

# VERMONT

# #19\*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,217**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,055** monthly or **\$48,664** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$23.40**  
**PER HOUR**  
**STATE HOUSING**  
**WAGE**

## FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	<b>\$12.55</b>
Average Renter Wage	<b>\$16.47</b>
2-Bedroom Housing Wage	<b>\$23.40</b>
Number of Renter Households	<b>75,478</b>
Percent Renters	<b>29%</b>

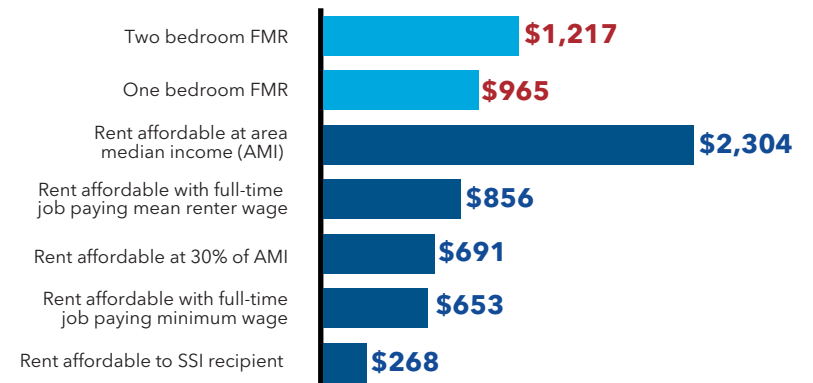
**75**  
 Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom**  
**Rental Home** (at FMR)

**59**  
 Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom**  
**Rental Home** (at FMR)

**1.9**  
 Number of Full-Time Jobs At  
**Minimum Wage To Afford a**  
**2-Bedroom Rental Home** (at FMR)

**1.5**  
 Number of Full-Time Jobs At  
**Minimum Wage To Afford a**  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Burlington-South Burlington MSA	<b>\$28.85</b>
Washington County	<b>\$22.00</b>
Addison County	<b>\$21.48</b>
Windham County	<b>\$20.94</b>
Lamoille County	<b>\$20.40</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

# TOWNS WITHIN VERMONT FMR AREAS

## **BURLINGTON-SOUTH BURLINGTON, VT MSA**

### CHITTENDEN COUNTY

Bolton town, Buels gore, Burlington city, Charlotte town, Colchester town, Essex town, Hinesburg town, Huntington town, Jericho town, Milton town, Richmond town, Shelburne town, South Burlington city, St. George town, Underhill town, Westford town, Williston town, Winooski city

### FRANKLIN COUNTY

Bakersfield town, Berkshire town, Enosburgh town, Fairfax town, Fairfield town, Fletcher town, Franklin town, Georgia town, Highgate town, Montgomery town, Richford town, Sheldon town, St. Albans city, St. Albans town, Swanton town

### GRAND ISLE COUNTY

Alburgh town, Grand Isle town, Isle La Motte town, North Hero town, South Hero town

Vermont	FY22 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS		
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
Vermont	\$23.40	\$1,217	\$48,664	1.9	\$92,141	\$2,304	\$27,642	\$691	75,478	29%	\$16.47	\$856	1.4		
Combined Nonmetro Areas	\$19.93	\$1,036	\$41,446	1.6	\$83,583	\$2,090	\$25,075	\$627	46,113	26%	\$15.10	\$785	1.3		
<u>Metropolitan Areas</u>															
Burlington-South Burlington MSA	\$28.85	\$1,500	\$60,000	2.3	\$109,000	\$2,725	\$32,700	\$818	29,365	33%	\$18.45	\$959	1.6		
<u>Counties</u>															
Addison County	\$21.48	\$1,117	\$44,680	1.7	\$93,900	\$2,348	\$28,170	\$704	3,633	25%	\$17.94	\$933	1.2		
Bennington County	\$19.58	\$1,018	\$40,720	1.6	\$82,400	\$2,060	\$24,720	\$618	3,886	27%	\$14.34	\$746	1.4		
Caledonia County	\$16.87	\$877	\$35,080	1.3	\$72,300	\$1,808	\$21,690	\$542	3,148	25%	\$13.26	\$690	1.3		
Essex County	\$15.02	\$781	\$31,240	1.2	\$58,400	\$1,460	\$17,520	\$438	489	17%	\$11.88	\$618	1.3		
Lamoille County	\$20.40	\$1,061	\$42,440	1.6	\$85,500	\$2,138	\$25,650	\$641	3,009	28%	\$15.28	\$794	1.3		
Orange County	\$20.06	\$1,043	\$41,720	1.6	\$83,200	\$2,080	\$24,960	\$624	2,451	19%	\$14.35	\$746	1.4		
Orleans County	\$16.37	\$851	\$34,040	1.3	\$65,800	\$1,645	\$19,740	\$494	2,569	22%	\$12.77	\$664	1.3		
Rutland County	\$18.87	\$981	\$39,240	1.5	\$82,600	\$2,065	\$24,780	\$620	7,223	28%	\$13.93	\$724	1.4		
Washington County	\$22.00	\$1,144	\$45,760	1.8	\$91,400	\$2,285	\$27,420	\$686	7,517	30%	\$17.01	\$885	1.3		
Windham County	\$20.94	\$1,089	\$43,560	1.7	\$80,400	\$2,010	\$24,120	\$603	6,188	32%	\$15.21	\$791	1.4		
Windsor County	\$20.08	\$1,044	\$41,760	1.6	\$90,100	\$2,253	\$27,030	\$676	6,000	24%	\$14.46	\$752	1.4		

1: BR = Bedroom  
2: FMR = Fiscal Year 2022 Fair Market Rent.  
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
4: AMI = Fiscal Year 2022 Area Median Income  
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.