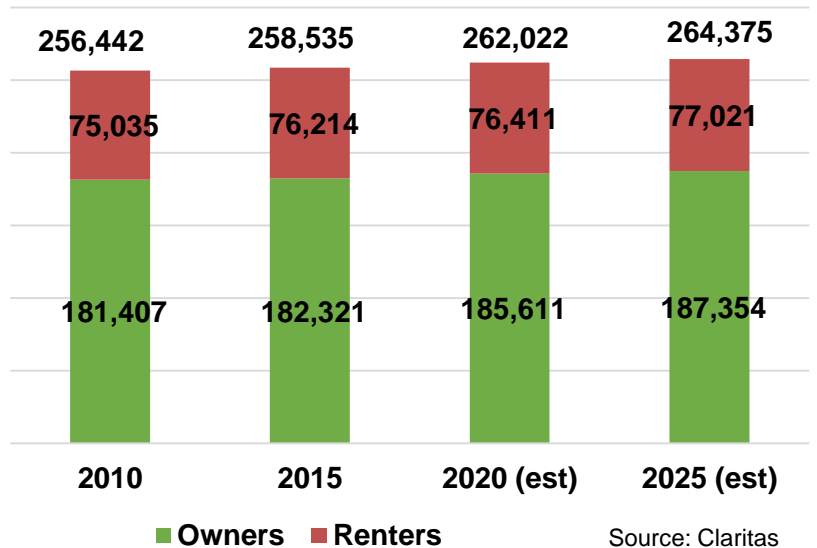


Vermont Housing Needs Assessment: Demographic trends

Growth in the number of households living in Vermont slowed in 2010-2020 to an annual rate of 0.24%. This growth is expected to continue slowing to a rate of 0.18% between 2020 and 2025, which will result in a total of 2,353 new Vermont households--most of whom will live in Chittenden County.

Slow growth brings stagnancy to many aspects of the demographics of Vermont's population. However, the aging of Vermont's sizeable Baby Boom population (born 1946-1964) will continue to expand the number of Vermont households headed by someone who is at least 65 years old. About a third of all Vermont households (or 89,444 households) are likely to be 65 or older by 2025.¹

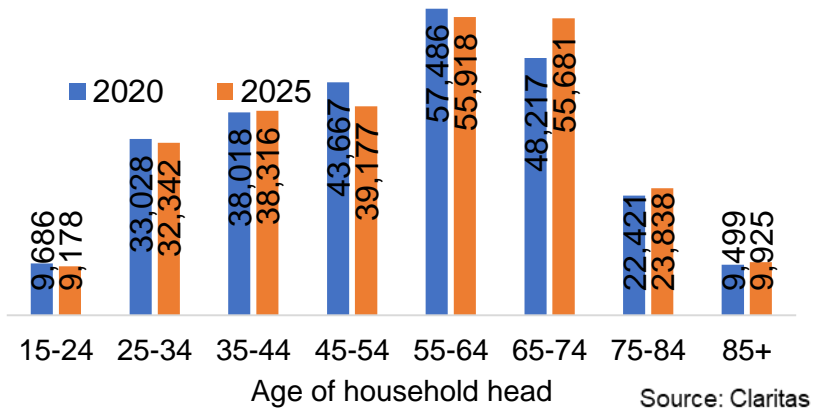
Slow growth in Vermont households expected to continue



Additional low-income households will mostly be renters

An additional 1,090 low-income households with incomes less than 80% of the area's median will live in Vermont by 2025. Sixty-two percent (677) of these low-income households are projected to rent their homes.

Seniors aged 65-74 will be fastest growing demographic group statewide



Projected expansion of households living in Vermont, 2020-2025

Net additional households of all incomes			Low-income households (income <80% of area median)		
Total	Renters	Owners	Total	Renters	Owners
2,353	610	1,743	1,090	677	413

Increasing concentration of Vermont households

Of the expected net additional households in Vermont by 2025, 89% are forecast to locate in Chittenden County. In addition to Chittenden, eight other primarily northwest counties are projected to experience an increase in the number of households, while the remaining five are likely to face stagnation or decline.²

69% of all Vermont households have 2 or fewer people

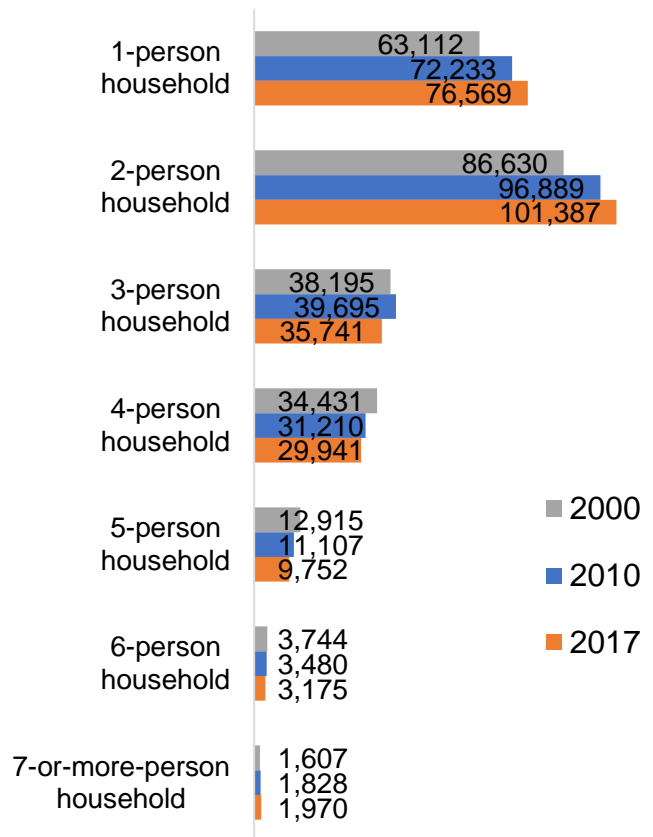
The number of Vermont households of one or two people has continued to grow, comprising 69% of all households in the state as of 2017. Meanwhile, the number of households comprised of three to six people has continued to fall. The relatively small number of larger households appears to be remaining stable at approximately 2,000.³

Racial diversity increases slowly

Although the number of non-white households is small, Vermont is slowly beginning to become more diverse, with the percentage of non-white households increasing by 1.4% since 2000.

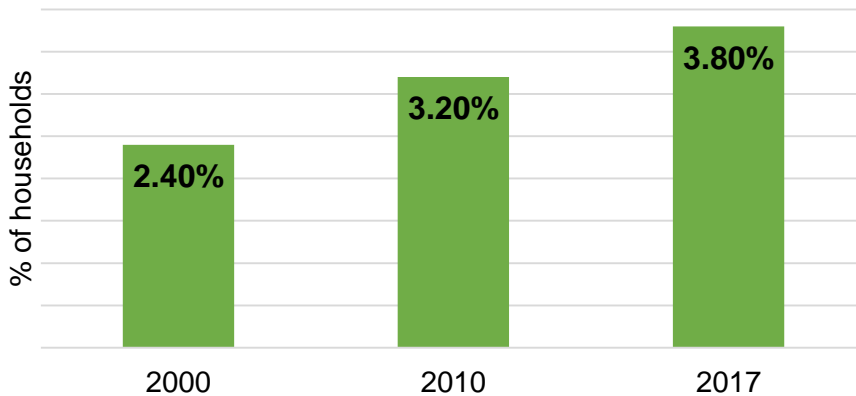
Households headed by someone who is white alone comprise 96% of Vermont's households. The next largest household group in Vermont by race is Asian alone.⁴

Size of Vermont households, 2000-2017



Source: U.S. Census Bureau Decennial Census and 2017 American Community Survey 5 year estimates from www.housingdata.org

Percentage of Vermont households headed by someone not white alone



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25006), U.S. Decennial Census, 2000-2010 (Table H014).

Notes

1. Based on estimates from the U.S. Census Bureau and Claritas projections.
2. Claritas projections.
3. Due to the margin of error associated with the estimated number of 7 or more person households in 2017, we are unable to determine if the number of these households increased since the 2010 Census
4. U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 from www.housingdata.org.