Chapter 19: Orange County

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Household Growth and Projected Needs

Between 2010 and 2020, the number of households living in Orange County year-round increased by 0.4% per year to 12,364. By 2029, a projected 14,199-14,953 households will live in the county.

Figure 19-1 Projected Orange County year-round household demand, 2025 and 2029

Year-round households	2010	2020	2025 (projected)		2029 (projected)	
			Lower	Upper	Lower	Upper
Total households	11,887	12,364	13,635	13,940	14,199	14,953
Owner households	9,349	9,732	11,240	11,492	11,249	11,847
Renter households	2,538	2,632	2,395	2,449	2,950	3,107

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, Orange County is likely to need a projected 1,105-1,658 additional homes between 2025 and 2029.

Figure 19-2 Projected year-round homes needed by tenure, 2025-2029

Additional homes needed	Pre-pandemic growth (Lower)	Pandemic-era growth (Upper)
Owner homes	256	742
Renter homes	848	916
Total additional homes needed	1,105	1,658

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

Orange County's housing stock consists of 14,998 year-round and seasonal homes. The county has a greater proportion of year-round homeowners (71%) than the state (59%) and a lesser proportion of year-round rental and seasonal homes. Orange County has the highest year-round homeownership percentage of all counties in the state. Orange County represents 4% of the state's total housing stock.

Figure 19-3 Orange County housing stock, 2022

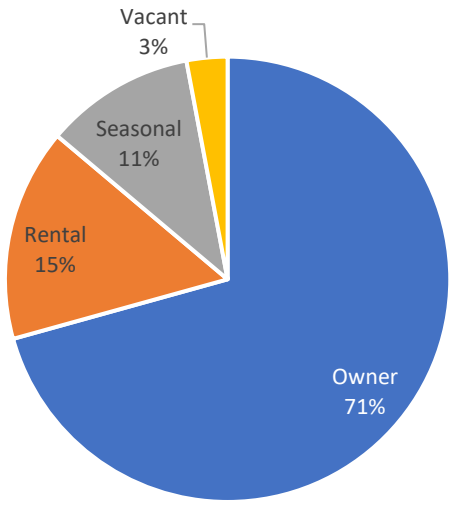


Figure 19-4: Orange County home types by town

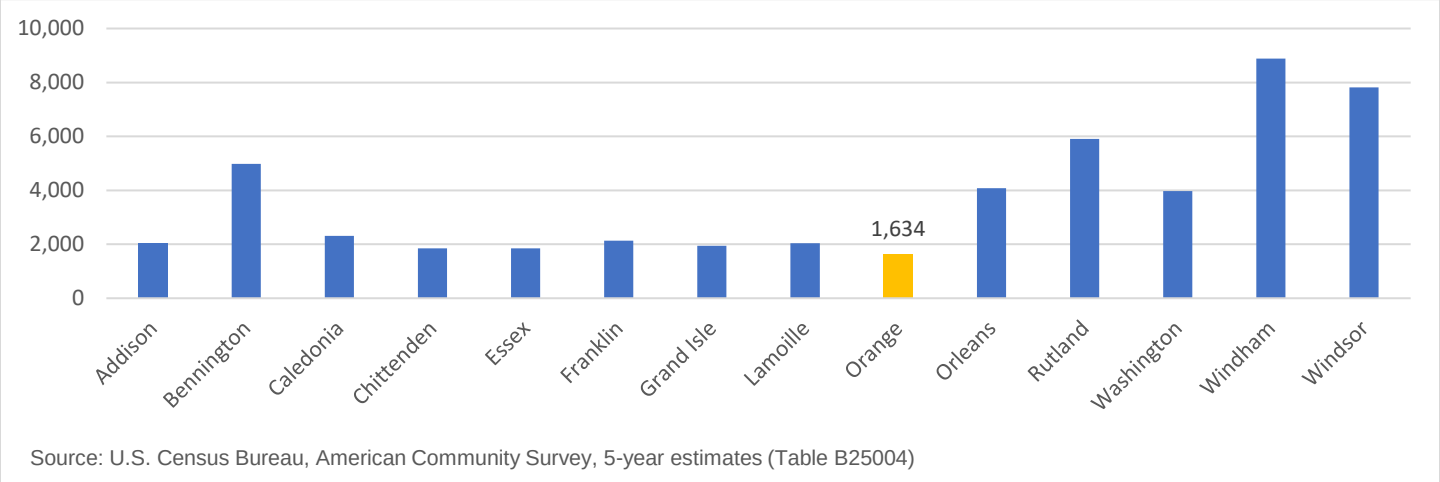
Location	Owner homes	% Owner	Renter homes	% Renter	Seasonal homes	% Seasonal	Vacant homes	% Vacant	Total homes	% of county homes
Orange County	10,602	71%	2,317	15%	1,634	11%	445	3%	14,998	100%
Bradford	910	68%	334	25%	54	4%	50	4%	1,348	9%
Braintree	395	74%	31	6%	86	16%	23	4%	535	4%
Brookfield	551	70%	118	15%	116	15%	0	0%	785	5%
Chelsea	433	59%	96	13%	179	24%	31	4%	739	5%
Corinth	622	72%	78	9%	132	15%	32	4%	864	6%
Fairlee	423	64%	132	20%	73	11%	33	5%	661	4%
Newbury	758	60%	183	14%	279	22%	51	4%	1,271	8%
Orange	393	81%	38	8%	36	8%	16	3%	483	3%
Randolph	1,389	63%	710	32%	44	2%	74	3%	2,217	15%
Strafford	510	77%	53	8%	97	15%	4	1%	664	4%
Thetford	1,071	78%	182	13%	81	6%	34	3%	1,368	9%
Topsham	381	66%	73	13%	123	21%	0	0%	577	4%
Tunbridge	438	70%	74	12%	96	15%	18	3%	626	4%
Vershire	316	70%	45	10%	63	14%	29	6%	453	3%
Washington	494	83%	28	5%	55	9%	15	3%	592	4%
West Fairlee	298	76%	47	12%	47	12%	0	0%	392	3%
Williamstown	1,220	86%	95	7%	73	5%	35	3%	1,423	9%

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 1,634 seasonal or occasional use homes in Orange County, making up 11% of all homes in the county.

Figure 19-5 Seasonal homes by county, 2022

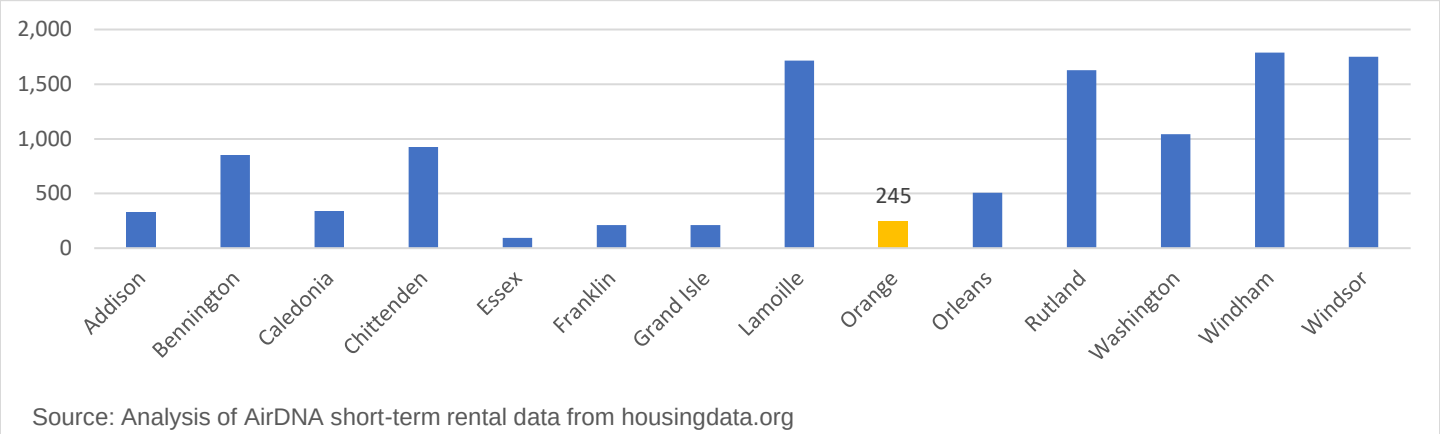


Source: U.S. Census Bureau, American Community Survey, 5-year estimates (Table B25004)

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.

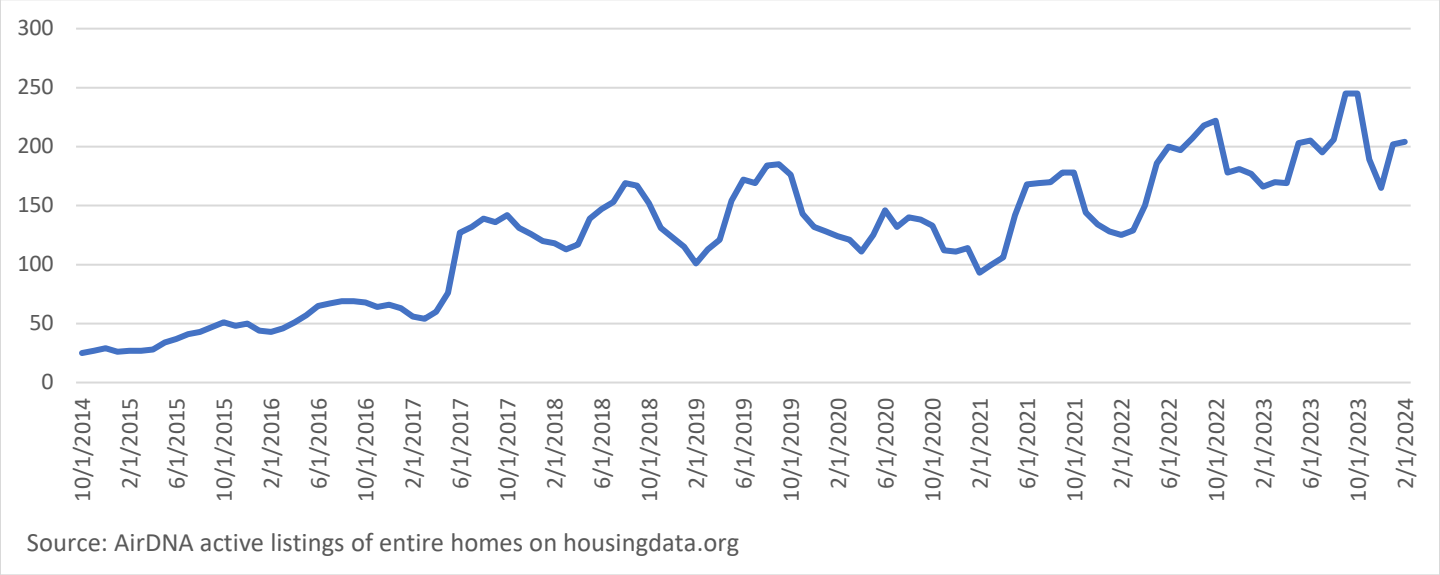
Figure 19-6 Homes used as short-term rentals by county, Oct. 2023



Source: Analysis of AirDNA short-term rental data from housingdata.org

Orange County, however, has seen relatively modest growth in the STR market. In 2023, 245 homes were listed as STRs, representing about 2% of the county's total housing stock, below the state rate of 4%.

Figure 19-7: Orange County short-term rental homes



Source: AirDNA active listings of entire homes on housingdata.org

Figure 19-8 Seasonal homes and short-term rentals by town

Location	Seasonal homes	Seasonal homes relative to total housing stock	Short-term rentals (active Oct. 2023)	Short-term rentals relative to total housing stock	Total housing stock
Orange County	**1,634**	**11%**	**245**	**1.60%**	**14,998**
Bradford	54	4%	7	0.50%	1,348
Braintree	86	16%	0	0.00%	535
Brookfield	116	15%	11	1.40%	785
Chelsea	179	24%	5	0.70%	739
Corinth	132	15%	28	3.20%	864
Fairlee	73	11%	48	7.30%	661
Newbury	279	22%	9	0.70%	1,271
Orange	36	7%	0	0.00%	483
Randolph	44	2%	50	2.30%	2,217
Strafford	97	15%	11	1.70%	664
Thetford	81	6%	10	0.70%	1,368
Topsham	123	21%	14	2.40%	577
Tunbridge	96	15%	24	3.80%	626
Vershire	63	14%	7	1.50%	453
Washington	55	9%	11	1.90%	592
West Fairlee	47	12%	0	0.00%	392
Williamstown	73	5%	10	0.70%	1,423

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

Characteristics of Housing Stock

The types of homes that make up the housing stock in Orange County are similar to the state as a whole. Orange County's stock consists primarily of single-family detached homes. 80% of the combined year-round owner and renter housing stock are single-family detached homes, even greater than the proportion statewide (67%). The share of homes in multi-family buildings in Orange County (8%) is much less than the state (22%). Additionally, the prevalence of mobile homes in the housing stock is greater in Orange (10%) than the state (6%).

310Figure 19-9: Orange County owner homes types types

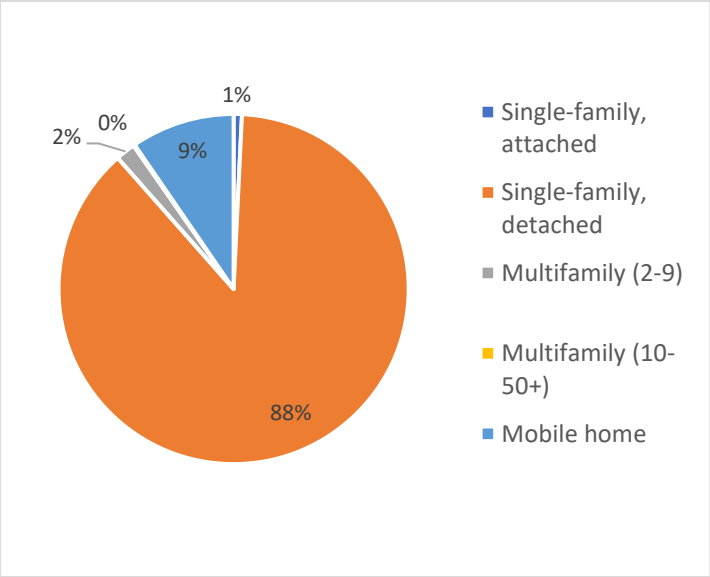
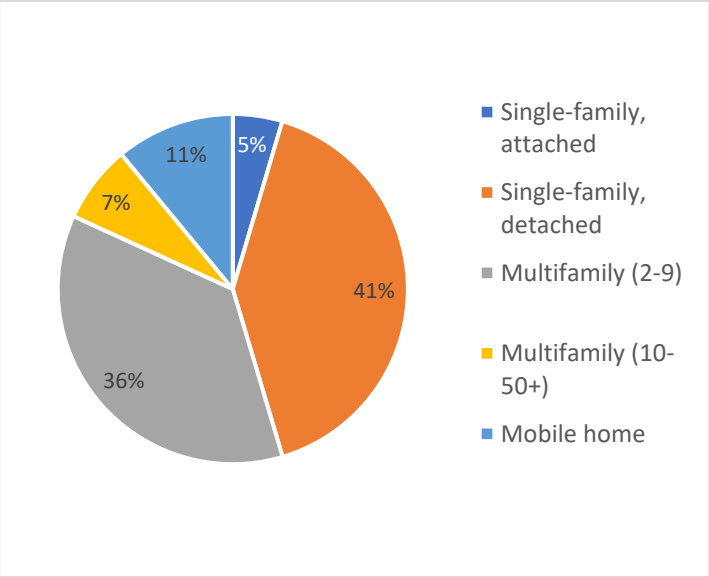


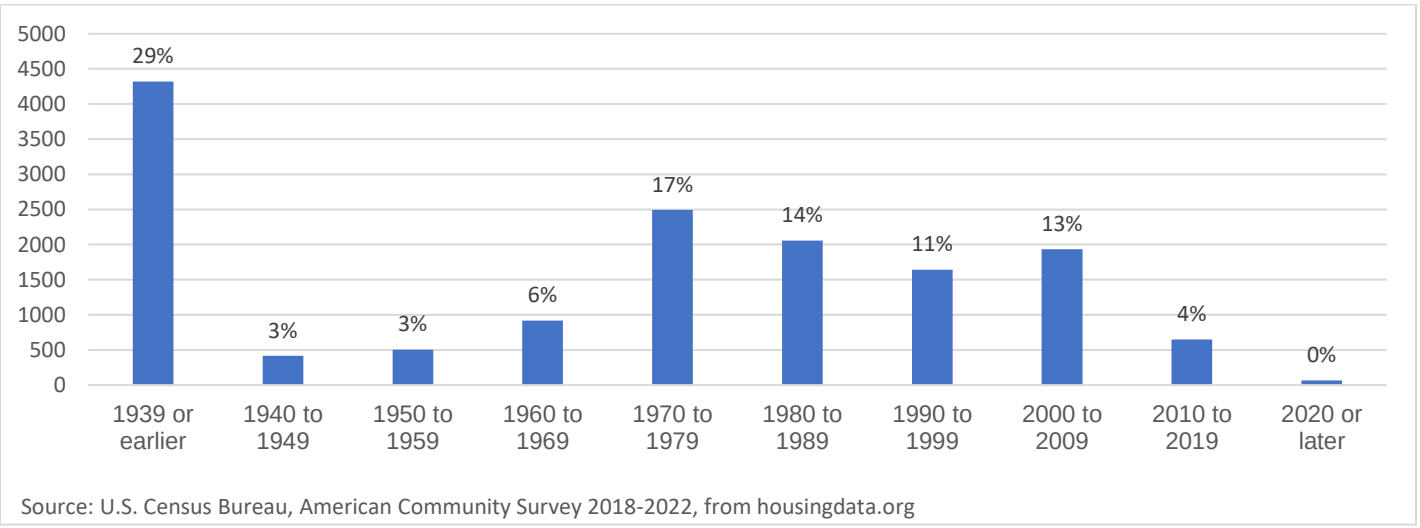
Figure 19-10: Orange County renter homes types



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

Of all homes in Orange 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 1975. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 19-11: Year built for Orange 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 of 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 Orange County as well, where large homes (63% of the county's year-round homes) far outnumber large households (33% of the county's year-round households). Conversely, single person households (29% of the county's year-round households) outnumber small homes of 0-1 bedrooms (13% of the county's year-round homes).

Figure 19-12 Household size, 2022

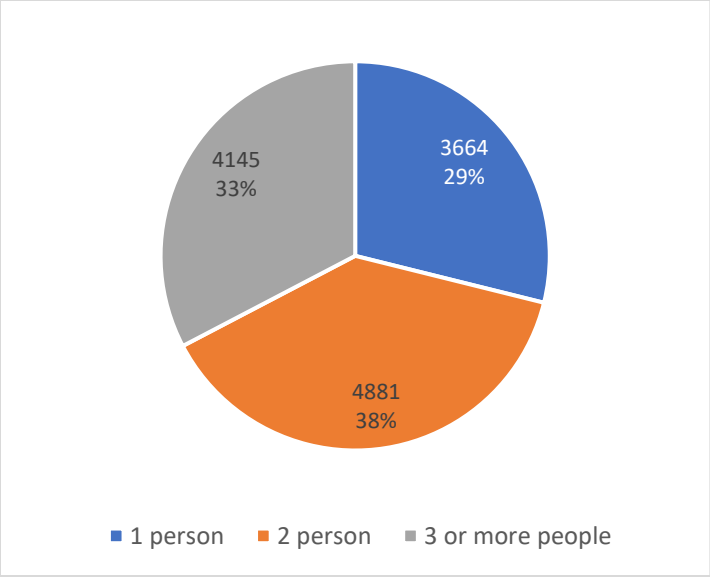
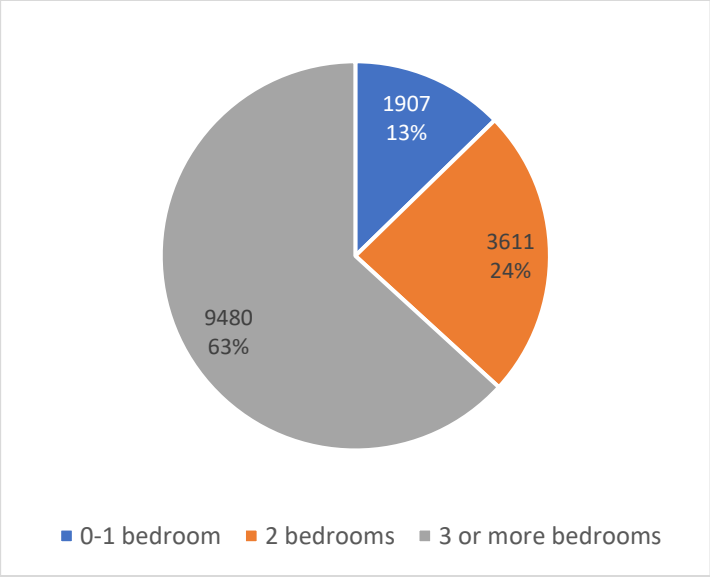


Figure 19-13 Homes by number of bedrooms, 2022



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

Manufactured Homes and Mobile Home Parks

Orange County has 15 mobile home parks with 277 lots. As of November 2023, there were 16 vacant lots in the county, resulting in a 5.8% park vacancy rate. Critical concerns facing mobile home parks in Orange County include one park located in a 100-year floodplain and another located in a floodway. 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

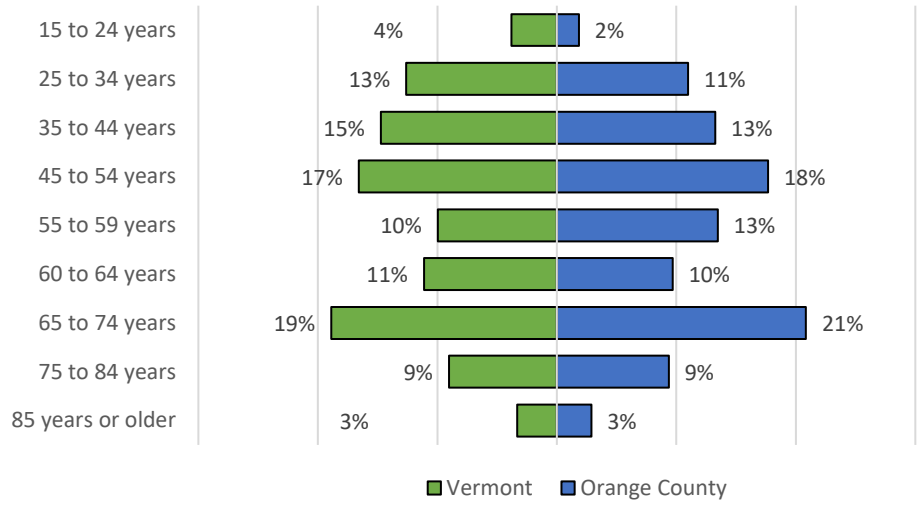
Figure 19-14 Orange County mobile home parks

Park Ownership type	Parks	Lots
For Profit	7	80
Non-profit	6	181
Cooperative	0	0
All Rental (for profit)	2	17
Total	15	278
Median lot rent		$387
Source: Vermont Mobile Home Park Registry		

Household Demographics

An estimated 33% of all Orange County households are headed by someone aged 65 or older, slightly higher than the statewide average rate of 31%. Similarly, households headed by someone under 35 years old make up only 13% of the county's residents, compared to 17% statewide.

Figure 19-15 Households by age of householder, 2022



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

Age range	Households
15 to 24 years	234
25 to 34 years	1395
35 to 44 years	1681
45 to 54 years	2243
55 to 59 years	1709
60 to 64 years	1229
65 to 74 years	2645
75 to 84 years	1188
85 years or older	366
Total	12,690

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.

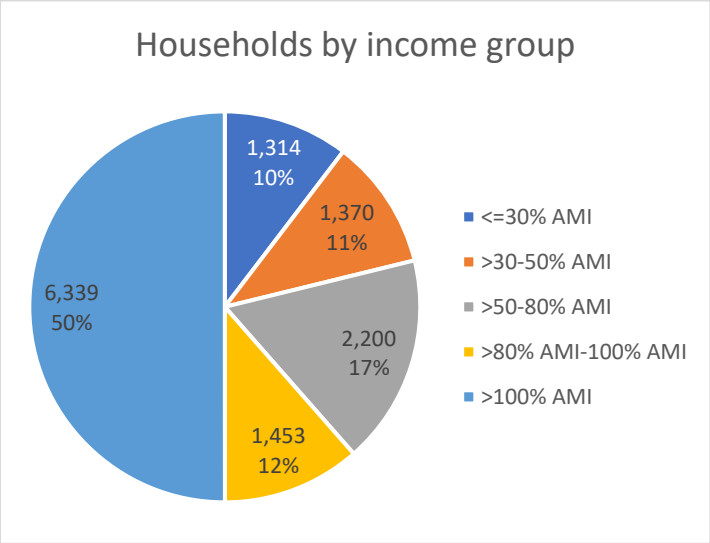
Figure 19-16 Households by race and tenure, 2010-2022

Orange County	All households			Owner households			Renter households		
	2010	**2020**	**2022***	**2010**	**2020**	**2022***	**2010**	**2020**	**2022***
American Indian and Alaska Native alone	32	58		18	35		14	23	
Asian alone	34	36		26	26		8	10	
Black or African American alone	26	45		14	17		12	28	
Native Hawaiian and Other Pacific Islander alone	-	4		-	1		-	3	
Some Other Race alone	24	68		13	43		11	25	
Two or More Races	127	580	294	86	407	182	41	173	112
White alone	11,644	11,573	12,177	9,192	9,203	10,136	2,452	2,370	2,041
Grand Total	11,887	12,364	12,690	9,349	9,732	10,461	2,538	2,632	2,229

Source: U.S. Census Bureau Decennial Census and American Community Survey 2018-2022 estimates (Table B25003A-G) from housingdata.org. *Note: Estimates for small groups are not available ("n/a") for 2022 because they are based on samples with large margins of error.

The estimated median household income in Orange County was $74,534 in 2022. About 21% of county households have very low incomes of 50% of the Area Median Income (AMI) or less.

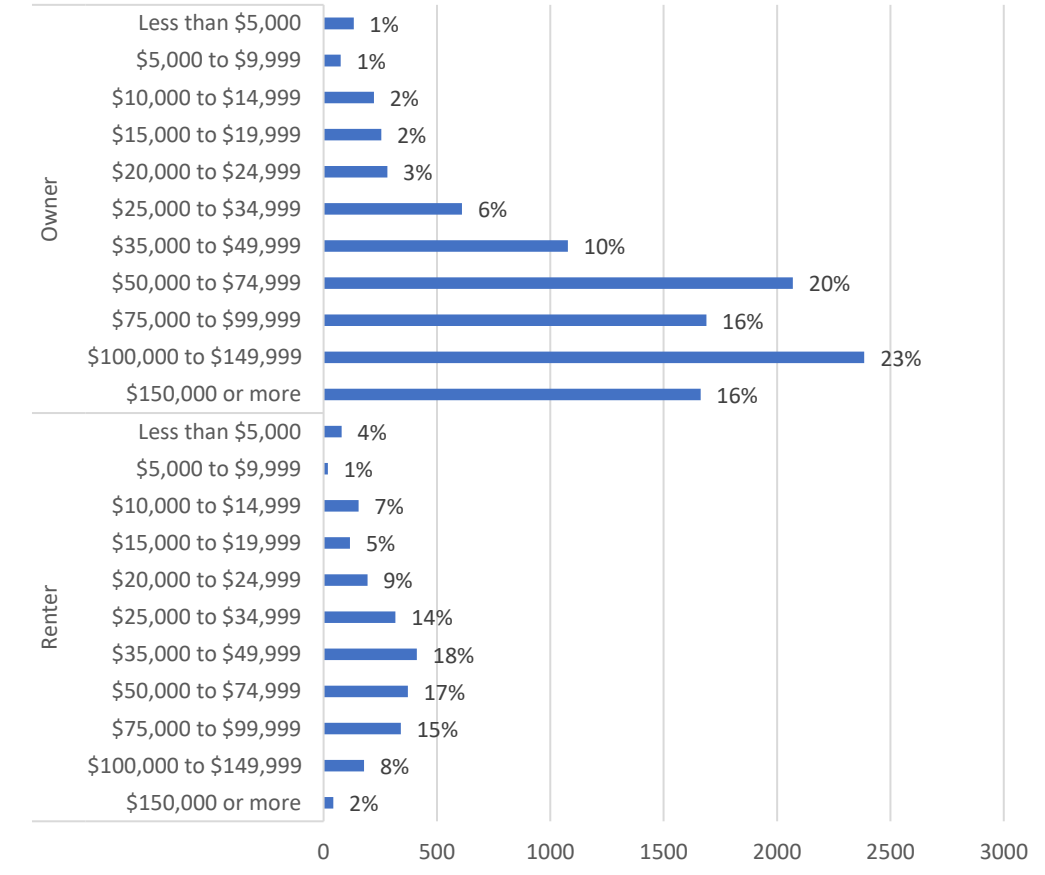
Figure 19-17 Household income relative to Area Median Income (AMI)



County income levels	
30% AMI	$22,360
50% AMI	$37,267
80% AMI	$59,627
Area Median Income (100%)	$74,534
Owner household median	$81,614
Renter household median	$43,983

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

Figure 19-18 Number of households by income by tenure, 2022

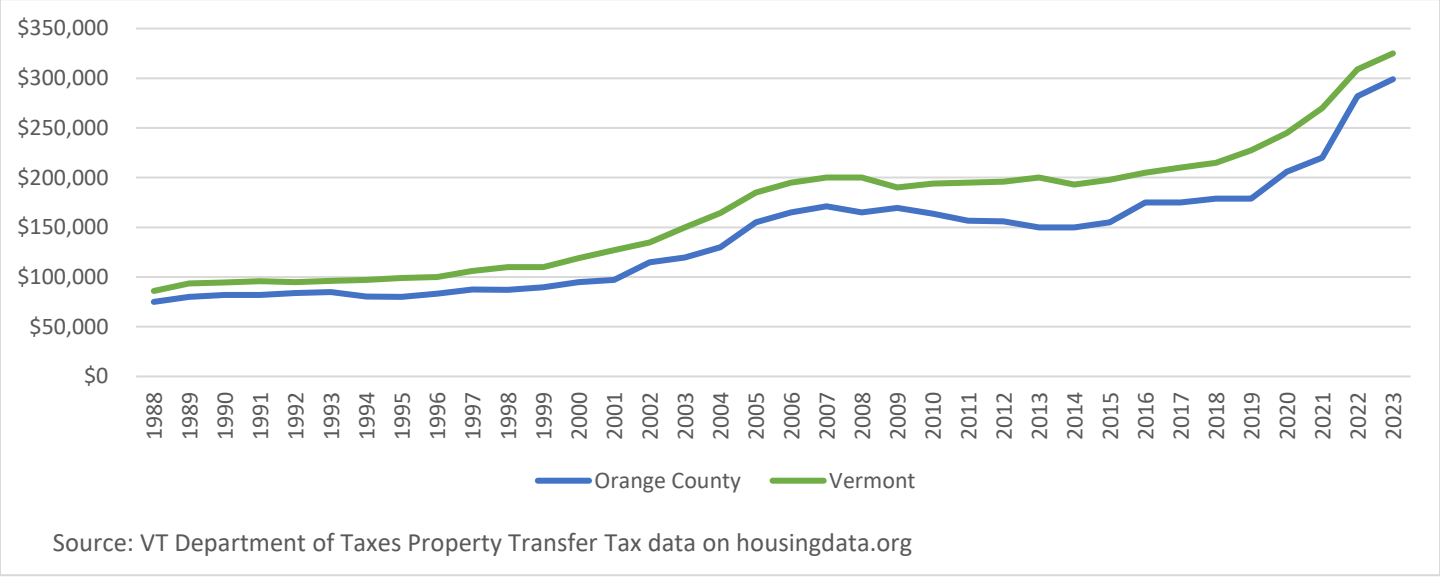


Source: U.S. Census Bureau, American Community Survey, 5-year estimates, 2018-2022

Homeownership Market

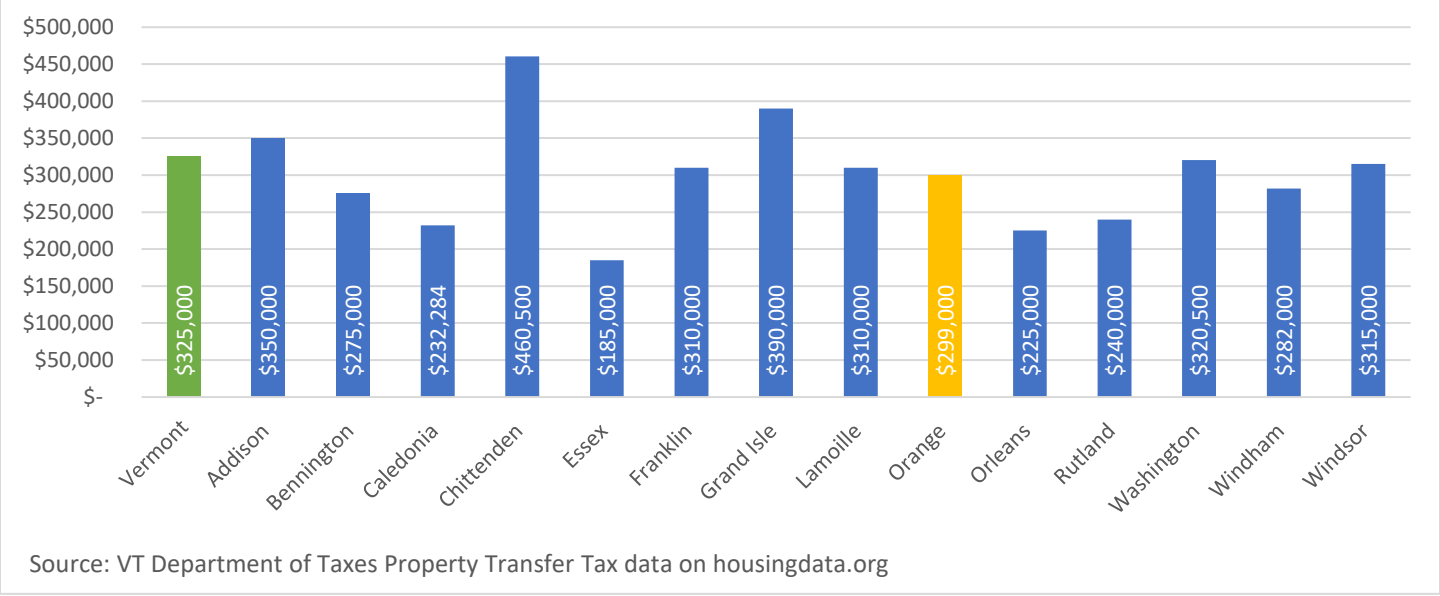
There are approximately 10,000 homeowner households in Orange County. An estimated 82% of the county's households are homeowners, compared to a statewide rate of 73%. The median home price in the county in 2023 was about $299,000, while the state median was $325,000. This continues a trend in which no county in Vermont has seen a decline in annual median home sale price since 2019.

Figure 19-19: Median home prices



Source: VT Department of Taxes Property Transfer Tax data on housingdata.org

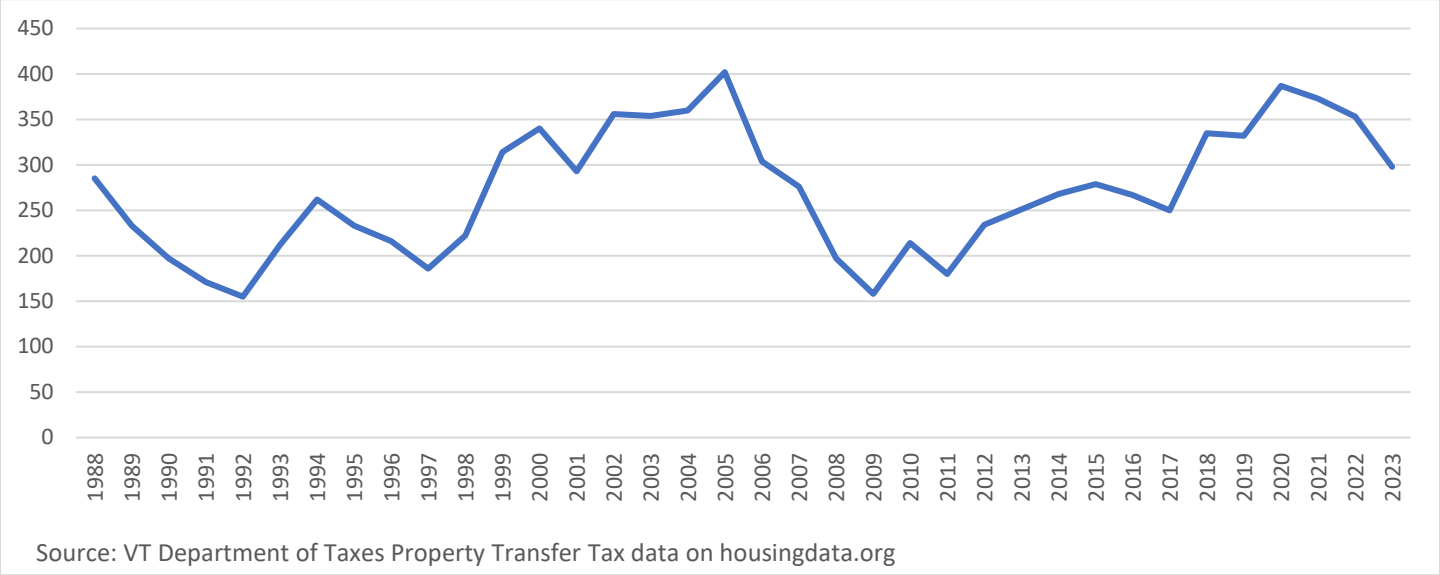
Figure 19-20 Median primary home sale price by county, 2023



Source: VT Department of Taxes Property Transfer Tax data on housingdata.org

In 2023, there were 298 primary homes sales in Orange County. The annual total number of homes sold in the county peaked in 2021 when 373 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.

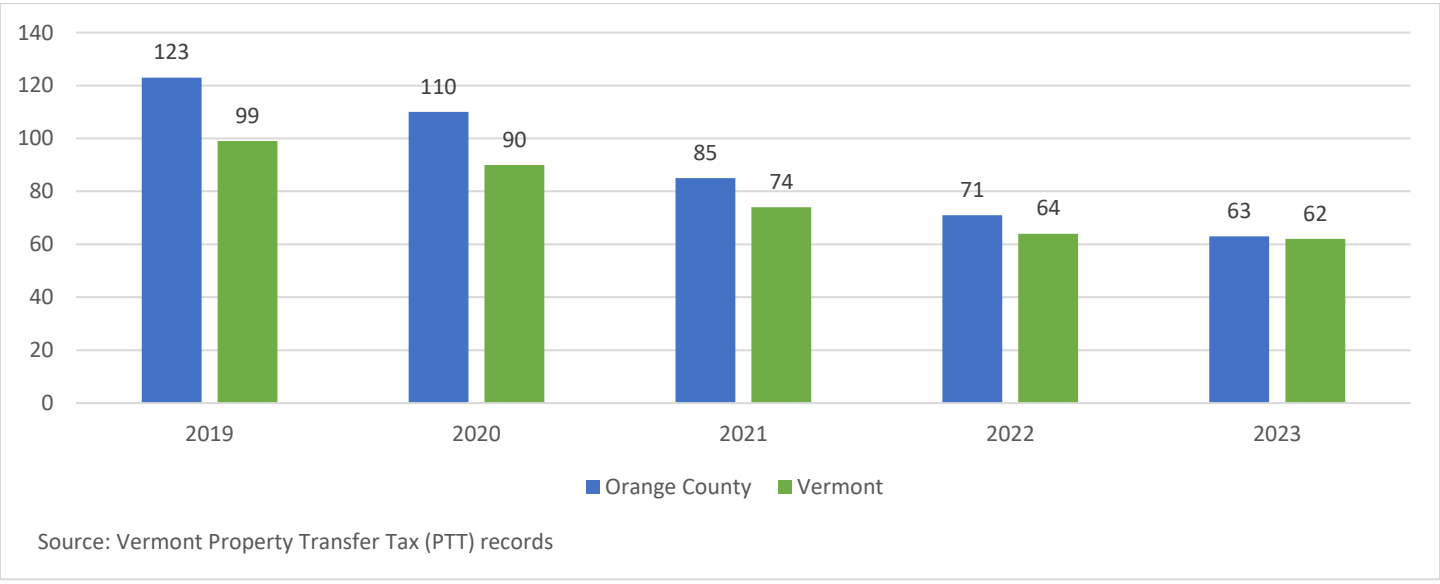
Figure 19-21 Number of primary home sales in Orange County, 1988-2023



Source: VT Department of Taxes Property Transfer Tax data on housingdata.org

The median days on the market for an Orange County home dropped to 63 days in 2023 from 123 days in 2019. Homes in the county stay on the market about the same as the statewide median. On average, homes in the county are on the market for approximately two fewer months 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 19-22: Median days on market

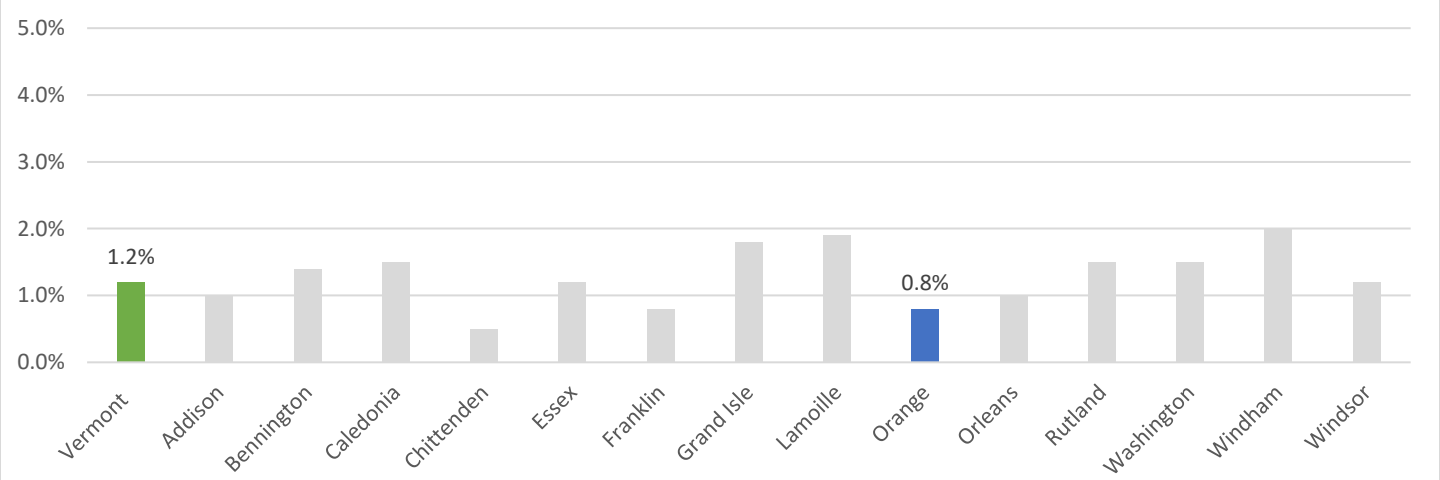


Source: Vermont Property Transfer Tax (PTT) records

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 Orange County (0.8%) is less than the statewide rate and healthy market range.

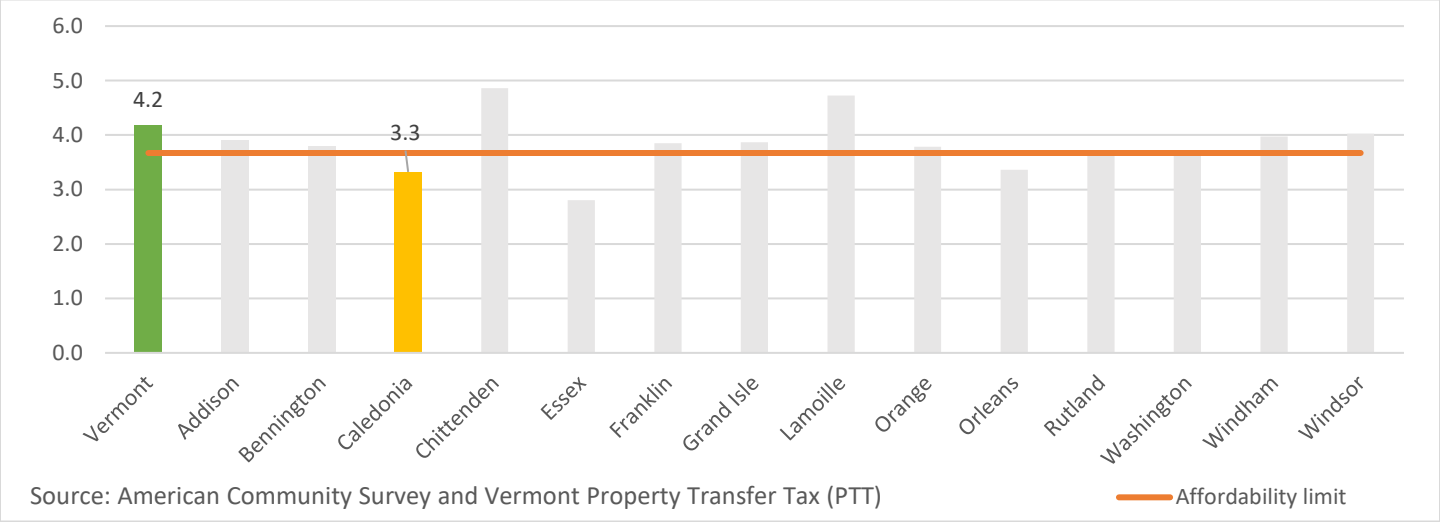
Figure 19-23: Homeowner vacancy rates



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2018-2022 from housingdata.org

Homes are more affordable in Caledonia County, on average, than in most Vermont counties. In 2022, the ratio of county home prices to median county household income was xx. 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 24% of owner-occupied households in Caledonia County are cost-burdened.

Figure 19-24 Ratio of median home sale price to county median household income, 2022

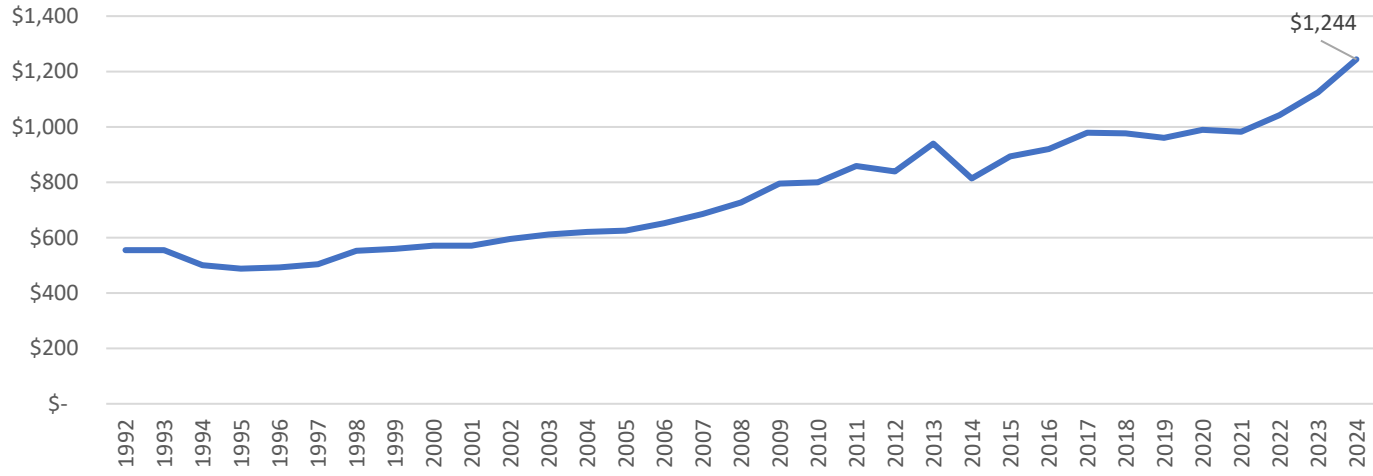


Source: American Community Survey and Vermont Property Transfer Tax (PTT)

Rental Housing Market

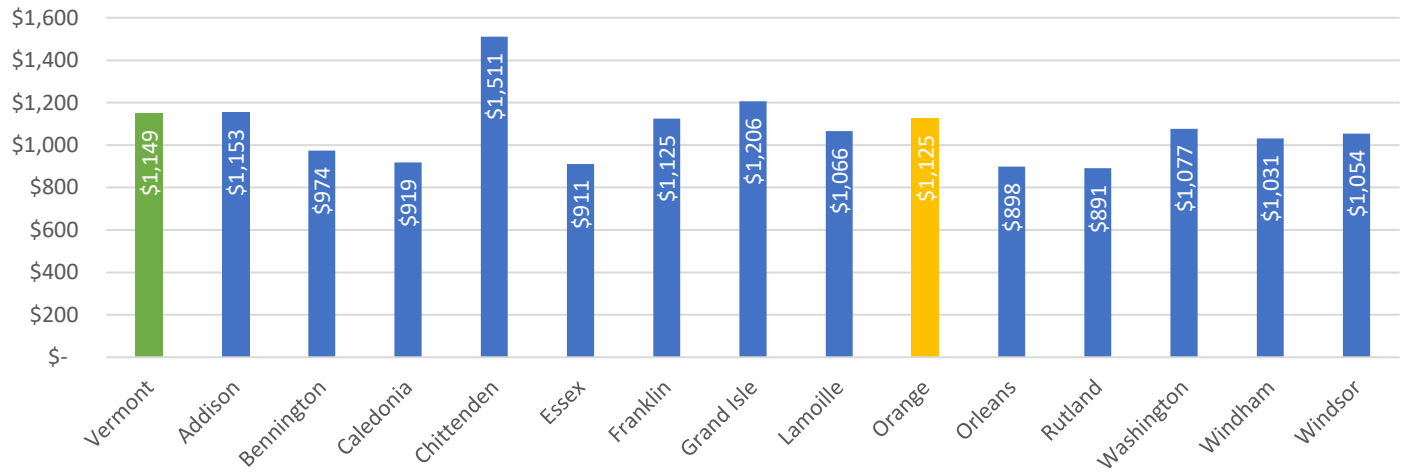
According to HUD, monthly rent for a safe, decent apartment in Vermont counties in 2024 is 25-35% higher than it was 5 years ago.[11] The fair market rent for a 2-bedroom apartment in Orange County was set at $1,244 in 2024. The median rent in Orange County of $1,125 was very similar to the statewide median in 2022.

Figure 19-25: Fair market rent for a 2-bedroom apartment



Source: U.S. Department of Housing and Urban Development estimated 40th percentile rent for a decent quality apartment on housingdata.org

Figure 19-26: Median gross rent by county, 2022

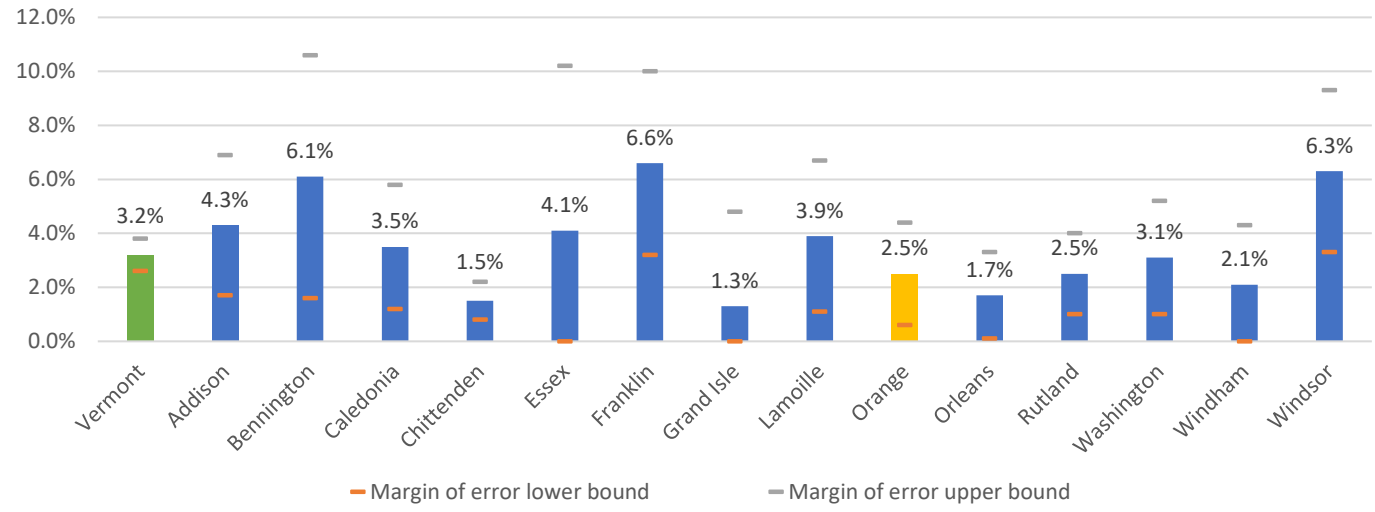


Source: U.S. Census Bureau, American Community Survey, 5-year estimates, 2018-2022

[11] 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. Orange County had a rental vacancy rate of 2.5% in 2022 – less than the statewide rate, but with a larger margin of error. Both state and county vacancy rates have declined in the last ten years.

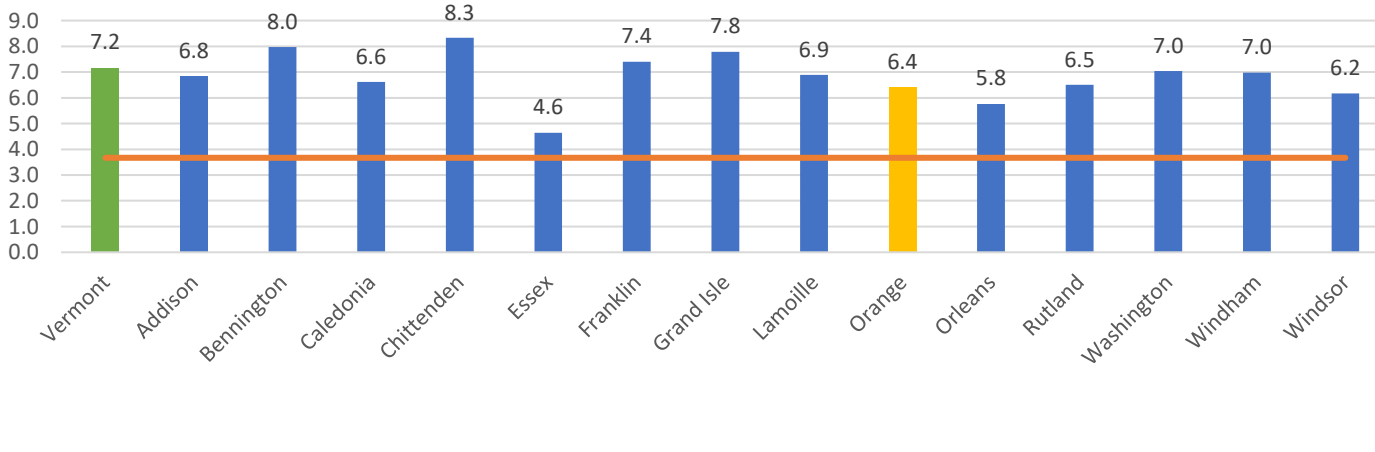
Figure 19-27: Rental vacancy rates, 2022



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

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 Orange County.

Figure 19-28 Median home sale price to median renter income ratio, 2022



Source: U.S. Census Bureau American Community Survey 5-year estimates and Vermont Property Transfer Tax

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 19-29 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 Orange County, there are 430 apartments in buildings that were built with public development subsidies. These apartments account for 19% of the county rental housing stock. Among those apartments, 223 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.

Because Orange County does not have an associated Public Housing Authority to administer certain federal housing programs or locally disperse Section 8 Housing Choice Vouchers, this is done by Vermont State Housing Authority.

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,

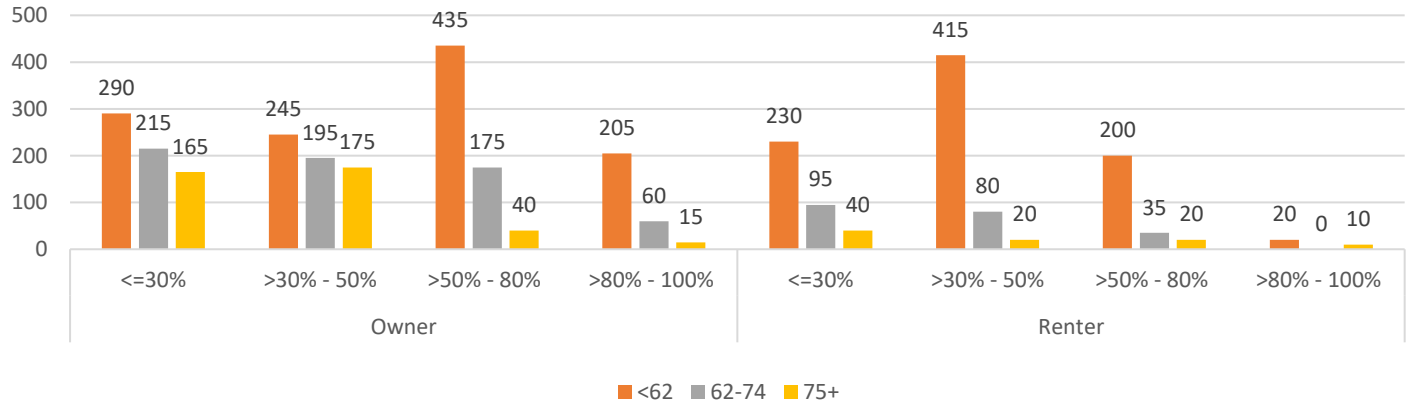
3. Household is overcrowded, or

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 Orange County experiencing housing problems is homeowners with household incomes of 50-80% of the area median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 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 overcrowding.

Figure 19-30: Orange County households with housing problems, by income group*



*Income groups are based on a household's income relative to the area median income.
Source: HUD CHAS estimates 2020 from housingdata.org

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. Orange County is classified as part of the Central Vermont PUMS region and represents 24% of the housing stock in the region. From this, there are approximately 742 owner occupied and 264 renter occupied homes in the county potentially in poor condition.

Figure 19-31 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 445 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 219 households in Orange County that are considered overcrowded. Of those households, 127 are owner-occupied and 92 are renter-occupied. Among all overcrowding in Orange County, an estimated 50 households are considered severely overcrowded.

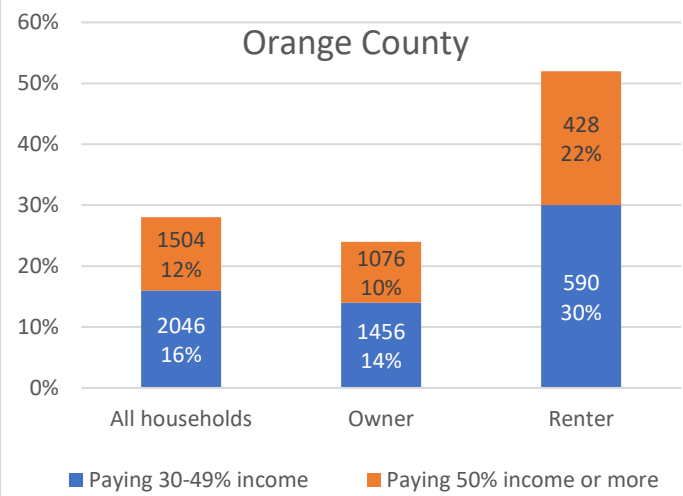
Cost Burden

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."

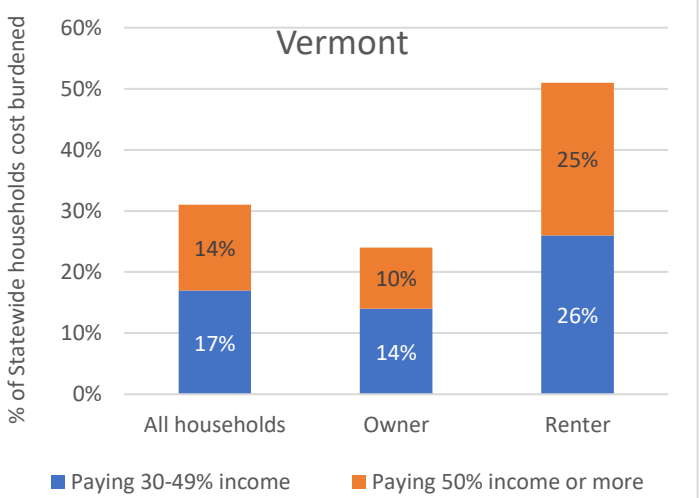
Approximately 31% of all households in Vermont are cost burdened (about 82,000 households), of which 36,000 households, 14% of all households, are severely cost burdened. In Vermont, the total number of cost burdened owner-occupied households (about 48,000) is greater than the number of cost burdened 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 owner and renter households that are cost-burdened in Orange County is in line with the state as a whole, but the level of renter cost burden is not as severe as the state. Approximately 1504 households are severely cost-burdened in Orange 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 19-32: Cost burden among** Orange County households compared to statewide cost burden*



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



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

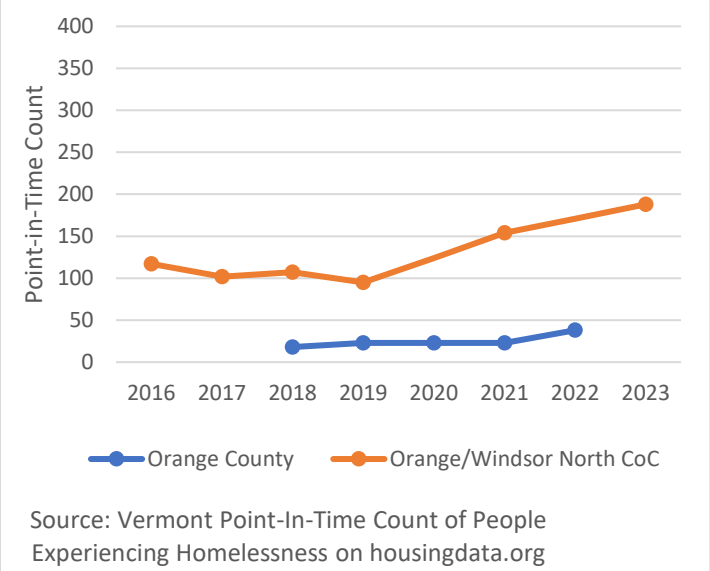
Homelessness

Homelessness services in the Orange County are divided between three local Continua of Care: the Orange/Windsor North CoC, the Caledonia/Essex CoC, and the Washington CoC. Most orange County towns are within the Orange/Windsor North CoC. The Orange County towns of Newbury and Topsham are part of the Caledonia and Orleans Continua of Care and the towns of Braintree, Brookfield, Orange, Washington and Williamstown are part of the Washington CoC.

During the most recent 2023 Point-In-Time count, 188 people in 132 households were experiencing homelessness in the Orange/Windsor North CoC. This represents the highest total in the county since the PIT count began. County level data for Orange County is available for 2018-2022 – during that time, between 20 and 38 individuals experiencing homeless in Orange County were recorded.

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, 347 people in the Orange/Windsor North CoC area received support through this area's continuum of care.

Figure 19-33: Number of people experiencing homelessness served by the Orange County Continua of Care (CoCs)



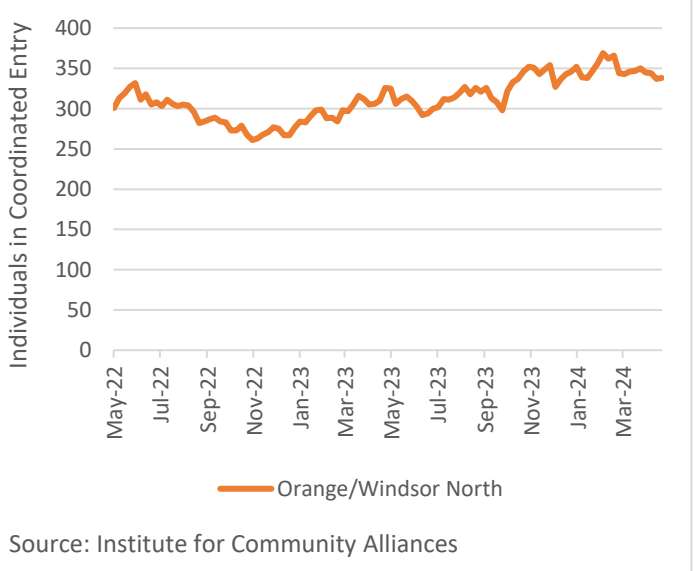


Figure 19-34: Number of people experiencing homelessness by local Continua of Care (CoC)

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 19-35 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

Orange County is a rural area with few town centers, but the largest community, Randolph, is home to the Clara Martin Center. The Center provides a variety of mental health and substance abuse treatment programs on a 24-hour basis and operates the four-bed Safe Haven Shelter.

The fact that Orange County is divided between different HUD Continua of Care is indicative of the fact that people experiencing homelessness in the area are likely to seek shelter in support in the regional centers of Barre-Montpelier and White River Junction, and that growing towns, such as Bradford, may be locations for consideration of additional resources. Bradford is home to Veteran's Inc., a 20-bed transitional housing site for homeless veterans.

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 Orange County.