

VERMONT

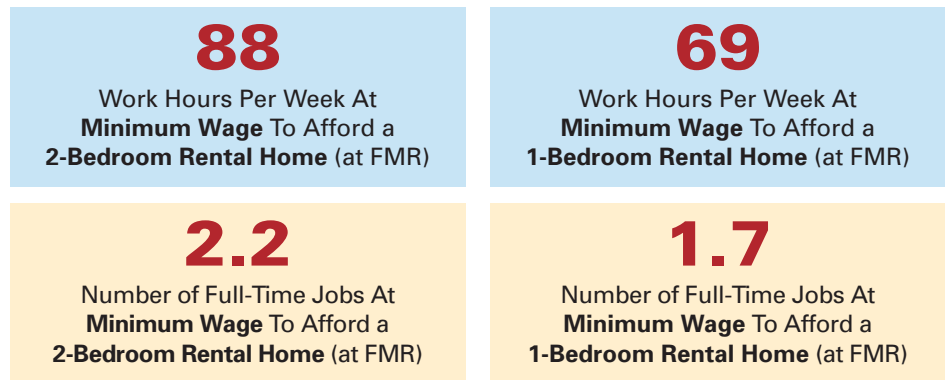
#13*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,139**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,795** monthly or **\$45,545** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

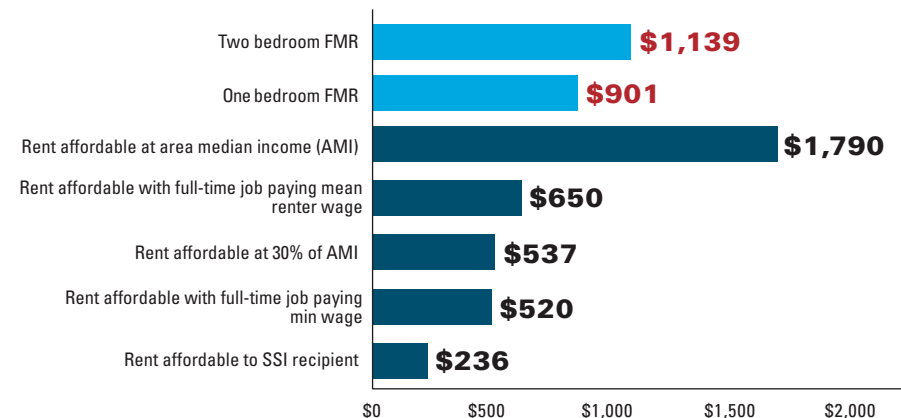
\$21.90
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	\$10.00
Average Renter Wage	\$12.51
2-Bedroom Housing Wage	\$21.90
Number of Renter Households	74,137
Percent Renters	29%



MOST EXPENSIVE AREAS	HOUSING WAGE
Burlington-South Burlington MSA	\$26.83
Windsor County	\$20.33
Windham County	\$19.90
Washington County	\$19.87
Addison County	\$19.52



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

Vermont	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Vermont	\$21.90	\$1,139	\$45,545	2.2	\$71,610	\$1,790	\$21,483	\$537	74,137	29%	\$12.51	\$650	1.8
Combined Nonmetro Areas	\$19.03	\$989	\$39,579	1.9	\$66,342	\$1,659	\$19,903	\$498	46,869	27%	\$12.03	\$626	1.6
Metropolitan Areas													
Burlington-South Burlington MSA	\$26.83	\$1,395	\$55,800	2.7	\$82,400	\$2,060	\$24,720	\$618	27,268	32%	\$13.22	\$687	2.0
Counties													
Addison County	\$19.52	\$1,015	\$40,600	2.0	\$73,400	\$1,835	\$22,020	\$551	3,693	26%	\$13.45	\$700	1.5
Bennington County	\$19.00	\$988	\$39,520	1.9	\$63,200	\$1,580	\$18,960	\$474	4,393	28%	\$12.58	\$654	1.5
Caledonia County	\$17.62	\$916	\$36,640	1.8	\$57,400	\$1,435	\$17,220	\$431	3,240	26%	\$12.06	\$627	1.5
Essex County	\$15.02	\$781	\$31,240	1.5	\$47,400	\$1,185	\$14,220	\$356	545	20%	\$9.84	\$512	1.5
Lamoille County	\$19.35	\$1,006	\$40,240	1.9	\$64,100	\$1,603	\$19,230	\$481	2,816	28%	\$10.08	\$524	1.9
Orange County	\$18.83	\$979	\$39,160	1.9	\$66,300	\$1,658	\$19,890	\$497	2,457	20%	\$11.39	\$593	1.7
Orleans County	\$15.15	\$788	\$31,520	1.5	\$55,700	\$1,393	\$16,710	\$418	2,411	22%	\$9.52	\$495	1.6
Rutland County	\$18.23	\$948	\$37,920	1.8	\$63,400	\$1,585	\$19,020	\$476	7,621	30%	\$10.98	\$571	1.7
Washington County	\$19.87	\$1,033	\$41,320	2.0	\$73,900	\$1,848	\$22,170	\$554	6,466	26%	\$12.84	\$668	1.5
Windham County	\$19.90	\$1,035	\$41,400	2.0	\$65,700	\$1,643	\$19,710	\$493	5,869	31%	\$13.45	\$699	1.5
Windsor County	\$20.33	\$1,057	\$42,280	2.0	\$72,600	\$1,815	\$21,780	\$545	7,358	30%	\$11.85	\$616	1.7

The Burlington-South Burlington MSA includes:

Chittenden County: Bolton, Buels Gore, Burlington, Charlotte, Colchester, Essex, Essex Junction, Hinesburg, Huntington, Jericho, Milton, Richmond, Shelburne, South Burlington, St. George, Underhill, Westford, Williston, and Winooski

Franklin County: Bakersfield, Berkshire, Enosburg, Fairfax, Fairfield, Fletcher, Franklin, Georgia, Highgate, Montgomery, Richford, Sheldon, St. Albans city and town, and Swanton

Grand Isle County: Alburg, Grand Isle, Isle La Motte, North Hero, and South Hero

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.