



Northwest Regional Planning Commission Housing Targets – Town of South Hero (Draft 2.5.25)

Housing Targets: Background & Goals

Act 181 requires the Regional Plan to include a housing target for the entire region and for each municipality. These targets show how many new homes are needed to address the current housing shortage, support the workforce and stabilize housing prices.

Targets provide a way to measure progress in meeting residents’ housing needs. There are no penalties for not meeting targets, but they offer guidance for planning future growth.

Regional Housing Targets

The Northwest Region housing target is based on estimates of current housing needs and future population growth. Vermont’s population is expected to grow mainly based on the number of new people moving into the state. Two scenarios were considered to get a high and low end to the target. Both housing targets will require an increase in the number of new homes built each year.

	New Homes by 2030		New Homes by 2050	
	Target	Annual % growth needed	Target	Annual % growth needed
South Hero	86 - 137	1.6% - 2.6%	158 – 311	0.6% - 1.2%
Region	2,144 - 3,249	1.5% - 2.3%	12,571 - 13,315	1.0% - 1.9%

A new home could be any type- accessory dwelling unit, apartments or condominiums, single family home, etc.



Higher growth scenario: Based on the average population growth in Vermont over the last 70 years.

Lower growth scenario: Based on slower population increases in the last few years.

Municipal Housing Targets

NRPC is responsible for dividing its regional housing target among municipalities in Franklin and Grand Isle Counties. Each community’s housing target must be included in updated municipal plans.

NRPC aims for targets that are fair and meet the goal of directing a majority of new housing towards areas planned for growth. To develop municipal housing targets, NRPC is using a formula that considers:



The number of existing homes in each municipality.



Whether the municipality has a downtown or planned growth area.

For 2030 targets, NRPC is also factoring in current growth in each community to account for limitations such as lack of appropriate infrastructure.

NRPC is meeting with each local Planning Commission to review the housing targets and help towns understand what they mean for local planning.



To learn more, please visit our website at: nrpcvt.com/resources-publications/act-181/