

# Chapter 2 : Demographic trends

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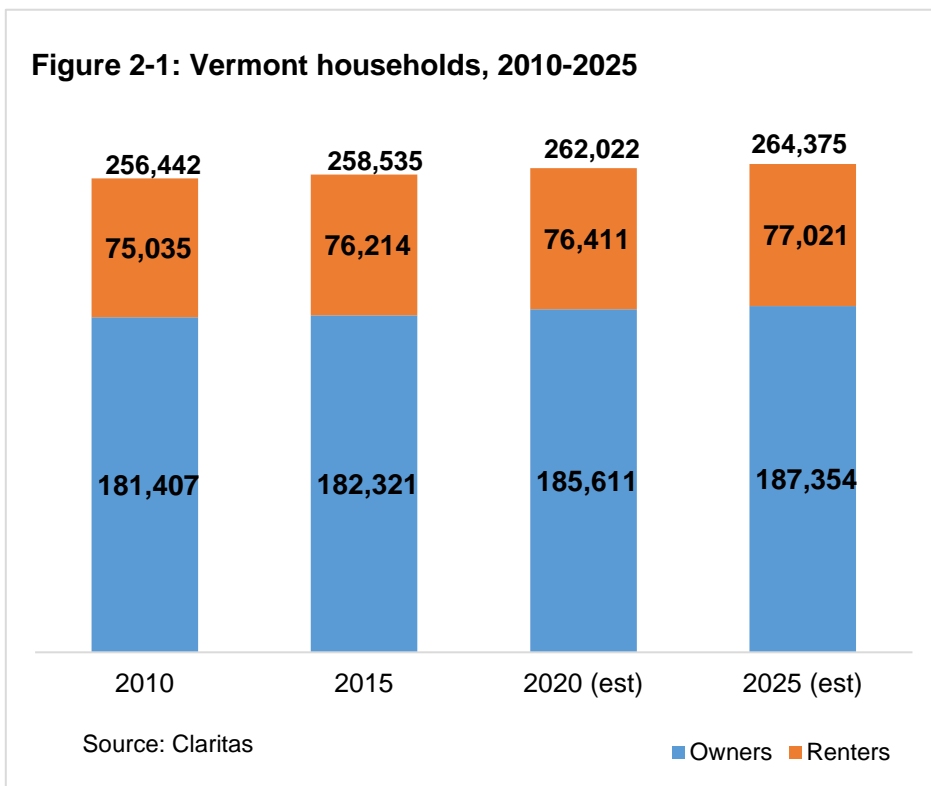
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## Slow growth in Vermont households expected to continue

Growth in the number of households living in Vermont slowed in 2010-2020 to an annual rate of 0.24%. This growth is expected to continue slowing to a rate of 0.18% between 2020 and 2025 which will result in a total of 2,353 new Vermont households.<sup>1</sup> Both the 2015 and 2010 Vermont Housing Needs Assessments projected household growth at twice this level.<sup>2</sup>



## Seniors aged 65-74 will be fastest growing demographic group statewide

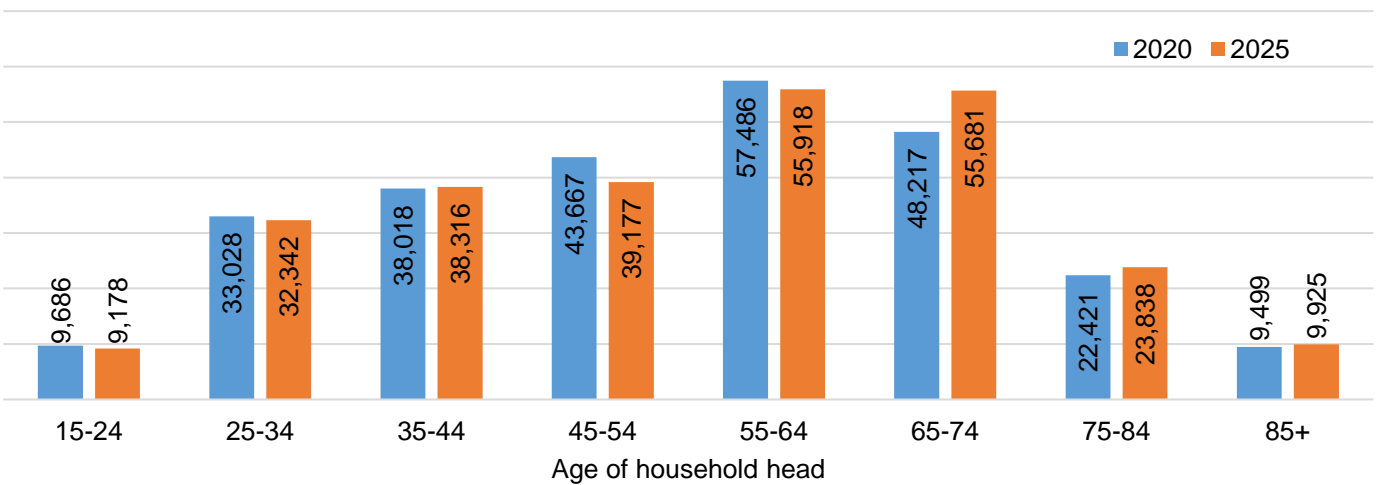
Slow growth brings stagnancy to many aspects of the demographics of Vermont’s population. However, the aging of Vermont’s sizeable Baby Boom population (born 1946- 1964) will continue to expand the number of Vermont households headed by someone who is at least 65 years old. About a third of all Vermont households (or 89,444 households) are likely to be 65 or older by 2025.

The largest expansion of Vermont householders by age in 2020-2025 will be the group aged 65-74, as people born around the height of the boom in 1957 are in this phase of their lives. Vermont householders aged 65 and up are projected to continue to live in homes they own at a consistent, high rate of 79%.

<sup>1</sup> Based on estimates from the U.S. Census Bureau and Claritas projections.

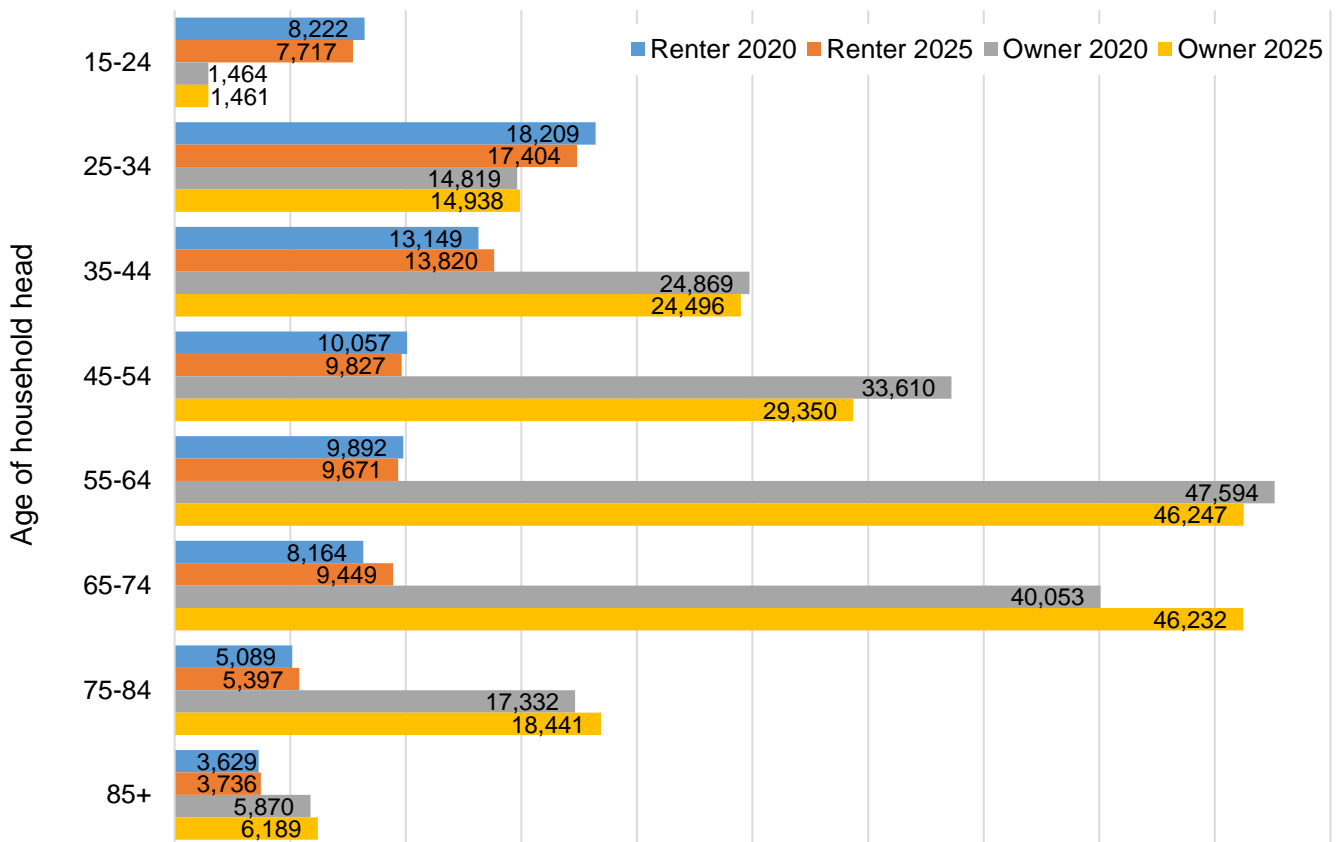
<sup>2</sup> In 2015, the [Vermont Housing Needs Assessment](#) projected Vermont households would expand by 4,768 in 5 years and number 267,270 by 2020. In 2010, the [assessment](#) projected Vermont households would expand by 4,680 in 5 years and number 259,122 by 2015.

Figure 2-3: Distribution of Vermont households by age, 2020-2025



Source: Claritas

Figure 2-2: Projected distribution of Vermont households by age and tenure, 2020-2025



Source: Claritas

## Additional low-income households will mostly be renters

An additional 1,090 low-income households with incomes less than 80% of the area’s median are expected to live in Vermont by 2025. 62% (677) of these low-income households are projected to rent their homes.

Although the number of additional households expected in Vermont between 2020 and 2025 is a very minimal 2,353, this growth is projected to occur largely in the lowest and highest income groups.

Between 2020 and 2025, median household income in Vermont is projected to increase by nearly eight percent from \$64,513 to \$70,115.

**Figure 2-4: Projected expansion of households living in Vermont, 2020-2025**

Net additional households of all incomes			Low-income households (income <80% of area median)		
Total	Renters	Owners	Total	Renters	Owners
2,353	610	1,743	1,090	677	413

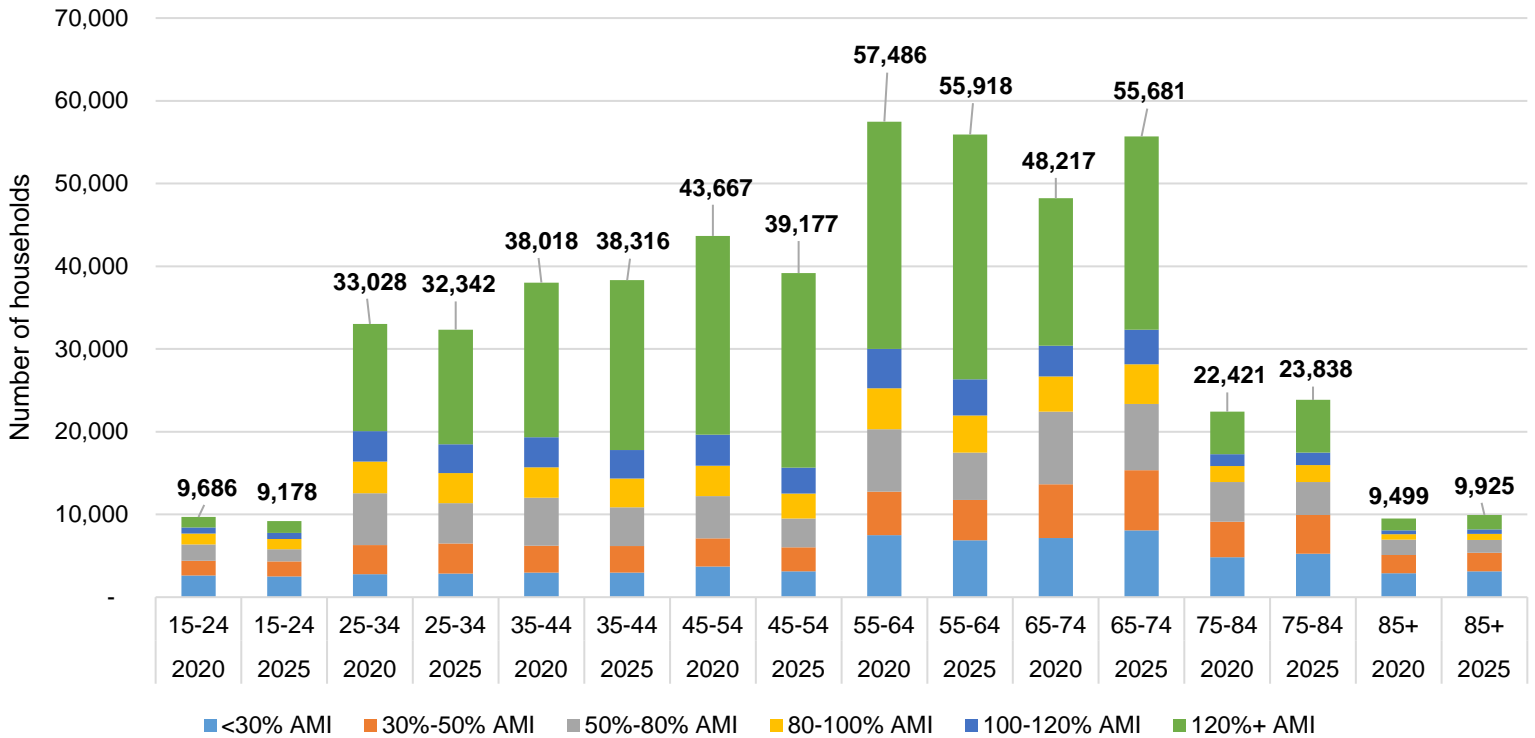
Source: Claritas

**Figure 2-5: Vermont income groups and projected growth, 2020-2025**

Income group	Income range 2020	Households 2020	Projected change in households, 2020-2025
<30% AMI	<\$19,354	33,984	484
30-50% AMI	\$19,355-32,256	29,233	1,009
50-80% AMI	\$32,257-51,610	42,787	(216)
80-100% AMI	\$51,611-64,513	25,007	(100)
100-120% AMI	\$64,514-77,415	21,864	(36)
120%+ AMI	\$77,415+	109,147	1,213
<b>Total</b>		<b>262,022</b>	<b>2,353</b>

Source: Claritas

Figure 2-6: Vermont income and age groups and projected growth, 2020-2025

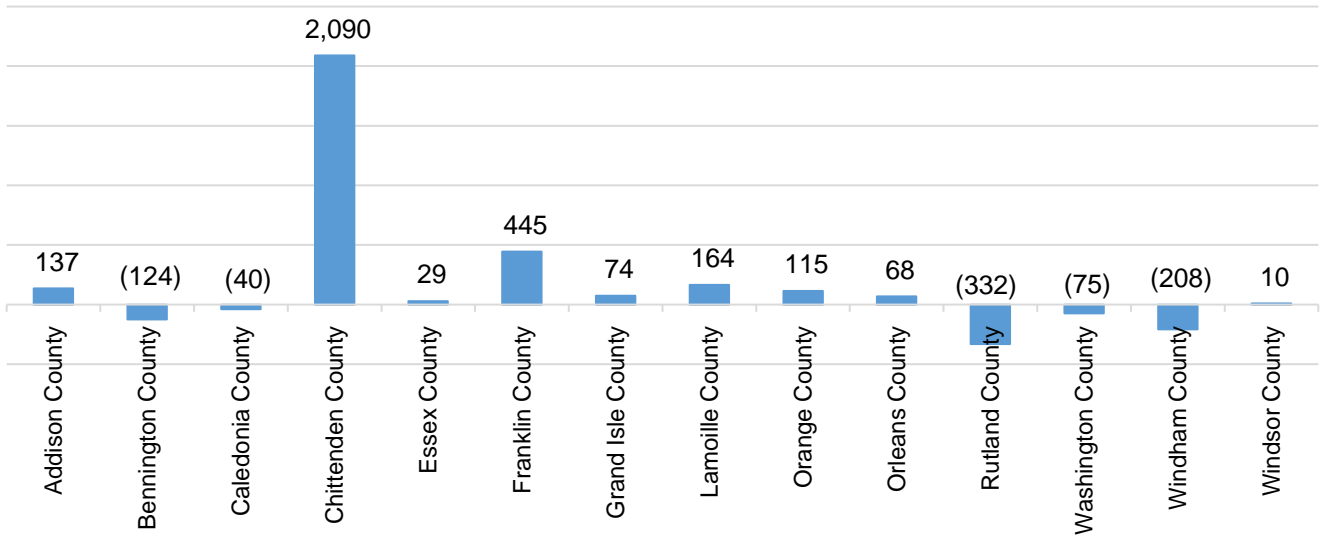


Source: Claritas

## Increasing concentration of Vermont households

Of the expected net additional households in Vermont by 2025, 89% are forecast to locate in Chittenden County. In addition to Chittenden, six other primarily northwest counties are projected to experience an increase in the number of households. Two additional counties will likely increase by fewer than 30 households and the remaining five are likely to face declines.

Figure 2-7: Projected change in the number of county households, 2020-2025

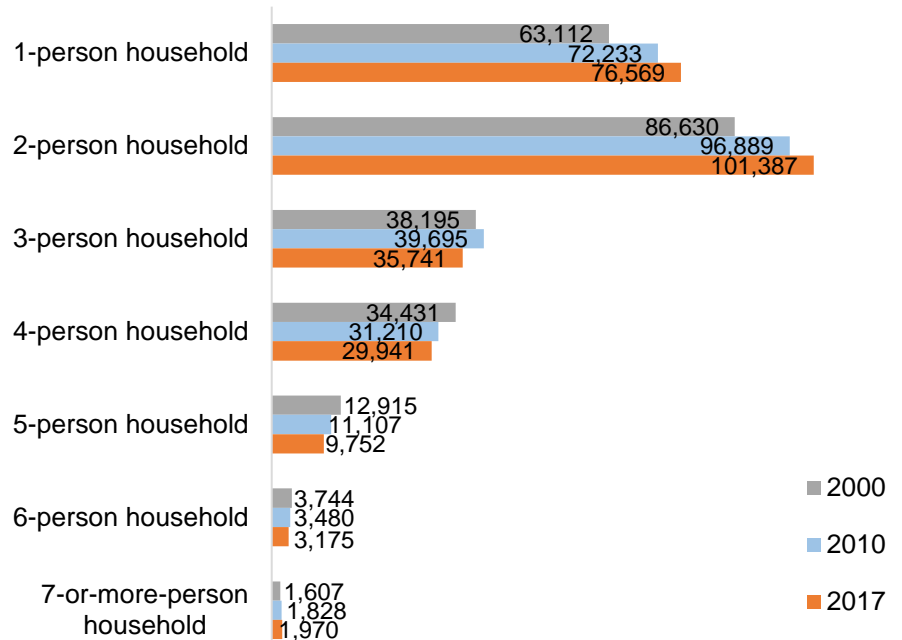


Source: Claritas

## Small households occupy 69% of Vermont homes

The number of Vermont households of one or two people has continued to grow, comprising 69% of all households as of 2017. Meanwhile, the number of households comprised of three to six people has continued to fall. The relatively small number of larger households appears to be remaining stable at approximately 2,000.<sup>3</sup>

Figure 2-8: Households by size



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25009) from [housingdata.org](http://housingdata.org).

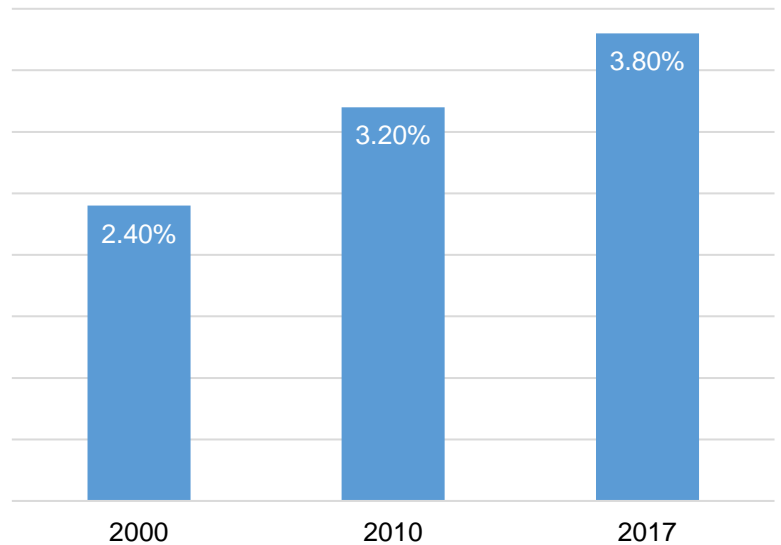
<sup>3</sup> Due to the margin of error associated with the estimated number of 7 or more person households in 2017, we are unable to determine if the number of these households increased since the 2010 Census.

## Racial diversity increases slowly

Although the number of non-white households is small, Vermont is slowly becoming more diverse. The percentage of non-white households has increased by 1.4% since 2000.

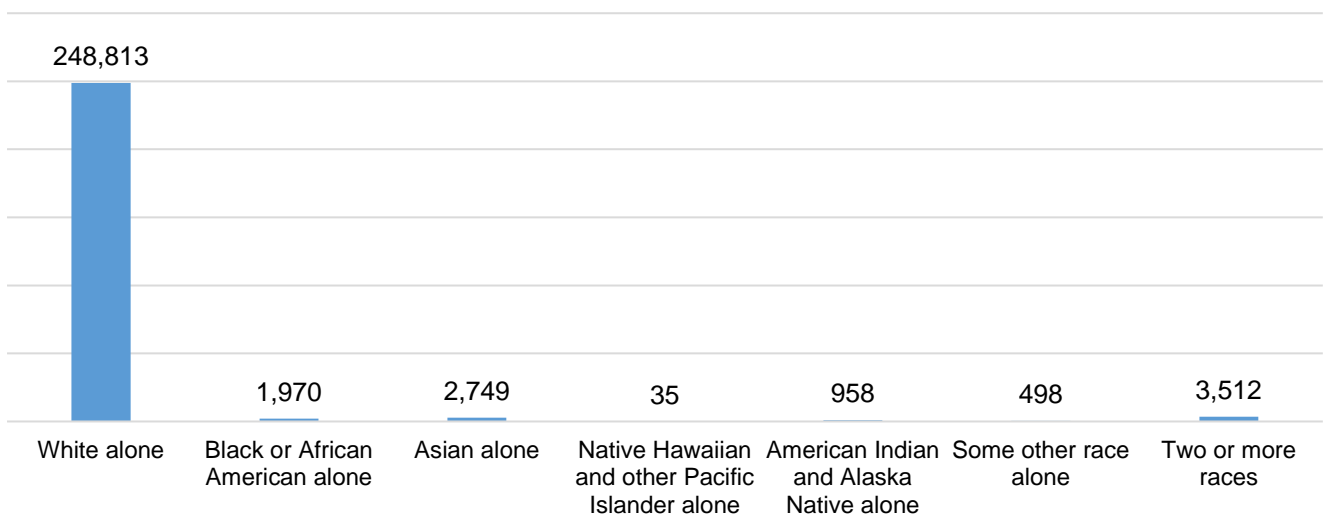
Households headed by someone who is white alone comprise 96% of Vermont’s households. The next largest household group in Vermont by race is Asian alone.

**Figure 2-9: Percent of Vermont householders that are not white-alone**



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25006), U.S. Decennial Census, 2000-2010 (Table H014).

**Figure 2-10: Estimated Vermont households by race of householder**



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003A-G) from [housingdata.org](http://housingdata.org).