

## Appendix: Statewide Housing Target

In accordance with 24 V.S.A. § 4348a(9), this Plan’s regional housing target was developed in consultation with the Statewide Housing Needs Assessment (SHNA); current and projected demographic data; the location, quality, types, and cost of housing; local housing studies; and data gathered under 24 V.S.A. § 4382(c).

The SHNA projects that the Region needs 2,707 to 4,065 new units between 2025 and 2030, or 541 to 813 units per year. It also includes a long-term target of 8,100 to 15,965 new units by 2050 for the Region. While the SHNA is an important resource, this Plan establishes a different housing target based on Region-specific data and demographic realities. This is not a rejection of the state’s findings, but a recognition that regional housing targets must align with regional growth patterns and economic conditions.

The core reason for this divergence is a consistent and well-documented mismatch between statewide assumptions and regional demographic trends. The lower SHNA 2030 estimate (2,707 units) assumes Vermont’s 1.02% annual household growth (2016–2019).<sup>5</sup> During this same period, Rutland County’s growth rate was only 0.028%—more than 12 times lower.<sup>5</sup> The higher 2030 SHNA estimate (4,065 units) assumes Vermont’s 1.77% growth rate (2019–2022), while Rutland County grew at 0.145%—36 times lower.<sup>5</sup>

**\*Callout**

“The greatest source of uncertainty when preparing housing targets is the extent to which new households will form and move to Vermont each year.”

— *2025 Vermont Housing Needs Assessment, Appendix A*

**\*Callout**

The SHNA does not fully account for the persistent and significant demographic and economic differences between the Region and the rest of the state. While Vermont overall experienced a 0.45% household growth rate in 2022–2023, the Rutland Region’s growth was one-third of that.<sup>5</sup> From 2000 to 2023, the Region lost 230 households, while the state added approximately 29,000.<sup>4,5</sup> These differences are rooted in long-term economic challenges. For example, from 2010 to 2022, Rutland’s business growth rate was just 6%, while the state’s was 24%. See the Economic Development Chapter (Chapter 3, Page XX) for more information on the Region’s economy.

Furthermore, migration patterns do not support the SHNA’s higher growth assumptions. Although the Region saw some in-migration during the pandemic (2020–2021), the net annual in-migration dropped 62% from that rate in 2022. From 2012 to 2022, 736 more people left the Region than arrived.

This Plan considers the implications of oversupply. A 2019 study raised “concerns about housing oversupply” in Rutland City due to units failing to generate economic returns.<sup>20</sup> Communities like West Pawlet are already experiencing rising per-capita maintenance costs in the public wastewater system due to shrinking and aging populations. Overbuilding infrastructure in low-demand areas risks exacerbating these challenges.

While significant housing production is still needed, this Plan sets targets that are realistic and grounded in regional data. It emphasizes meeting, not exceeding demand, which ensures new housing is viable, well-utilized, and financially sustainable for municipalities and residents. Regional migration trends can shift rapidly, as seen during the COVID-19 pandemic. To better understand how housing needs vary by town under varying demand scenarios, the RRPC disaggregated both the regional and statewide housing targets by town. This analysis helps clarify each town’s proportional share of the overall targets.

**\*H-16A [Regional & State Housing Target by Town]**

Regional & State Housing Targets by Town									
Housing Targets By Town	% of Target	2025-2030, Low Growth Scenario		2025-2030, High Growth Scenario		2023-2040, Historical Demand Scenario		2023-2040, Recent Demand Scenario	
		2025 State Housing Needs Assessment	2025 State Housing Needs Assessment	2025 State Housing Needs Assessment	2025 State Housing Needs Assessment	(2000-2019 demand), 2023 Rutland Region Housing Needs Assessment	(2020-2021 demand), 2023 Rutland Region Housing Needs Assessment	2023-2040 Midpoint Estimate: 2023 Rutland Region Housing Needs Assessment	
Target	% of Total	2,707	4,065	8,100	15,965	624	9,419	5,021	
Rutland City	55.00%	1,489	2,236	4,455	8,780	342	5,180	2,762	
Killington	8.92%	241	363	722	1,423	56	840	448	
Brandon	6.82%	185	277	553	1,088	42	642	343	
Castleton	4.48%	121	182	363	714	29	422	225	
Poultney	4.44%	120	180	359	708	29	418	222	
Fair Haven	3.77%	102	153	304	600	23	354	189	
West Rutland	2.84%	77	116	232	456	18	271	143	
Pittsford	2.08%	56	84	167	330	13	195	103	
Rutland Town	1.50%	41	60	121	238	9	141	74	
Mount Holly	1.49%	40	61	120	237	9	139	74	
Wallingford	1.37%	37	58	117	231	9	136	72	
Proctor	1.18%	32	47	95	188	7	110	58	
Pawlet	1.02%	28	40	81	160	6	95	50	
Shrewsbury	0.78%	21	31	63	125	5	74	39	
Danby	0.65%	18	27	52	102	4	60	33	
Benson	0.58%	16	24	47	91	4	54	29	
Clarendon	0.55%	15	22	44	86	3	51	28	
Mendon	0.47%	13	19	37	73	3	43	23	
Wells	0.41%	11	16	33	67	3	39	20	
Middletown Springs	0.31%	8	13	24	48	2	28	16	
Chittenden	0.29%	8	12	24	45	2	26	15	
Tinmouth	0.26%	7	12	24	49	2	28	15	
Hubbardton	0.22%	6	9	16	32	1	19	11	
West Haven	0.18%	5	8	16	33	1	19	10	
Ira	0.18%	5	7	14	27	1	16	9	
Sudbury	0.15%	4	7	15	30	1	17	9	
Mount Tabor	0.03%	1	1	2	4	0	2	1	

## References (arranged in order as they appear in the chapter)

- 4- 2020 Decennial Census, U.S. Census Bureau
- 5- 2022 American Community Survey 5-Year Estimates, U.S. Census Bureau
- 20- 2019 Rutland Housing Market Study Update, I Squared Community Development Consulting, LLC