



Race and Ethnic Groups

Vermonters who identify as people of color or Hispanic comprise a small but growing portion of the state’s households. Compared to white Vermonters, the number of people of color living in Vermont grew faster between 2010 and 2020.¹ The largest disparity in housing needs exists for Black or African American Vermonters, who currently comprise about 1% of the state’s population. Black or African American Vermonters are far less likely to own homes and more likely to experience homelessness than white Vermonters.²

Population

Vermont is the least racially diverse state in the United States, according to Census Bureau estimates.³ Only Maine reaches about the same threshold as Vermont, at which over 90% of the population identifies only as white. About 1% of the Vermont population is Black, just under 2% are Asian, and about 4% of the state is multiracial. Smaller populations include Native Americans, Pacific Islanders, and people who do not identify with any of these categories. Only 2% of Vermonters identify as Hispanic or Latino, one of the lowest rates in the nation.⁴ The foreign-born percentage of Vermont’s non-white population is growing more rapidly than the native-born percentage, but both are increasing⁵. Black or African Americans living in Vermont are more than three times as likely to be immigrants as Black or African Americans living in the U.S. as a whole.

Race & Ethnicity of Vermonters, 2022

	Population	% of Vermont population	Foreign-born population	% Foreign-born
White	588,046	90.9%	15,358	3%
Black or African American	6,320	1.0%	2,851	45%
American Indian and Alaska Native	1,296	0.2%	-	-
Asian	11,711	1.7%	7,594	65%
Native Hawaiian and Pacific Islander	59	0.0%	-	-
Some Other Race	4,147	0.6%	565	14%
Two or More Races	35,485	5.5%	1,750	5%
Hispanic or Latino	14,770	2.3%	2,089	14%

Source: U.S. Census American Community Survey, 2022 5-Year Estimates 2018-2022 (Table DP05)

Projected Households

Census data on the number of household heads belonging to each race and ethnicity demonstrates that Vermont is becoming more racially diverse. While the number of white householders is expected to rise by 7%, the number of Black householders is expected to rise by 78%, the number of Asian householders by 84%, and the number of Hispanic households by 73%. For this reason, it will be important for policymakers to be increasingly conscious of housing discrimination and economic disparities that result from racial bias.

Projected households by race and ethnicity, 2025 and 2029

	2010 (actual)	2020 (actual)	2025 (projected)	2029 (projected)
White alone	248,163	250,739	263,966	267,504
Black or African American alone	1,594	2,484	3,207	4,430
Asian alone	2,077	3,224	4,359	5,934
Some Other Race alone*	554	1,746	2,291	4,786
American Indian and Alaska Native alone*	912	981		
Native Hawaiian and Pacific Islander alone*	48	94		
Two or more races	3,094	12,622	17,531	30,618
Hispanic householder	2,571	4,636	6,423	8,026

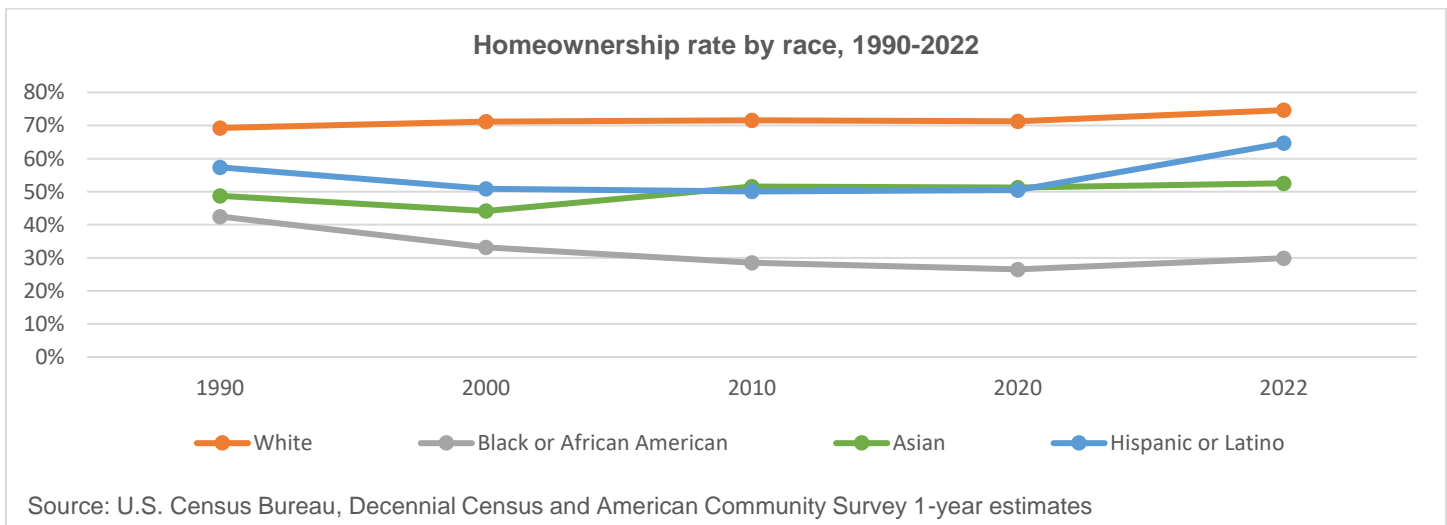
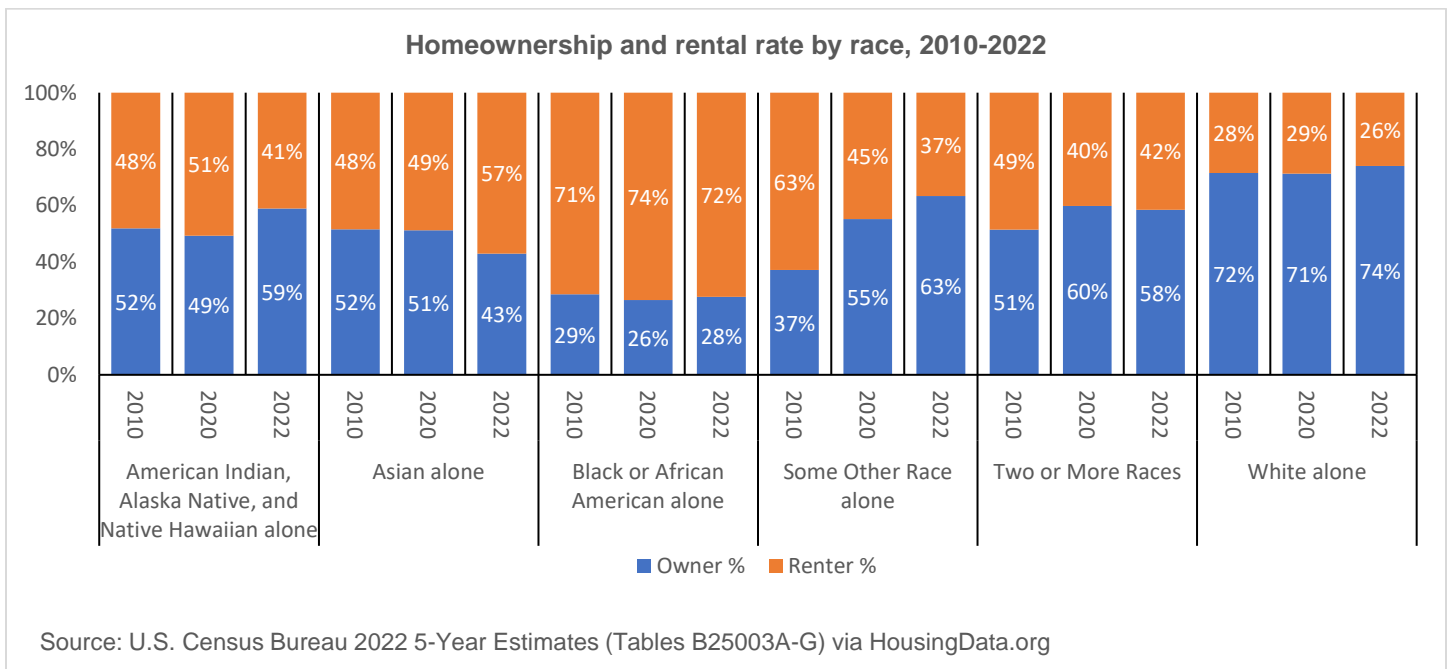
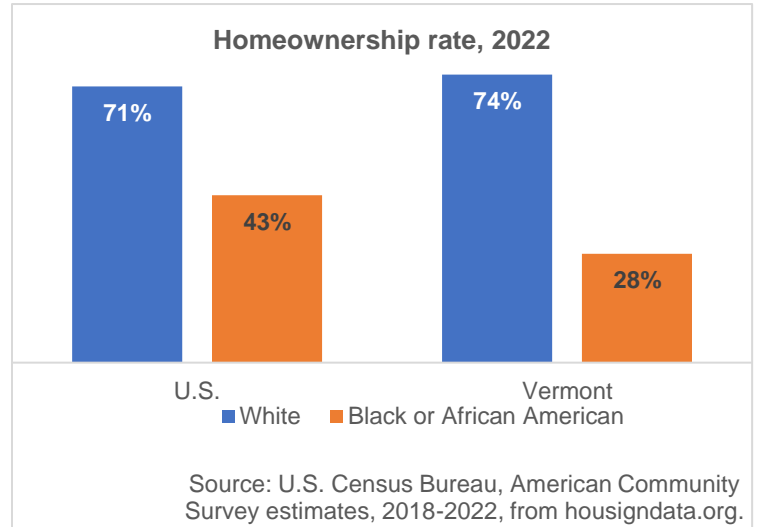
Source: 2010 and 2020 are from U.S. Census Bureau Decennial Census. 2025 and 2029 assume average VT household growth rate in 2019-2022 of 1.8%. *The small number of these households required aggregation in projections for 2025 and 2029.



Homeownership Rate Disparities

Vermonters of color are less likely to own a home than those who identify as white. Although racial homeownership gaps exist nationwide, they are especially large in Vermont, particularly among Black or African American households.⁶

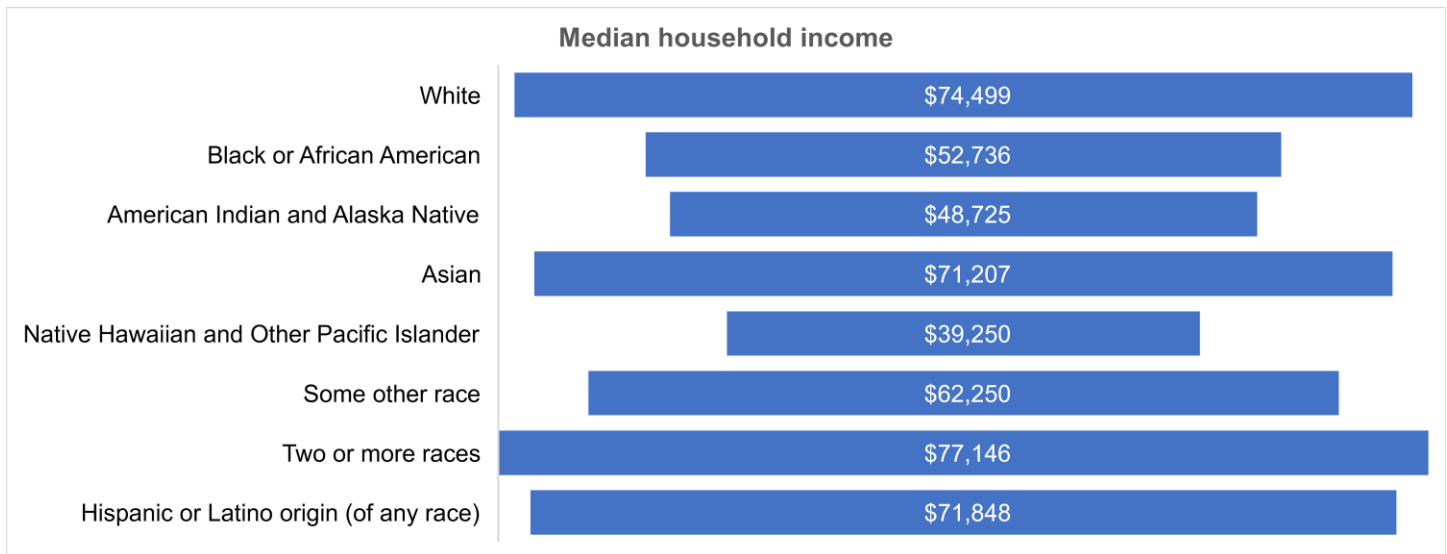
Only 26% of white Vermont households live in rented housing, compared to 72% of Black or African American Vermont households. Similar but less drastic differences in housing tenure are reflected in the American Indian and Alaska Native, Asian, multiracial, and Hispanic populations.



Income

The discrepancy in homeownership may be attributed largely to the discrepancy in generational wealth between white and non-white households. According to the Federal Reserve’s 2022 Survey of Consumer Finances, national median wealth for white households is about 600% that of Black households, with a very similar trend reflected for Hispanic households.

With the exception of people who identify with two or more races, people of color living in Vermont also have lower incomes than white residents. The median household income for Black or African American Vermonters in 2022 was only 70% of the median income of the state’s white population.⁷



Source: U.S. Census Bureau, American Community Survey 2018-2022 estimates, Table S1903.

Homelessness Disparities

Black, Hispanic, and Native American Vermonters are disproportionately likely to experience homelessness, according to the most recent data available. While Black Vermonters represent 1.2% of the state population, they comprised 7.7% of the people experiencing homelessness as of the 2023 PIT.⁸ An estimated 2.8% of all Black or African American Vermonters were experiencing homelessness compared to 0.5% of white Vermonters. Similar disparities existed for Hispanic Vermonters and Native American Vermonters, who were disproportionately likely to experience homelessness.

Race and ethnicity of Vermonters experiencing homelessness compared to total population

	Vermont Population	% total	Homeless Population	% homeless
Asian	10,824	2%	36	1%
Black	8,000	1%	266	8%
Hispanic	13,793	2%	154	5%
Native American	1,336	0.2%	83	2%
Two or More Races	25,809	4%	69	2%
White	594,131	91%	2,835	82%
Total	653,893		3,443	

Source: U.S. Census ACS 2022 5-year Estimates, Table DP05; 2023 HUD Point In Time Count



Notes

¹ U.S. Census Bureau, American Community Survey 5-year estimates, 2018-2022 (Table B25003A-G) from [housingdata.org](https://www.housingdata.org)

² Vermont annual Point-in-Time (PIT) Count, 2023 from [housingdata.org](https://www.housingdata.org)

³ U.S. Census Bureau, American Community Survey 2022 Estimates, Table DP05.

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

⁵ American Community Survey, 2018-2022 Five-Year Estimates, Table S0501

⁶ U.S. Census Bureau, American Community Survey 2022 Estimates, Table DP05.

⁷ U.S. Census Bureau, American Community Survey 5-year estimates, 2018-2022 (Table S1903)

⁸ Vermont annual Point-in-Time (PIT) Count, 2023 from [housingdata.org](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
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- Homelessness
- Households with Special Needs & Challenges