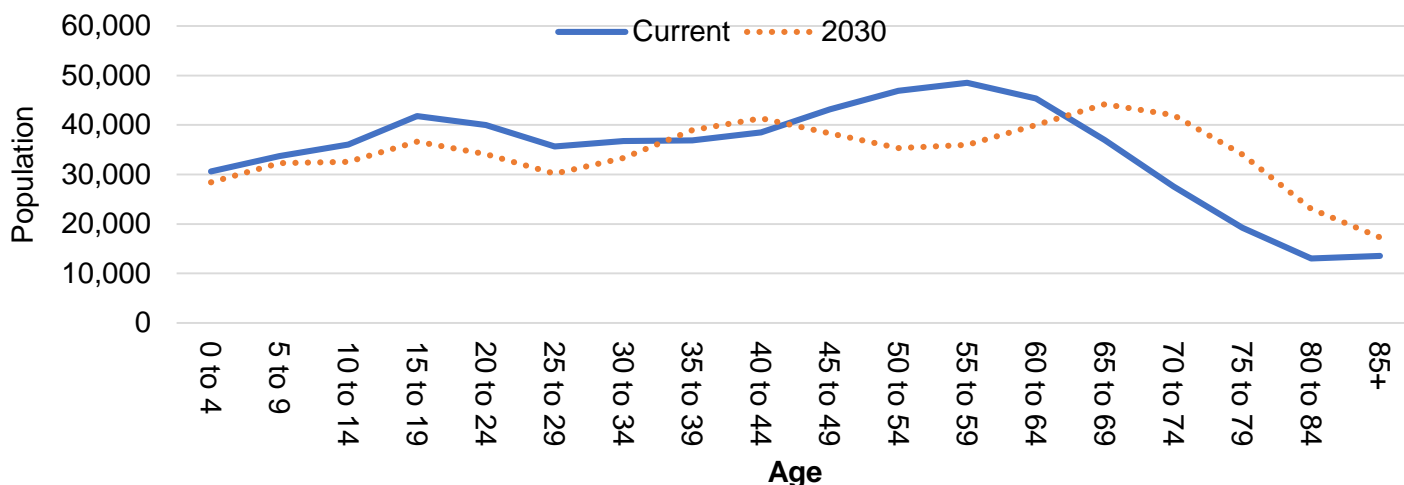


Vermont Housing Needs Assessment: Seniors

As Vermont's Baby Boomers (born in 1946-1964) age, the number of people aged 55 and up living in the state is likely to continue increasing until 2030.

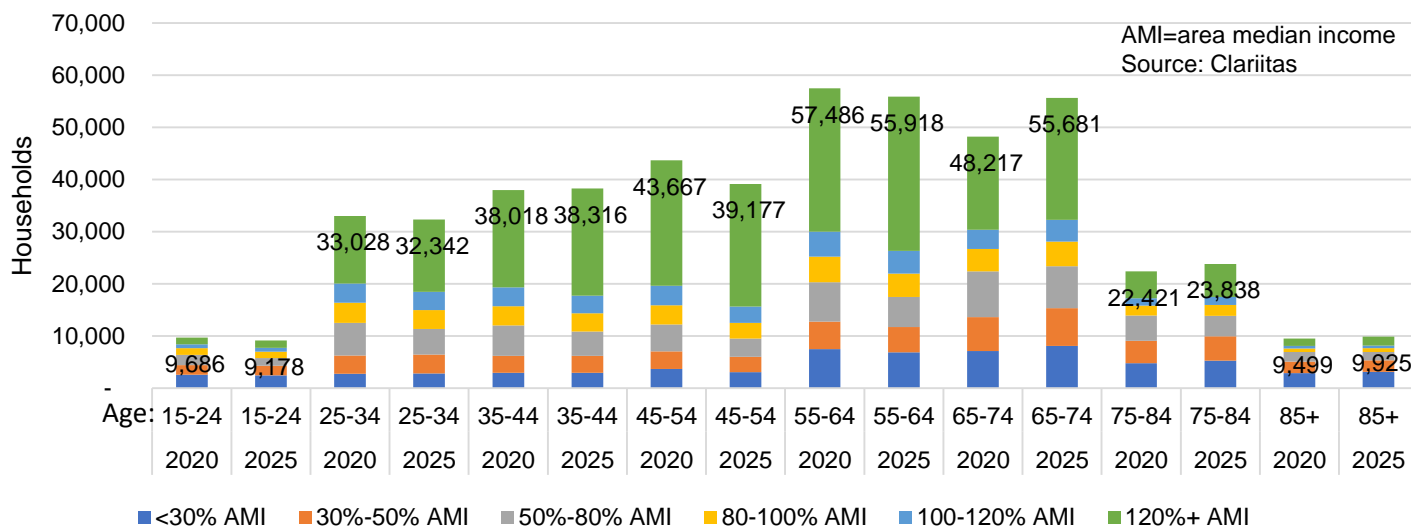
Vermont population by age



Source: University of Virginia Weldon Cooper Center, Demographics Research Group. (2018). [National Population Projections](#).

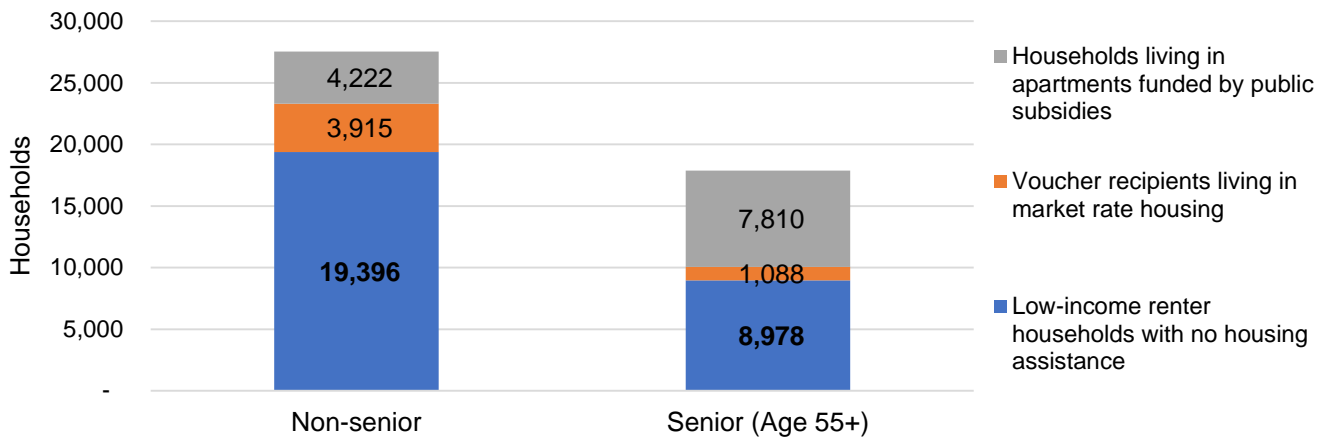
Like the population, the number of households headed by someone 55 or older is also expanding. Although growth is occurring among seniors at a variety of incomes, the fastest expanding segment of the senior population are households with incomes of at least 120% of the median headed by someone in the 65-74 age group. This segment of Vermont's households is projected to expand by 27% between 2020 and 2025.

Projected households by householder age and income group



On the other end of the income scale, many low-income seniors do not receive housing assistance due to the scarcity of public funding. Although half of all low-income senior renters are accessing some form of federal- or state-provided rental support, the remaining half are unassisted. However, Vermonters aged 55 and up face fewer eligibility requirements than younger people for accessing Vermont's stock of rental housing with project-based subsidies. About half of the apartments already developed through these programs are restricted to seniors and the other half are available to Vermonters of any age.

More senior low-income households receive housing assistance than younger counterparts



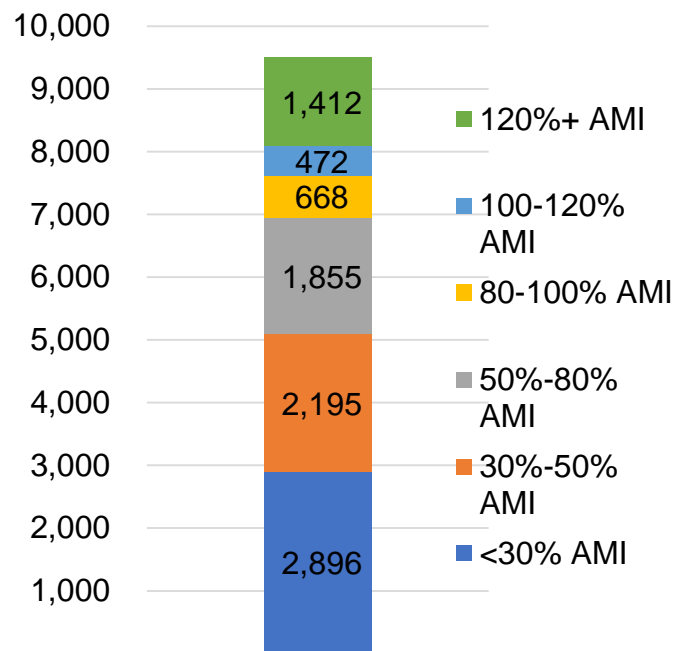
Source: Vermont Housing Finance Agency, [“Access to Subsidized Rental Housing in Vermont By Age.”](#) July 2019.

The prevalence of minimum age restrictions among Vermont’s subsidized rental housing stock has resulted in seniors being more likely to live in assisted rental housing. Nearly 50% of income-eligible senior Vermont renter households are currently accessing some form of federal- or state-provided rental support, relative to 30% among younger households.

Among Vermont’s seniors, low-income frail elders face the most serious challenges. About 73% of Vermont’s oldest households (aged 85+) have incomes less than 80% of median. Despite their advanced age, nearly 64% of these oldest Vermonters own their homes. An estimated 39% of low-income Vermont seniors aged 62 and up have a disability.

With 133 state-regulated residential care homes and assisted living residences for seniors in Vermont and 40 federally regulated nursing homes, most frail elders prefer to age in place. Vermont’s SASH (Support and Services at Home) program and network of home health professionals are critical tools to help meet this demand. However, an estimated 220 personal care aide positions and 300 registered nurses will be needed in the next ten years for residential care and nursing homes, according to the Vermont Department of Labor.

Most frail elders have low incomes (aged 85+)



Source: Claritas

AMI=area median income