

2025 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

3,873



Total Occupants

7,263



Average Household Size

1.87



Percentage of Vermont Population
(2024 population estimate)

1.1%



Average Length of Tenancy

**6 years,
1 month**



Market Rate Units

152 (4%)



Mean Income of All Evernorth Vermont Residents

\$26,139



Number of Households with Children

1,245

(32% of households)



Number of Households with Rent Subsidy

2,317 (67%)

Median Income of All Evernorth Vermont Residents

\$19,453

Total Number of Children

2,282

(2% of 2021 VT child population estimates)



Number of Households with Students

689

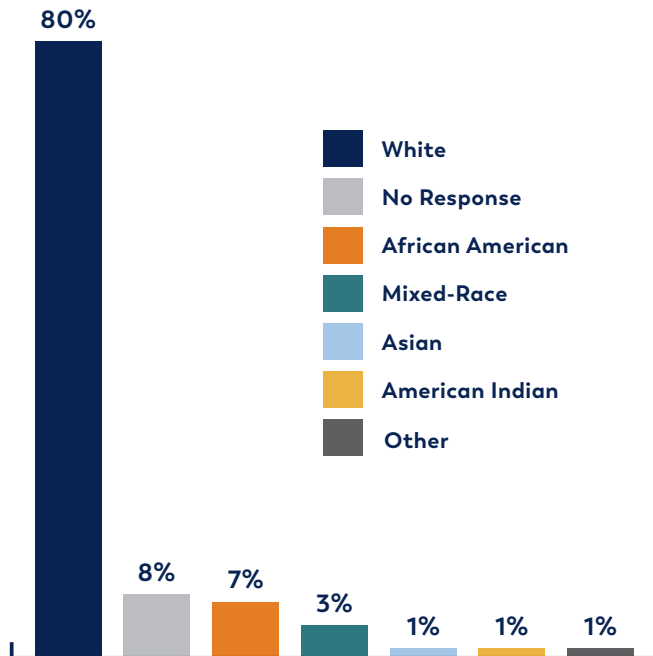
(18% of households)

Total Number of Students

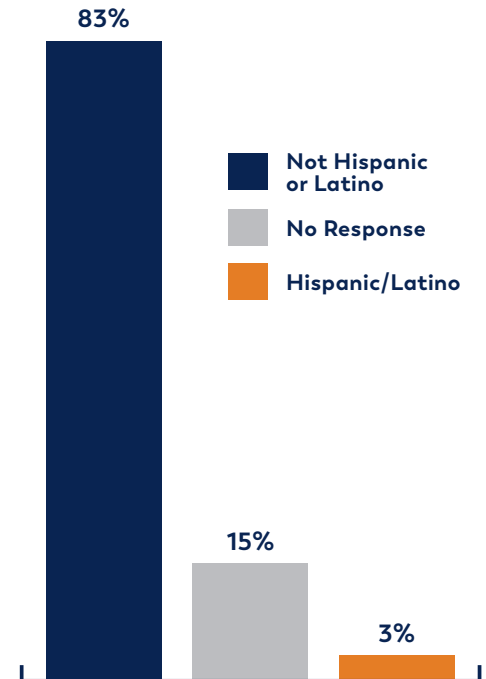
1,076

EVERNORTH VERMONT UNITS

Head of Household - Race



Head of Household - Ethnicity



LIHTC UNITS WITHOUT SUBSIDY



LIHTC Units without Rent Subsidy

1,350



Average Household Size

2.01



Number of Occupants

2,713



Number of Children

823

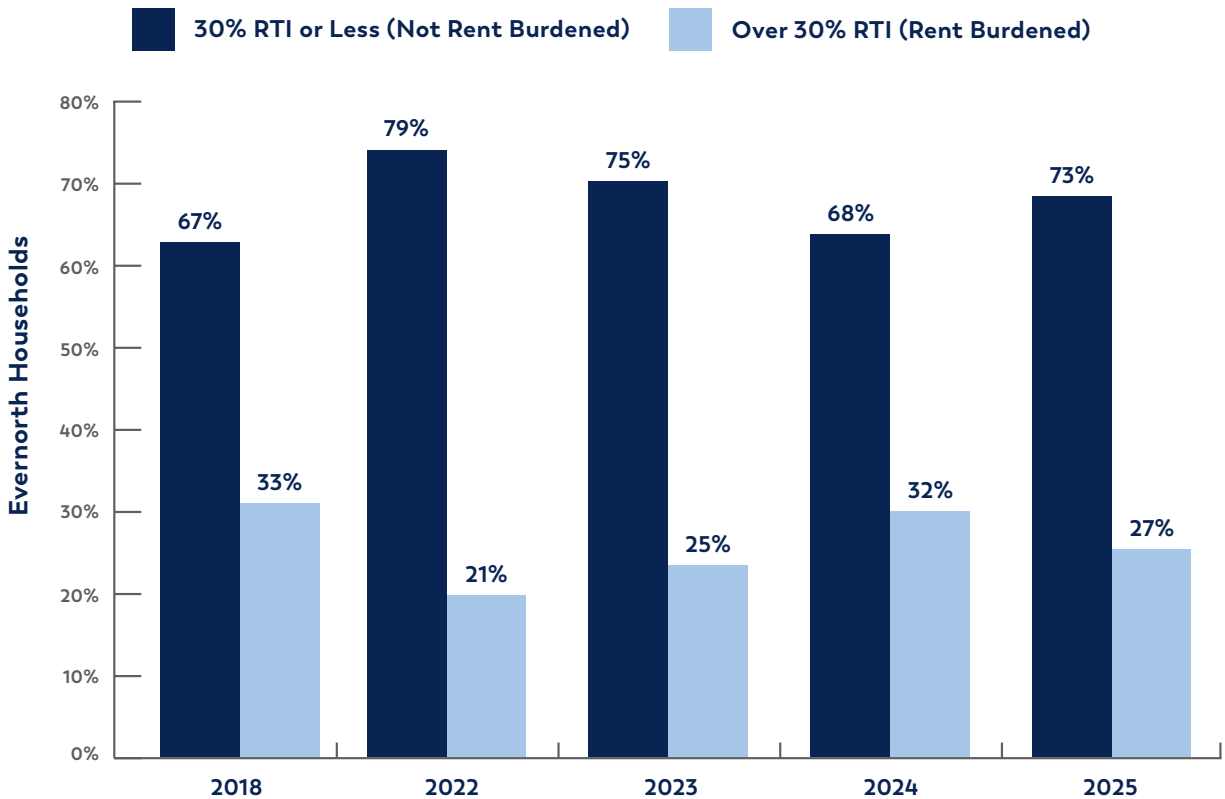


Average Length of Tenancy

5 years, 8 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

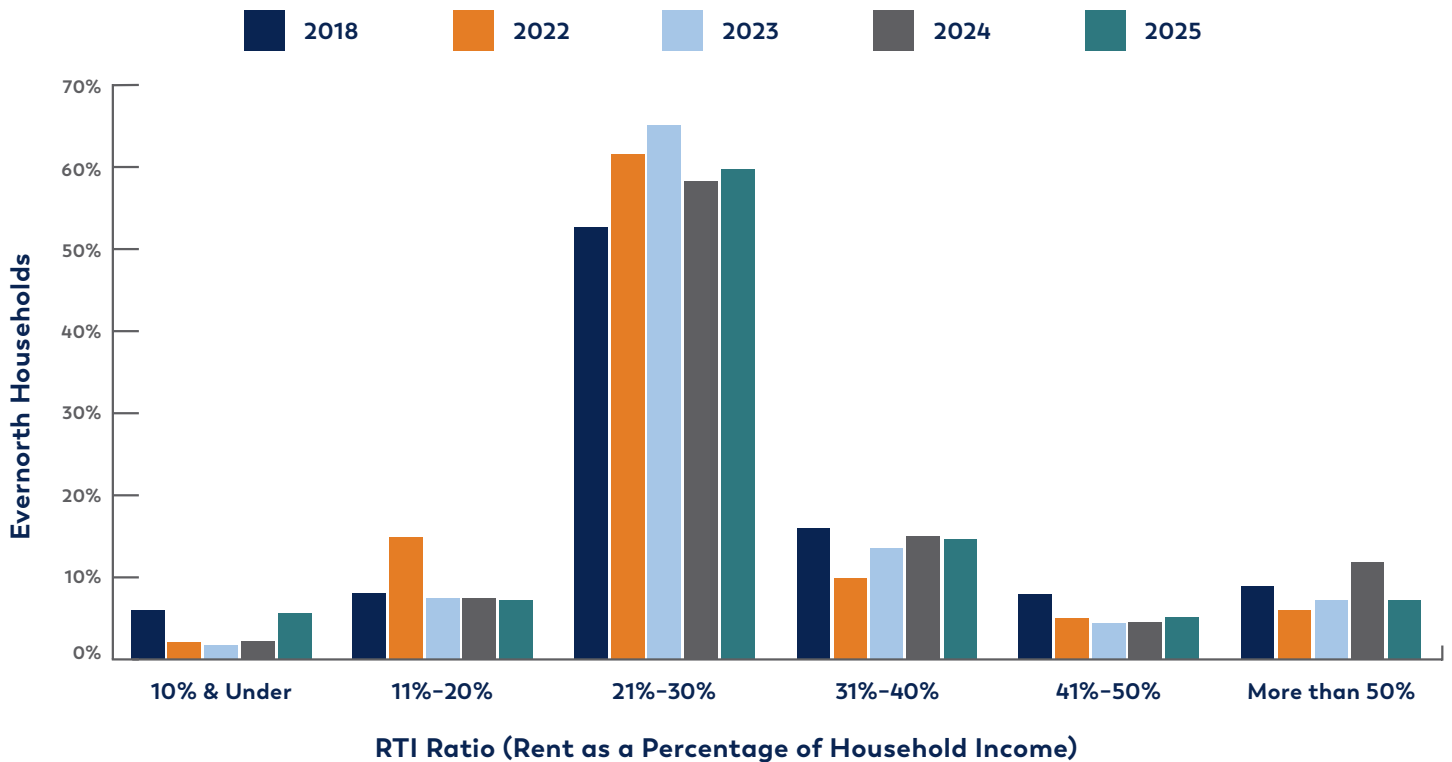


Rent to Income (RTI) Ratio by Year

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.

