

ADDISON COUNTY'S MUNICIPAL HOUSING TARGETS

The HOME Act (Act 47 of 2023) introduced new requirements for regional and municipal plans. One is that the housing chapters must now include housing targets for 2029 and 2050 to ensure an adequate supply of safe, affordable housing in locations that keep transportation costs low.

What is the process? The Regional Planning Commissions throughout the state have been tasked with disaggregating regional housing targets put forth in [Vermont Statewide Housing Needs Assessment](#). Published by The Department of Housing and Community Development (DHCD) in partnership with Vermont Housing Financing Agency (VHFA), this 5 year document looks at the current and expected need for housing development in the state by 2029 along with an [appendix](#) noting housing goals by 2050.

Why does this matter? Housing targets are estimates of the number of housing units needed at the state, regional, and municipal levels to achieve and maintain a stable housing market. The targets are aspirational goals, not projections or quotas, that will help guide where and how communities plan for new homes to meet the needs of current and future residents while supporting compact, affordable, and environmentally responsible development.

These targets may require that some municipalities:

- Plan for water and wastewater systems that can support strategic housing growth.
- Analyze if local regulations allow for the development needed to meet targets.

What does this mean for Municipalities?

Municipalities are required to plan for housing by:

- Including housing targets provided to them by the Regional Planning Commission;
- Laying out the actions they'll take to achieve those targets and meet local housing needs.

Municipalities must plan to accommodate the substantial majority of the housing target in:



Centers



Planned Growth Areas



Village Areas

There is **no penalty** for failing to achieve the municipal housing targets. However, municipalities must demonstrate (through the process of regional approval and confirmation of the municipal plan) that they are taking action towards meeting the targets.

Vermont & Addison County’s Housing Targets. According to VHFA’s Housing Needs Assessment, to accommodate projected household growth and meet other current housing market needs, Vermont is likely to need to expand its total housing stock by 79,000-172,000 homes by 2050, which will require an average annual rate of increase of 0.8-1.6% (between 3,160 and 6,880 homes per year). In 2010-2020, Vermont’s housing stock increased by an average rate of 0.4% (1,178 homes per year).

The following chart breaks out the Lower, Median, and Upper targets for the County.

TOTAL ADDITIONAL HOUSING TARGETS						
	2025 – 2030			2025 - 2050		
	Lower	Median	Upper	Lower	Median	Upper
ADDISON COUNTY	1,296	1,637	1,978	4,103	6,096	8,088
VERMONT	27,867	34,526	41,185	79,018	125,531	172,044

2025-2030: “Lower” assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. “Higher” assume the 2019-2022 rate of 1.77%. | 2025-2050: “Lower” based on population projection. “Higher” assume VT year-round households increase at the long-term annual average rate of 1.4%. | All targets include additional projected year-round households plus homes needed to normalize vacancy rates, reduce homelessness, replace destroyed homes, and provide a margin to address Vermont’s 15% seasonal home ownership rate.

The two additional charts following show each municipality’s share of housing for the Addison County region following the state’s median allocation formula. The gray shading denotes the existing amount of housing units in the municipality; the yellow indicates the housing unit target in a village; and, the blue represents the housing unit target to be built outside of a village. The number at the end of the bar equates to the sum of “in village” and “outside village” which is the median target. When disaggregated, ACRPC believes the numbers per town are a lot less intimidating and more achievable.

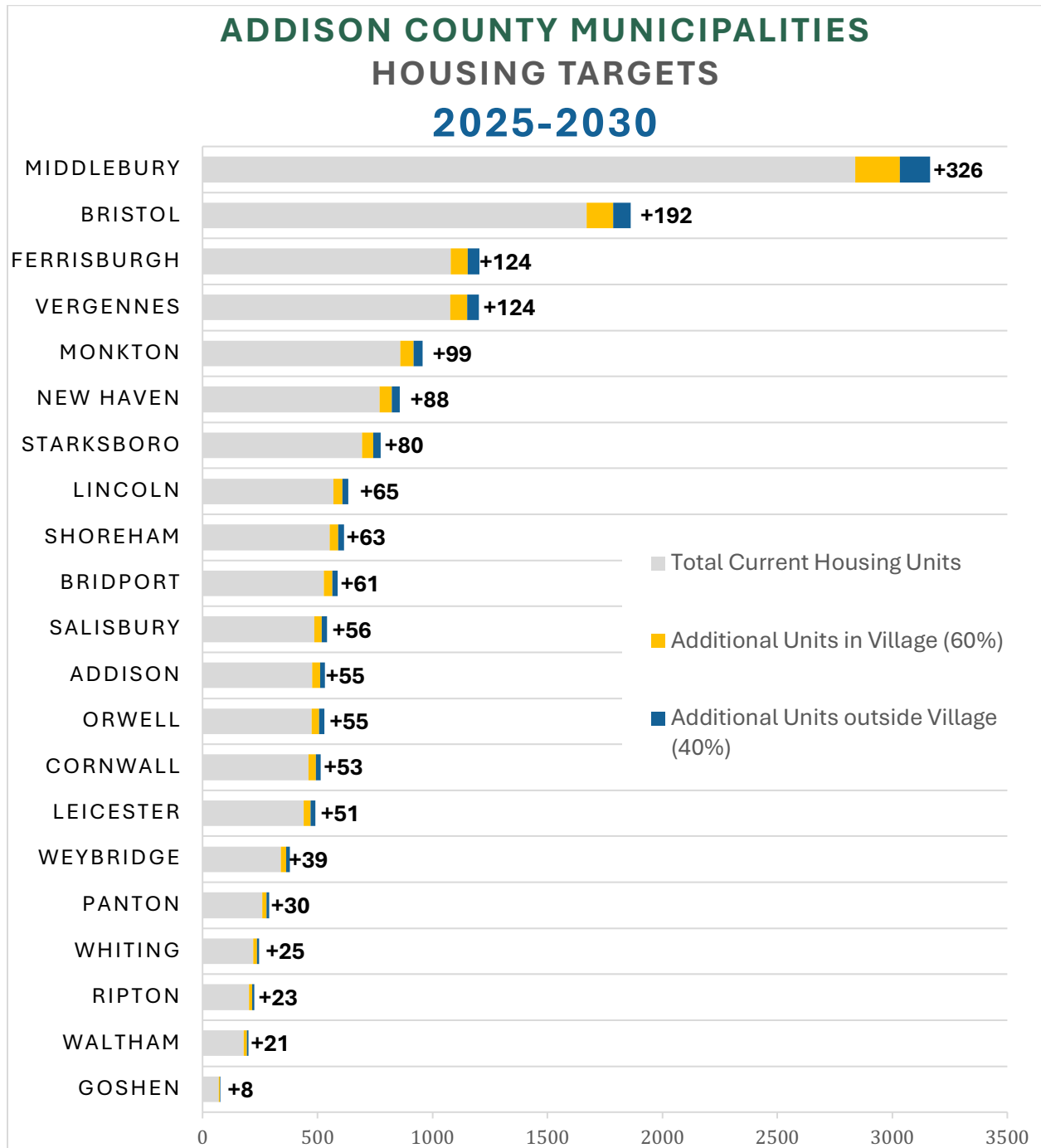
The sooner the supply of homes in Vermont rises to meet market needs, the better the state’s economic and demographic outlook will be. Looking out to both 2030 and 2050 provides the opportunity to recognize the urgent current housing shortage and incorporate targets in long term planning.

Questions? Reach out to a member of our team:

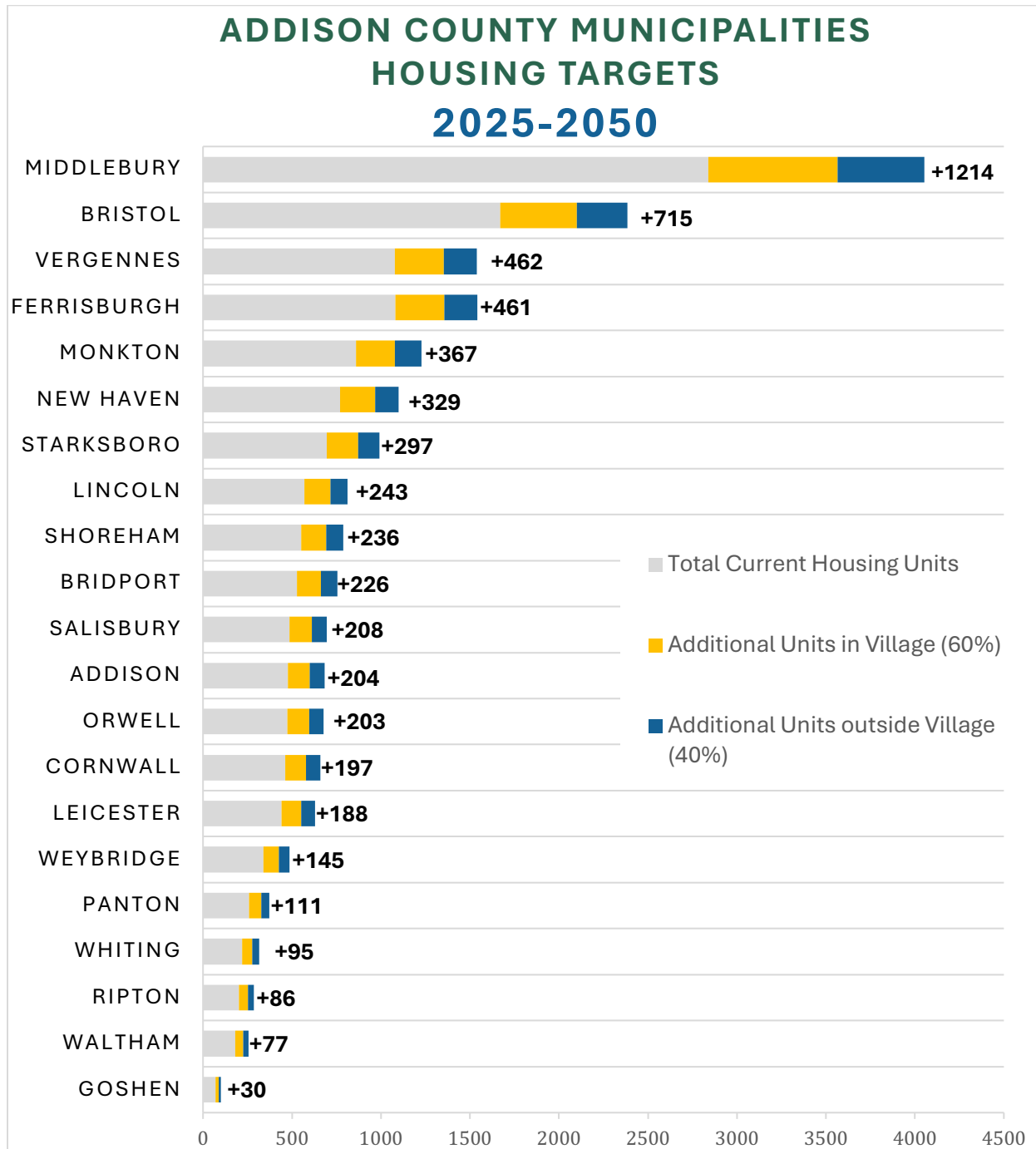
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Information will be available on ACRPC’s website, at the office during regular business hours, and we are also happy to schedule in-person meetings.





The ACRPC housing targets proportionally distribute the regional median housing target (an additional 1637 by 2030 and 6096 by 2050) by current housing units in each municipality. Housing targets were calculated using the same methodology used by the [Vermont Housing Needs Assessment](#) to calculate regional targets. The Vermont Housing Needs Assessment report was prepared for the Vermont Department of Housing and Community Development (DHCD) and Vermont Association of Planning and Development Agencies (VAPDA). It determined that Vermont is likely to need to expand its total housing stock by 79,000-172,000 homes by 2050. Regional housing targets were distributed proportionally based on the number of existing households and homes in each region in 2020.



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