

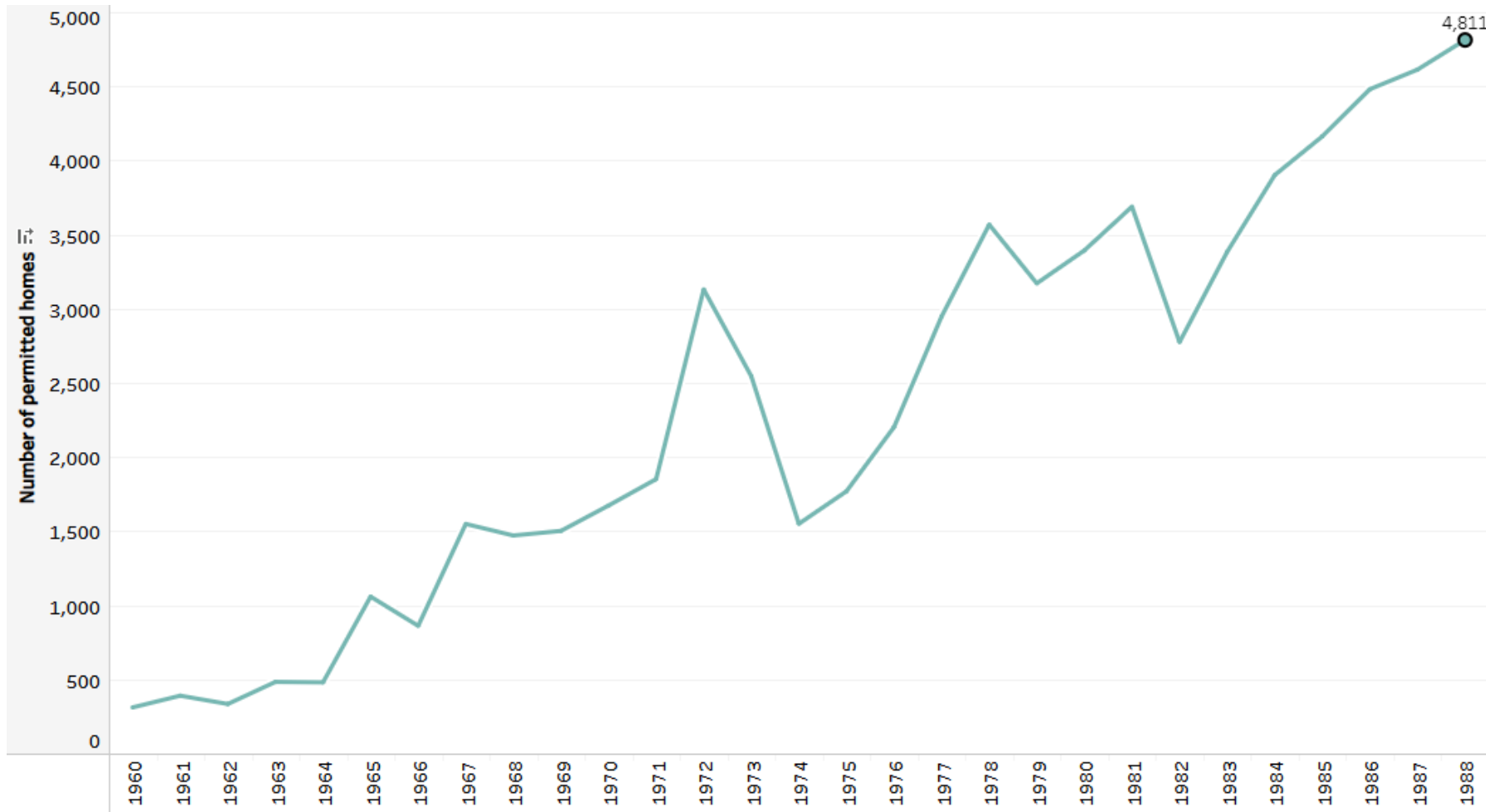


Status of Housing in Vermont

November 4, 2025



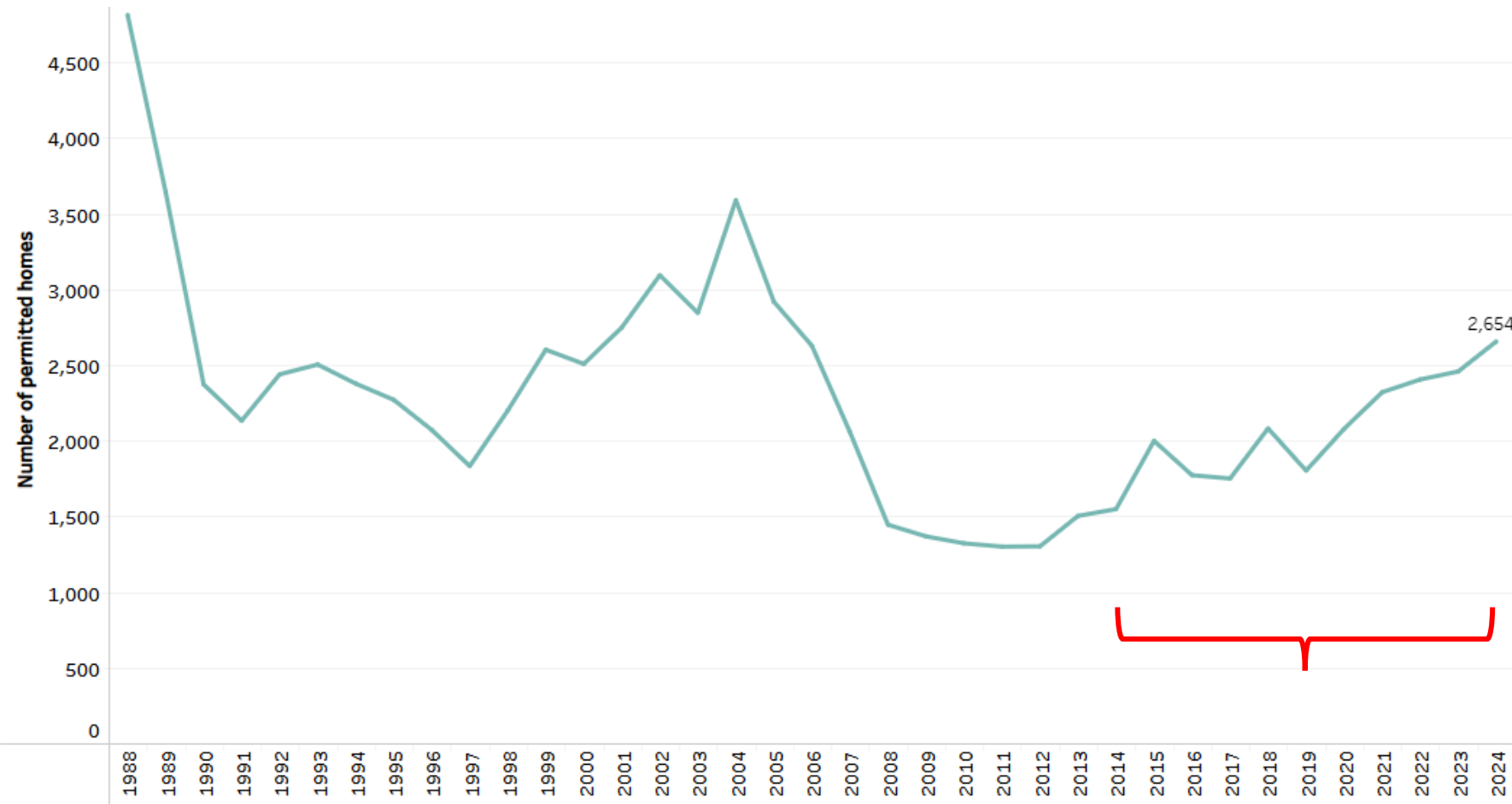
Unit Shortage – Permitted Units 1960-1988



Number of
units
permitted
annually in
Vermont
1960-1988

*Source: U.S. Census Bureau Building
Permits Survey via HousingData.org*

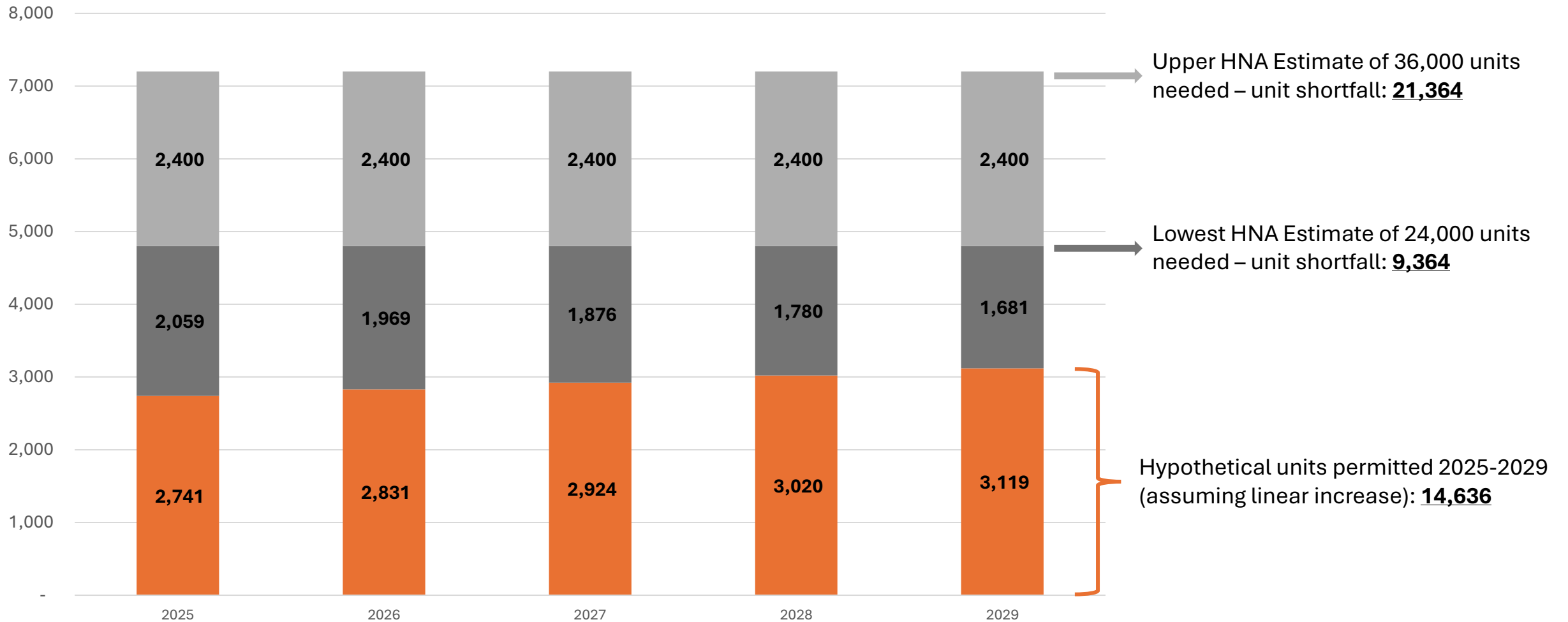
Unit Shortage – Permitted Units 1988-2024



Average
increase of
~3% units
permitted per
years over
last 10 years

Permitted Units

Potential Unit Shortfall (Linear Growth Scenario)



Act 81 of 2023

- Vermont Housing Improvement Program (VHIP)
- Manufactured Housing Improvement & Repair (MHIR) program

Vermont Housing Improvement Program - All Iterations

Since 2020, the Vermont Housing Improvement Program (VHIP) has created new affordable housing units. Administered by Vermont's five regional Homeownership Centers, these units serve Vermont's most vulnerable populations, including people exiting homelessness, refugees, survivors of domestic abuse, and people exiting foster care and incarceration. The program has gone through multiple iterations since its creation, but the commitment to expand the affordable housing stock for a minimal public investment has remained.



"Proud to be part of this program!"

- Owner JRP Properties, VHIP participant in St. Johnsbury



Carriage house conversion ADU in Montpelier.

Upcoming



379

Completed



734

\$43.2M

Total Granted

\$36.4M

Estimated Property Owner Investment

6,745

Years of Affordability

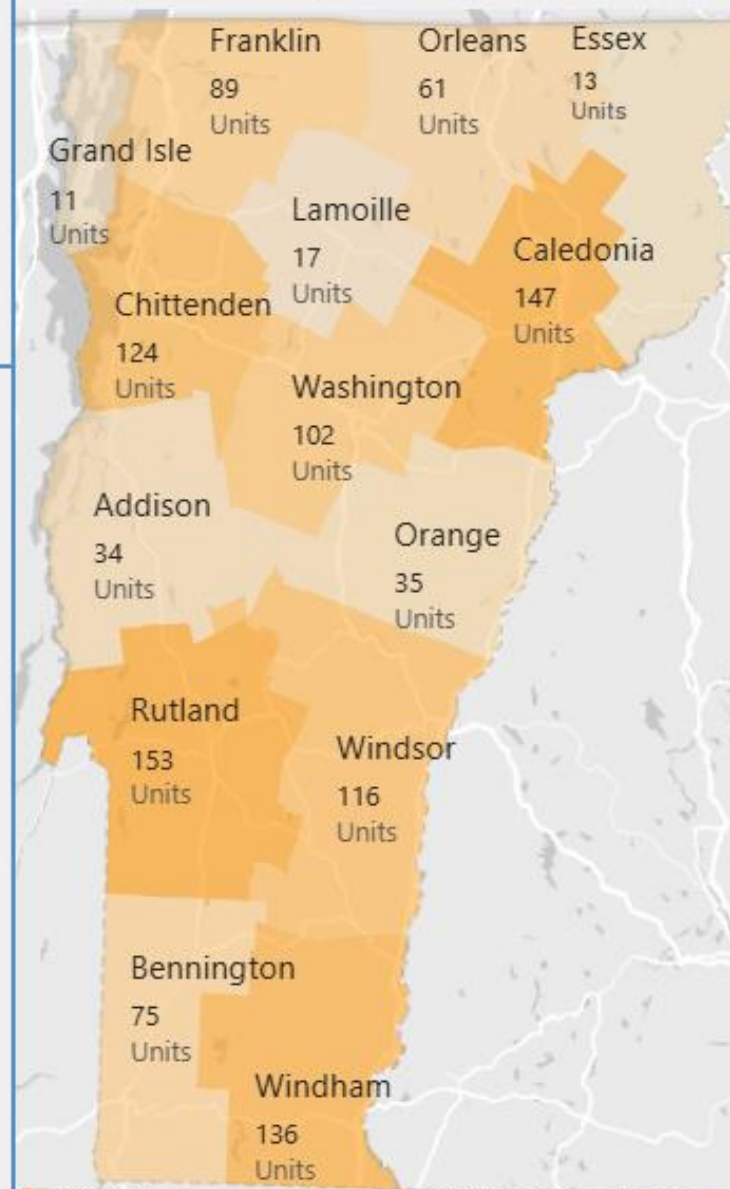
1,113

Units Funded

\$39K

Average Award per Unit

Completed & Upcoming



Manufactured Home Improvement & Repair Program (MHIR)

The Manufactured Home Improvement and Repair (MHIR) program supports **park improvements**, **home repairs**, and **foundation installation** in manufactured home communities in Vermont.



Program Totals

858 Total Projects Approved
\$9M in Approvals
155 Mobile Home Parks Have Participated
1,259 Applications Submitted
259 Site Visits Completed



Home Repair Awards

- ▶ Home repairs or accessibility projects that ensure occupants will remain healthily housed. Maximum award per home is \$18K.
- 457** Homes
\$16.5K Average Cost per Home
84 Emergency Home Repairs



Infill Awards

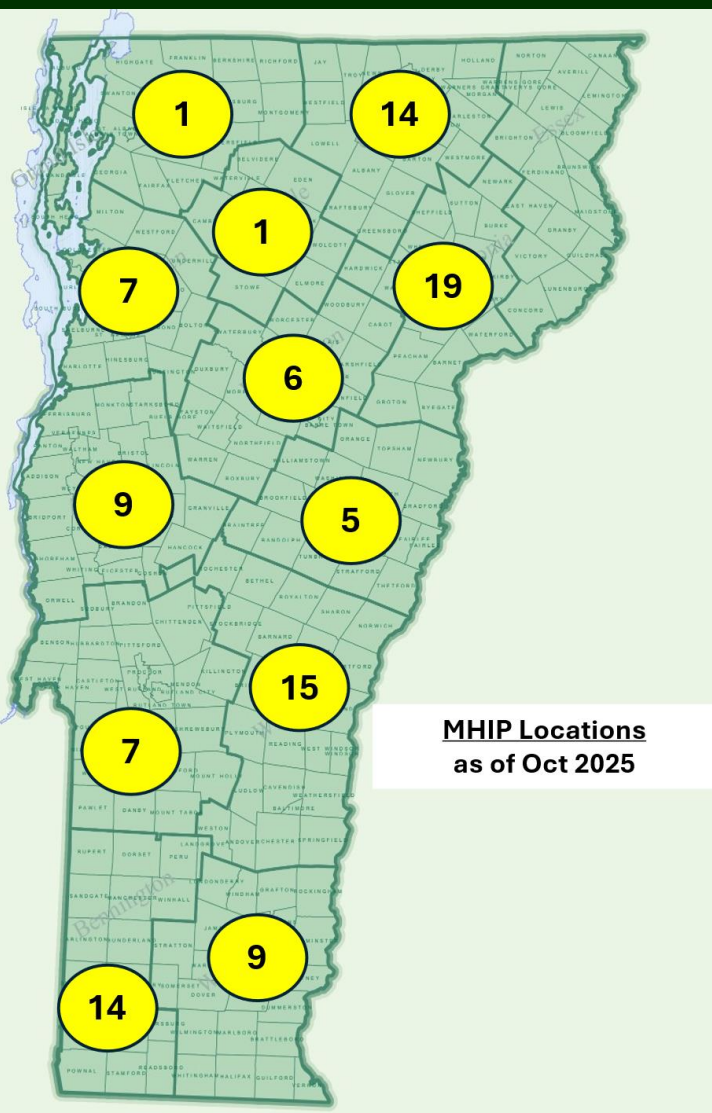
- ▶ Park improvements to infill vacant or abandoned lots within a park. Maximum award per lot is \$20K.
- 151** Lots
\$15K Average per Lot



Foundation Awards

- ▶ Foundation, Skirting, and Utility Connections for Purchasing of a Mobile Home for a Vacant Lot. Maximum Award of \$15K.
- 67** Foundations
\$14K Average per Foundation Project

Rapid Response Mobile Home Infill Program (MHIP)



County	Town	Mobile Home Park	Lots Identified	Homes Installed	Under Contract	Homes SOLD
Addison - 9	Bristol	KTP or Kountry Trailer	1			
	Starksboro	Hillside Manor	3	3	1	
		Lazy Brook	3	2	1	
	Vergennes	Otter Creek	2	2		2
Bennington - 14	Bennington	Catamount Park	14	10	1	4
Caledonia - 19	Hardwick	Evergreen Manor	3	3		1
	Lyndon	Maple Ridge	1	1		
	St. Johnsbury	Green Lantern	12	4	2	1
		River Bend	3	3		
Chittenden - 7	Burlington	North Avenue Co-Op	3	1		1
	Colchester	Windemere	1	1		1
	Milton	Birchwood Manor	3	3		3
Franklin - 1	Swanton	Roy's MHP	1	1		1
Lamoille - 1	Morristown	Pinecrest MHP	1	1		
Orange - 5	Braintree	Mobile Acres	5	5	1	4
Orleans - 14	Coventry	Nadeau Park	4	3		
	Derby	Derby MHP	1			
		Shattuck Hill	9			
Rutland - 7	Castleton	Fort Warren	3	3	1	
	North Clarendon	Coburn MHP	3			
	Rutland	Billings Mobile Manor	1	1		
Washington - 6	Berlin	LaGue, Inc.	6	6		1
Windham - 9	Brattleboro	Deep Wood	2	2		2
	Putney	Locust Hill	3			
	Westminster	Shady Pines	4	4		1
Windsor - 15	Springfield	Windy Hill	9	6	2	3
	Wilder	Olcott Falls	1	1		
	Windsor	Mount Ascutney	5	5		
12 Counties	25 Towns	28 Parks	107	71	9	25

612 Eligible MHIP Registrants
84% First-Time Homebuyers
68% Female
53% Between 25-45 years old
44% Experienced homelessness

MHIP Lot Improvements:
107 Identified Lots
96 improved lots

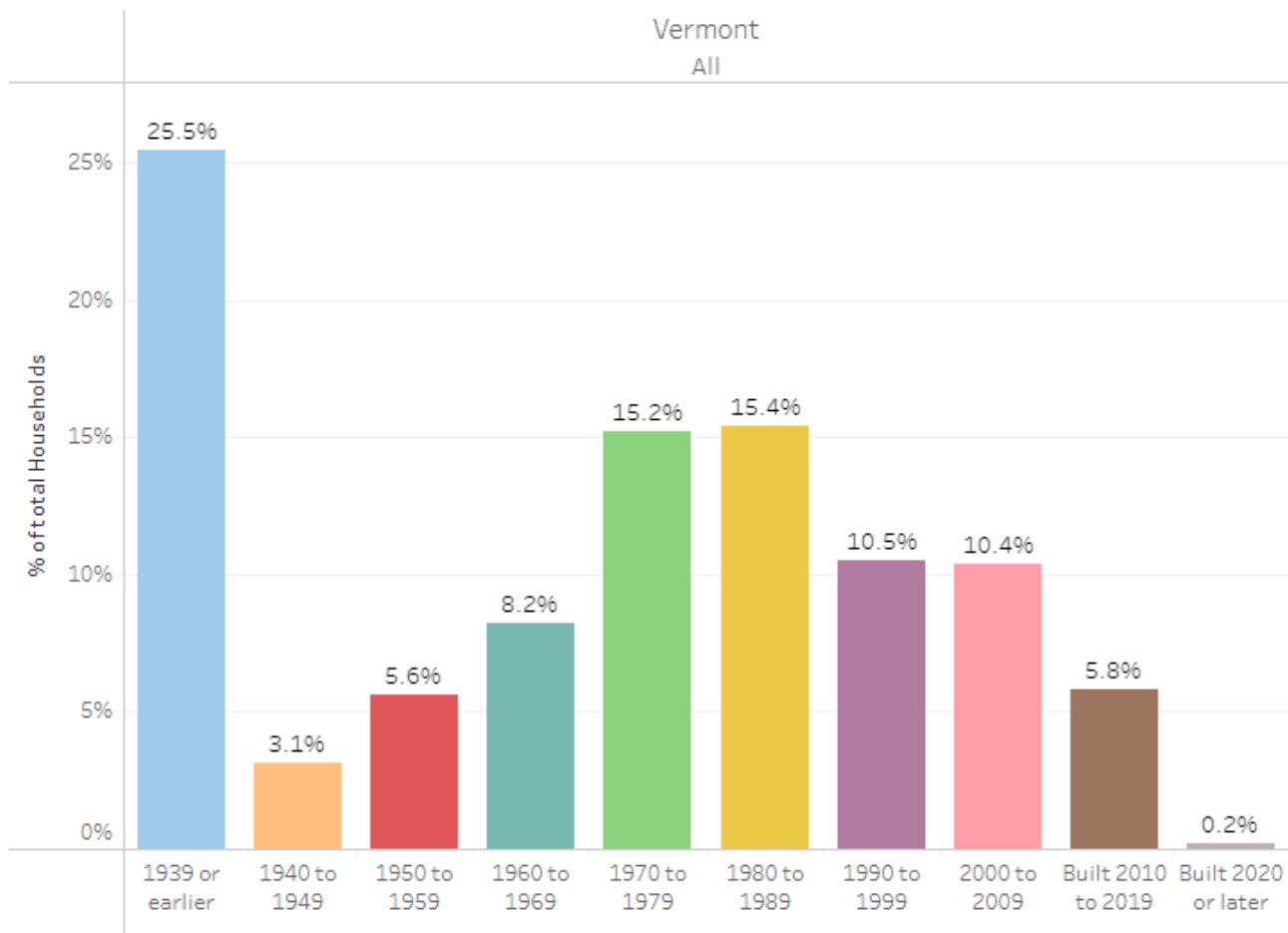
MHIP Lot Improvements:
71 Installed Homes
6 homes in construction
4 homes coming online
81 homes installed by 2025 YE

25 Units Sold
14 Under Contract
Total 39 homes under contract or sold

APPENDICIES

What are the contributing factors?

Estimated housing units by year structure built



Aging Housing Stock

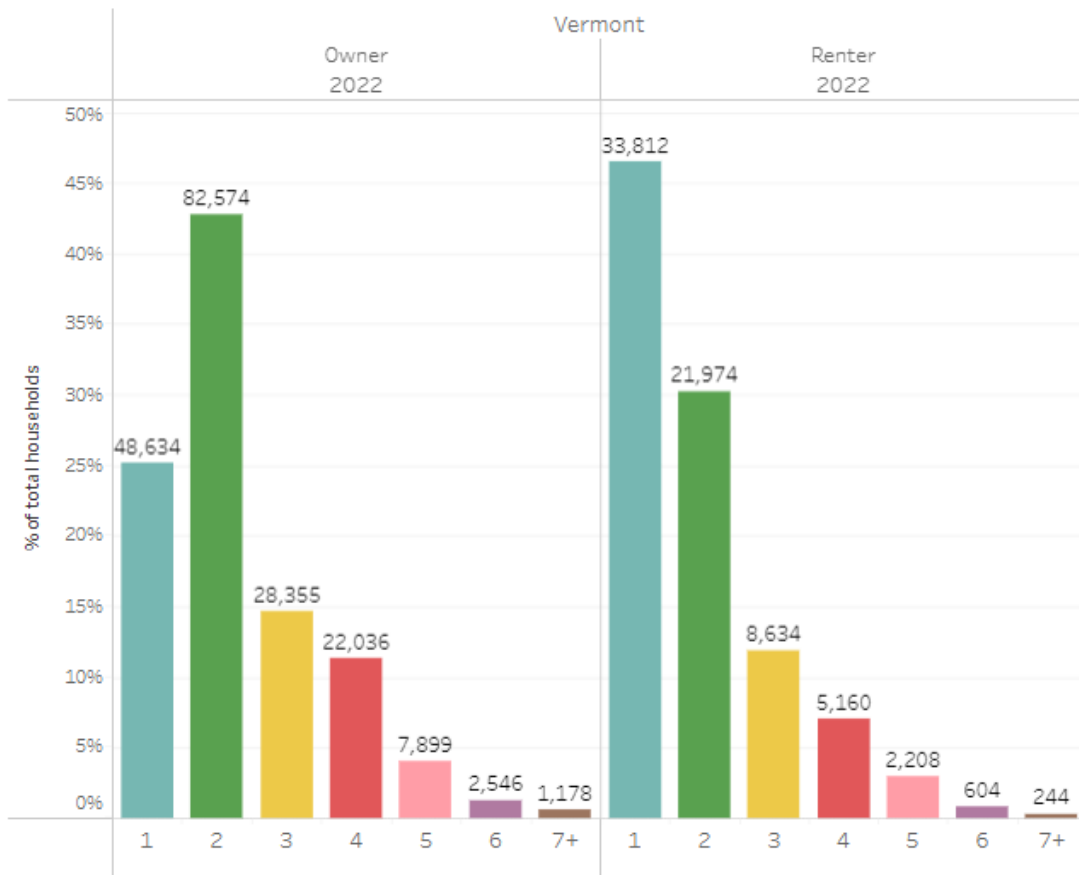
An estimated **500-600 units** (conservatively) are lost from VT's housing stock each year to deconstruction (disrepair, deferred maintenance, etc.).

Source: HUD [Components of Inventory Change \(CINCH\)](#), 2017-2019. Housing needs projections in this report assume a 0.15% annual loss rate for both owner and renter homes to be conservative in light of the lack of state-level loss rate data.

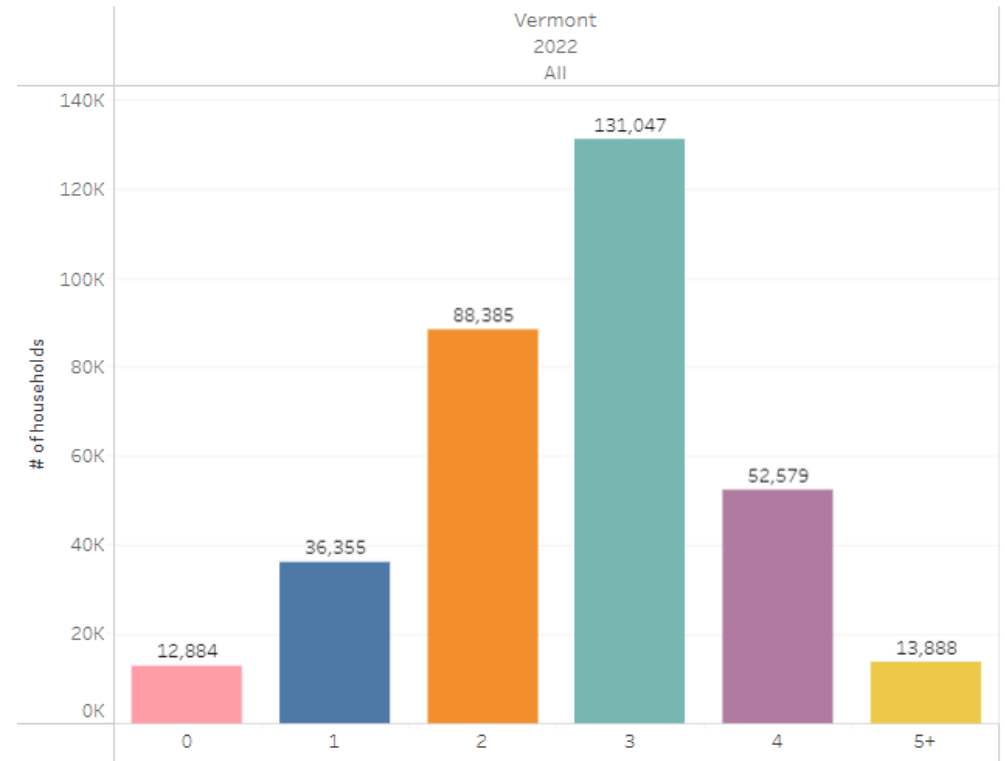
What are the contributing factors?

Mismatch – Housing Stock does not meet the needs of the population

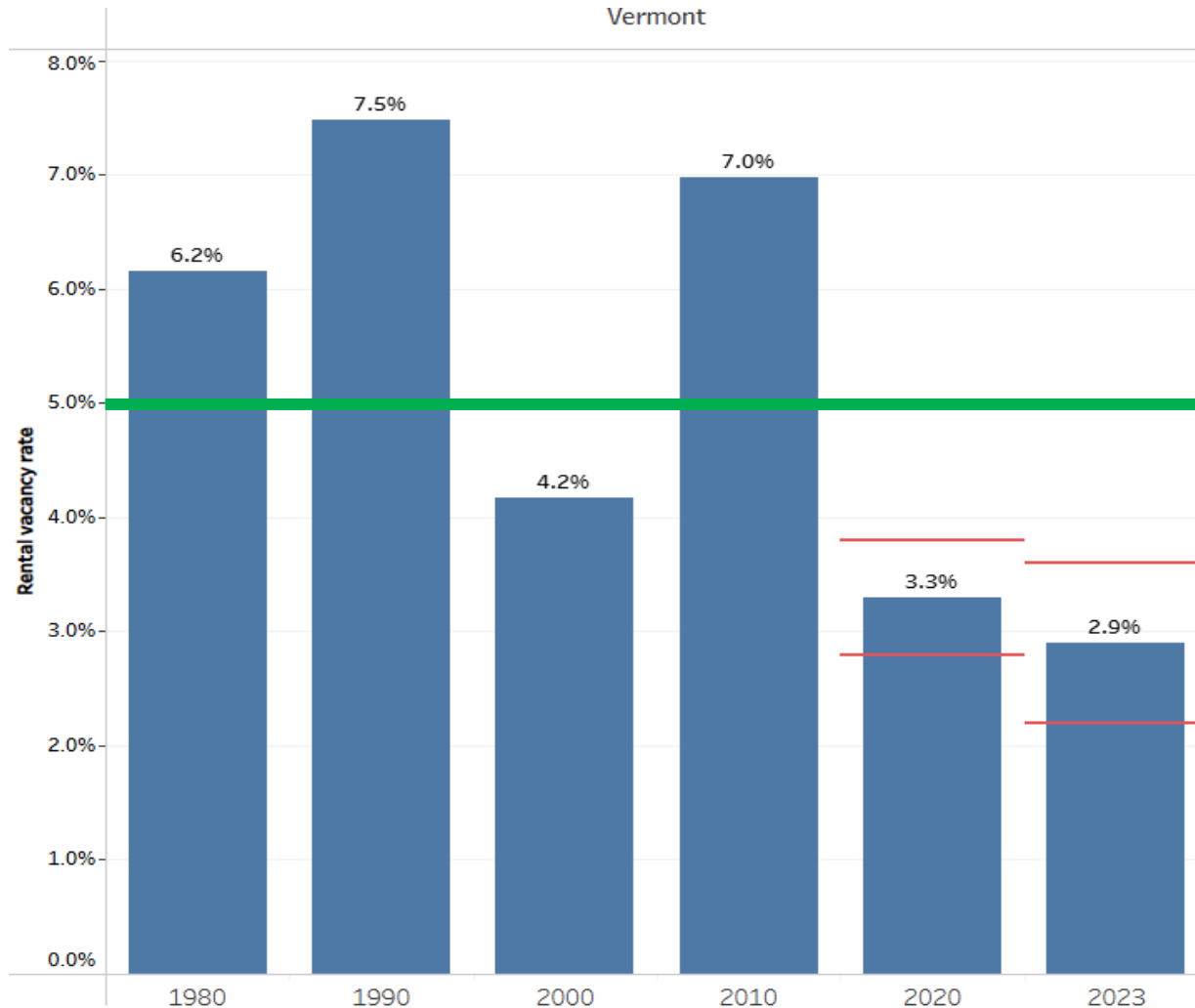
Estimated households by number of people



Estimated occupied housing units by number of bedrooms



Housing Shortage Indicators



Low Vacancy Rates

Healthy vacancy rates are considered to be around 5%. Because of a lack of housing stock, VT has an extremely low statewide vacancy rate.

As of 2023, the rental vacancy rate is only 2.9% in VT, and just 1.5% in Chittenden County.

Housing Targets

To accommodate **projected household growth** and meet other **current housing market needs**, Vermont is likely to need to expand its total housing stock by **79,000-172,000 homes by 2050**, which will require an average annual pace of increase of 0.8-1.6% (between 3,160 and 6,880 homes per year) In 2010-2020, Vermont's housing stock increased by an average rate of 0.4% (1,178 homes per year).

Total additional home targets, 2025-2030 and 2025-2050

	2025-2030		2025-2050	
Region	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwest Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers-Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
Vermont	27,867	41,185	79,018	172,044
<i>2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.</i>				
<i>2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.</i>				
<i>All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.</i>				

Local Housing Targets - CCRPC

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MID # and %		HIGH # and %			LOW	MID	HIGH
BOLTON	550	59	11%	118	21%	177	32%	6	2	5	7
BUEL’S GORE	12	1	11%	3	21%	4	32%	0	0	0	0
BURLINGTON	18,245	3,557	19%	7,120	39%	10,683	59%	77	142	285	427
CHARLOTTE	1,643	176	11%	353	21%	530	32%	6	7	14	21
COLCHESTER	7,673	848	11%	1,697	22%	2,546	33%	39	34	68	102
ESSEX	4,889	1,233	25%	2,467	50%	3,702	76%	51	49	99	148
ESSEX JUNCTION	4,955	1,462	30%	2,927	59%	4,392	89%	52	58	117	176
HINESBURG	2,071	375	18%	752	36%	1,128	54%	16	15	30	45
HUNTINGTON	876	94	11%	188	21%	282	32%	6	4	8	11
JERICO	2,014	210	10%	419	21%	629	31%	10	8	17	25
MILTON	4,515	640	14%	1,282	28%	1,923	43%	42	26	51	77
RICHMOND	1,729	202	12%	404	23%	606	35%	8	8	16	24
SHELBURNE	3,529	802	23%	1,605	45%	2,409	68%	33	32	64	96
SOUTH BURLINGTON	9,921	3,788	38%	7,583	76%	11,378	115%	142	152	303	455
ST. GEORGE	314	34	11%	67	21%	101	32%	2	1	3	4
UNDERHILL	1,313	141	11%	282	21%	423	32%	9	6	11	17
WESTFORD	899	96	11%	193	21%	290	32%	6	4	8	12
WILLISTON	4,725	1,402	30%	2,807	59%	4,212	89%	70	56	112	168
WINOOSKI	3,665	663	18%	1,327	36%	1,991	54%	27	27	53	80
COUNTY TOTAL	73,538	15,783	21%	31,595	43%	47,407	64%	602	631	1,264	1,896



Housing Development Dashboard

Measuring progress towards Vermont's 2030 Housing Targets (BETA v0.1)



Select Region
Statewide



Select Town
No Town Selected



Filter Map by Year Built
2021-Current

2025-2030

Target

 **41,184**

Annual need: 8,237

On Pace to Build

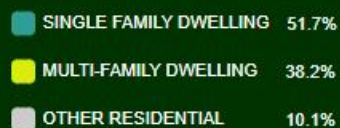
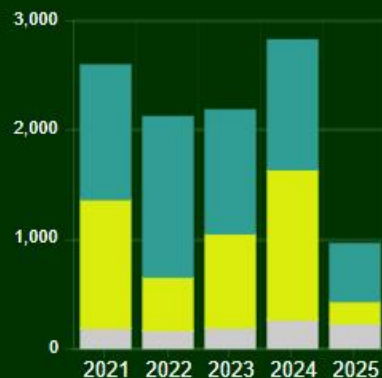
 **12,204**

Annual avg: 2,441



Annual Home Construction: 2021-2024
Average vs Target

Units Built



New Single and Multi Family Homes (2021-Current)

