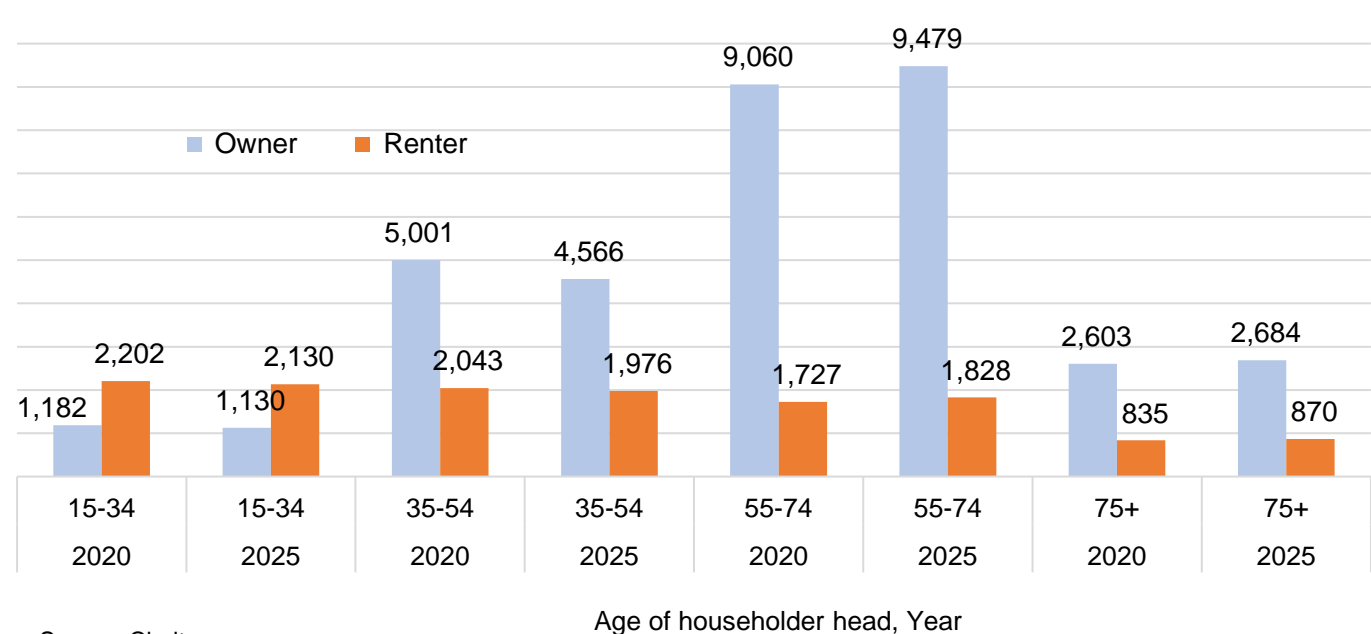
Between 2020 and 2025, the median age of the head of a Windsor County household will inch up from 61 to 62 for owners and 45 to 46 for renters. An estimated 38% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 24-16: Windsor County households by age, 2020-2025



Source: Claritas.

Figure 24-15: Windsor County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Windsor County is expected to increase from \$64,674 to \$70,663 between 2020 and 2025.

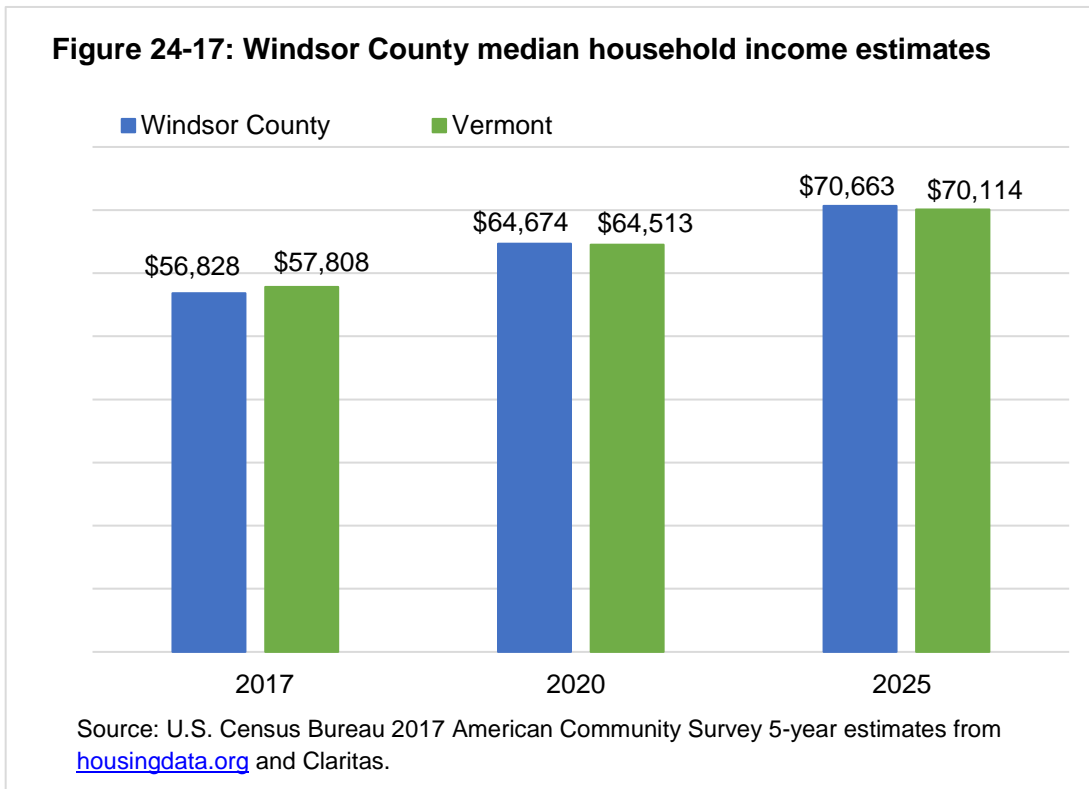


Figure 24-18: Income ranges relative to Windsor County median income, 2020

Median income		\$	64,674
<=30% of median		<=	\$ 19,402
31-50% of median	\$	19,403	- \$ 32,337
51-80% of median	\$	32,338	- \$ 51,739
81-100% of median	\$	51,740	- \$ 64,674
101-120% median	\$	64,675	- \$ 77,609
>120% of median		>	\$ 77,610

Source: Claritas

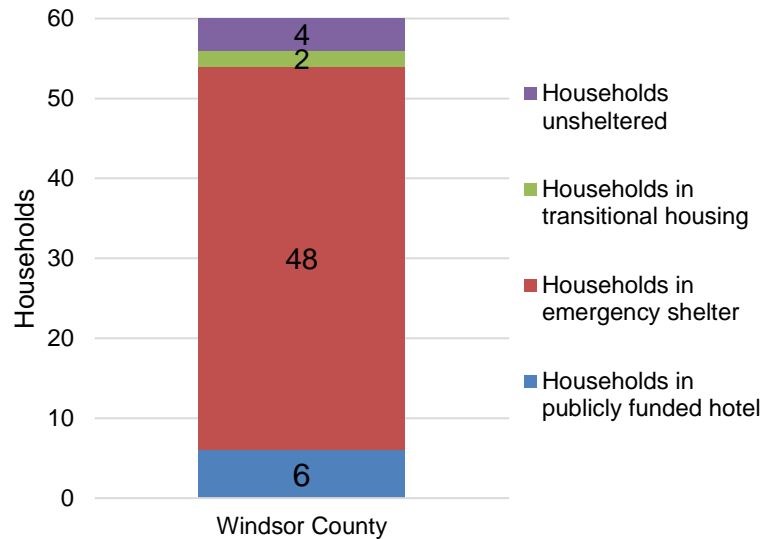
Homelessness

During the 2019 One-Night Count, 91 Windsor County residents experienced homelessness. According to a VCEH 2017 assessment report, Windsor County experiences youth shelter participants maxing out on 90-day stays. Additionally, service providers would like more flexibility in addressing homelessness because HUD definitions of homelessness prevent people from getting into shelter or qualifying for vouchers³.

Housing quality

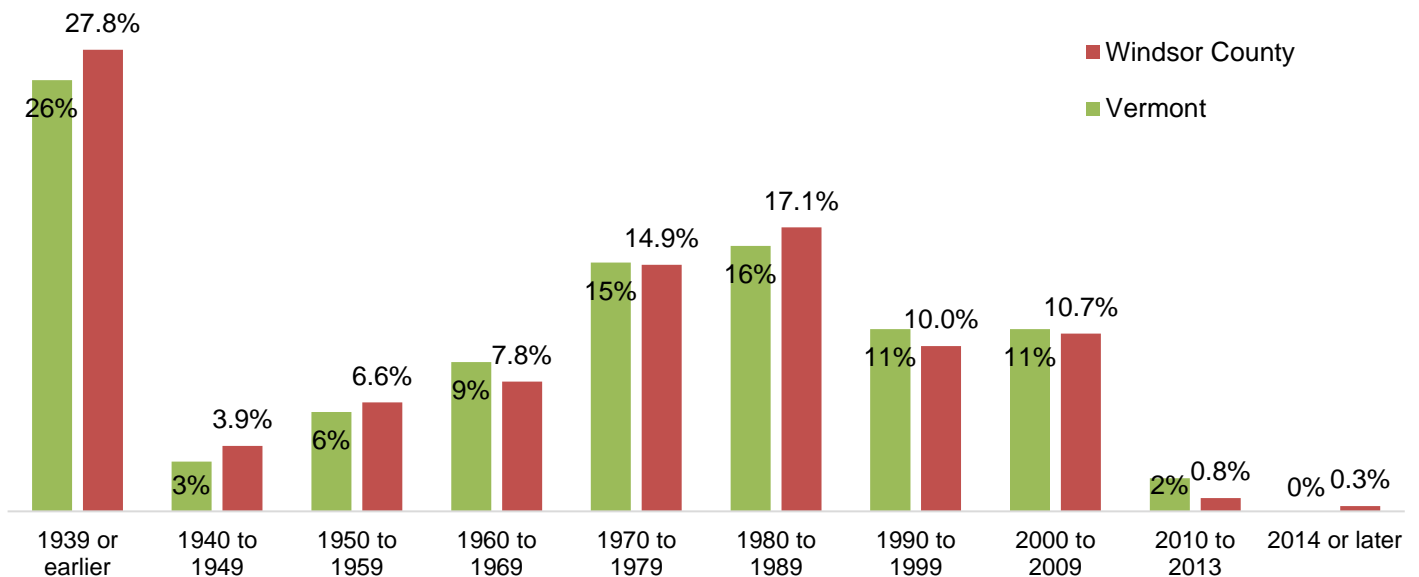
Of all homes in Windsor County, an estimated 27.8% were built prior to 1940--somewhat more than the statewide average. The median home was built in 1973⁴.

Figure 24-19: Shelter status for Windsor County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 24-20: Age of Windsor County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Windsor County has 33 mobile home parks and 861 lots, the largest number of individual mobile home parks in the state. There are 38 vacant lots and a vacancy rate of 4.4%, somewhat lower than Vermont's overall lot vacancy rate of 5.2%.⁵ Windsor County has three mobile home parks in 100-year floodplains and four in floodways⁶. While not in immediate jeopardy, there is at least one mobile home park that is underperforming financially, and another park that has indications low quality units, and a third that shows vulnerability based on market conditions.⁷

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁷ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019