



# Northwest Regional Plan

Adopted March 25, 2026  
Housing Targets

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# Regional Profile

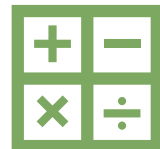
## Northwest Region Municipalities

<b>Franklin County</b>	St. Albans City
Bakersfield	St. Albans Town
Berkshire	Sheldon
Enosburg Falls	Swanton Town
Enosburgh	Swanton Village
Fairfax	
Fairfield	<b>Grand Isle County</b>
Fletcher	Alburgh Town
Franklin	Alburgh Village
Georgia	Grand Isle
Highgate	Isle La Motte
Montgomery	North Hero
Richford	South Hero

## Employment and Wages

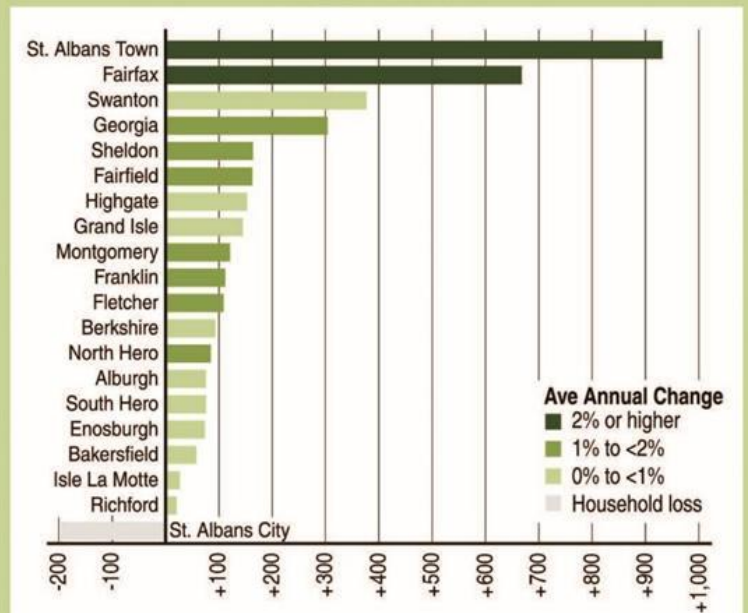


Total Employment 2024:  
Franklin 17,250  
Grand Isle 1,383



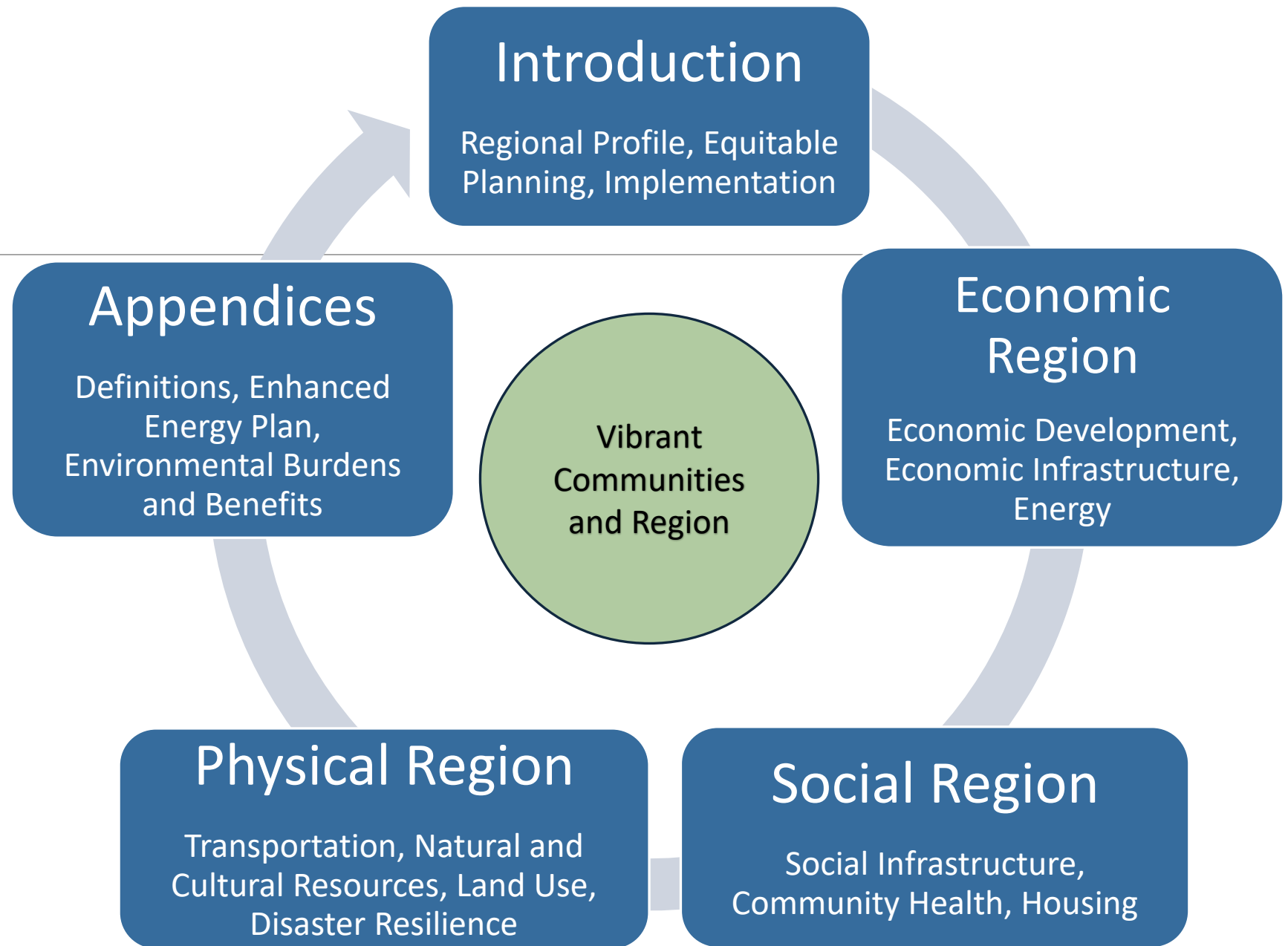
Wages 2024:  
Franklin \$62,487  
Grand Isle \$50, 141  
Vermont \$64,446

**FIGURE 2:**  
Change in Number of Households  
2000 - 2020



SOURCE: Decennial Census, U.S. Census Bureau

# The Regional Plan



# Collaboration with Selectboards & Planning Commissions



Future Land Use Maps based on the mapping methodology, local plans and statute



NRPC conducted extensive outreach, meeting with every community, most multiple times



Attended over 60 Planning Commission and Selectboard meetings



Selectboard and Planning Commission engagement is an iterative process as plan and maps are refined



# Housing Targets

# Regional Housing Targets

2050 targets assume...

- Low end: Vermont experiences growth in population similar to 2020-2023
- Upper end: Vermont experiences growth in households similar to the average of 1950-2020



Targets are for planning purposes only

By 2050: 6,755-13,315 new homes in the Northwest Region

*Total additional home targets, 2025-2030 and 2025-2050*

Region	2025-2030		2025-2050	
	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney (Southwest)	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
<b>Northwestern Vermont</b>	<b>2,144</b>	<b>3,249</b>	<b>6,755</b>	<b>13,315</b>
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
<b>Vermont</b>	<b>27,867</b>	<b>41,185</b>	<b>79,018</b>	<b>172,044</b>

*2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.*

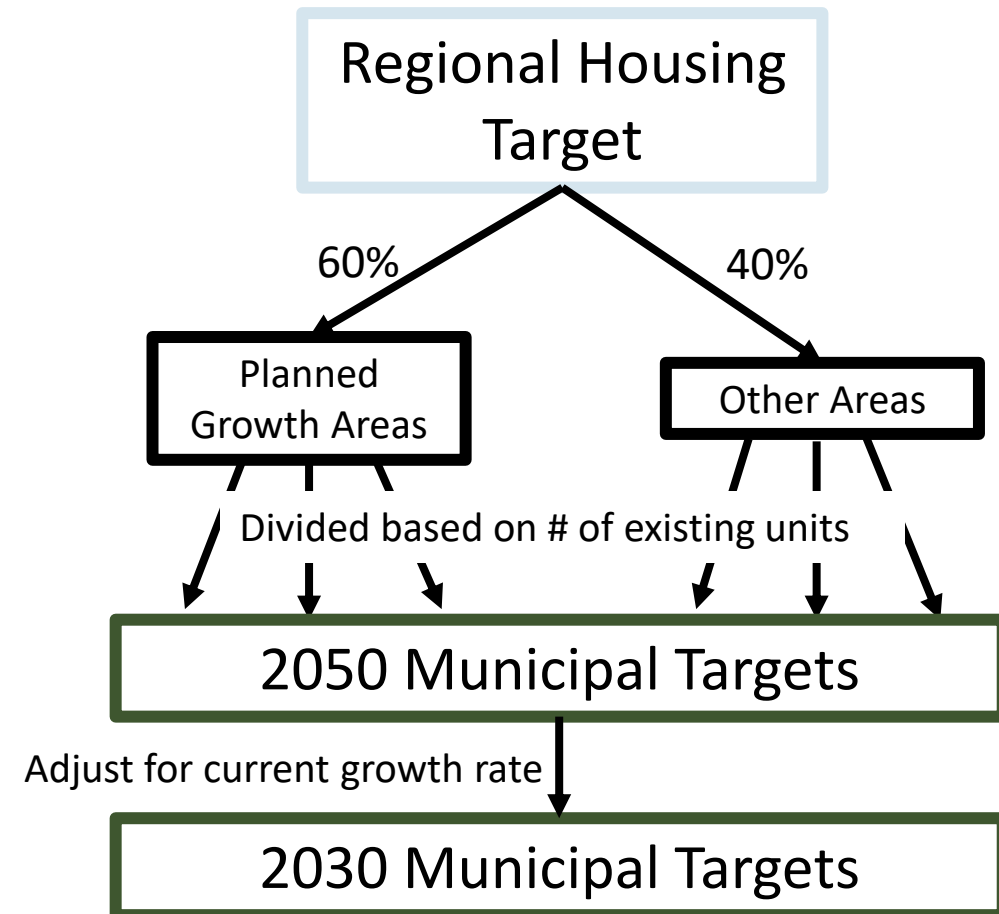
*2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.*

*All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.*

# Regional and Municipal Housing Targets

## NRPC Municipal Housing Target Methodology:

- Municipal target is based on:
  1. Existing number of housing units
  2. Whether the municipality has a downtown/planned growth area
- 2050 target assumes 60% of units will be built in Downtowns and Planned Growth Areas
- 2030 target adjusts for current growth rate (2020-2024) to set realistic goals



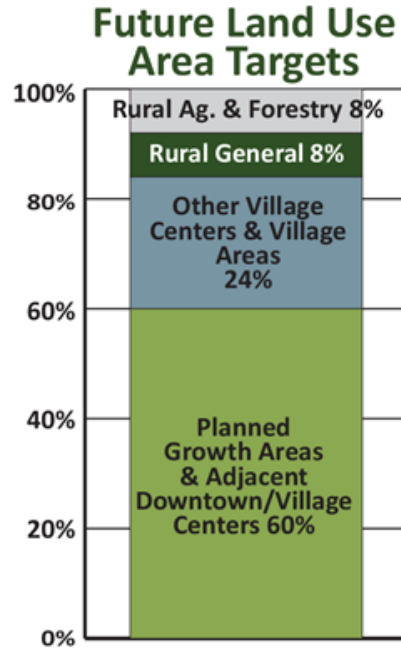
# Municipal Housing Targets

**2050 target** assumes 60% of housing will be built in Downtowns and Planned Growth Areas

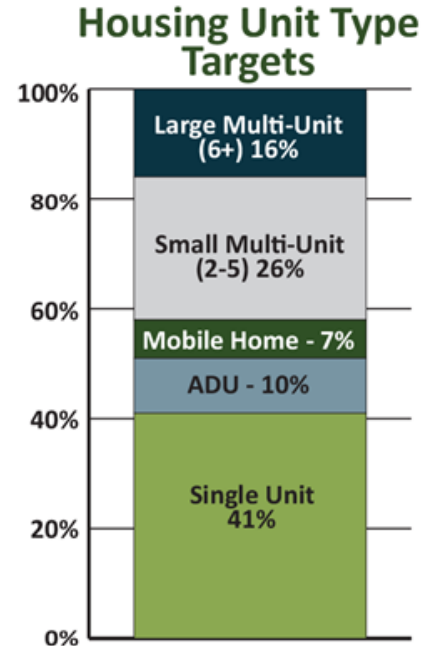
**2030 target** adjusts for 2020-2024 growth rate to set realistic goals

Municipality	Housing Units (2020 Census)	Average yearly % growth (2000-2020)	Draft 2030 Target		Draft 2050 Target	
			Units	% / Year	Units	% / Year
Alburgh	1,566	1.2%	73 - 111	0.9% - 1.4%	222 - 455	0.6% - 1.2%
Bakersfield	579	0.7%	28 - 43	1.0% - 1.5%	82 - 168	0.6% - 1.2%
Berkshire	636	0.8%	46 - 69	1.4% - 2.2%	95 - 185	0.6% - 1.2%
Enosburgh	1,246	0.4%	93 - 140	1.5% - 2.3%	409 - 767	1.2% - 2.5%
Fairfax	1,956	2.8%	251 - 381	2.6% - 3.9%	615 - 1,204	1.2% - 2.5%
Fairfield	917	1.0%	58 - 88	1.3% - 1.9%	131 - 266	0.6% - 1.2%
Fletcher	605	0.9%	29 - 44	1.0% - 1.4%	86 - 176	0.6% - 1.2%
Franklin	820	0.6%	66 - 100	1.6% - 2.4%	129 - 238	0.6% - 1.2%
Georgia	1,964	0.9%	125 - 190	1.3% - 1.9%	287 - 570	0.6% - 1.2%
Grand Isle	1,237	0.9%	77 - 117	1.3% - 1.9%	172 - 359	0.6% - 1.2%
Highgate	1,600	0.8%	123 - 186	1.5% - 2.3%	236 - 465	0.6% - 1.2%
Isle La Motte	491	0.3%	20 - 31	0.8% - 1.3%	72 - 143	0.6% - 1.2%
Montgomery	770	0.8%	37 - 56	1.0% - 1.5%	118 - 224	0.6% - 1.2%
North Hero	951	0.2%	53 - 80	1.1% - 1.7%	159 - 276	0.6% - 1.2%
Richford	1,081	0.3%	68 - 103	1.3% - 1.9%	362 - 655	1.2% - 2.5%
Sheldon	893	1.5%	52 - 78	1.2% - 1.8%	135 - 259	0.6% - 1.2%
South Hero	1,070	0.2%	96 - 145	1.8% - 2.7%	149 - 311	0.6% - 1.2%
St. Albans City	3,258	0.4%	116 - 175	0.7 - 1.1%	729 - 1440	0.9 - 1.8%
St. Albans Town	3,241	0.7%	261 - 397	1.6 - 2.4%	1650 - 3257	2.0 - 4.0%
Swanton	3,076	0.7%	263 - 398	1.7% - 2.6%	937 - 1,894	1.2% - 2.5%
<b>Total</b>	<b>27,957</b>	<b>0.8%</b>	<b>2,144 - 3,249</b>	<b>1.5% - 2.3%</b>	<b>6,755 - 13,315</b>	<b>1.0% - 1.9%</b>

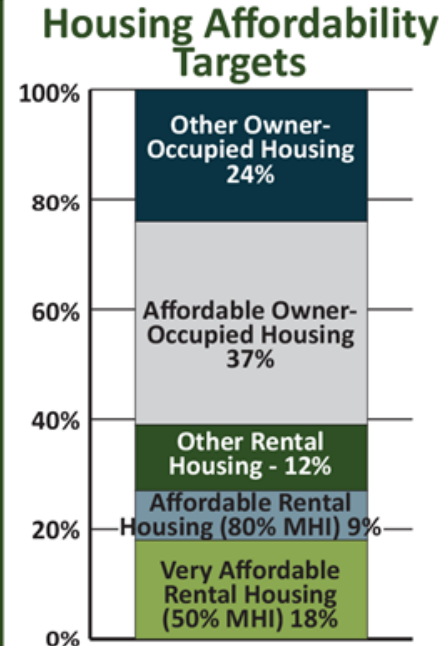
# FIGURE 9: Housing Targets (2050)



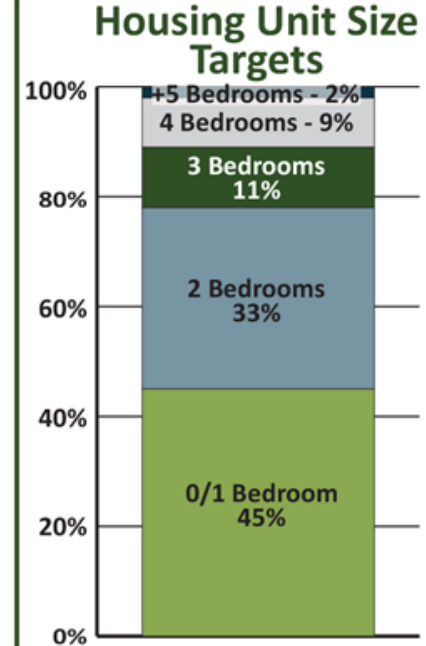
These targets set goals based on the Future Land Use Map, which identifies areas planned for housing growth throughout the region. NRPC supports locating a substantial majority of new housing in Downtown/Village Centers, Planned Growth Areas and Village Areas.



NRPC supports a diversity of housing types that integrate into existing neighborhoods, including an increase in small multi-unit and accessory dwellings. The target assumes that the proportion of small multi-units and ADUs will need to significantly increase to support the infill necessary to meet the goal of 60% of all growth in Planned Growth Areas.



NRPC supports building new housing that is affordable for current residents of the region. Under state law, housing is considered affordable if a household spends no more than 30% of their income to live there. Affordability targets are calculated based on the current percentage of region residents who make less than 120%, 80% and 50% of the Burlington MSA median income (2023 ACS).



Overall, households are becoming smaller, which has created a mismatch between housing needs and the options that are currently available. These targets set goals for units that would accommodate statewide estimates of household size by 2029 (Vermont Housing Needs Assessment, 2025).



# Housing Development Dashboard

Measuring progress towards Vermont's 2030 Housing Targets (BETA v0.2)



Select Region  
Northwestern Vermont



Select Town  
No Town Selected



Filter Map by Year Built  
2021-Current



2025-2030 Target

# 2.1k - 3.2k

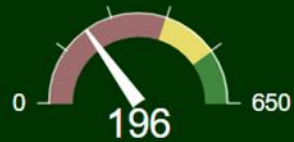
Annual need: 429 - 650



On Pace to Build by 2030

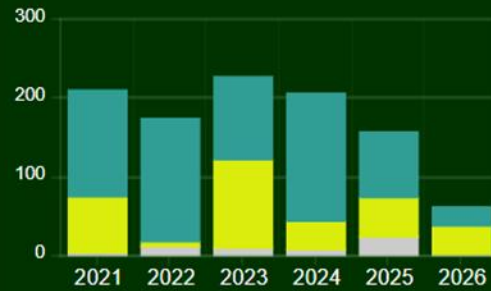
# 979

2021-2025 average: 196



Annual Home Construction: 2021-2025 Average vs Target

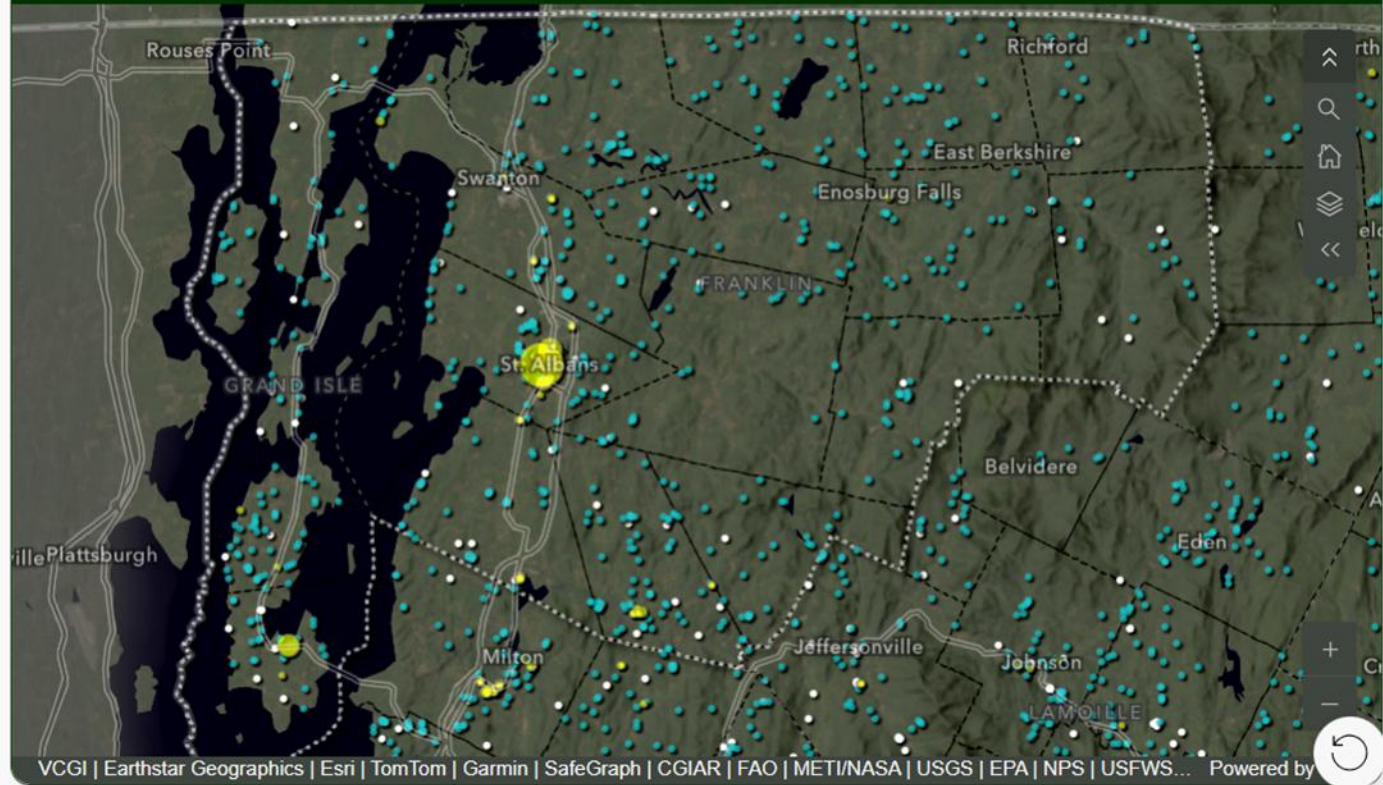
## Units Built



- SINGLE FAMILY DWELLING 63.8%
- MULTI-FAMILY DWELLING 29.8%
- OTHER RESIDENTIAL 6.3%



## New Single and Multi Family Homes (2021-Current)





# Housing Dashboard

Select a town  
No category selected

Number of units  
0 - 72

Designated Centers

Off  On

Property Values

Off  On

## Legend

### New housing units by type, 2020-2024

- Single Housing Unit
- Multiunit
- Accessory Dwelling Unit
- Mobile Home
- Demo

### New housing units by value, 2020-2024

- \$100,000
- \$1,000,000+
- No data

### Designated Centers

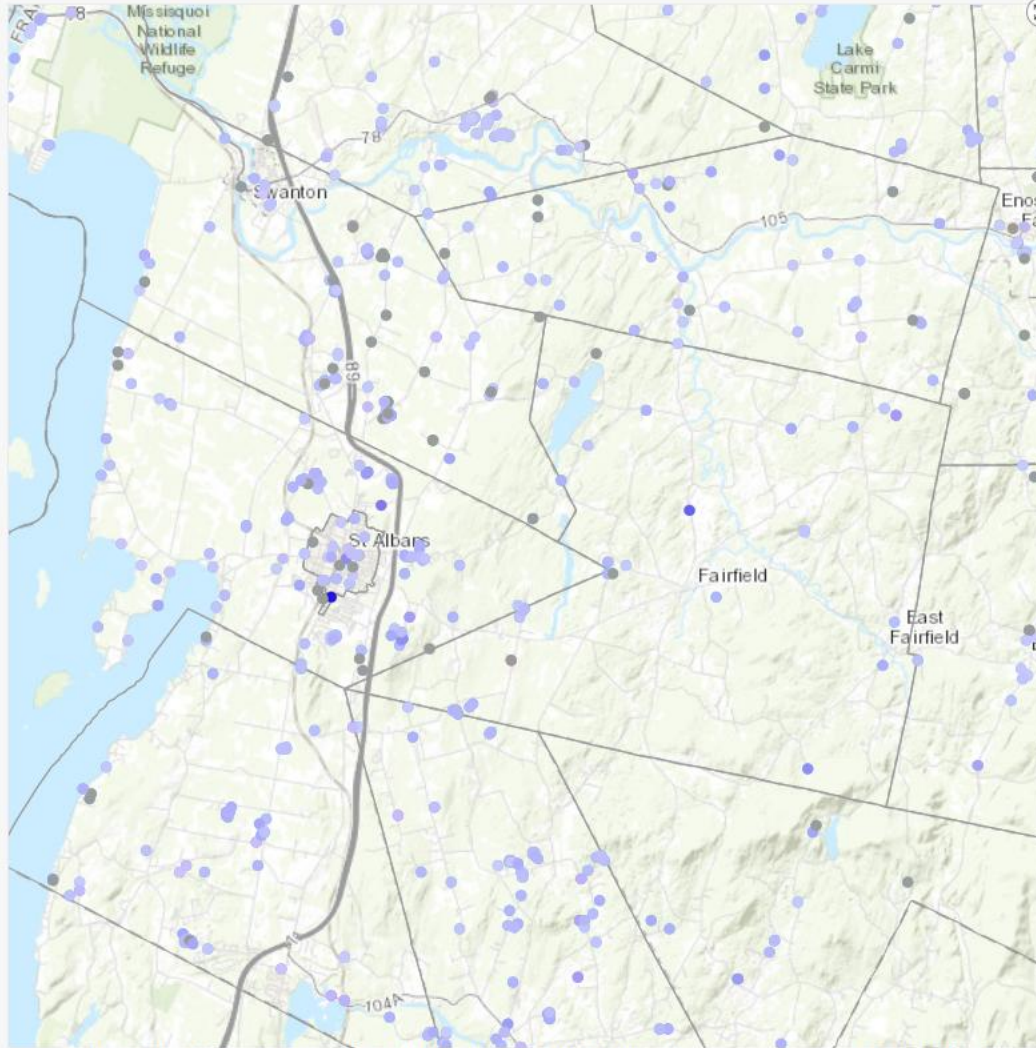
- Designated Village, Downtown or Growth Center
- Buffer area (1/4 mi. from Villages, 1/2 mi. from Growth Centers)

### Navigation Guidance & Data Sources:

This map shows all new housing units in Franklin and Grand Isle counties permitted from 2020-2024 and complete as of 2025. NRPC staff collects information on building permits from each municipality with zoning every year. Information from municipalities without zoning is based on state wastewater permits.

Use the filters on the top to filter by town or by number of units. You can also filter by clicking a segment on any of the charts.

Use the buttons on the top to turn on or off the Designated Center and Parcel Value layers. The



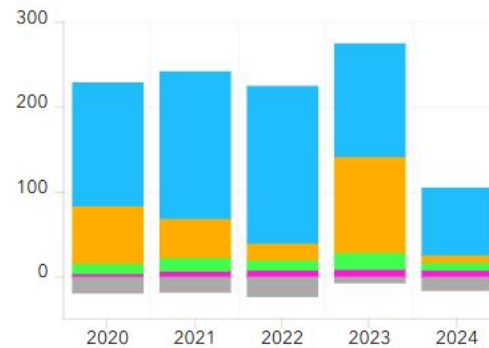
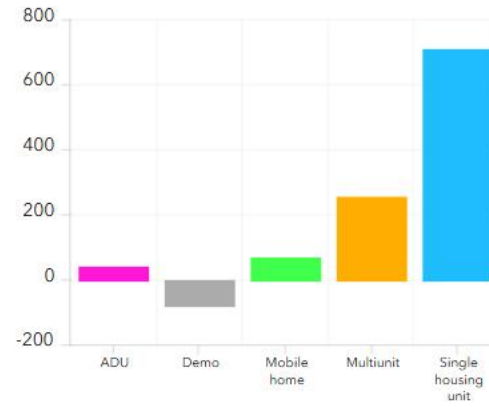
VCGI | Esri Canada | Esri | HERE | Garmin | USGS | NGA | EPA | USDA | NPS

Powered by Esri

## New housing units, 2020-2023

# 998

## Housing units built 2020-2024



All units

Designated Center comparison

