CHITTENDEN COUNTY HOUSING TARGETS

*Visit **ccrpcvt.org/housing** for more details. Last updated: April 8, 2026*

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**, **MIDDLE**, and **UPPER** targets for each city and town.

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MIDDLE # and %		UPPER # and %			LOW	MIDDLE	UPPER
BOLTON	550	**59**	11%	**118**	21%	**177**	32%	6	**2**	**5**	**7**
BUEL'S GORE	12	**1**	11%	**3**	21%	**4**	32%	0	**0**	**0**	**0**
BURLINGTON	18,245	**3,490**	19%	**6,986**	38%	**10,482**	57%	77	**140**	**279**	**419**
CHARLOTTE	1,643	**176**	11%	**353**	21%	**530**	32%	6	**7**	**14**	**21**
COLCHESTER	7,673	**846**	11%	**1,695**	22%	**2,543**	33%	39	**34**	**68**	**102**
ESSEX	4,889	**1,111**	23%	**2,224**	45%	**3,337**	68%	51	**44**	**89**	**133**
ESSEX JUNCTION	4,955	**1,529**	31%	**3,061**	62%	**4,594**	93%	52	**61**	**122**	**184**
HINESBURG	2,071	**324**	16%	**649**	31%	**973**	47%	16	**13**	**26**	**39**
HUNTINGTON	876	**94**	11%	**188**	21%	**282**	32%	6	**4**	**8**	**11**
JERICHO	2,014	**225**	11%	**450**	22%	**675**	34%	10	**9**	**18**	**27**
MILTON	4,515	**707**	16%	**1,416**	31%	**2,124**	47%	42	**28**	**57**	**85**
RICHMOND	1,729	**200**	12%	**400**	23%	**600**	35%	8	**8**	**16**	**24**
SHELBURNE	3,529	**741**	21%	**1,483**	42%	**2,224**	63%	33	**30**	**59**	**89**
SOUTH BURLINGTON	9,921	**3,788**	38%	**7,583**	76%	**11,378**	115%	172**	**152**	**303**	**455**
ST. GEORGE	314	**34**	11%	**67**	21%	**101**	32%	2	**1**	**3**	**4**
UNDERHILL	1,313	**141**	11%	**282**	21%	**423**	32%	9	**6**	**11**	**17**
WESTFORD	899	**96**	11%	**193**	21%	**290**	32%	6	**4**	**8**	**12**
WILLISTON	4,725	**1,557**	33%	**3,118**	66%	**4,678**	99%	70	**62**	**125**	**187**
WINOOSKI	3,665	**663**	18%	**1,327**	36%	**1,991**	54%	27	**27**	**53**	**80**
COUNTY TOTAL	*73,538*	***15,783***	*21%*	***31,595***	*43%*	***47,407***	*64%*	*602*	***631***	***1,264***	***1,896***

**Annual new units needed to reach 2050 targets.*

***Calculated using South Burlington's zoning permit data from 2000-2025.*

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.

MIXED URBAN & RURAL 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.