

Total Regional Housing Target				
2030-Low End	2030-High End	2050-Low End	2050-High End	
2836	4193	9014	17768	
<p><b>How to use this spreadsheet:</b></p> <p>In 2025, each RPC was assigned housing targets for their respective regions designated as low and high end targets for 2030 and 2050. All RPCs, as part of the regional plan update process, are required to disaggregate these targets to each town in their region. The following tab shows each NEK town's housing targets as determined by NVDA's regional housing target methodology. The three subsequent tabs provide insight into this methodology, demonstrating how each town was assigned their total based on capacity, tier 1a/1b eligibility, and land use categories as determined by our future land use map. Each of these three variables were weighted a percentage of the total regional target and subsequently broken down by town, with each town's total target being a sum of these three.</p>				

Town	2030 Low End Total	2030 High End Total	2050 Low End Total	2050 High End Total	
Albany	33	48	104	204	*Total housing targets for each town are a sum of the Capacity, Tiers, and Land Use categories, each of which has been assigned an individual weighting. An explanation of what each of these categories are, their weighting, and a sample calculation can be found in the followin three spreadsheet tabs.
Barnet	51	75	162	319	
<b>Barton</b>	<b>169</b>	<b>250</b>	<b>537</b>	<b>1058</b>	
Bloomfield	3	4	9	18	
Brighton	56	82	177	348	
Brownington	16	24	51	101	
Brunswick	1	2	4	7	
Burke	96	143	306	603	
Canaan	38	57	122	240	
Charleston	15	22	46	91	
Concord	16	24	51	100	
Coventry	31	46	99	196	
Craftsbury	40	60	129	254	
Danville	100	147	317	624	
<b>Derby</b>	<b>284</b>	<b>420</b>	<b>902</b>	<b>1778</b>	
East Haven	6	9	19	37	
Glover	29	43	93	184	
Granby	3	5	10	20	
Greensboro	30	44	95	187	
Groton	17	26	55	109	
Guildhall	9	14	30	60	
<b>Hardwick</b>	<b>185</b>	<b>273</b>	<b>588</b>	<b>1158</b>	
Holland	10	15	31	62	
Irasburg	33	49	105	207	
Jay	17	25	54	106	
Kirby	6	9	20	40	
Lemington	1	2	3	6	
Lowell	19	28	60	118	
Lunenburg	51	75	160	316	
<b>Lyndon</b>	<b>313</b>	<b>463</b>	<b>995</b>	<b>1961</b>	
Maidstone	2	3	6	12	
Morgan	12	17	37	72	
Newark	7	10	22	44	
<b>Newport City</b>	<b>303</b>	<b>448</b>	<b>963</b>	<b>1899</b>	

Newport Town	58	86	184	362		
Norton	4	6	13	26		
Peacham	25	37	80	158		
Ryegate	46	68	146	289		
Sheffield	23	34	73	144		
<b>St. Johnsbury</b>	<b>437</b>	<b>646</b>	<b>1389</b>	<b>2738</b>		
Stannard	3	4	9	18		
Sutton	39	58	124	244		
Troy	124	183	394	776		
UTG	0	0	1	2		
Victory	0	0	1	1		
Walden	11	16	35	69		
Waterford	23	35	74	147		
Westfield	20	29	63	125		
Westmore	7	10	22	43		
Wheelock	17	26	55	108		
<b>Sum</b>	<b>2836</b>	<b>4193</b>	<b>9014</b>	<b>17768</b>		
<b>% of target to 6 largest towns (shown above in green)</b>						
	<b>59.62%</b>					
			sum formula			

Town	Level	2030-Low End	2030-High End	2050-Low End	2050-High End	Weight: 50%	*Weight refers to the percentage of the total regional housing target being allocated to the "capacity" category. Each of the two subsequent categories (tiers and land use) will have weightings of their own which add up to 100% of our regional housing target	*Capacity refers to the infrastructure and staff capacity of a given town. The levels, briefly explained below, provide a broad overview of the criteria for each of the levels 0-4. An "allocation" is given to each of the levels, referring to the percent share of the "capacity" category the towns in each level split among each other. The target for each town within a level are not the same, as this was also weighted based on each town's current population compared to other towns in the same level.
Brunswick	0	0	0	0	0			
UTG	0	0	0	0	0			
Victory	0	0	0	0	0			
Bloomfield	1	1	2	4	9			
Brownington	1	7	10	21	42			
Charleston	1	7	10	21	41			
Concord	1	7	11	23	46			
Granby	1	1	1	2	3			
Groton	1	6	9	20	40			
Holland	1	4	6	13	25			
Kirby	1	4	5	12	23			
Lemington	1	1	1	2	3			
Lowell	1	6	8	18	36			
Maidstone	1	1	2	4	8			
Morgan	1	4	6	13	26			
Newark	1	4	6	12	23			
Norton	1	1	1	3	6			
Stannard	1	1	2	4	8			
Walden	1	6	9	20	38			
Waterford	1	8	12	26	51			
Westmore	1	2	3	7	14			
Albany	2	16	24	51	101			
Barnet	2	27	40	87	171			
Coventry	2	18	27	58	113			
Craftsbury	2	22	33	70	138			
East Haven	2	4	7	14	28			
Glover	2	18	27	58	115			
Greensboro	2	13	20	42	84			
Guildhall	2	4	6	14	27			
Irasburg	2	20	30	64	127			
Jay	2	9	13	29	57			
Peacham	2	12	17	37	74			
Sheffield	2	11	17	36	70			
Sutton	2	15	22	48	94			
Westfield	2	9	13	28	55			
Wheelock	2	12	18	40	78			
Brighton	3	35	52	111	220			
Burke	3	50	74	159	313			
Canaan	3	27	40	86	170			
Danville	3	71	105	225	443			
Lunenburg	3	38	56	120	237			
Newport Town	3	46	68	147	290			
Ryegate	3	35	52	112	221			
Troy	3	52	77	166	327			
Barton	4	81	120	257	507			
Derby	4	129	191	410	808			
Hardwick	4	82	122	261	515			
Lyndon	4	155	229	492	969			
Newport City	4	126	186	399	786			
St. Johnsbury	4	207	307	659	1300			
Sum		1418	2096.5	4507	8884			
						<b>Sample Calculation</b>	<b>Town: St. Johnsbury</b>	<b>Explanation</b>
						2030 Low End	(Regional Target)*(Capacity Allocation)*(Level-based Allocation)*(Percent share of population within Level)  (2836)*(5)*(.55)*(266)	For each town, four numbers are used to calculate the capacity target. The first number represents the total regional housing target, which in this case is 2836 as the example calculation is for the 2030 low end. This is multiplied by .5, representing the 50% allocation for the capacity category. Next is .55 representing the 55% share of the capacity category split amongst level 4 towns. Finally, the .266 or roughly 27% represents St. Johnsbury's share of the total population of all Level 4 towns. This was determined by dividing each towns current population by the sum of all Level 4 town populations, an example of which can be seen below.
						<b>Town</b>	<b>Population</b>	<b>Percent</b>
						Barton	2872	0.104
						Derby	4579	0.165

							<b>Hardwick</b>	2920	0.105
							<b>Lyndon</b>	5491	0.198
							<b>Newport City</b>	4455	0.161
							<b>St. Johnsbury</b>	7364	0.266
							<b>Sum</b>	<b>27681</b>	



<b>Sum</b>		<b>567</b>	<b>839</b>	<b>1803</b>	<b>3554</b>			
						Sample Calculation 2030 Low End	Town: St. Johnsbury (2836)*(2)*(5)*(5)	Explanation For each town, four numbers are used to calculate the tiers target. The first number represents the total regional housing target, which in this case is 2836 as the example calculation is for the 2030 low end target. This is multiplied by .2, representing the 20% allocation for the capacity category. Next is .5 representing the 50% share for this category split amongst Tier 1A towns. Finally, the .5 number represents St. Johnsbury's 50% share of the total population of all Tier 1A towns
						<b>Town</b>	<b>Population</b>	<b>Percent</b>
						Hardwick	2920	0.198
						Newport City	4455	0.302
						St. Johnsbury	7364	0.500
						<b>Sum</b>	14739	

Town	2030-Low End	2030-High End	2050-Low End	2050-High End	Weight: 30%
Albany	17	24	52	103	
Barnet	24	35	75	148	
Barton	41	60	130	255	*see sample calculation below in yellow
Bloomfield	2	2	5	10	
Brighton	21	30	65	128	
Brownington	9	14	30	59	
Brunswick	1	2	4	7	
Burke	19	28	61	120	
Canaan	11	16	35	70	
Charleston	8	12	25	50	
Concord	9	13	27	54	
Coventry	13	19	42	83	
Craftsbury	18	27	58	115	
Danville	29	43	92	181	
Derby	79	117	252	497	
East Haven	1	2	4	9	
Glover	11	16	35	69	
Granby	3	4	8	17	
Greensboro	16	24	52	103	
Groton	11	16	35	70	
Guildhall	5	8	16	33	
Hardwick	46	69	147	291	
Holland	6	9	18	36	
Irasburg	13	19	40	80	
Jay	8	12	25	49	
Kirby	3	4	9	17	
Lemington	0	1	2	3	
Lowell	13	19	42	82	
Lunenburg	13	19	40	79	
Lyndon	68	100	216	425	
Maldstone	1	1	2	4	
Morgan	7	11	24	47	
Newark	3	5	10	20	
Newport City	92	136	292	576	
Newport Town	12	17	37	73	
Norton	3	5	10	20	
Peacham	13	20	43	84	
Ryegate	11	16	34	67	
Sheffield	12	17	37	74	
St. Johnsbury	88	130	279	550	
Stannard	2	2	5	10	
Sutton	9	13	28	56	
Troy	43	64	138	271	
UTG	0	0	1	2	
Victory	0	0	1	1	
Walden	5	7	16	31	
Waterford	15	23	49	96	
Westfield	11	16	35	70	
Westmore	5	7	15	29	
Wheelock	5	7	15	30	
<b>Sum</b>	<b>851</b>	<b>1258</b>	<b>2704</b>	<b>5330</b>	

\*Land use categories were determined based on the future land use map developed by NVDA and shared individually with each town in 2025. Centers and planned growth areas were given the highest share of the land use target (50%), followed by village and transition areas (30%), and rural general (20%).

\*see sample calculation below in yellow

Land Use Type	Allocation	Town	Land Use Type	Sample Calculation	Target by Type	Total Target (sum)
Center + Planned Growth Area	50%	St. Johnsbury	Center + Planned Growth Area	$(2836) \cdot (.3) \cdot (.5) \cdot (109)$	46	88
Village Area + Transition Area	30%		Village Area + Transition Area	$(2836) \cdot (.3) \cdot (.3) \cdot (143)$	36	
Rural General	20%		Rural General	$(2836) \cdot (.3) \cdot (.2) \cdot (.029)$	5	

\*Unlike the previous two categories, a separate calculation is done for each of the three land use types listed above, the sum of which determines each town's total land use allocation. Each has two of the same variables as the previous two categories, which are the total regional housing target (2836) and the share of the target allocated to this category (.3 or 30%). Each calculation also includes one of the three allocations listed above depending on the land use category (50%, 30%, or 20%). Finally, the fourth variable represents the land use area of each town as a percent of the total regional land use area for each of the three groupings listed above (Center+PGA, Village + Transition Area, and Rural General). Three sample calculations are included below to illustrate this, with the sum being the total allocation for this category.