Chapter 11: Addison County

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Household Growth and Projected Homes Needed

Between 2010 and 2020, the number of households living year-round in Addison County increased at an average rate of 0.6% per year to 14,906. By 2029, a projected 16,131-16,987 households will live in the county.

Figure 11-1 Projected year-round household demand, 2025 and 2029

Year-round households	2010	2020	2025 (projected)		2029 (projected)	
			Lower	Upper	Lower	Upper
Owner households	10,662	11,196	12,308	12,584	12,382	13,039
Renter households	3,422	3,710	3,181	3,253	3,749	3,948
Total households	14,084	14,906	15,489	15,836	16,131	16,987

Source: 2010 and 2010 Decennial Census, 2025 and 2029 projected based on U.S. Census Bureau American Community Survey estimates of 2016-2019 trends ("Lower") and 2019-2022 trends ("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, Addison County is likely to need a projected 1,171-1,799 additional homes between 2025 and 2029.

Figure 11-2 Projected year-round homes needed by tenure, 2025-2029

Additional homes needed	Pre-pandemic growth (Lower)	Pandemic-era growth (Upper)
Owner homes	827	920
Renter homes	344	879
Total additional homes needed	1,171	1,799

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

Addison County's housing stock consists of 17,455 year-round and seasonal homes. The county has a greater proportion of year-round owner occupied homes (66%) than the state (59%) and a lesser proportion of year-round rental homes and seasonal homes. Addison County represents 5% of the state's total housing stock.

Figure 11-3 Addison County housing stock, 2022

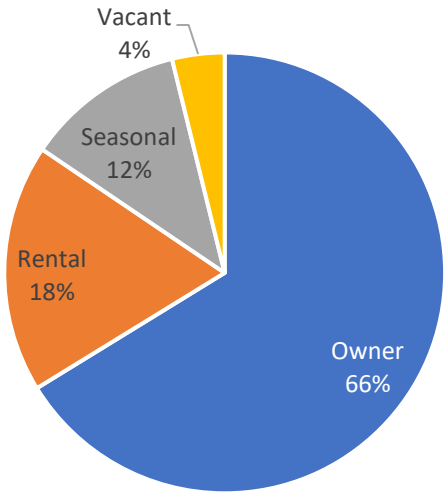


Figure 11-4 Addison County home types by town, 2022

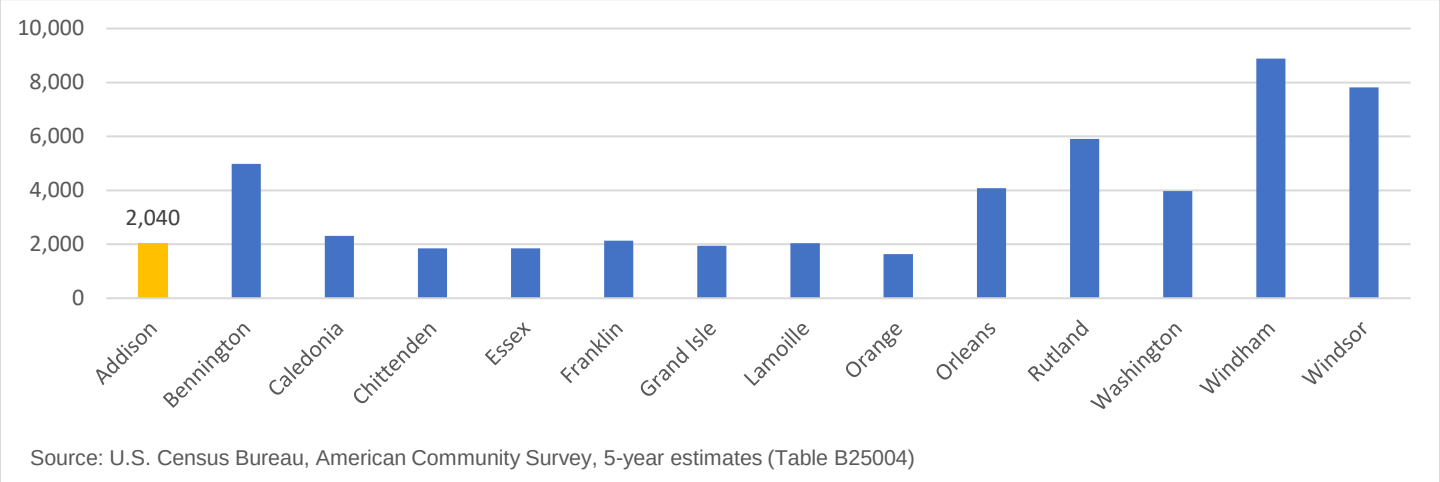
Location	Owner homes	Owner % of total	Renter homes	Renter % of total	Seasonal homes	Seasonal % of total	Vacant homes	Vacant % of total	Total homes	% of all county homes
Addison County	11,561	66%	3,183	18%	2,040	12%	671	4%	17,455	100%
Addison	409	62%	64	10%	178	27%	9	1%	660	4%
Bridport	393	62%	103	16%	115	18%	22	4%	633	4%
Bristol	1,278	72%	360	20%	55	3%	77	4%	1,770	10%
Cornwall	401	72%	45	8%	109	20%	3	1%	558	3%
Ferrisburgh	947	62%	165	11%	345	23%	64	4%	1,521	9%
Goshen	63	67%	0	0%	31	33%	0	0%	94	1%
Granville	138	54%	29	11%	78	31%	11	4%	256	1%
Hancock	118	47%	95	37%	31	12%	10	4%	254	1%
Leicester	419	59%	76	11%	195	27%	23	3%	713	4%
Lincoln	497	74%	74	11%	94	14%	10	2%	675	4%
Middlebury	1,924	59%	1,038	32%	154	5%	171	5%	3,287	19%
Monkton	778	86%	73	8%	27	3%	28	3%	906	5%
New Haven	600	76%	147	19%	18	2%	25	3%	790	5%
Orwell	393	65%	45	7%	126	21%	45	7%	609	3%
Panton	235	70%	49	15%	46	14%	7	2%	337	2%
Ripton	193	65%	30	10%	61	20%	15	5%	299	2%
Salisbury	399	60%	57	9%	196	29%	17	3%	669	4%
Shoreham	429	68%	118	19%	61	10%	28	4%	636	4%
Starksboro	653	80%	60	7%	62	8%	43	5%	818	5%
Vergennes	708	61%	388	34%	29	3%	28	2%	1,153	7%
Waltham	154	82%	16	9%	13	7%	4	2%	187	1%
Weybridge	284	75%	57	15%	12	3%	27	7%	380	2%
Whiting	148	59%	94	38%	4	2%	4	2%	250	1%

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 2,040 seasonal or occasional use homes in Addison County, making up 12% of all homes in the county.

Figure 11-5 Seasonal homes by county, 2022

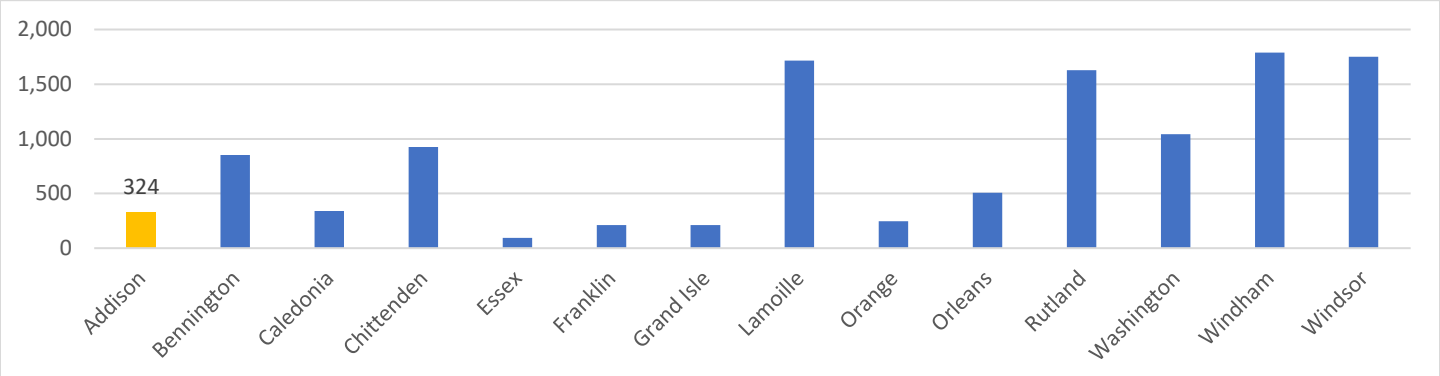


Source: U.S. Census Bureau, American Community Survey, 5-year estimates (Table B25004)

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 (STR); 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.

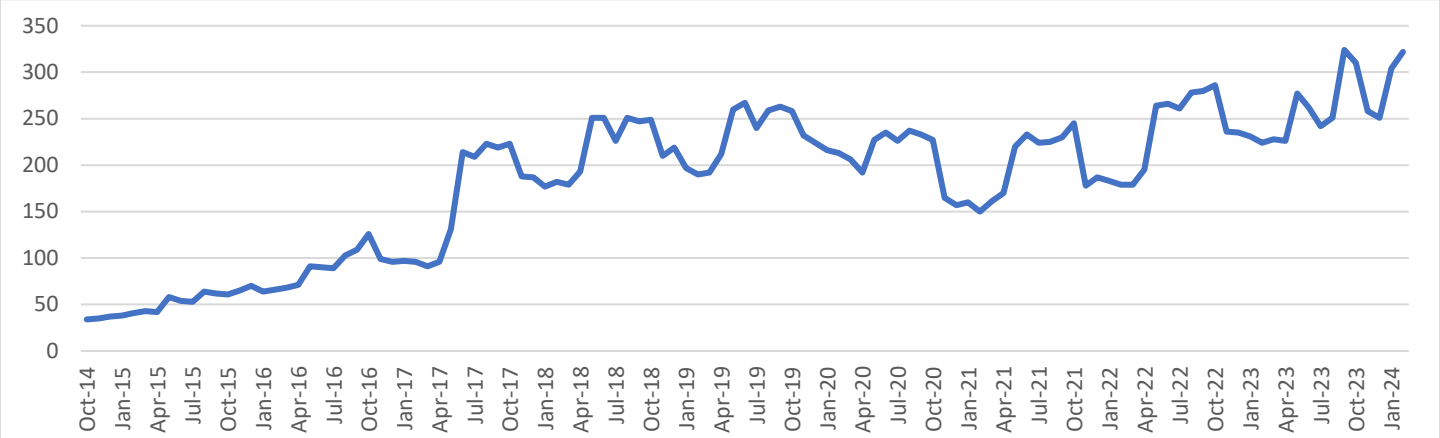
Figure 11-6 Homes used as short-term rentals by county, Oct. 2023



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

Addison County, however, has seen relatively modest growth in the STR market. In 2023, 324 homes were listed as STRs, representing less than 2% of the county's total housing stock, below the state average of 4%.

Figure 11-7: Addison County short-term rental homes, 2014-2024



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

Figure 11-8 Seasonal homes and short-term rentals by town

Location	Seasonal homes	Seasonal homes relative to total housing stock	Short-term rentals	Short-term rental relative to total housing stock	Total housing stock
Addison County	**2,040**	**12%**	**324**	**1.9%**	**17,455**
Addison	178	27%	0	0.0%	660
Bridport	115	18%	15	2.4%	633
Bristol	55	3%	47	2.7%	1,770
Cornwall	109	20%	0	0.0%	558
Ferrisburgh	345	23%	26	1.7%	1,521
Goshen	31	33%	0	0.0%	94
Granville	78	30%	19	7.4%	256
Hancock	31	12%	9	3.5%	254
Leicester	195	27%	0	0.0%	713
Lincoln	94	14%	0	0.0%	675
Middlebury	154	5%	78	2.4%	3,287
Monkton	27	3%	0	0.0%	906
New Haven	18	2%	10	1.3%	790
Orwell	126	21%	9	1.5%	609
Panton	46	14%	0	0.0%	337
Ripton	61	20%	27	9.0%	299
Salisbury	196	29%	31	4.6%	669
Shoreham	61	10%	7	1.1%	636
Starksboro	62	8%	7	0.9%	818
Vergennes	29	3%	36	3.1%	1,153
Waltham	13	7%	0	0.0%	187
Weybridge	12	3%	0	0.0%	380
Whiting	4	2%	3	1.2%	250

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

Characteristics of Housing Stock

The types of homes that make up the housing stock in Addison County are similar to the state as a whole. Addison County's stock consists primarily of single-family detached homes. 77% of the combined year-round owner and renter-occupied housing stock are single-family detached homes, even greater than the proportion statewide (67%). Similar to Vermont as a whole, the owner housing stock consists primarily of single-family homes (87%), while the rental housing stock has a greater proportion of homes in multifamily buildings (58%).

Figure 11-9: County year-round owner home types

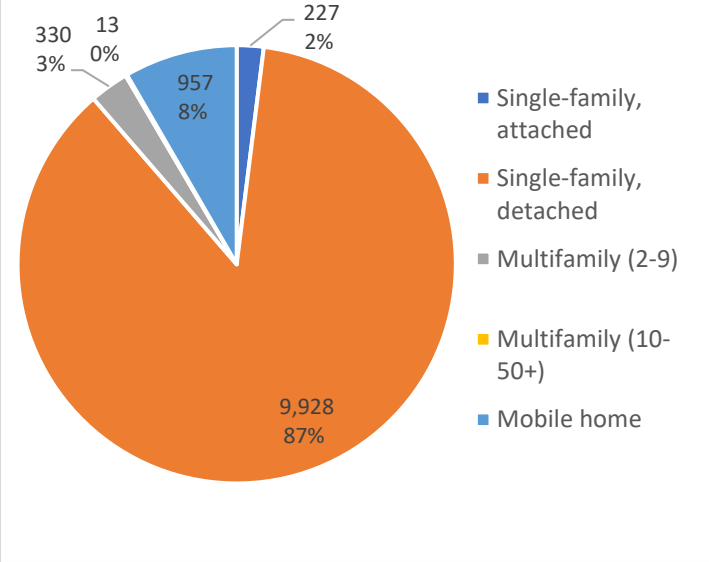
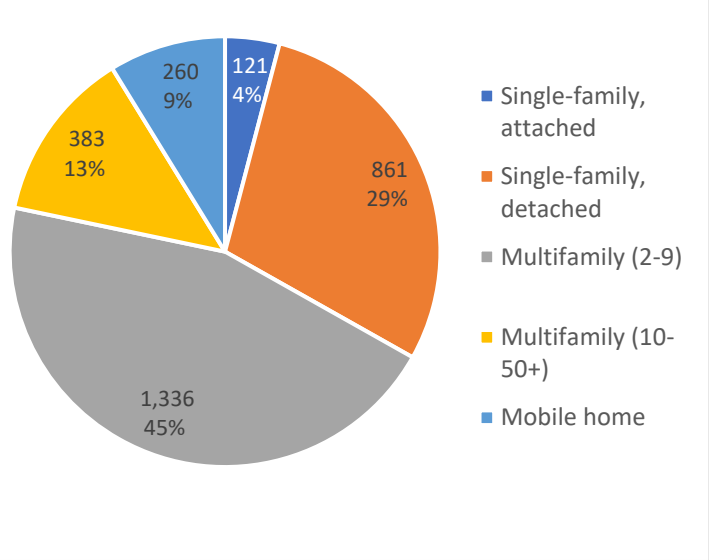


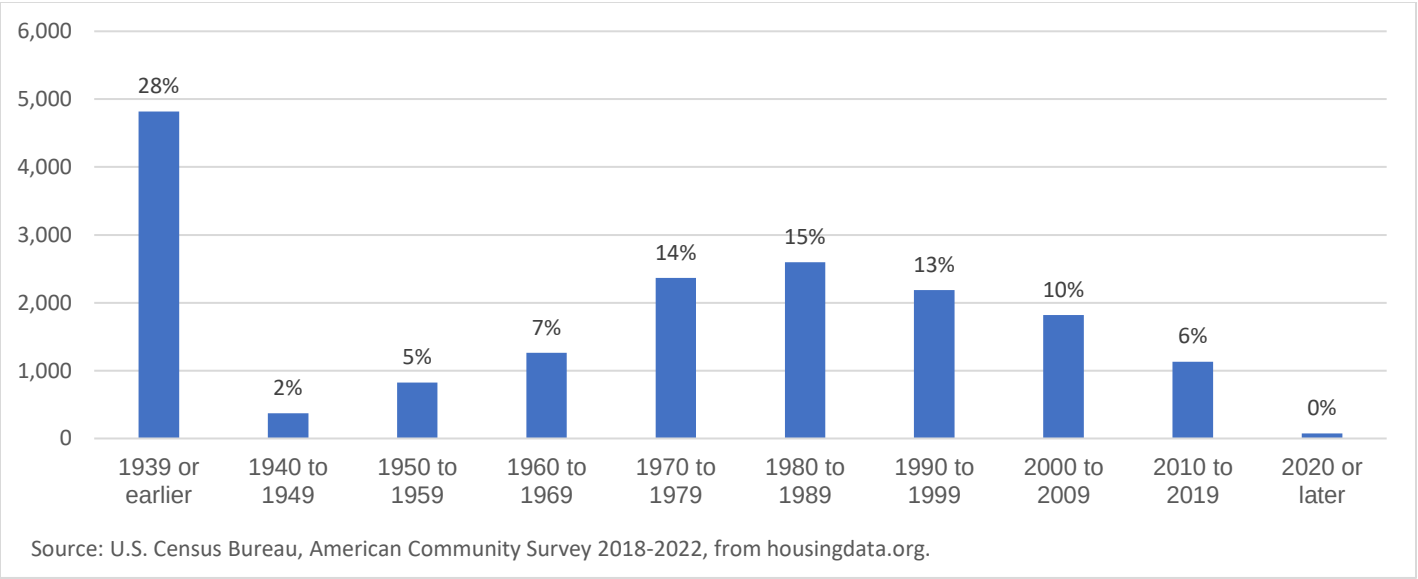
Figure 11-10 County year-round renter home types



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

Of all homes in Addison County, an estimated 28% were built prior to 1940, greater than the statewide average of 25%. The median Addison County home was built in 1976. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant.

Figure 11-11: Year built for Addison County homes, 2022



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's housing stock. This difference is most pronounced in owner-occupied housing where large homes of 3+ bedrooms (74% of year-round owner homes) outnumber large households of 3+ people (32% of year-round owner households). This difference in household size and number of bedrooms is not as pronounced within the renter housing market.

This mismatch is present in Addison County as well, where large homes (63% of year-round homes) far outnumber large households (29% of households). Conversely, single person households (28% of households) outnumber smaller homes with 0-1 bedroom (11% of year-round homes).

Figure 11-12 Household size, 2022

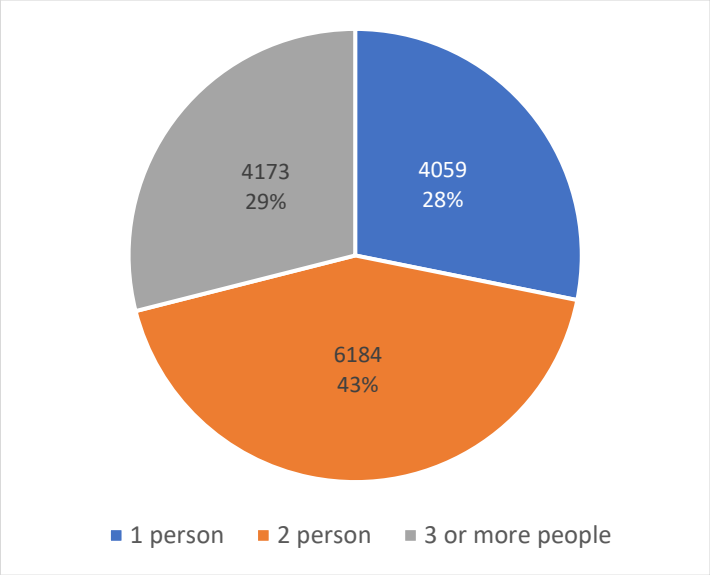
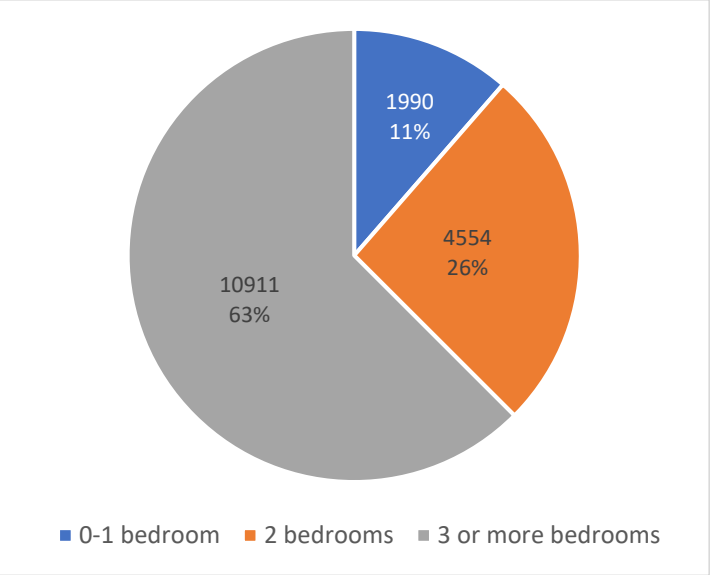


Figure 11-13 Home size (number of bedrooms), 2022



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

Manufactured Homes and Mobile Home Parks

There are approximately 1,217 occupied manufactured homes in Addison County, of which 957 are owner-occupied and 260 are renter-occupied. An additional 114 manufactured homes are considered vacant by the U.S. Census Bureau, including homes used seasonally or occasionally. Manufactured homes make up 8% of the county housing stock, greater than the 5% state average, according to the U.S. Census Bureau's 2018-2022 American Community Survey.

Addison County has 15 state-recognized mobile home parks which include 387 total lots. At the end of 2022, 5 lots were vacant which results in a 2.8% vacancy rate. Approximately 29% of the manufactured homes in the county are located in a mobile home park.

Critical concerns facing mobile home parks in Addison County include six parks located in a 100-year floodplain, at least one mobile home park at risk due to poor quality units, and multiple infrastructure vulnerabilities that include drinking water and public wastewater systems as well as a number of major capital improvement needs.

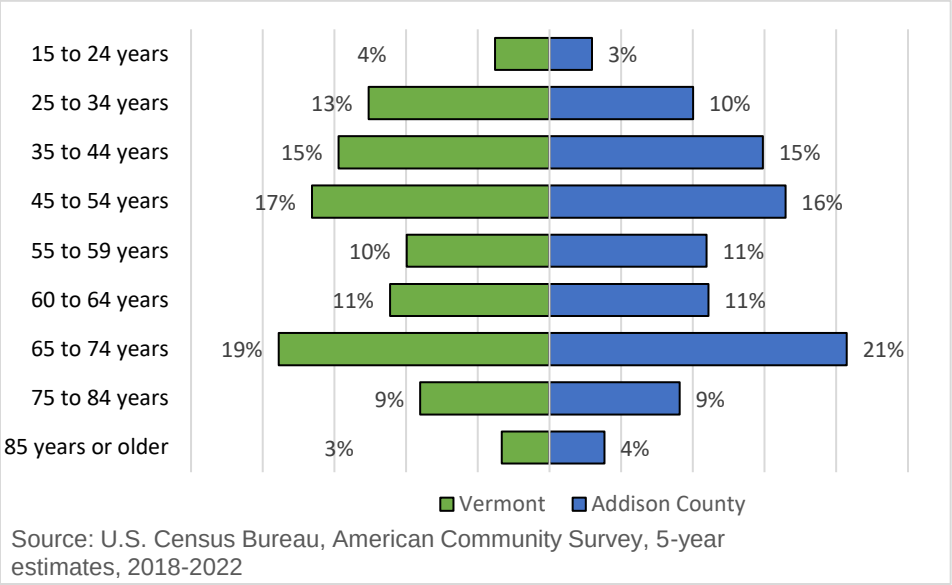
Figure 11-14 Mobile home parks by ownership type

Park Ownership type	Parks	Lots
For Profit	4	36
Non-profit	9	340
Cooperative	0	0
All Rental (for profit)	2	11
Total	15	387
Median lot rent		$383
Source: Vermont Mobile Home Park Registry		

Household Demographics

Addison County's household composition by age is similar to the state's age pattern. An estimated 4,848 households, 34% of the households in the county, are led by someone 65 and older and 3,177 households, 22% of the county, are led by someone between 55-64 years old.

Figure 11-15 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	428
25 to 34 years	1,444
35 to 44 years	2,146
45 to 54 years	2,373
55 to 59 years	1,580
60 to 64 years	1,597
65 to 74 years	2,987
75 to 84 years	1,309
85 years or older	552
Total	14,416

The vast majority of household heads living in Addison County identify as white alone, but the number of those identifying as people of color has risen since 2010, with the largest increases occurring among people who identify as two or more races.

Figure 11-16 Households by race and tenure, 2010-2022

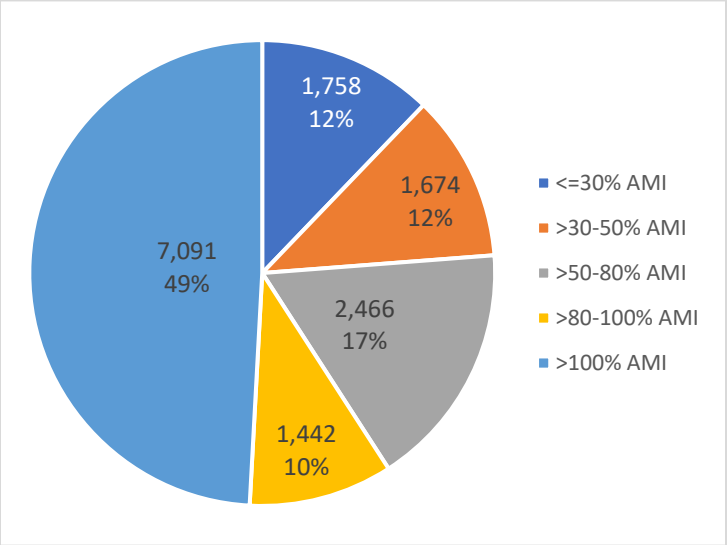
Addison County	All households			Owner households			Renter households		
	2010	**2020**	**2022**	**2010**	**2020**	**2022**	**2010**	**2020**	**2022**
American Indian and Alaska Native alone	40	45	n/a	23	20	n/a	17	25	n/a
Asian alone	73	70	n/a	32	40	n/a	41	30	n/a
Black or African American alone	27	51	n/a	18	25	n/a	9	26	n/a
Native Hawaiian and Other Pacific Islander alone	-	4	n/a	-	2	n/a	-	2	n/a
Some Other Race alone	39	104	n/a	10	46	n/a	29	58	n/a
Two or More Races	149	646	345	81	443	222	68	203	123
White alone	13,756	13,986	13,868	10,498	10,620	11,114	3,258	3,366	2,754
Grand Total	14,084	14,906	14,416	10,662	11,196	11,455	3,422	3,710	2,961

Source: U.S. Census Bureau Decennial Census and American Community Survey 2018-2022 estimates (Table B25003A-G) from www.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 median household income in Addison County was $85,870 in 2022. More than 50% of homeowners in the county had a household income greater than the Area Median Income (AMI), while only 30% of renters had

incomes greater than AMI. An estimated 24% of Addison County households have very low incomes of less than 50% AMI.

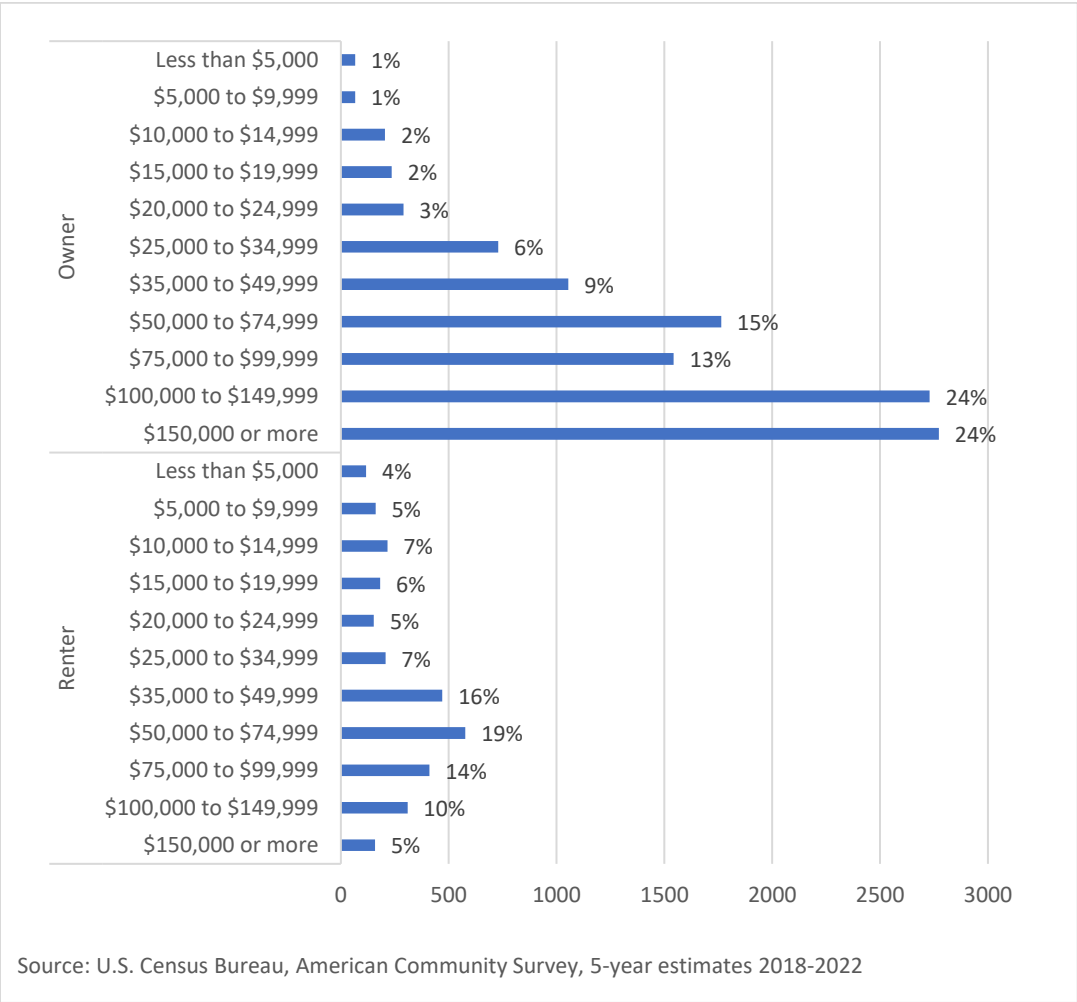
Figure 11-17 Household income relative to Area Median Income (AMI)



Income group threshold	Income
30% AMI	$22,500
50% AMI	$37,450
80% AMI	$59,950
Area Median Income (100%)	$85,870
Owner household median	$97,058
Renter household median	$49,127

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

Figure 11-18 Number of households by income by tenure, 2022

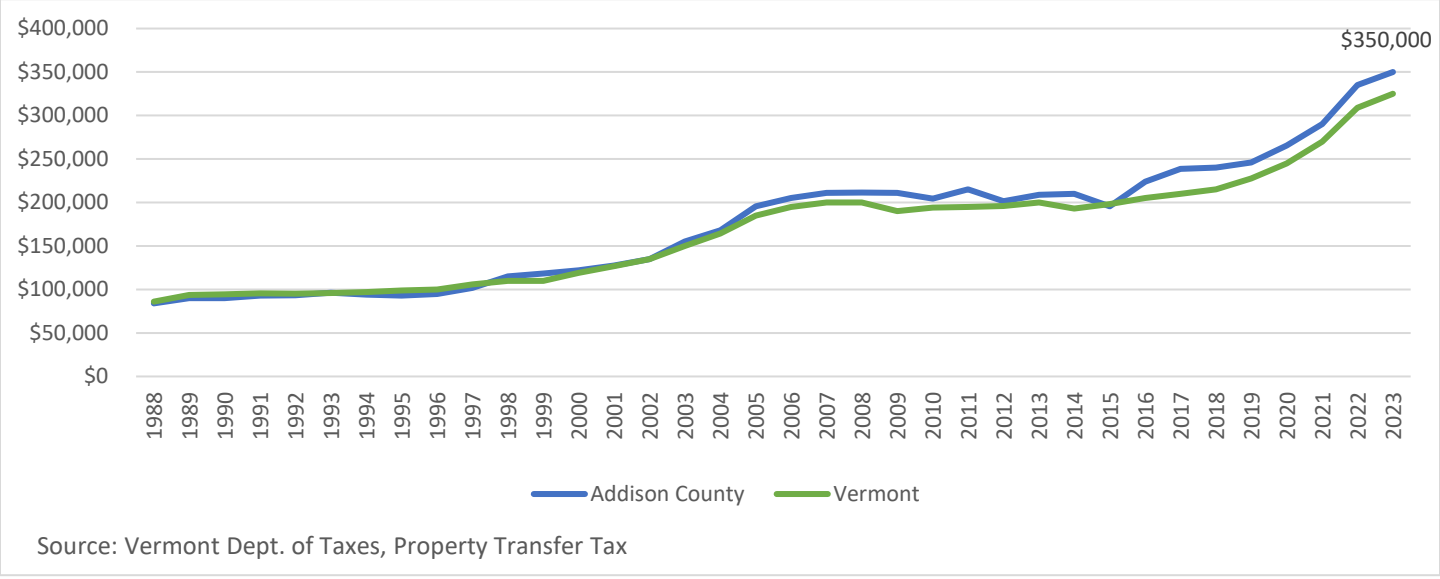


Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2018-2022

Homeownership Market

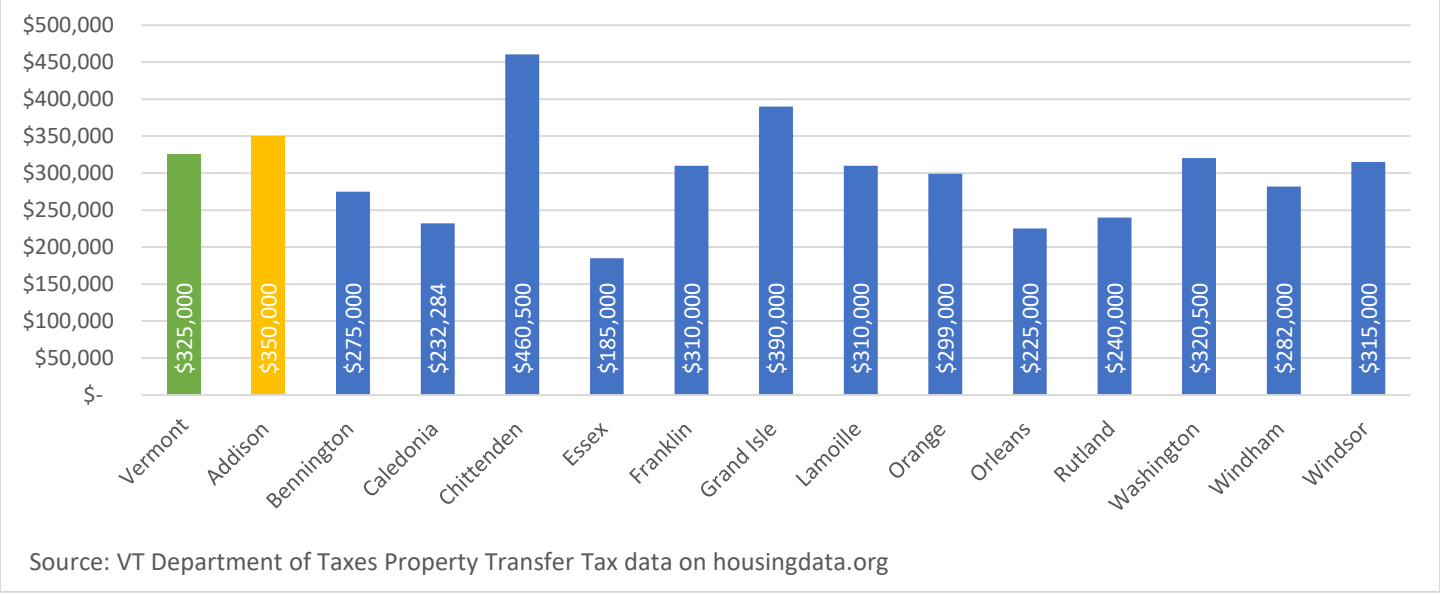
There are approximately 11,500 homeowner households in Addison County. 79% of Addison County households are homeowners compared with 73% of all Vermont households. The median home price in the county in 2023 was $350,000, while the state median was $325,000. This continues a trend in which no county in Vermont has seen a decline in annual median home sale price since 2019.

Figure 11-19: Median primary home sale price, 1988-2023



Source: Vermont Dept. of Taxes, Property Transfer Tax

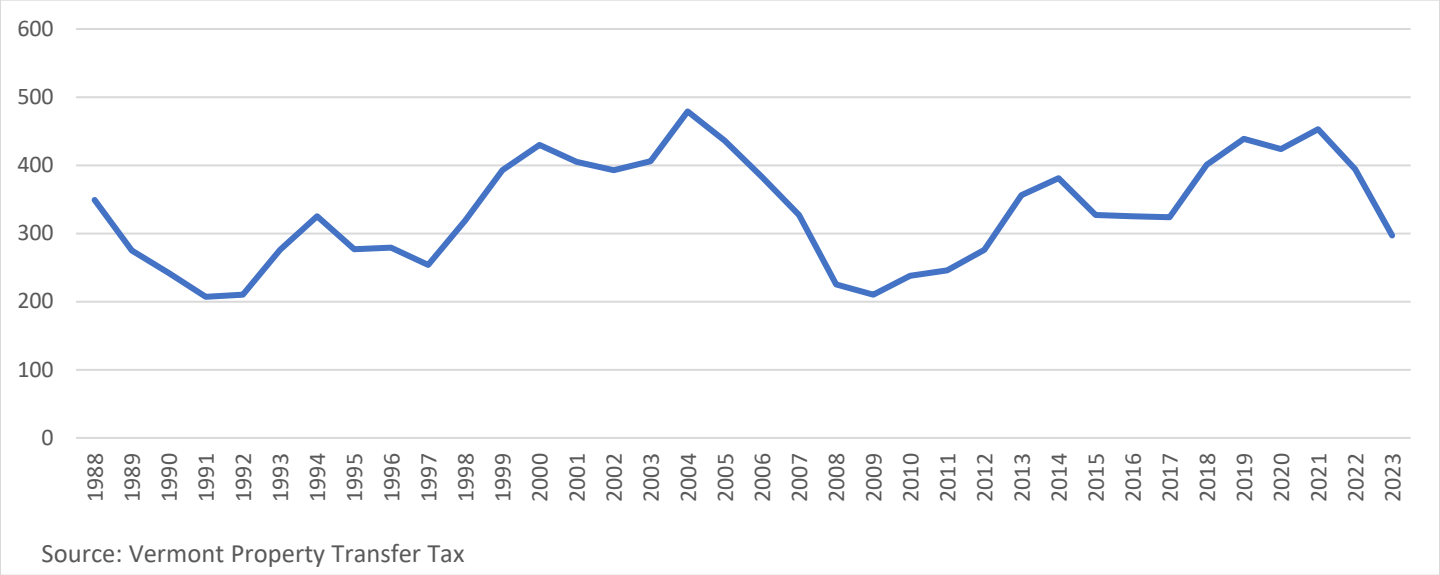
Figure 11-20 Median primary home sale price by county, 2023



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

In 2023, there were 297 primary homes sales in Addison County, making up 5% of the 5,759 primary home sales in the state. The annual total number of homes sold in Addison County peaked in 2021 when 453 homes were sold. This reflects the statewide increase in primary home sales experienced in 2020 and 2021. The decline in sales in 2022 and then again in 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.

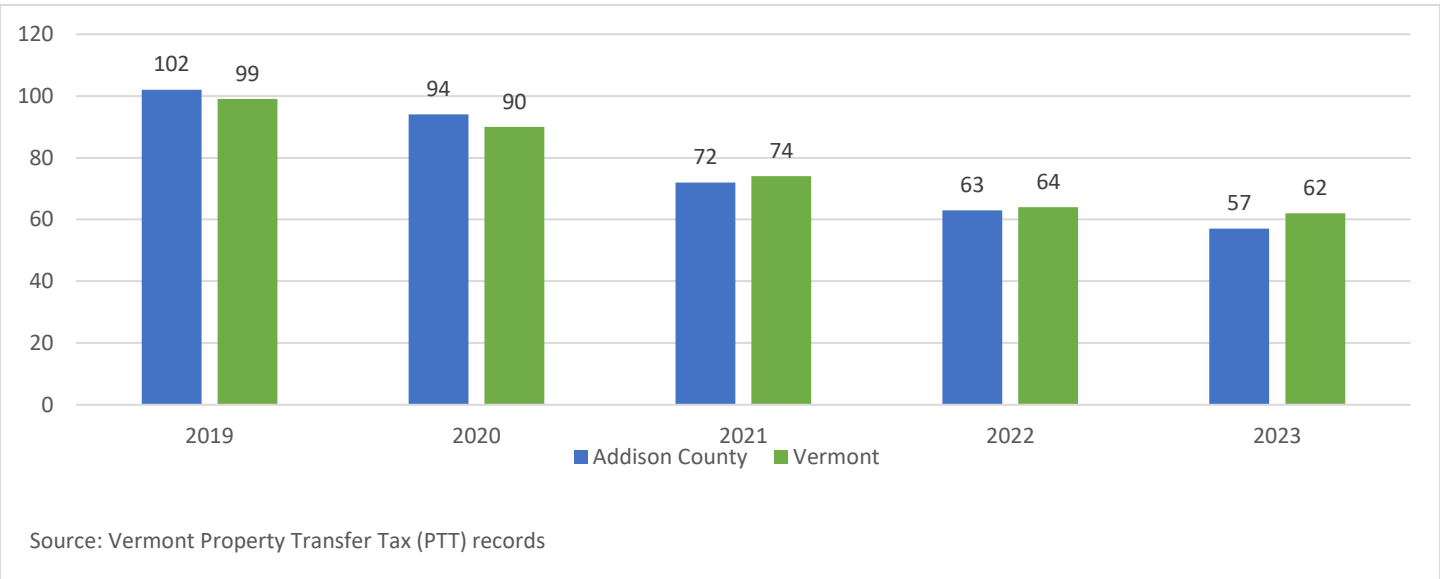
Figure 11-21 Number of primary home sales, 1988-2023



Source: Vermont Property Transfer Tax

The median days on the market for an Addison County home dropped to 57 days in 2023 from 102 days in 2019. Homes in the county stay on the market fewer days than the Vermont median of 62 days. Homes are on the market for approximately a month less than they were 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 11-22: Median days on market, 2019-2023

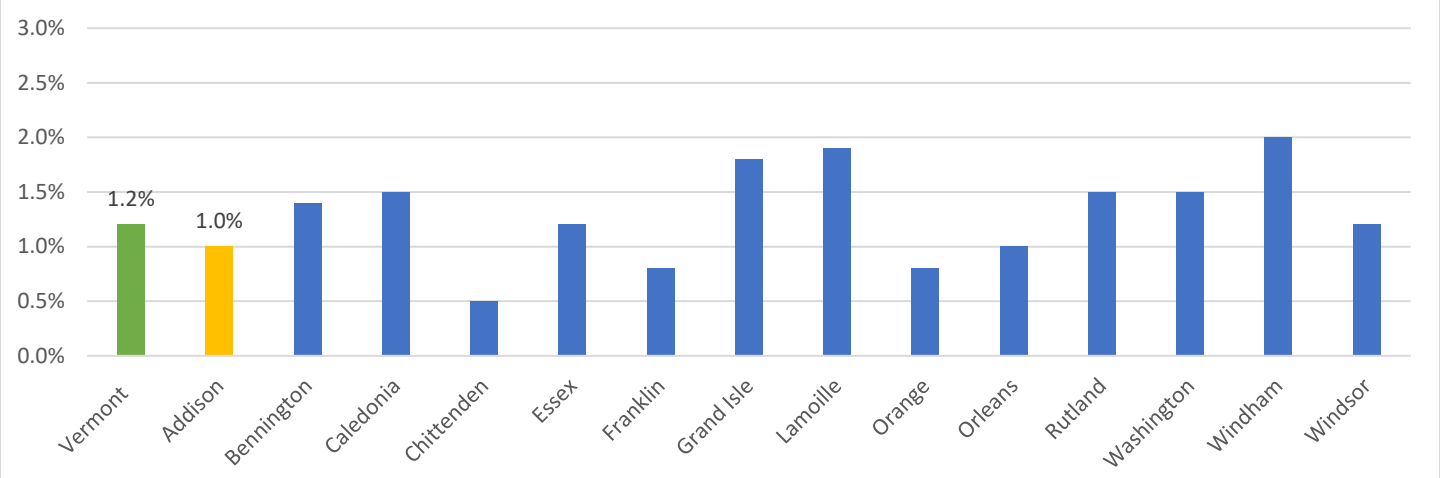


Source: Vermont Property Transfer Tax (PTT) records

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 Addison County (1%) is lower than both the healthy market range and the statewide vacancy rate.

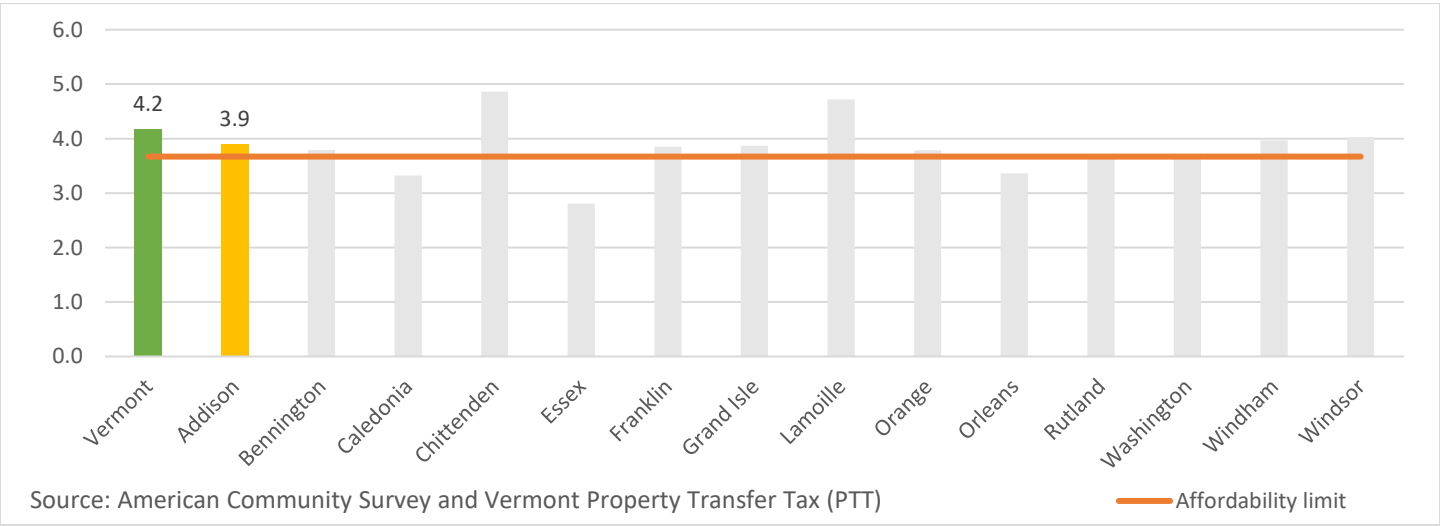
Figure 11-23: Homeowner vacancy rates by county, 2022



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

As with most Vermont counties, home affordability is a concern in Addison County. In 2022, the ratio of county home prices to median county household income is 3.9. 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. 24% of owner-occupied households in Addison County are cost-burdened.

Figure 11-24 Ratio of median home sale price to county median household income, 2022

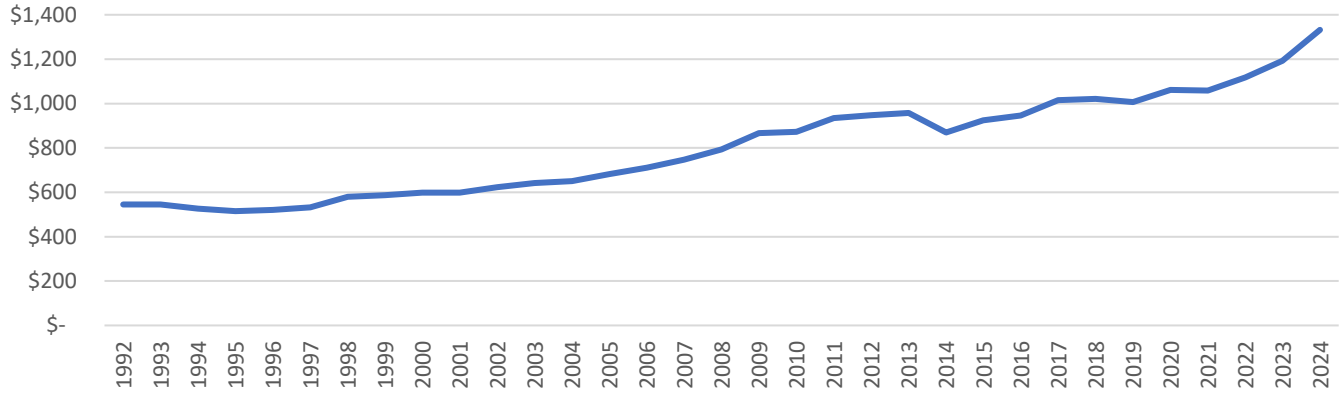


Source: American Community Survey and Vermont Property Transfer Tax (PTT)

Rental Housing Market

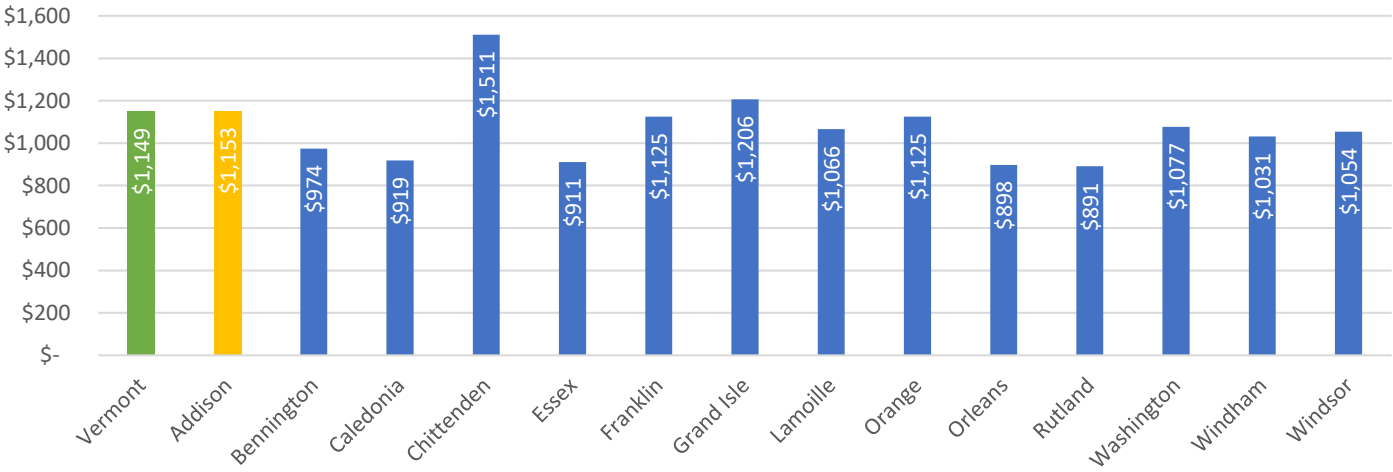
According to HUD, monthly rent for a safe, decent apartment in Vermont counties in 2024 is 25-35% higher than it was 5 years ago.[1] The fair market rent for a 2-bedroom apartment in Addison County was set at $1,332 in 2024, 32% higher than in 2019. Median rents in Addison County track closely with statewide figures with near identical median gross rent figures in 2022.

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



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

Figure 11-26: Median gross rent by county, 2022

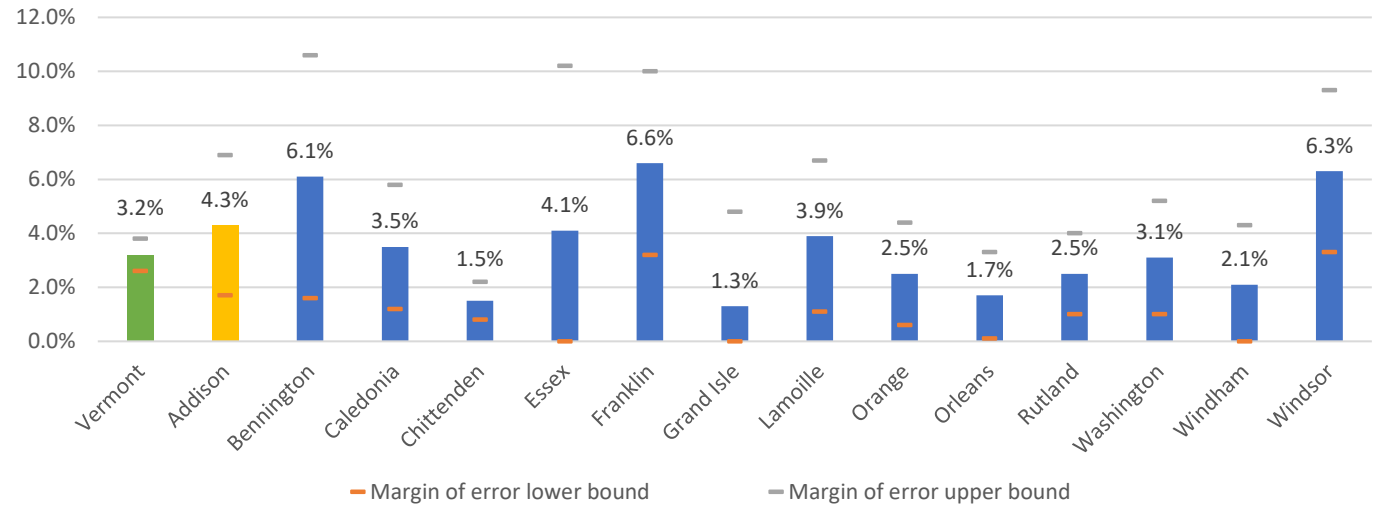


Source: U.S. Census Bureau, American Community Survey, 5-year estimates, 2018-2022

[1] 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. Addison County had a rental vacancy rate of 4.3% in 2022 – greater than the statewide rate, but with a larger margin of error. Both state and county vacancy rates have declined in the last ten years.

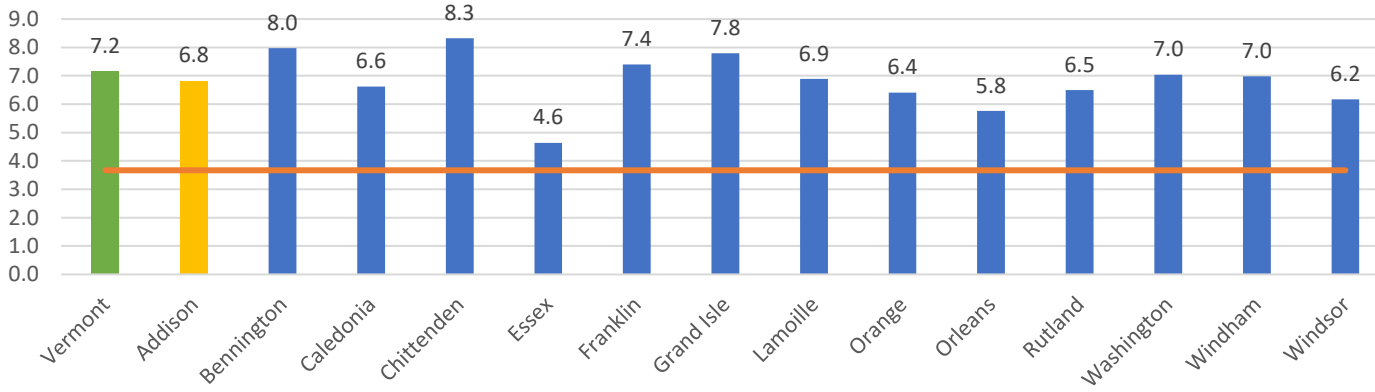
Figure 11-27: Rental vacancy rates, 2022



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 Addison County.

Figure 11-28 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 11-29 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 Addison County, there are 507 apartments in buildings that were built with public development subsidies. These apartments account for 16% of the county rental housing stock. Among those apartments, 279 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 Addison 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. Between May 2021 and September 2023, between 641 and 1214 households in Addison County accessed the Vermont Emergency Rental Assistance Program (VERAP).

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,

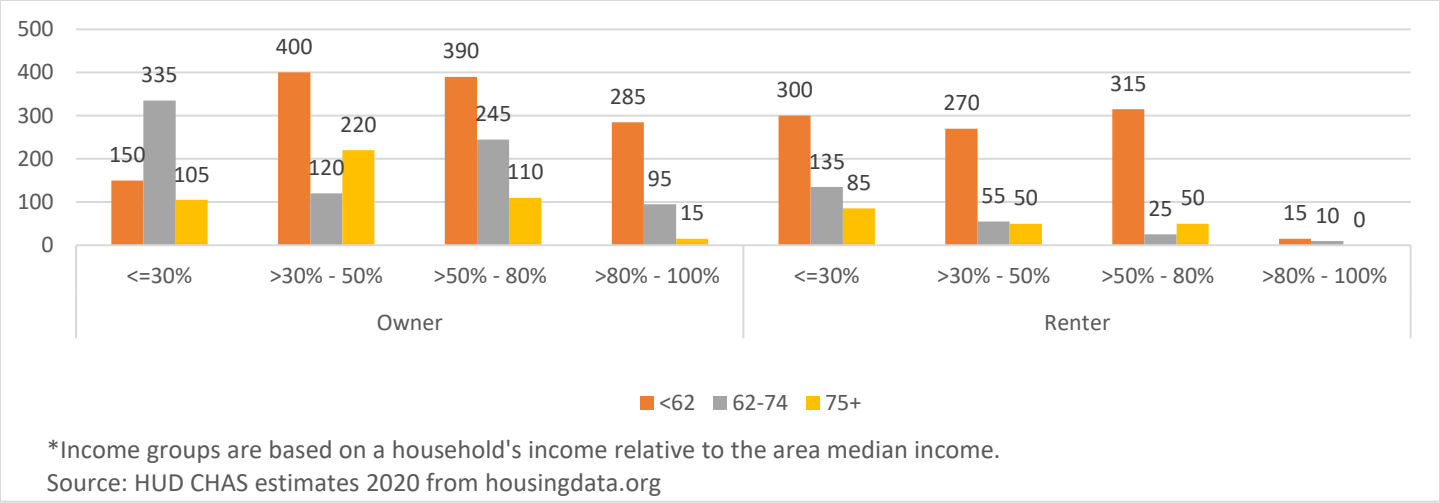
3. Household is overcrowded, or

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 Addison County experiencing housing problems is homeowners with household incomes between 30-50% of the median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 400 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 11-30: Addison 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.
- 4,600 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 number almost certainly undercounts the total number of households with housing problems because many issues such as poor sanitary conditions, inadequate weatherization and poor interior air quality would not necessarily be reflected in the criteria above. This accounts for about 7% of the occupied housing stock.

PUMS data is not available at the county level, instead grouping counties geographically. Addison County is classified as part of the Central Vermont PUMs region and represents 27% of the housing stock in the region. If the distribution of housing quality issues is equal across the region, there are likely approximately 902 owner occupied and 429 renter occupied homes in Addison County with these indicators.

Figure 11-31 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 671 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 203 households in Addison County that are considered overcrowded. Of those households, 154 are owner-occupied and 49 are renter-occupied. Among all overcrowding in Addison County, an estimated 109 households are considered severely overcrowded.

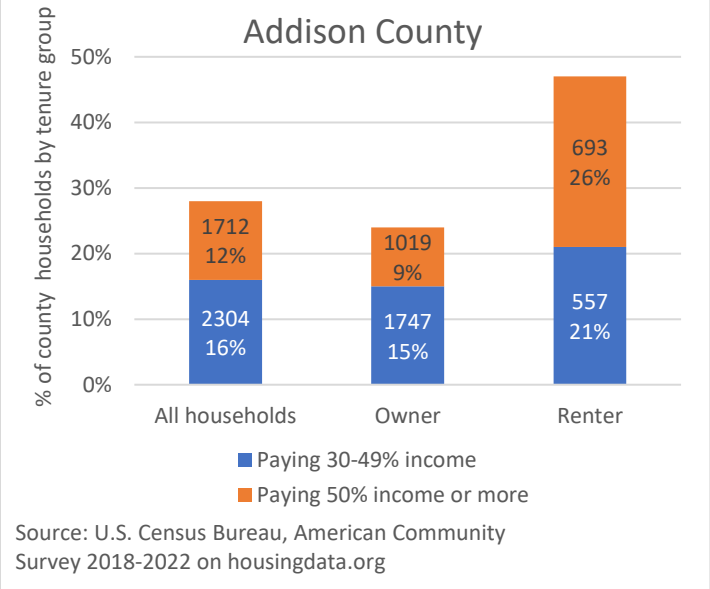
Cost Burden

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."

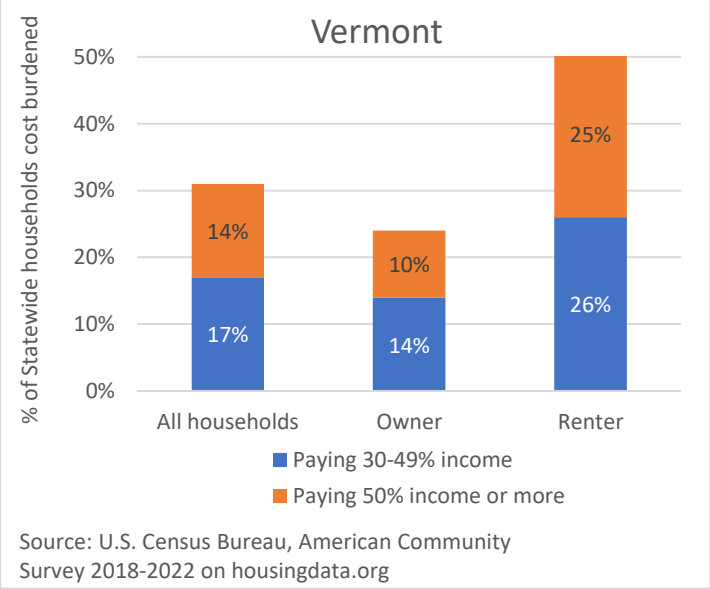
Approximately 31% of all households in Vermont are cost burdened (about 82,000 households), of which 36,000 households, 14% of all households, are severely cost burdened. In Vermont, the total number of cost burdened owner-occupied households (about 48,000) is greater than the number of cost burdened 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."

There are an estimated 4,016 cost burdened households in Addison County, of which 2,766 households are homeowners and 1,250 households are renters. The proportion of households in Addison County that are cost-burdened (28%) is less than the state as a whole (31%). Approximately 1,700 households are severely cost-burdened in Addison County and may be at risk of housing instability. Like the state, the percentage of renter households cost burdened (47%) far exceeds the percentage of owner households cost burdened (24%).

Figure 11-32: Cost burden among Addison County households compared to statewide cost burden



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

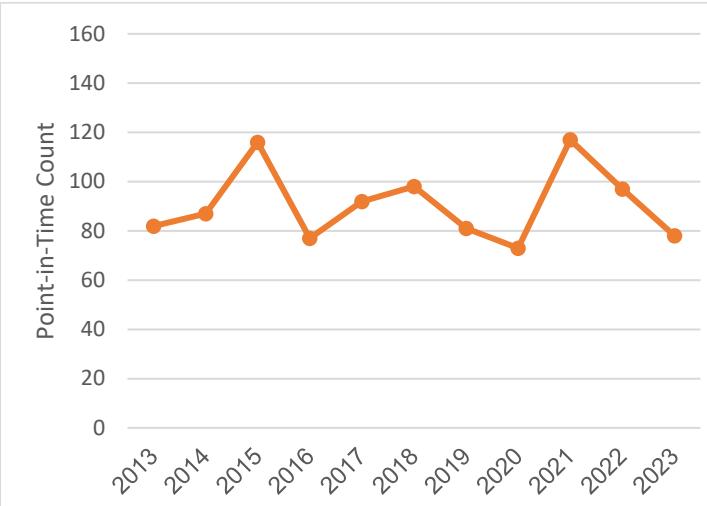


Source: U.S. Census Bureau, American Community Survey 2018-2022 on housingdata.org

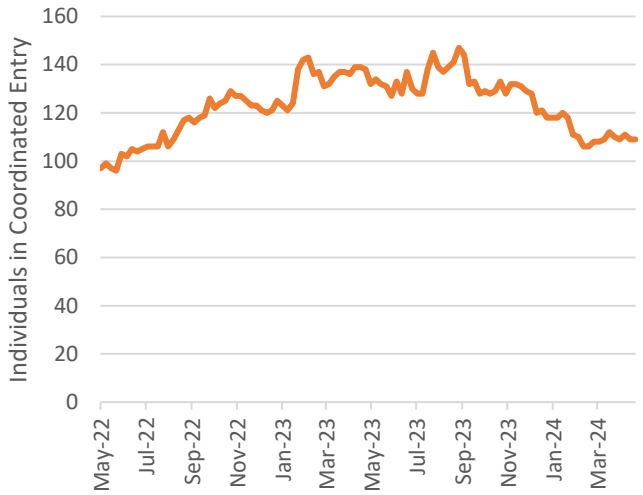
Homelessness

During the most recent 2023 Point-In-Time count, 78 people in 59 households were experiencing homelessness in Addison County. This represents a slight decrease since the peak in 2021. 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, 118 people in the Addison County area were receiving support through this area's continuum of care.

Figure 11-33: Number of people experiencing homelessness served by the Addison Continua of Care (CoCs)



Source: Vermont Point-In-Time Count of People Experiencing Homelessness on housingdata.org



Source: Institute for Community Alliances, Coordinated Entry Dashboard

Figure 11-34: 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 11-35 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

Addison County is covered by the Addison County Continuum of Care (CoC) which also includes Buels Gore (in Chittenden County). Within the Addison CoC, permanent buildings designated for people experiencing homelessness have a capacity to provide emergency shelter to 62 households and 8 apartments with services. This CoC includes the following facilities for emergency and transitional housing:

- John Graham Shelter in Vergennes, which has 16 family beds, and 16 adult-only beds
- Charter House Coalition in Middlebury, which has 26 beds
- Counseling Service of Addison County in Middlebury, which has 9 beds including one family unit[2]

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 Addison County.

[2]U.S. Department of Housing and Urban Development, "HUD 2023 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report".