

# 2024 TENANT DEMOGRAPHIC DATA SNAPSHOT

Every year Evernorth gathers the demographics of our Vermont tenants using data from the Vermont Housing Finance Agency's tenant database. We use this information to try to better understand the diverse groups of people who live in our housing. This data helps shape our Connections Program initiatives and informs affordable housing advocacy.



Total Number of Units

**3,465**



Total Occupants

**6,625**



Average Household Size

**1.91**



Percentage of Vermont Population  
(as of 2020 Census)

**1.03%**



Average Length of Tenancy

**6 years,  
4 months**



Market Rate Units

**221** (6.38%)



Mean Income of All Evernorth Vermont Residents

**\$24,763**



Number of Households with Children

**1,160**  
(34% of households)



Number of Households with Students

**650**  
(19% of households)

Median Income of All Evernorth Vermont Residents

**\$18,409**

Total Number of Children

**2,122**  
(2% of 2020 VT census population estimates)

Total Number of Students

**1,039**

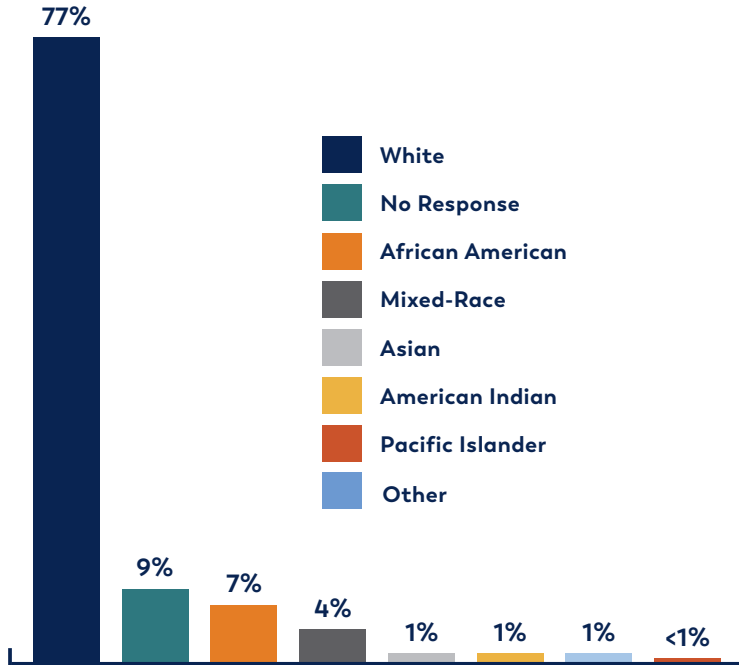


Number of Households with Rent Subsidy

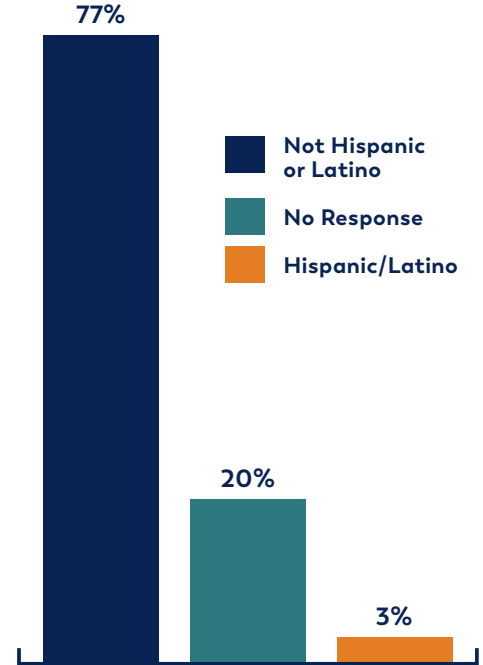
**2,172** (63%)

## EVERNORTH VERMONT UNITS

Head of Household - Race



Head of Household - Ethnicity



## LIHTC UNITS WITHOUT SUBSIDY



LIHTC Units without Rent Subsidy

**1,072**



Average Household Size

**2.11**



Number of Occupants

**2,257**



Number of Children

**739**

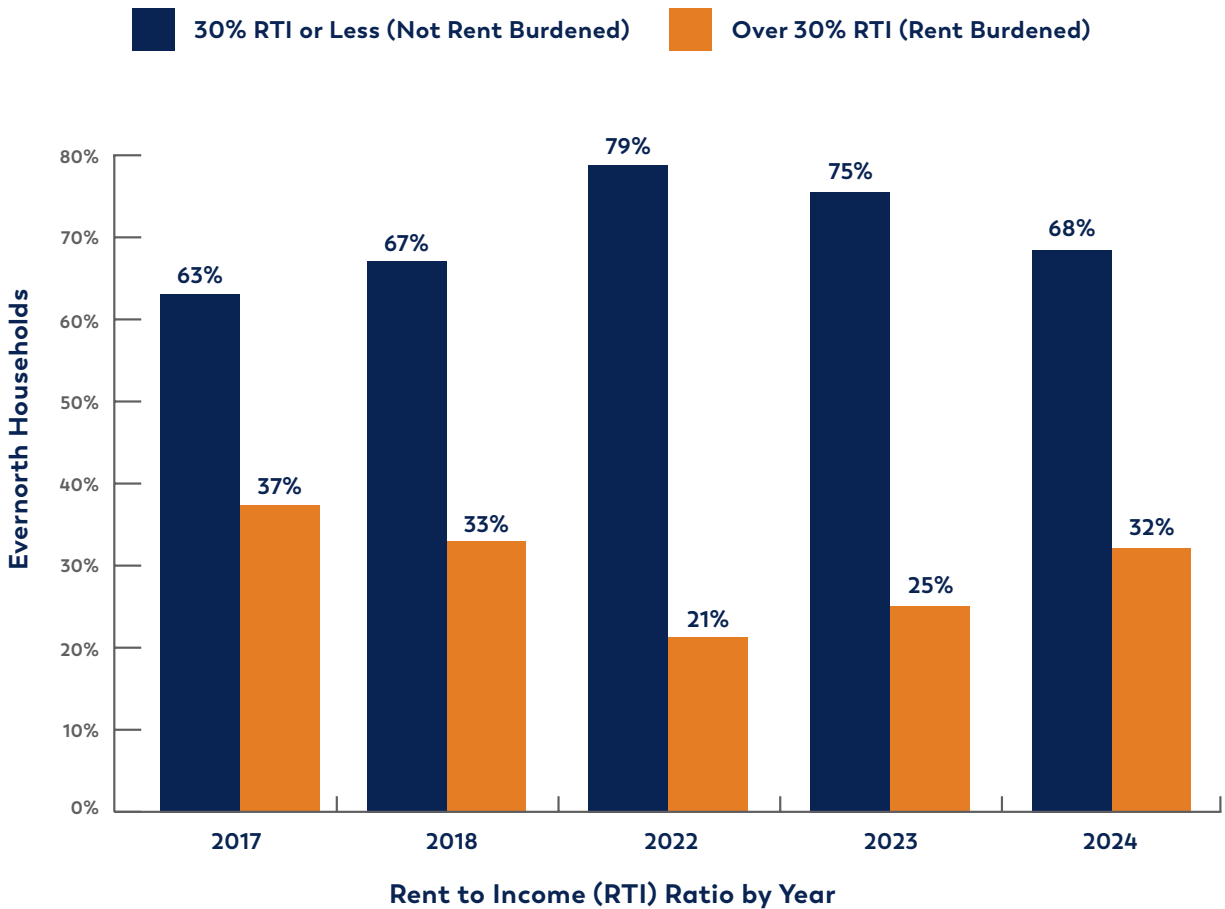


Average Length of Tenancy

**6 years, 2 Months**

The Low Income Housing Tax Credit (LIHTC) program incentivizes private investments to develop and preserve affordable housing for low to moderate income households. It is a federal program specifically for rental housing.

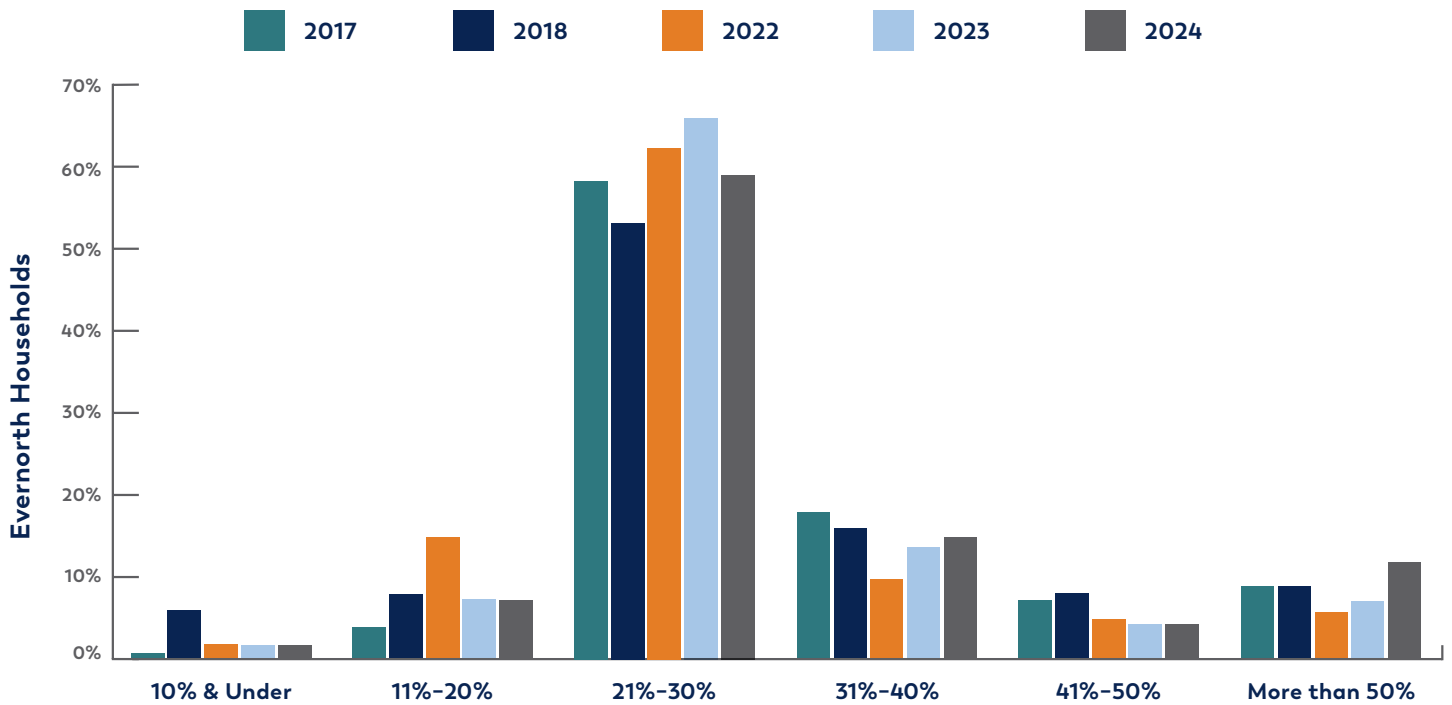
# EVERNORTH HOUSEHOLD RENT BURDEN



HUD considers households at 30% or more cost-burdened and 50% or more severely cost-burdened.



# PERCENTAGE OF EVERNORTH HOUSEHOLDS BY RENT TO INCOME (RTI) RATIO



RTI Ratio (Rent as a Percentage of Household Income)

The Rent to Income Ratio is the percent of a household's gross income needed to afford rent.

