NRPC 2026 to 2034 Northwest Regional Plan
Planning Ahead for the Homes We'll Need

Finding a good, affordable home in Vermont is getting harder. We need more homes, but we've been building fewer of them over the past 20 years.

Under Act 181, we've set a goal for how many new homes we need in the region by 2030 and 2050. Reaching these goals will require building more homes per year than are currently being built. They give us a goal to work towards. What would need to happen in your community to meet our housing goals?

Current Homes

27,957
Current Homes

2025 - 2030

2,144 – 3,249
New Homes

2025 - 2050

6,755 – 13,315
New Homes

How Many New Homes: Regional and Local Housing Goals

Municipality	Average % yearly housing growth, 2000-2020	Housing Units (2020 Census)	Average % yearly housing growth, 2020-2024	2025-2030 Target		2025-2050 Target	
				Units	% / year	Units	% / year
Alburgh	1.2%	1,566	0.4%	73 - 111	0.9 - 1.4%	222 - 455	0.6 - 1.2%
Bakersfield	0.7%	579	0.4%	28 - 43	1 - 1.5%	82 - 168	0.6 - 1.2%
Berkshire	0.8%	636	0.8%	46 - 69	1.4 - 2.2%	95 - 185	0.6 - 1.2%
Enosburgh	0.4%	1,246	0.4%	93 - 140	1.5 - 2.3%	409 - 767	1.2 - 2.5%
Fairfax	2.8%	1,956	1.3%	251 - 381	2.6 - 3.9%	615 - 1,204	1.2 - 2.5%
Fairfield	1.0%	917	0.7%	58 - 88	1.3 - 1.9%	131 - 266	0.6 - 1.2%
Fletcher	0.9%	605	0.4%	29 - 44	1 - 1.4%	86 - 176	0.6 - 1.2%
Franklin	0.6%	820	1.0%	66 - 100	1.6 - 2.4%	129 - 238	0.6 - 1.2%
Georgia	0.9%	1,964	0.7%	125 - 190	1.3 - 1.9%	287 - 570	0.6 - 1.2%
Grand Isle	0.9%	1,237	0.7%	77 - 117	1.3 - 1.9%	172 - 359	0.6 - 1.2%
Highgate	0.8%	1,600	0.9%	123 - 186	1.5 - 2.3%	236 - 465	0.6 - 1.2%
Isle La Motte	0.3%	491	0.3%	20 - 31	0.8 - 1.3%	72 - 143	0.6 - 1.2%
Montgomery	0.8%	770	0.4%	37 - 56	1 - 1.5%	118 - 224	0.6 - 1.2%
North Hero	0.2%	951	0.6%	53 - 80	1.1 - 1.7%	159 - 276	0.6 - 1.2%
Richford	0.3%	1,081	0.2%	68 - 103	1.3 - 1.9%	362 - 666	1.2 - 2.5%
Sheldon	1.5%	893	0.6%	52 - 78	1.2 - 1.8%	135 - 259	0.6 - 1.2%
South Hero	0.2%	1,070	1.1%	96 - 145	1.8 - 2.7%	149 - 311	0.6 - 1.2%
St. Albans City	-0.2%	4,663	0.4%	116 - 175	0.7 - 1.1%	729 - 1440	0.9 - 1.8%
St. Albans Town	2.2%	1,836	0.7%	261 - 397	1.6 - 2.4%	1,650 - 3,257	2.0 - 4.0%
Swanton	0.7%	3,076	0.6%	263 - 398	1.7 - 2.6%	937 - 1894	1.2 - 2.5%
Region	**0.8%**	**27,957**	**0.7%**	**2,144 - 3,249**	**1.5 - 2.3%**	**6,755 - 13,315**	**1.0 - 1.9%**