

2018 VERMONT HOUSING PROFILE



Across Vermont, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Bernard Sanders and Patrick J. Leahy

KEY FACTS

21,410

OR

28%

Renter Households that are extremely low income

\$24,300

Maximum income of 4-person extremely low income households (state level)

-12,145

Shortage of rental homes affordable and available for extremely low income renters

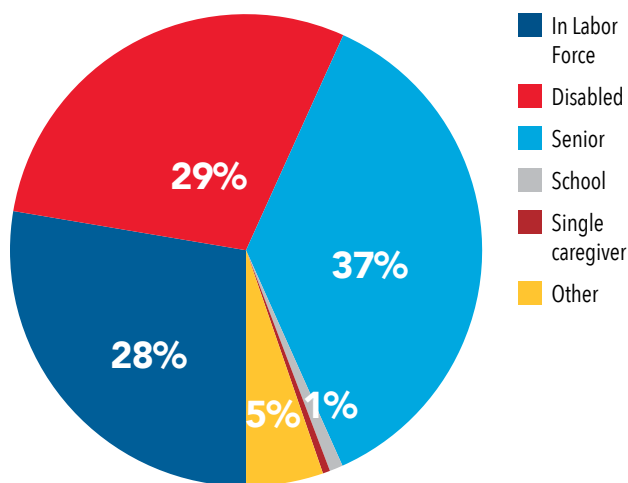
\$46,585

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

65%

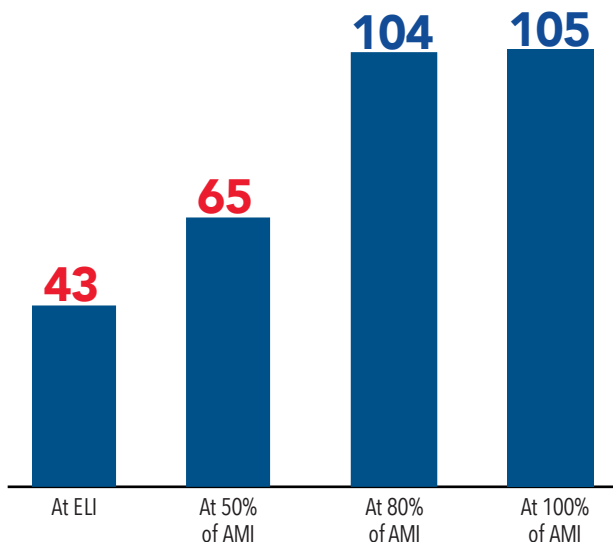
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



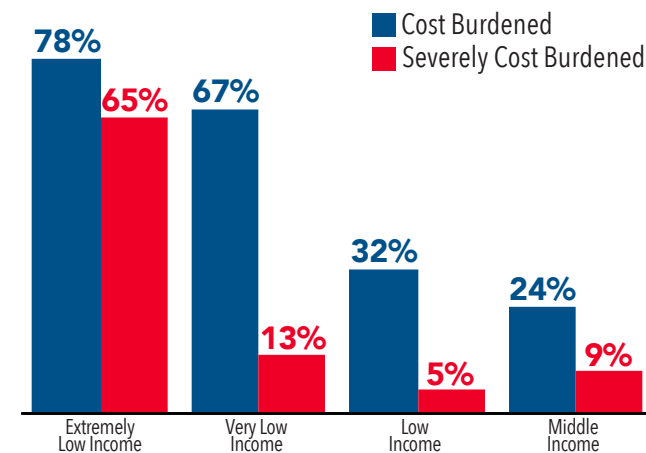
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, 1-adult caregiver of a child under 7 or a person with a disability, and other. Nationally, 10.5% of extremely low income renter householders are non-disabled/non-senior adult caregiver of a young child or disabled person, more than three-quarters of whom are in the labor force and 2% of whom are in school.
Source: 2016 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2016 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.
Source: NLIHC tabulations of 2016 ACS PUMS.

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Extremely Low Income = 0-30%* of AMI
Low Income = 51-80% of AMI
Note:*Or poverty guideline, if higher.

Very Low Income = 31%-50% of AMI
Middle Income = 81%-100% of AMI

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/(Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	21,410	13,975	65%	Income at or below 30%** of AMI	43	-12,145
Income between 31% and 50% of AMI	13,858	1,784	13%	Income at or below 50% of AMI	65	-12,497
Income between 51% and 80% of AMI	16,435	880	5%	Income at or below 80% of AMI	104	2,003
All Renter Households	76,596	17,166	22%			

Renters make up 30% of all households in the state

Source: NLIHC tabulations of 2016 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Burlington-South Burlington MSA	28,289	\$93,000	\$27,900	\$698	\$1,121	\$21.56	\$1,442	\$27.73	106	\$14.10
Rutland County	7,551	\$66,400	\$19,920	\$498	\$772	\$14.85	\$929	\$17.87	68	\$10.75
Windsor County	7,058	\$74,500	\$22,350	\$559	\$882	\$16.96	\$1,074	\$20.65	79	\$12.24
Washington County	6,651	\$77,700	\$23,310	\$583	\$808	\$15.54	\$1,064	\$20.46	78	\$12.68
Windham County	6,135	\$67,900	\$20,370	\$509	\$835	\$16.06	\$1,051	\$20.21	77	\$12.49
Bennington County	4,167	\$64,200	\$19,260	\$482	\$874	\$16.81	\$1,004	\$19.31	74	\$12.49
Addison County	3,858	\$75,800	\$22,740	\$569	\$870	\$16.73	\$1,021	\$19.63	75	\$14.20
Caledonia County	3,082	\$60,400	\$18,120	\$453	\$702	\$13.50	\$903	\$17.37	66	\$12.21
Lamoille County	2,910	\$68,300	\$20,490	\$512	\$848	\$16.31	\$1,013	\$19.48	74	\$10.42
Orange County	2,497	\$68,800	\$20,640	\$516	\$764	\$14.69	\$977	\$18.79	72	\$11.59
Orleans County	2,460	\$57,600	\$17,280	\$432	\$667	\$12.83	\$791	\$15.21	58	\$9.76

Source: Out of Reach 2018. This congressional district includes at least a portion of the Fair Market Rent (FMR) areas listed above. For FMR areas that span more than one state, the data reflect this state's geography.

*Severely Burdened: Households spending more than 50% of income on housing costs, including utilities. **Or poverty guideline, if higher.

AMI: Area Median Income.

Last updated in June 2018. Please contact NLIHC research staff at (202) 662-1530 to request additional information.