2021 Town Plan on Housing

- **401** owner occupied households
- **148** renter occupied households
- **111** vacant households

660 total households

(does not include Goddard)

2016: population reached Plainfield's 1970's peak - **over 1,400 residents**

2020 census: 1,236 total population

2024 census: 1,314 total population before flood?

Central Vermont Regional Planning Commission

2026 Central Vermont Municipal Housing Targets

Where State Housing Targets Came From

State law 24 V.S.A. § 4348a directed the Vermont Department of Housing and Community Development (DHCD) to identify future housing needs and establish housing targets for Vermont and each planning region. This law also requires Regional Plans to assign a portion of those regional targets to each municipality.

DHCD contracted with the Vermont Housing Finance Agency (VHFA) to prepare the *2025-2029Vermont Housing Needs Assessment*[1] which established the following targets:

	2025-2030 Housing Targets		**2025-2050 Housing Targets**	
	Low	High	Low	High
Central Vermont Planning Region	2,540	3,864	8,045	15,856
State of Vermont	27,867	41,185	79,018	172,044

2030 and 2050 Municipal Housing Targets

2025-2030 Housing Targets

	Lower	Upper
Barre City	347	528
Barre Town	245	372
Berlin	254	386
Cabot	68	104
Calais	46	71
Duxbury	24	36
East Montpelier	103	156
Fayston	21	32
Marshfield	52	79
Middlesex	40	61
Plainfield	54	83

2025-2050 Housing Targets

	Lower	Upper
Barre City	1,100	2,167
Barre Town	775	1,528
Berlin	803	1,583
Cabot	216	426
Calais	147	290
Duxbury	76	150
East Montpelier	325	641
Fayston	66	130
Marshfield	165	325
Middlesex	127	251
Plainfield	172	339

How much does Plainfield want to grow?

Average household size in Washington County is **2.25 people**.

2030 CVRPC low target: + 54 units = 122 people

high target: + 83 units = 187 people

Target 2030 population: 1,350 – 1,400?

2050 CVRPC low target: + 172 units = 387 people

high target: + 339 units = 763 people

Target 2050 Population: 1,550 – 2,000 people?

How does this affect the municipal sewer system?

What we understand:

- Plainfield's plant gets an overhaul every 20 years, next overhaul is about 5 years out?
- Plainfield has about 130 allocations (hook ups) available before it hits its 80% ceiling.

If Plainfield's target is more than 130 allocations in the next 5-10 years, does it make sense to study what an expansion might cost, or if extra efficiencies can avoid the need to expand?

Funding sources for planning

VRWA Circuit Rider
RCAP Solutions Wastewater Services
New England Water Infrastructure Network Technical Assistance
VHCB Rural Economic Development Initiative
ACCD Municipal Planning Grant
EPA Closing America's Wastewater Access Gap
DEC Clean Water State Revolving Fund
DEC Pollution Control Fund
USDA Rural Development Predevelopment Planning Grants
USDA Rural Development SEARCH Grants
Northern Borders Regional Commission Catalyst
ACCD Community Development Block Grants
US ACOE Watershed Restoration Project Program
FEMA Hazard Mitigation Funding Opportunities
Vermont Bond Bank Housing Infrastructure Loan Program
NRWA Rural Water Loan Fund

Funding sources-construction

ANR Clean Water State Revolving Fund
Northern Borders Regional Commission Catalyst
USDA Rural Development Water and Waste Disposal Loan and Grant Program
ACCD Community Development Block Grants
VEPC Tax Increment Financing
Congressional Appropriation
US Economic Development Administration Disaster Supplemental Funding
- Public Works and Economic Adjustment Assistance

US ACOE Watershed Restoration Project Program
Vermont Bond Bank Pooled Loan Program
Vermont Bond Bank Housing Infrastructure Loan Program
US EPA Water Infrastructure Financing (WIFIA) Program –
US EPA Water Infrastructure Finance and Innovation (WIFI)
NRWA Rural Water Loan Fund