

Chapter 20 : Orleans County

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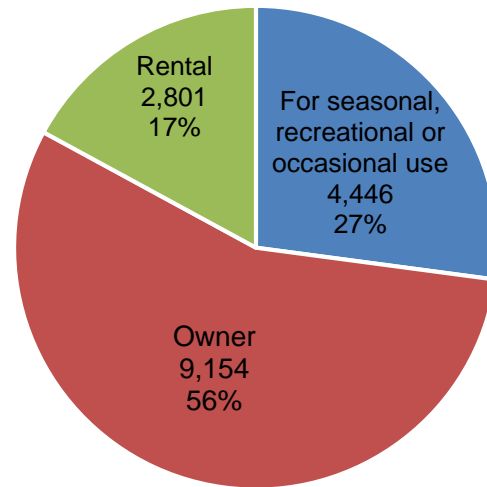
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Total housing stock

Orleans County’s housing stock consists of 16,401 year-round and seasonal homes.

Figure 20-1: Orleans County housing types

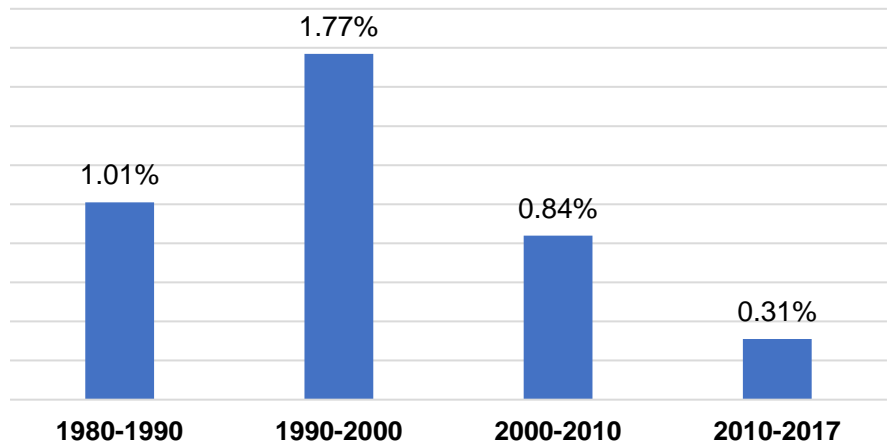


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

Pace of housing and population growth

Since 2010, Orleans County’s total non-vacation housing stock has been increasing at an annual pace of less than 0.31% percent, compared to a growth rate of 0.16% for the state. With faster growth in some Orleans County towns, the total pace of growth in households living in the county is projected at 0.1% per year between 2020 and 2025.

Figure 20-2: Average annual change in Orleans County housing supply



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

Figure 20-3: Orleans County household growth

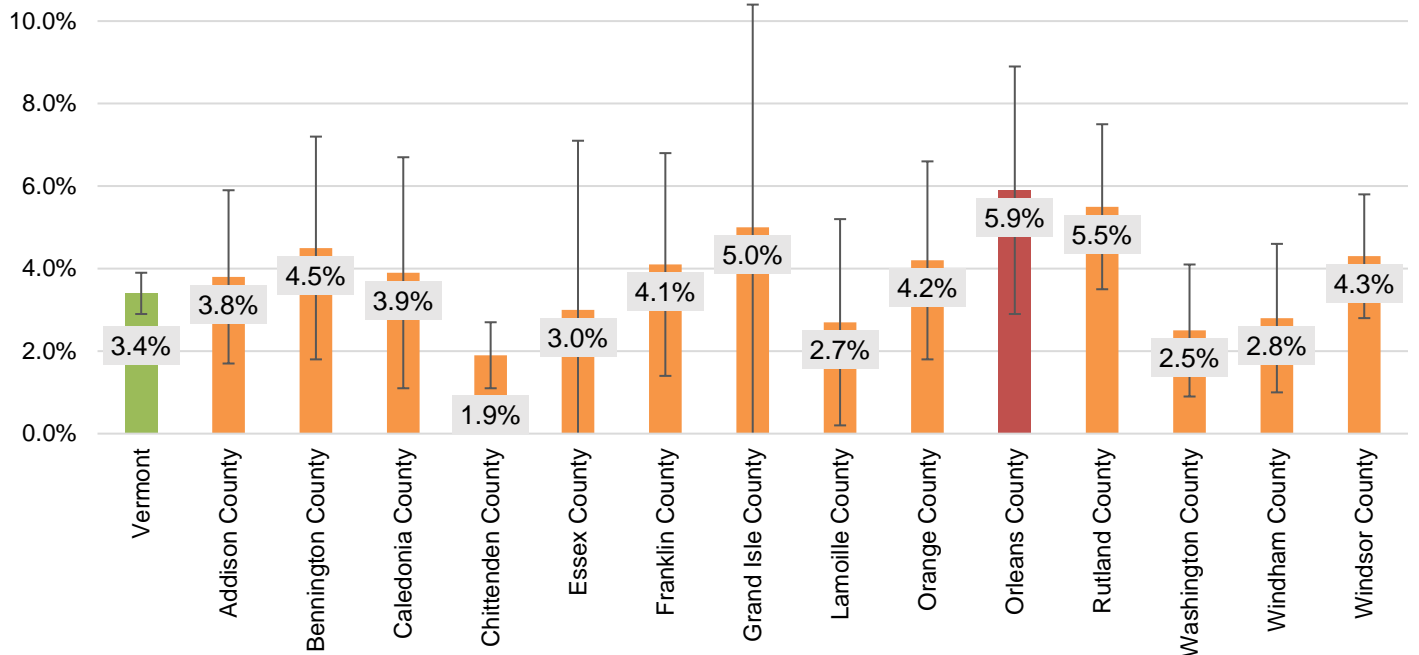
	Projected expansion of households living in county, 2020-2025				
Estimated households in 2020	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
11,438	68	1	67	15	8

Source: Claritas

For rent and for sale homes

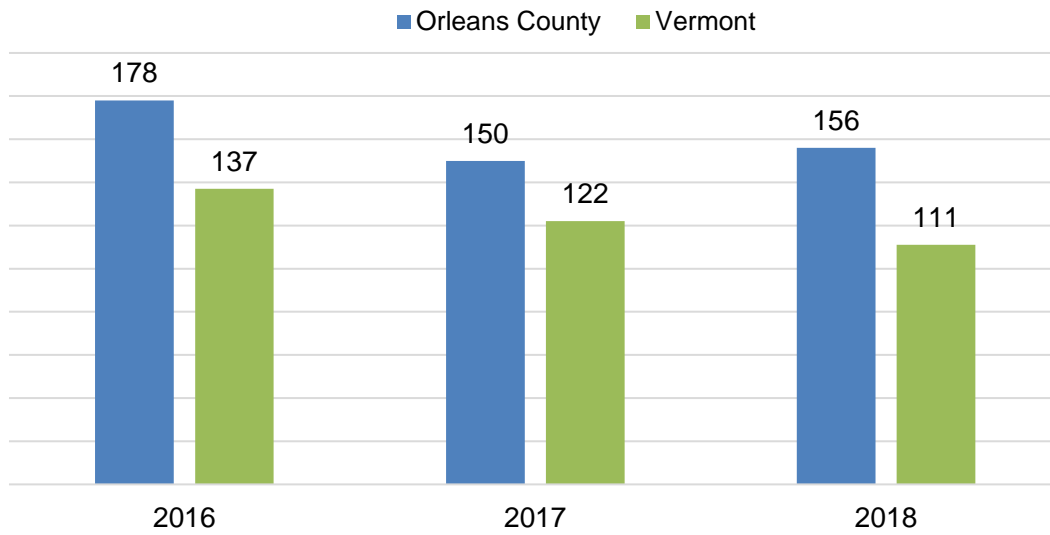
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Orleans County is 5.9%. This is the highest rental vacancy rate in the state. The average days on market of for sale homes in Orleans (156 days in 2018) is also higher than the state as a whole.

Figure 20-4: Orleans 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 20-5: Median days on market of homes sold in Orleans County

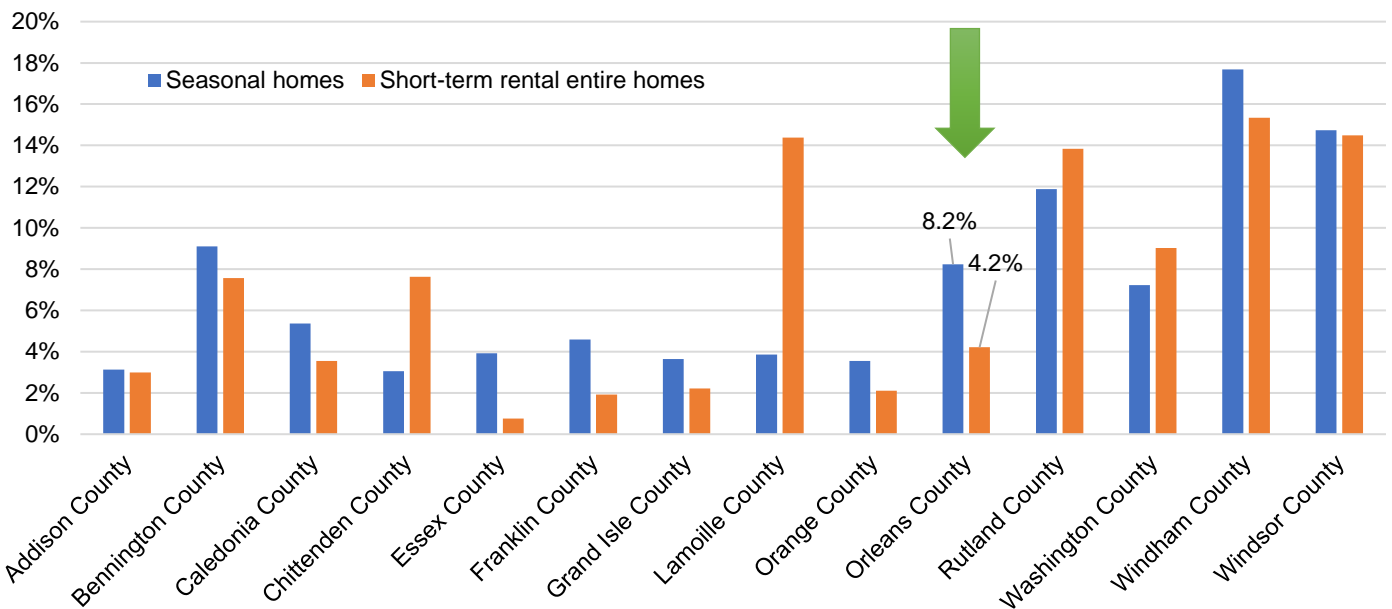


Source: Multiple Listing Service (MLS) from [housingdata.org](https://www.housingdata.org)

Short term rentals and vacation home effect on market

About 8% of Vermont’s stock of vacation homes and 4% of its short-term rental homes are located in Orleans County. Of all homes in the county, 27% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Orleans County was 339 in July 2019--an increase of 13% relative to 2018.

Figure 20-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county



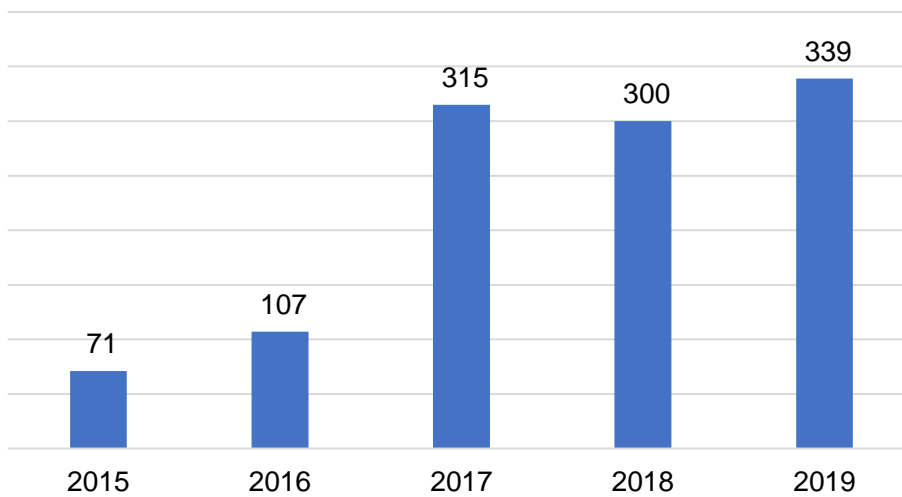
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

Figure 20-7: Orleans County seasonal home snapshot

	Seasonal homes	As % of all homes in county/state
Orleans County	4,446	27%
Vermont	53,940	17%

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

Figure 20-8: Orleans County short-term rental home listings



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

Figure 20-9: Orleans County short-term rental snapshot

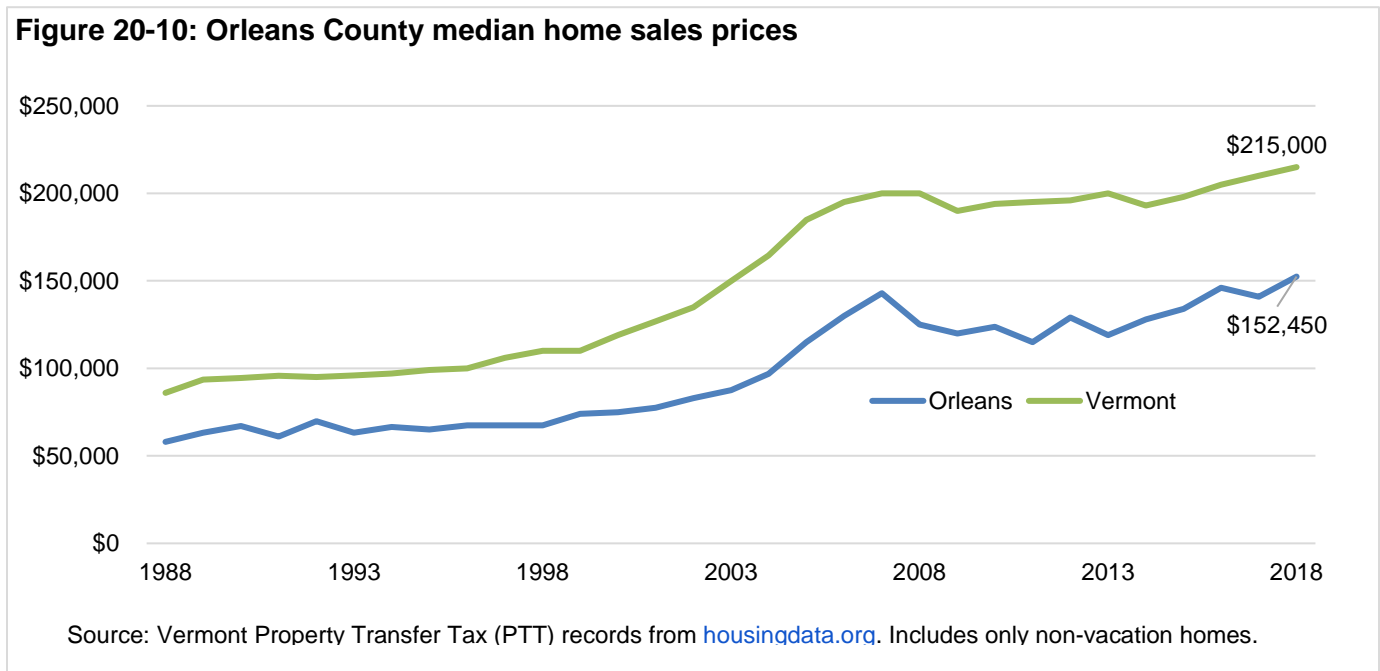
	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Orleans County	339	72%	1.5%	13%	\$ 181
Vermont	8,041	72%	1.8%	12%	\$ 215

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

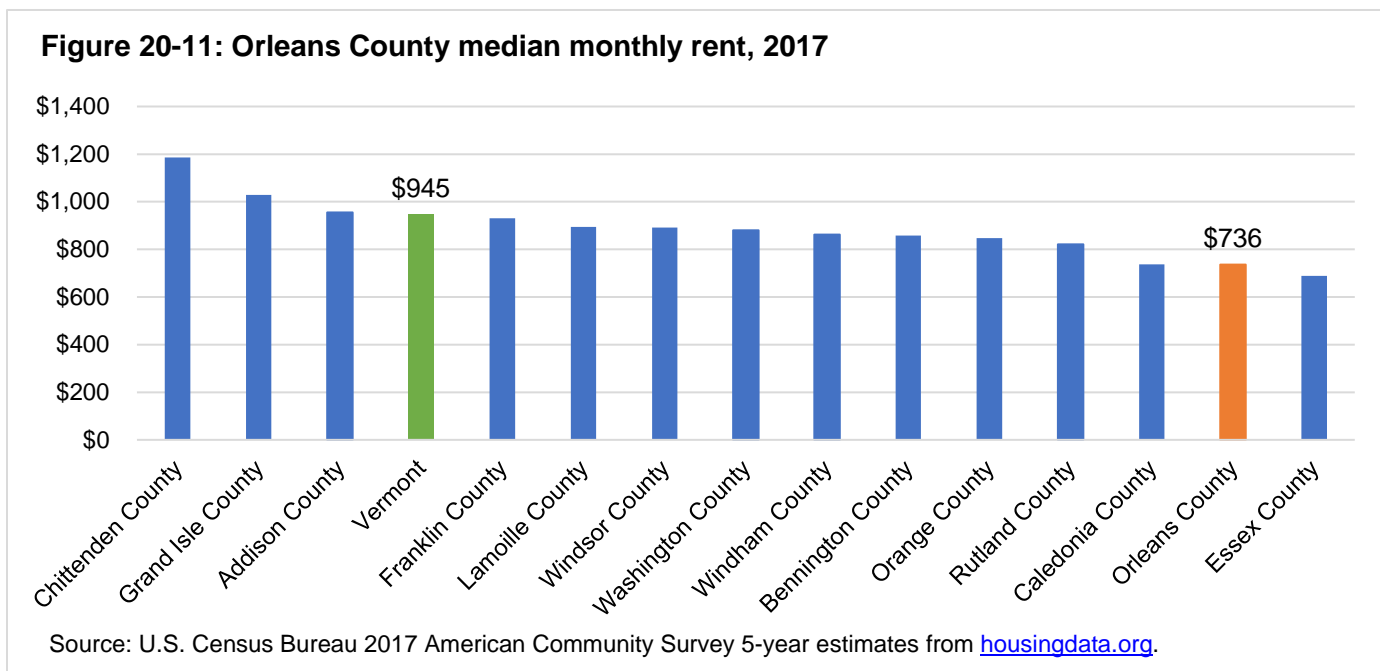
Housing affordability

Home prices and rents

The median sales price of homes sold in Orleans in 2018 was \$152,450--lower than the statewide median of \$215,000.



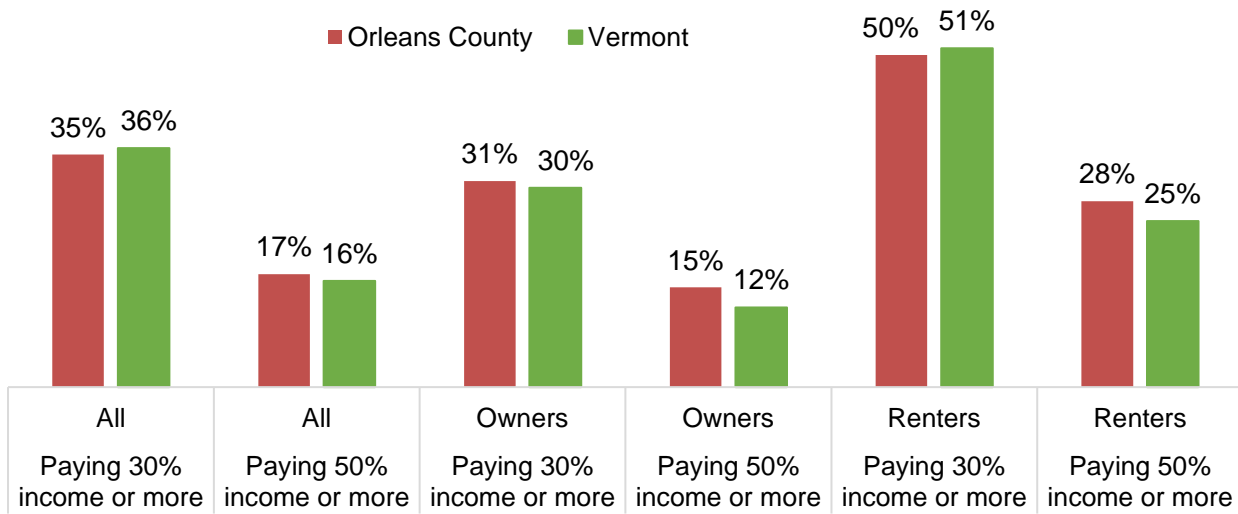
Median gross rent (including utilities) in Orleans County was an estimated \$736 per month. This is the second lowest rent amount by county, and significantly less than the statewide median of \$945.



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 Orleans County households pay more than 30% of their income for housing. About 17% of Orleans 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 20-12: Orleans 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 20-13: Orleans County households with high housing costs relative to income

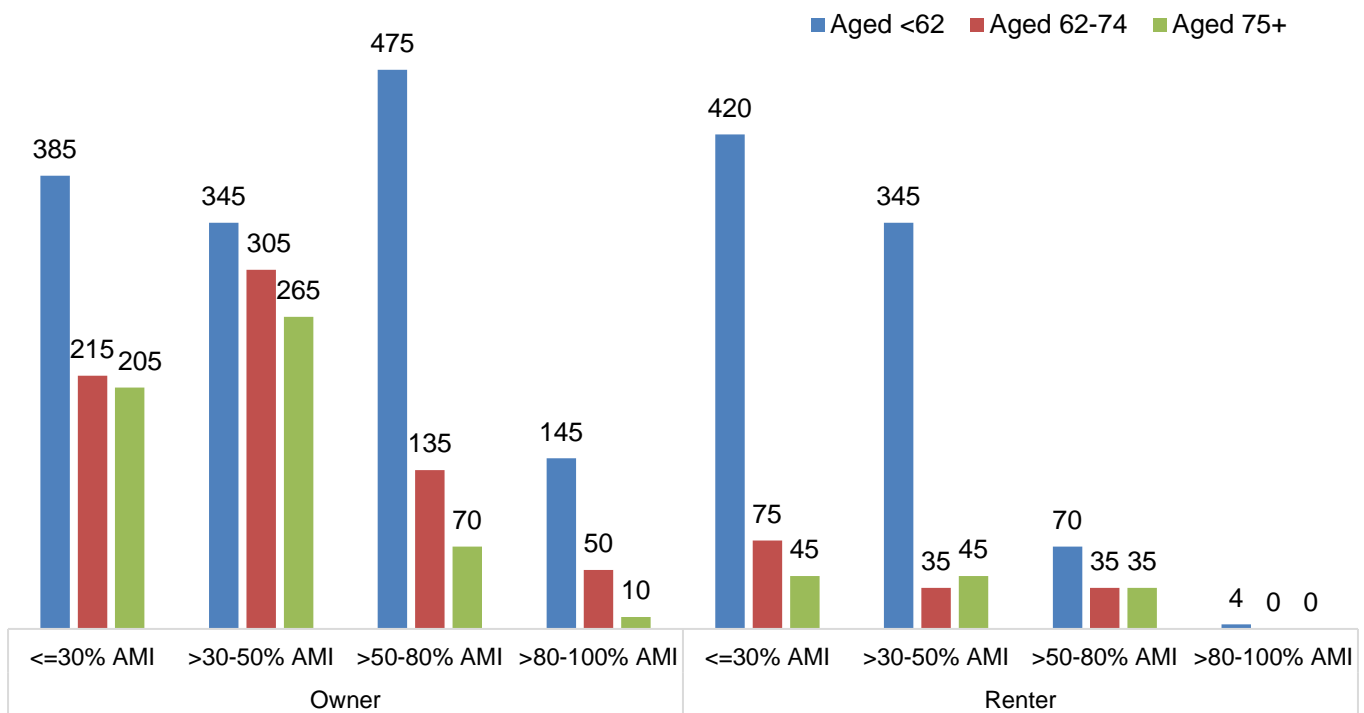
	Paying more than 30% of income for housing	Paying more than 50% of income for housing
Orleans County Renters	1,132	624
Orleans County Owners	2,727	1,287

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?

Homeowners with household income of 30-50% of median who are aged 62 or older are the largest demographic group in Orleans County to experience housing problems. The HUD Comprehensive Housing Affordability Strategy estimates, 570 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 overcrowding¹.

Figure 20-14: Orleans County households with housing problems



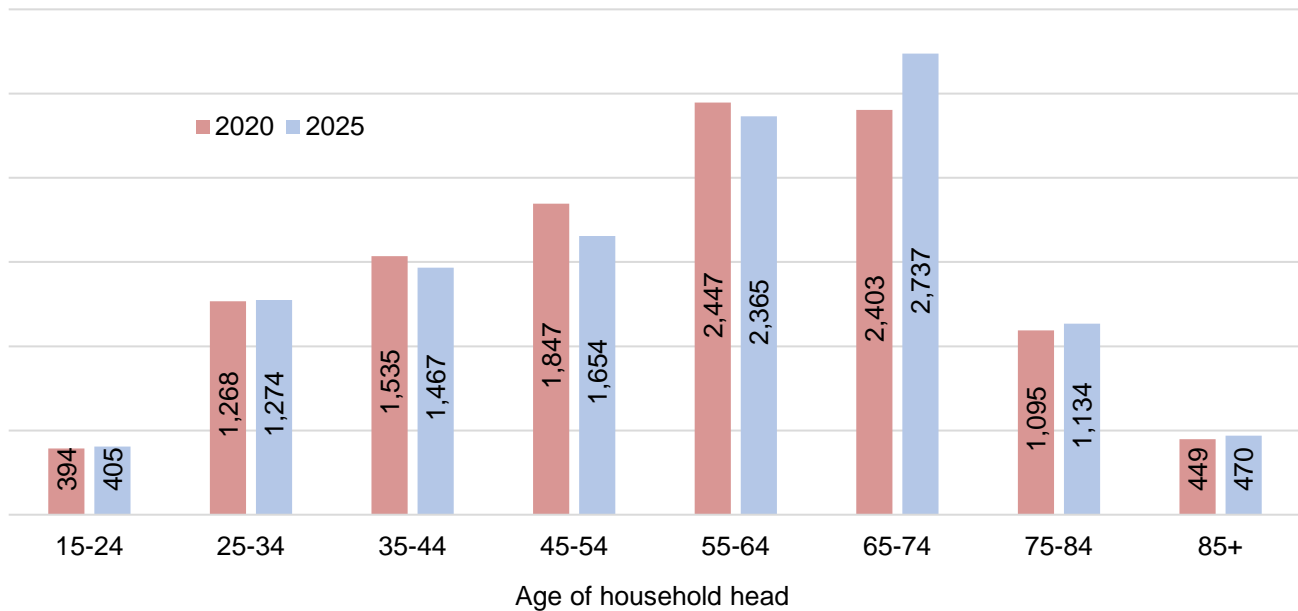
Source: HUD CHAS estimates, 2015, from housingdata.org. AMI=County median income.

¹ Overcrowding is defined here as having more than one person per room of the unit.

Householder age

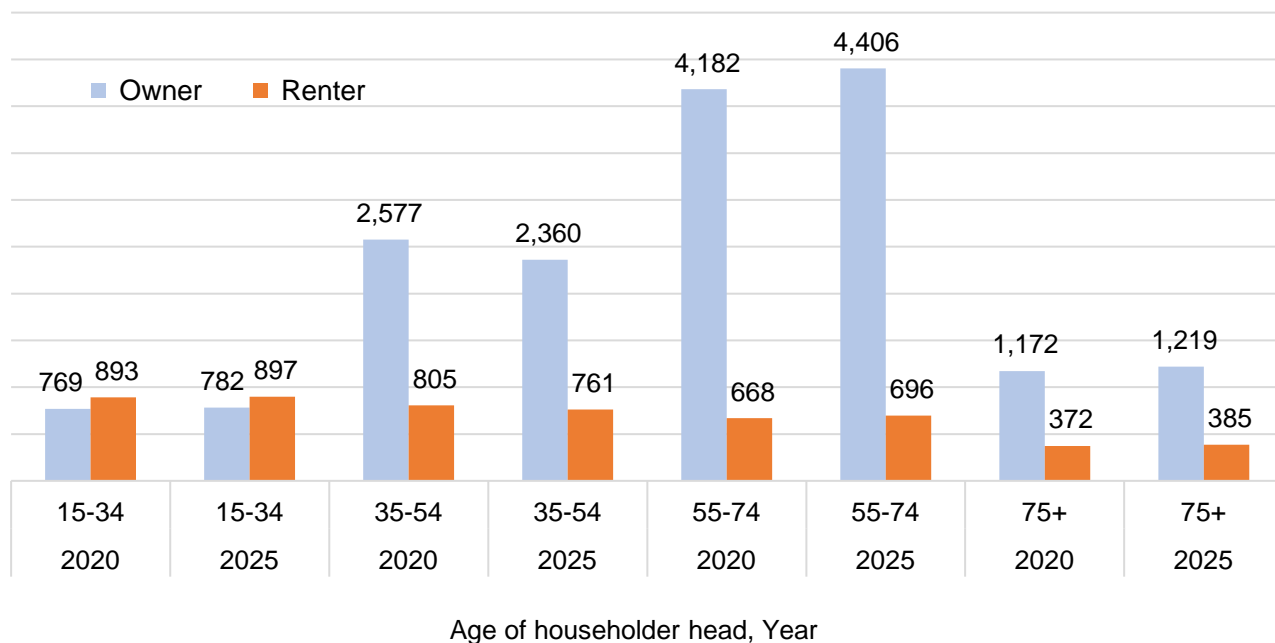
Between 2020 and 2025, the median age of the head of an Orleans County household will inch up from 60 to 61 for owners and 46 to 47 for renters. An estimated 38% of all householders in the county will be at least 65 years old and 4% will be at least 85 years old.

Figure 20-15: Orleans County households by age, 2020-2025



Source: Claritas.

Figure 20-16: Orleans County households by age and tenure, 2020-2025



Source: Claritas.

Household income

The median income among all households in Orleans County is expected to increase from \$51,804 to \$57,144 between 2020 and 2025.

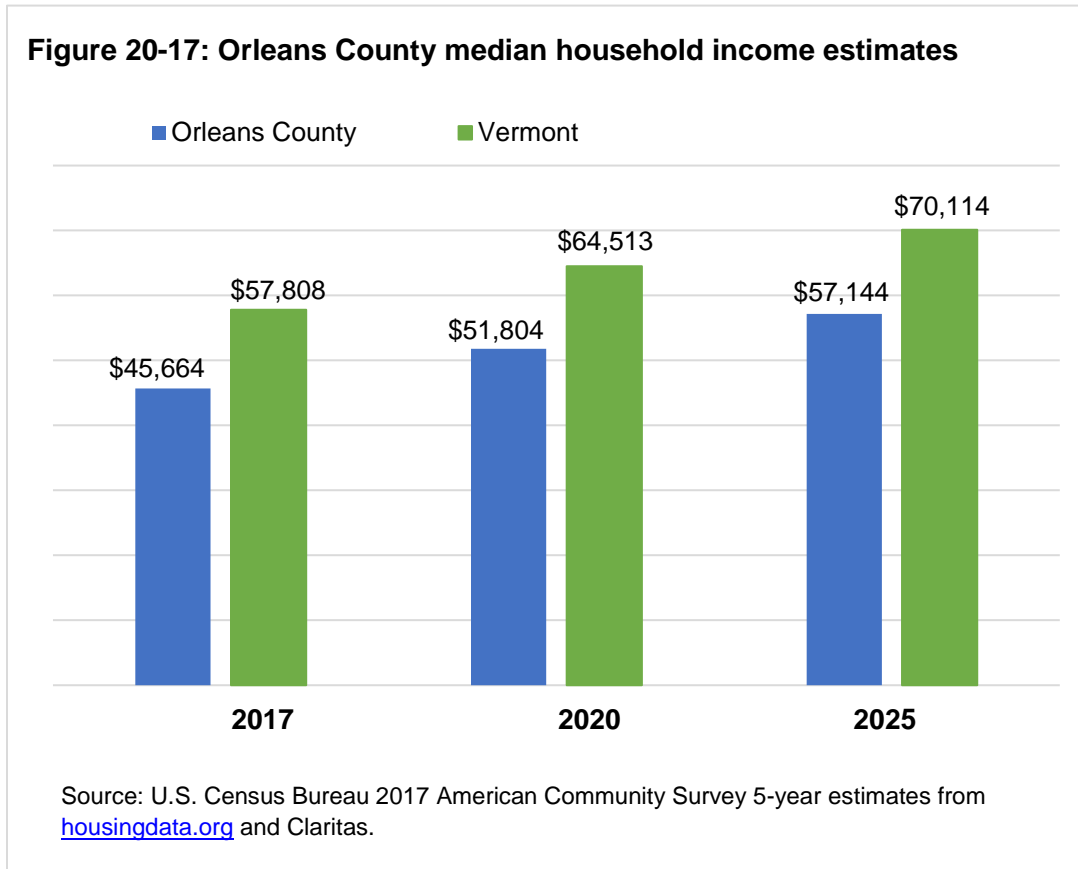


Figure 20-18: Income ranges relative to Orleans County median income, 2020

Median income		\$	51,804
<=30% of median	<=	\$	15,541
31-50% of median	\$	15,542 - \$	25,902
51-80% of median	\$	25,903 - \$	41,443
81-100% of median	\$	41,444 - \$	51,804
101-120% median	\$	51,805 - \$	62,165
>120% of median	>	\$	62,166

Source: Claritas

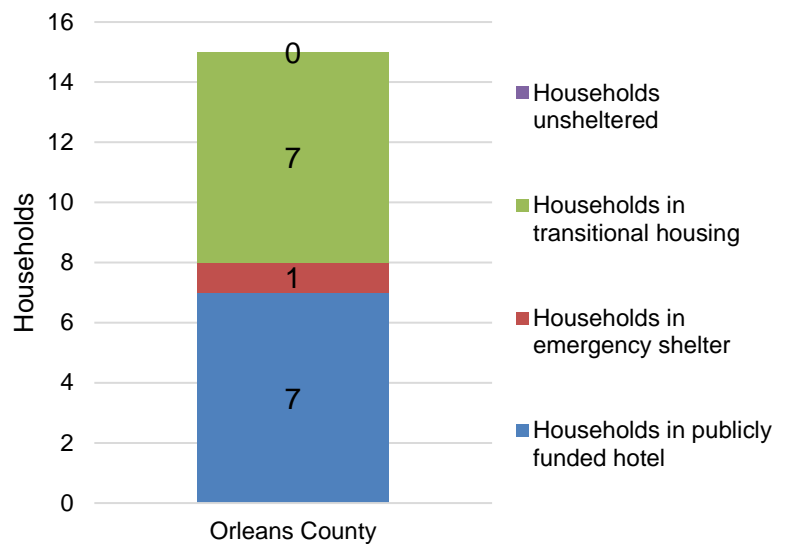
Homelessness

During the 2019 One Night Count, 25 Orleans County residents experienced homelessness. The 2017 VCEH Assessment Report finds a lack of housing in Orleans County leads to longer shelter stays and a lack of funding to help people leave shelters results in shelters remaining at capacity².

Housing quality

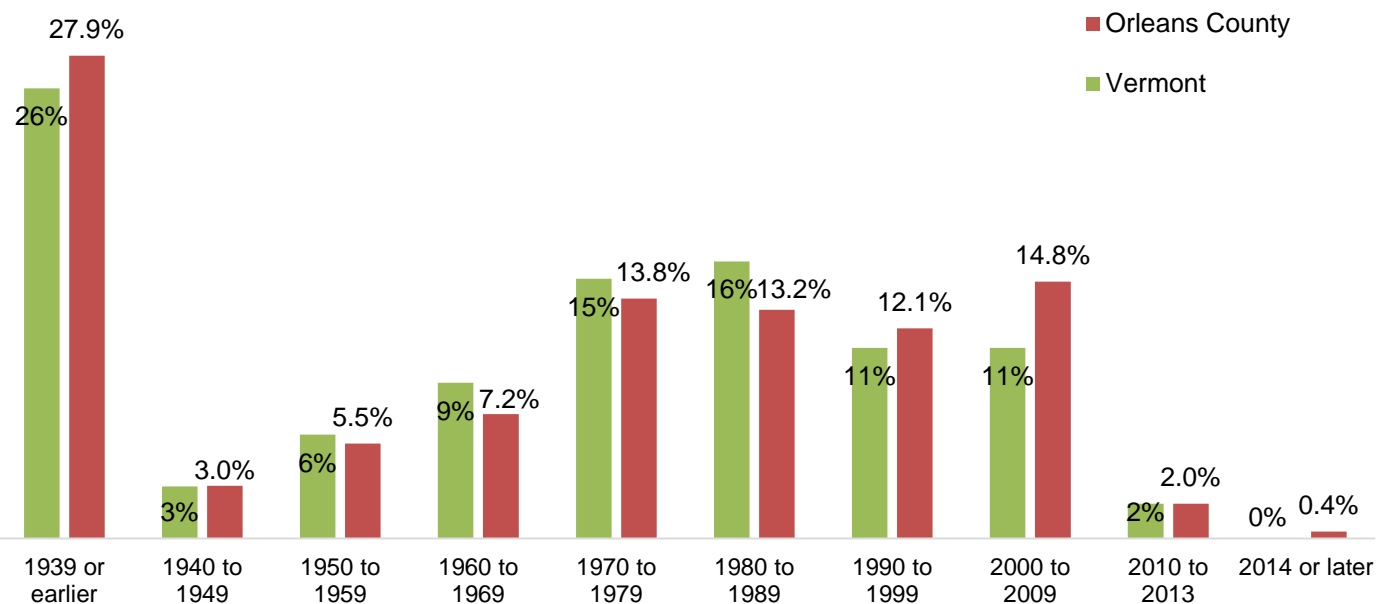
Of all homes in Orleans County, 27.9% were built before 1940—somewhat more than the statewide average. The median home was built in 1975.³

Figure 20-19: Shelter status for Orleans County homeless households



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

Figure 20-20: Age of Orleans County housing stock



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

² Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

³ U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from housingdata.org

Homes in mobile home parks

Orleans County has 8 mobile home parks and a total of 224 lots. There are seven vacant lots and a vacancy rate of 3.1%, which is substantially lower than Vermont's overall lot vacancy rate of 5.2%.⁴ No Orleans parks have been found to be located in floodways or floodplains.⁵ There is at least one park in Orleans County that has major capital improvement needs which will cost somewhere between \$200,000 and \$300,000.⁶

⁴ [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

⁵ [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019

⁶ [Vermont Housing & Conservation Board](#) and John Ryan, Development Cycles, "Sustainability Assessment of Affordable Mobile Home Parks in Vermont", 2019