



Vermont's Housing Needs

Highlights from the

2025-2029 Vermont Housing Needs Assessment

Presented by Nate Lantieri, VHFA Research Coordinator

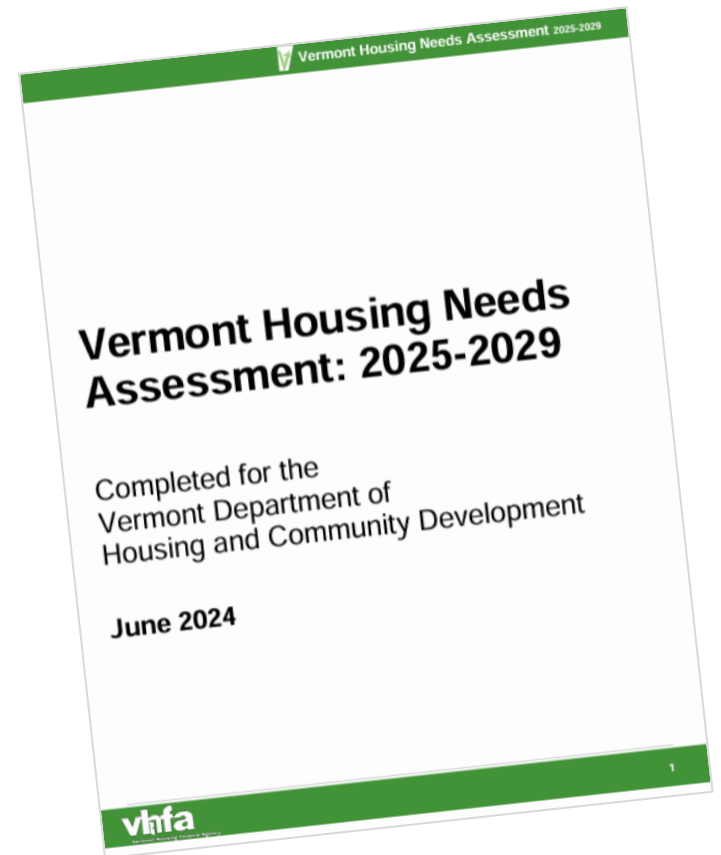


Statewide Housing Needs Assessment (HNA)



Purpose of the 2025-2029 HNA:

- For VT Department of Housing and Community’s 5-Year Consolidated Plan
 - Meets federal HUD reqs and other housing program/policy purposes.
- Describes needs at the state and county level, with focus on certain topics.
- HNA projects changes in 2025-2029
 - includes additional homes needed to meet additional demand and address current housing gaps



2025-2029 Vermont HNA format

10 Topic Fact Sheets

Detailed Chapter Report

Vermont Housing Needs Assessment 2025-2029

Renters

Rental Housing Stock

There were an estimated 76,262 occupied renter households in Vermont in 2022. The total number of Vermont homes available for rental has remained consistent between 76,000-82,000 since 2010. Multi-family units make up 74% of the renter housing stock in Vermont (52,389 homes), compared to only 5% of the owner stock (8,472 homes).¹

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, however, the percentage of new homes permitted in the state that are in multi-family buildings has increased significantly. Units in multi-family buildings have made up more than 40% of the annual building permits every year since 2015.²

While there are approximately 2,000 more rental units in multifamily structures than there were in 2010, approximately 2,800 single-family detached homes are no longer used as rental homes in Vermont. These homes were either converted to a different usage type (owner or seasonal), were temporarily vacant, or were removed from the housing stock/destroyed.

Source: U. S. Census Bureau, American Community Survey 2018-2022 estimates from housingdata.org

Projected Rental Homes Needed

If the rate of household growth continues at pandemic-era levels, the number of additional renter households living in Vermont is likely to increase by almost 15,000 in 2025-2029.

To meet this demand, house the homeless, normalize vacancy rates, and replace homes that leave the rental stock, Vermont is likely to need 16,000-20,000 additional rental homes between 2025 and 2029.³

vhfa
Vermont Housing Finance Agency

1. Highlights
2. Demographics
3. Housing Stock
4. Renters
5. Owners
6. Race & Ethnicity
7. Large & Small Households
8. Race & Ethnicity
9. Older Vermonters
10. Special needs
- 11-24. County Chapters

How is the HNA helpful?



- Promotes data-informed decisions.
- Checking the HNA is a great first step when trying to understand housing concepts.
- Provides a snapshot of Vermont’s current housing conditions
 - Data more regularly updated on VHFA’s housingdata.org
- Caveat: HNA is based largely on available administrative data.
 - Not available at town level – mostly state focused, with county chapters
 - Vermonters who may be falling between the cracks can be the hardest to gain info about.
 - homelessness, migrant farm workers, those who lack a permanent address and do not receive public services
 - The HNA exercise sheds light on gaps and Vermont moves to address them,
- Who needs “affordable housing”? Everyone!

Vermont's top housing needs in 2025-2029



Housing shortage

Vermont's housing shortage deepened in 2020 with rippling economic and social impacts.

Housing quality

Thousands of Vermont homes have physical vulnerabilities, largely due to the old age of the housing stock.

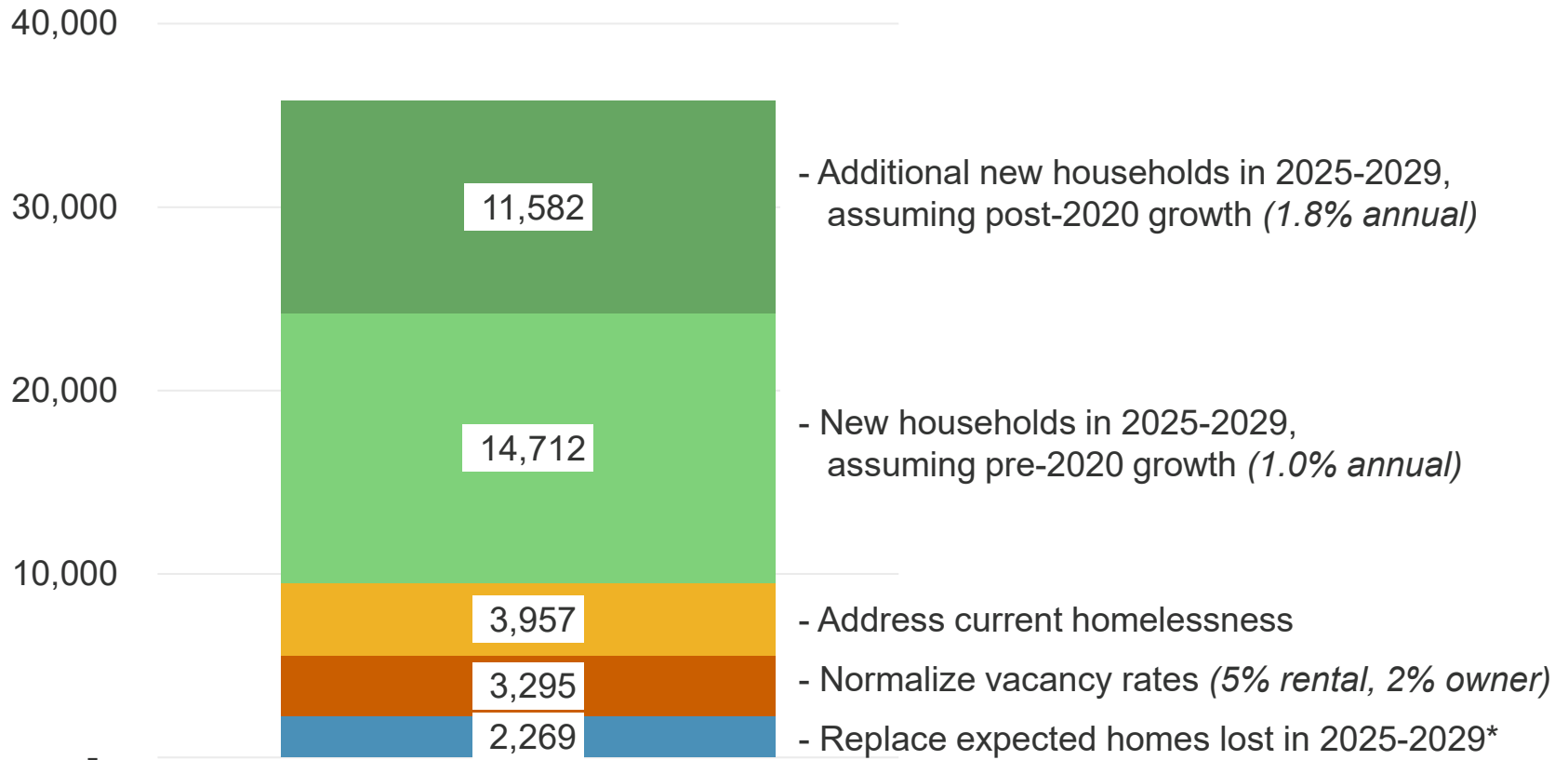
Hardest hit

Low-income households and renters are hardest hit by home shortage and increased housing costs.

Service needs

The number of residents with needs for service-enriched housing is rising.

How many more homes does Vermont need by 2029?



Source: Based on data from U.S. Census Bureau 2010 and 2020 Decennial Census and American Community Survey 1-year estimates for 2019-2022.

Housing shortage deepens



- Vermont has a long-standing, statewide shortage of homes affordable and available to lower income households, which became more severe with the COVID-19 pandemic.
- After decades of very slow growth, demand to live in Vermont year-round began to increase in 2017 and picked up further in 2020.
- Combined with a slow pace of home building and elevated construction costs, vacancy rates declined to near record levels, home prices and rents jumped, and homelessness increased dramatically.
- High home prices and low availability have left thousands of jobs across the state unfilled in many industries, including jobs critical to addressing housing needs such as home construction and social services.

Vermont's housing stock

Figure 3-1 Total housing stock by usage

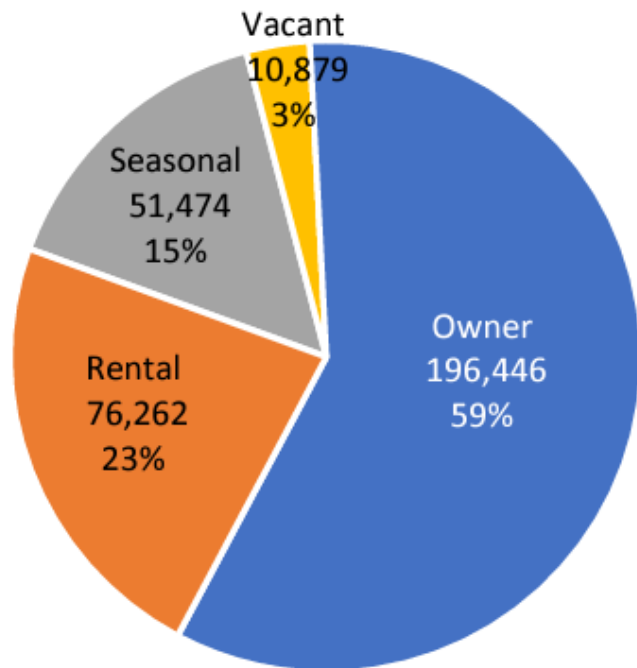
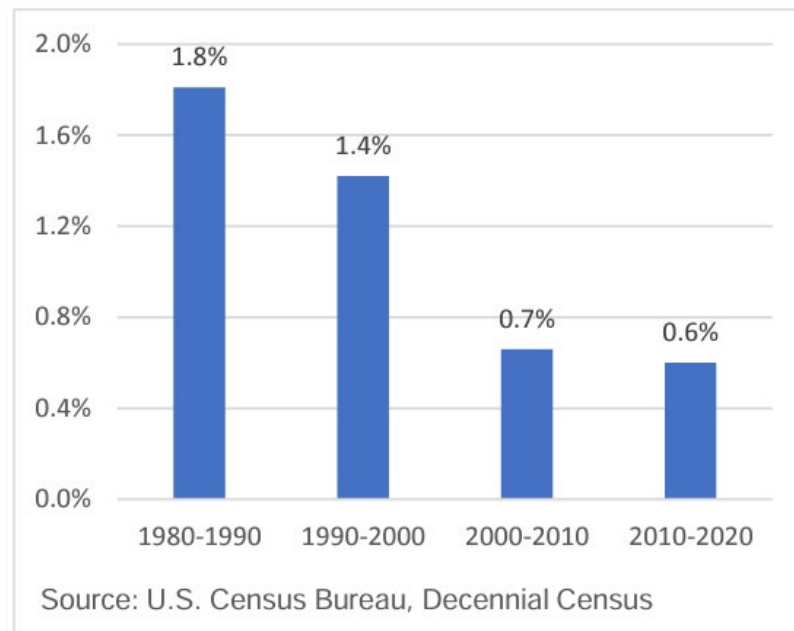


Figure 3-6 Average annual increase in occupied housing stock

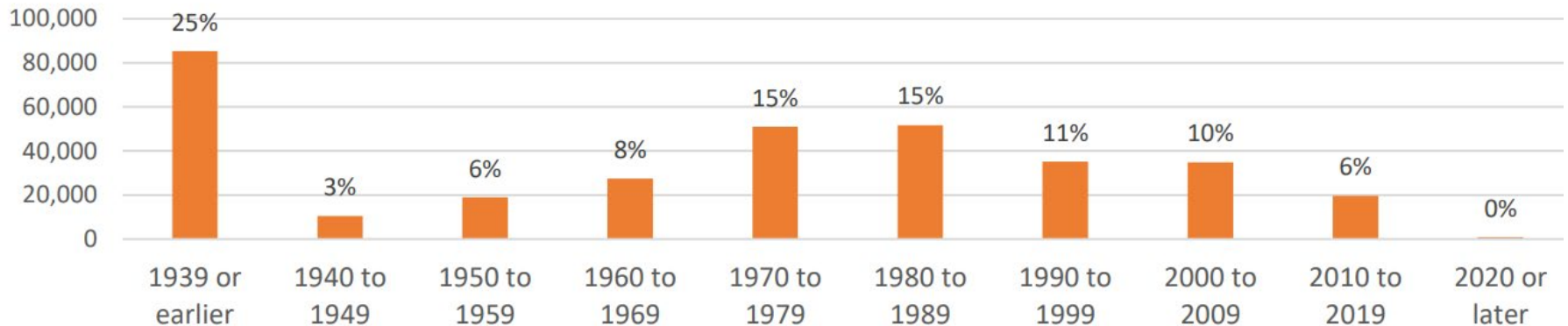


- Est. total Vermont housing stock (2022): *339,218 homes*
- Est. Vermont households (2022): *272,708 households*
- Est. Vermont population (2022): *643,816 people*

Vermont's at-risk housing quality



Percentage of housing stock by year structure built



- 25,000 rental homes were built before 1940
- 96,000 homes built before 1950 when lead-based paint was widely used.

Home types in Vermont's housing stock

Figure 3-18 Owned homes by building type, 2022

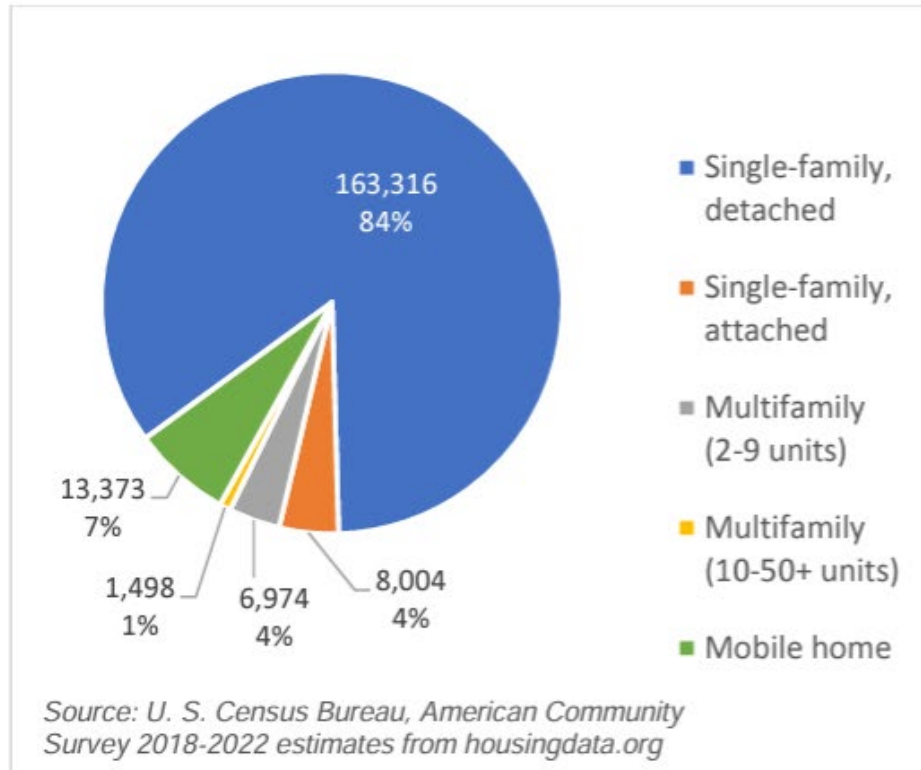
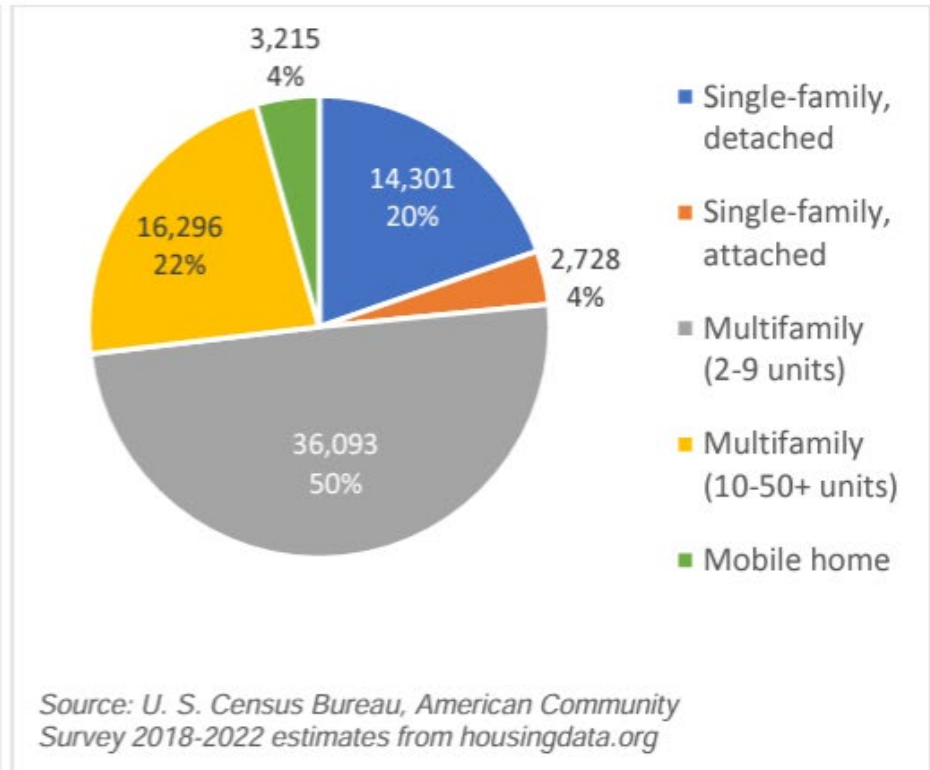


Figure 3-19 Rented homes by building type, 2022



At least 20,000 Vermont homes have physical vulnerabilities



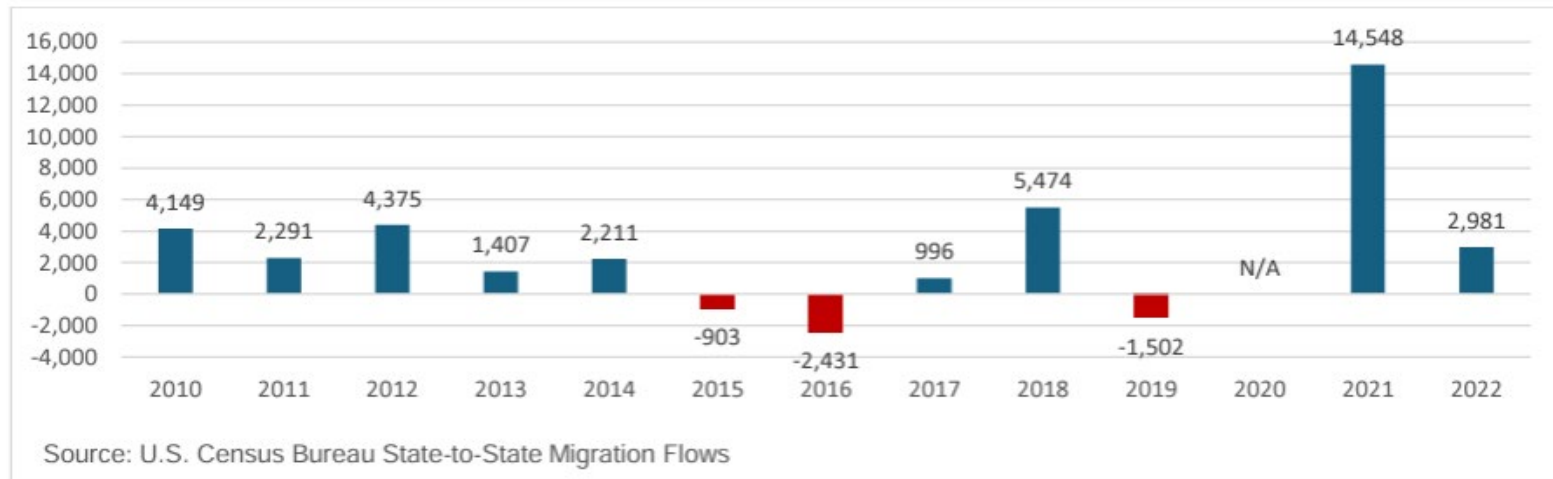
*4,000+ homes damaged in July 2023;
300+ permanently destroyed*

Why?

- Old housing stock
- Ruralness
- Recent decline in vacancy rates
- Increase in maintenance and repair costs
- 32,000 low-income homeowners, many owned by seniors, have limited resources for repairs
- Shortage of home repair contractors
- Historic town centers near waterways
- 20% of manufactured home communities overlap with a flood plain

Vermont's population change

Figure 2-4 Net migration flow into Vermont by year, 2010-2022

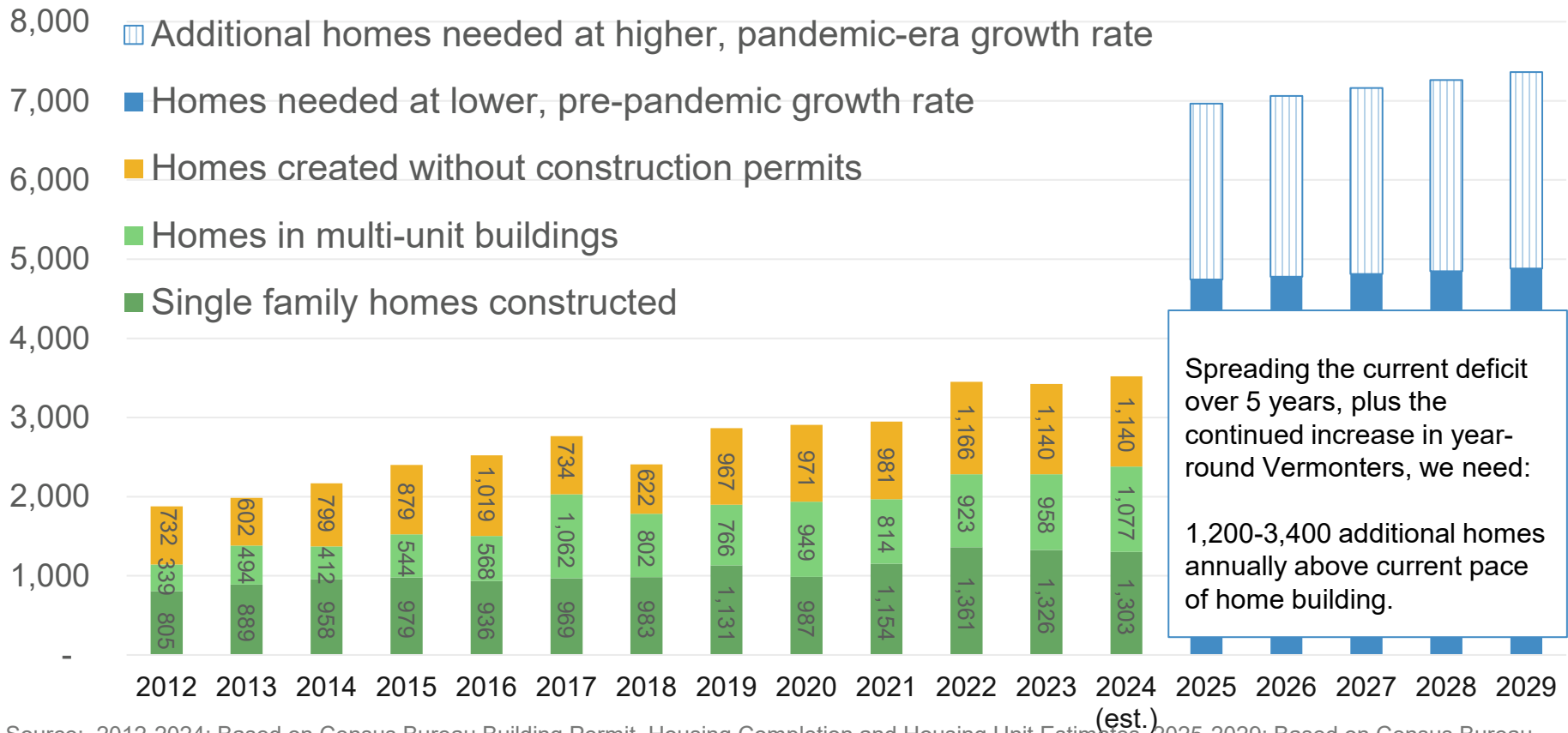


- Population change consists of *natural change* (births and deaths) and *net migration* (migration into and out of the state)
- Vermont has seen negative natural population change since 2016
 - Will be further exacerbated by aging demographics

Increase needed in pace of home building



36,000 primary homes needed between 2025-2029 to meet needs and maintain household growth



Source: 2012-2024: Based on Census Bureau Building Permit, Housing Completion and Housing Unit Estimates. 2025-2029: Based on Census Bureau Current Population Survey/Housing Vacancy Survey and American Community Survey and Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance 2023 Point-In-Time Count of those Experiencing Homelessness. "Pre-pandemic demand" is based on household demand increases in 2016-2019 of 1% per year. "Pandemic-era demand" is based on 2019-2022 household demand increases of 1.8% per year. Assumes a target vacancy rate of 5% for rental homes and 2% for owner homes and annual housing loss rate of 0.15%.

Vermonters hit hardest



- **Low-income households**

- Including people experiencing homelessness, migrant workers and mobile home park residents

- **Renters**

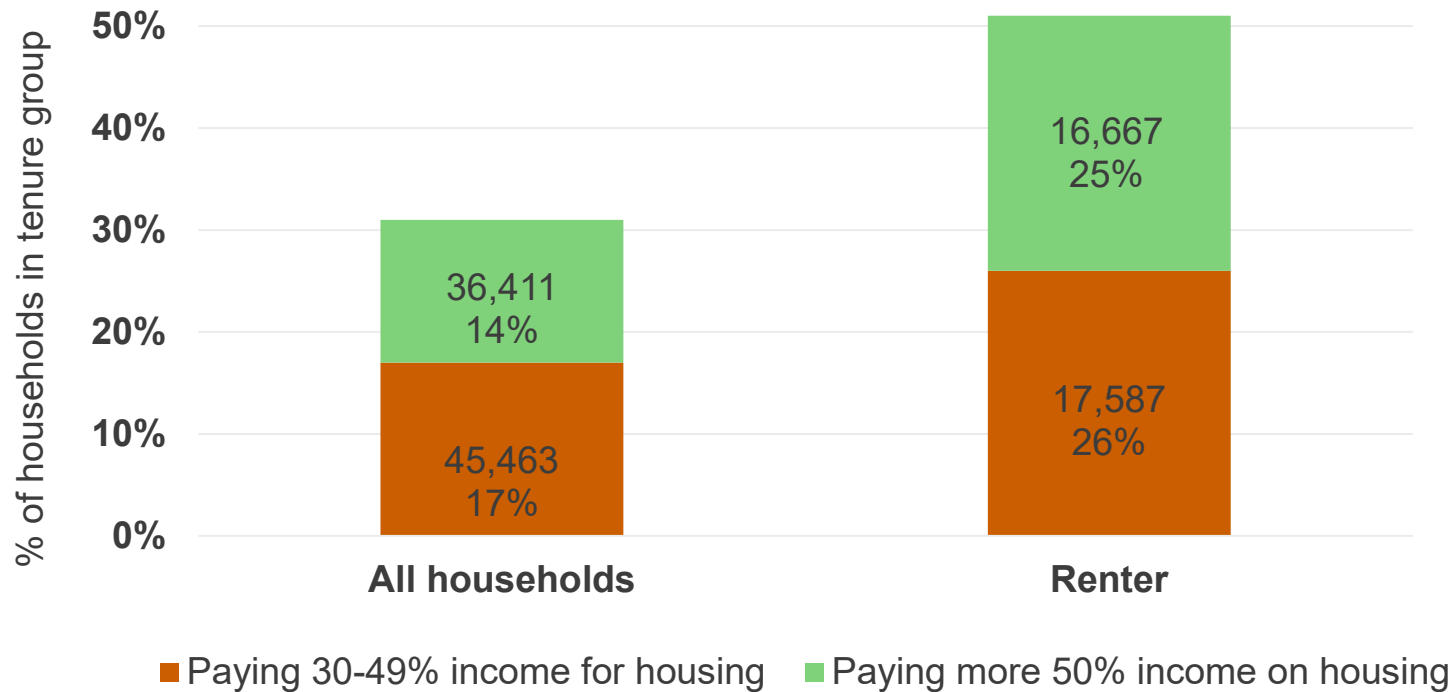
- Including people of color who are disproportionately likely to rent

- **People with service-enriched housing needs**

- Elders with mobility and other challenges
- People with substance use disorder
- People with mental illnesses
- People with disabilities

Cost-Burdened households

Renters are more likely to be cost burdened

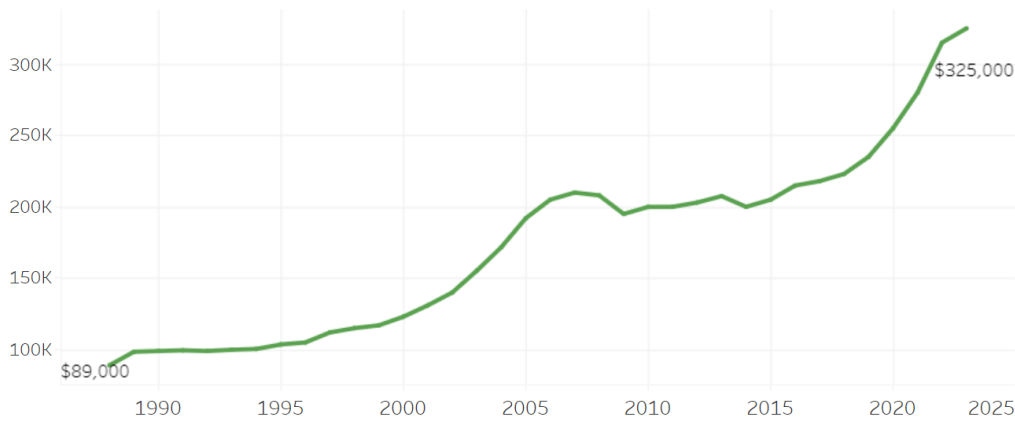


Source: U.S. Census Bureau, American Community Survey 5-year estimates 2018-2022

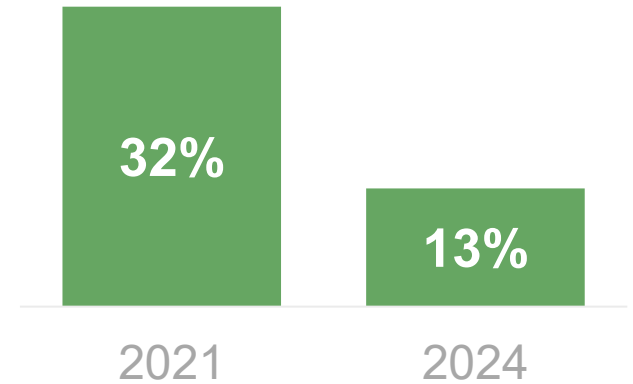
Fewer VT renters can afford to buy



Median home sale price
Vermont
Home type: Single family



Percentage of renters who can afford to buy median home

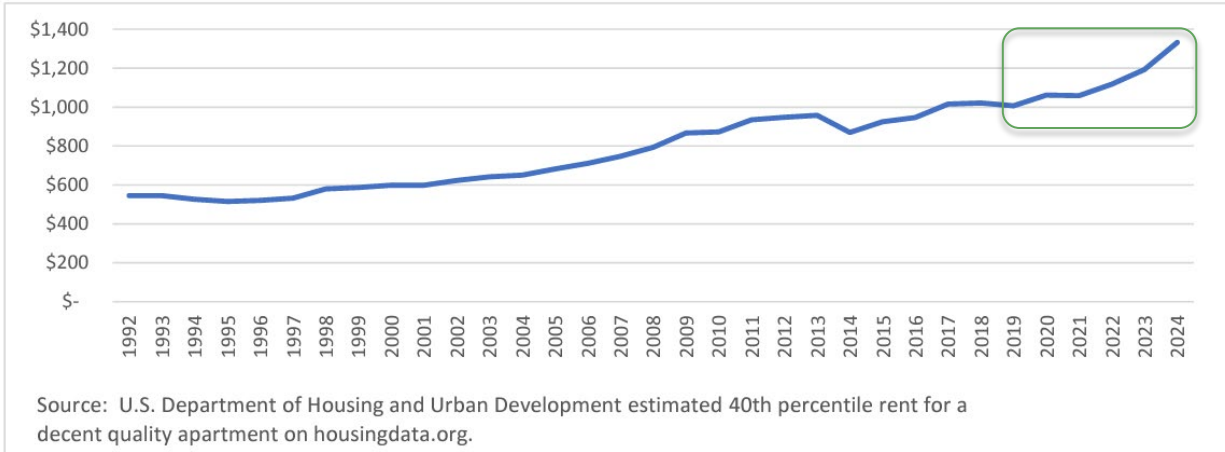


	2021	2024	Change
Vermont median primary home price	\$259,900	\$340,000	31%
Average interest for 30 years, no points	3.11%	6.35%	104%
Monthly mortgage payment	\$1,710	\$2,750	61%
Income needed to afford	\$68,394	\$110,000	61%
Estimated renters with enough income to purchase median priced home	24,500	9,320	-62%

Change in monthly rent over time



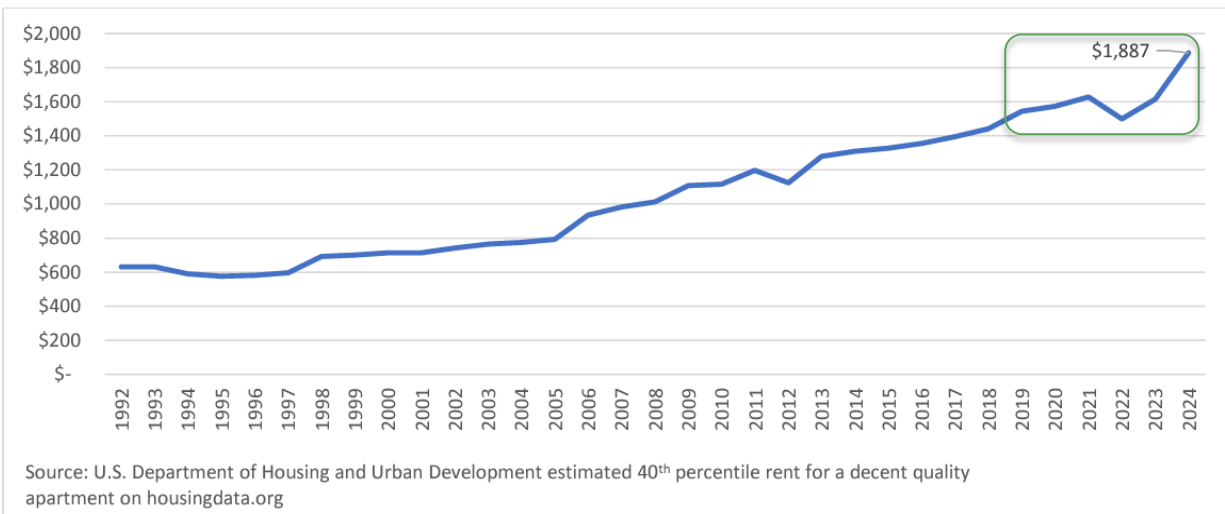
Figure 11-25: Fair market rent for a 2-bedroom apartment, 1992-2024



Addison

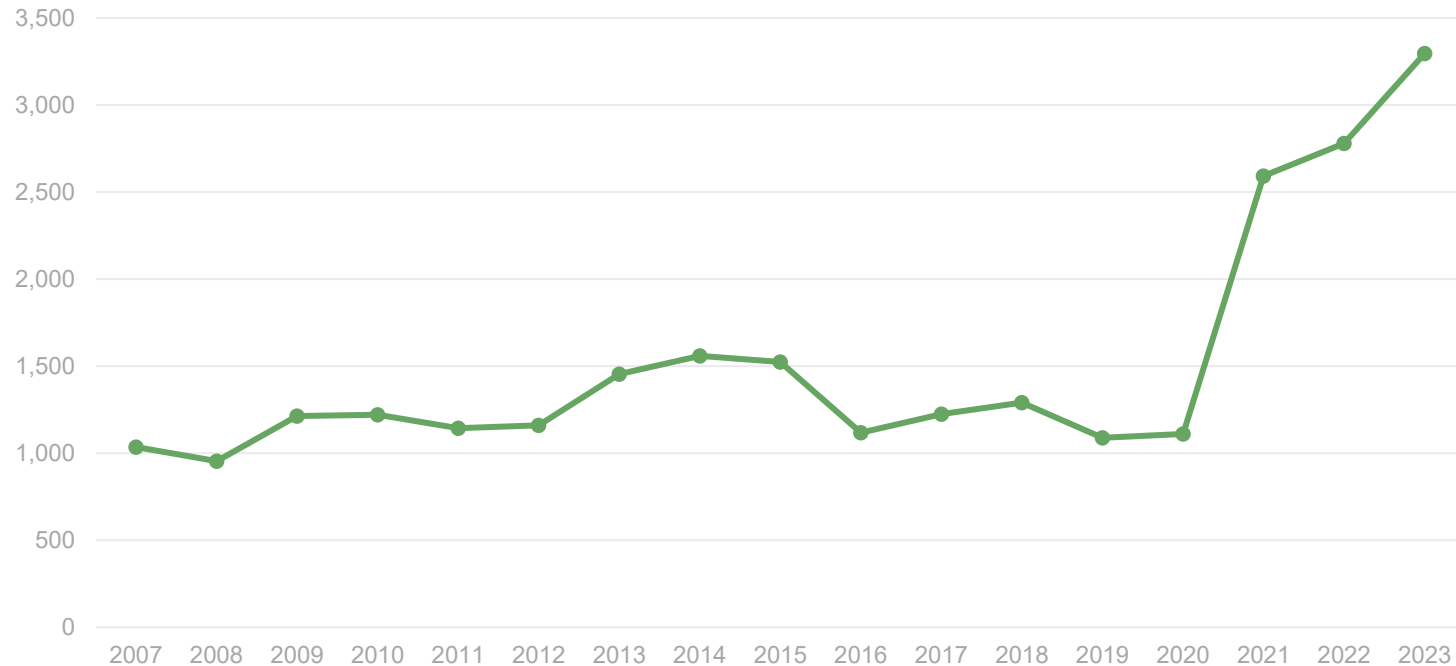
According to HUD, monthly rent for a safe, decent apartment in Vermont counties in 2024 is 25-35% higher than it was 5 years ago.⁵ The fair market rent for a 2-bedroom apartment in Chittenden County was set at \$1,887 in 2024. The median rent in Chittenden County of \$1,511 was the highest in the state in 2022.

Figure 14-25: Fair market rent for a 2-bedroom apartment



Chittenden

Vermonters experiencing homelessness



Source: Vermont PIT Count from the Vermont Housing Data Website (housingdata.org)

For national context:

*Homelessness is a Housing Problem:
How Structural Factors Explain U.S. Patterns
Gregg Colburn & Clayton Aldern (2022)*

Subsidized affordable rental housing



Figure 4-25 Rental apartments in Vermont subsidized through project-based programs by age targeting and unit size, 2024

Apartment type*		Total	0-1 bedroom apartments	2-bedroom apartments	3+ bedrooms apartments
General Occupancy	No PBRA	3,254	1,104	1,679	471
	PBRA	4,770	1,589	2,073	1,108
	Total	8,024	2,693	3,752	1,579
Age-Restricted	No PBRA	1,333	1,111	222	-
	PBRA	5,229	4,889	338	2
	Total	6,562	6,000	560	2
All apartments		14,586	8,774	4,312	1,581

*PBRA (Project-Based Rental Assistance) is funding for rental apartments so that tenants pay no more than 30% of income towards gross rent. Source: Vermont Directory of Affordable Rental Housing from housingdata.org.

Programs that have created units with project-based rental assistance in Vermont include: the Public Housing Program, the USDA Rural Housing Program, and various Section 8 programs operating in the 1970s through 1990s.

Apartments with project-based rental assistance are owned by Public Housing Authorities (PHAs), nonprofit housing providers, and for-profit developers.

Housing Choice Vouchers (HCV)



Figure 4-27 Section 8 Housing Choice Vouchers (HCV) by issuing Public Housing Authority, 2020-2023

Housing agency	Location	Number of Vouchers 2020	Number of Vouchers 2023
Bennington Housing Authority	Bennington County	189	379
Burlington Housing Authority	Chittenden County	1,699	1,923
Winooski Housing Authority	Chittenden County	227	460
Rutland Housing Authority	Rutland County	236	338
Barre Housing Authority	Washington County	106	91
Montpelier Housing Authority	Washington County	109	120
Brattleboro Housing Authority	Windham County	119	322
Springfield Housing Authority	Windsor County	40	162
Vermont State Housing Authority	Statewide	2,896	3,609
All PHAs	All Vouchers	5,621	7,404

Source: U.S. Dept of Housing and Urban Development (HUD), Housing Choice Voucher (HCV) dashboard

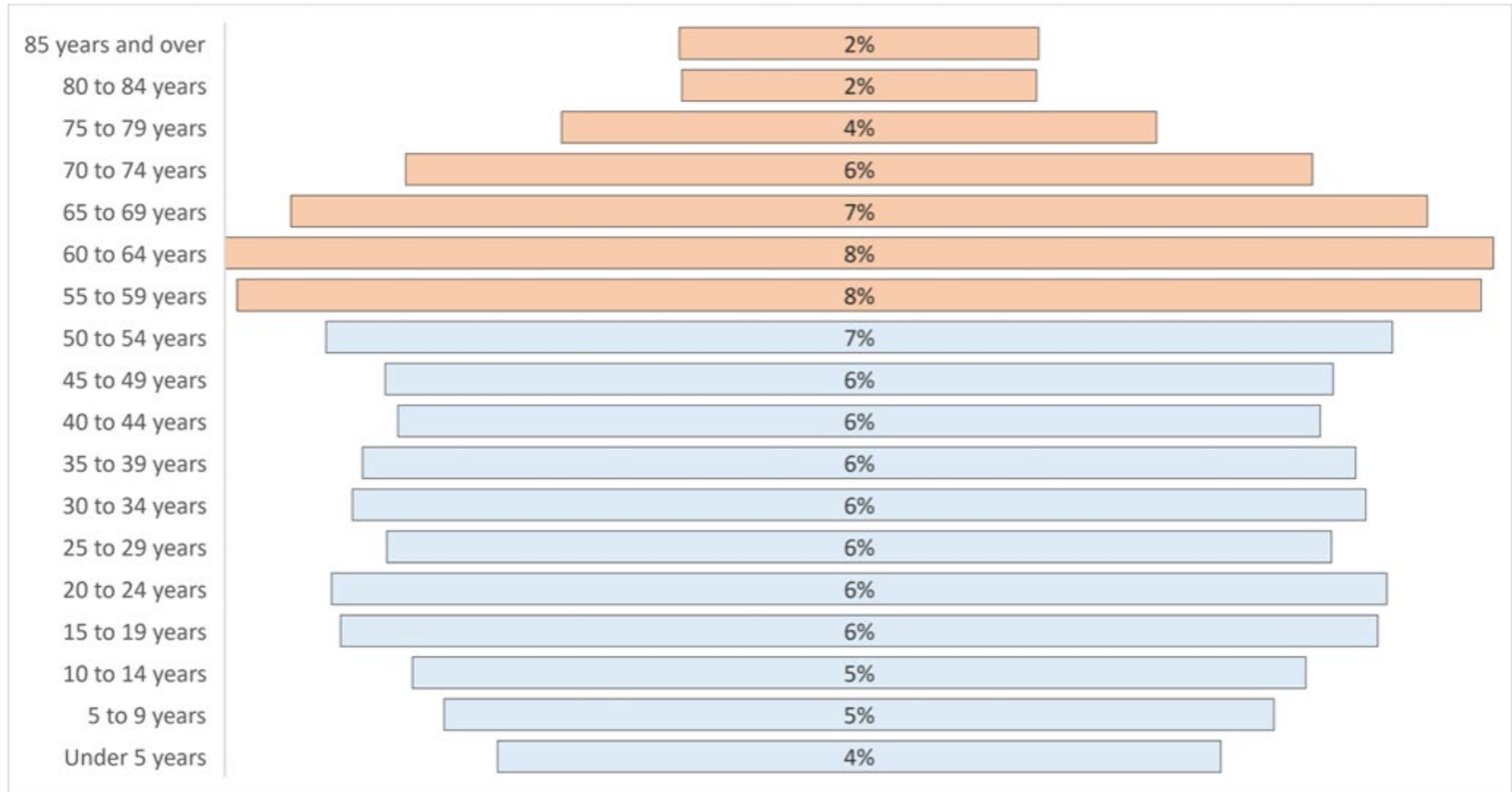
2,740 vouchers (33% of the overall voucher allocation) are Project-Based Vouchers (PBV), including 1,154 units that converted from an older program to a project-based voucher (RAD).

Rising number of residents with needs for service-enriched housing

- Vermont has higher rates of addiction disorder (~21%) and disability than U.S. averages
- 12% of Vermonters are aged 75+ with potential for mobility and independent living challenges. (44% of Vermonters 75+ live with a disability)
- Limited supply of service-enriched housing for increasingly complex needs.
- Service systems are stressed and critical positions are vacant, but hopeful developments such as AHS' new Medicaid Permanent Supportive Housing Assistance Program for folks exiting homelessness.

Vermont's current population

Figure 6-1 Vermont population pyramid, 2022

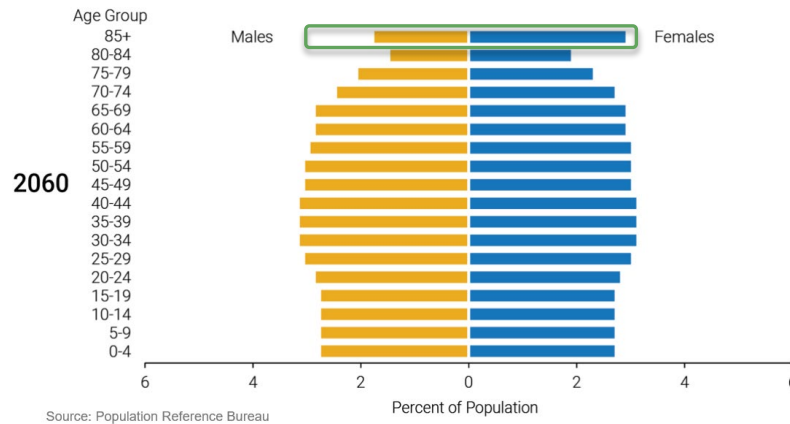
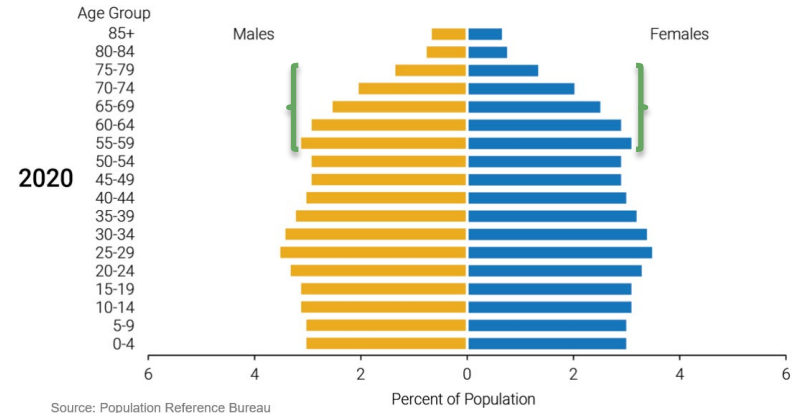
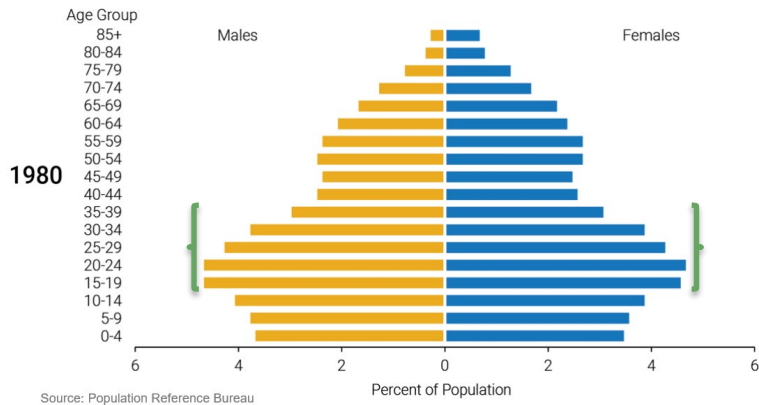


Baby Boom Generation – born 1946 – 1964 (currently aged ~ 58 – 80 years old)

Aging demographics nationally



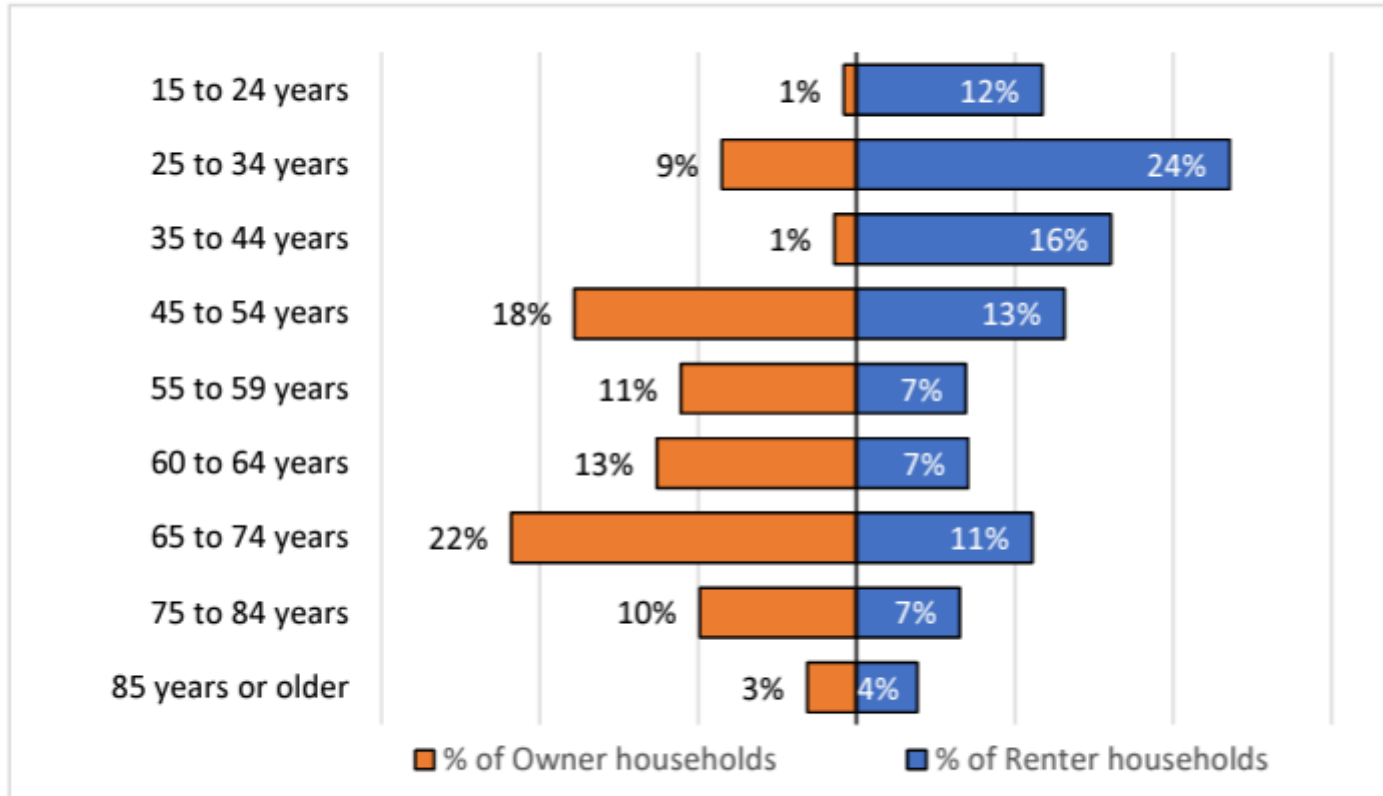
By 2034 the number of Americans over the age of 65 will outnumber those under 18



Source: Population Reference Bureau

Age of householder for owners and renters

Figure 4-3 Renter households by age bracket of householder, 2022

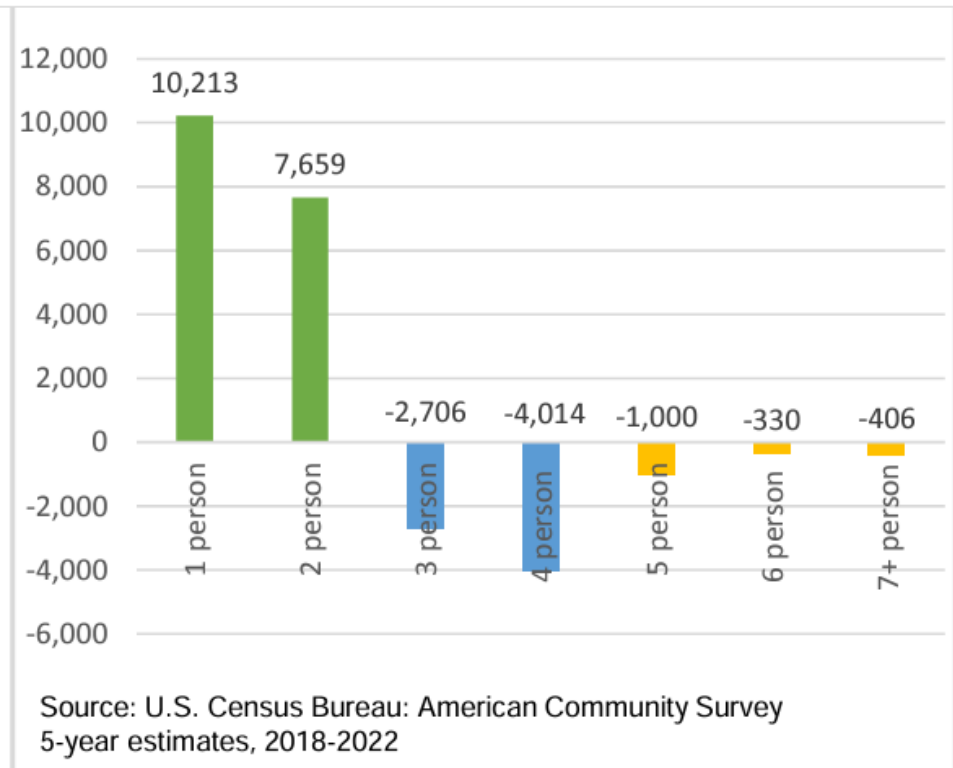
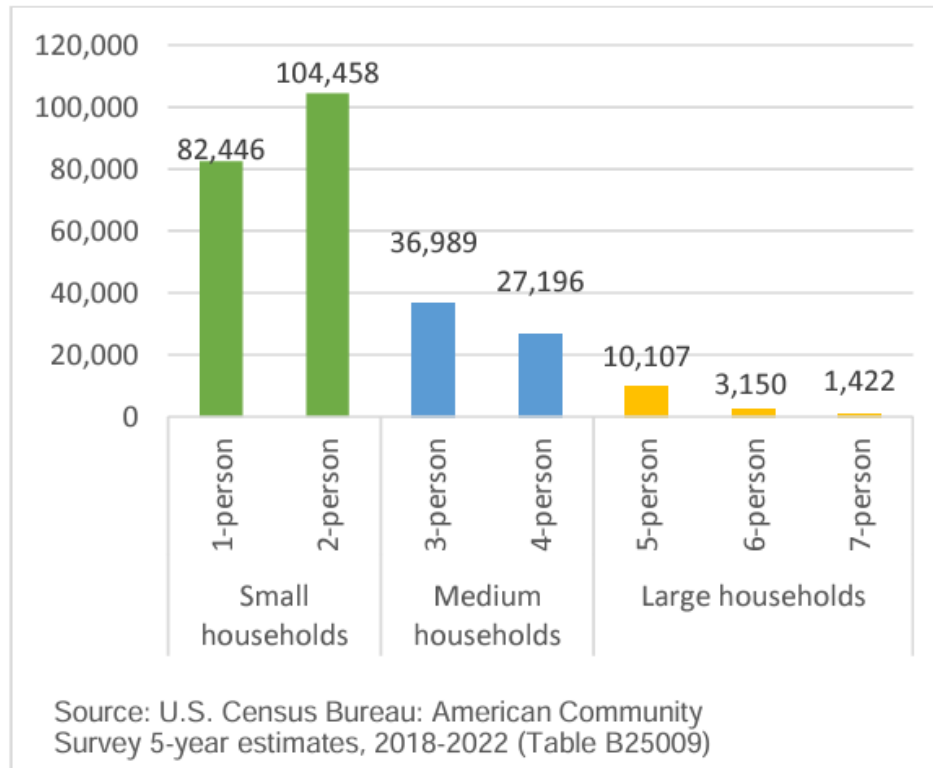


Source: U.S. Census Bureau, American Community Survey 5-year estimates 2018-2022

Declining household size in Vermont



Figure 7-5 Number of small, medium, and large households, 2022 Figure 7-6 Change in households, 2010-2022



Home size compared to household size

Figure 7-11 Large homes outnumber large households

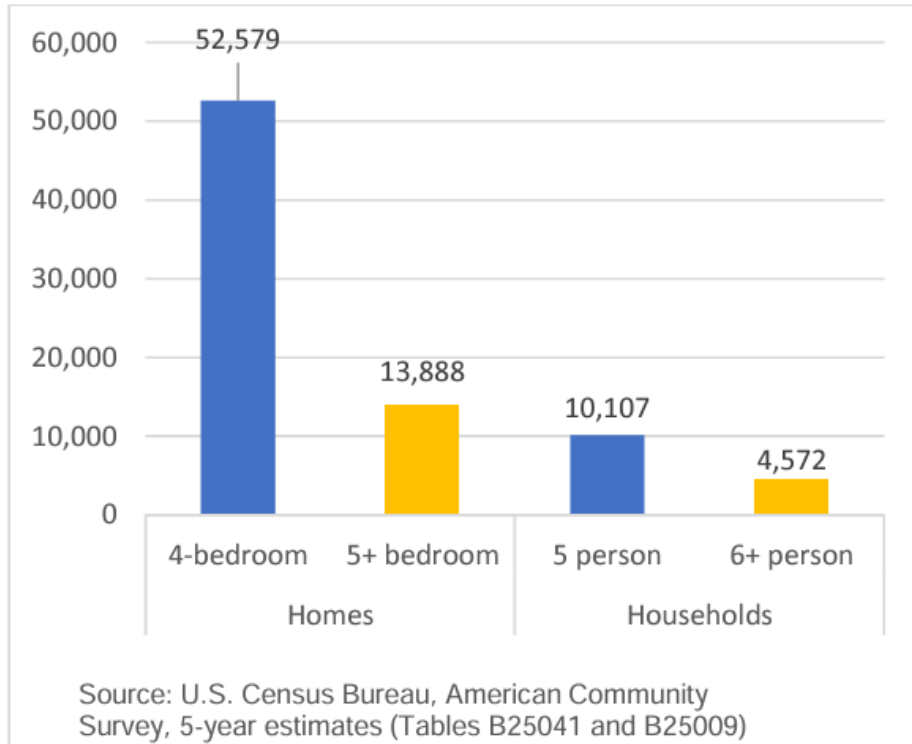
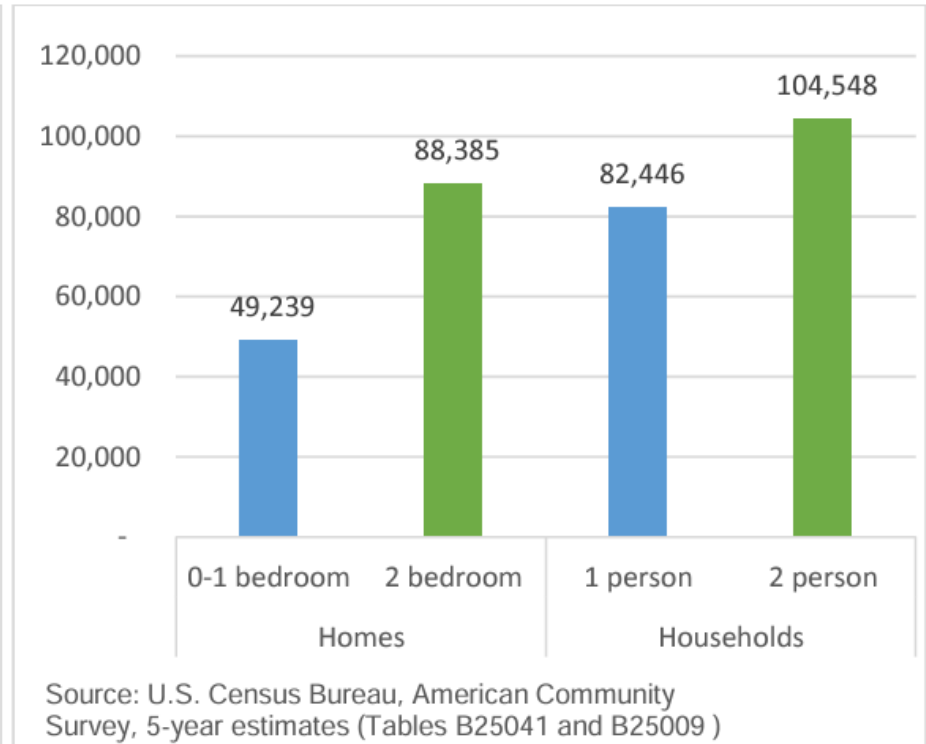


Figure 7-12 Small households outnumber small homes



- Household – people living together
- Home – physical dwelling structure accommodating one household

Vermont's homes/households mismatch

Figure 5-12 Owner homes by household size, 2022

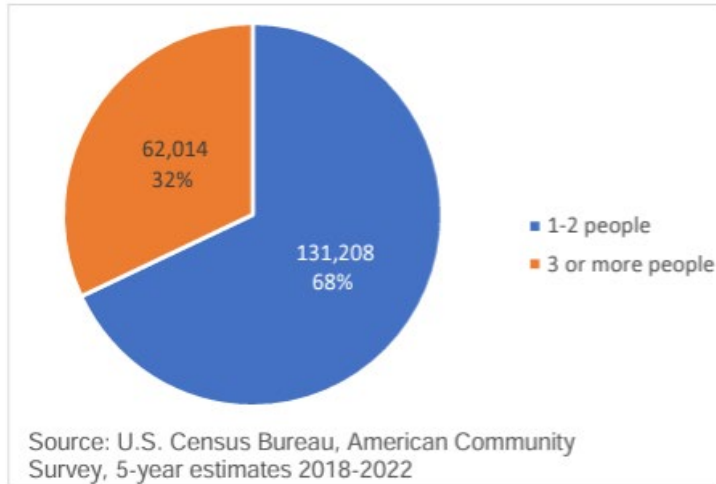


Figure 5-13 Owner homes by number of bedrooms, 2022

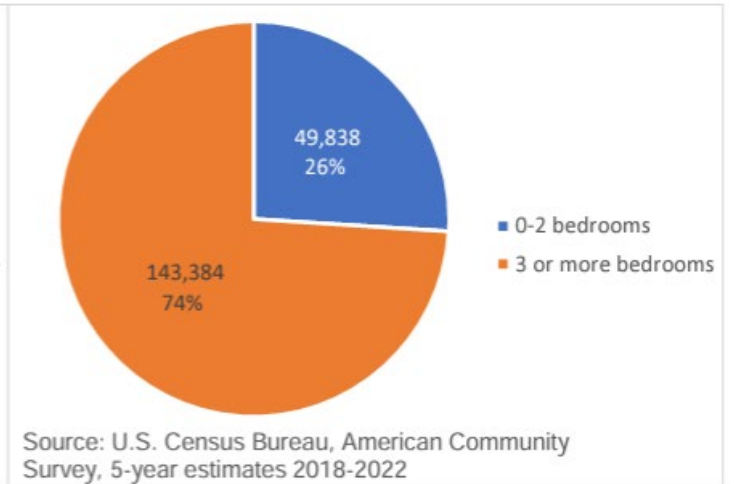


Figure 4-20 Renter households by number of people

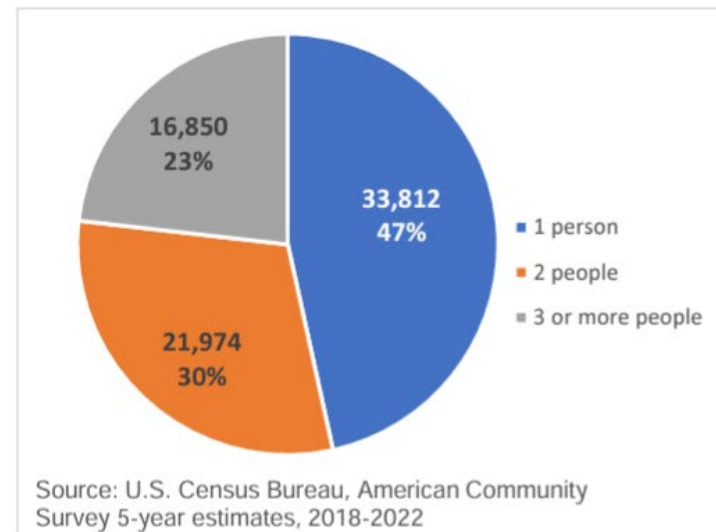
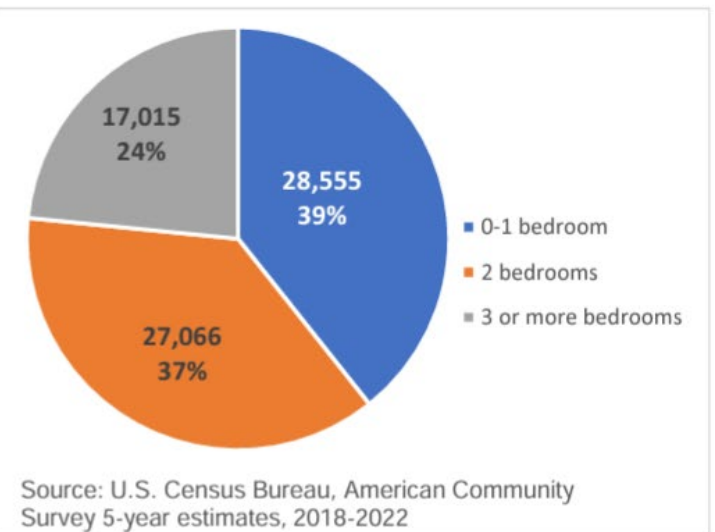


Figure 4-21 Renter households by bedrooms



Vermont's top housing needs in 2025-2029



Housing shortage

Vermont's housing shortage deepened in 2020 with rippling economic and social impacts.

Housing quality

Thousands of Vermont homes have physical vulnerabilities, largely due to the old age of the housing stock.

Hardest hit

Low-income households and renters are hardest hit by home shortage and increased housing costs.

Service needs

The number of residents with needs for service-enriched housing is rising.

- [Housingdata.org](https://housingdata.org)
 - [Link to this Housing Needs Assessment](#)
- Questions?
 - Contact VHFA's Research Team
 - Nate Lantieri, Research Coordinator
 - Leslie Black-Plumeau, Research and Community Relations Director
- Thank you!