



# 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 %<br>yearly<br>housing<br>growth,<br>2000-2020 | Housing<br>Units<br>(2020<br>Census) | Average %<br>yearly<br>housing<br>growth,<br>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% |