

# Vermont's Housing Needs

Highlights from the  
**2025-2029 Vermont Housing Needs Assessment**

Presented by Nate Lantieri, VHFA Research Coordinator



# 2025-2029 Vermont HNA format

## 10 Topic Fact Sheets

## Detailed Chapter Report

**Vermont Housing Needs Assessment 2025-2029**

### Renters

#### Rental Housing Stock

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

As with owner-occupied Vermont homes, the rate of expansion of Vermont's stock of rental homes has declined each decade since 1990. Since 2010, however, the percentage of new homes permitted in the state that are in multi-family buildings has increased significantly. Units in multi-family buildings have made up more than 40% of the annual building permits every year since 2015.<sup>2</sup>

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

**Renter households by building type, 2022**

Building Type	Count	Percentage
Single-family, detached	14,301	20%
Single-family, attached	2,728	4%
Multifamily (2-9 units)	36,093	50%
Multifamily (10-50+ units)	16,206	22%
Mobile home	3,215	9%

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

#### Projected Rental Homes Needed

**Vermont rental homes needed in 2025-2029**

**Projected Rental Homes Needed**

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

To meet this demand, house the homeless, normalize vacancy rates, and replace homes that leave the rental stock, Vermont is likely to need 16,000-20,000 additional rental homes between 2025 and 2029.<sup>3</sup>

**Vermont rental homes needed in 2025-2029**

Category	Count
Replace lost homes	645
Address homelessness	1,200
Normalize vacancy rates	3,295
House new households assuming pre-pandemic demand	11,054
House additional new households assuming higher pandemic-era demand	3,503
<b>Total</b>	<b>16,097</b>

**vhfa** Vermont Housing Finance Agency

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

# Vermont's top housing needs in 2025-2029



## Housing shortage

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

## Housing quality

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

## Hardest hit

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

## Service needs

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

# Vermont's housing stock

Figure 3-1 Total housing stock by usage

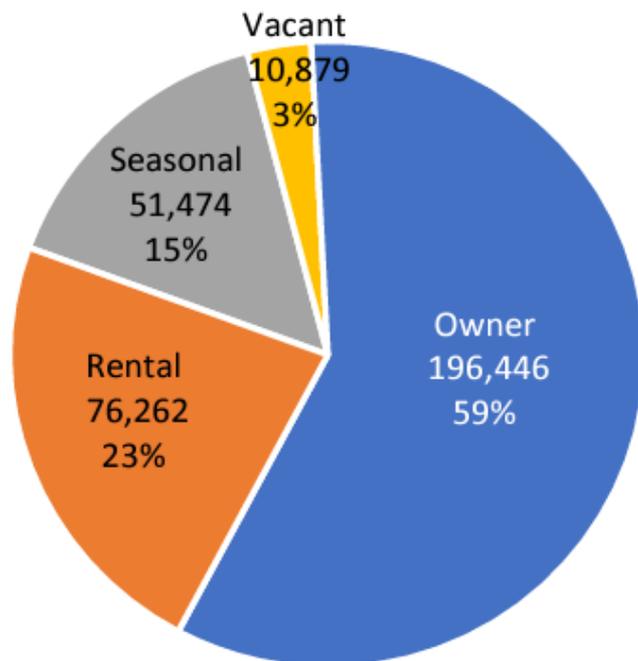
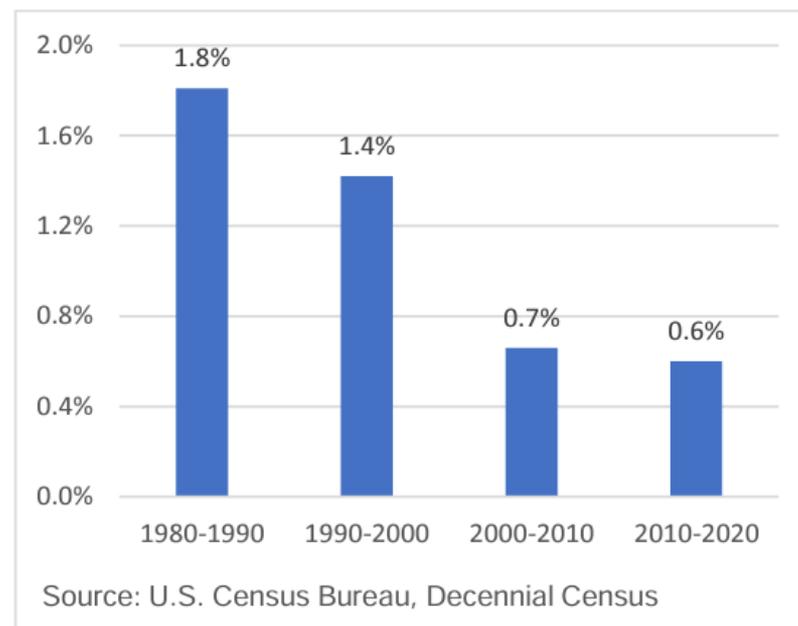


Figure 3-6 Average annual increase in occupied housing stock

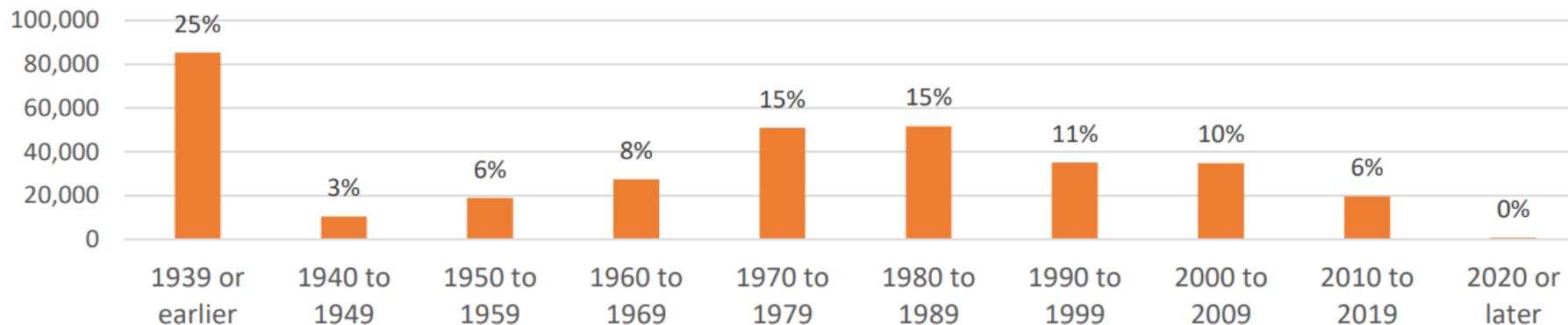


- Est. total Vermont housing stock (2022): 339,218 homes
- Est. Vermont households (2022): 272,708 households
- Est. Vermont population (2022): 643,816 people

# Vermont's at-risk housing quality



Percentage of housing stock by year structure built



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

# Home types in Vermont's housing stock

Figure 3-18 Owned homes by building type, 2022

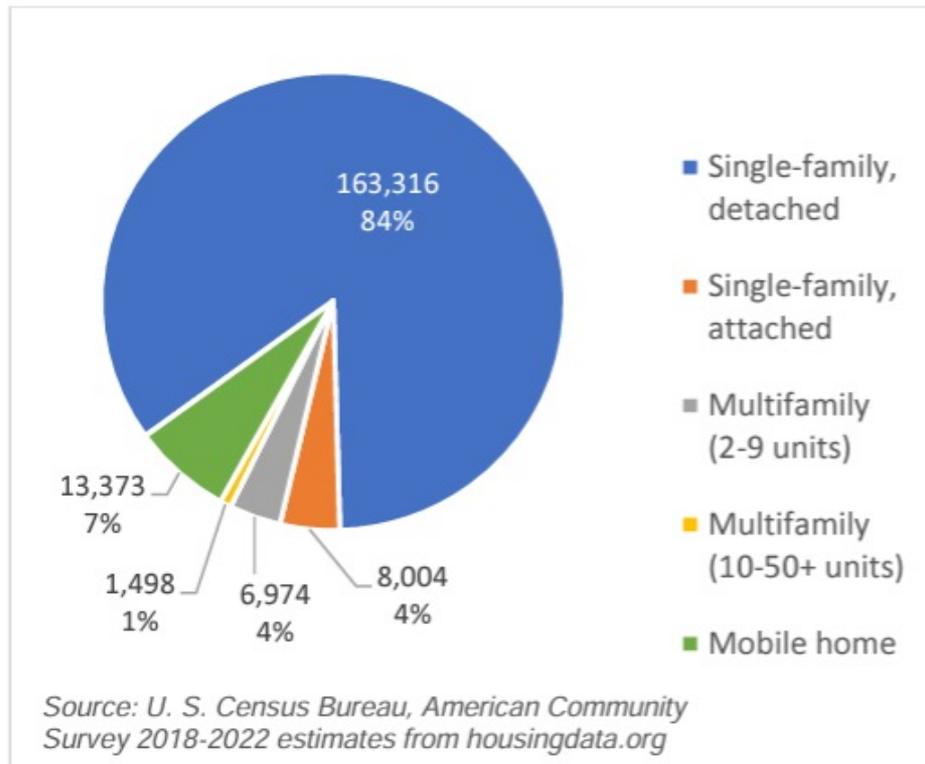
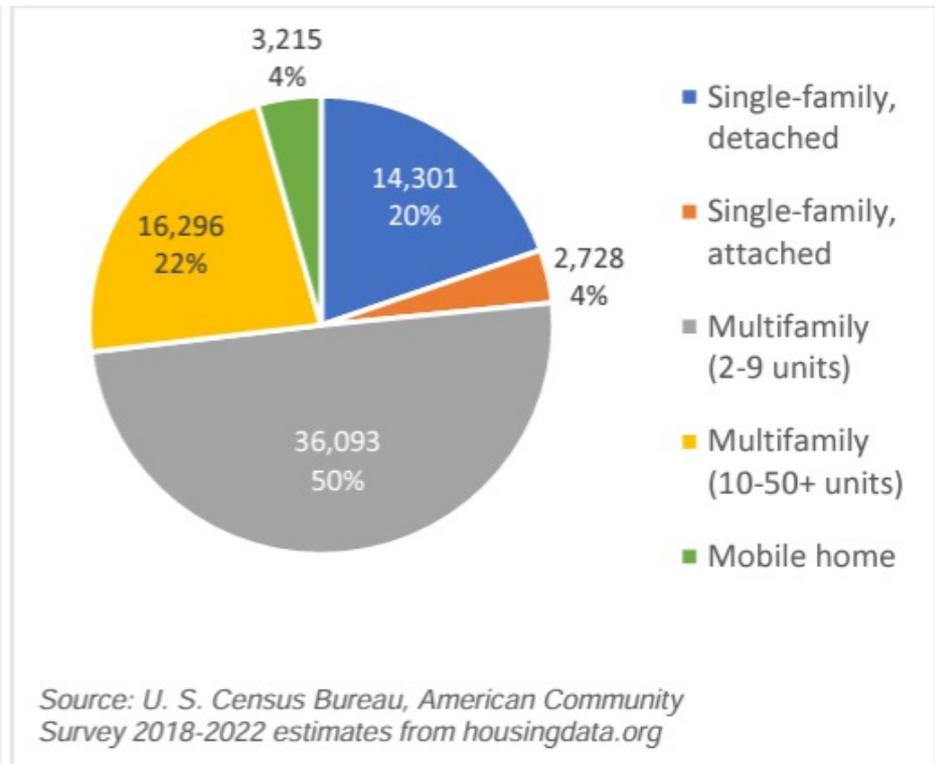
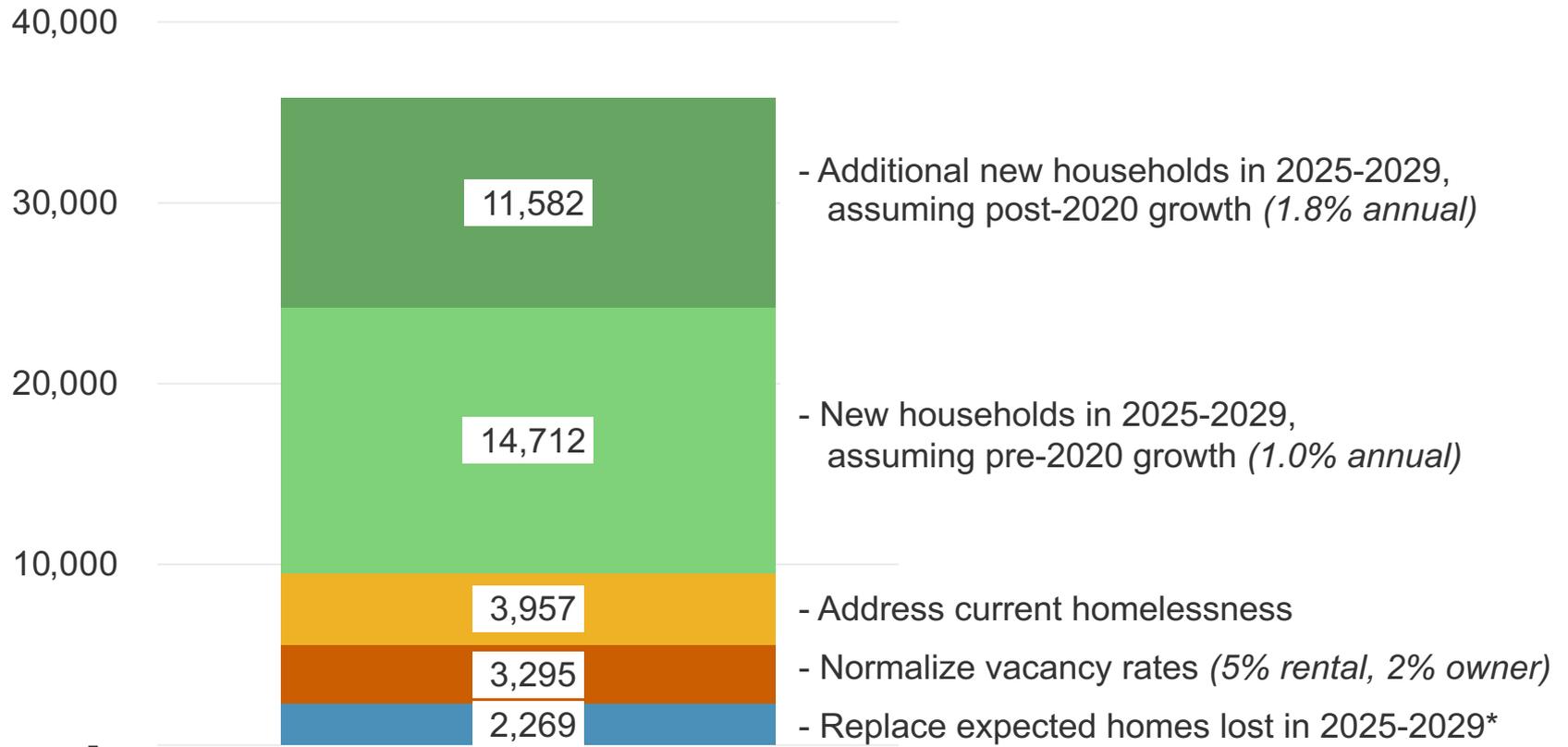


Figure 3-19 Rented homes by building type, 2022



# How many more homes does Vermont need by 2029?



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

# Vermonters hit hardest



- **Low-income households**
  - › Including people experiencing homelessness, migrant workers and mobile home park residents
- **Renters**
  - › Including people of color who are disproportionately likely to rent
- **People with service-enriched housing needs**
  - › Elders with mobility and other challenges
  - › People with substance use disorder
  - › People with mental illnesses
  - › People with disabilities

# HousingData.org



*Public resource for Vermont housing data and affordable housing advocacy*

Select Location(s):  
Vermont

Or, select a town on the map:

	Vermont
Population (Total 2022)	643,816
Total housing stock (2022)	335,138
Year-round households (2022)	265,858
Owner households (% 2022)	58%
Renter households (% 2022)	22%
Seasonal homes (% 2022)	15%
Vacant homes (% 2022)	5%
Median year homes built (2022)	1975
Growth rate of housing stock (avg % annual 2010-2020)	0.6%
County rental vacancy rate* (% 2022)	3.2%
Median gross monthly rent (2022)	\$1,149
Median primary home sale price (2023)	\$325,000
Primary home sales (2023)	5,759
Median household income (2022)	\$74,014
Severe cost burden (>50% income towards housing) (% 2022)	14%
Individuals experiencing homelessness* (County only - 2024)	3,458
Ratio of town to county median household income (% 2022)	
Jobs in location (2023)	306,971
Median wages in location (2023)	\$61,813
Workers commuting from other towns (% 2022)	63%
Median age (2022)	43

© Mapbox © OSM

View on Tableau Public

Navigation icons: back, forward, search, share

**Created by VHFA in 2003 as a tool to support affordable housing advocacy, free to the public. The site has 3 sections:**

- **Community Data Profiles:** data about Vermont's housing market, available at the town, county, and state level;
- **Housing Resource Toolbox:** strategies and best practices to support affordable housing in every Vermont community;
- **Directory of Affordable Rental Housing (DoARH):** a listing of the subsidized rental apartments in Vermont.

- Want more housing data?
  - Come to my session! *The State of Vermont's Housing Needs 1:15-2:30*
  - [Housingdata.org](http://Housingdata.org)
    - [Link to this Housing Needs Assessment](#)
- Questions?
  - Contact VHFA's Research Team
    - Nate Lantieri, Research Coordinator
    - Leslie Black-Plumeau, Research and Community Relations Director
- Thank you!



# **Housing 101: Magical Mapping – Housing Context**



# Why Housing?

Much more than shelter, it's Access

- Jobs, education, transportation
- Recreation, nature, food
- Exposure to environmental elements – incl. crime, hazards, etc.
- Generational Wealth



# Why Housing?

It has *lasting* effects – that have been *intentional*

- Federal involvement after WWII
  - Affordability
    - “30% rule”
  - Redlining and segregationist policies are still affecting our communities (not “bad actors”)
- 1964 & 1968 Civil Rights Acts have not gotten far enough

# Housing Discrimination Under the Fair Housing Act

*The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.*

- The **Fair Housing Act** protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.
- **Who is protected:** prohibits discrimination based on race, color, national origin, religion, sex, familial status, disability
- What **types of housing** are covered: Housing discrimination is illegal in nearly all housing, including private housing, public housing and housing that receives federal funding.
- **Examples of discrimination:** unequal treatment in renting, lending and advertising.

# Housing Discrimination: Vermont's Protections

## Federal:

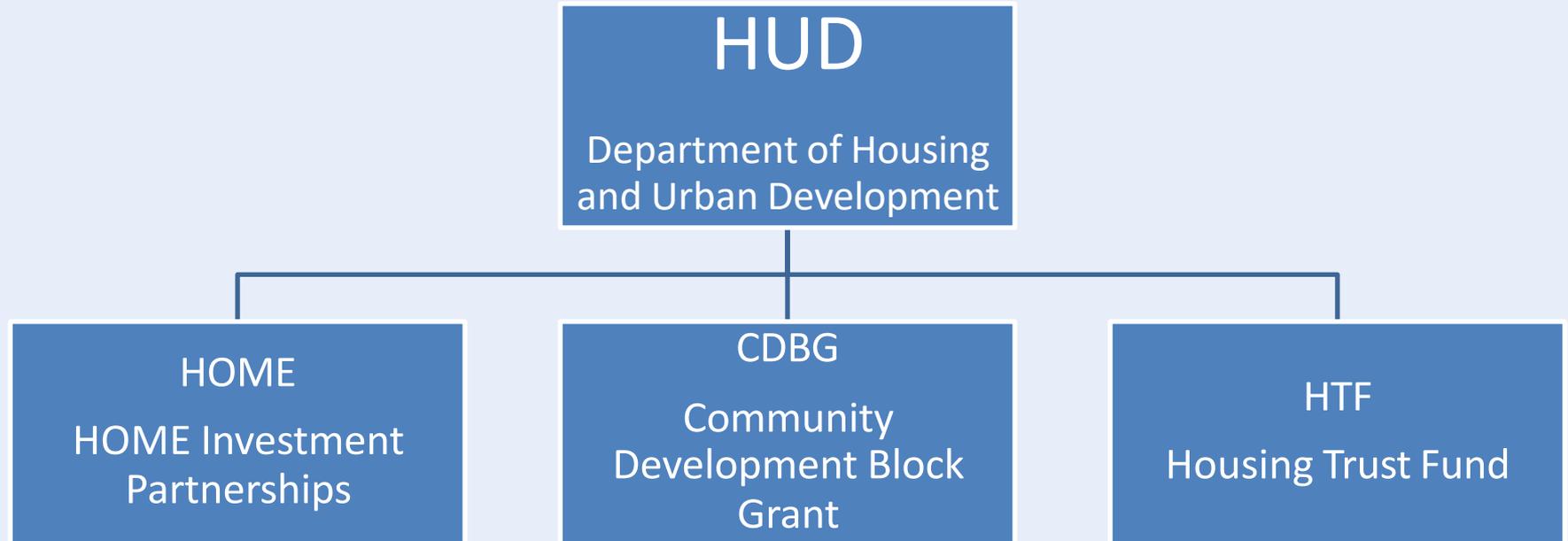
- Race
- Color
- National origin
- Religion
- Sex
- Familial status
- Disability

## Vermont:

- Sexual Orientation
- Gender Identity
- Age (limited exceptions)
- Marital Status
- Receipt of Public Assistance
- Victims of Domestic Violence, Stalking, or Sexual Assault

The image features a vertical decorative bar on the left side, consisting of a dark green background with three stylized, overlapping green leaves. The leaves are rendered in a lighter shade of green and have a simple, clean outline with visible veins. The text is positioned to the right of this bar.

... but the build up and remediation have been incremental...

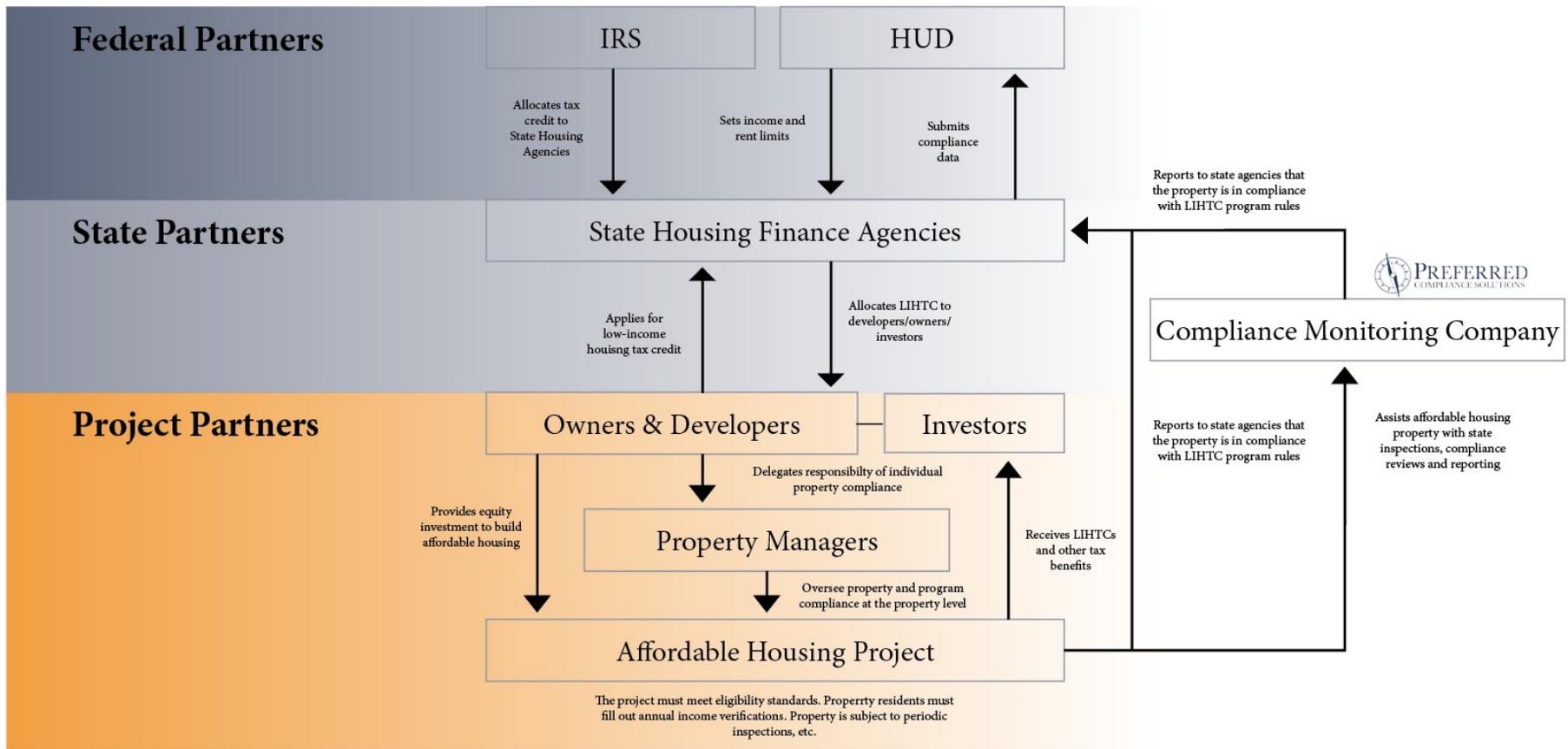


- Consolidated Plan Programs
- “Section 8” Housing Choice Vouchers & Project Based

**USDA-RD**  
U.S. Dept. Agriculture –  
Rural Development

# Low-Income Housing Tax Credit Program

## LIHTC AT A GLANCE



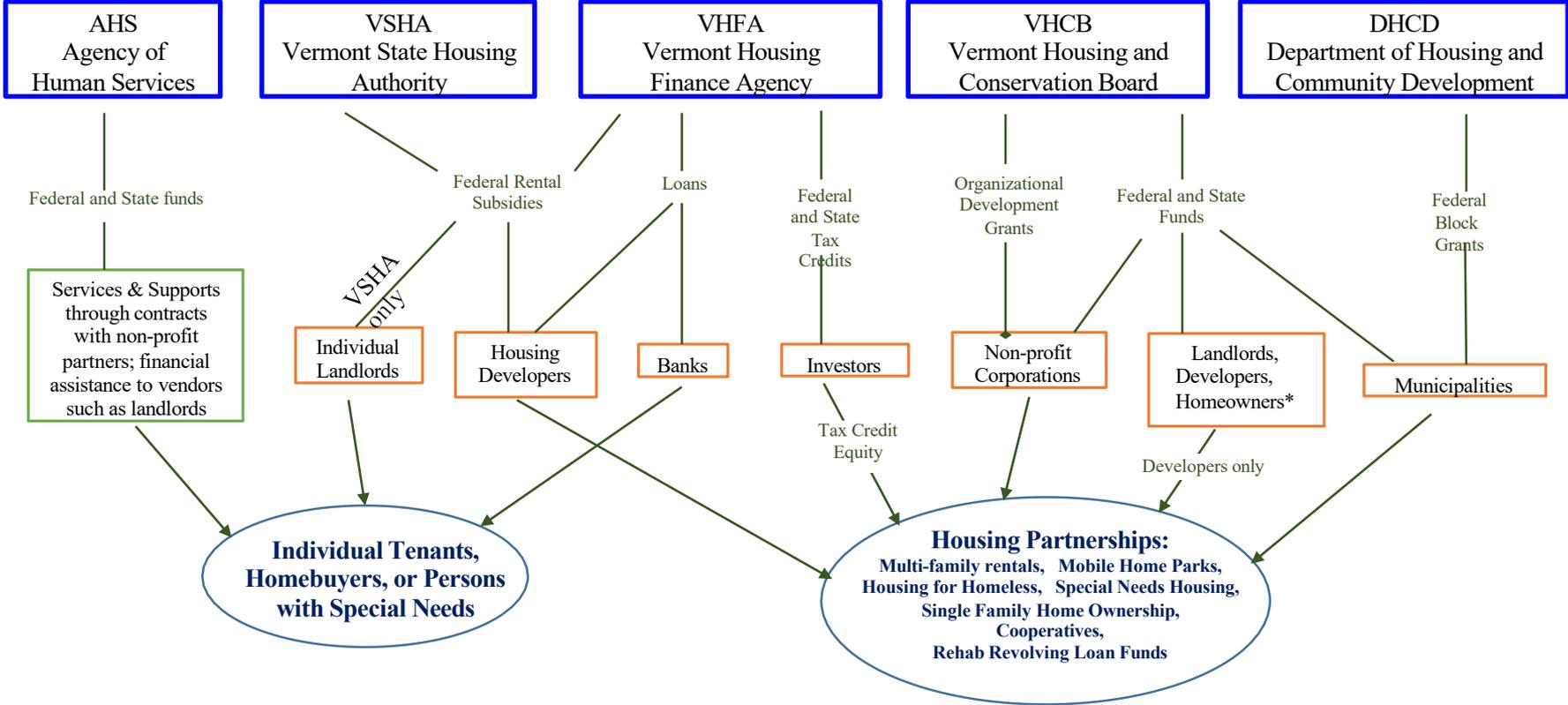
# Homeownership

- Federal Housing Administration
- USDA Rural Development – 502 program
- Department of Veterans Affairs



**\*\* Mortgage Interest Deduction**

# State Housing Agencies in Vermont



\* Federal Lead Hazard Abatement and HOME Programs

# State Housing

## Agencies & Resources

- AHS
  - Emergency Solutions Grants\*
  - Supports and Services
- VSHA
  - Rental Subsidies: HCV
- VHFA
  - Low Income Housing Tax Credits (LIHTC)
- VHCB
  - Property Transfer Tax
  - HOME Investment Partnership\*
  - National Housing Trust Fund\*
- DHCD
  - Community Development Block Grant\*
  - Municipal Planning Grants

\*included in Consolidated Plan



# State Housing

## Consolidated Plan [\(link\)](#)

Outlines spending priorities of HUD funds  
5 year plan with annual

Pre-planning requirements include:

- [Analysis of Impediments to Fair Housing](#)
- [Vermont Housing Needs Assessment](#)
  - [www.housingdata.org/profile/](http://www.housingdata.org/profile/)

# State Housing

## Policies & Priorities

- Affordability – often perpetual
- Accessibility
- Health
- Historic Preservation
- Energy Efficiency
- Location Efficiency
  - Smart Growth

**NEW:** Vermont Housing Improvement Program: <https://accd.vermont.gov/vhip>  
Manufactured Home Improvement & Repair:  
<https://accd.vermont.gov/housing/funding/MHIR>

# Smart Growth



**To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.**

24 V.S.A. 4302 Goals



# COORDINATED PLANNING



## State Planning Goals

The state has 14 specific planning goals.



## Regional Plans

Regional plans must be consistent with the state planning goals.



## Municipal Plans

In order to have a regionally approved plan, municipal plans must be compatible with the regional plan and consistent with the state planning goals.



# The 5 Designations



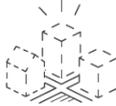
## Civic and Commercial Core Designations



**Village Centers** (Est. 2002)



**Downtowns** (Est. 1998)



**New Town Centers** (Est. 2002)



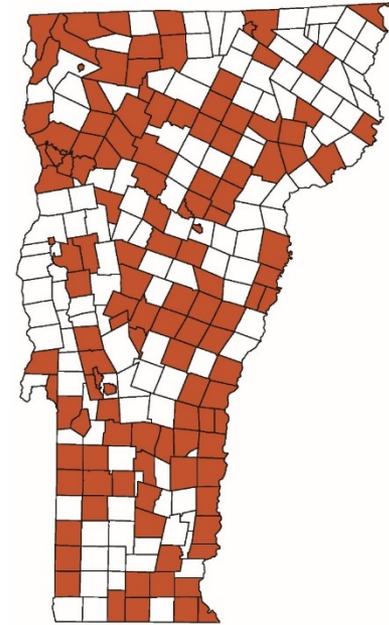
## Add-On Designations to a Core Designation



**Neighborhood Development Areas** (Est. 2013)



**Growth Centers** (Est. 2006)





## **Designation**

***Tax Incentives/Credits***

***Regulatory Incentives***

***Granting Prioritization***

## **Funding**

***Municipal Planning Grants***

***Bylaw Modernization Grants***

## **Resources**

***Municipal Planning Manual***

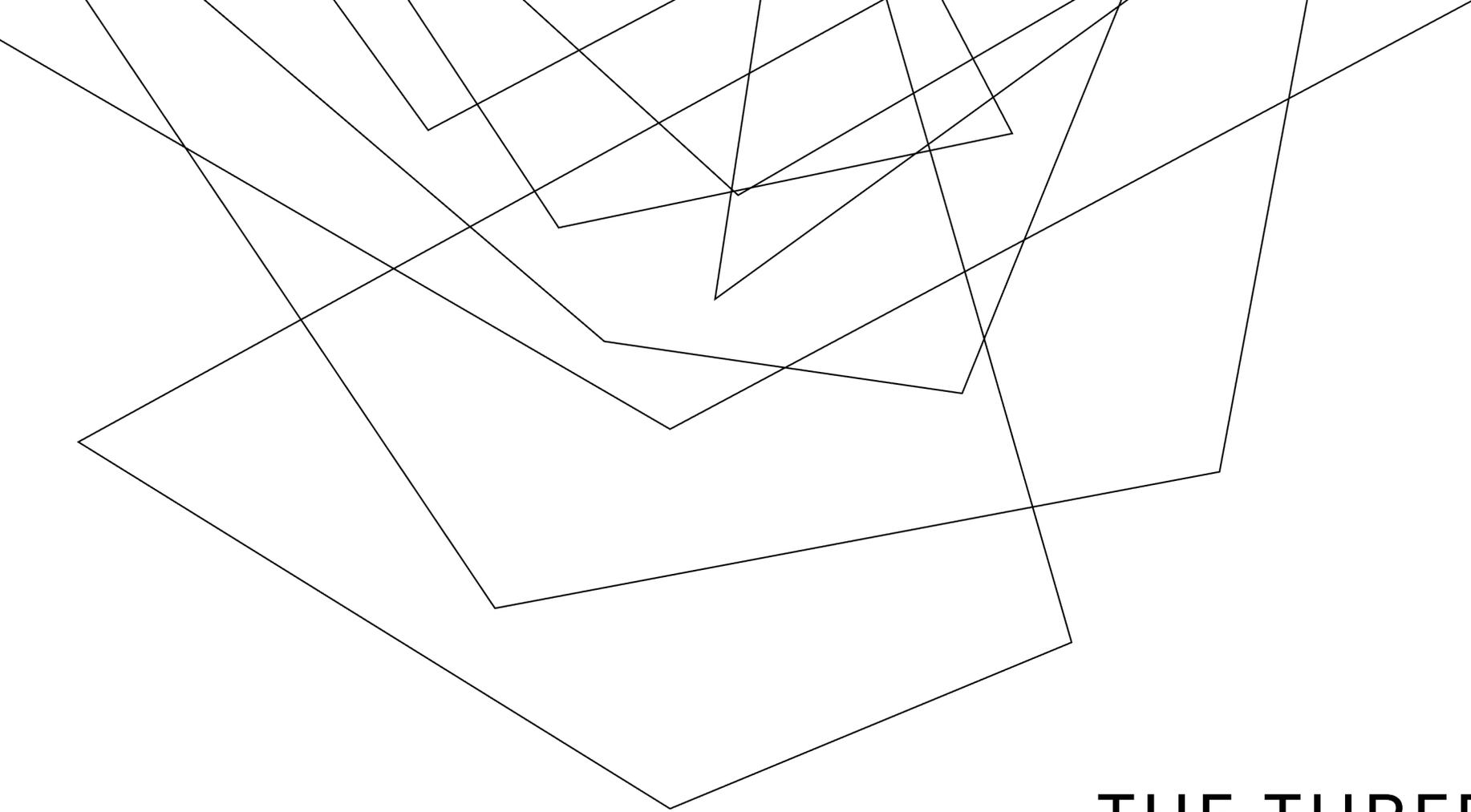
***Enabling Better Places Guide***

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**THE THREE LEGS**

# AGENDA

Coordinated Entry

Availability

Affordability

Services

Resources



# THE THREE-LEGGED STOOL

**In the world of homelessness response and prevention we often use the analogy of a three-legged stool when we talk about the solutions to housing insecurity and homelessness.**

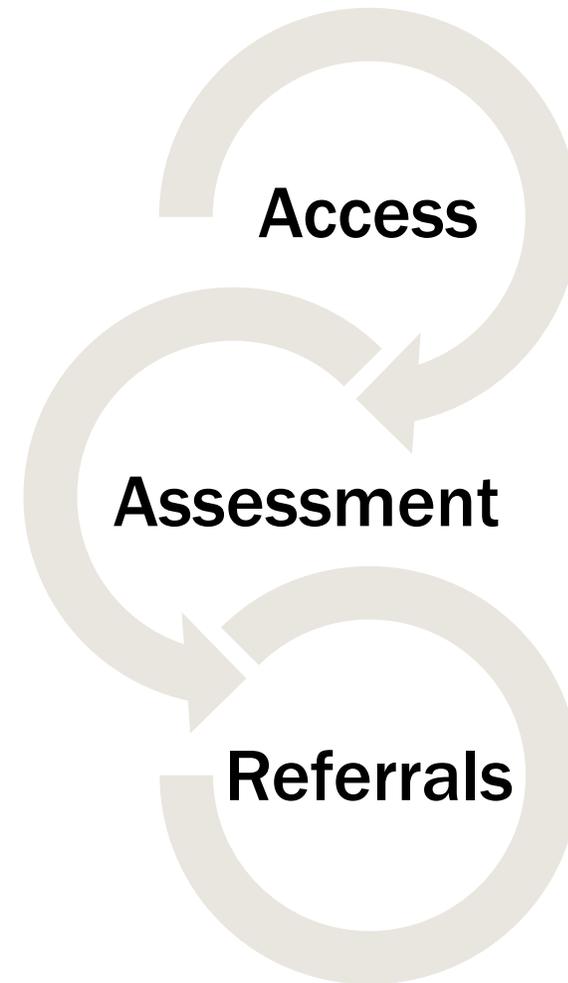
## **Body language**

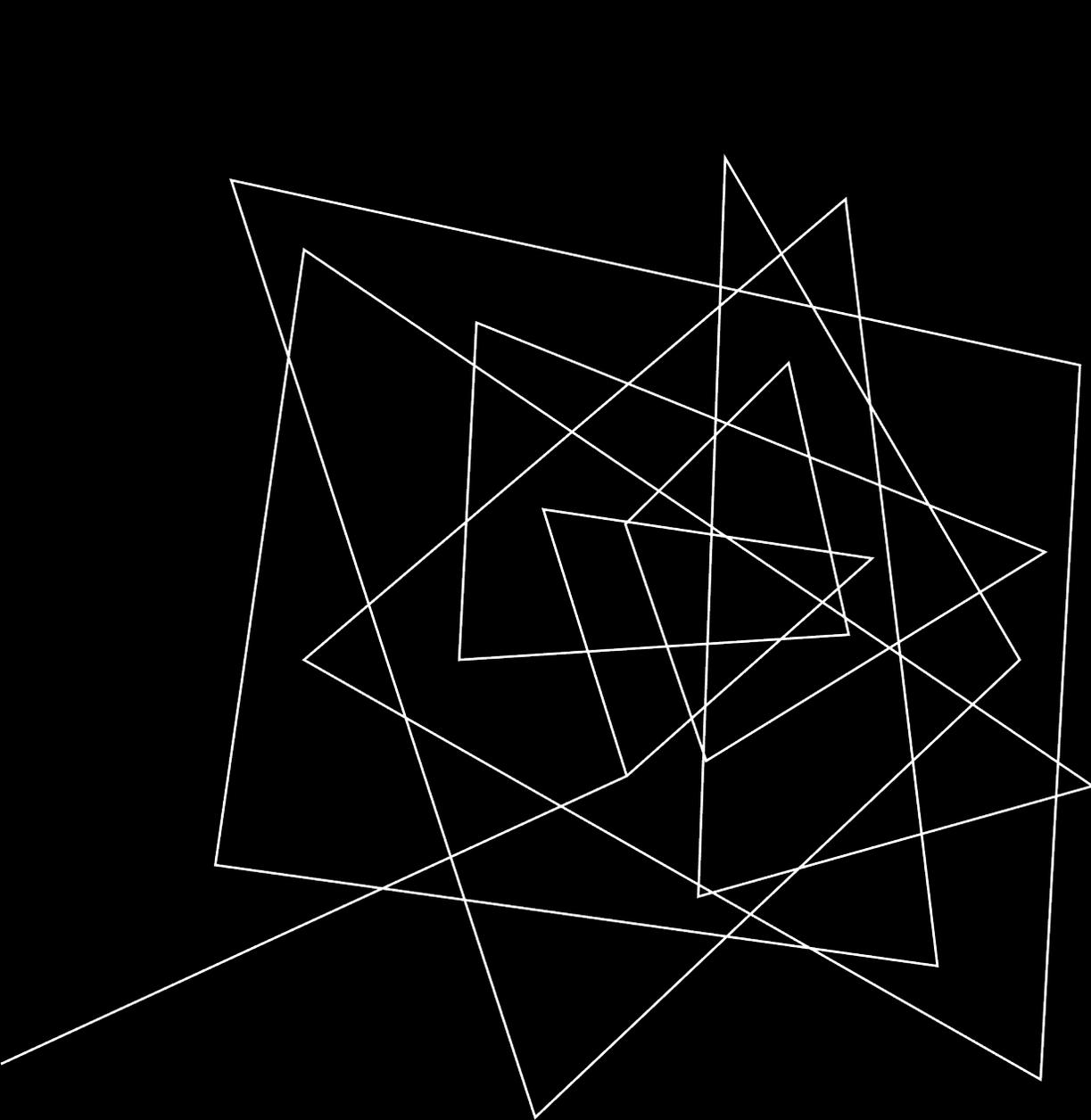
The three legs are:

- Availability (production, and appropriation to homelessness response)
- Affordability (vouchers, subsidies and rent limits)
- Services

## COORDINATED ENTRY

Coordinated Entry (CE) is a process that ensures people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred and connected to housing assistance based on their strengths and needs. The Local Coordinated Entry Partnership model helps Vermonters experiencing or at risk of homelessness to get connected to the housing help they need as quickly as possible.





THROUGH  
COORDINATED ENTRY  
WE CONNECT PEOPLE  
TO RESOURCES

- CASE MANAGEMENT
- HOUSING NAVIGATION
- SERVICES
- VOUCHERS
- HOP FUNDING
- HOUSING

# AVAILABILITY

Certain types of funding used to create housing can require that the owner offer available units to people experiencing homelessness.

Units with Homelessness Preferences vary by cost.

Often these are filled through the Coordinated Entry process but are sometimes filled from the projects waiting list.

# AFFORDABILITY

Rental housing assistance available to low-income families and individuals can come in one of two models:

- Project-based assistance; or
- Tenant-based assistance
- With *project-based assistance*, the rental subsidy is assigned to a specific housing unit, and any eligible household who moves into that unit will receive assistance to cover the portion of the rent that it cannot otherwise afford. Housing with project-based assistance is often built or developed with the purpose of accepting low-income tenants specifically.
- *Tenant-based assistance* is a rental subsidy that moves with a household into any qualifying housing within a certain area. The housing can be — and is often — private housing that may not have been built or developed with the intention of accepting solely low-income tenants, but if the quality and cost of the unit falls within a certain range, then it may qualify.

# AFFORDABILITY

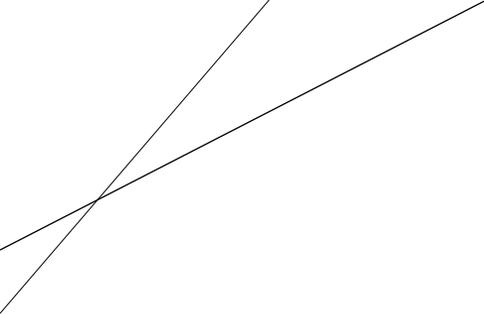
Tenant-based assistance comes in short-, medium- and long-term categories.

- Short term – Housing Opportunity Program or HOP: offers up to three months of assistance with rental arrearages for households at risk of homelessness, or security deposits and first months rent for those at risk of or experiencing homelessness.
- Medium term – Certain types of vouchers that can cover 12-24 months of rental assistance. Examples include Vermont Rental Subsidy, HOME Voucher, Rapid Re-Housing.
- Long term – A voucher that stays with the household indefinitely or until household is able to self sustain. Examples include Housing Choice Voucher / Section 8, Family Unification Voucher.

# SERVICES COME IN MANY FORMS AND ARE GENERALLY AVAILABLE BASED ON A HOUSEHOLD'S DEMOGRAPHICS

**Services are usually specific to a region.**

1. Age
2. Place based (resident of certain property).
3. Based on having a certain condition.
4. Based on having a certain experience (DV or DOC).
5. Embedded (schools or doctors offices).
6. Based on income (reach-up or ICAN).



## SERVICES

Housing Navigation – supports people looking for housing. Often assists with support accessing other basic needs and services for example 3 Squares, information and referrals to medical or mental health care, etc.

Housing Retention – supports people in maintaining housing. This can be required with some types of Voucher. Sometimes place based or embedded in certain types of housing, for example SASH.

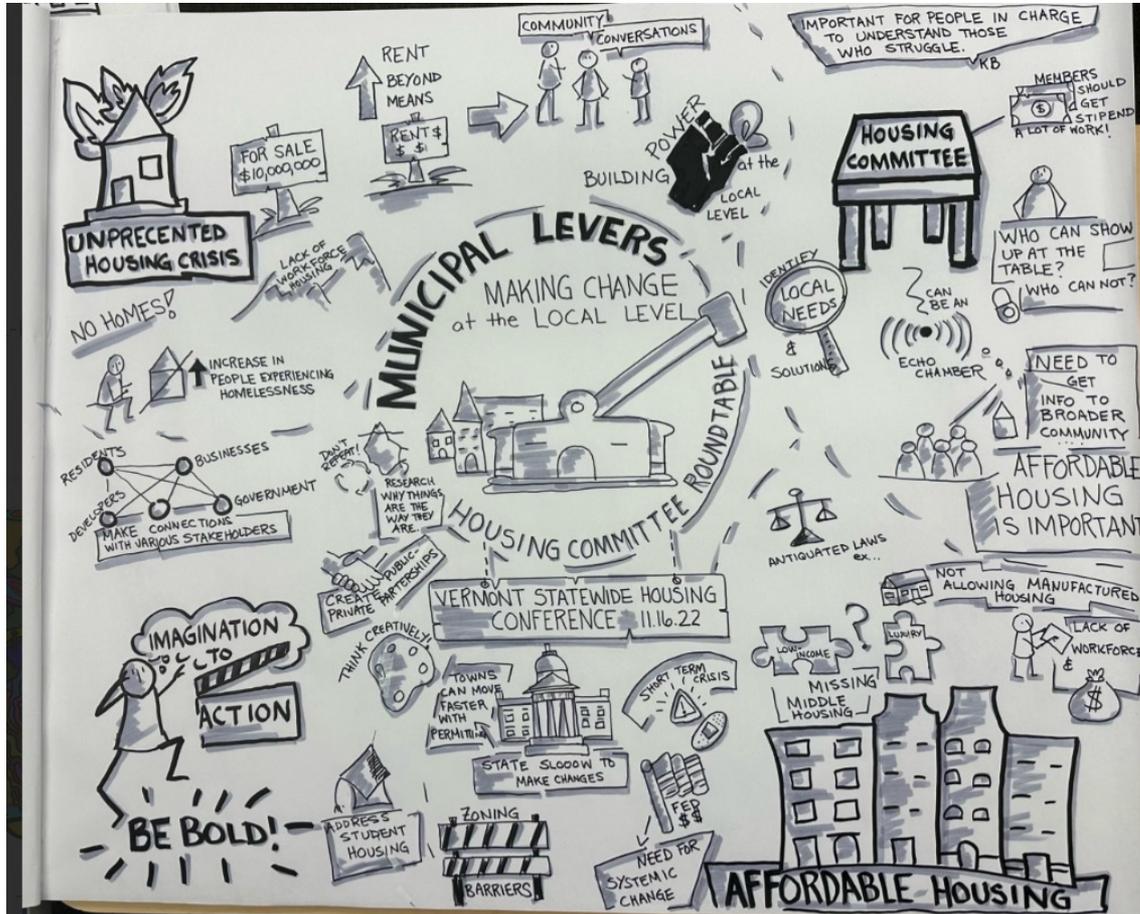


# THANK YOU

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# Materials & Presentations



Recording, presentations & full list of resources will be posted at:  
<https://vhfa.org/conference/materials>

Illustration from 2022 Housing Committee Meet-Up by Iceberg Consulting

