



2026 Central Vermont Municipal Housing Targets

Where State Housing Targets Came From

State law 24 V.S.A. § 4348a directed the Vermont Department of Housing and Community Development (DHCD) to identify future housing needs and establish housing targets for Vermont and each planning region. This law also requires Regional Plans to assign a portion of those regional targets to each municipality.

DHCD contracted with the Vermont Housing Finance Agency (VHFA) to prepare the *2025-2029 Vermont Housing Needs Assessment*¹ which established the following targets:

	2025-2030 Housing Targets		2025-2050 Housing Targets	
	Low	High	Low	High
Central Vermont Planning Region	2,540	3,864	8,045	15,856
State of Vermont	27,867	41,185	79,018	172,044

The state targets were based on the following factors:

- The need to replace the 15% of homes that become second homes, seasonal homes, or short-term rentals.
- The need to maintain a healthy number of homes available for rent or purchase.
- The need to provide housing for the 7,000 Vermonters experiencing homelessness or housing insecurity.
- The need for more homes as the population grows.

Population growth calculations:

- The state-wide **2030 lower target** assumes the number of year-round households will grow by **1.02% per year**, based on the average growth rate from **2016–2019** (before the pandemic). The statewide **2030 higher target** assumes the number of year-round households will grow by **1.77% per year**, based on the average growth rate from **2019–2022** (during and after the pandemic).
- The state-wide **2050 lower target** looks at how many people are expected to be in different age groups and estimates how many homes they may need as they move through different stages of life. The state-wide **2050 higher target** assumes the population will grow by **1.4% per year**, which is the long-term average growth rate from **1950–2024**.

¹ <https://vhfa.org/pubs/vt-hna-2025pdf>

For regional housing targets and more information about how they were calculated, click here: <https://vhfa.org/sites/default/files/publications/Housing-Targets-Appendix.pdf>

CVRPC Municipal Housing Target Methodology

The Regional Plan includes a Future Land Use Map that places land into 10 Future Land Use Areas (FLUAs).² State law encourages most new housing to be located in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas, where development is generally more concentrated and services are often available. You can view and comment on individual parcels using the interactive map here: <https://bit.ly/CVRPCFLUMAP>.

To reflect this state policy, CVRPC assigned 60% of the regional housing targets to these four Future Land Use Areas.

40% to Downtown Centers and Planned Growth Areas. These are higher-density areas with infrastructure, or areas planned for future growth. They are expected to accommodate a

Downtown Center

Planned Growth Area

significant share of future housing growth. See the Future Land Use Acreages by Municipality table on page 6 for additional details.

20% to Village Centers and Village Areas: These are locations with existing development and services that can support additional housing growth. While generally smaller and more locally focused than Downtown Centers and Planned Growth Areas, they are still identified by state law as appropriate places for new housing.

40% by population: The remaining 40% of the regional housing target was distributed based

Village Center

Village Area

on each municipality's share of the total population of the region. This aligns with the *2025 Housing Needs Assessment* methodology used by VHFA.

Municipal housing targets are advisory, not mandatory

These housing targets are not requirements. Communities are not required to build this housing, and the targets do not require new homes to be built in town centers or villages. Instead, the targets are intended to help communities plan for the future by providing information about expected housing needs, statewide housing goals, and how growth may affect development patterns over time.

² The classifications are done according to the established Vermont Association of Planning and Development Agencies methodology, which can be found here: <https://bit.ly/VAPDAFLUA>
**Note that the "Tier 3 rulemaking" work referred to in the beginning of this document has been suspended while S325 to repeal parts of Act 181 moves through the Vermont State Legislature.

Local decisions will continue to determine housing development, including whether to develop a municipal plan, adopt or update zoning, invest in infrastructure, make town land available for housing, or take other actions to facilitate development.

As stated in the draft 2026 CVRPC Regional Plan:

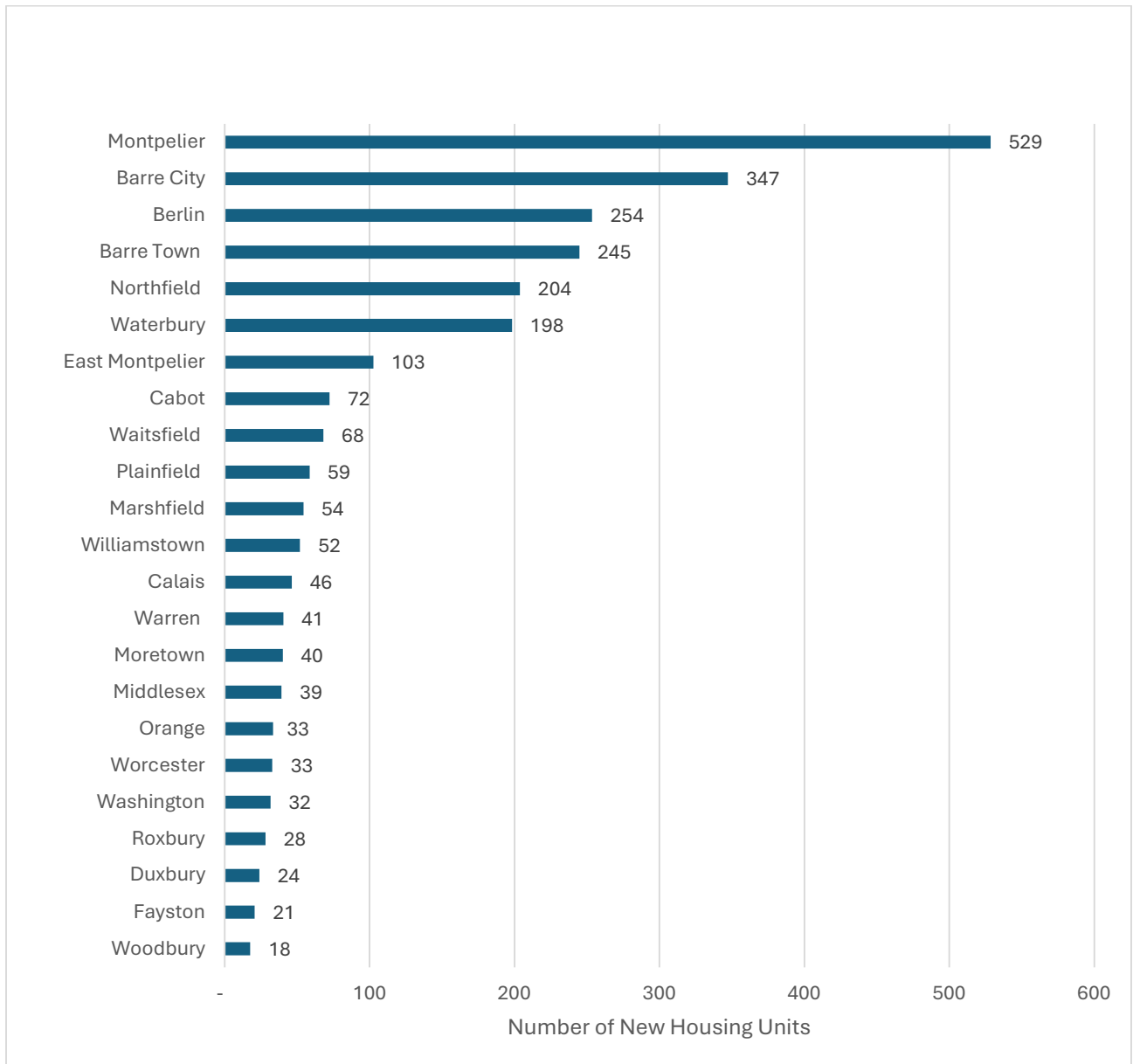
“[The] Plan establishes the objective of strategically planning population growth around dense mixed-use core areas. While CVRPC believes there are advantages for municipalities to focus new growth in their centers, there is nothing in these targets to prevent the majority of new housing from being in low-density suburban or exurban districts. Further, we recognize that many folks moving to Central Vermont mostly prefer to live in rural or very rural locations; therefore, it would be folly not to plan for continued growth in our rural municipalities. Therefore, this plan will continue to use the statutory language of *targets*, while in practice these numbers describe both targeted growth and also predicted growth.”

Central Vermont Municipality Populations

Town	Total population	% of regional Population
Barre City	8,412	12.82%
Barre town	8,005	12.20%
Berlin	2,880	4.39%
Cabot	1,579	2.41%
Calais	1,713	2.61%
Duxbury	1,548	2.36%
East Montpelier	2,612	3.98%
Fayston	1,342	2.05%
Marshfield	1,863	2.84%
Middlesex	1,943	2.96%
Montpelier	8,014	12.21%
Moretown	1,532	2.34%
Northfield	5,920	9.02%
Orange	957	1.46%
Plainfield	1,314	2.00%
Roxbury	942	1.44%
Waitsfield	1,918	2.92%
Warren	1,585	2.42%
Washington	1,056	1.61%
Waterbury	5,405	8.24%
Williamstown	3,579	5.46%
Woodbury	659	1.00%
Worcester	831	1.27%
Total	65,609	100.00%

Source: US Census 2024 American Community Survey DP05

2030 Municipal Housing Targets (2,540 new units)



2030 and 2050 Municipal Housing Targets

2025-2030 Housing Targets

2025-2050 Housing Targets

	Lower	Upper		Lower	Upper
Barre City	347	528	Barre City	1,100	2,167
Barre Town	245	372	Barre Town	775	1,528
Berlin	254	386	Berlin	803	1,583
Cabot	68	104	Cabot	216	426
Calais	46	71	Calais	147	290
Duxbury	24	36	Duxbury	76	150
East Montpelier	103	156	East Montpelier	325	641
Fayston	21	32	Fayston	66	130
Marshfield	52	79	Marshfield	165	325
Middlesex	40	61	Middlesex	127	251
Montpelier	529	804	Montpelier	1,674	3,299
Moretown	39	60	Moretown	125	246
Northfield	198	302	Northfield	628	1,238
Orange	33	50	Orange	104	206
Plainfield	54	83	Plainfield	172	339
Roxbury	28	43	Roxbury	89	176
Waitsfield	59	89	Waitsfield	186	367
Warren	41	62	Warren	129	253
Washington	32	48	Washington	100	198
Waterbury	204	310	Waterbury	645	1,272
Williamstown	72	110	Williamstown	229	452
Woodbury	18	27	Woodbury	56	111
Worcester	33	51	Worcester	106	209
Region	2,540	3,864		8,045	15,856

Future Land Use Area Acreages By Municipality

	Downtown Center	Village Centers	Planned Growth Area	Village Areas
Barre City	132.39	-	916.27	0.01
Barre Town	-	181.99	179.77	764.73
Berlin	248.09	75.59	153.90	215.50
Cabot	-	276.16	-	-
Calais	-	50.95	-	136.98
Duxbury	-	-	-	-
East Montpelier	-	103.86	0.20	531.65
Fayston	-	-	-	0.35
Marshfield	-	42.76	-	190.84
Middlesex	-	63.82	-	-
Montpelier	188.01	-	1,961.78	-
Moretown	-	24.98	-	135.46
Northfield	99.01	38.74	204.59	97.90
Orange	-	114.38	-	-
Plainfield	-	53.52	-	297.16
Roxbury	-	85.82	-	-
Waitsfield	-	56.85	-	233.15
Warren	-	32.73	-	126.11
Washington	-	96.97	-	-
Waterbury	140.17	18.71	65.78	224.56
Williamstown	-	107.12	-	-
Woodbury	-	47.30	-	-
Worcester	-	130.02	-	-
Regional Total	808	1,602	3,482	2,954

Note – the FLU Map classification of several FLUA categories not listed above is still ongoing.

Appendix: Statutory Requirements

V.S.A. 24 § 4302: Encourage Compact Development

(c) ...This chapter shall be used to further the following specific goals:

(1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

V.S.A 24 § 4348a: Regional Housing Element

(a) A regional plan shall be consistent with the goals established in section 4302 of this title and shall include the following:

(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.