



Chapter 22: Washington County

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Household Growth and Projected Needs

Between 2010 and 2020, the number of households living in Washington County year-round increased by 0.3% to 25,842. By 2029, a projected 28,159-29,654 households will live in the county.

Figure 22-1 Projected Washington County year-round household demand, 2025 and 2029

Year-round households	2010	2020	2025 (projected)		2029 (projected)	
			Lower	Upper	Lower	Upper
Total households	25,027	25,842	27,040	27,646	28,159	29,654
Owner households	17,540	18,158	19,646	20,087	19,994	21,055
Renter households	7,487	7,684	7,393	7,559	8,166	8,599

Source: 2010 and 2010 Decennial Census, 2025 and 2029 projected based on Census Bureau American Community Survey estimates and statewide 2016-2019 average annual growth of 1% ("Lower") and 1.8% in 2019-2022 ("Higher").

Since 2020, demand to live in Vermont has increased while the supply of new homes has not kept pace. To accommodate demand to live in the county and meet other housing market needs such as normalizing the vacancy rate, Washington County is likely to need a projected 2,289-3,385 additional homes between 2025 and 2029.

Figure 22-2 Projected year-round homes needed by tenure, 2025-2029

Additional homes needed	Pre-pandemic growth (Lower)	Pandemic-era growth (Upper)
Owner homes	780	1,646
Renter homes	1,509	1,739
Total additional homes needed	2,289	3,385

Source: VHFA analysis of U.S. Census Bureau data (Building Permits, Housing Completions, American Community Survey estimates, Population and Housing Unit Estimates and Current Population Survey/Housing Vacancy Survey) and the Vermont 2023 Point-In-Time Count of those Experiencing Homelessness. "Pre-pandemic demand" assumes resuming trends that occurred in 2016-2019. "Pandemic-era demand" assumes continuation of trends that occurred in 2019-2022. Assumes a target vacancy rate of 5% for rental and 2% for owner homes and annual housing destruction rate of 0.15%.



Housing Stock

Washington County's housing stock consists of 30,697 year-round and seasonal homes. The county's housing stock breakdown is very similar to the state as a whole. Washington County represents 9% of the state's total housing stock.

Figure 22-3 Washington County housing stock, 2022

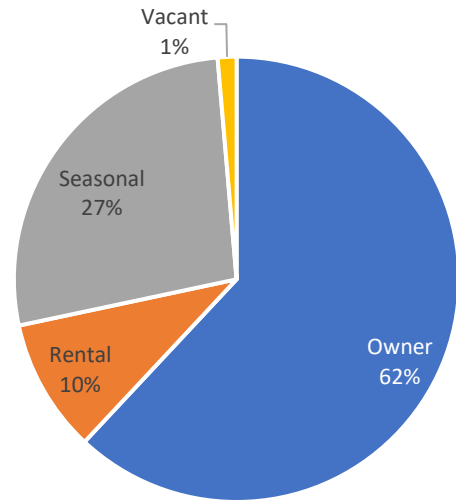


Figure 22-4: Washington County home types by town

Location	Owner homes	% Owner	Renter homes	% Renter	Seasonal homes	% Seasonal	Vacant homes	% Vacant	Total homes	% of county homes
Washington County	18,682	61%	7,247	24%	3,973	13%	795	3%	30,697	100%
Barre City	1,860	46%	2,107	52%	0	0%	121	3%	4,088	13%
Barre Town	3,047	83%	569	15%	27	1%	50	1%	3,693	12%
Berlin	974	81%	124	10%	57	5%	49	4%	1,204	4%
Cabot	519	68%	107	14%	116	15%	19	3%	761	2%
Calais	664	74%	90	10%	117	13%	27	3%	898	3%
Duxbury	484	76%	84	13%	56	9%	15	2%	639	2%
East Montpelier	1,011	82%	144	12%	30	2%	51	4%	1,236	4%
Fayston	445	41%	61	6%	565	52%	9	1%	1,080	4%
Marshfield	550	77%	75	11%	45	6%	46	6%	716	2%
Middlesex	708	88%	32	4%	48	6%	13	2%	801	3%
Montpelier	2,192	53%	1,755	42%	88	2%	136	3%	4,171	14%
Moretown	636	76%	102	12%	77	9%	23	3%	838	3%
Northfield	1,388	68%	514	25%	58	3%	69	3%	2,029	7%
Plainfield	372	62%	182	30%	19	3%	28	5%	601	2%
Roxbury	372	66%	64	11%	124	22%	7	1%	567	2%
Waitsfield	679	61%	209	19%	233	21%	0	0%	1,121	4%
Warren	635	25%	130	5%	1,735	68%	56	2%	2,556	8%
Waterbury	1,551	61%	789	31%	171	7%	42	2%	2,553	8%
Woodbury	264	40%	29	4%	341	52%	26	4%	660	2%
Worcester	331	68%	80	17%	66	14%	8	2%	485	2%

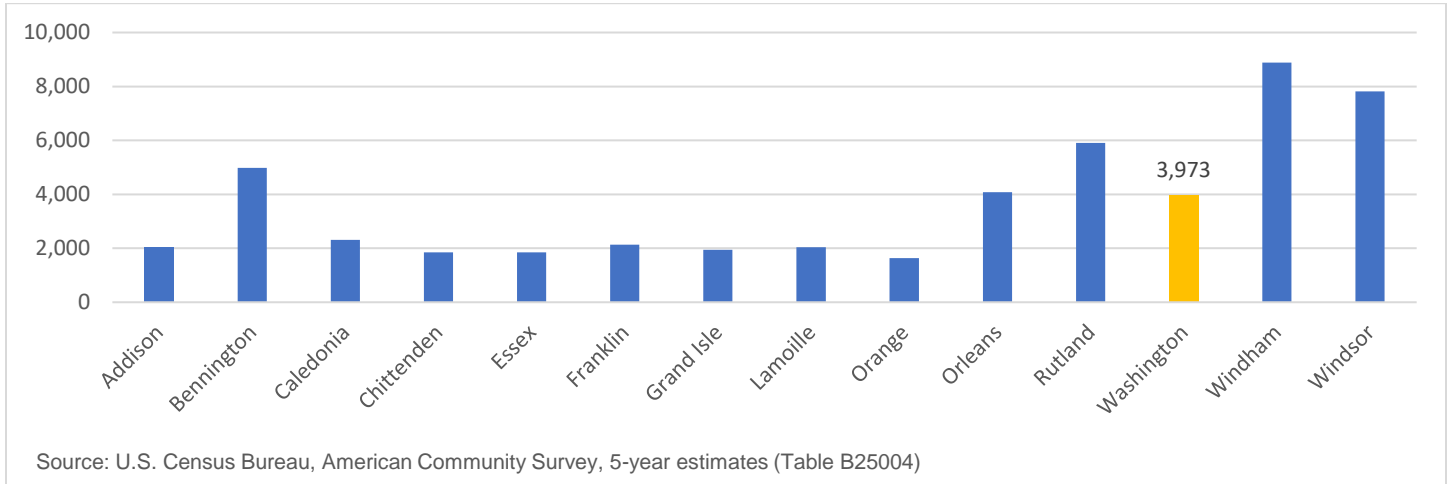
Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2018-2022 (Table B25003, B25004) from housingdata.org.



Seasonal Homes

The latest estimates show that 15% of Vermont’s homes are “seasonal, occasional use, or vacation homes”, giving the state the second highest rate in the nation. In 2022, there were an estimated 3,973 seasonal or occasional use homes in Washington County, making up 13% of all homes in the county.

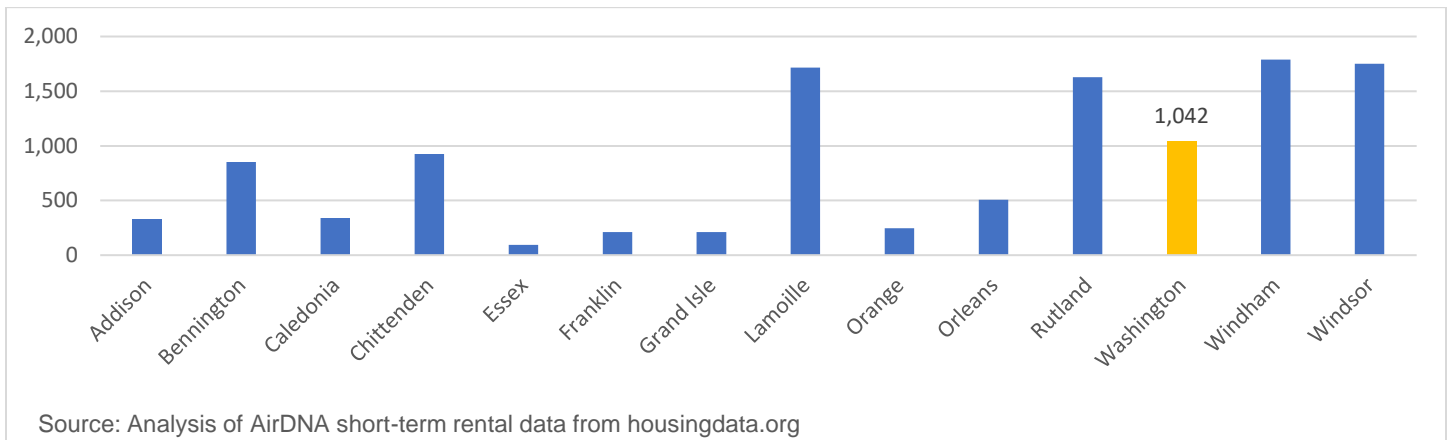
Figure 22-5 Seasonal homes by county, 2022



Short-Term Rentals

The number of short-term rentals statewide has risen dramatically in the last ten years. In 2015, fewer than 1,000 homes were listed monthly as short-term rentals; as of September 2023, more than 11,747 homes are being listed. The growth in the short-term rental market has not been equal across the state, however. Counties in southern Vermont or counties that feature one of the state’s larger resort towns have the highest share of STRs and have seen the greatest growth.

Figure 22-6 Homes used as short-term rentals by county, Oct. 2023



Washington County has followed statewide STR market trends, with a steady annual increase in the number of units. In 2023, 1,716 homes were listed as STRs, representing about 3% of the county’s total housing stock, similar to the state rate of 4%.

Waitsfield and Warren, situated between the ski resorts in the Mad River Valley, had the greatest portion of their housing stock dedicated to Short-term Rentals at around 16%. Combined, the two towns contains more than half of the STRs in the county.



Figure 22-7: Washington County short-term rental homes

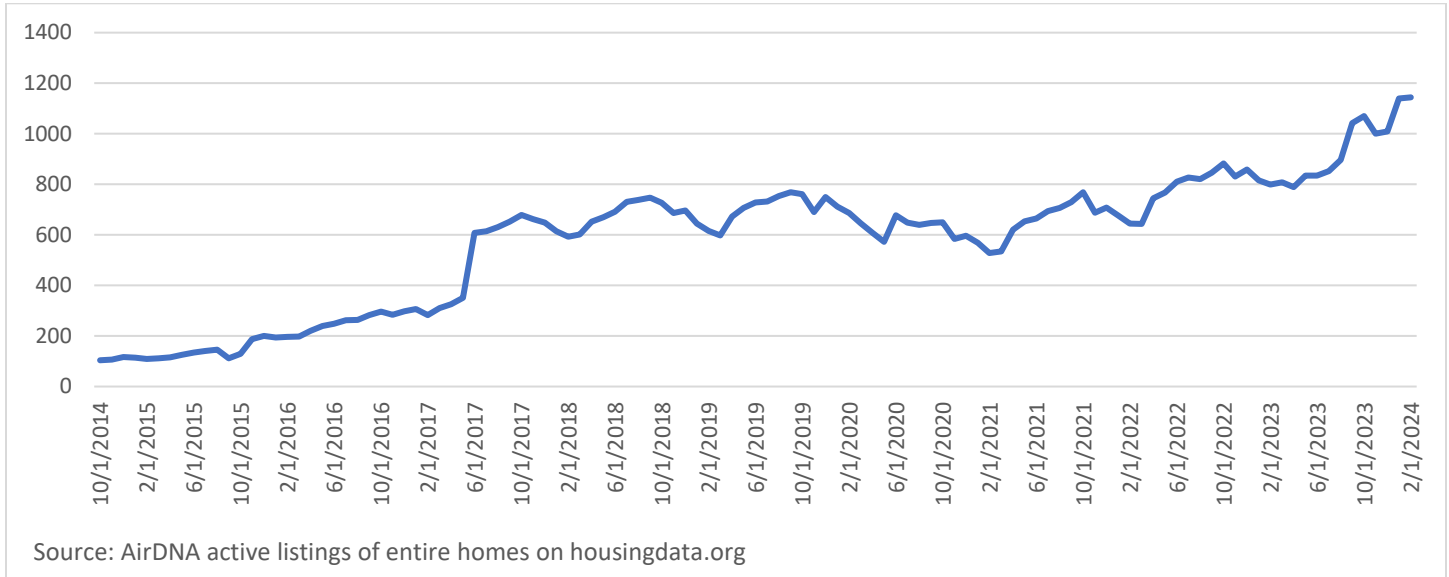


Figure 22-8 Seasonal homes and short-term rentals by town

Location	Seasonal homes (2022)	Seasonal homes relative to total housing stock	Short-term rentals (active Oct. 2023)	Short-term rentals relative to total housing stock	Total housing stock
Washington County	3,973	13%	1,042	3.40%	30,697
Barre City	0	0%	22	0.50%	4,088
Barre Town	27	1%	6	0.20%	3,693
Berlin	57	5%	0	0.00%	1,204
Cabot	116	15%	10	1.30%	761
Calais	117	13%	23	2.60%	898
Duxbury	56	9%	0	0.00%	639
East Montpelier	30	2%	8	0.60%	1,236
Fayston	565	52%	0	0.00%	1,080
Marshfield	45	6%	15	2.10%	716
Middlesex	48	6%	0	0.00%	801
Montpelier	88	2%	70	1.70%	4,171
Moretown	77	9%	45	5.40%	838
Northfield	58	3%	35	1.70%	2,029
Plainfield	19	3%	12	2.00%	601
Roxbury	124	22%	21	3.70%	567
Waitsfield	233	21%	184	16.40%	1,121
Warren	1,735	68%	405	15.80%	2,556
Waterbury	171	7%	162	6.30%	2,553
Woodbury	341	52%	8	1.20%	660
Worcester	66	14%	16	3.30%	485

Source: U.S. Census Bureau, American Community Survey 2018-2022 estimates and AirDNA active listings of entire homes on housingdata.org

Characteristics of the Housing Stock

The types of homes that make up the housing stock in Washington County are similar to the state as a whole. Washington County’s stock of year-round owner and renter homes consists primarily of single-family detached homes (65%), nearly the same as the proportion statewide (67%).

Figure 22-9: Washington County owner homes types

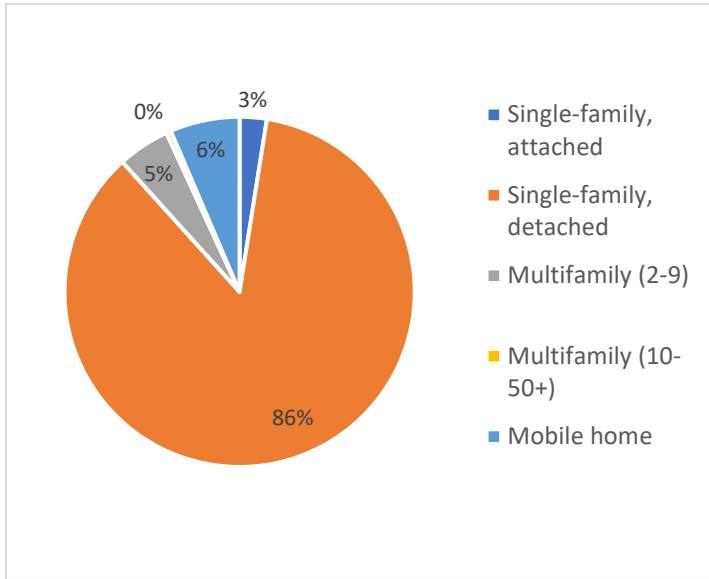
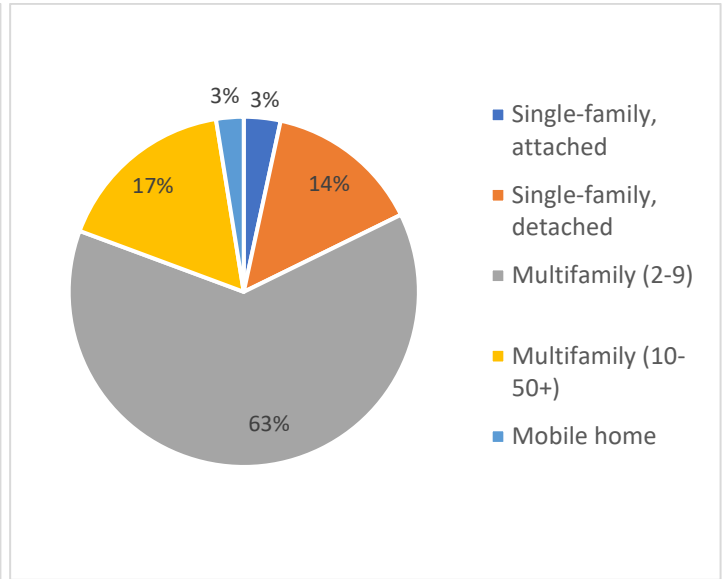


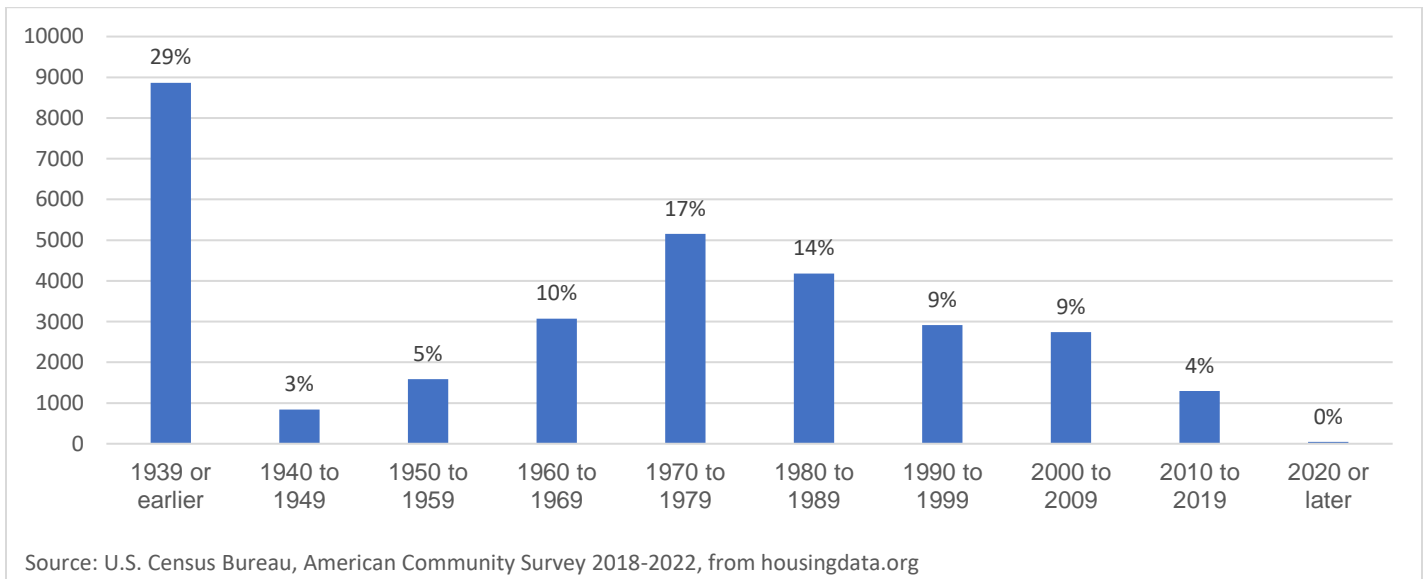
Figure 22-10: Washington County renter homes



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

Of all homes in Washington County, an estimated 29% were built prior to 1940, a greater proportion than the statewide average of 25%. The median home in the county was built in 1972. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 22-11: Year built for Washington County homes



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



In Vermont, the average household size has decreased over the past 30 years, down from 2.57 people per household in 1990 to 2.27 people per household in 2020. This decline has created a mismatch between the number of people per household and the number of bedrooms in Vermont homes. This difference is most pronounced in owner-occupied housing where large homes of 3+ bedrooms (74% of owner homes) outnumber large households of 3+ people (32% of owner households). The difference in household size and number of bedrooms is not as pronounced within the renter housing market.

The mismatch is present in Washington County as well, where large homes (59% of the county’s year-round homes) far outnumber large households (29% of the county’s year-round households). Conversely, single person households (32% of the county’s year-round households) outnumber small homes of 0-1 bedrooms (14% of the county’s year-round homes).

Figure 22-12 Household size, 2022

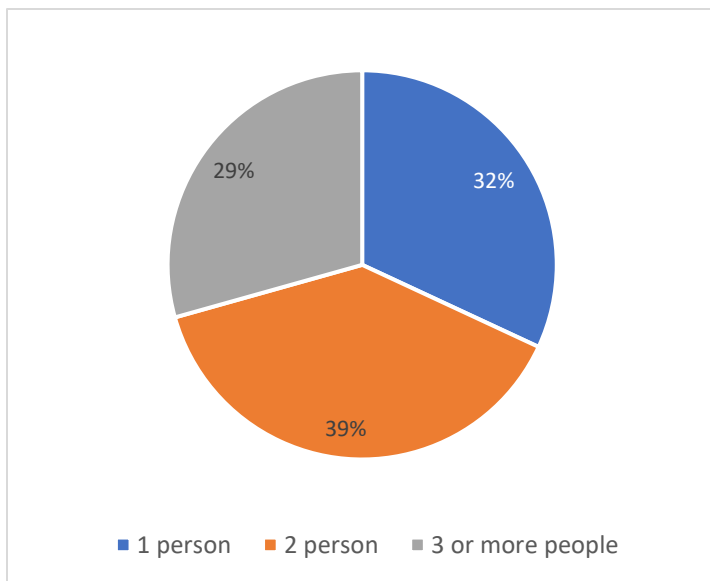
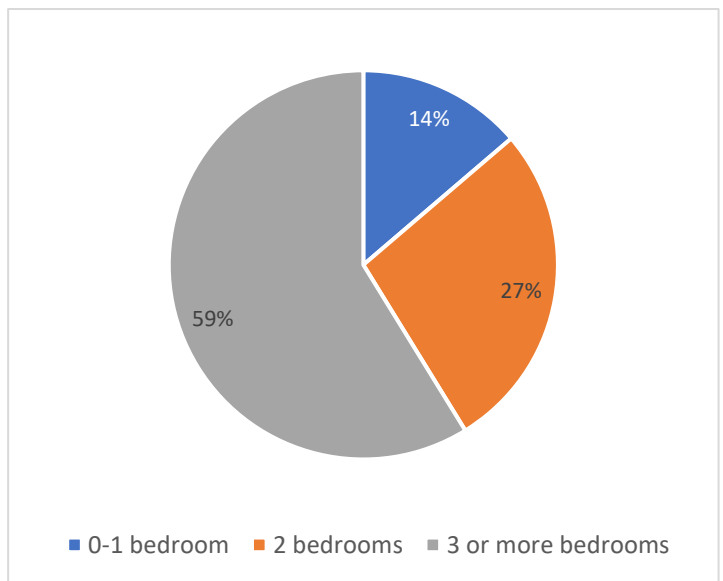


Figure 22-13 Home size (number of bedrooms), 2022



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

Manufactured Homes and Mobile Home Parks

There are approximately 1,641 manufactured homes in Washington County. These include homes used by year-round homeowners and renters as well as homes used seasonally or occasionally and vacant. Manufactured homes make up 5% of the county housing stock, the same as the state average rate of 5%, according to the U.S. Census Bureau’s 2018-2022 American Community Survey.

Some manufactured homes in Washington County are located in manufactured home communities, also known as mobile home parks. Washington County has 24 mobile home parks with 608 lots. As of November 2023, there were 44 vacant lots in the county, resulting in a 7.2% park vacancy rate. Washington County has six mobile home parks located in floodways.

Several communities in Washington County were severely affected by flooding in the Summer of 2023, including the Berlin Mobile Home Park (where 28 homes in the park were destroyed) and River Run Manor (also in Berlin, where another 5 homes were condemned).

Figure 22-14 Washington County mobile home parks

Park Ownership type	Parks	Lots
For Profit	19	413
Non-profit	3	93
Cooperative	1	83
All Rental (for profit)	1	4
Total	24	593
Median lot rent	\$410	

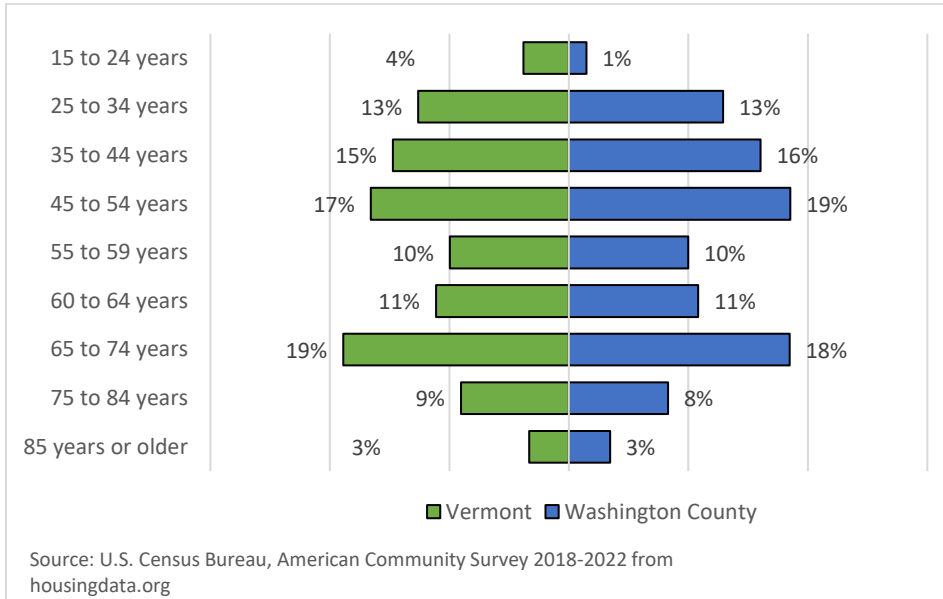
Source: Vermont Mobile Home Park Registry



Household Demographics

Slightly fewer of Washington County’s households are headed by someone 65 and older (29% of household heads) compared to the statewide average rate of 31%. Similarly, an estimated 14% of the households in the county are led by someone aged 34 and younger, compared to the statewide rate of 17%.

Figure 22-15 Households by age of householder, 2022



Age range	Households
15 to 24 years	368
25 to 34 years	3,247
35 to 44 years	4,038
45 to 54 years	4,666
55 to 59 years	2,512
60 to 64 years	2,726
65 to 74 years	4,652
75 to 84 years	2,090
85 years or older	867
Total	25,166

The vast majority of household heads living in the county identify as white alone, but the number of those identifying as people of color increased between 2010 and 2020 while the number identifying as white alone decreased.

Figure 22-16 Households by race and tenure, 2010-2022

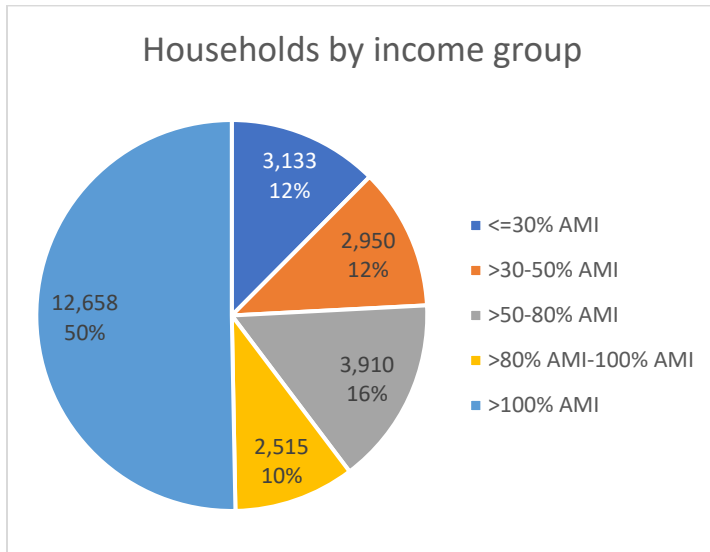
Washington County	All households			Owner households			Renter households		
	2010	2020	2022*	2010	2020	2022*	2010	2020	2022*
American Indian and Alaska Native alone	65	62		28	26		37	36	
Asian alone	137	180	234	63	86	94	74	94	140
Black or African American alone	114	162		38	54		76	108	
Native Hawaiian and Other Pacific Islander alone	2	3		1	2		1	1	
Some Other Race alone	43	175	71	17	116	55	26	59	16
Two or More Races	319	1,348	762	158	859	340	161	489	422
White alone	24,347	23,912	23,796	17,235	17,015	17,707	7,112	6,897	6,089
Grand Total	25,027	25,842	25,166	17,540	18,158	18,285	7,487	7,684	6,881

Source: U.S. Census Bureau Decennial Census and American Community Survey 2018-2022 estimates (Table B25003A-G) from housingdata.org



The estimated median household income in Washington County was \$77,278 in 2022. About 24% of county households have very low incomes of 50% of the Area Median Income (AMI) or less.

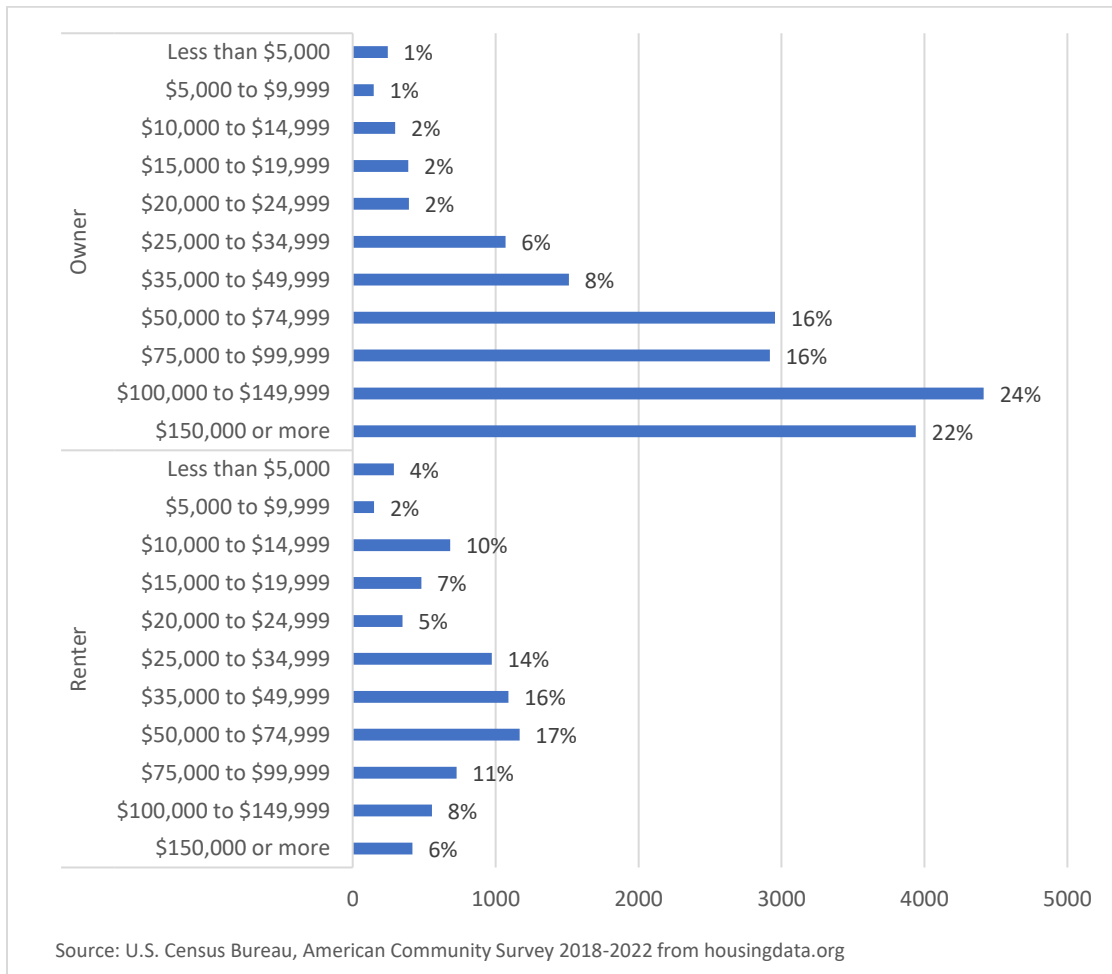
Figure 22-17 Household income relative to Area Median Income (AMI)



County income levels	
30% AMI	\$21,950
50% AMI	\$36,600
80% AMI	\$58,500
Area Median Income (100%)	\$77,278
Owner household median	\$92,122
Renter household median	\$40,488

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

Figure 22-18 Number of households by income by tenure, 2022





Homeownership Market

There are approximately 18,000 homeowner households in Washington County. An estimated 73% of the county’s households are homeowners, compared to a statewide rate of 73%. The median home price in the county in 2023 was about \$320,500, while the state median was \$325,000. This continues a trend in which no county in Vermont has seen a decline in annual median home sale price since 2019.

Figure 22-19: Median home prices

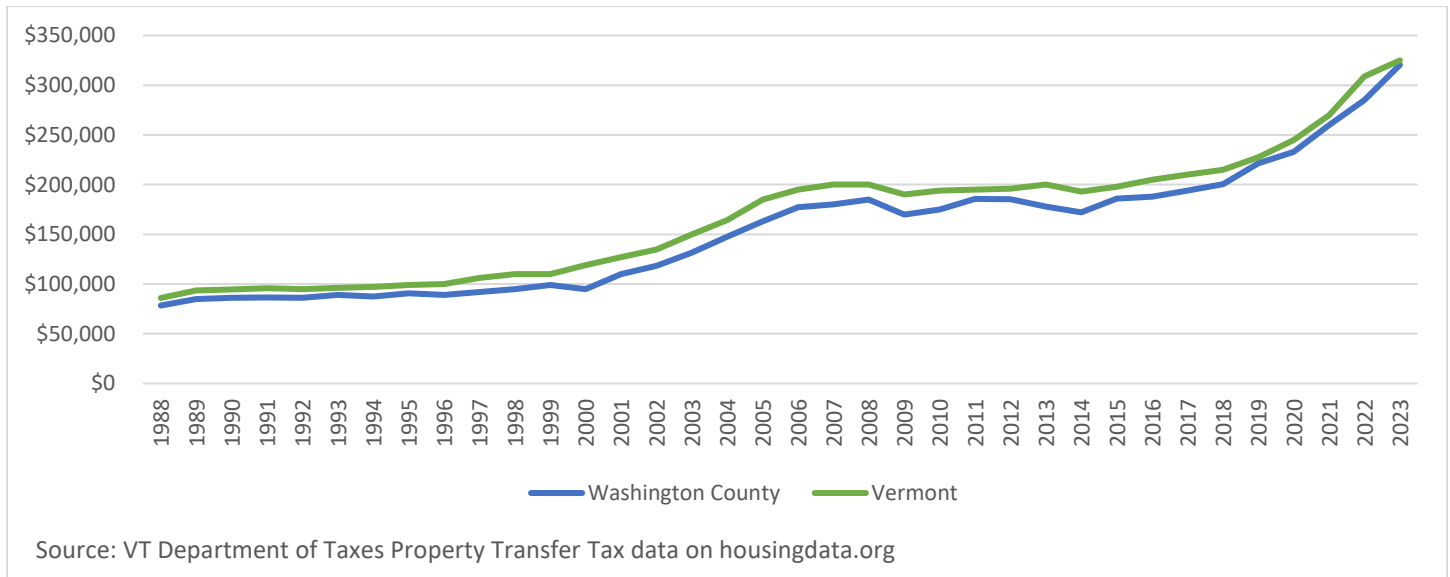
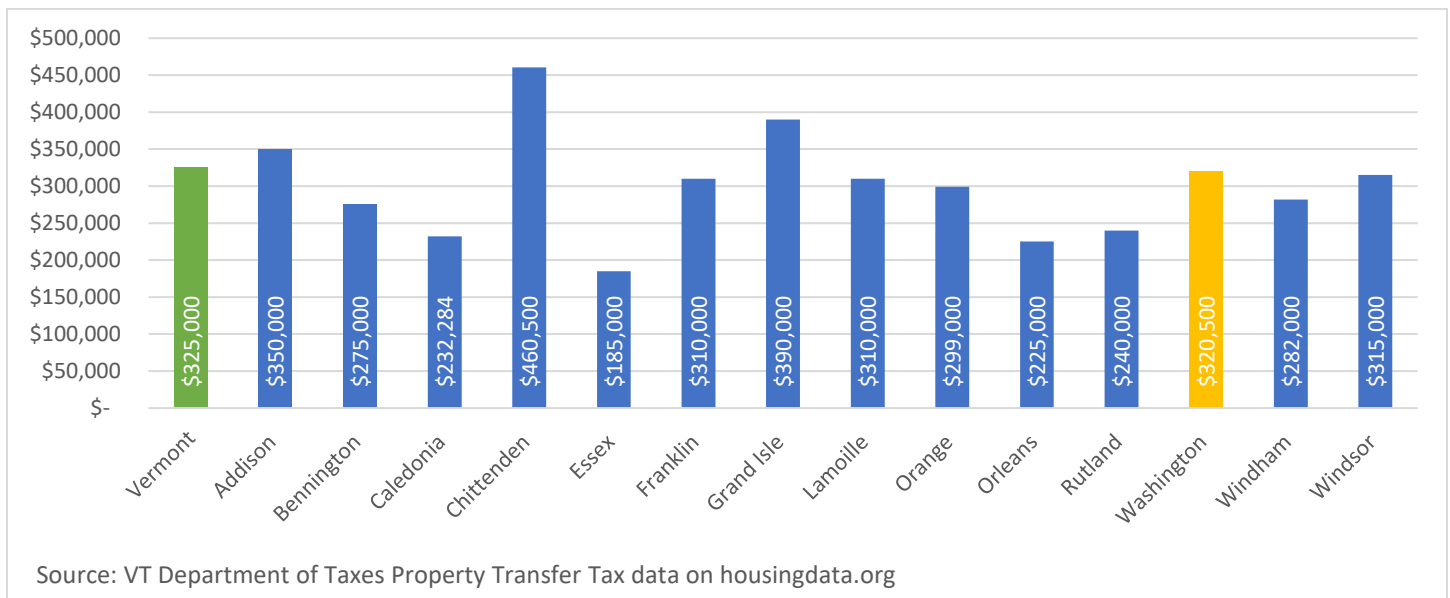


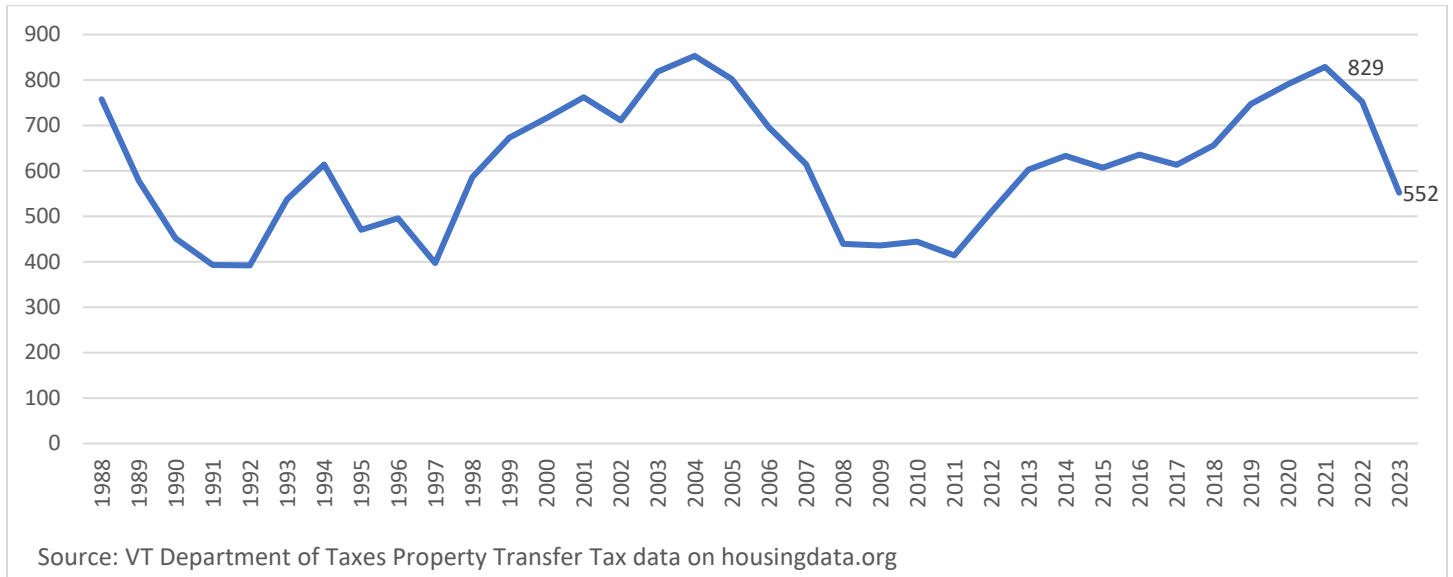
Figure 22-20 Median primary home sale price by county, 2023





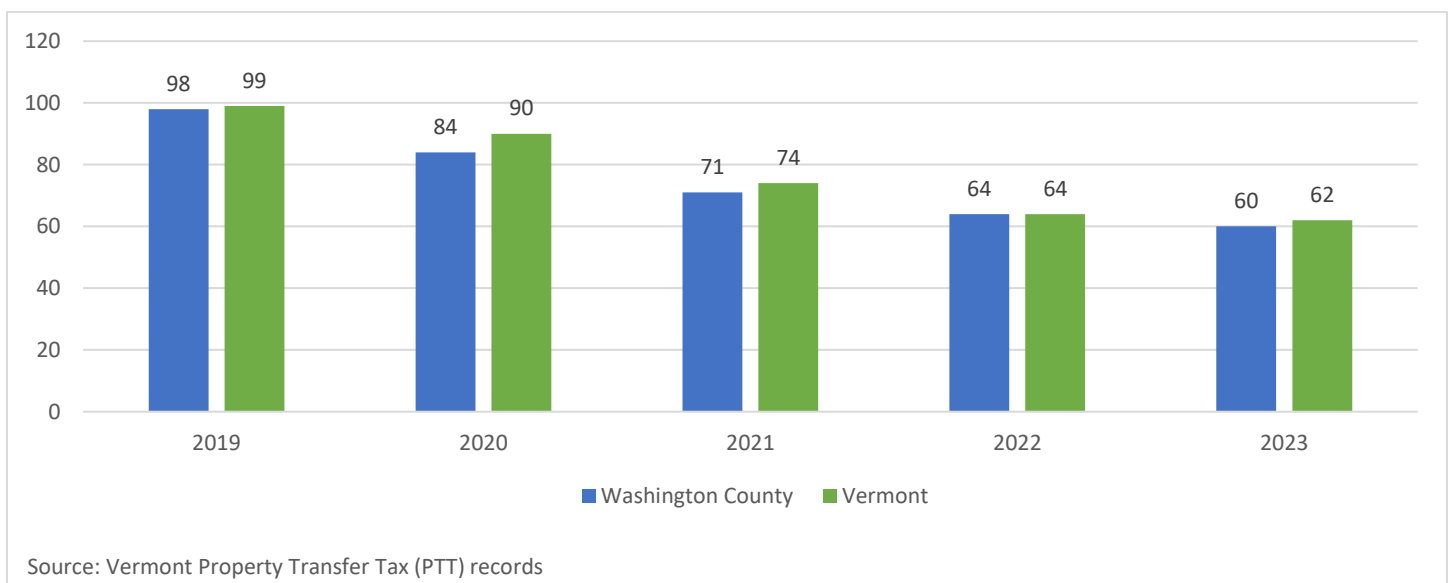
In 2023, there were 552 primary homes sales in Washington County. The annual total number of homes sold in the county rose in 2021 when 829 homes were sold. This reflects the statewide increase in primary home sales experienced in 2020 and 2021. The decline in sales in 2021-2023 suggests that rising prices and interest rates, as well as constrained supply of for sale homes, may be slowing down the home sale market.

Figure 22-21 Number of primary home sales in Washington County, 1988-2023



The median days on the market for a Washington County home dropped to 60 days in 2023 from 98 days in 2019. On average, homes in the county are on the market for approximately one month less than in 2019. The short time on the market is an all-time low in Vermont and another indication of the high demand for homes.

Figure 22-22: Median days on market

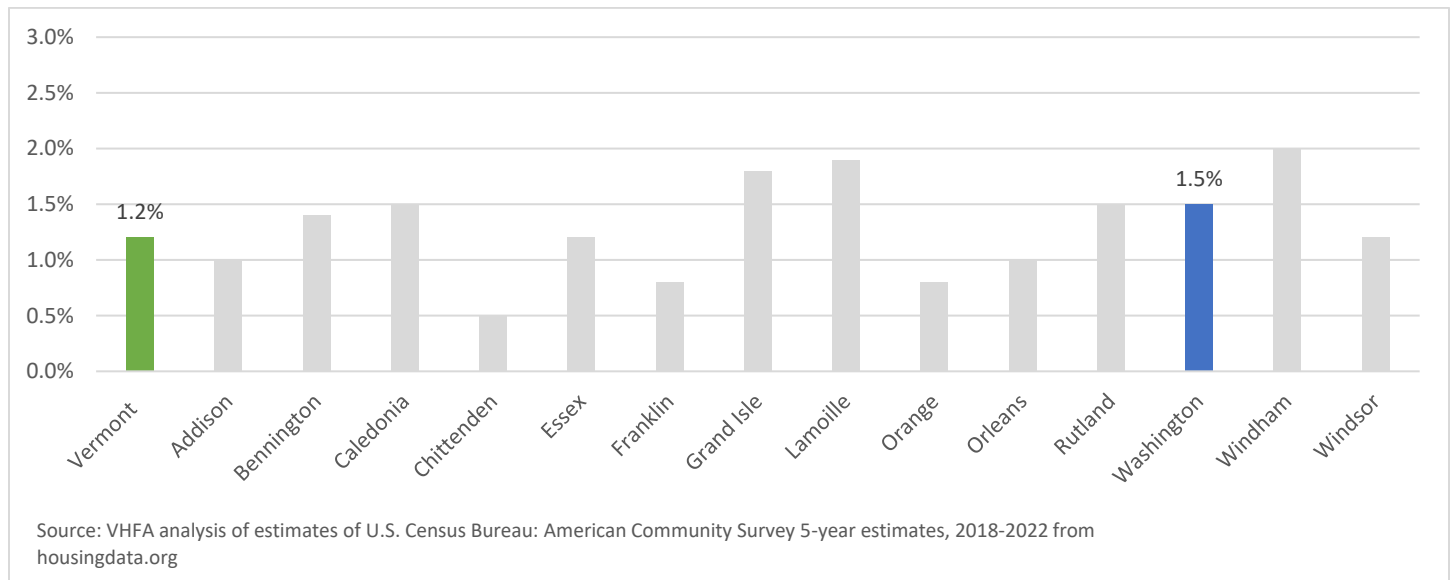




The homeowner vacancy rate is the number of homes on the market compared to the total number of homes used or intended for homeowner households. Vermont’s homeowner vacancy rate is estimated at 1.2%, below the 2.0% rate considered indicative of a healthy housing market. When the vacancy rate falls below the healthy rate, it can be difficult for homebuyers to find homes to purchase due to limited availability and puts upward pressure on sales prices.

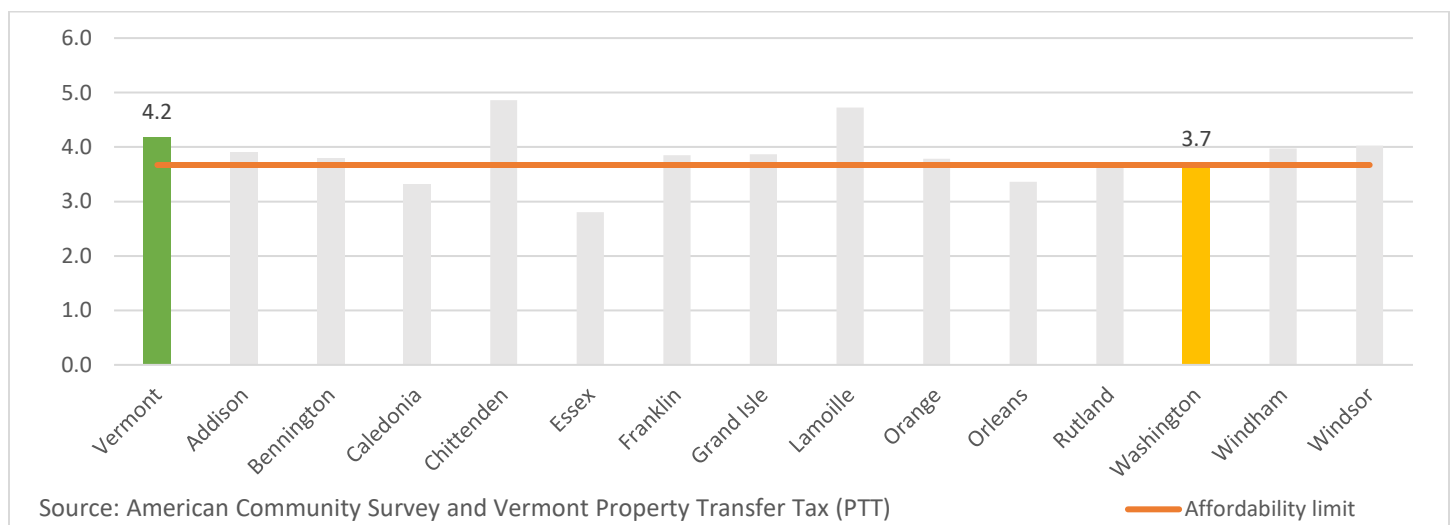
Vacancy rates vary between Vermont counties, with some counties falling in the healthy market range and others far below. The homeowner vacancy rate in Washington County (1.5%) is similar to the statewide rate and lower than the healthy market range.

Figure 22-23: Homeowner vacancy rates



Homes are somewhat more affordable in Washington County, on average, than in other Vermont counties. In 2022, the ratio of county home prices to median county household income was 3.7. When exceeding a factor of 3.67, households on average are paying more than 30% of their annual income towards housing costs and are thus considered cost burdened. An estimated 23% of owner-occupied households in Washington County are cost-burdened.

Figure 22-24 Ratio of median home sale price to county median household income, 2022





Rental Housing Market

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.¹⁴ The fair market rent for a 2-bedroom apartment in Washington County was set at \$1,453 in 2024. The median rent in Washington County of \$1,077 was similar to the statewide median in 2022.

Figure 22-25: Fair market rent for a 2-bedroom apartment

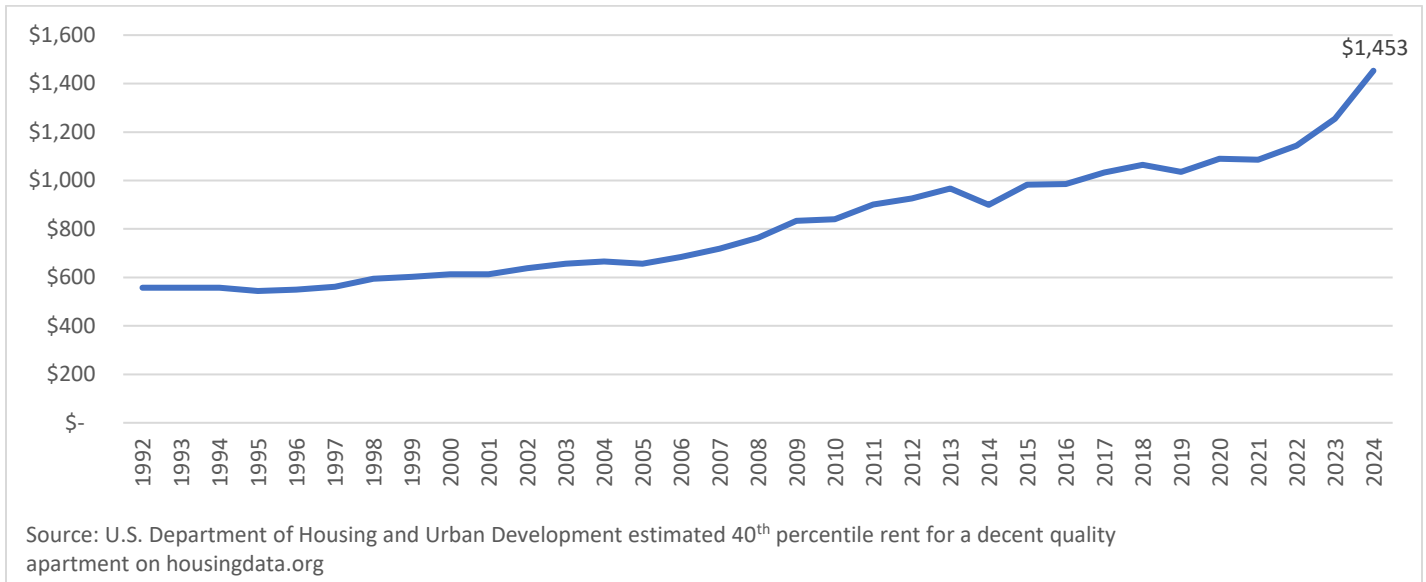
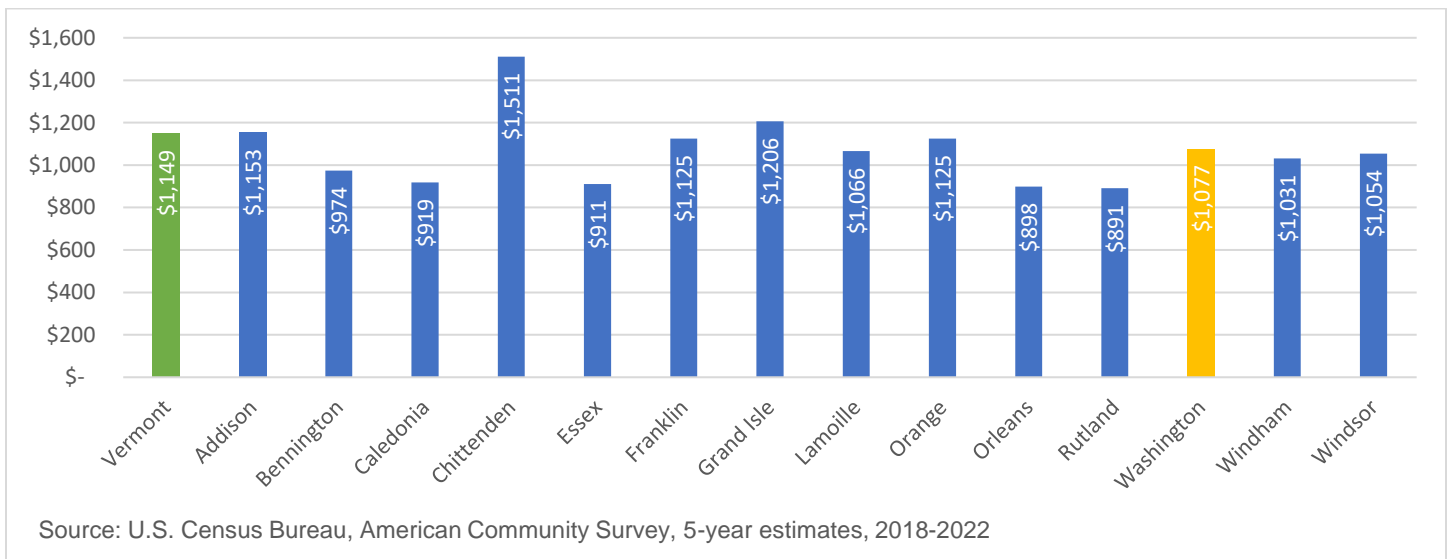


Figure 22-26: Median gross rent by county, 2022

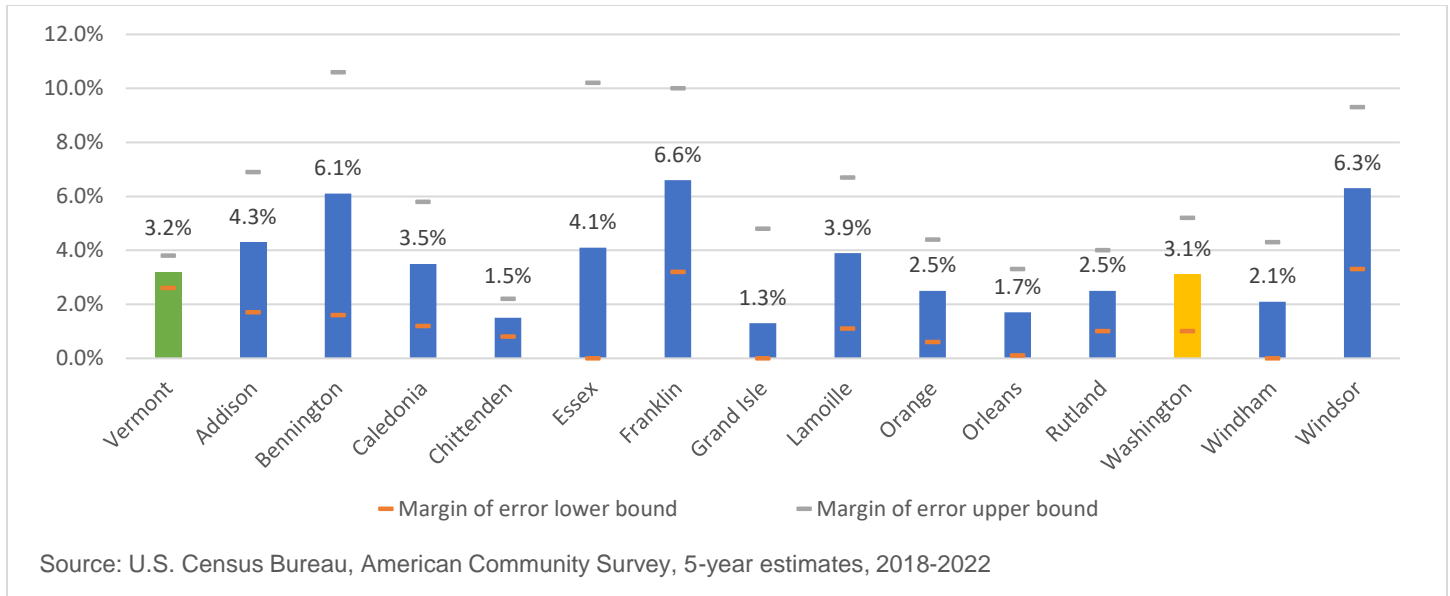


¹⁴ U.S. Dept. of Housing and Urban Development, [HUD Fair Market and 50th Percentile Rents](#). 2024



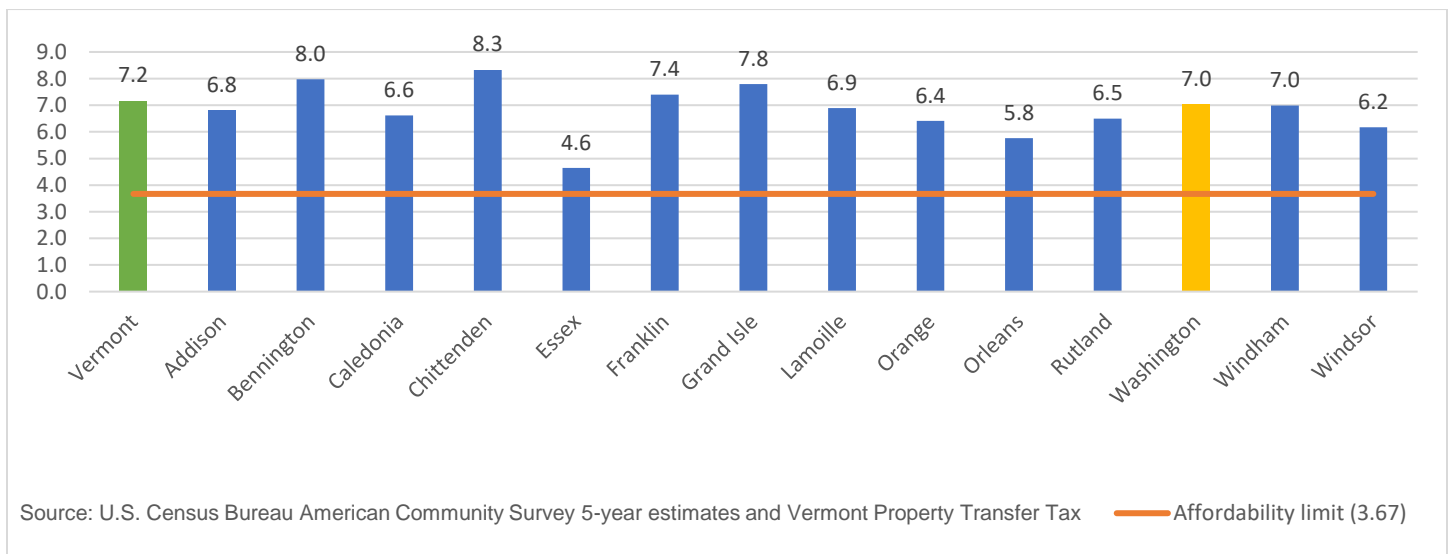
The renter vacancy rate is the number of homes for rent compared to the total number of homes used or intended for renter households. According to the most recent estimates available, Vermont’s rental vacancy rate is 3.2%. This is somewhat lower than what experts consider to be a healthy vacancy rate, which is typically around 4 to 6%. Below that rate, renters can have difficulty finding an affordable home, putting upward pressure on prices. Washington County had a rental vacancy rate of 3.1% in 2022 – about the same as the statewide rate. Both state and county vacancy rates have declined in the last ten years.

Figure 22-27: Rental vacancy rates, 2022



Across the state, the median home sale price was 7.2 times the median renter household income in 2022. For housing to be considered affordable, housing costs should not exceed a factor of 3.67, where only 30% of income is dedicated to housing costs. Given the mismatch in this ratio, the median renter household would have difficulty affording a median primary home statewide and in Washington County.

Figure 22-28 Median home sale price to median renter income ratio, 2022





Subsidized Rental Housing

Vermont has 14,670 rental apartments in 541 apartment complexes that were built through federal and state government programs. Together, these homes comprise 19% of the state’s rental homes.

Affordable housing is generally defined as housing where the occupant is paying less than 30% of their income towards housing costs. To create affordable housing, the federal government directs funding through various channels, including state governments, non-profit or private housing developers, Public Housing Authorities (PHAs) or other housing agencies. Public subsidies for affordable housing largely fall in two categories; (1) funding for the construction and rehabilitation of housing, or (2) funding to provide rental assistance to tenants. Often, apartments created with public development funding are paired with rental assistance funding to ensure affordability for low-income tenants

Figure 22-29 Rental housing with project-based assistance in Vermont by county, 2024

County	Total occupied rental homes	Apartments in buildings developed with public funding	% of all rental homes	Apartments with monthly project based rental assistance	% of all rental homes
Addison County	3,183	507	16%	279	9%
Bennington County	4,222	836	20%	400	9%
Caledonia County	3,056	528	17%	231	8%
Chittenden County	26,034	5,302	20%	1,929	7%
Essex County	468	100	21%	70	15%
Franklin County	4,604	787	17%	498	11%
Grand Isle County	315	99	31%	37	12%
Lamoille County	3,150	396	13%	189	6%
Orange County	2,317	430	19%	223	10%
Orleans County	2,398	335	14%	187	8%
Rutland County	7,304	1,371	19%	880	12%
Washington County	7,247	1,311	18%	903	12%
Windham County	5,655	1,417	25%	707	13%
Windsor County	6,309	1,251	20%	749	12%
Statewide	76,262	14,670	19%	7,282	10%

Source: U.S. Census Bureau, American Community Survey 5-year estimates and Directory of Affordable Rental Housing on housingdata.org

In Washington County, there are 1,311 apartments in buildings that were built with public development subsidies. These apartments account for 18% of the county rental housing stock. Among those apartments, 903 are connected to a source of project based rental assistance, such that tenants pay no more than 30% of their gross income towards housing costs, with the rental assistance administrating agency covering the remaining rent balance directly.

Montpelier Housing Authority and Barre Housing Authority administer certain federal housing programs including 211 Section 8 Housing Choice Vouchers for low-income renter households.



Households With Housing Problems

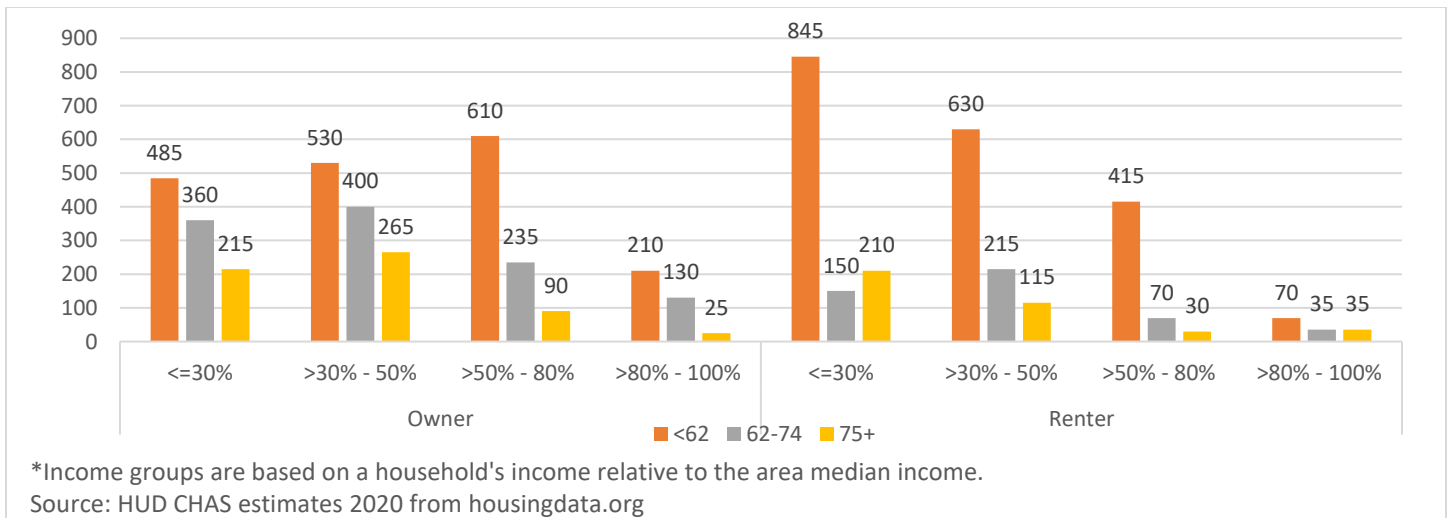
The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations from the Census Bureau American Community Survey (ACS). These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS identifies four housing problems:

1. Home lacks complete plumbing,
2. Home lacks complete kitchen,
3. Household is overcrowded, or
4. Household is cost burdened (paying more than 30% of income towards housing)

An estimated 83,180 households in Vermont (about 33% of the households in the state) have at least 1 housing problem. Among these potential issues, cost burden is the most prevalent, accounting for at least 95% of the households with one or more housing problem.

The single largest demographic group in Washington County experiencing housing problems is renters with household incomes of less than 30% of the area median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 845 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 overcrowding.

Figure 22-30: Washington County households with housing problems, by income group*



Potential Housing Quality Issues

The Census Bureau offers only minimal estimates of the extent to which Vermont's housing stock conforms to basic quality standards:

- 2,321 occupied housing units, or 0.6% of Vermont's housing stock lack complete kitchen facilities.
- 1,322 occupied housing units, or 0.4% of Vermont's housing stock lack complete plumbing facilities.
- 498 occupied housing units, or 0.3% of Vermont's housing stock are unheated and 510 use coal as a main heating source.
- 4,230 occupied homes, or 2% of the housing stock, are overcrowded
- 4,600 occupied mobile homes were built before 1979 when federal quality standards were enacted



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.
- The housing unit was a rental unit built before 1939 with rent less than \$500 per month.
- The housing unit was an owner home with an estimated property value of \$75,000 or less (excluding mobile homes or RVs/vans/boats).

Based on analysis of Census Bureau PUMS 2022 data, there are at least 19,637 Vermont households living in homes with potentially serious housing quality issues. This accounts for about 7% of the occupied housing stock. This estimate 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.

PUMS data is not available at the county level, instead grouping counties geographically. Washington County is classified as part of the Central Vermont PUMS region and represents 49% of the housing stock in the region. From this, there are approximately 1,516 owner occupied and 539 renter occupied homes in the county potentially in poor condition.

Figure 22-31 Occupied households with potential housing quality issues, 2022

Region	Owner households	Renter households	Occupied without payment of rent	Total households
Central Vermont (Addison, Orange & Washington Counties)	3,093	1,099	163	4,355
Statewide	14,101	4,517	1,055	19,673

Source: U.S. Census Bureau Public Use Microdata Samples (PUMS), 5-year estimates, 2018-2022

This analysis does not account for vacant units – an additional 795 homes in the county are considered “other vacant” by the U.S. Census Bureau. Homes can fall into this category for many reasons, including homes that are under renovation or homes held vacant for personal reasons by the owner. However, since this category can also include foreclosed or abandoned homes, it is often used as an indicator of area housing stock decline.

Overcrowding

About 4,200 (or 2%) of Vermont households live in overcrowded homes. Such homes are defined as those with fewer rooms than household members. For example, a one-bedroom home with a living room and kitchen has 3 rooms. Thus, it would be considered overcrowded if the household had 4 members. Studies have reported a direct association between crowding and adverse health outcomes, such as infectious disease and mental health problems.

In Vermont, renter households experience overcrowding at over three times the rate of homeowners, with 3.4% of renter households overcrowded versus just under 1% of owner households.

There are an estimated 242 households in Washington County that are considered overcrowded. Of those households, 175 are owner-occupied and 67 are renter-occupied. Among all overcrowding in Washington County, an estimated 89 households are considered severely overcrowded.



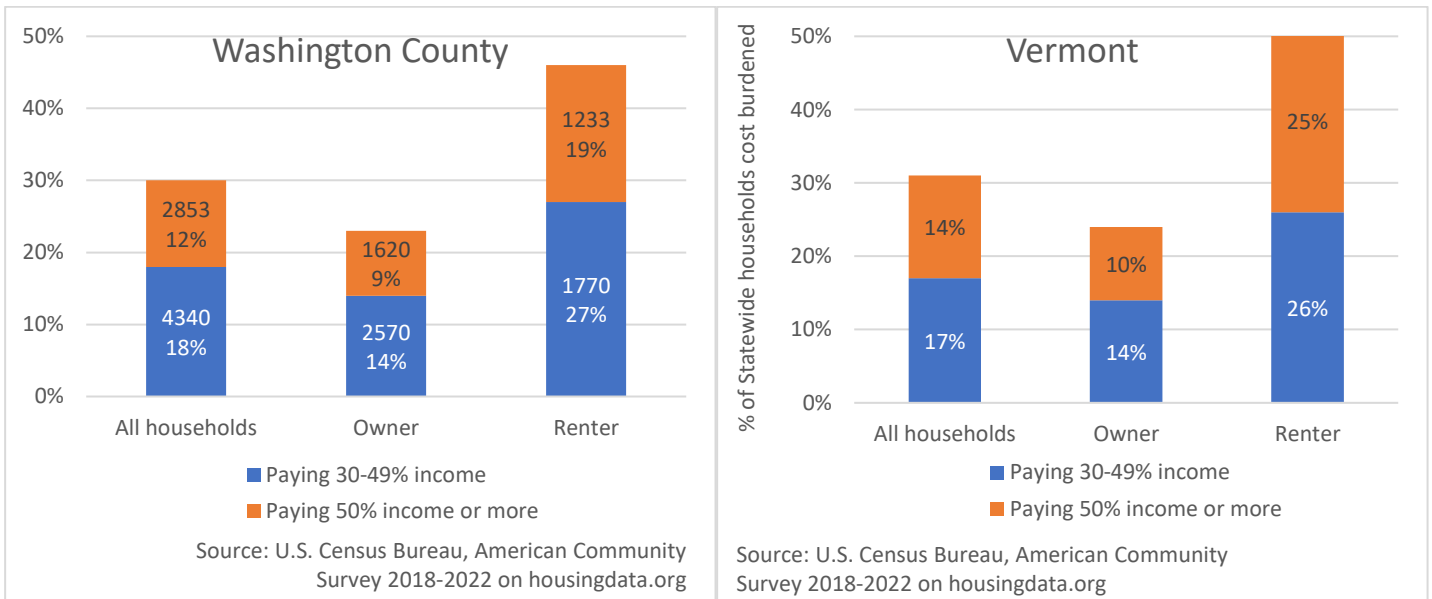
Cost Burden

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. When housing costs consume more than 30% of household income, the household is considered “cost burdened.” When cost burdened, households are less likely to have enough income remaining for other living expenses which can lead to housing instability. When housing costs exceed 50% of household income, the household is considered to be “severely cost burdened.”

Approximately 31% of all households in Vermont are cost burdened (about 82,000 households), of which 36,000 households, 14% of all households, are severely cost burdened. In Vermont, the total number of cost burdened owner-occupied households (about 48,000) is greater than the number of cost burdened renter households (about 34,000 households), but the percentage of all owner households that are cost burdened (24% of owner households) is significantly lower than the percentage of renter households cost burdened (51% of renter households). 10% of Vermont’s homeowners (about 20,000 households) and 26% of Vermont’s renter households (about 17,000 households) are “severely cost burdened.”

The proportion of both owner households (23%) and renter households (46%) that are cost-burdened is slightly less in Washington County than the state as a whole. Approximately 2853 households are severely cost-burdened in Washington County and may be at risk of housing instability. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 22-32: Cost burden among Washington County households compared to statewide cost burden





Homelessness

Homelessness services in Washington County are provided by the Washington Continuum of Care, which additionally includes the Orange County towns of Braintree, Brookfield, Orange, Washington and Williamstown. The Washington County town of Woodbury is covered by the Lamoille Continuum of Care.

During the most recent 2023 Point-In-Time count, 446 people in 320 households were experiencing homelessness in the Washington CoC. This represents the highest total in the county since the PIT count began. Vermont’s Coordinated Entry Dashboard provides the number of individuals experiencing homelessness on a weekly basis who are accessing services from Vermont’s housing support agencies. During the last week in January 2024, 963 people in the Washington County area received support through this area’s continuum of care. Washington County has seen the most dramatic increase in people accessing the CoC for services since 2022 of any region in the state.

Figure 22-33: People experiencing homelessness served by the Washington County Continua of Care (CoCs)

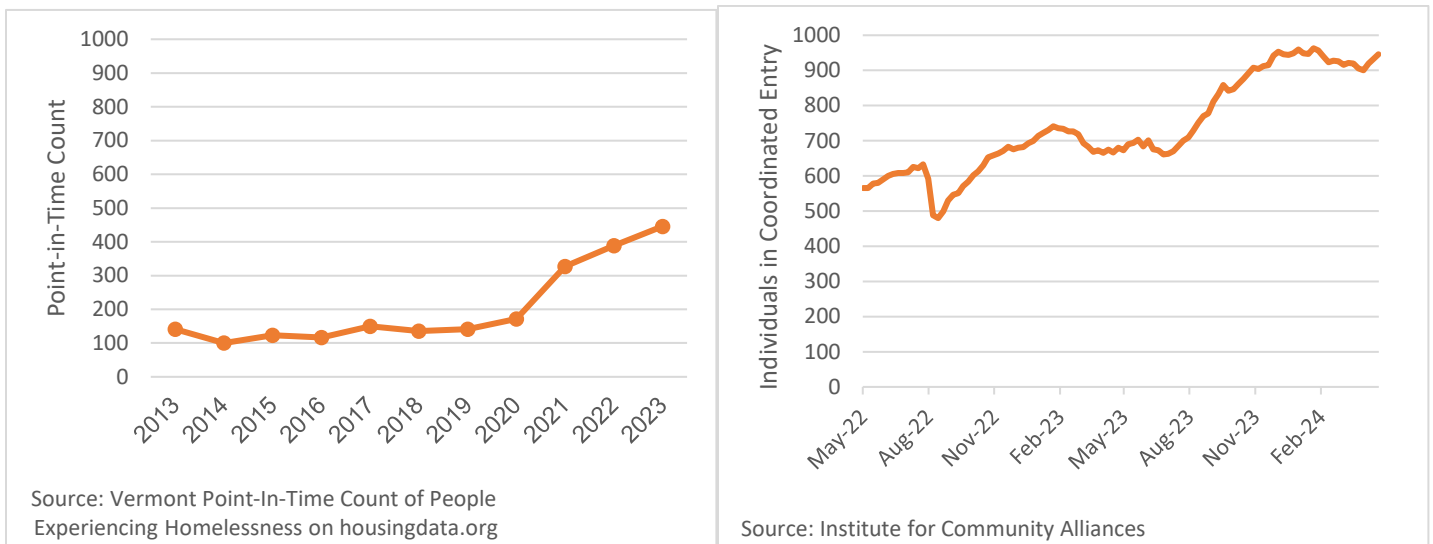


Figure 22-34: Number of people experiencing homelessness by local Continua of Care (CoCs)

Local Housing Coalition (CoC)	Number of individuals experiencing homelessness during Point-in-Time 2023	Number of individuals served by CoC during week of Jan. 29, 2024
Addison CoC	78	118
Bennington CoC	312	244
Caledonia & Essex CoC	175	255
Chittenden CoC	758	826
Franklin & Grand Isle CoC	134	242
Lamoille CoC	74	223
Orange & Windsor N CoC	188	347
Orleans CoC	48	112
Rutland CoC	654	502
Washington CoC	446	963
Windham S CoC	329	412
Windsor S & Windham N CoC	99	276
Vermont	3,295	4,408

Source: Vermont Point-in-Time Count 2023 and Vermont Coordinated Entry Dashboard



Figure 22-35 Households experiencing homelessness and shelter availability

Local Housing Coalition (CoC)	Total Households (Point-in-Time 2023)	Households with at least one adult and child (Point-in-Time 2023)	Emergency shelter household capacity	Permanent Units with supportive services
Addison CoC	59	9	62	8
Bennington CoC	201	43	30	3
Caledonia & Essex CoC	98	26	31	29
Chittenden CoC	553	82	178	264
Franklin & Grand Isle CoC	103	9	23	6
Lamoille CoC	53	6	19	7
Orange & Windsor North CoC	132	13	0	4
Orleans CoC	25	6	4	3
Rutland CoC	425	80	19	26
Washington CoC	320	43	92	27
Windham South CoC	229	34	46	27
Windsor South & Windham North CoC	58	15	35	20
Vermont	2,256	366	539	424

Source: Vermont Point-in-Time Count, [Vermont Dept. for Children and Families "GA Emergency Housing and Shelters" Presentation to the VT House Human Services and General & Housing Committees, Feb. 8, 2024](#) and Vermont Housing Data Website <https://www.housingdata.org/profile/housing-programs/features-eligibility>

Emergency and transitional housing is concentrated across the following sites:

- The Good Samaritan Haven, which runs the 15 bed Elks Club emergency shelter in Montpelier, the 13 bed South Barre site, the 31 bed Welcome Center in Berlin, the 20 bed Seminary Street shelter in Barre city, as well as a 13 bed winter overflow shelter at Christ Congregational Church in Montpelier.
- Capstone Community Action, which provides 24 beds across 6 transitional housing units for families, in addition to numerous other services.
- The CIRCLE shelter for domestic violence victims in Barre, which has 12 beds.
- The Elevate shelter for youth in Barre, which has 5 beds.

The majority of Vermonters experiencing homelessness in 2021-2023 have been housed in temporary motel rooms through the General Assistance Emergency Housing program.

Recent Studies

There are no recent housing needs assessment studies published for Washington County.