

Vermont's HOME Act (Act 47 of 2023) introduced new requirements for regional and municipal plans. One is that plans must now include housing targets for 2030 and 2050 to ensure an adequate supply of safe, affordable housing in locations that keep transportation costs low.

Below are the draft housing targets for 2050. CCRPC has divided its regional target range (15,783 - 47,407) into **LOW**, **MID**, and **HIGH** targets for each city and town.

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MID # and %		HIGH # and %			LOW	MID	HIGH
<b>BOLTON</b>	550	<b>59</b>	11%	<b>118</b>	21%	<b>177</b>	32%	6	<b>2</b>	<b>5</b>	<b>7</b>
<b>BUEL'S GORE</b>	12	<b>1</b>	11%	<b>3</b>	21%	<b>4</b>	32%	0	<b>0</b>	<b>0</b>	<b>0</b>
<b>BURLINGTON</b>	18,245	<b>3,557</b>	19%	<b>7,120</b>	39%	<b>10,683</b>	59%	77	<b>142</b>	<b>285</b>	<b>427</b>
<b>CHARLOTTE</b>	1,643	<b>176</b>	11%	<b>353</b>	21%	<b>530</b>	32%	6	<b>7</b>	<b>14</b>	<b>21</b>
<b>COLCHESTER</b>	7,673	<b>848</b>	11%	<b>1,697</b>	22%	<b>2,546</b>	33%	39	<b>34</b>	<b>68</b>	<b>102</b>
<b>ESSEX</b>	4,889	<b>1,233</b>	25%	<b>2,467</b>	50%	<b>3,702</b>	76%	51	<b>49</b>	<b>99</b>	<b>148</b>
<b>ESSEX JUNCTION</b>	4,955	<b>1,462</b>	30%	<b>2,927</b>	59%	<b>4,392</b>	89%	52	<b>58</b>	<b>117</b>	<b>176</b>
<b>HINESBURG</b>	2,071	<b>375</b>	18%	<b>752</b>	36%	<b>1,128</b>	54%	16	<b>15</b>	<b>30</b>	<b>45</b>
<b>HUNTINGTON</b>	876	<b>94</b>	11%	<b>188</b>	21%	<b>282</b>	32%	6	<b>4</b>	<b>8</b>	<b>11</b>
<b>JERICO</b>	2,014	<b>210</b>	10%	<b>419</b>	21%	<b>629</b>	31%	10	<b>8</b>	<b>17</b>	<b>25</b>
<b>MILTON</b>	4,515	<b>640</b>	14%	<b>1,282</b>	28%	<b>1,923</b>	43%	42	<b>26</b>	<b>51</b>	<b>77</b>
<b>RICHMOND</b>	1,729	<b>202</b>	12%	<b>404</b>	23%	<b>606</b>	35%	8	<b>8</b>	<b>16</b>	<b>24</b>
<b>SHELBURNE</b>	3,529	<b>802</b>	23%	<b>1,605</b>	45%	<b>2,409</b>	68%	33	<b>32</b>	<b>64</b>	<b>96</b>
<b>SOUTH BURLINGTON</b>	9,921	<b>3,788</b>	38%	<b>7,583</b>	76%	<b>11,378</b>	115%	142	<b>152</b>	<b>303</b>	<b>455</b>
<b>ST. GEORGE</b>	314	<b>34</b>	11%	<b>67</b>	21%	<b>101</b>	32%	2	<b>1</b>	<b>3</b>	<b>4</b>
<b>UNDERHILL</b>	1,313	<b>141</b>	11%	<b>282</b>	21%	<b>423</b>	32%	9	<b>6</b>	<b>11</b>	<b>17</b>
<b>WESTFORD</b>	899	<b>96</b>	11%	<b>193</b>	21%	<b>290</b>	32%	6	<b>4</b>	<b>8</b>	<b>12</b>
<b>WILLISTON</b>	4,725	<b>1,402</b>	30%	<b>2,807</b>	59%	<b>4,212</b>	89%	70	<b>56</b>	<b>112</b>	<b>168</b>
<b>WINOOSKI</b>	3,665	<b>663</b>	18%	<b>1,327</b>	36%	<b>1,991</b>	54%	27	<b>27</b>	<b>53</b>	<b>80</b>
<b>COUNTY TOTAL</b>	<b>73,538</b>	<b>15,783</b>	21%	<b>31,595</b>	43%	<b>47,407</b>	64%	602	<b>631</b>	<b>1,264</b>	<b>1,896</b>

\*Annual new units needed to reach 2050 targets.

### HOW WERE THE NUMBERS ASSIGNED TO EACH CITY AND TOWN?

CCRPC worked with its Planning Advisory Committee, made up of city / town planning directors and commissioners, for over a year to develop a method to assign housing targets to each city and town in Chittenden County.

Housing targets consider factors like **infrastructure, historic growth rates, and land available for development.**

#### CITIES

**Burlington, Essex Junction, South Burlington, Winooski**

Receive **60%** of the regional housing target.

#### RURAL TOWNS

**Bolton, Buel's Gore, Charlotte, Huntington, St. George, Underhill, Westford**

Receive **3.8%** of the regional housing target and are encouraged to promote village development and protect working lands.

#### SUBURBAN TOWNS

**Colchester, Essex Town, Hinesburg, Jericho, Milton, Richmond, Shelburne, Williston**

Receive **36.2%** of the regional housing target, and weighting is applied based on accessibility of water and wastewater infrastructure.



This approach allows Chittenden County to meet its goals for livable downtowns and villages, intact farm and forest land, and healthy natural resources - while still accommodating development in all cities and towns.