

Total Regional Housing Target				
2030-Low End	2030-High End	2050-Low End	2050-High End	
2836	4193	9014	17768	
				How to use this spreadsheet:
				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.

						*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 following three spreadsheet tabs.
Town	2030 Low End Total	2030 High End Total	2050 Low End Total	2050 High End Total		
Albany	33	48	104	204		
Barnet	51	75	162	319		
Barton	169	250	537	1058		
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		
Derby	284	420	902	1778		
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		
Hardwick	185	273	588	1158		
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		
Lyndon	313	463	995	1961		
Maidstone	2	3	6	12		
Morgan	12	17	37	72		
Newark	7	10	22	44		
Newport City	303	448	963	1899		

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		
St. Johnsbury	437	646	1389	2738		
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		
Sum	2836	4193	9014	17768		
% of target to 6 largest towns (shown above in green)						
59.62%						
			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	Level	Criteria	Allocation
Victory	0	0	0	0	0	Level 0	No capacity	0%
Bloomfield	1	1	2	4	9	Level 1	Limited capacity	5%
Brownington	1	7	10	21	42	Level 2	Water or wastewater, some municipal capacity	15%
Charleston	1	7	10	21	41	Level 3	Water and wastewater, additional municipal capacity	25%
Concord	1	7	11	23	46	Level 4	Water and wastewater, high municipal capacity	55%
Granby	1	1	1	2	3			
Groton	1	6	9	20	40			
Holland	1	4	6	13	25		*See below in yellow for sample calculation and explanation	
Kirby	1	4	5	12	23			
Lemington	1	1	1	2	3			
Lowell	1	6	8	18	36			
Maldstone	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			
						Sample Calculation	Town: St. Johnsbury (Regional Target)*(Capacity Allocation)*(Level-based Allocation)*(Percent share of population within Level)  (2836)*( .5)*( .55)*( .266)	Explanation  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.
						Town	Population	Percent
						Barton	2872	0.104
						Derby	4579	0.165

[illegible]



<b>Sum</b>		<b>567</b>	<b>839</b>	<b>1803</b>	<b>3554</b>				
							<b>Sample Calculation</b>	<b>Town: St. Johnsbury</b>	<b>Explanation</b>
							2030 Low End	(2836)*(.2)*(5)*(5)	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>
							<b>Hardwick</b>	2920	0.198
							<b>Newport City</b>	4455	0.302
							<b>St. Johnsbury</b>	7364	0.500
							<b>Sum</b>	14739	

Town	2030-Low End	2030-High End	2050-Low End	2050-High End
Albany	17	24	52	103
Barnet	24	35	75	148
Barton	41	60	130	255
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
Gulldhall	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
Sum	851	1258	2704	5330

Land Use Type	Allocation
Center + Planned Growth Area	50%
Village Area + Transition Area	30%
Rural General	20%

Town	Land Use Type	Sample Calculation	Target by Type	Total Target (sum)
St. Johnsbury	Center + Planned Growth Area	(2836)*(.3)*( .5)*( .109)	46	88
	Village Area + Transition Area	(2836)*(.3)*( .3)*( .143)	36	
	Rural General	(2836)*(.3)*( .2)*( .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 towns 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.
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