

Vermont Community Leadership Summit

Vermont Council on Rural Development
W(6) Workshop Discussion | Green 124

Increasing Housing Options in Your Community

August 6, 2024 | 1:15 to 2:30PM

Vermont State University
Randolph, Vermont

Workshop Facilitator
Jacob Hemmerick, Community Planning & Policy Manager
Vermont Dept. of Housing & Community Development

Workshop Details

Welcome_____	1:15 (5m)
Housing challenges and opportunities_____	1:20 (10 m)
Host introductions and overviews_____	1:30 (10 m)
Choose table and engage_____	1:40 (10m)
Opportunity to shift table _____	1:50 (10m)
Opportunity to shift table _____	2:00 (10m)
Opportunity to shift table_____	2:10 (10m)
Reconvene to share insights/reflections_____	2:20 (10m)
Workshop ends_____	2:30

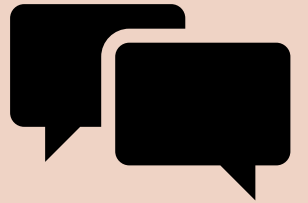


Table Hosts



Housing Partnerships with Major Employers -- Tom Badowski
Assistant Town Administrator, Town of Berlin



Small-Scale Development -- John Dunbar
Local Leader in Rockingham Town/Bellows Falls
President, Whitaker Properties



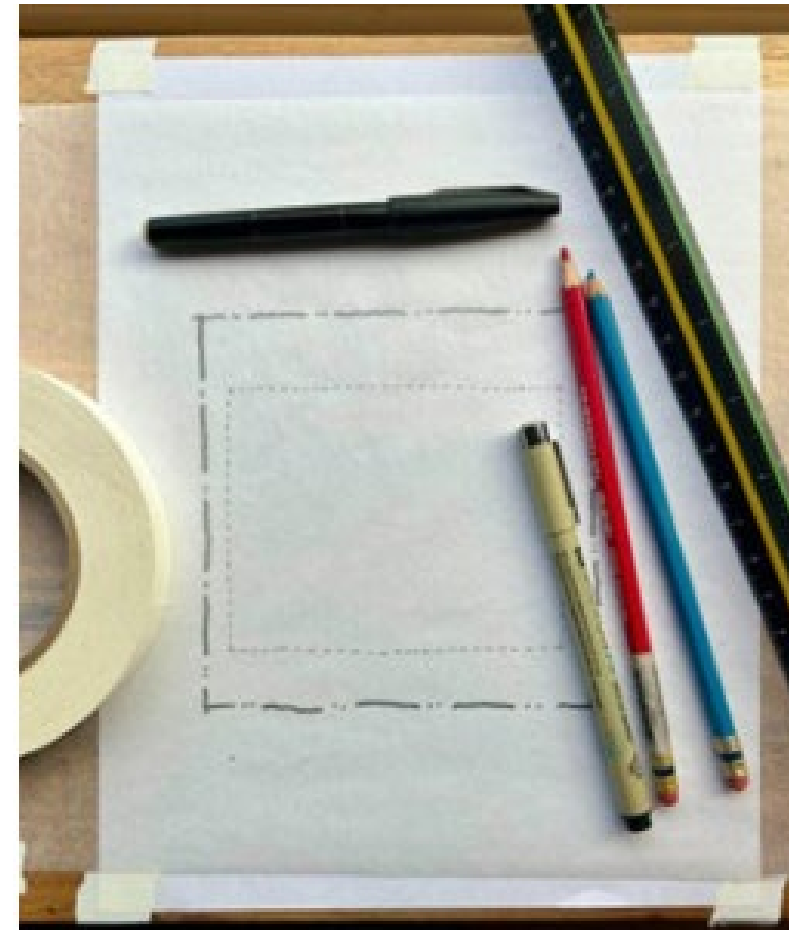
Regional Approaches to Housing -- Barry Lampke
Working Communities Challenge Project Manager
Northwest Regional Planning Commission



Municipal Leadership for Housing -- Chip Sawyer
Director of Planning & Development, St. Albans City

Table Talk

- ✓ Connect with people working to increase housing
- ✓ Ask questions
- ✓ Workshop an idea
- ✓ Discuss a roadblock
- ✓ Consider solutions
- ✓ Make connections
- ✓ Unlock opportunities
- ✓ Connect the dots for homes in your place



Vermont's Housing Market

- Changing household compositions; housing stock mismatch
- Household growth and in-migration
- Increased sale prices and rents; low vacancy rates
- Increased cost burden, especially for renters; homelessness
- Much lower rates of production than '80s
- Old homes, large lots, increasing unit sizes
- Economic headwinds: trades, interest rates, etc.
- **Limited choices, especially for lower-resourced people**

Explore statistics and trends in your community at housingdata.org

Vermont's Housing Needs

- Needs outpacing available funding
- 40,000 by 2030
- What & where we build matters for convenience/affordability/climate
- Diverse housing types and permissive zoning (+ than 1 home:1 lot)
- **Big picture: Vermont must expand housing choice & opportunity**

Get Vermont Strong planning muscles on the [Vermont Planning Atlas!](#)

How Homes Get Built

Entrepreneurship

Land

Labor

Lumber

Loans

Funding

Regulatory Permits



Muddy boots to spreadsheets and law books; it's a complex system.

Community Leadership

“How do we make the good outcome the easy thing to do ...

and give people hope that the good thing is possible?”



Four DHCD Initiatives/Opportunities

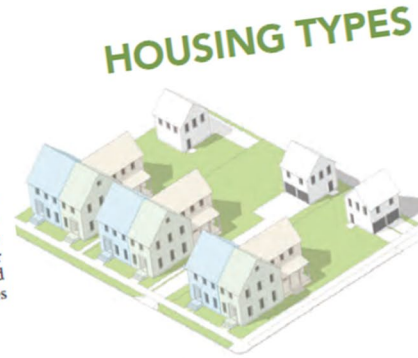
Zoning Guide & Planning Grants



ENABLING BETTER PLACES:
A ZONING GUIDE FOR
VERMONT NEIGHBORHOODS

Triplex

Newly-constructed structures that are more grand in scale, or converted existing larger residences, may easily accommodate three households within a single building. Vermont has a rich collection of historic mansions that have been subdivided to provide multiple homes while maintaining the historic character of the neighborhood, and the type can add much-needed additional housing to a community with an abundance of homes larger than what the market is demanding.



Four-plex

Buildings in the scale of larger residences may even be able to accommodate up to four individual households. Keeping the building height and massing consistent with the historic mansions common in Vermont maintains a character appropriate to the surrounding neighborhood while providing multiple smaller individual units.



Townhouse

Small- to medium-sized dwellings, townhouses typically consist of two to eight (usually) attached single-family homes placed side by side. While not a common historic type in Vermont, the popularity of townhouses in new development underscores a market demand for this type of attached housing. With appropriate detailing in character with the materials of homes in surrounding neighborhoods, the type can provide multiple smaller parcels of land.



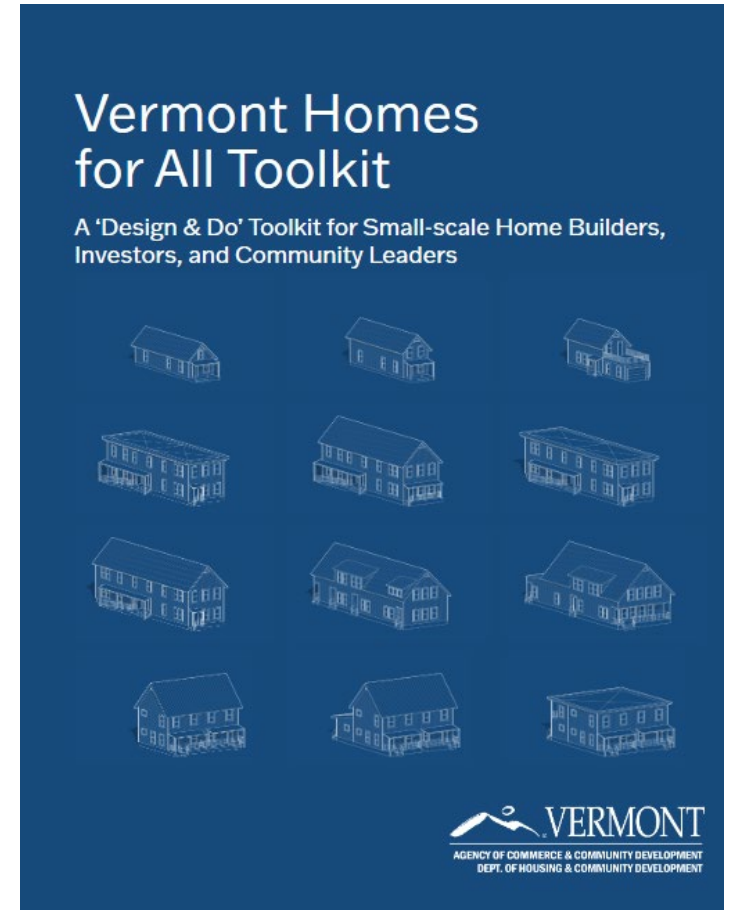
HOUSING TYPES

What is the "biggest little change" you can make to improve housing access and affordability in your community?

Homes for All Design & Do Guide

<https://accd.vermont.gov/homesforall>

- Missing Middle Homes Designs
- Neighborhood Infill Case Studies
- Builders' Workbook
 - Including Sample Proformas



State Designation

3 Core Designations

Downtowns

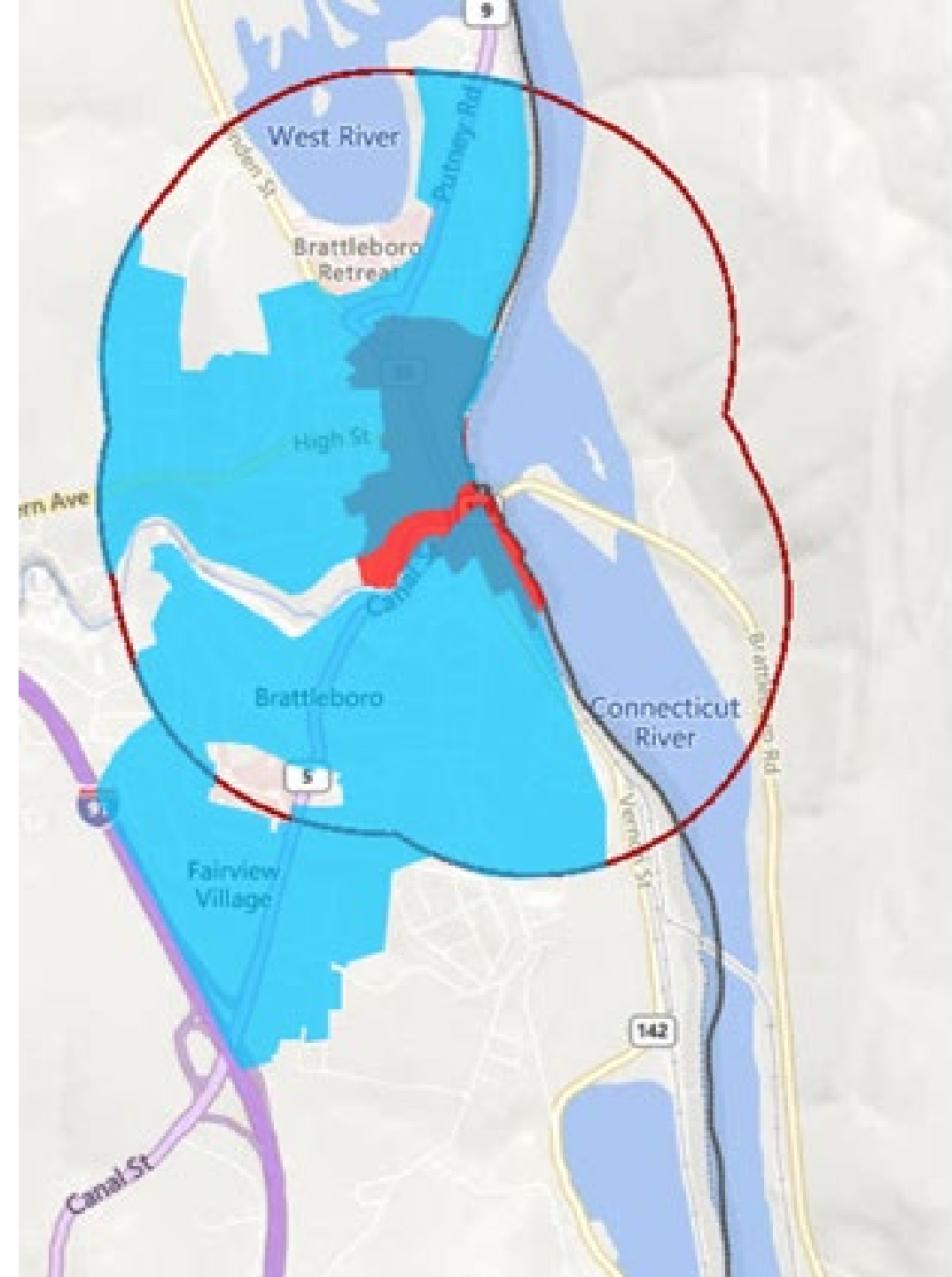
Villages

New Town Centers

2 Add-On Designations

Neighborhood Development Areas

Growth Center



QUICK
FACTS

281

Vermont
designations as
of Fall 2023
(and climbing)

67%

of Vermont
municipalities
have at least one
designation

69% of

Vermonters live in
census blocks with
a designation, or
442,000 people

HOME Act & Act 181

Legislative Summary

Regional Plan Updates

New Act 250 Jurisdiction & Exemption

Designation Reform

Municipal Planning & Zoning Requirements

Housing Appropriations



State of Vermont
Agency of Commerce and Community Development
Department of Housing and Community Development
Deane C. Davis Building – 6th Floor 802-261-0681 | 802-828-3080
One National Life Drive
Montpelier, VT 05620-0501

MEMORANDUM

TO: Municipal Planning and Development Review Officials

FROM: Vermont Department of Housing and Community Development (DHCD)
Chris Cochran, Director of Community Planning & Revitalization
Jacob Hemmerick, Community Planning & Policy Manager
Maxwell Krieger, General Counsel

DATE: Issued June 26, 2024
Revised July 8, 2024

RE: 2024 Legislative Revisions Affecting Community Planning and Revitalization

At the close of each year's legislative session, DHCD issues a summary of laws affecting municipal and regional officials working in planning and development review. In 2024, Vermont's General Assembly enacted major reforms to municipal and regional planning, regulation, development review, Act 250, and appropriated major housing and transportation investments. This memo is written to help officials learn what is changing and help them prepare for new opportunities.

The 2024 legislative session was characterized by a lengthy debate about the state government's role in shaping Vermont's future. The General Assembly favored increasing the state's role by making significant investments to mitigate the effects of severe summer floods, address the housing shortage, and improve disaster response and resilience to climate change.

After years of study and unsuccessful attempts to reach a legislative consensus, a diverse stakeholder group agreed to modernize Act 250 and the State Designation Program consistent with Vermont's planning goals. This landmark law overhauls the state's planning framework for coordinating state, regional, and municipal land use. It modernizes how Vermont maps and directs public investments to designated centers and speeds up Act 250's transition to location-based jurisdiction. It also allocates additional funding for housing and local and regional planning -- and makes additional changes to Chapter 117.

Successfully implementing these substantive changes will require close cooperation within planning community. Legislative changes affecting the planning community include modifications to taxation, open meeting laws, and a new municipal code of ethics. The transition is phased, and lawmakers anticipate that adjustments and tweaks will be needed. Lawmakers also identified areas for additional study to ensure the law accomplishes its goals. The General Assembly commissioned numerous summer studies on land use, planning, regulation, regional governance, coordination of state agency technical assistance to municipalities, affordable

Breakout Time: Choose Your Table



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Insights & Reflections

Stay Connected

Tom Badowski zoning@berlinvt.gov

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