



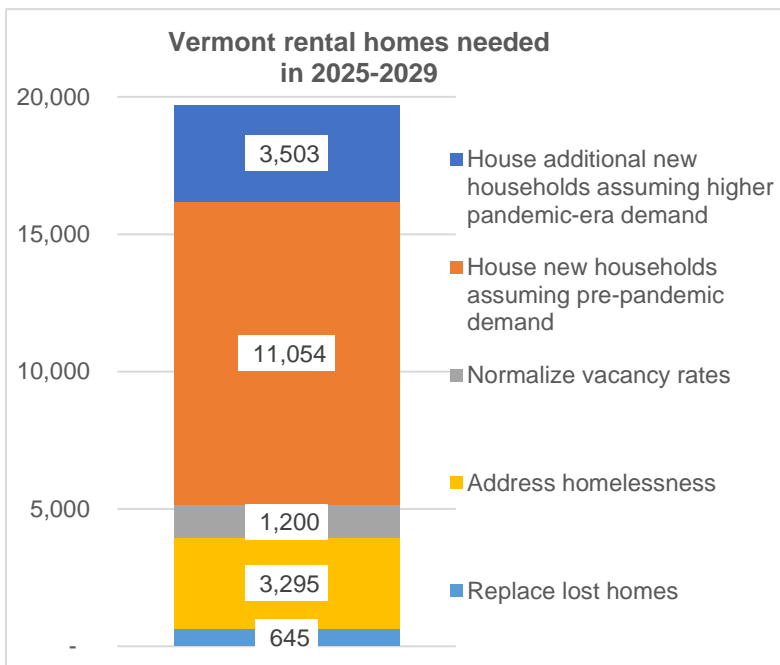
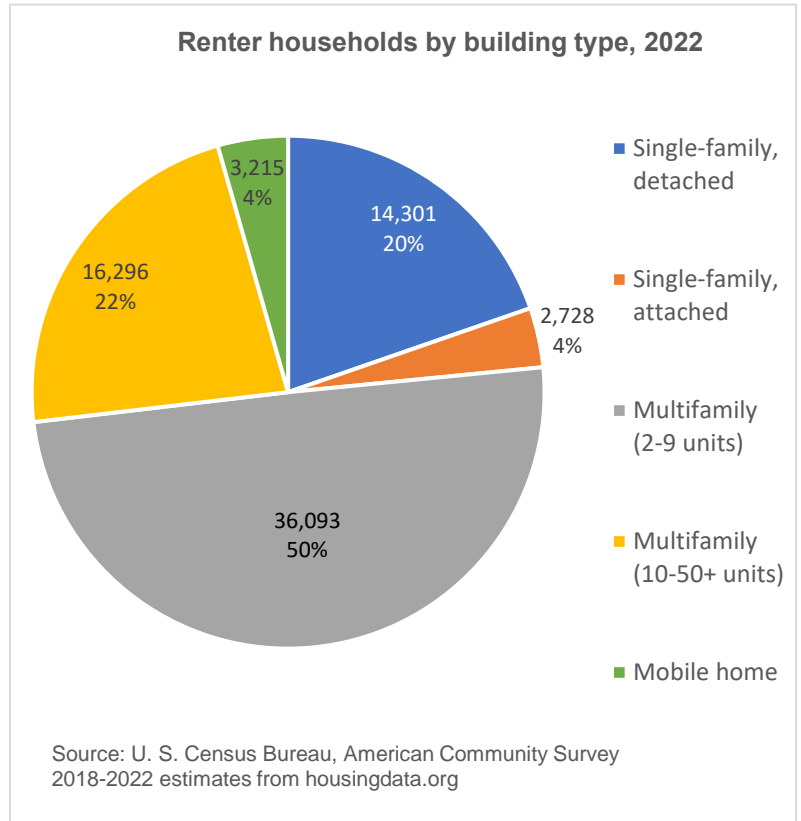
Renters

Rental Housing Stock

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

As with owner-occupied Vermont homes, the rate of expansion of Vermont's stock of rental homes has declined each decade since 1990. Since 2010, however, the percentage of new homes permitted in the state that are in multi-family buildings has increased significantly. Units in multi-family buildings have made up more than 40% of the annual building permits every year since 2015.²

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



Projected Rental Homes Needed

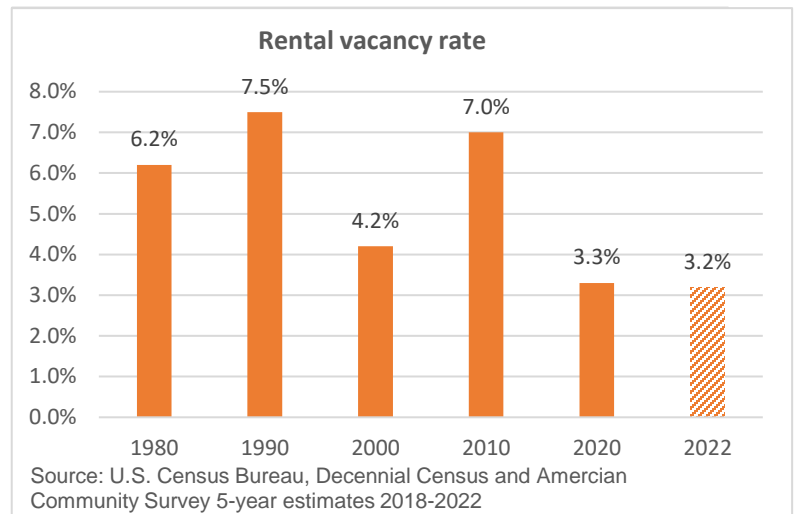
If the rate of household growth continues at pandemic-era levels, the number of additional renter households living in Vermont is likely to increase by almost 15,000 in 2025-2029.

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



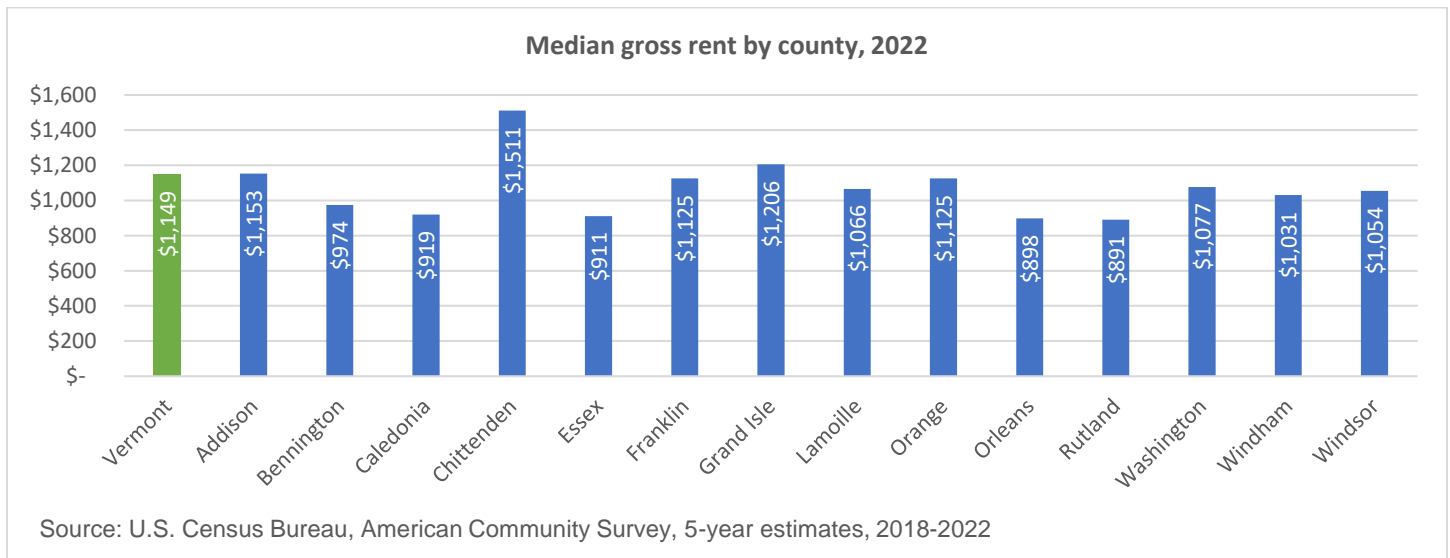
Vacancy Rate

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%.⁴ This is lower than what experts consider to be a healthy vacancy rate, which is typically around 4% to 6%. Rates below this level can make it difficult for renters to find an affordable, suitable home and allow property owners to charge more for rent. The national rental vacancy rate in the fourth quarter of 2023 was 6.6%, and the rate for the Northeast region is 4.3%.⁵ Vermont’s vacancy rate is well below both the national and regional averages.



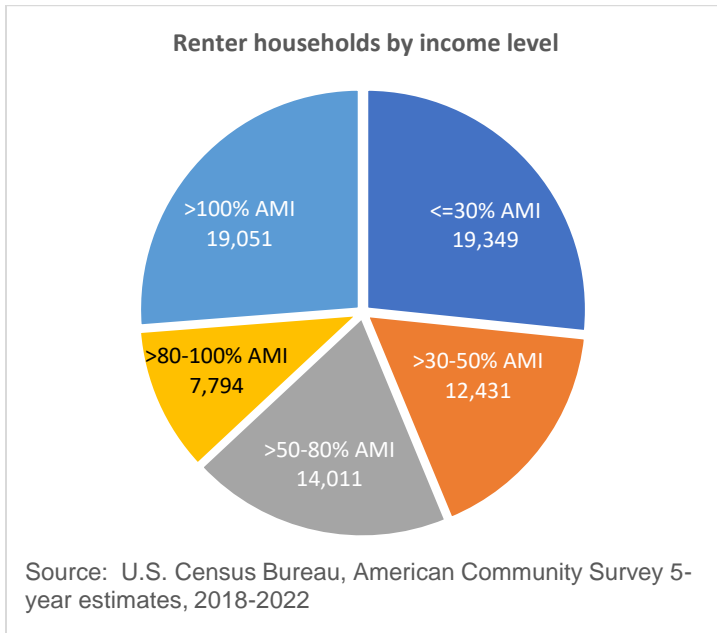
Rental Costs

Median rents among all types of rental homes in Vermont have risen steadily, reaching \$1,149 statewide in 2022, according to U.S. Census Bureau estimates.⁶ To afford a rent of \$1,149 per month, a renter would likely need to earn \$3,830 per month or \$22.10 per hour (with full-time employment). However, the average renter earns just \$13.40 per hour. To reflect increases since 2022 in the rents of available apartments, HUD increased the fair market rent standards for a 1-bedroom unit by another 19%-27%, depending on the county in 2023.⁷ By comparison, median rents increased 2.3% per year between 2010 and 2020. This change suggests statewide median rents may continue to increase at this higher rate.



Renter Household Income

Renters are more likely than homeowners to fall below the Vermont area median income of \$74,014. In 2022, 58% of homeowners households had an income greater than the median. By contrast, only 26% of renter households were above the median. The overall median household income for homeowners in 2022 was \$90,311; for renters it was \$43,102, less than half the homeowner income figure.



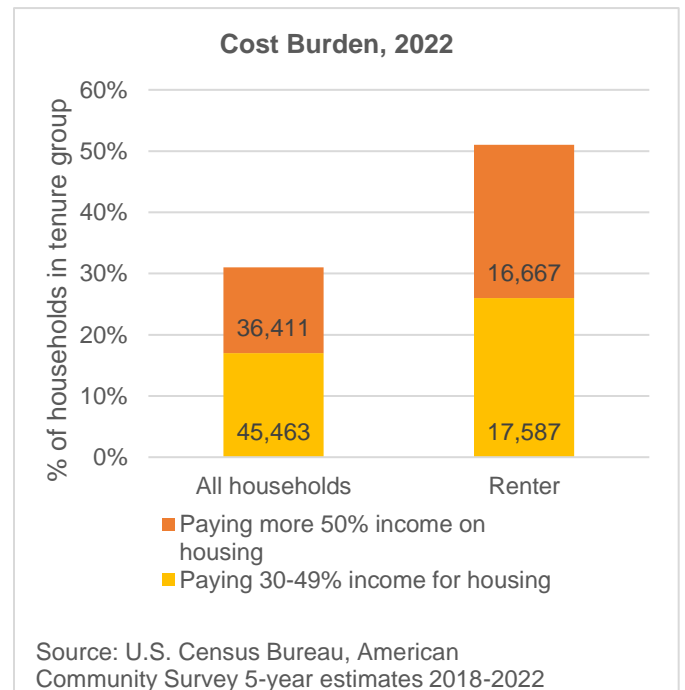
Area Median Income (AMI) group	Household Income
30% AMI	\$22,204
50% AMI	\$37,007
80% AMI	\$59,211
Statewide Median Income (100% AMI)	\$74,014
Renter Median Income	\$43,102
Homeowner Median Income	\$90,311

Source: HUD income guidelines and American Community Survey 5-year estimates 2018-2022

Cost Burden

Over half of the renters in Vermont (about 34,000 households) have housing costs greater than 30% of their income - the standard for assessing affordability referred to as “cost burden.” When housing costs consume more than this, tenants are less likely to have enough income remaining for other living expenses, which can lead to housing instability.

26% of Vermont’s renters (about 17,000 households) spend more than half of their income on housing costs. These renters are at high risk of housing instability, eviction, and homelessness. More than 50% of renter households have been cost burdened in Vermont every year since the Great Recession in 2008. During the pandemic and recovery, nearly 17,400 renter households across the state needed the Vermont Emergency Rental Assistance Program (VERAP) to pay rent arrearages.





Public Investment for Housing Renters

Between 2025 and 2029, the number of low-income Vermont renter households with incomes less than 80% of the area median is expected to increase by about 9,000. Providing affordable, decent rental homes for renters at this income level often requires public investment through development support, ongoing rental assistance or both.

Vermont has 14,670 rental apartments in 541 different apartment complexes built through federal and state government programs, comprising 19% of the state’s rental homes.⁸ These homes were built with a combination of state and federal funding sources, developed within a changing affordable housing landscape over the last half century. Preserving the availability and affordability of apartments that have received public investment through these programs is an ongoing challenge as covenants expire and prepayment by property owners becomes an option. In addition, some subsidized apartments, including some originally funded through the federal Public Housing program, need additional public investment in physical updates to remain viable.

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

The single largest funding source for developing rental housing for low-income tenants in Vermont is the federal Low-Income Housing Tax Credit Program. The 7,200 households currently living in apartments funded through this program have a median income of approximately \$16,800.⁹ This income level is less than 30% of the state median, further demonstrating the need for preservation and expansion of the affordable housing stock.

In addition to public investments tied to specific apartments and buildings, 7,400 Vermont households use federal Housing Choice Vouchers to help pay their monthly rent.¹⁰ Of these vouchers, approximately 2,700 are used as Project-Based Vouchers, meaning the rental assistance is tied to a particular unit. The remaining 4,700 are tenant-based vouchers, whereby a voucher holder receives monthly rental assistance to pay for a unit in the private market. In response to the pandemic, Vermont was awarded approximately 2,000 additional Housing Choice Vouchers. However, at least 300 of these highly valuable vouchers are not currently being used due to a lack of available apartments that meet the quality standards required by the program.



Notes

¹ U.S. Census Bureau, American Community Survey 5-year estimates, 2018-2022 (Table B25023 and B25032) from [housingdata.org](https://www.housingdata.org)

² U.S. Census Bureau, Building Permit Survey from [housingdata.org](https://www.housingdata.org)

³ U.S. Census Bureau (American Community Survey estimates, Population and Housing Unit Estimates and Current Population Survey/Housing Vacancy Survey) and the Vermont Coalition to End Homelessness and the Chittenden County Homeless Alliance 2023 Point-In-Time Count of those Experiencing Homelessness. “Pre-pandemic demand” is based on household demand increases in 2016-2019 of 1% per year. “Pandemic-era demand” is based on 2019-2022 household demand increases of 1.8% per year. Assumes a target vacancy rate of 5% for rental homes and annual housing loss rate of 0.15%.

⁴ U.S. Census Bureau, American Community Survey 5-year estimates, 2018-2022 (Table B25003 and B25004) from [housingdata.org](https://www.housingdata.org)

⁵ U.S. Census Bureau, [Housing Vacancies and Homeownership \(CPS/HVS\)](https://www.housingdata.org)

⁶ U.S. Census Bureau, American Community Survey 5-year estimates, 2018-2022 (Table B25064) from [housingdata.org](https://www.housingdata.org)

⁷ U.S. Department of Housing and Urban Development (HUD) Fair Market Rents on [housingdata.org](https://www.housingdata.org)

⁸ [Vermont Directory of Affordable Rental Housing](https://www.housingdata.org) on [housingdata.org](https://www.housingdata.org)

⁹ U.S. Department of Housing and Urban Development (HUD), [Low-Income Housing Tax Credit: Tenant Level Data](https://www.housingdata.org)

¹⁰ U.S. Department of Housing and Urban Development (HUD), [Housing Choice Voucher dashboard](https://www.housingdata.org)

This fact sheet is part of the **Vermont Housing Needs Assessment 2025-2029** completed in June 2024 for the Vermont Department of Housing and Community Development. Related information is available in companion fact sheets and the comprehensive, more detailed report.

Fact Sheets:

- Executive Summary
- Demographic Trends
- Housing Stock
- Renters
- Homeowners
- Older Vermonters
- Race and Ethnicity
- Large and Small Households
- Homelessness
- Households with Special Needs & Challenges