

Housing Needs Assessment
HINESBURG
VERMONT



Prepared for:
TOWN OF HINESBURG – AFFORDABLE HOUSING COMMITTEE

Prepared by:
CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION

June 15, 2023

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	3
II. INTRODUCTION & DATA NOTES	4
III. DEMOGRAPHIC & ECONOMIC TRENDS	5
Key Finding 1. Hinesburg’s population is growing and aging.	5
Key Finding 2. The current workforce shortage is expected to continue.....	7
Key Finding 3. Hinesburg’s population is becoming more racially diverse.	8
Key Finding 4. Affordable housing continues to be out of reach for many households.	10
IV. HOUSING MARKET CONDITIONS.....	16
Key Finding 5. Hinesburg’s housing stock is mostly single-unit and owner-occupied.	16
Key Finding 6. Housing demand is extremely high in the community.	17
Key Finding 7. Hinesburg’s housing stock is out of balance with its households’ needs.	19
Key Finding 8. Homelessness has risen dramatically in recent years.....	20
Key Finding 9. Hinesburg has an unmet need for service-supported housing.....	22
V. RECOMMENDATIONS TO MEET HINESBURG’S HOUSING NEEDS	23
Recommendation 1. Continue to plan for additional housing development at all income levels with a focus on smaller unit sizes to diversify the housing stock.....	23
Recommendation 2. Continue partnerships with non-profit developers and policies that create and maintain income-restricted housing.	24
Recommendation 3. Encourage the creation of senior and service-supported housing.....	25
Recommendation 4. Continue to support the affordability of mobile home parks.	26
Recommendation 5. Revise permitting fees to reduce unnecessary development costs. ..	27
Recommendation 6. Make the permitting process shorter and more predictable.	27
Recommendation 7. Ensure regulatory incentives for creation of affordable units provide useful benefits to development projects as well as the Town, and consider the impact of zoning standards on housing costs.	28
VI. APPENDIX A: DATA TABLES.....	29

I. EXECUTIVE SUMMARY

The following summarizes the key findings and recommendations from the analysis of demographic and employment trends, rental housing characteristics, ownership characteristics, senior housing needs, and special needs housing.

I. Demographic & Economic Trends

The key demographic and economic trends affecting the community's housing needs remain more or less the same as they were in 2010, but the economic context affecting opportunity is very different. In 2010, the economy was weaker at the tail end of the great recession, but recovered steadily until the coronavirus (COVID-19) pandemic in 2020. The pandemic triggered drastic societal changes that had global economic repercussions, including geographic shifts in housing demand, low mortgage interest rates, rampant inflation, and workforce shortages. Layered over the continuing trends of aging in place and a rapid decline in the number of young adults, this makes Hinesburg increasingly a community of aging middle-class homeowners living in single-unit homes. County-wide, households of color continue to have lower incomes and are more likely to rent than own their homes compared to white households. Demographic trends continue to indicate a need for more housing overall, with a specific focus on rental and multi-unit housing, housing suitable for young families with low to moderate incomes, and homes built with universal design principles that meet the needs of seniors and those living with disabilities.

II. Housing Market Conditions

Despite both steady and sharp increases in demand, construction of new homes (both rental and homeowner) has continued at a trickle, increasing the magnitude of disruptions to the housing market caused by the pandemic. There is a persistent mismatch between the size of households and the availability of one- and two-bedroom homes in the community. High cost burden persists in the community; half of all renters pay more than 30% of their income for rent. The constrained homeownership market forces potential home buyers to continue renting, leading to limited rental options at all income levels. The result is a significant need to provide homes for renters earning under 60% of the area median income (AMI). For senior households in the community: age-appropriate rental options are limited for existing owner residents at all income levels.

III. Recommendations to Meet Hinesburg's Housing Needs

Hinesburg is poised to add 502 new homes over the next 10 years or so, including planned projects at Kelley's Field, Haystack Crossing, and Hinesburg Center. These include 112 perpetually affordable homes, enough to house more than a quarter of current cost-burdened households. Continuing to plan for compact growth and diversifying available housing types will set the Town on a positive long-term course. Specific measures include reviewing regulatory incentives for affordable housing development as well as reducing development fees and streamlining the permitting process where possible. Focused efforts to create service-supported housing will address a growing unmet need for seniors and people living with disabilities. The Town should also continue to support the affordability of mobile home parks.

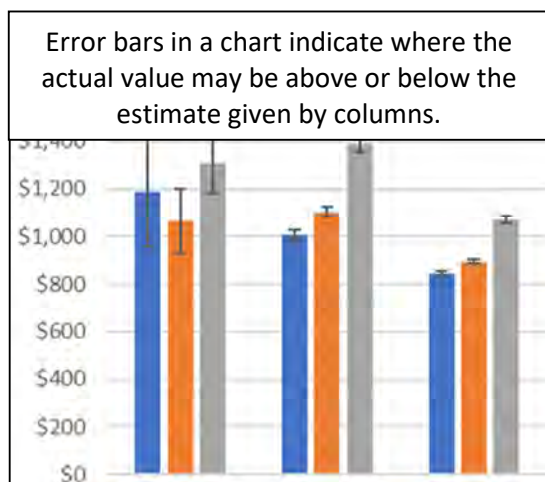
II. INTRODUCTION & DATA NOTES

In 2023, the Hinesburg Affordable Housing Committee engaged the Chittenden County Regional Planning Commission (CCRPC) to update the community’s housing needs assessment. As with the prior assessments in 2010 and 2017, the purpose of the study is to assemble and interpret information that will guide town policies, as well as other public and private actions, to address unmet housing needs.

Unlike the prior assessments, this report does not follow the format of the [Vermont Housing Needs Assessment Guide](#). Instead, select data are examined to summarize the major demographic, economic, and housing market trends to place Hinesburg in its context within Chittenden County and Vermont as a whole. Appendix A updates the comparative tables that provide the underpinning for prior assessments. This includes information collected during the prior assessment to chart changes from ongoing sources that may be updated in the future.

A wide range of sources were used to compile the data. This includes the decennial US Census, the American Community Survey (ACS), the Vermont Housing Finance Agency’s housingdata.org website, the Vermont Department of Taxes, the Vermont Department of Labor, and the Chittenden County Regional Planning Commission. Nonprofit housing professionals working in Hinesburg also provided input to the assessment.

The findings and recommendations are offered with some key limitations. Much of the detailed information about housing and households in Hinesburg comes from the US Census Bureau’s American Community Survey (ACS). The ACS is collected annually from a relatively small sample of residents, and for small communities like Hinesburg often contains wide margins of error (sometimes larger than year-to-year changes). To increase sample size and reduce error, this report uses ACS estimates collected and averaged over a rolling five-year period (the 2021 survey averages annual data collected from 2017 through 2021). Where margin of error affects the statistical or common-sense credibility of the data, the report relies on county-level data, data sources besides the ACS, or notes where uncertainty may affect data interpretation. Margin of error is labeled as “MOE” in tables and shown as error bars in figures, representing the range where the actual value may lie based on sampling uncertainty.



Prior reports used decennial census data and intervening 5-year ACS 2015 estimates (spanning collection years 2011-2015). This report would continue that format; unfortunately, the full 2020 decennial census dataset still has not been released. Furthermore, due to the impacts of the COVID-19 pandemic, 2020 ACS estimates were skewed by both data collection challenges and actual short-term societal changes. Therefore, 2021 ACS estimates are used where 2020 census data are not available to provide better end-caps on trends during and following the pandemic time period.

III. DEMOGRAPHIC & ECONOMIC TRENDS

This section explores how the community’s population and living arrangements may be changing, including total population, household size, age, race, and jobs. In addition, income and earnings are compared to current housing costs to determine where gaps may exist.

Key Finding 1. Hinesburg’s population is growing and aging.

Figure 1

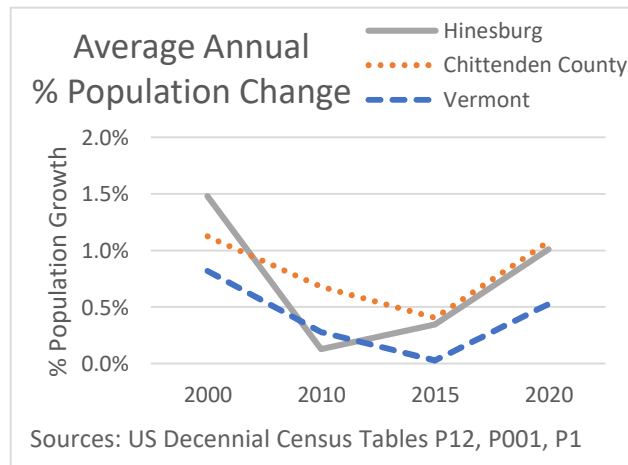
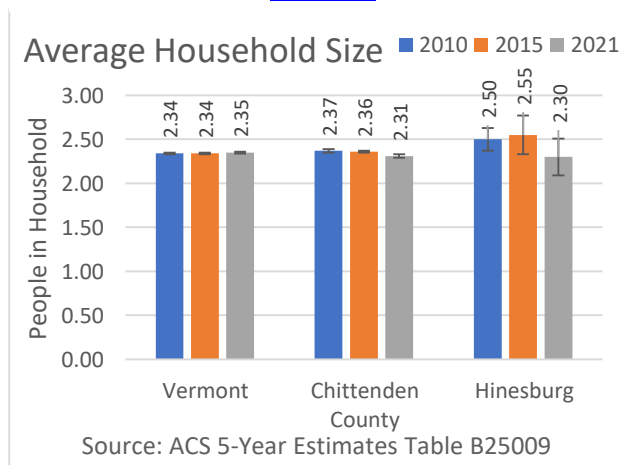


Figure 2



Hinesburg’s population has grown by 302 people (about 6.9%) since 2010, which is much faster than the prior decade. The growth rate is now comparable to the county and higher than the state (Figure 1). At the same time, average household size is on the decline (Figure 2). This may be due to both a wave of new household formation as children of the prior generation reach adulthood, as well as indications that younger families are having fewer children than their parents. Regardless, the result is continued increases in the number of households overall. These trends are expected to continue as noted in demographic forecasts from the [2018 ECOS Regional Plan](#) (Figure 3). This will put additional pressure on an already limited housing supply.

Figure 3

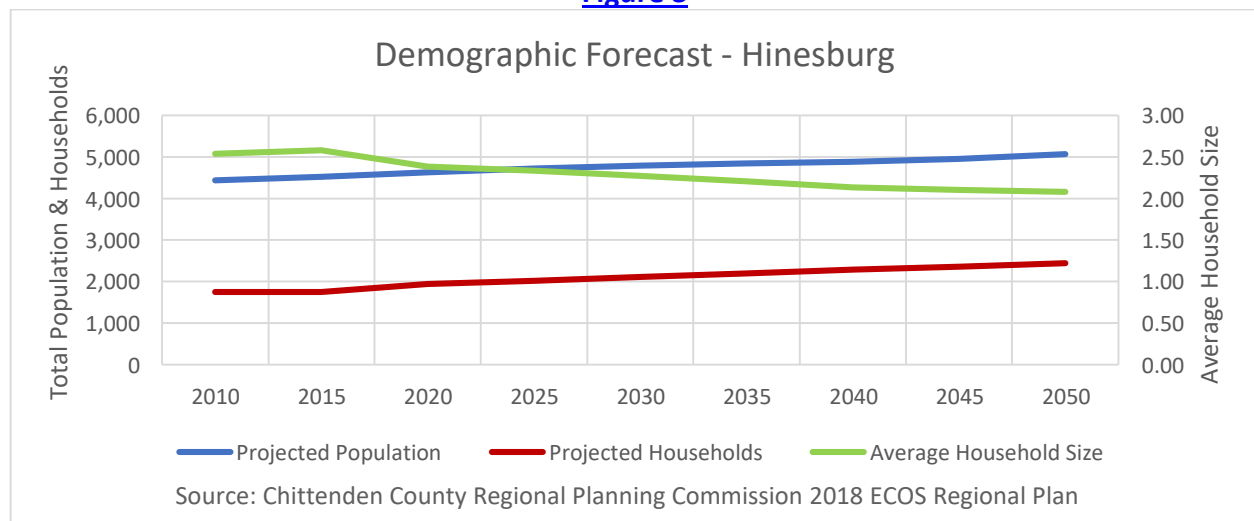


Figure 4

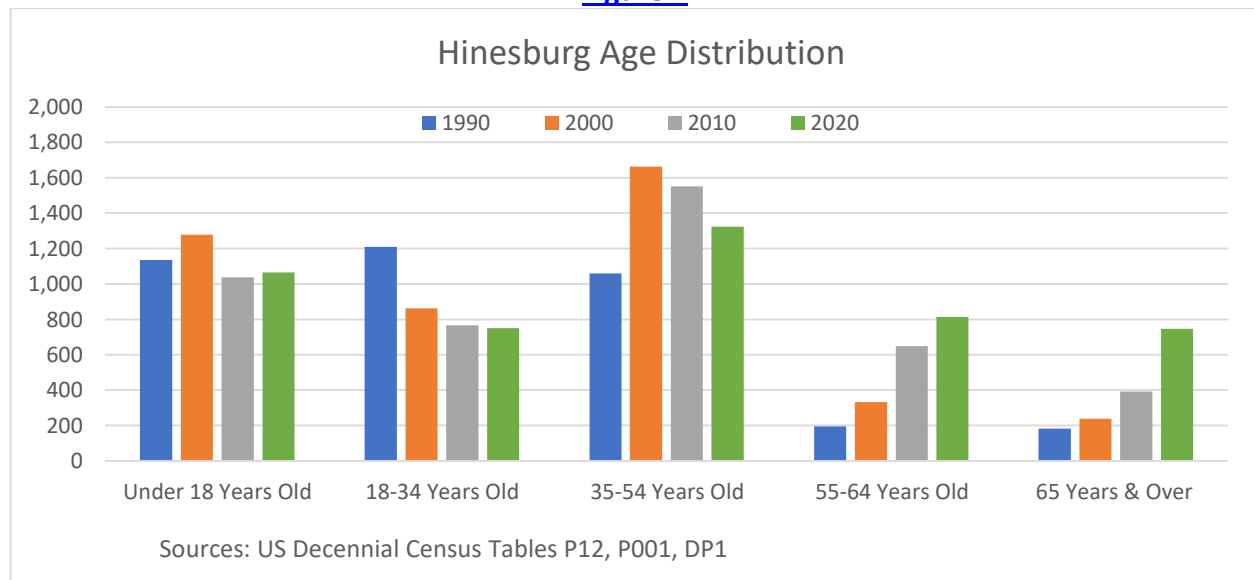
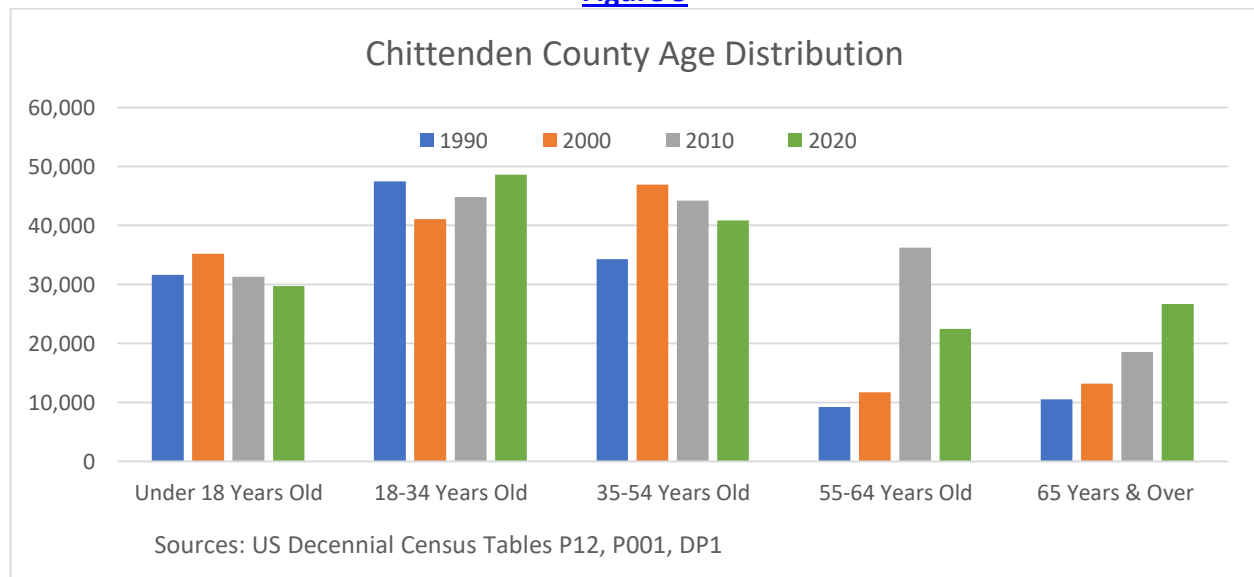


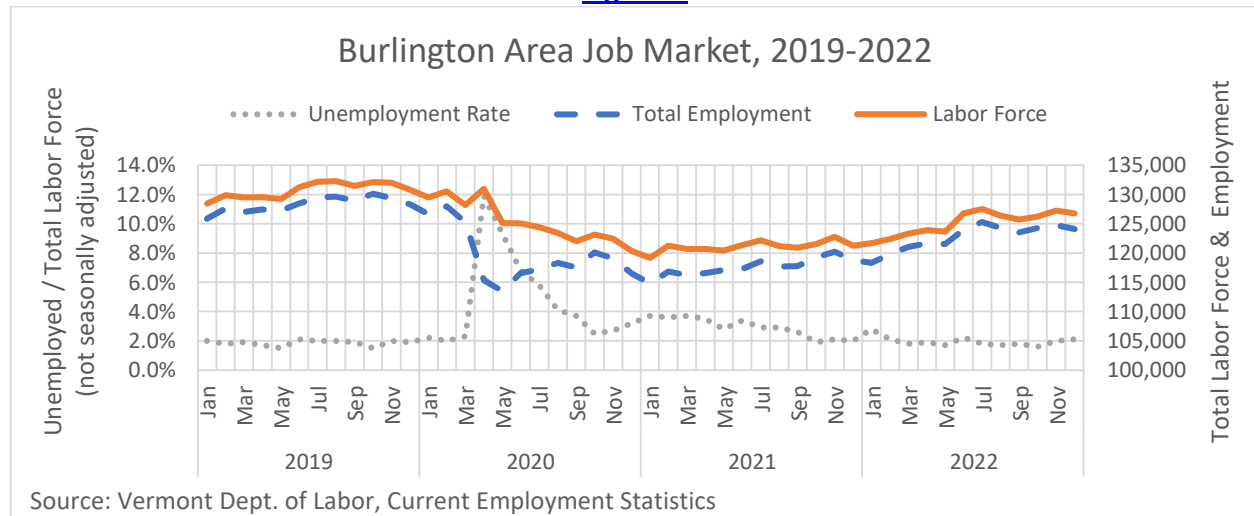
Figure 5



The population is aging (Figures 4 and 5). While the population under age 18 has held steady over the last 30 years, the population between ages 18 and 34 has steadily declined. Meanwhile, there have been steady increases in the number of people over the age of 55. The number of people nearing or in retirement currently account for more than a third of the total population. This follows a statewide and nationwide trend which points to a need for housing that meets the needs of an aging population.

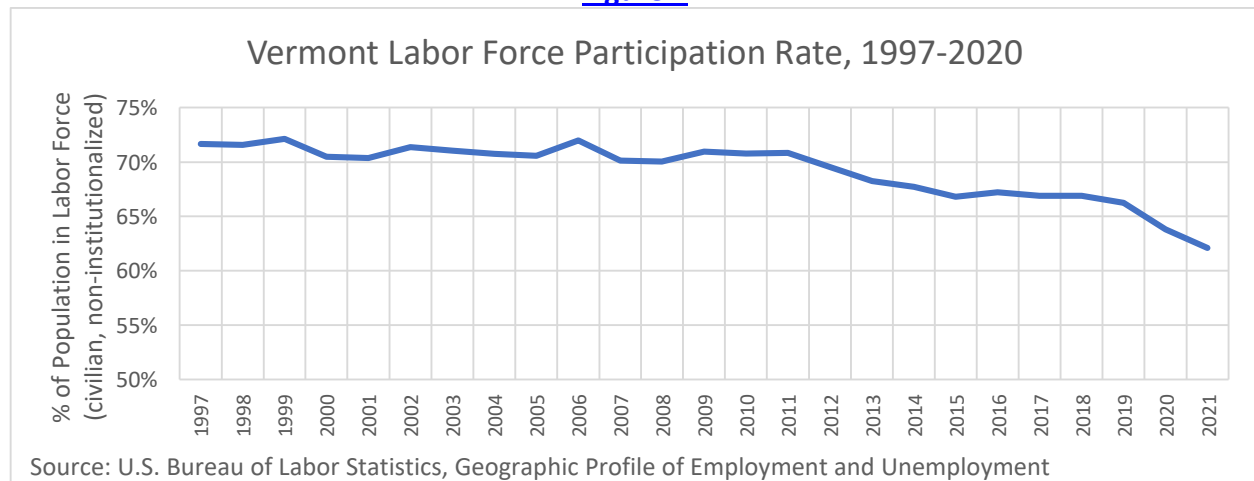
Key Finding 2. The current workforce shortage is expected to continue.

Figure 6



Source: Vermont Dept. of Labor, Current Employment Statistics

Figure 7



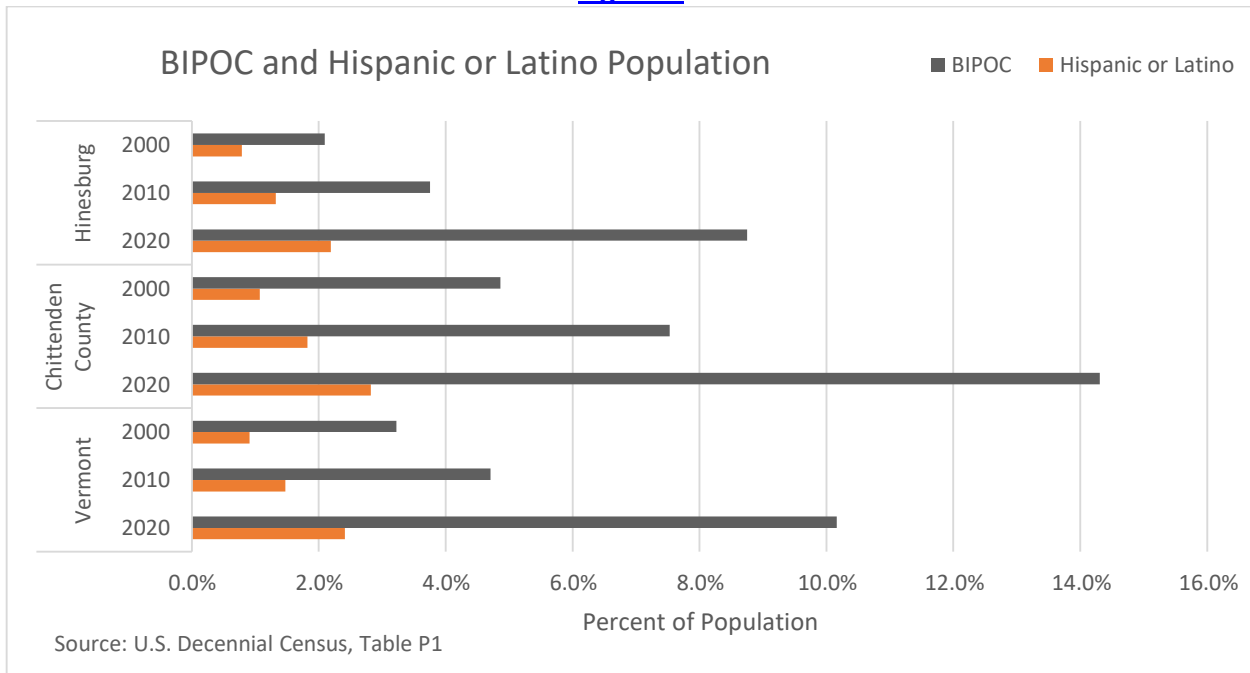
Source: U.S. Bureau of Labor Statistics, Geographic Profile of Employment and Unemployment

Labor shortages can reduce housing affordability directly if the demand for new homes cannot be met by the home construction industry, and indirectly if the costs of goods and services generally outpaces earnings and leaves less income available for housing.

Economic & Labor Market data from the Vermont Department of Labor shows evidence of a workforce shortage. After a spike during the COVID-19 pandemic, unemployment rates in the Burlington area fell to historic lows in 2022 of 1.9-2.1% (Figure 6). However, the Burlington area’s total labor force and number of jobs (employment) were still more than 3% lower in December 2022 than December 2019. Statewide, the labor force participation rate (the percent of the population working or seeking work) has steadily declined over the last two decades (Figure 7). This reflects a national trend (due in part to aging of the population). Since the pandemic, Vermont’s labor force decreased further by about 10,000 workers, likely due to health concerns, the cost and practical demands of childcare, and other social factors.

Key Finding 3. Hinesburg’s population is becoming more racially diverse.

Figure 8



Racial diversity remains extremely low in Vermont, Chittenden County, and Hinesburg (Figures 8 & 9). About 10-15% of the population are people who identify as black, indigenous, or people of color (BIPOC), including Hispanic or Latino¹. However, the proportion of BIPOC people is increasing quickly and accounts for about 90% of the population growth in Hinesburg and 78% of Chittenden County’s growth.

¹ The Census Bureau collects data for race separately from "ethnicity," the term for Hispanic or Latino (those who identify with Spanish-speaking countries and cultures). Respondents who indicate they are Hispanic or Latino also may indicate any other race category, which may not align with their own perceptions and lived experiences.

HINESBURG, VT

Housing Needs Assessment 2023

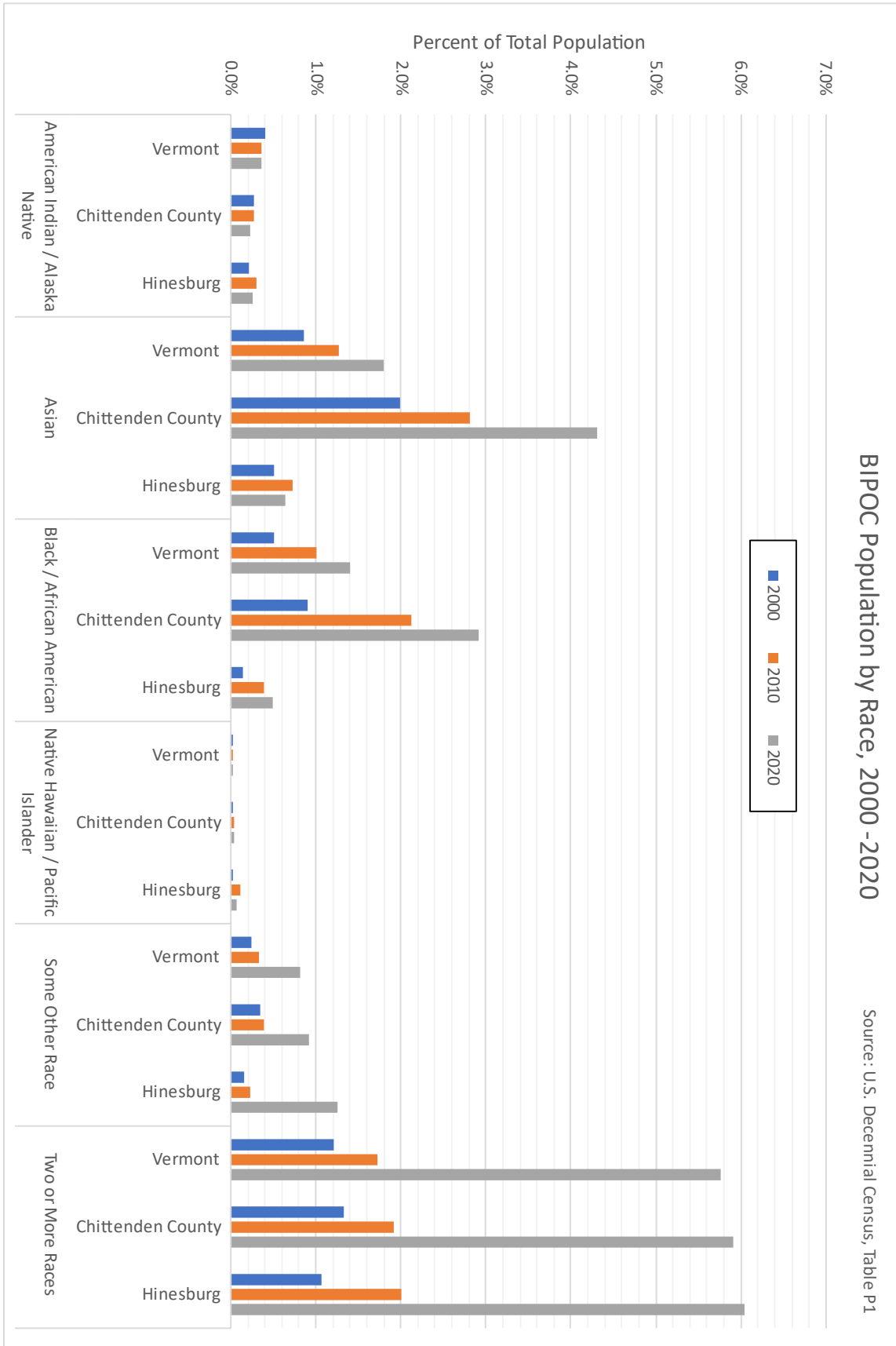


Figure 9

HINESBURG, VT

Housing Needs Assessment 2023

Key Finding 4. Affordable housing continues to be out of reach for many households.

Over the last decade, median household income has increased substantially, with the biggest gains in the last several years (Figure 10). The same holds true for median gross rent, which in 2021 was between \$1,200 and \$1,400 (Figure 11) as well as median home sales price, which as of 2021 was \$435,000 in Hinesburg (Figure 12).

Figure 10

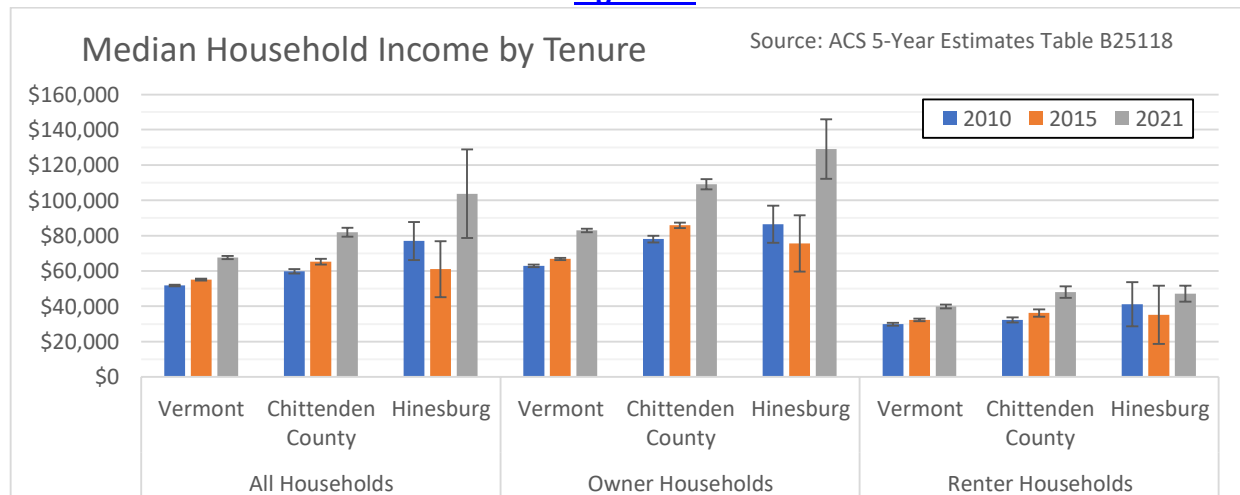


Figure 11

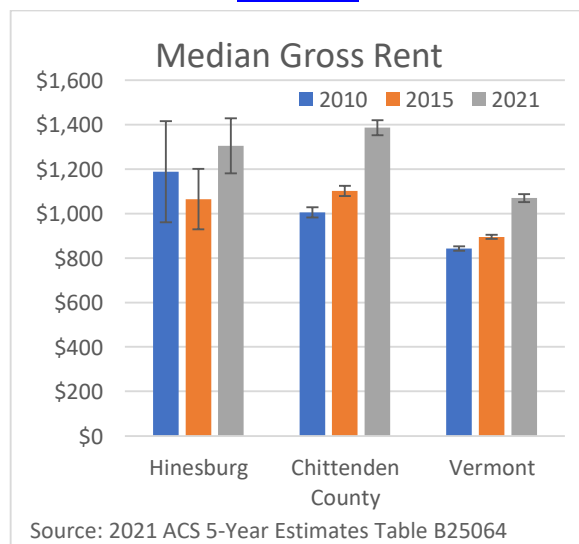
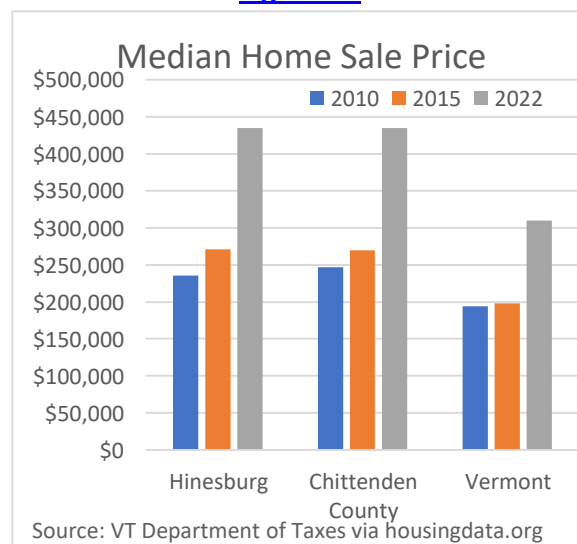


Figure 12

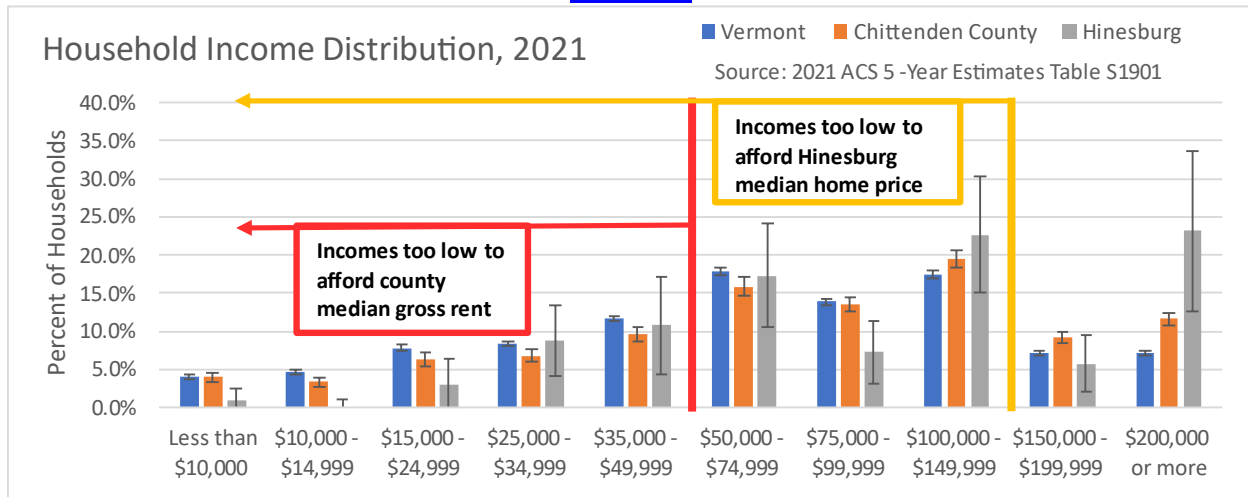


HINESBURG, VT

Housing Needs Assessment 2023

The U.S. Department of Housing & Urban Development considers housing to be affordable when the total cost of a home (including rent or mortgage payments, utilities, insurance, taxes, and rental or homeowners' association fees) amounts to no more than 30% of a household's income.² Only about a quarter of Hinesburg households (those earning more than \$40,000 annually) could afford median gross rent on 30% or less of their income, and only a third of homeowners (those earning at least \$140,015 annually) could afford to purchase the median priced home (Figure 13).

Figure 13



The lack of homes for sale at prices within households' means forces them towards the bottom of the sales market or to continue renting. This lack of supply puts upward pressure on rental housing costs and occupies homes that could be affordable to lower-income households. Housing costs and affordability do vary based on household size and number of bedrooms in a home; the Vermont Housing Finance Agency estimates affordability using these factors as shown in Table 1, next page).

² <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>

Table 1

Maximum rent and purchase price affordability thresholds by income level and household size, 2022

Income level (% of median Income)	Hinesburg Median Income	INCOME THRESHOLD BY HOUSEHOLD SIZE*							
		ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON
30%	103,750	22,550	25,800	29,000	32,200	34,800	37,400	41,910	46,630
50%	103,750	37,600	42,950	48,300	53,650	57,950	62,250	66,550	70,850
60%	103,750	45,100	51,600	58,000	64,400	69,600	74,800	83,820	93,260
80%	103,750	60,100	68,650	77,250	85,800	92,700	99,550	106,400	113,300
100%	103,750	75,200	85,900	96,600	107,300	115,900	124,500	133,100	141,700
120%	103,750	90,200	103,200	116,000	128,800	139,200	149,600	167,640	186,520
140%	103,750	105,280	120,260	135,240	150,220	162,260	174,300	186,340	198,380
180%	103,750	135,360	154,620	173,880	193,140	208,620	224,100	239,580	255,060

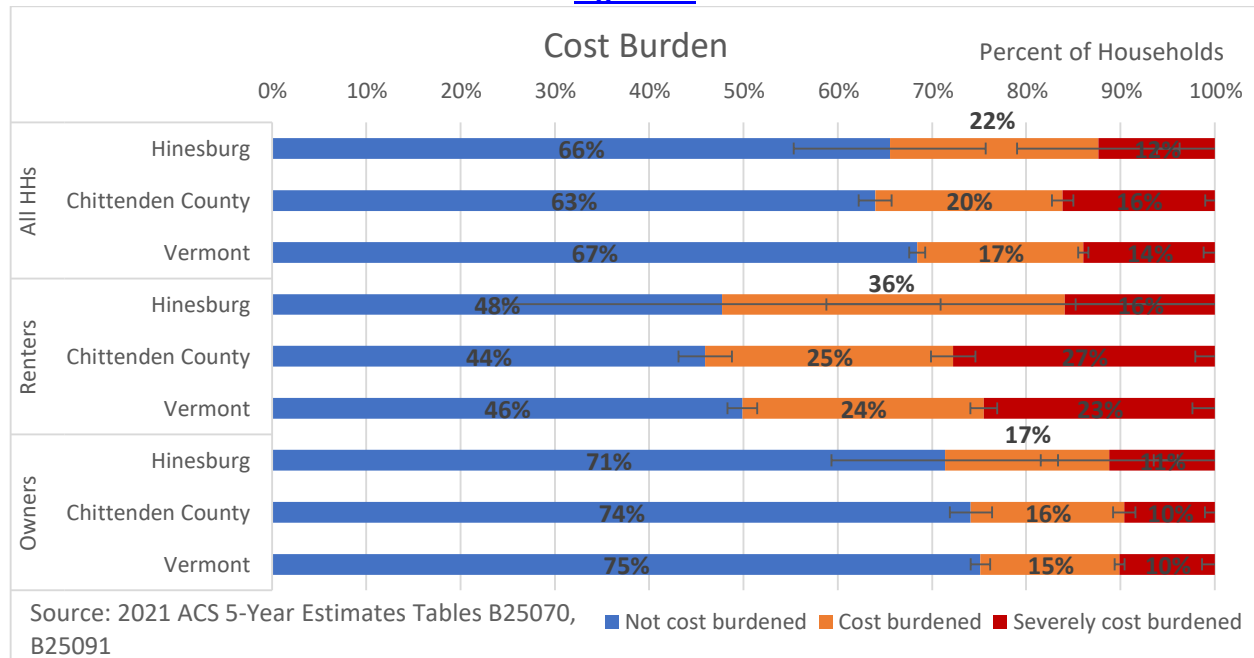
Income level (% of median Income)	County Median Gross Rent	MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)				Hinesburg Median Home Sale Price	MAX PURCHASE PRICE AFFORDABLE**			
		STUDIO	1 BDRM	2 BDRM	3 BDRM		1 BDRM	2 BDRM	3 BDRM	4 BDRM
30%	1,386	563	604	725	837	435,000	81,000	98,500	113,500	128,000
50%	1,386	940	1,006	1,207	1,395	435,000	137,500	165,500	192,000	214,000
60%	1,386	1,127	1,208	1,450	1,675	435,000	165,500	199,500	230,500	257,500
80%	1,386	1,502	1,609	1,931	2,231	435,000	221,500	266,000	308,500	344,000
100%	1,386	1,880	2,013	2,415	2,790	435,000	278,000	333,500	385,500	430,000
120%	1,386	2,255	2,417	2,900	3,350	435,000	334,000	400,500	463,000	517,000
140%	1,386	2,632	2,819	3,381	3,906	435,000	389,500	467,000	540,000	602,000

Source: Vermont Housing Finance Agency, <https://www.housingdata.org/documents/purchase-price-and-rent-affordability.pdf>
 *Income levels based on HUD estimated median income for 4-person households and HUD adjustment factors for other household sizes. Maximum gross rent and purchase prices based on HUD guidance that homes have at least 1 bedroom for every 1.5 people in the household. The affordable costs of a 1 bedroom home are calculated as the average of the median incomes of 1- and 2-person household. Costs for a 2 bedroom home are based on the median income of a 3-person household. For a 3 bedroom home, the average of the median incomes of a 4 and 5 person household are used. For larger households, the 4-person income threshold is multiplied by an additional 8% for each person beyond 4.
 **Assumes 5% downpayment, average VT insurance, taxes and interest rates, and that buyer spends 30% of income for principal & interest, taxes & insurance. To adjust for all or a portion of mandatory condo or HOA fees, reduce Max Purchase Price Affordable by monthly fee amount times 140.

HINESBURG, VT

Housing Needs Assessment 2023

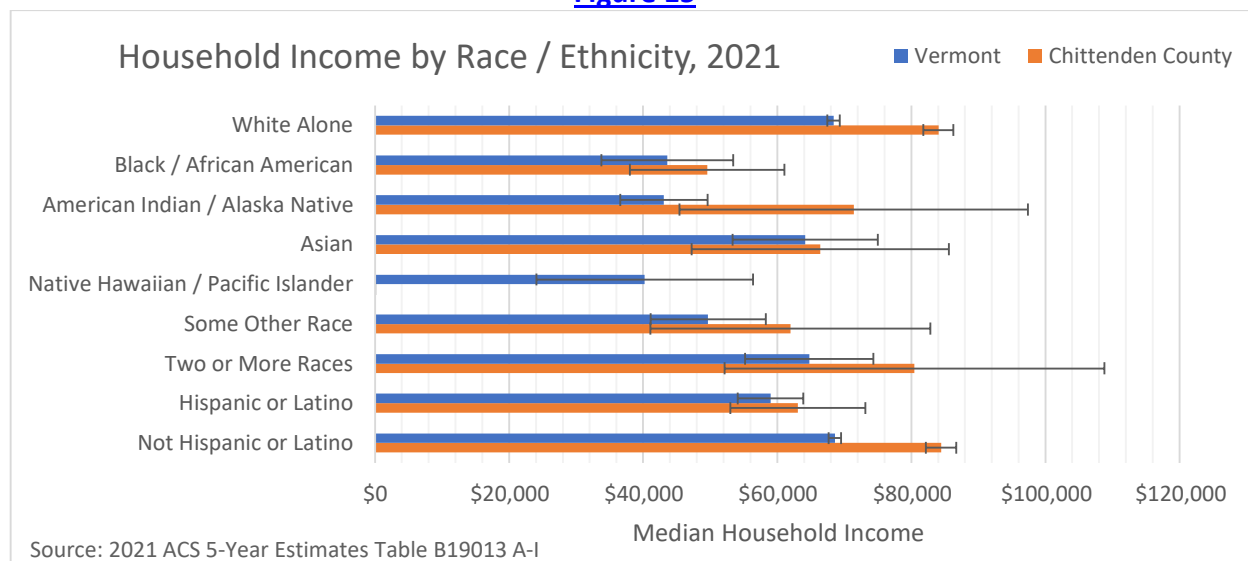
Figure 14



Aside from the fact that households cannot afford to find new housing that fits their budgets, about a quarter of homeowners and over half of renters are already paying more than 30% of their income towards housing (Figure 14). When households pay more than 30% of their income on housing, they are considered housing cost burdened.

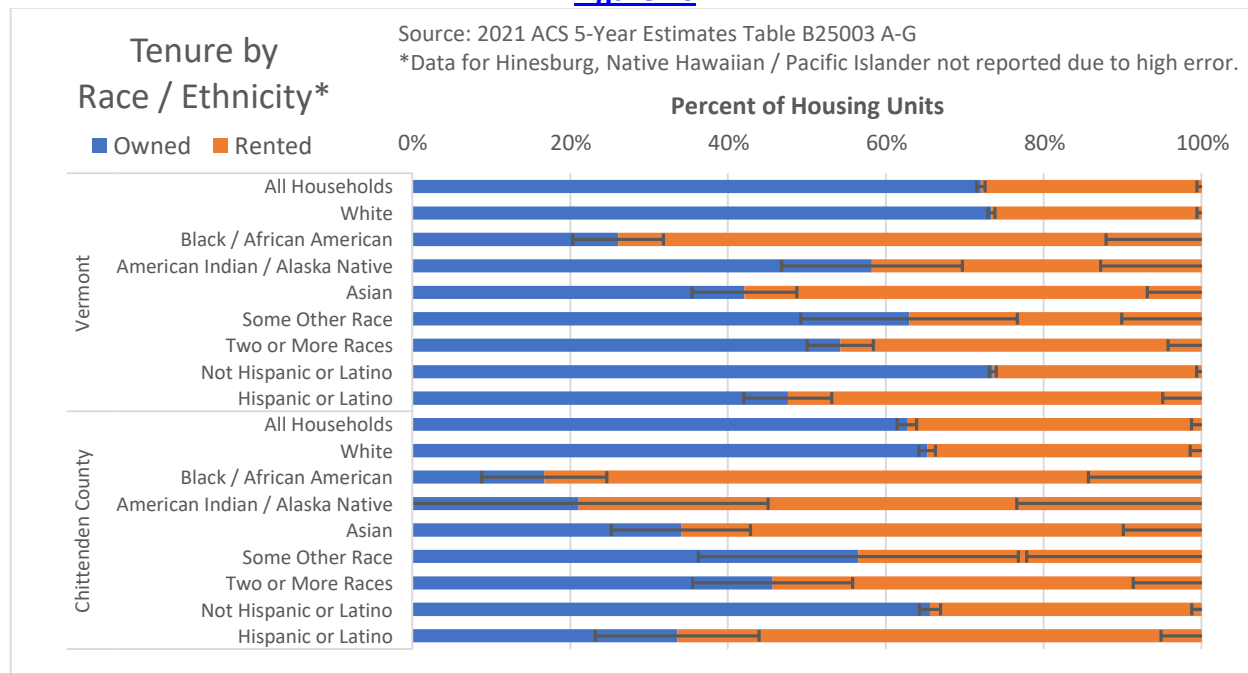
Households paying more than 50% of their income towards housing are severely cost burdened and are at higher risk of eviction or foreclosure. Furthermore, cost burdened renters specifically are less likely to have financial resources to cover unanticipated expenses and cannot accumulate wealth through equity on their home. About 1 of 6 Hinesburg renters are severely housing cost burdened. This is likely an underestimate since the margin of error is high, and the fact that county and state data indicate about 1 of 4 renters are severely cost burdened.

Figure 15



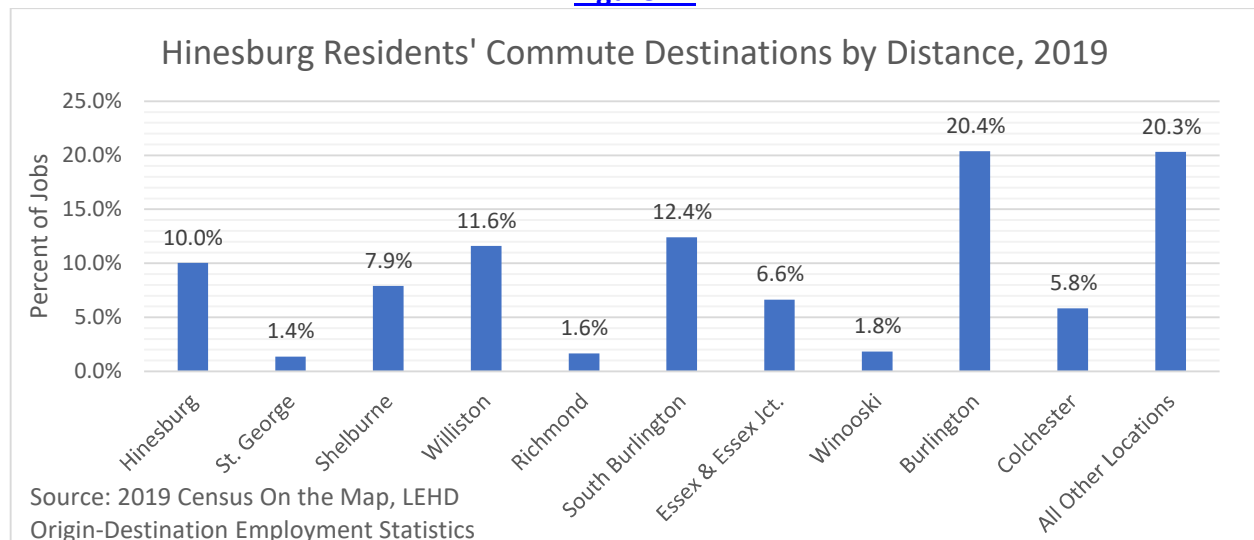
Town-level data for race of households is not reported due to low sample sizes and therefore high margins of error. However, at a county level, households of color are more likely to have lower incomes than white-only households. Median income is lower among most BIPOC households (Figure 15). Households identifying as Asian or as two or more races are comparable to white households.

Figure 16



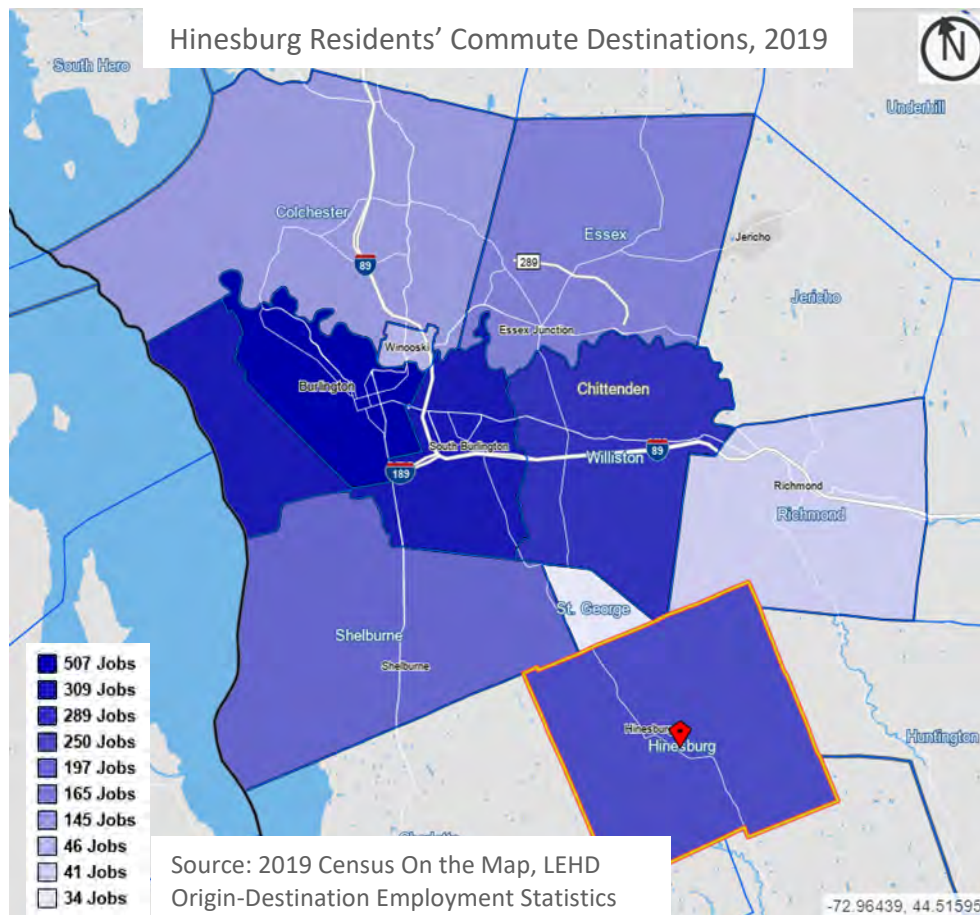
In addition, households of color in Chittenden County are more likely to be renters, particularly those who identify as black / African American (Figure 16). As discussed in *The Color of Law* by Richard Rothstein (Liveright, 2017), this is due in part to a national history of various racially discriminatory policies and practices relating to federal home mortgages (including GI Bill benefits), widely adopted templates for local zoning codes, and property deed restrictions.

Figure 17



Allocating 30% of income to housing may be less feasible when other costs of living have risen so drastically, including food, health care, child care, and transportation. Transportation costs are higher for households forced to live far from where they work. Nearly 70% of Hinesburg residents commute over 10 miles (requiring about 20 minutes) each way for work (Figure 17, Map 1).

Map 1

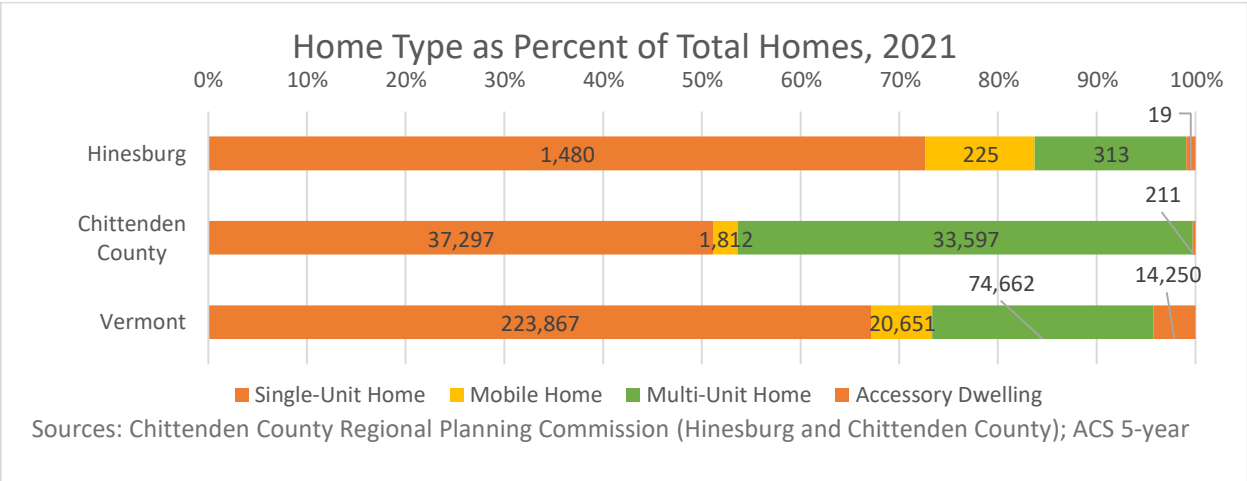


IV. HOUSING MARKET CONDITIONS

This section profiles the housing that exists in the community and the factors contributing to availability and affordability.

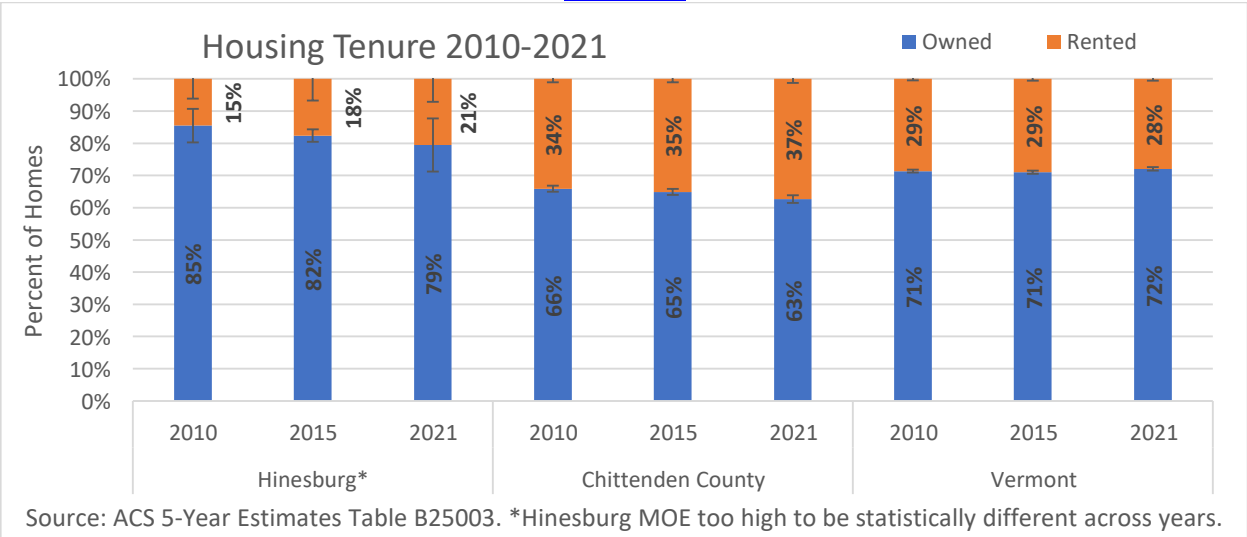
Key Finding 5. Hinesburg’s housing stock is mostly single-unit and owner-occupied.

Figure 18



Of the approximately 2,039 homes in Hinesburg, the vast majority are single-unit homes, with a relatively high number of mobile homes compared to the county (Figure 18). The number of accessory dwelling units (ADUs) in Hinesburg is likely undercounted, particularly for those created prior to 2015 when the regional planning commission began annual collection of data.

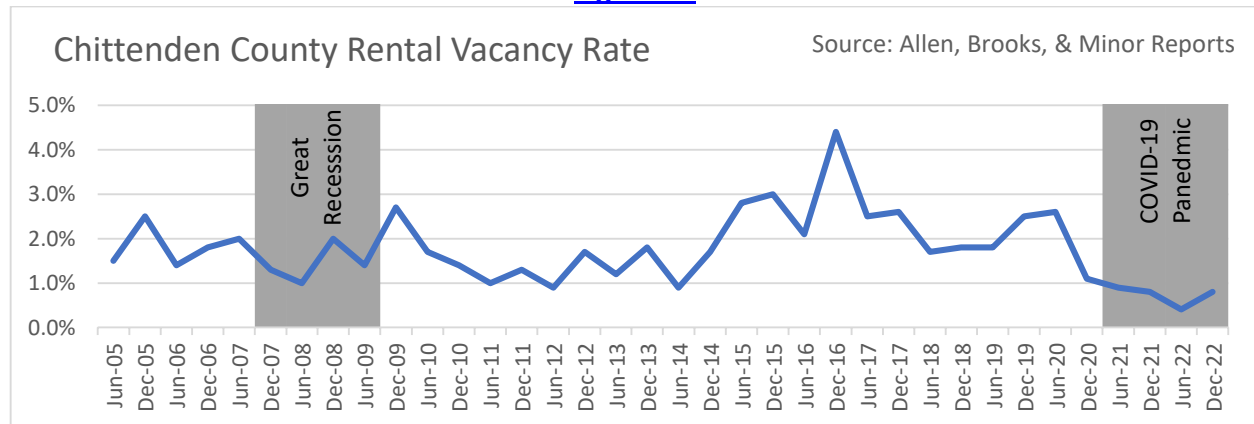
Figure 19



Around 80-85% of homes in Hinesburg are owner-occupied (Figure 19). This is higher than the county or the state, in which roughly a third of homes are rented. While the ratio of rental homes has remained steady statewide, rental housing has become somewhat more prevalent in the Town and County over the last decade.

Key Finding 6. Housing demand is extremely high in the community.

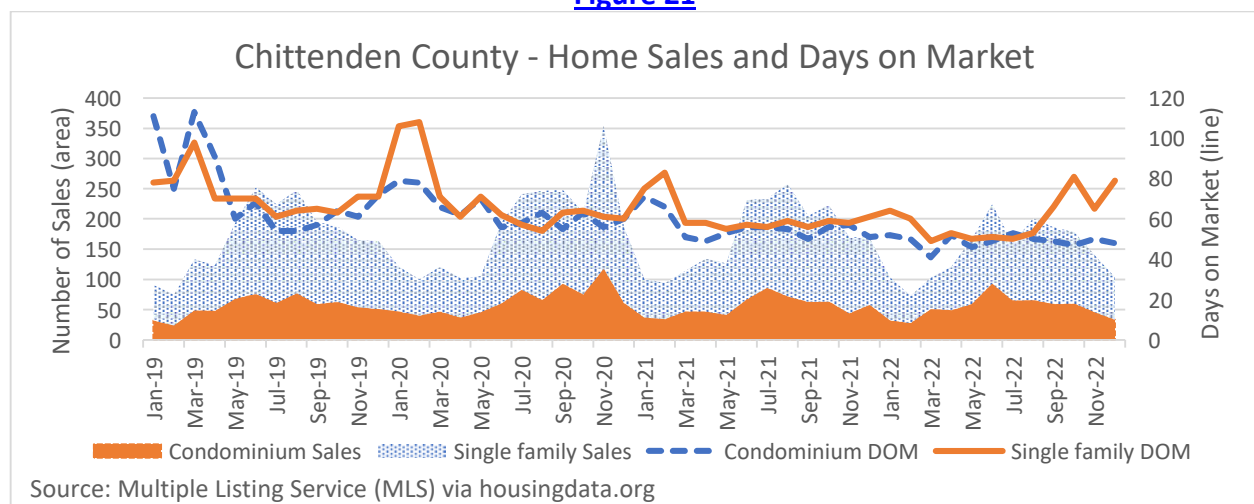
Figure 20



The [2020 Vermont Housing Needs Assessment](#) states that a healthy rental vacancy rate, or the percent of available rental homes, should be between 4-6% to meet financial needs for both renters and property owners. However, the county’s rental vacancy rate has been below 4% for over two decades, and currently is at an all-time low (Figure 20). This pressure on the market is driving up the costs of renting.

The primary indicator of homeownership demand is home sale price, which has skyrocketed in recent years as noted in Section I. A higher total number of home sales and lower number of days homes are listed for sale can also indicate increased demand (Figure 21). However, recent trends in Chittenden County are more difficult to interpret due to the effect of constricted supply, changing interest rates, and persistent high prices. Nevertheless, real estate professionals report that demand for homeownership has never been higher, with many homes receiving multiple cash bids well above asking prices (which are already high)³.

Figure 21

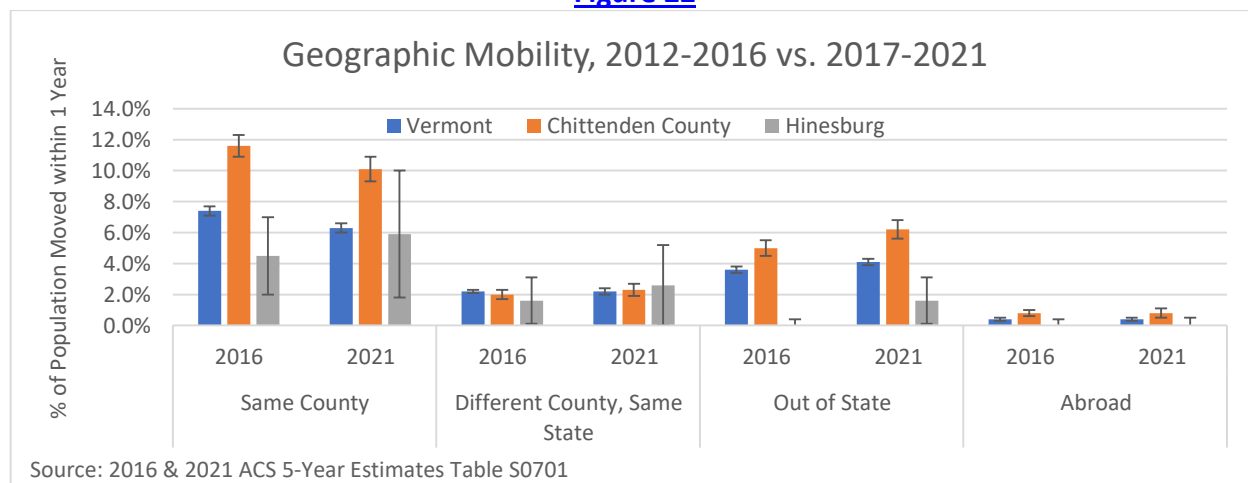


³ Coldwell Banker – Hickock & Boardman Northwest Vermont Market Reports, [July 2022](#) and [February 2023](#).

HINESBURG, VT

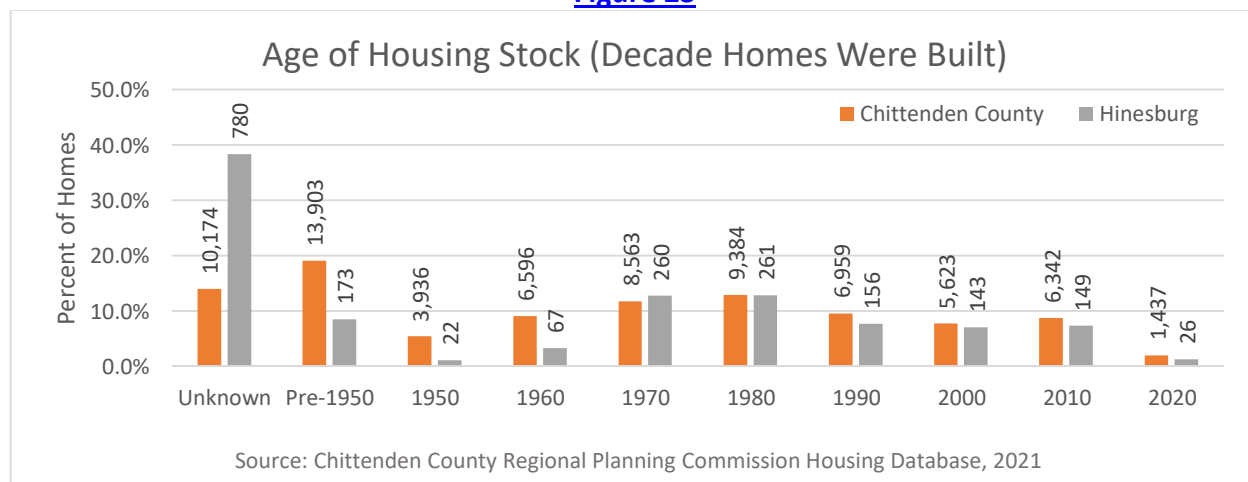
Housing Needs Assessment 2023

Figure 22



There are two demographic drivers of increased homeownership. The first is generational: many people aged 18-34 are beginning to move out from parents’ homes or rental homes into homes they own, while those aged 35 and over are generally aging in place. The second driver is geographical: the state, county, and town have seen a minor but steady level of in-migration from other areas. In particular, the rate of people moving from out-of-state has increased slightly in the last 5 years (capturing the COVID-19 pandemic) compared to the prior 5-year period (Figure 22). This is true for Vermont, Chittenden County, and Hinesburg.

Figure 23



Relatively few new homes have been built in Hinesburg or Chittenden County in the past decade (Figure 23). This contrasts sharply compared to prior periods of population growth in the 1960s-1980s. Lack of new supply amidst demand partially explains the increased cost of housing. Most Hinesburg homes are at least 30 years old, and over a third were likely built prior to 1950 (assuming this includes most homes with an unknown date of construction). These older homes are more likely to be naturally affordable (or at least less expensive to buy or rent) than newer homes. On the other hand, older homes are typically more costly to maintain because they are less energy efficient or require upgrades to meet building codes. Homes built prior to 1980 are also more likely to contain lead pipes, asbestos, vermiculite insulation, or other materials that pose human and environmental health risks.

Key Finding 7. Hinesburg’s housing stock is out of balance with its households’ needs.

Figure 24

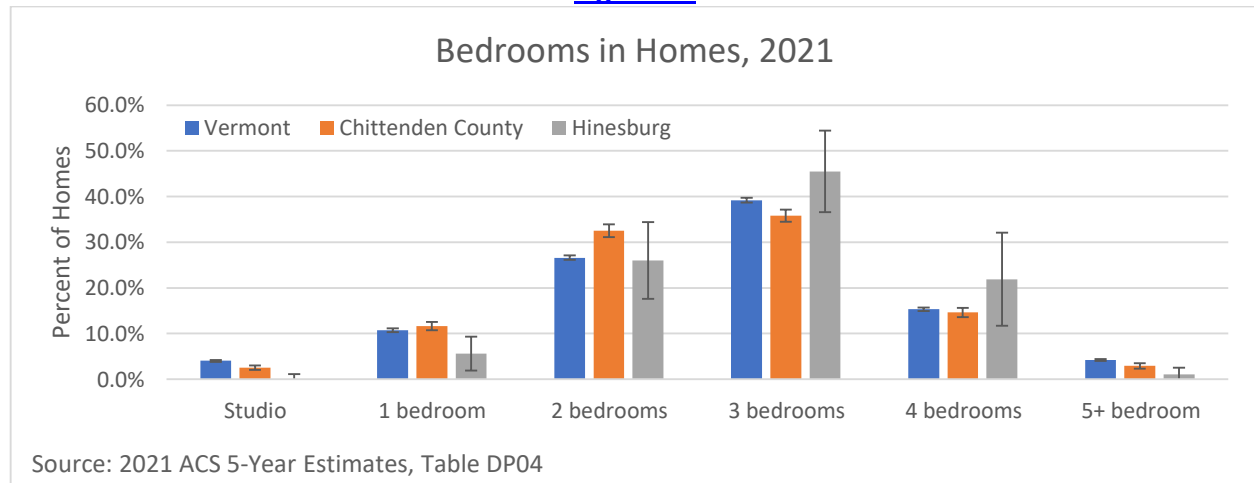
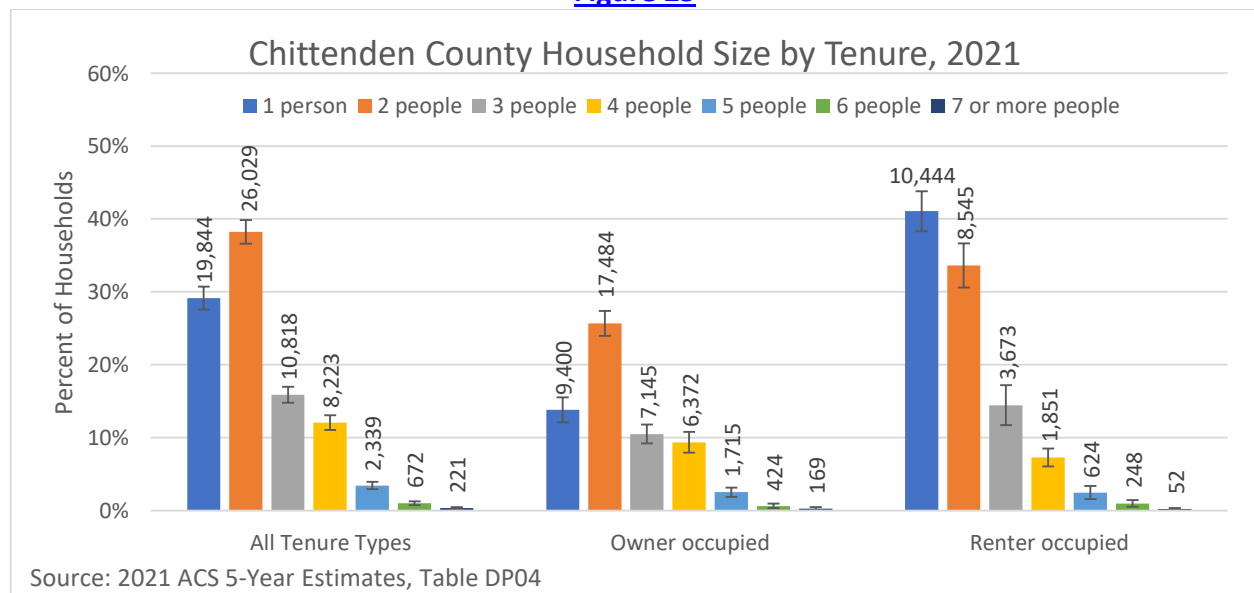


Figure 25



There is a mismatch between the number of bedrooms in most Hinesburg homes and household sizes in the Town and Chittenden County.⁴ (compare Figures 24 & 25). All other things being equal, larger homes cost more, so many small households are paying for more space than they truly need. Given the trend of decreasing household size, Hinesburg can help ensure future housing affordability by encouraging creation of smaller units to fill this gap in the housing stock.

⁴ Margin of error is too high to consider Hinesburg-specific data reliable.

Key Finding 8. Homelessness has risen dramatically in recent years.

It is difficult to collect data on homelessness, particularly at a local level. It requires seeking out those who are sheltering in unconventional places or those who may not wish to be found. Homelessness also takes many forms, and those who experience homelessness in one community may move to another in search of services. The best data on homelessness is the point-in-time (PIT) count, which is conducted annually on a single day in January and reported at a county level.

Figure 26

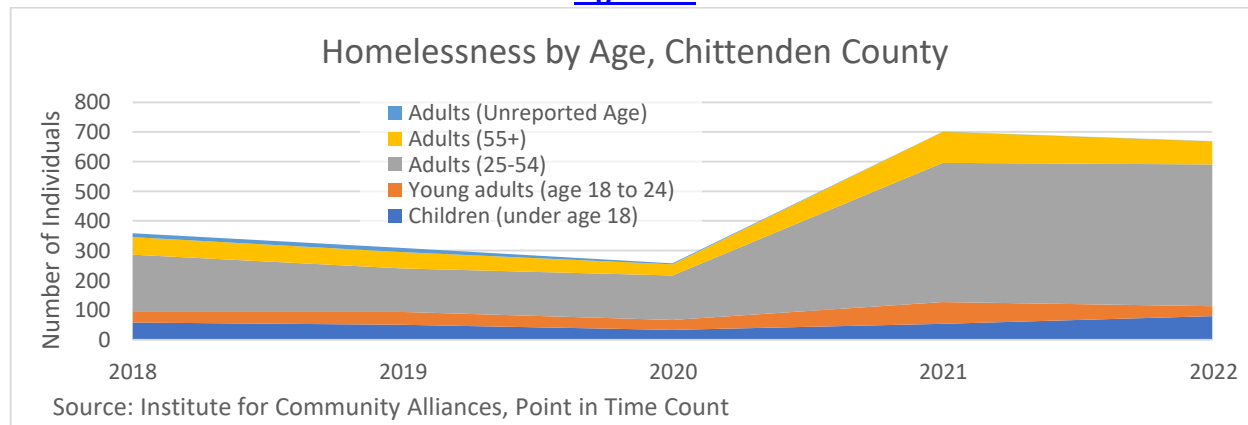
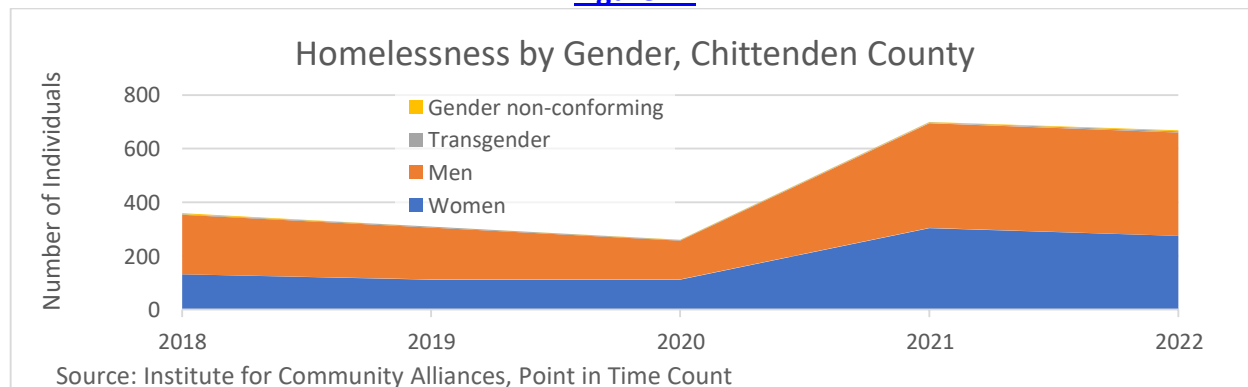


Figure 27



The number of people in Chittenden County experiencing homelessness had been dropping over time, but then increased sharply between January 2020 and 2021. This is a direct indication gaps in the housing supply and unavailability of income-restricted housing. In 2022, the PIT count recorded 668 individuals experiencing homelessness in Chittenden County. Most of these were adults aged 25-54, with slightly more men than women (Figures 26 & 27). The PIT count inevitably underrepresents the total number of people experiencing homelessness. For instance, in 2017, the number of homeless individuals who received services throughout the calendar year was roughly three times the number counted in the PIT count.⁵

⁵ See: “The State of Homelessness in Vermont: 2017 Homeless Management Information System (HMIS) Report,” Institute for Community Alliances, December 2018. Via housingdata.org.

Figure 28

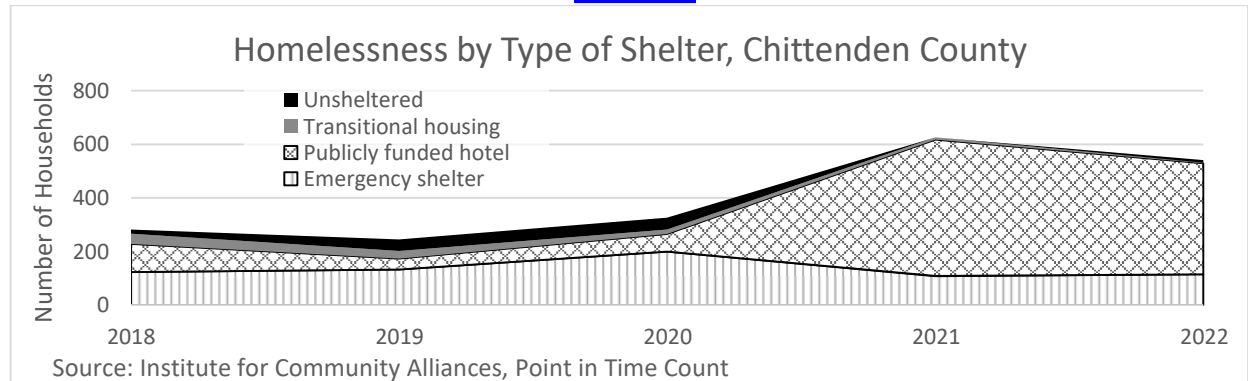
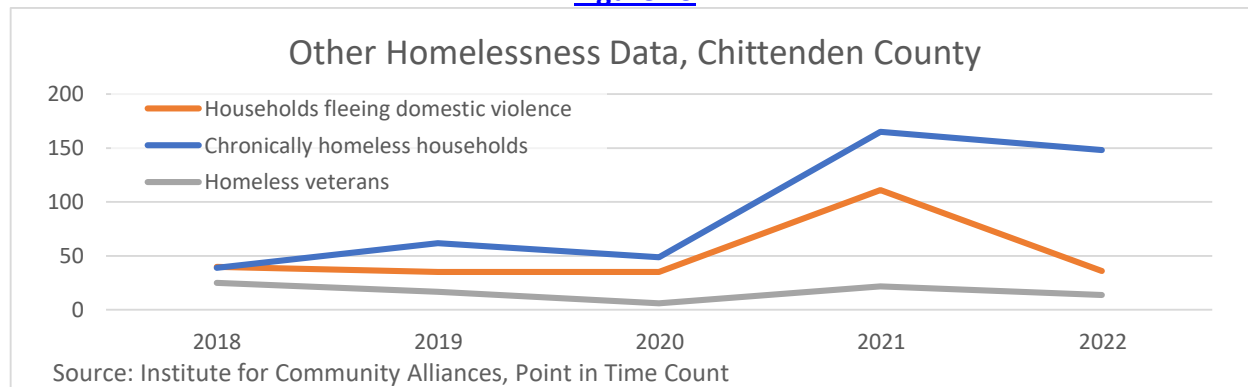


Figure 29



Historically a majority of those counted in the PIT were in emergency shelter, but in recent years far more people have used the hotel voucher program (Figure 28), which received substantial increases in state funding since March 2020. However, this program is slated to return to pre-pandemic operations as of June 2023, leaving hundreds of individuals to find alternative shelter. Since 2020 there has also been a marked increase in homelessness for households fleeing domestic violence since 2020, and a sustained increase in chronically homeless households (Figure 29).

Many households experiencing homelessness are qualified for and waiting for affordable housing.⁶ As reported in August 2022: throughout Chittenden County, Cathedral Square has 798 households on their unduplicated waitlist (not including waitlists for independent living apartments, Assisted Living, and Assisted Living Memory Care facilities, none of which are located in Hinesburg). Champlain Housing Trust measures waitlists by the average time it takes from application to move in; the current wait time is an average of 12 months.

⁶ Building Homes Together 2.0. [Data2020_BuildingHomesTogether_Final_20221012.pdf](https://www.ecosproject.com/Data2020_BuildingHomesTogether_Final_20221012.pdf) (ecosproject.com)

HINESBURG, VT

Housing Needs Assessment 2023

Key Finding 9. Hinesburg has an unmet need for service-supported housing.

Roughly 10% of the town’s people (between 400-660) have a disability related to hearing, vision, cognitive, ambulatory, self-care, or independent living (Figure 30). Depending on the type and severity of disability, these individuals may need specific design elements in their home or support services from caregivers. This may include intermittent care by a visiting nurse or social services worker, or from caregivers who live in the home or nearby (such as in an accessory dwelling).

Figure 30

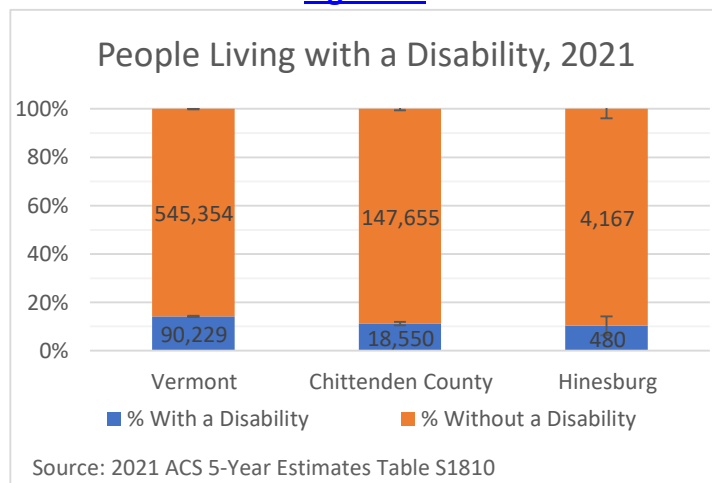
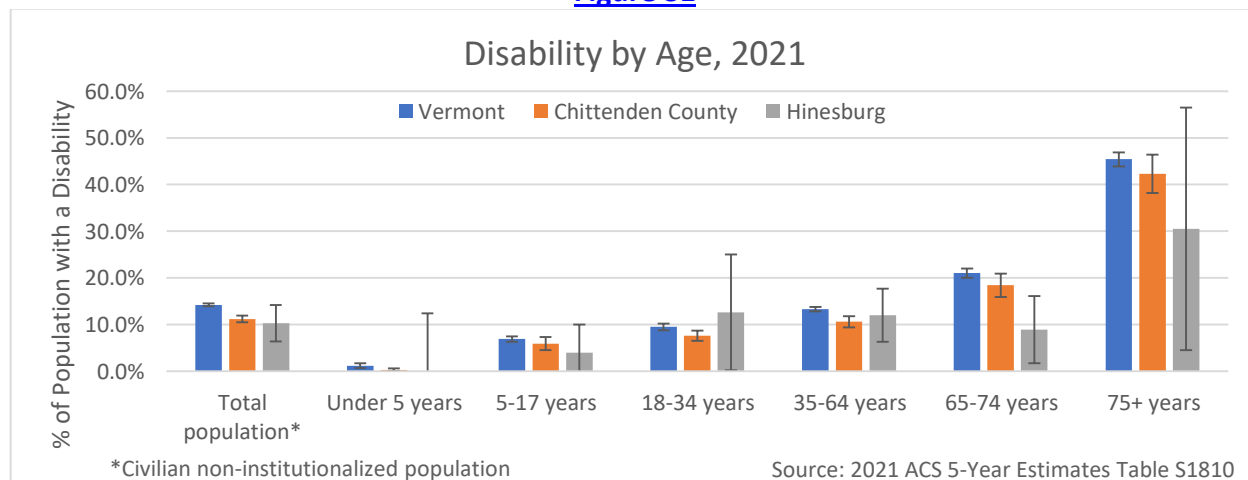


Figure 31



The likelihood of having a disability also becomes much higher among the elderly (Figure 31; note that Hinesburg MOE is high due to small sample size of those over age 65). Given the aging population, the demand for service-supported housing specifically for seniors is expected to sharply increase in the coming years.

However, the increasing costs of housing and general living expenses, on top of additional health care expenses, may challenge people living with disabilities, who may not be able to work (or have retired) and therefore may have fixed incomes. These circumstances may force people living with disabilities to move away from the community to find the care they need.

V. RECOMMENDATIONS TO MEET HINESBURG’S HOUSING NEEDS

Recommendation 1. Continue to plan for additional housing development at all income levels with a focus on smaller unit sizes to diversify the housing stock.

Current lack of supply forces someone seeking a home to either pay more than they can afford, to stay in their current home and reduce turnover of supply, or to choose a cheaper home that could be available to someone with lower income. Providing more housing supply overall will help balance increased demand and reduce costs (or prevent them from rising further). Based on the population demographic changes and the current characteristics of Hinesburg’s housing stock, **the Town should incentivize creation of smaller dwellings to diversify the town’s future housing supply and provide more choices for households.**

Approximate targets for construction of new homes have been developed for the state by the [Vermont Housing Finance Agency](#), and for the county by the [Building Homes Together](#) (BHT) campaign. Table 2 shows how these targets would translate to Hinesburg.

BHT Target:		BHT Target:	State target: pre-	State target:	
Total Units		Affordable Units	pandemic growth	pandemic growth	
Target Year		2025	2029		
State / County Targets		5,000	1,250	29,799	40,084
Hinesburg Share	By Population	140	35	218	293
	By Homes	146	36	188	253

Sources: 2020 U.S. Decennial Census (Population), 2021 ACS 5-Year Estimates Table DP04 (Housing Units)

Several new developments currently under review in Hinesburg would add a total of 366 new homes, including 66 permanently affordable units (Table 3). Note that there is no guarantee that these projects will be built exactly as planned (or at all), and that full build-out of these homes will take many years.

	Total Units	Affordable Units	Special Features
Kelley’s Field Expansion	24	24	Restricted to age 55+
Haystack Crossing (both phases)	261	20	Inclusionary zoning units
Hinesburg Center II	73	8	Inclusionary zoning units
Laster Subdivision	54	0	N/A
Windy Ridge	90	60	N/A
Total	502	112	N/A

These projects would not be possible without years of planning initiatives. Continued planning for new housing within and adjacent to the Village Growth Center is not only a good land use policy, it is vitally necessary to maintain housing affordability by keeping pace with increasing demand over the coming decade. Actions include increasing densities in areas suitable for housing, expanding state designation areas, planning for infrastructure extensions on the Official Map, and continuing partnerships with for-profit and non-profit housing developers.

Recommendation 2. Continue partnerships with non-profit developers and policies that create and maintain income-restricted housing.

Not all housing must be subsidized or income-restricted to ensure that households are not cost-burdened. However, restricting costs for a portion of the market ensures that households with the fewest resources, particularly those who have been historically marginalized or shut out from housing opportunities, are able to meet their needs within the community.

Cost burden is high in Hinesburg – about 50% of renters (amounting to about 230 households) pay more than 30% of their income towards housing. However, Hinesburg is poised to build about 60% of the income-restricted housing needed to address current cost burden.

Counting homes currently under permit review, 146 Hinesburg homes would be restricted for rent to households earning 80% or less than the area median income⁷, and for sale to owner households earning 120% or less than the area median income. This does not account for additional market-rate homes which are rented to those with housing choice (“Section 8”) vouchers. If built as planned, these income-restricted homes would comprise 5.1% of the total number of homes in Hinesburg, which is among the highest in Chittenden County (Table 4).

Some of these units have been or will be created due to the inclusionary zoning provisions within the Town’s Zoning Regulations for the Village Growth Center. This rule requires that a portion of new developments be sold or rented to households at specific income levels. Although the policy appears to be working in the current development environment, inclusionary zoning policies must be reviewed periodically to ensure they are achievable by developers while maximizing the production of both market-rate and perpetually affordable housing. This may involve adjusting the size of projects which trigger inclusionary requirements, the number of units required to be affordable, the income levels at which those units can be sold or rented, and any incentives or bonuses to offset the additional cost of these units to the project. In addition, as more housing is built under this provision, the Town may need to allocate more resources to monitoring continued affordability for these units.

Hinesburg can also allocate municipal funding to acquisition or development of land for construction of housing. Establishing a dedicated housing trust fund would allow the Town to set aside funds in small increments, either from property taxes or development fees, which could be used to leverage larger grant funds accessible to nonprofit developers. The Town’s recent use of its economic development revolving loan fund to support the expansion of Kelley’s Field is an excellent example of the importance of local funds in creating housing.

⁷ Area Median Income is defined by the Department of Housing and Urban Development and varies based on location and household size. The Vermont Housing Finance Agency summarizes current income limits and housing cost thresholds in their [Affordability Chart](#).

HINESBURG, VT

Housing Needs Assessment 2023

Table 4: Inventory of Subsidized Housing¹	Total Homes²	Total Subsidized Homes	Market-Rate Subsidized Homes³	Perpetually Affordable Homes	Affordable Homes as % of Total Homes
Chittenden County	59,761	4,901	933	3,968	6.6%
Hinesburg current	2,035	56	2	54	2.7%
Hinesburg planned	2,537	140	32	176	6.9%
Burlington	18,042	2,373	367	2,006	11.1%
Colchester	7,583	327	61	266	3.5%
Essex	4,965	285	46	239	4.8%
Jericho	1,999	24	0	24	1.2%
Milton	4,431	66	16	50	1.1%
Richmond	1,683	32	1	31	1.8%
Shelburne	3,416	98	11	87	2.5%
South Burlington	9,463	768	170	598	6.3%
Williston	4,567	239	108	131	2.9%
Winooski	3,612	689	153	536	14.8%

1: Sources: Chittenden County Regional Planning Commission [Housing Dashboard](#), Vermont Housing Finance Agency [Directory of Affordable Housing](#).

2: Does not include seasonal homes or group quarters (dormitories, assisted living, barracks, etc.).

3: Market-rate subsidized homes are included in some subsidized housing projects to provide income diversity and ensure project financial viability.

Recommendation 3. Encourage the creation of senior and service-supported housing.

Hinesburg should ensure that new and rehabilitated housing meets the needs of seniors and those with disabilities. Approximately 35% of Hinesburg’s residents (1,327-2,025 people) are over the age of 55; in addition, between 400-660 Hinesburg residents have a disability (which likely includes many older residents). Based on the Town’s housing stock, most of these residents currently live in single-unit homes with multiple bedrooms. Many of these individuals face challenges living independently due to reduced mobility, cognitive function, or specific medical needs that may require visiting or live-in caretakers. These may require building features such as: placing bedrooms, bathrooms, and kitchens on the ground level; making homes wheelchair accessible; or creating accessory units to accommodate live-in caretakers. All of these factors also increase the cost of living.

Currently, the 24 homes in Kelley’s Field and the 23 homes in the Green Street Apartments provide physically accessible and/or service-supported living in Hinesburg. The 24 additional

HINESBURG, VT

Housing Needs Assessment 2023

homes planned for Kelley's Field as well as 50 units within Haystack Crossing will provide a total of 121 but significantly more will be needed to meet current and future demand. The Town's demographic profile may not attract a larger assisted living or independent living development to meet these needs. However, the Town can support development of additional small facilities like Kelley's Field, ideally covering both market-rate and income restricted segments of the housing market. Furthermore, given the limited availability of homes in Hinesburg as well as the high cost of new housing and the time it takes to develop, encouraging home modifications may address these challenges more affordably than building new homes. The Town should ensure the permitting process for accessibility alterations or accessory dwelling units is simple and inexpensive, as well as connect residents to technical and financial resources such as the Vermont Center for Independent Living, Cathedral Square's Home Modification program, and Champlain Housing Trust's Home Repair Loans.

Finally, the Town should also ensure that new development follows Universal Design principles that ensure livability for any resident, but particularly those with the challenges noted above. The Town can also follow similar principles for land use policies and design of public spaces described by the American Association of Retired Persons (AARP) as "[Livable Communities](#)."

Recommendation 4. Continue to support the affordability of mobile home parks.

Hinesburg's mobile home parks provide an important resource of affordable housing, but come with some challenges. There are three mobile home parks in Hinesburg: Triple L (65 units owned by a private landowner), Sunset Lake Villa (56 units owned cooperatively by residents), and Mountain View (52 units, owned and managed by the Vermont State Housing Authority).

All of Hinesburg's mobile home parks are served by municipal water, but utilize on-site septic disposal. Failure of septic systems, whether due to normal aging or deferred maintenance, can impose sudden costs for residents. The Town can provide technical support for mobile home parks' application to the state's [Manufactured Housing Community Solutions Program](#) to obtain assistance with these costs. In addition, mobile home parks would benefit from relaxed zoning requirements such as those contemplated in Action 2.3.1 of the Town Plan, which calls for density bonuses in consideration of provision of public spaces that currently do not exist in mobile home parks.

Sale of private mobile home parks can result in lot rent increases or other changes that impact residents. However, a sale also presents an opportunity to reduce long-term costs if residents form a cooperative, or if a nonprofit organization purchases the park. This process is guided by [Title 10, Chapter 153](#) and [Title 11, Chapter 14](#) of the Vermont Statutes. The Town can continue support cooperative formation efforts by connecting residents with these and other resources as it did for Sunset Villa (successfully) and Triple L (which was unsuccessful).

Recommendation 5. Revise permitting fees to reduce unnecessary development costs.

This report is informed by interviews with both for-profit and non-profit developers of housing in Hinesburg. A common theme that surfaced from this feedback was that fees imposed by the Town on housing projects, including both administrative fees and impact fees that fund expansions to municipal infrastructure and services, are far higher than in similar communities. While these are important sources of revenue for the Town to cover the real costs of reviewing proposals and providing public services, fees do add to the cost of creating and therefore renting or selling homes. Finding opportunities to reduce these fees where possible will contribute to the Town's goals of improving availability and affordability of housing.

One change the Town is currently exploring is adjusting the equivalent base units used in allocating water and wastewater capacity to better reflect actual usage. The equivalent base unit is the amount of flow in gallons per day that each dwelling unit is expected to consume or produce, which is currently set at 210 gallons per day. However, most dwellings, particularly smaller units, use significantly less than this, paying for more capacity than they need while also restricting allocation of capacity to other homes. Developers noted that other communities use much smaller capacity figures and set them annually based on recorded usage.

Another change the Town should explore is to eliminate or reduce the quarterly allocation holding fee charged for projects currently in permitting review. This is intended to ensure projects do not hold capacity indefinitely, preventing others from receiving allocation. However, Hinesburg developers noted that this is an ineffective deterrent since they do not apply for allocation until they are already heavily invested in design and engineering costs to prepare their permit application. Furthermore, the holding fee adds another financial penalty to projects unexpectedly delayed in the permitting process, which are already costly (see Recommendation 3 below). Alternative methods to achieve the same goal could include adding an expiration date to unused allocated capacity with opportunities for extension, possibly combined with a flat fee for return of unused allocation.

Finally, the Town may wish to consider providing waivers from impact fees specifically for homes provided at permanently affordable rates. In essence, this serves as a subsidy for affordable units supported by taxpayers or ratepayers, but is a simple and fairly low-impact way to move the needle on the number of affordable homes in Hinesburg.

Recommendation 6. Make the permitting process shorter and more predictable.

Developers also noted that the cost factor the Town can influence most is the time and uncertainty of the permitting process. Discretionary decisions by both the Town's Development Review Board and the Act 250 District 4 Environmental Commission that require additional construction or further engineering / design disrupt the cost assumptions made by developers when scoping out a project. These requirements may be officially imposed by the reviewing entity but may also come in the form of compromises made by the developer to appease

HINESBURG, VT

Housing Needs Assessment 2023

parties opposed to the project and secure support from the reviewing entity. In addition, the time lost between continued hearings or in producing additional information for review means that costs of materials and labor may change, additional taxes may be assessed, and construction loans from banks may have increased interest rates or be withdrawn entirely. Finally, capital tied up in a delayed project represents missed opportunities for other projects that provide necessary revenue for their operations. Developers must either increase the final sale or rental price of housing to cover these costs in order for the project to be viable.

The Town can reduce the cost of new housing by ensuring a shorter and more predictable permitting processes. This includes revising zoning standards and required infrastructure improvements to be as clear and consistent as possible so that the need for discretionary review is minimized. Clarifying expectations for development up-front not only allows developers to meet the Town's goals for development more easily, it also communicates a clearer vision of development projects to the public.

Given the significant planning work to support continued housing development in and around the Village Area, the Town should pursue additional state planning area designations including Growth Center or an expanded Neighborhood Development Area. These provide benefits such as limited scope of Act 250 review, reduced fees associated with development of housing, and access to historic preservation tax credits.

Recommendation 7. Ensure regulatory incentives for creation of affordable units provide useful benefits to development projects as well as the Town, and consider the impact of zoning standards on housing costs.

Developers also emphasized that density bonuses can be helpful in making projects viable and reducing the cost of housing. This is particularly true for the small unit size incentive used in the Meadow Mist development, as well as the incentive of providing affordable housing at 100% of the Area Median Income (AMI) rather than at below-market rates. However, other density bonuses such as green building standards become more costly than beneficial due to the difficulty in obtaining certification compared to the state's own stretch energy codes.

The Town should conduct a review of the density bonuses offered in its zoning regulations to determine which have been successfully used and work with developers to ensure bonuses provide a real incentive that allows developers to meet the Town's housing goals. Furthermore, the Town should audit its regulations more broadly to identify policies that contribute to increased housing costs and determine if they can be modified to meet housing needs.

VI. APPENDIX A: DATA TABLES

Demographic & Economic Trends

Figure 1: Average Annual Percent Population Change 5

	Total Population			Averaged Annualized % Change		
	Hinesburg	Chittenden County	Vermont	Hinesburg	Chittenden County	Vermont
1990	3,780	131,761	562,767	N/A		
2000	4,340	146,571	608,827	1.5%	1.1%	0.8%
2010	4,396	156,545	625,741	0.1%	0.7%	0.3%
2015	4,472	159,711	626,604	0.3%	0.4%	0.0%
2020	4,698	168,323	643,077	1.0%	1.1%	0.5%

Sources: U.S. Decennial Census 1990 STF-3, P001; U.S. Decennial Census 2000-2020, Table P1

Figure 2: Average Household Size 5

Average household size	Estimates			Margin of Error		
	2010	2015	2021	2010	2015	2021
Vermont	2.34	2.34	2.35	0.01	0.01	0.01
Chittenden County	2.37	2.36	2.31	0.02	0.01	0.02
Hinesburg	2.50	2.55	2.30	0.13	0.22	0.21

Source: American Community Survey 5-year Estimates, Table S1101

Figure 3: Hinesburg Demographic Forecast 5

Calendar Year	Projected Population	Share of County Population	Average Annual Pop Growth Rate	Projected Households	Share of County Households	Average Annual HH Growth Rate	Average Household Size
2010	4,439	2.83%		1,749	2.84%		2.54
2015	4,519	2.80%	0.36%	1,752	2.76%	0.03%	2.58
2020	4,625	2.79%	0.47%	1,940	3.00%	2.06%	2.38
2025	4,716	2.78%	0.39%	2,020	3.03%	0.81%	2.33
2030	4,788	2.77%	0.31%	2,107	3.06%	0.85%	2.27
2035	4,844	2.77%	0.23%	2,196	3.08%	0.83%	2.21
2040	4,879	2.77%	0.15%	2,287	3.10%	0.81%	2.13
2045	4,954	2.77%	0.31%	2,358	3.09%	0.61%	2.10
2050	5,071	2.77%	0.47%	2,438	3.09%	0.67%	2.08

Sources: 2010 - 2040: Economic & Policy Resources, Inc., 25 Jan 2017; 2045 & 2050: RSG, 8 Feb 2017 for Chittenden County Regional Planning Commission

HINESBURG, VT

Housing Needs Assessment 2023

Figures 4 & 5: Hinesburg & Chittenden County Age Distribution..... 6

Age	Year	Hinesburg Count	Hinesburg % of total	Chittenden Co. Count	Chittenden Co. % of total	Vermont Count	Vermont % of total
Under 18 Years Old	1990	1,136	30.0%	31,623	24.0%	146,319	26.0%
	2000	1,278	29.0%	35,177	24.0%	146,118	24.0%
	2010	1,038	24.0%	31,313	20.0%	129,233	21.0%
	2015	1,114	25.0%	29,468	19.0%	118,346	20.0%
	2020	1,064	22.6%	29,723	17.7%	118,595	18.4%
	2021	1019	21.9%	29,874	17.8%	118,889	18.5%
18-34 Years Old	1990	1,209	32.0%	47,434	36.0%	146,319	26.0%
	2000	863	20.0%	41,040	28.0%	133,942	22.0%
	2010	767	17.0%	44,789	29.0%	134,495	21.0%
	2015	702	16.0%	48,866	28.0%	139,750	24.0%
	2020	750	16.0%	48,604	28.9%	137,855	21.4%
	2021	755	16.2%	50,071	29.8%	143,660	22.3%
35-54 Years Old	1990	1,060	28.0%	34,258	26.0%	151,947	27.0%
	2000	1,662	38.0%	46,903	32.0%	194,825	32.0%
	2010	1,551	35.0%	44,195	28.0%	180,962	29.0%
	2015	1,556	35.0%	39,618	26.0%	156,851	27.0%
	2020	1,324	28.2%	40,841	24.3%	155,131	24.1%
	2021	1212	26.1%	40,303	24.1%	155,725	24.2%
55-64 Years Old	1990	194	5.0%	9,223	7.0%	45,021	8.0%
	2000	331	7.0%	11,726	8.0%	54,794	9.0%
	2010	649	15.0%	36,248	12.0%	181,051	14.0%
	2015	563	13.0%	21,272	13.0%	96,480	15.0%
	2020	814	17.3%	22,450	13.3%	99,191	15.4%
	2021	862	18.5%	21,803	13.0%	98,232	15.3%
65 Years & Over	1990	181	5.0%	10,541	8.0%	67,532	12.0%
	2000	237	5.0%	13,191	9.0%	79,148	13.0%
	2010	391	9.0%	18,563	11.0%	89,973	15.0%
	2015	532	12.0%	22,828	13.0%	113,550	16.0%
	2020	746	15.9%	26,705	15.9%	132,305	20.6%
	2021	814	17.4%	25,472	15.2%	125,131	19.5%

Sources: 1990-2010 and 2020: U.S. Decennial Census Tables P12, P001, DP1; 2015 and 2021: American Community Survey 5-Year Estimates, Table S0101

HINESBURG, VT

Housing Needs Assessment 2023

Median Age	Hinesburg	Chittenden Co.	Vermont
1990	30	30	32
2000	34	33	37
2010	41	36	42
2015	41	36	42
2020	43.5	37.5	43.3
2021	45	36.5	42.7

Sources: 1990-2010 and 2020: U.S. Decennial Census Tables P12, P001, DP1; 2015 and 2021: American Community Survey 5-Year Estimates, Table S0101

Figure 6: Burlington Area Job Market, 2019-2022..... 7

Date	Unemployment Rate	Total Employment	Labor Force	Date	Unemployment Rate	Total Employment	Labor Force
2019-Jan	2.0%	125,846	128,432	2021-Jan	3.7%	114,754	119,166
2019-Feb	1.8%	127,569	129,848	2021-Feb	3.6%	116,836	121,262
2019-Mar	1.9%	126,985	129,507	2021-Mar	3.7%	116,231	120,725
2019-Apr	1.7%	127,401	129,552	2021-Apr	3.5%	116,528	120,725
2019-May	1.5%	127,260	129,195	2021-May	2.8%	117,096	120,453
2019-Jun	2.1%	128,436	131,253	2021-Jun	3.4%	117,253	121,374
2019-Jul	2.0%	129,487	132,145	2021-Jul	2.9%	118,591	122,154
2019-Aug	2.0%	129,596	132,270	2021-Aug	2.9%	117,710	121,214
2019-Sep	1.9%	128,915	131,465	2021-Sep	2.6%	117,774	120,931
2019-Oct	1.5%	130,097	132,090	2021-Oct	1.9%	119,217	121,514
2019-Nov	2.0%	129,378	132,013	2021-Nov	2.1%	120,189	122,781
2019-Dec	1.9%	128,287	130,789	2021-Dec	2.0%	118,779	121,256
2020-Jan	2.2%	126,578	129,466	2022-Jan	2.8%	118,316	121,674
2020-Feb	2.0%	127,965	130,543	2022-Feb	2.1%	119,789	122,398
2020-Mar	2.3%	125,231	128,192	2022-Mar	1.8%	121,052	123,312
2020-Apr	11.9%	115,336	130,950	2022-Apr	1.9%	121,603	123,900
2020-May	9.3%	113,480	125,116	2022-May	1.7%	121,513	123,651
2020-Jun	6.8%	116,567	125,054	2022-Jun	2.2%	123,960	126,757
2020-Jul	5.8%	117,220	124,432	2022-Jul	1.8%	125,309	127,550
2020-Aug	4.1%	118,303	123,425	2022-Aug	1.7%	124,257	126,361
2020-Sep	3.7%	117,517	122,007	2022-Sep	1.8%	123,508	125,739
2020-Oct	2.5%	120,105	123,163	2022-Oct	1.6%	124,235	126,192
2020-Nov	2.7%	119,089	122,448	2022-Nov	2.0%	124,736	127,250
2020-Dec	3.2%	116,509	120,363	2022-Dec	2.1%	124,108	126,785

Sources: Current Employment Statistics, Vermont Department of Labor (vtlmi.info/ces.cfm)

HINESBURG, VT

Housing Needs Assessment 2023

Figure 7: Vermont Labor Force Participation Rate, 1997-2020 7

Year	Labor Force Participation Rate (%)	Year	Labor Force Participation Rate (%)
1997	71.6%	2010	70.8%
1998	71.6%	2011	70.8%
1999	72.1%	2012	69.5%
2000	70.5%	2013	68.2%
2001	70.4%	2014	67.7%
2002	71.4%	2015	66.8%
2003	71.1%	2016	67.2%
2004	70.7%	2017	66.9%
2005	70.6%	2018	66.9%
2006	72.0%	2019	66.2%
2007	70.1%	2020	63.8%
2008	70.0%	2021	62.1%
2009	70.9%		

Sources: U.S. Bureau of Labor Statistics, Geographic Profile of Employment and Unemployment (<https://www.bls.gov/opub/geographic-profile/home.htm>); Vermont Department of Labor, Economic and Labor Market Information Division (http://www.vtلمي.info/gp_pratexyr.htm)

Figure 8: BIPOC and Hispanic or Latino Population, 2000-2020 8

Geography	Hinesburg			Chittenden County			Vermont			
	Year	2000	2010	2020	2000	2010	2020	2000	2010	2020
BIPOC		2.1%	3.8%	8.7%	4.9%	7.5%	14.3%	3.2%	4.7%	10.2%
Hispanic or Latino		0.8%	1.3%	2.2%	1.1%	1.8%	2.8%	0.9%	1.5%	2.4%

Source: U.S. Decennial Census, Table P1

HINESBURG, VT

Housing Needs Assessment 2023

Figure 9: BIPOC Population by Race, 2000-2020 9

Population by Race	Hinesburg			Chittenden County			Vermont		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Total Population	4,340	4,396	4,698	146,571	156,545	168,323	608,827	625,741	643,077
Black / African American	6	17	23	1,328	3,319	4,910	3,063	6,277	9,034
American Indian / Alaska Native	9	13	12	403	414	384	2,420	2,207	2,289
Asian	22	32	30	2,914	4,399	7,243	5,217	7,947	11,549
Native Hawaiian / Pacific Islander	1	5	3	32	48	53	141	160	181
Some Other Race	7	10	59	498	605	1,547	1,443	2,105	5,247
Two or More Races	46	88	284	1,950	3,008	9,949	7,335	10,753	37,026
White	4,249	4,231	4,287	139,446	144,752	144,237	589,208	596,292	577,751

Source: U.S. Decennial Census, Table P1

Figure 10: Median Household Income by Tenure..... 10

Median Household Income by Tenure		Estimate			Margin of Error		
		2010	2015	2021	2010	2015	2021
All Households	Vermont	\$51,841	\$55,176	\$67,674	\$447	\$561	\$896
	Chittenden County	\$59,878	\$65,350	\$81,957	\$1,318	\$1,634	\$2,521
	Hinesburg	\$76,991	\$61,023	\$103,750	\$10,748	\$15,817	\$25,108
Owner Households	Vermont	\$62,865	\$66,833	\$82,927	\$709	\$687	\$1,041
	Chittenden County	\$78,079	\$85,862	\$109,146	\$1,861	\$1,508	\$2,894
	Hinesburg	\$86,544	\$75,574	\$129,071	\$10,525	\$15,924	\$16,845
Renter Households	Vermont	\$29,858	\$32,276	\$39,931	\$877	\$689	\$1,061
	Chittenden County	\$32,303	\$36,198	\$48,041	\$1,455	\$2,035	\$3,226
	Hinesburg	\$41,196	\$35,240	\$47,181	\$12,544	\$16,508	\$4,575

Source: American Community Survey 5-Year Estimates, Table B25118

HINESBURG, VT

Housing Needs Assessment 2023

Figure 11: Median Gross Rent 10

Median Gross Rent	Estimates			Margins of Error		
	2010	2015	2021	2010	2015	2021
Hinesburg	\$1,188	\$1,065	\$1,305	\$228	\$136	\$124
Chittenden County	\$1,005	\$1,102	\$1,386	\$23	\$23	\$34
Vermont	\$843	\$895	\$1,070	\$10	\$9	\$18

Source: American Community Survey 5-Year Estimates, Table B25064

Figure 12: Median Home Sale Price 10

Year	Hinesburg	Chittenden County	Vermont
2010	\$235,500	\$246,750	\$194,000
2015	\$271,000	\$270,000	\$198,000
2022	\$435,000	\$435,000	\$310,000

Source: Vermont Department of Taxes - Property Transfer Tax (PTT) records, via <https://www.housingdata.org/profile/homeownership-costs/primary-home-sales>

Figure 13: Household Income Distribution, 2021 11

Household Income	Estimates			Margins of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Less than \$10,000	4.1%	4.0%	1.0%	0.3%	0.6%	1.5%
\$10,000 - \$14,999	4.6%	3.4%	0.0%	0.3%	0.6%	1.1%
\$15,000 - \$24,999	7.8%	6.4%	3.1%	0.4%	0.9%	3.3%
\$25,000 - \$34,999	8.3%	6.8%	8.8%	0.3%	0.8%	4.7%
\$35,000 - \$49,999	11.7%	9.6%	10.8%	0.4%	0.9%	6.4%
\$50,000 - \$74,999	17.8%	15.9%	17.3%	0.5%	1.2%	6.8%
\$75,000 - \$99,999	13.9%	13.5%	7.3%	0.4%	0.9%	4.1%
\$100,000 - \$149,999	17.4%	19.5%	22.7%	0.5%	1.2%	7.7%
\$150,000 - \$199,999	7.2%	9.2%	5.8%	0.3%	0.8%	3.7%
\$200,000 or more	7.2%	11.6%	23.2%	0.3%	0.8%	10.5%
Total Households	262,514	68,146	2,024	1,418	579	189
Median income (\$)	\$67,674	\$81,957	\$103,750	\$896	\$2,521	\$25,108
Mean income (\$)	\$89,820	\$106,006	\$131,880	\$1,087	\$2,584	\$20,253

Source: American Community Survey 5-Year Estimates, Table S1901

Figure 14: Cost Burden, 2021 13

Cost Burden, 2021	Hinesburg				
	Total (N)	Not cost burdened	Cost burdened	Severely Cost burdened	Total Cost Burdened
All Households	1,781	1,167	394	220	614
All Households MOE	224	233	162	113	197
All Households 2021	100%	66%	22%	12%	34%
All Households 2021 % MOE	0.0%	10.2%	8.6%	6.1%	10.2%
Renters	440	210	160	70	230
Renters MOE	163	128	126	70	144
Renters 2021	100%	48%	36%	16%	52%
Renters 2021 % MOE	0.0%	23.2%	25.3%	14.8%	26.4%
Owners	1,341	957	234	150	384
Owners MOE	153	195	101	89	134
Owners 2021	100%	71%	17%	11%	29%
Owners 2021 % MOE	0.0%	12.0%	7.3%	6.5%	9.5%
Cost Burden, 2021	Chittenden County				
	Total (N)	Not cost burdened	Cost burdened	Severely Cost burdened	Total Cost Burdened
All Households	65,400	41,087	12,776	10,364	23,140
All Households MOE	996	1281	761	671	1014
All Households 2021	100%	63%	20%	16%	35%
All Households 2021 % MOE	0.0%	1.7%	1.1%	1.0%	1.5%
Renters	24,215	10637	6,092	6,423	12,515
Renters MOE	702	726	574	512	769
Renters 2021	100%	44%	25%	27%	52%
Renters 2021 % MOE	0.0%	2.7%	2.3%	2.0%	2.8%
Owners	41,185	30,450	6,684	3,941	10,625
Owners MOE	706	1055	499	433	660
Owners 2021	100%	74%	16%	10%	26%
Owners 2021 % MOE	0.0%	2.2%	1.2%	1.0%	1.5%

Sources: 2021 American Community Survey 5-Year Estimates, Tables B25070 and B25091

HINESBURG, VT

Housing Needs Assessment 2023

Cost Burden, 2021	Vermont				
	Total (N)	Not cost burdened	Cost burdened	Severely Cost burdened	Total Cost Burdened
All Households	262,514	175,451	45,238	35,740	80,978
All Households MOE	2347	2681	1456	3051	3381
All Households 2021	100%	67%	17%	14%	31%
All Households 2021 % MOE	0.0%	0.8%	0.5%	1.2%	1.3%
Renters	73362	34077	17487	16737	34,224
Renters MOE	1569	1306	1040	1670	1967
Renters 2021	100%	46%	24%	23%	47%
Renters 2021 % MOE	0.0%	1.5%	1.3%	2.2%	2.5%
Owners	189,152	141374	27751	19003	46,754
Owners MOE	1746	2341	1019	2554	2750
Owners 2021	100%	75%	15%	10%	25%
Owners 2021 % MOE	0.0%	1.0%	0.5%	1.3%	1.4%

Sources: 2021 American Community Survey 5-Year Estimates, Tables B25070 and B25091

Figure 15: Household Income by Race / Ethnicity, 2021..... 14

Median Household Income by Race, 2021	Estimate		Margin of Error	
	Vermont	Chittenden County	Vermont	Chittenden County
Not Hispanic or Latino	\$68,584	\$84,434	\$929	\$2,275
Hispanic or Latino	\$58,996	\$63,060	\$4,906	\$10,056
Two or More Races	\$64,766	\$80,446	\$9,573	\$28,326
Some Other Race	\$49,683	\$61,950	\$8,594	\$20,885
Native Hawaiian / Pacific Islander	\$40,221	*	\$16,158	**
Asian	\$64,149	\$66,415	\$10,828	\$19,193
American Indian / Alaska Native	\$43,071	\$71,406	\$6,514	\$25,976
Black / African American	\$43,603	\$49,554	\$9,822	\$11,530
White Alone	\$68,389	\$84,024	\$934	\$2,234
All Households	\$67,674	\$81,957	\$896	\$2,521

Notes:

*The estimate could not be computed due to an insufficient number of sample observations, and the margin of error associated with a median was larger than the median itself. This was also the case for all races in Hinesburg except "White Alone."

**The margin of error could not be computed due to an insufficient number of sample observations. This was also the case for all races in Hinesburg except "White Alone."

Sources: American Community Survey 5-Year Estimates, Tables B19013 A-I

HINESBURG, VT

Housing Needs Assessment 2023

Figure 16: Tenure by Race / Ethnicity, 2021..... 14

Tenure by Race / Ethnicity, 2021		Estimate		Margin of Error	
		Owned	Rented	Owned	Rented
Vermont	All Households	72.1%	27.9%	0.54%	0.58%
	White	73.4%	26.6%	0.45%	0.58%
	Black / African American	26.1%	73.9%	5.75%	12.11%
	American Indian / Alaska Native	58.2%	41.8%	11.46%	12.79%
	Asian	42.1%	57.9%	6.65%	6.88%
	Some Other Race	62.9%	37.1%	13.72%	10.09%
	Two or More Races	54.2%	45.8%	4.19%	4.25%
	Not Hispanic or Latino	73.6%	26.4%	0.44%	0.61%
	Hispanic or Latino	47.6%	52.4%	5.59%	4.92%
Chittenden County	All Households	62.7%	37.3%	1.23%	1.29%
	White	65.2%	34.8%	1.07%	1.42%
	Black / African American	16.7%	83.3%	7.93%	14.33%
	American Indian / Alaska Native	21.1%	78.9%	24.04%	23.41%
	Asian	34.1%	65.9%	8.82%	9.92%
	Some Other Race	56.5%	43.5%	20.26%	22.15%
	Two or More Races	45.7%	54.3%	10.14%	8.66%
	Not Hispanic or Latino	65.6%	34.4%	1.33%	1.23%
	Hispanic or Latino	33.6%	66.4%	10.38%	5.14%

Sources: 2021 American Community Survey 5-Year Estimates, Tables B25003 A-I

Figure 17: Hinesburg Residents' Commute Destinations by Distance, 2019..... 15

Hinesburg Residents' Commute Destinations by Distance, 2019	Share of Jobs	Job Count	Appx. Commute Distance (mi)	Appx. Commute Time (min)
Hinesburg	10.0%	250	0.00	0.00
St. George	1.4%	34	3.60	6.00
Shelburne	7.9%	197	8.95	15.00
Williston	11.6%	289	9.65	16.00
Richmond	1.6%	41	11.30	18.50
South Burlington	12.4%	309	11.50	18.67
Essex & Essex Jct.	6.6%	165	13.70	25.25
Winooski	1.8%	46	15.80	23.50
Burlington	20.4%	507	13.93	26.00
Colchester	5.8%	145	17.75	29.00
All Other Locations	20.3%	506	N/A	N/A
Total	100.0%	2,489	N/A	N/A

Source: 2019 Census On the Map, Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics

Housing Market Conditions

Figure 18: Home Type as Percent of Total Homes, 2021 16

Geography	Single-Unit	Mobile Home	Multi-Unit	Accessory Dwelling	Total
Hinesburg	1,480	225	313	19	2,037
Chittenden County	37,297	1,812	33,597	211	72,917
Vermont	223,867	20,651	74,662	14,250	333,430
Vermont (Margin of Error)	1,640	1,945	818	773	2,782

Sources: Chittenden County Regional Planning Commission (Hinesburg and Chittenden County); American Community Survey 5-Year Estimates Table DP045, 2021 (Vermont)

Figure 19: Housing Tenure, 2010-2021 16

Housing Tenure, 2010-2021		Estimates		Margins of Error	
Geography	Year	Owned Units	Rented Units	Owned Units	Rented Units
Hinesburg*	2010	1,495	254	119	108
	2015	1,443	309	128	122
	2021	1,608	416	224	149
Chittenden County	2010	40,586	20,995	688	709
	2015	41,223	22,275	675	707
	2021	42,709	25,437	915	903
Vermont	2010	183,162	73,450	1,486	1,333
	2015	182,584	74,583	1,500	1,471
	2021	189,152	73,362	1,746	1,569

Source: American Community Survey 5-Year Estimates, Table B25003

Figure 20: Chittenden County Rental Vacancy Rate, 2005-2022 17

Month	Rental Vacancy Rate	Month	Rental Vacancy Rate	Month	Rental Vacancy Rate	Month	Rental Vacancy Rate
Jun-2005	1.5%	Dec-2009	2.7%	Jun-2014	0.9%	Dec-2018	1.8%
Dec-2005	2.5%	Jun-2010	1.7%	Dec-2014	1.7%	Jun-2019	1.8%
Jun-2006	1.4%	Dec-2010	1.4%	Jun-2015	2.8%	Dec-2019	2.5%
Dec-2006	1.8%	Jun-2011	1.0%	Dec-2015	3.0%	Jun-2020	2.6%
Jun-2007	2.0%	Dec-2011	1.3%	Jun-2016	2.1%	Dec-2020	1.1%
Dec-2007	1.3%	Jun-2012	0.9%	Dec-2016	4.4%	Jun-2021	0.9%
Jun-2008	1.0%	Dec-2012	1.7%	Jun-2017	2.5%	Dec-2021	0.8%
Dec-2008	2.0%	Jun-2013	1.2%	Dec-2017	2.6%	Jun-2022	0.4%
Jun-2009	1.4%	Dec-2013	1.8%	Jun-2018	1.7%	Dec-2022	0.8%

Source: Allen, Brooks, & Minor Report, December 2022

HINESBURG, VT

Housing Needs Assessment 2023

Figure 21: Chittenden County Homes Sales and Days on Market 17

2019		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number of Sales	All Homes	91	76	136	125	197	257	227	252	198	187	166	164
	Condominium Sales	32	24	49	48	68	76	61	77	59	63	54	51
	Single family Sales	59	51	84	75	126	176	163	171	136	124	111	112
Median Days on Market	All Homes	89	79	100	71	66	69	59	64	62	63	66	71
	Condominium DOM	111	75	113	91	60	68	54	54	57	64	61	72
	Single family DOM	78	79	98	70	70	70	61	64	65	63	71	71
2020		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number of Sales	All Homes	122	101	124	105	106	196	243	250	256	216	356	190
	Condominium Sales	47	40	47	37	46	60	83	66	93	75	118	61
	Single family Sales	74	60	74	65	59	134	158	180	155	135	236	126
Median Days on Market	All Homes	83	101	68	62	70	61	58	55	61	64	60	60
	Condominium DOM	79	78	66	62	70	56	58	63	55	63	56	60
	Single family DOM	106	108	71	61	71	62	57	54	63	64	61	60
2021		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number of Sales	All Homes	105	97	116	138	130	240	235	266	209	228	175	171
	Condominium Sales	37	34	47	47	41	67	86	72	63	64	44	58
	Single family Sales	64	60	67	87	85	164	147	186	142	159	126	110
Median Days on Market	All Homes	75	73	57	56	54	56	56	57	55	58	57	56
	Condominium DOM	71	66	51	49	53	56	56	55	50	56	57	51
	Single family DOM	75	83	58	58	55	57	56	59	56	59	58	61
2022		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number of Sales	All Homes	105	74	106	123	171	231	167	208	190	185	144	111
	Condominium Sales	32	28	51	49	59	93	65	66	59	60	46	33
	Single family Sales	71	45	52	72	108	131	95	135	127	118	94	70
Median Days on Market	All Homes	60	56	45	52	47	49	51	53	53	55	52	52
	Condominium DOM	52	50	41	52	46	49	53	50	49	47	50	48
	Single family DOM	64	60	49	53	50	51	50	53	66	81	65	79

Source: Multiple Listing Service via housingdata.org:

<https://www.housingdata.org/profile/homeownership-costs/days-on-market-type>

HINESBURG, VT

Housing Needs Assessment 2023

Figure 22: Geographic Mobility, 2012-2016 vs. 2017-2021 18

Population Origin	Year	Estimate - Percent of People*			Margin of Error - Percent of People		
		Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Same County	2016	7.4%	11.6%	4.5%	0.3%	0.7%	2.5%
	2021	6.3%	10.1%	5.9%	0.3%	0.8%	4.1%
Different County, Same State	2016	2.2%	2.0%	1.6%	0.1%	0.3%	1.5%
	2021	2.2%	2.3%	2.6%	0.2%	0.4%	2.6%
Out of State	2016	3.6%	5.0%	0.0%	0.2%	0.5%	0.4%
	2021	4.1%	6.2%	1.6%	0.2%	0.6%	1.5%
Abroad	2016	0.4%	0.8%	0.0%	0.1%	0.2%	0.4%
	2021	0.4%	0.8%	0.0%	0.1%	0.3%	0.5%
Total	2016	620,627	158,988	4,481	348	196	22
	2021	636,320	165,830	4,662	452	330	12

Population Origin	Year	Estimate - Count of People*			Margin of Error - Count of People		
		Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Same County	2016	45,926	18,443	202	104	137	55
	2021	40,088	16,749	275	1,909	1,327	191
Different County, Same State	2016	13,654	3,180	72	35	59	33
	2021	13,999	3,814	121	1,273	663	121
Out of State	2016	22,343	7,949	0	70	98	9
	2021	26,089	10,281	75	1,273	995	70
Abroad	2016	2,483	1,272	0	35	39	9
	2021	2,545	1,327	0	636	497	23
Total	2016	620,627	158,988	4,481	348	196	22
	2021	636,320	165,830	4,662	452	330	12

Source: American Community Survey 5-Year Estimates, Table S0701

*These data refer to the population aged 1 year and older

Figure 23: Age of Housing Stock (Decade Homes Were Built)..... 18

Geography	Unknown	Pre- 1950	1950	1960	1970	1980	1990	2000	2010	2020	Total
Chittenden County	10,174	13,903	3,936	6,596	8,563	9,384	6,959	5,623	6,342	1,437	72,917
Hinesburg	780	173	22	67	260	261	156	143	149	26	2,037

Source: Chittenden County Regional Planning Commission Housing Database: <https://data-crcpc.opendata.arcgis.com/datasets/vt-data-housing-2021-chittenden-county/explore>

HINESBURG, VT

Housing Needs Assessment 2023

Figure 24: Bedrooms in Homes, 2021 19

Homes by Number of Bedrooms, 2021	Estimates			Margins of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Studio	13,186	1,795	0	801	349	10
1 bedroom	35,745	8,413	118	1,260	687	79
2 bedroom	88,702	23,487	547	1,691	1,005	175
3 bedroom	130,626	25,921	959	1,732	903	171
4 bedroom	51,118	10,587	462	1,235	701	240
5+ bedroom	14,142	2,123	21	705	422	33
Total housing units	333,519	72,326	2,107	182	247	193

Source: American Community Survey 5-Year Estimates Table DP04

Figure 25: Chittenden County Household Size by Tenure, 2021..... 19

Tenure by Household Size, 2021	Estimate			Margin of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
All Tenure Types	262,514	68,146	2,024	1,418	579	189
1 person	80,511	19,844	481	1,897	1,084	265
2 people	103,249	26,029	936	1,802	1,129	199
3 people	36,883	10,818	304	1,317	754	146
4 people	28,016	8,223	196	1,010	690	94
5 people	9,367	2,339	55	604	353	45
6 people	3,001	672	32	296	178	52
7 or more people	1,487	221	20	237	102	31

Tenure by Household Size, 2021	Estimate			Margin of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Total Households	262,514	68,146	2,024	1,418	579	189
Owner occupied	189,152	42,709	1,608	1,746	915	224
1 person	47,090	9,400	339	1,338	740	246
2 people	81,472	17,484	781	1,391	770	169
3 people	27,431	7,145	222	1,117	564	121
4 people	22,398	6,372	159	862	610	75
5 people	7,254	1,715	55	507	270	44
6 people	2,344	424	32	255	130	51
7 or more people	1,163	169	20	213	95	29

HINESBURG, VT

Housing Needs Assessment 2023

Tenure by Household Size, 2021	Estimate			Margin of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Total Households	262,514	68,146	2,024	1,418	579	189
Renter occupied	73,362	25,437	416	1,569	903	149
1 person	33,421	10,444	142	1,345	792	98
2 people	21,777	8,545	155	1,145	826	106
3 people	9,452	3,673	82	697	501	81
4 people	5,618	1,851	37	527	322	56
5 people	2,113	624	0	328	227	10
6 people	657	248	0	151	121	10
7 or more people	324	52	0	103	37	10

Source: American Community Survey 5-Year Estimates Table B25009

Figures 26-29: Homelessness by Age, Gender, Type of Shelter, etc. in Chittenden County..... 20

Point In Time Count of Homelessness		Chittenden County				
		2018	2019	2020	2021	2022
Age	Children (under age 18)	58	51	33	54	80
	Young adults (age 18 to 24)	36	43	34	73	33
	Adults (25-54)	192	146	149	469	477
	Adults (55+)	60	55	38	104	78
	Adults (Unreported Age)	13	14	3	0	0
Gender	Women	132	112	112	304	275
	Men	222	194	145	391	385
	Transgender	2	3	2	3	4
	Gender non-conforming	3	0	2	2	4
Household's Type of Shelter	Emergency shelter	124	134	200	109	115
	Publicly funded hotel	105	40	66	509	414
	Transitional housing	38	28	16	8	3
	Unsheltered	15	43	45	0	9
Other Info	Households fleeing domestic violence	40	35	35	111	36
	Chronically homeless households	39	62	49	165	148
	Homeless veterans	25	17	6	22	14

Source: Institute for Community Alliances and Vermont Coalition to End Homelessness, Point in Time Count, via housingdata.org, <https://housingdata.org/profile/housing-needs/homelessness>

HINESBURG, VT

Housing Needs Assessment 2023

Figure 30: People Living with a Disability, 2021 22

Disability Characteristics	Estimate			Margin of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Total population*	635,583	166,205	4,647	213	221	27
With a Disability	90,229	18,550	480	2,115	1,101	180
Without a Disability	545,354	147,655	4,167	6	8	7
% With a Disability	14.2%	11.2%	10.3%	0.3%	0.7%	3.9%
% Without a Disability	85.8%	88.8%	89.7%	0.3%	0.7%	3.9%

*In this data, total population includes only the civilian noninstitutionalized population

Source: American Community Survey 5-Year Estimates Table S1810

Figure 31: Disability by Age, 2021 22

Disability by Age	Estimate			Margin of Error		
	Vermont	Chittenden County	Hinesburg	Vermont	Chittenden County	Hinesburg
Total population*	90,229	18,550	480	2,115	1,101	180
Under 5 years	343	23	0	142	24	10
5 to 17 years	6,143	1,319	34	521	303	53
18 to 34 years	13,530	3,764	95	985	552	94
35 to 64 years	33,566	6,564	248	1,302	716	122
65 to 74 years	16,137	2,790	60	770	387	44
75+ years	20,510	4,090	43	680	402	44

*In this data, total population includes only the civilian noninstitutionalized population

Source: American Community Survey 5-Year Estimates Table S1810