

Chapter 13 : Caledonia County

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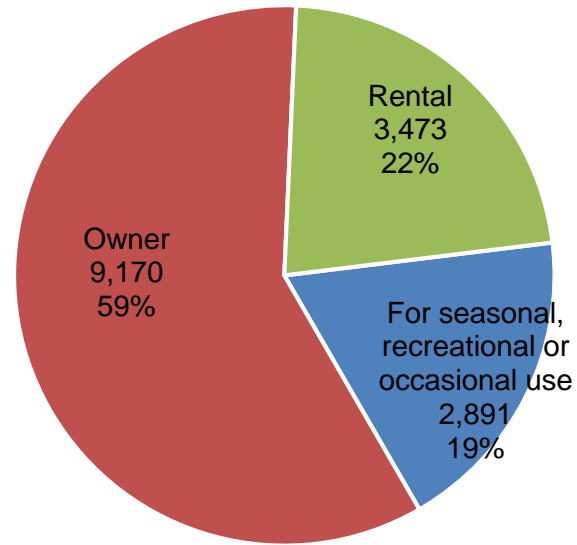
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Total housing stock

Caledonia County’s housing stock consists of 15,534 year-round and seasonal homes.

Figure 13-1: Caledonia County housing types

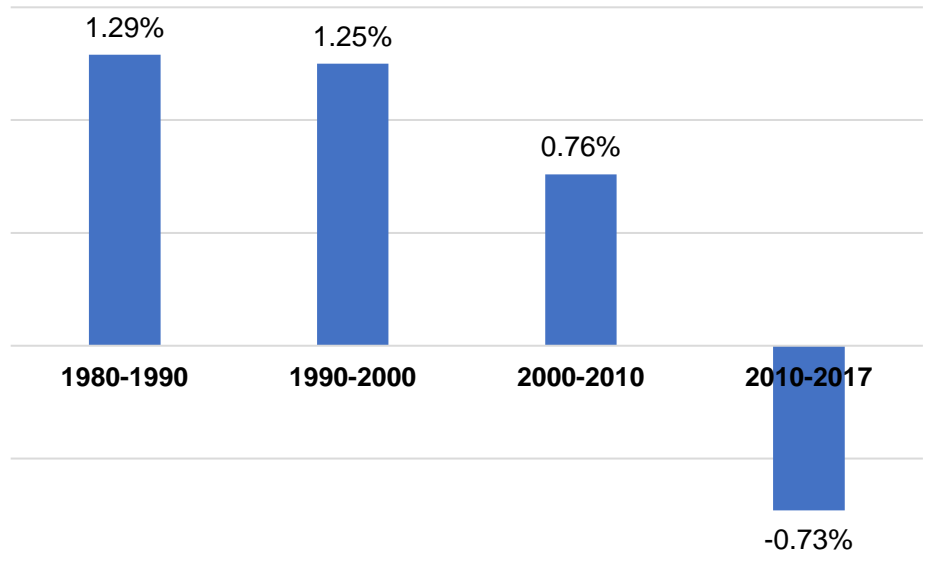


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Caledonia County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.73%¹, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Caledonia County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

Figure 13-2: Average annual change in Caledonia County housing supply



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://www.housingdata.org).

¹ The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

Figure 13-3: Caledonia County household growth

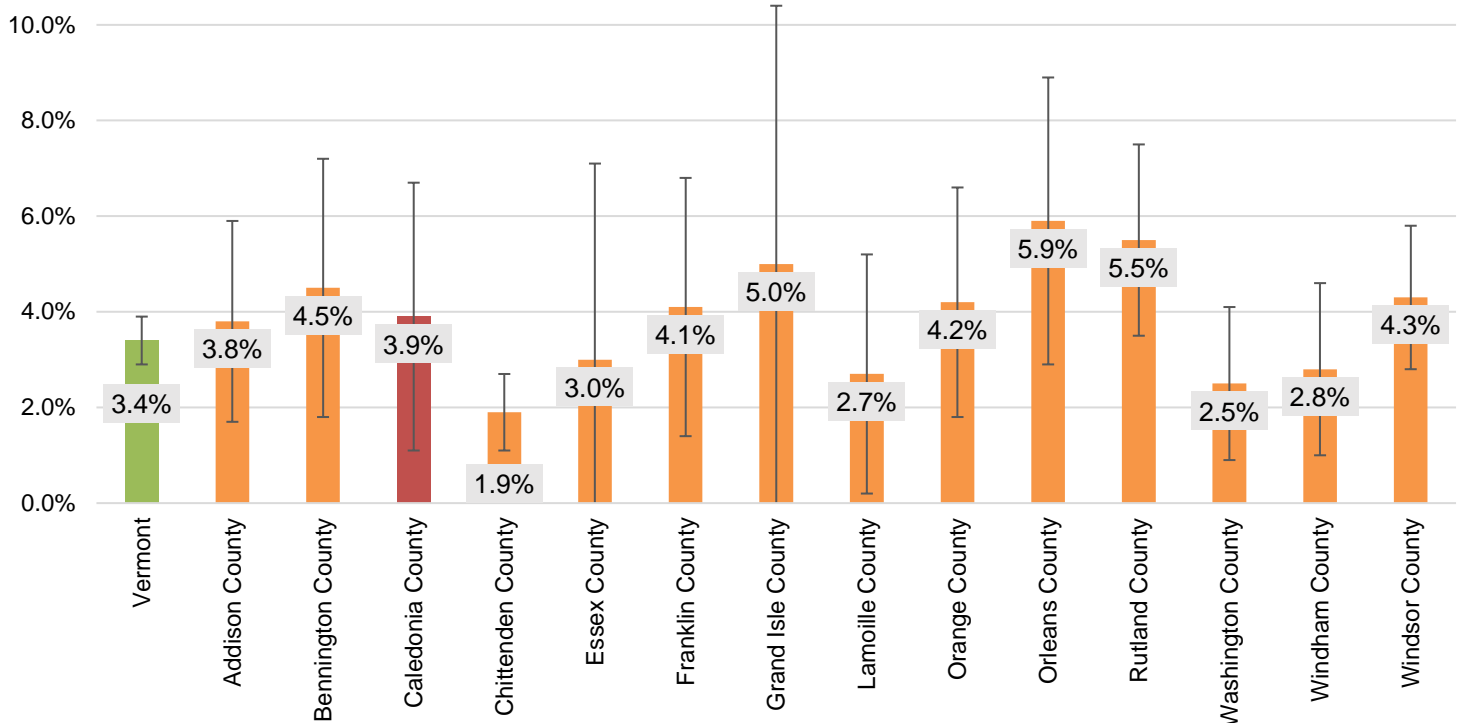
Estimated households in 2020	Projected expansion of households living in county, 2020-2025
15,067	None (decrease of 40)

Source: Claritas

For rent and for sale homes

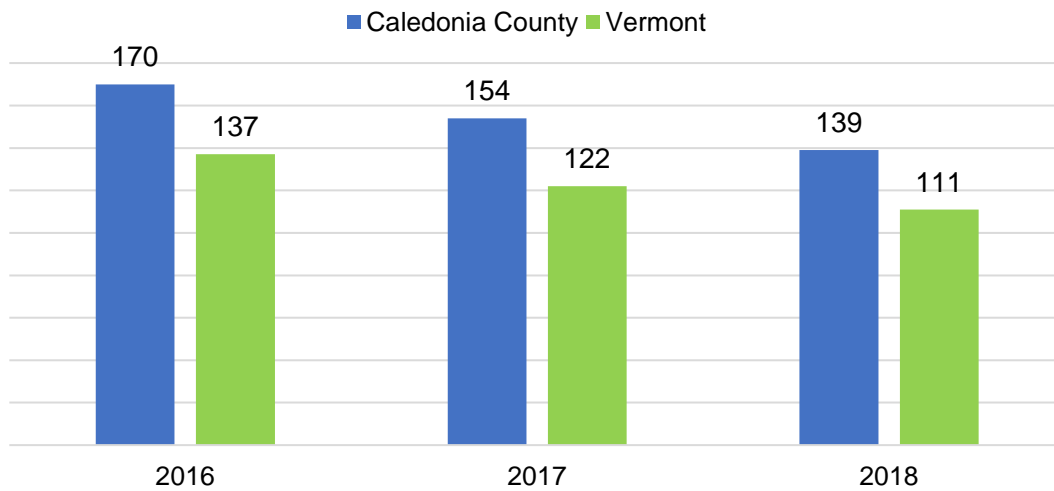
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Caledonia County is 3.9%-- slightly higher than the statewide rate of 3.4%, although the margin of error for this county is large. The average days on market of for sale homes in Caledonia County (139 days in 2018) is also higher than the state as a whole.

Figure 13-4: Caledonia County rental vacancy rate



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

Figure 13-5: Median days on market of homes sold in Caledonia County

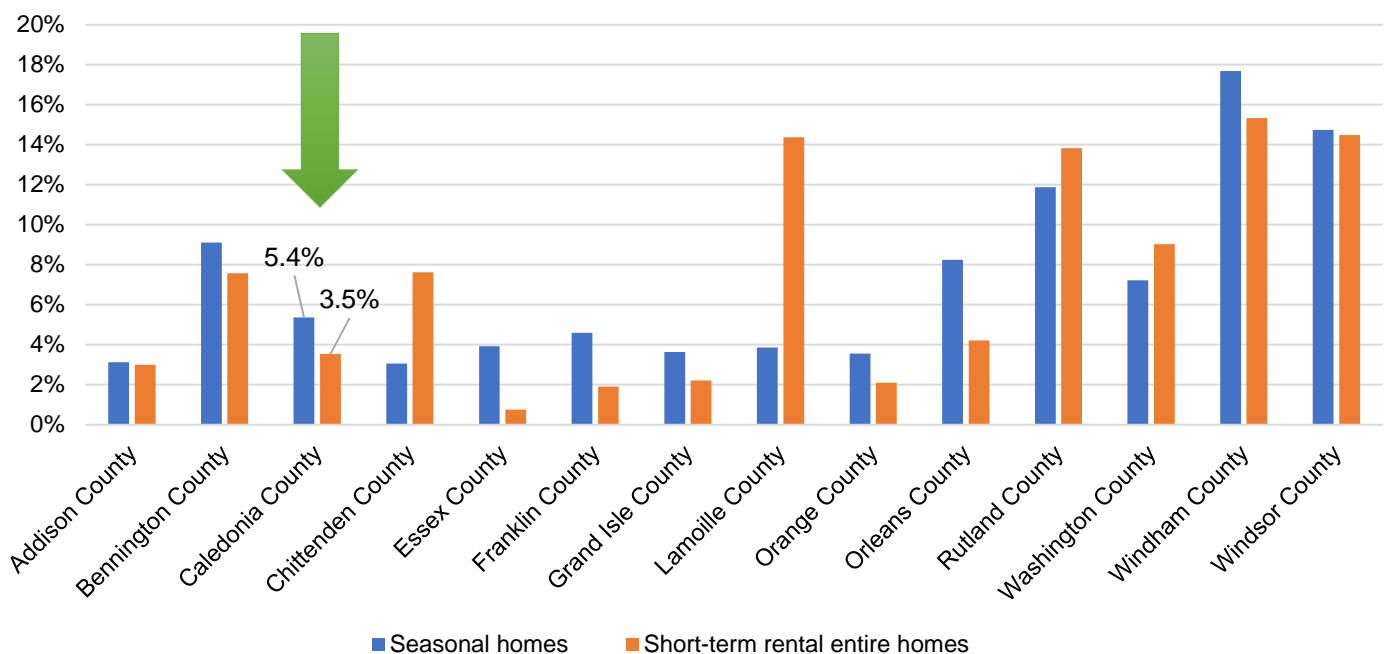


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short-term rentals and vacation home effect on market

About 5% of Vermont’s stock of vacation homes and 4% of its short-term rental homes are located in Caledonia County. Of all homes in the county, 10% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Caledonia County was 285 in July 2019--an increase of 3% relative to 2018.

Figure 13-6: Distribution of Vermont's seasonal homes and short-term rental homes by county



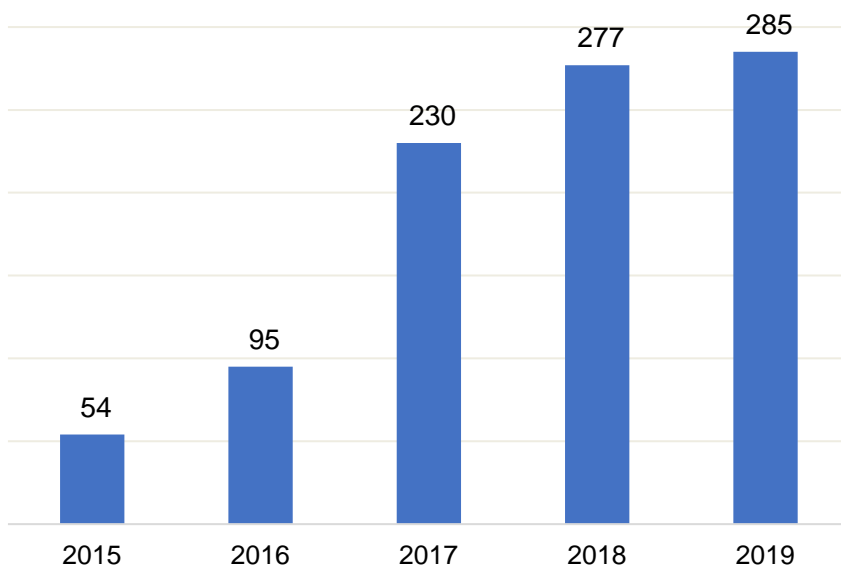
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 13-7: Caledonia County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Caledonia County	2,891	19%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 13-8: Caledonia County short-term rental listings



Source: Active listings of entire homes as of July of each year from AirDNA.

Figure 13-9: Caledonia County short-term rental home snapshot

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Caledonia County	285	84%	1.5%	3%	\$177
Vermont	8,041	72%	1.8%	12%	\$215

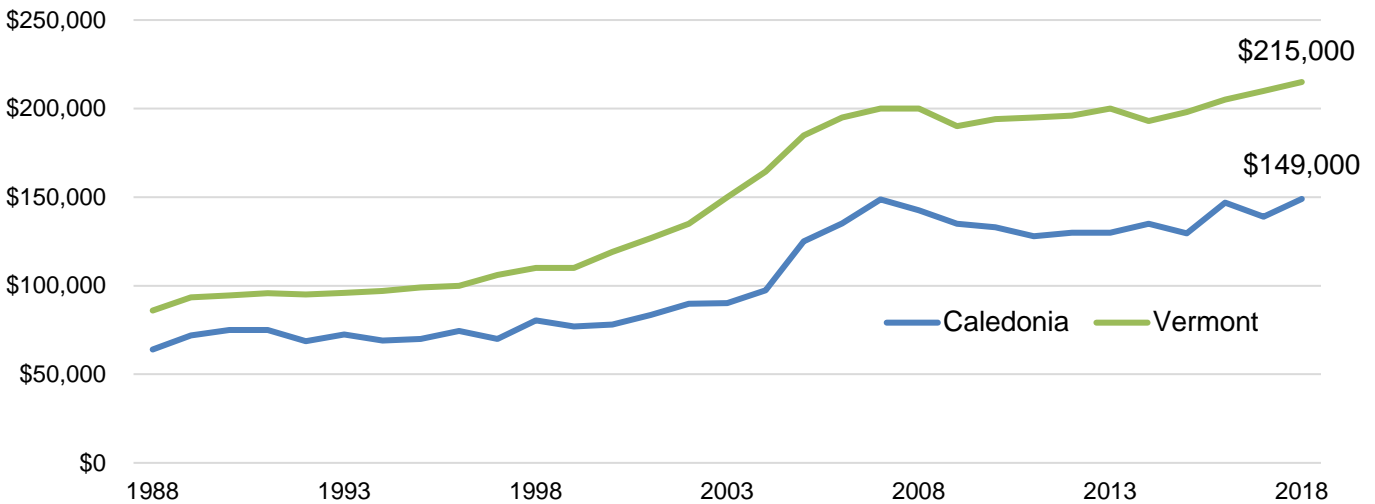
Source: Active listings of entire homes as of July of each year from AirDNA.

Housing affordability

Home prices and rents

The median sales price of homes sold in Caledonia County in 2018 was \$149,000, lower than the statewide median of \$215,000.

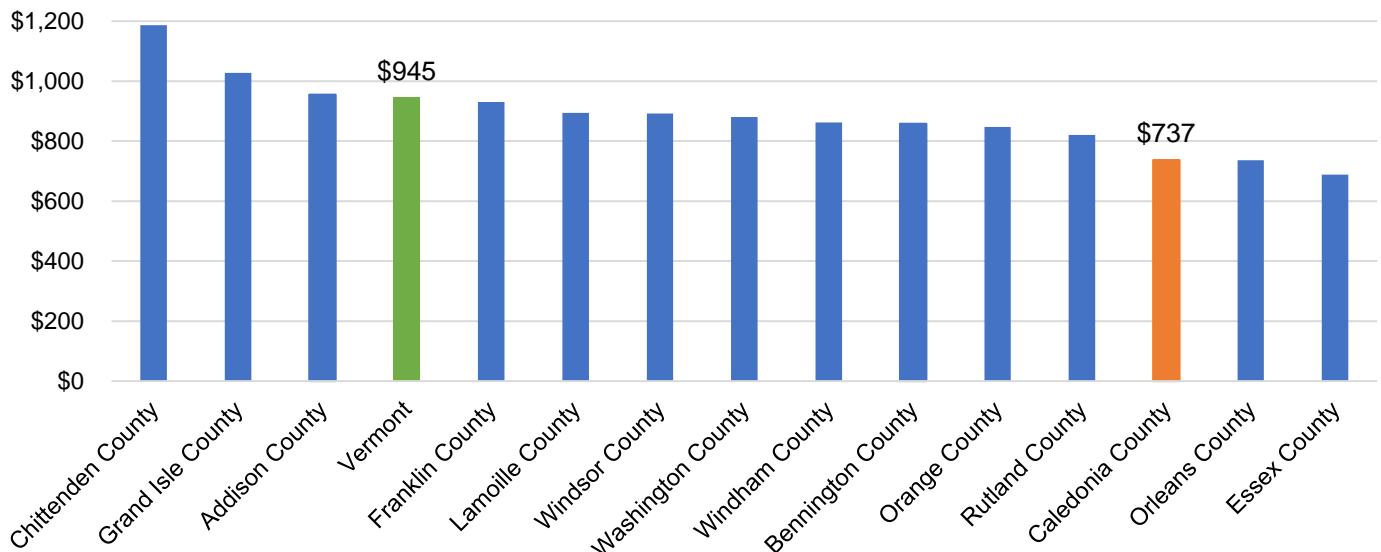
Figure 13-10: Caledonia County median home sales prices



Source: Vermont Property Transfer Tax (PTT) records from housingdata.org. Includes only non-vacation homes.

Median gross rent (including utilities) in Caledonia County was an estimated \$737 per month – less than the statewide median of \$945.

Figure 13-11: Caledonia County median monthly rent, 2017

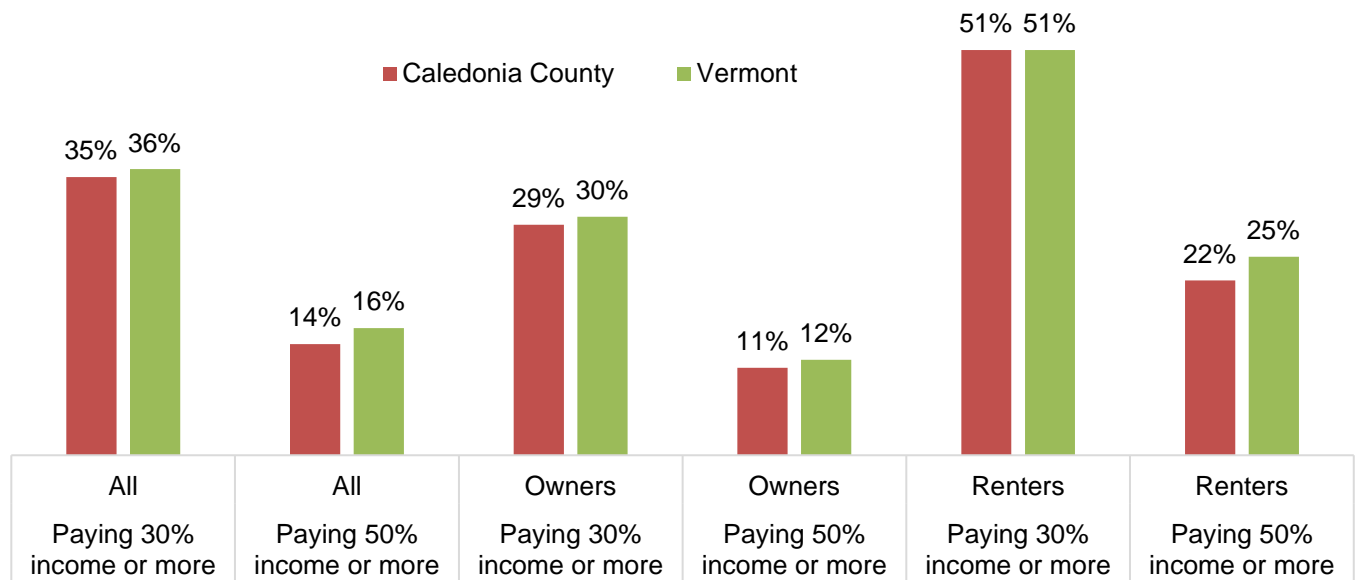


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from housingdata.org.

Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. Similar to the rest of the state, 35% of all Caledonia County households pay more than 30% of their income for housing. About 14% of Caledonia County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

Figure 13-12: Caledonia County households with high housing costs relative to income



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

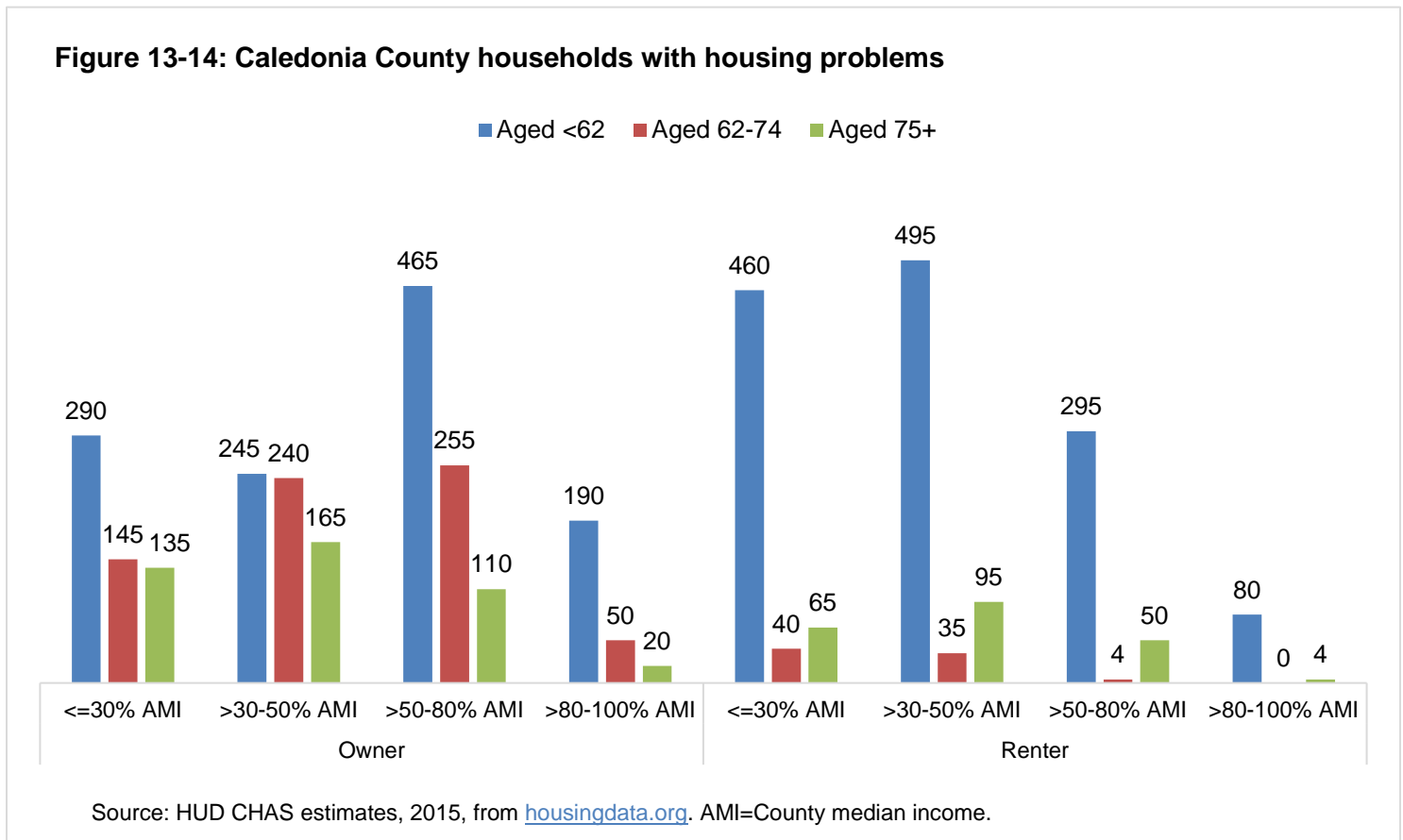
Figure 13-13: Caledonia County households with high housing costs relative to income

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Caledonia County Renters	1,496	645
Caledonia County Owners	2,564	975

Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

Who faces housing problems most often?

Renters with household income of 30-50% of median who are younger than 62 are the largest demographic group to experience housing problems in Caledonia County. The HUD Comprehensive Housing Affordability Strategy estimates, 495 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding².

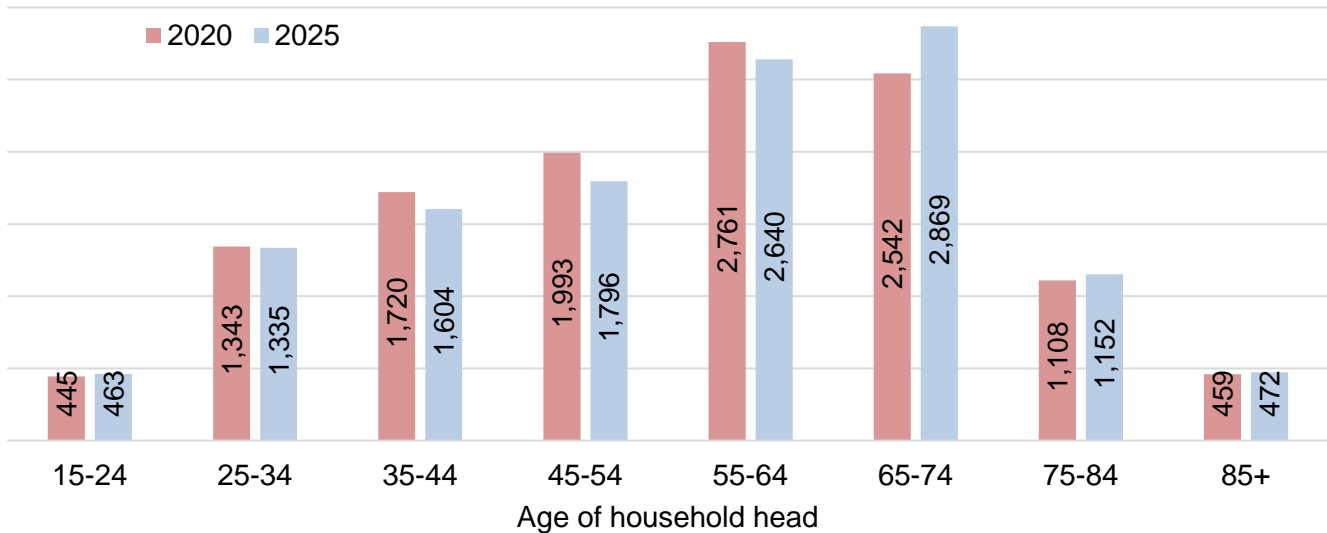


² Overcrowding is defined here as having more than one person per room of the unit.

Householder age

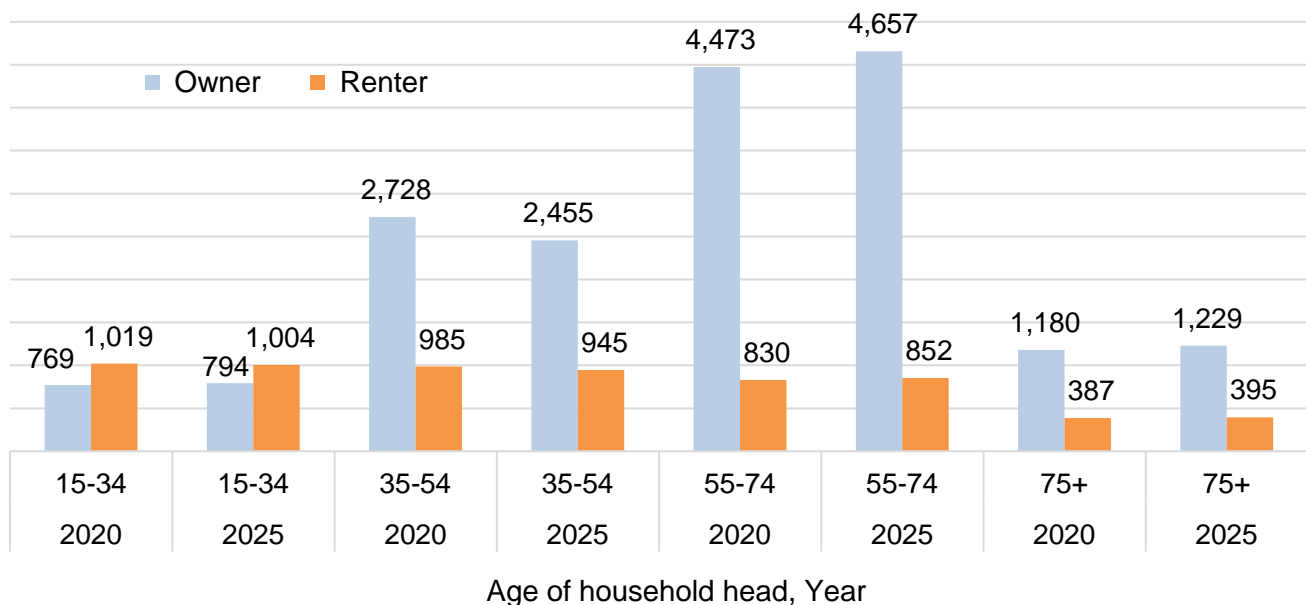
Between 2020 and 2025, the median age of the head of a Caledonia County household will inch up from 60 to 61 for owners and 46 to 47 for renters. An estimated 36% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 13-15: Caledonia County households by age, 2020-2025



Source: Claritas.

Figure 13-16: Caledonia County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Caledonia County is expected to increase from \$52,459 to \$56,391 between 2020 and 2025.

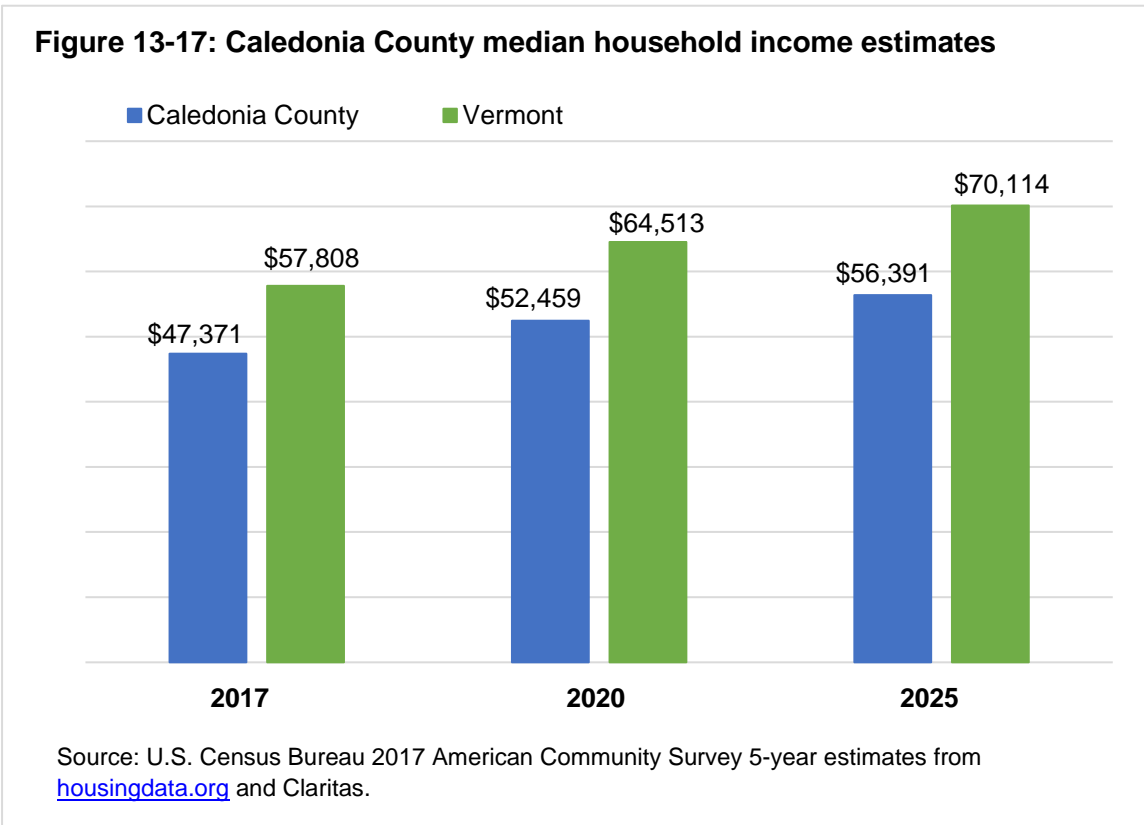


Figure 13-18: Income ranges relative to Caledonia County median income, 2020

Median income			\$	52,459	
<=30% of median		<=	\$	15,738	
31-50% of median	\$	15,739	-	\$	26,230
51-80% of median	\$	26,231	-	\$	41,967
81-100% of median	\$	41,968	-	\$	52,459
101-120% median	\$	52,460	-	\$	62,951
>120% of median		>	\$	62,952	

Source: Claritas

Homelessness

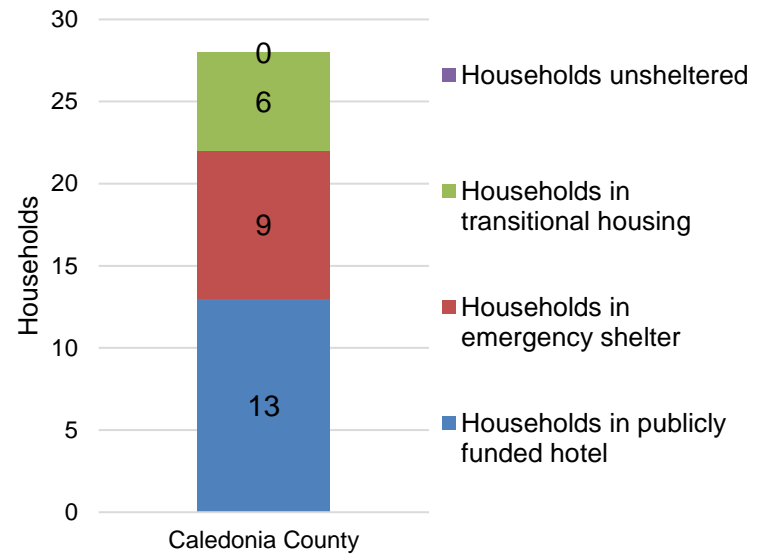
During the 2019 One-Night Count, 52 Caledonia County residents experienced homelessness.

According to the Vermont Coalition to End Homelessness (VCEH) 2017 report, shelters are serving as “holding tanks” due to long waitlists and a lack of affordable housing in Caledonia County.³

Housing quality

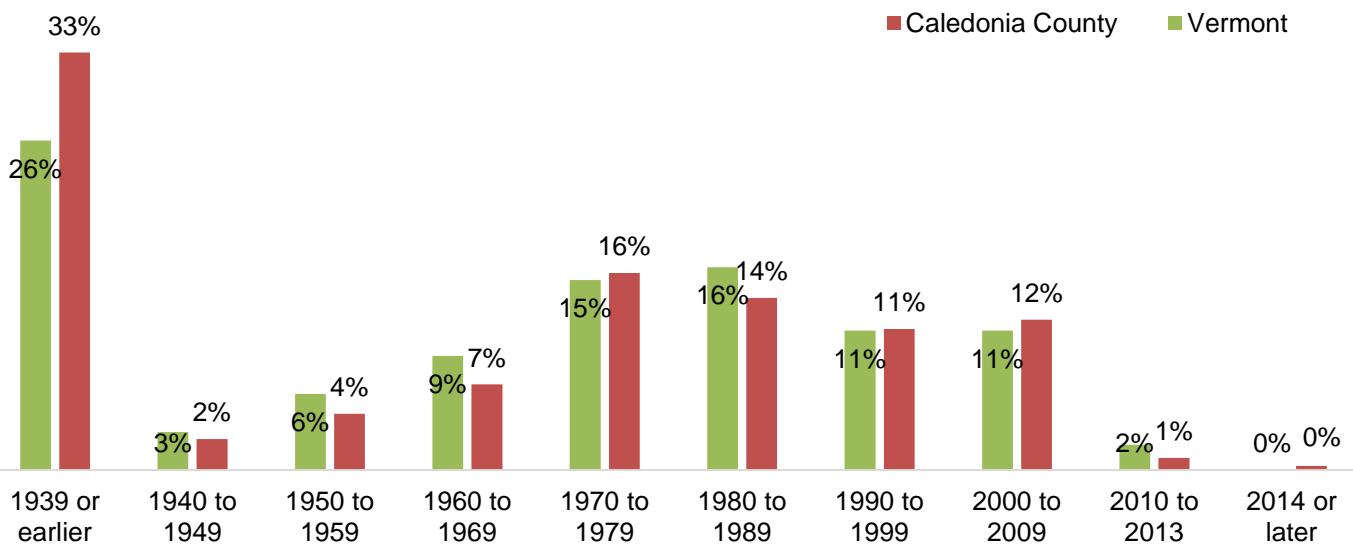
Of all homes in Caledonia County, an estimated 32.9% were built prior to 1940--substantially more than the statewide average of 25.7%. Although not necessarily indicative of housing quality problems, an older home is likely to elevate home maintenance and heating costs for its occupant. The median home was built in 1972⁴.

Figure 13-19: Shelter status for Caledonia County homeless households



Source: 2019 One Night Count. Institute for Community Alliances from housingdata.org.

Figure 13-20: Age of Caledonia County housing stock



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from housingdata.org.

³ Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](https://www.vceh.org/2017-vceh-local-co-c-assessment-report)

⁴ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Caledonia County has 12 mobile home parks with 372 lots. Forty lots are vacant which results in a 10.8% vacancy rate⁵. Caledonia County has a higher vacancy rate than many other Vermont counties, and compared to Vermont's overall lot vacancy rate of 5.2%. One park has lots situated within a floodway.⁶

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁶ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019