

Housing Costs & Challenges

Evan Langfeldt, President & CEO
O'Brien Brothers

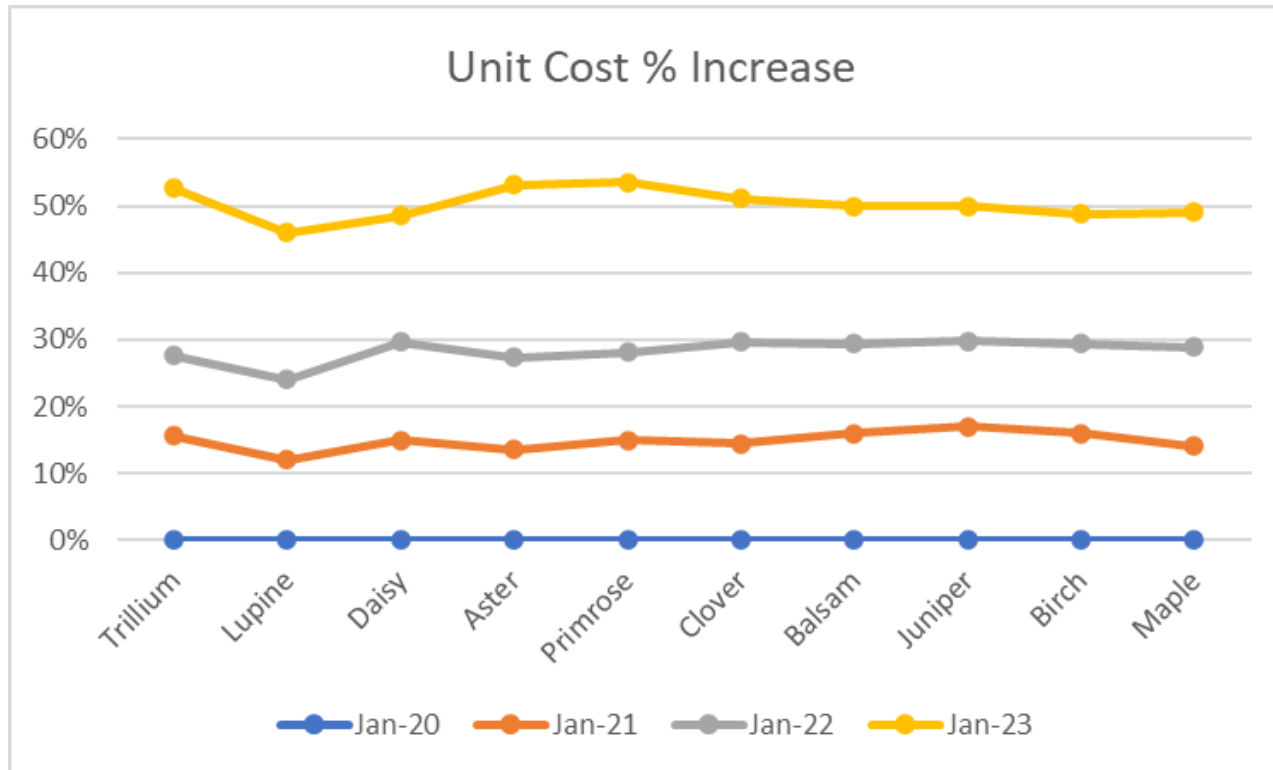


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Why has housing become so expensive?

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Hard costs have increased 50.2% on a dollar-for-dollar basis across our units over the last three years (\$120k on average).



Trade labor is becoming scarcer and therefore more expensive. Our tradespeople cannot find homes they can afford, pushing them to live farther away and into longer commutes.

Why has housing become so expensive?

Assumptions

Average Home Size (sq. ft.)	2000
Average Bedrooms	3
Average Footprint	1000
Number of Garage Bays	2
Gallons Sewer	242

City Permit Fees

	Per Unit
Sketch Plan Fee	\$ 25
Preliminary Plat	\$ 50
Final Plat	\$ 35
Zoning Permit	\$ 900
Unfinished Basement ZP Fee	\$ 200
Garage Door Fee	\$ 100
Sewer Fee	\$ 3,255
Water Fee	\$ 1,250
Recreation Fee	\$ 1,665
Road Fee	\$ 955
Police Fee	\$ 497
Sewer Inspection	\$ 63
School Impact	\$ 8,929
Administrative Impact Ordinance Fee	\$ 100
City Subtotal	\$ 18,023

State Fees

	Per Unit
Act 145	\$ 269
Act 145 Dev. Reimbursement	\$ 98
Prime Ag Mitigation*	\$ 1,196
Wastewater	\$ 750
Stormwater Fee	\$ 65
Moderate Risk Construction General Permit	
Water Supply Permit	
Act 250 Permit Fee	\$ 3,450
Grassland Bird Mitigation*	\$ 750
State Subtotal	\$ 6,578
City & State Total	\$ 24,601

✓ City permitting fees

✓ City impact fees

✓ State permitting fees

✓ State mitigation fees

✓ Two separate permitting tracks

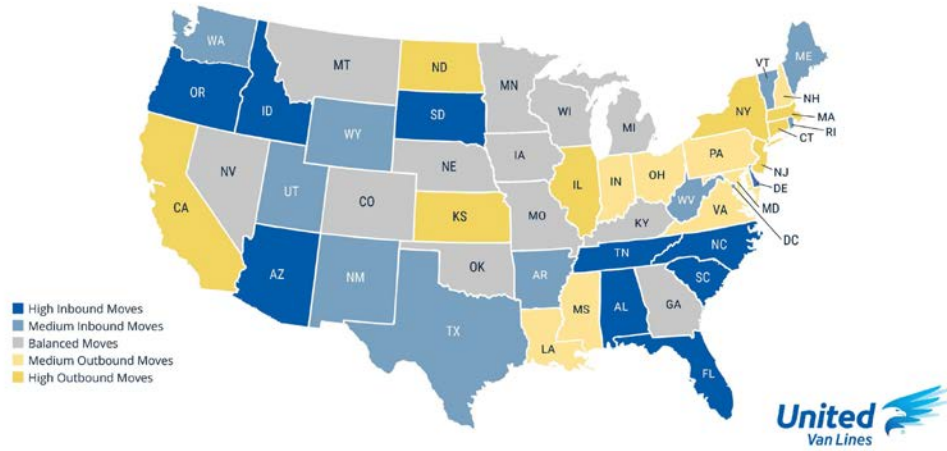
✓ Total duration

Eastview – Permitting Timeline

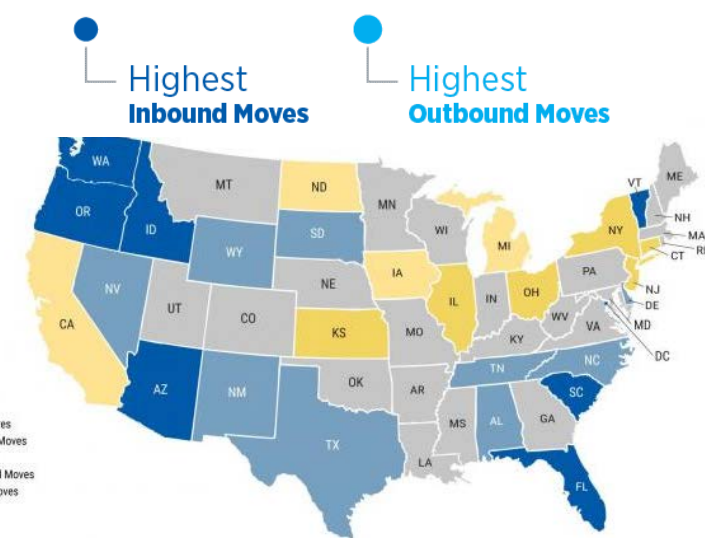
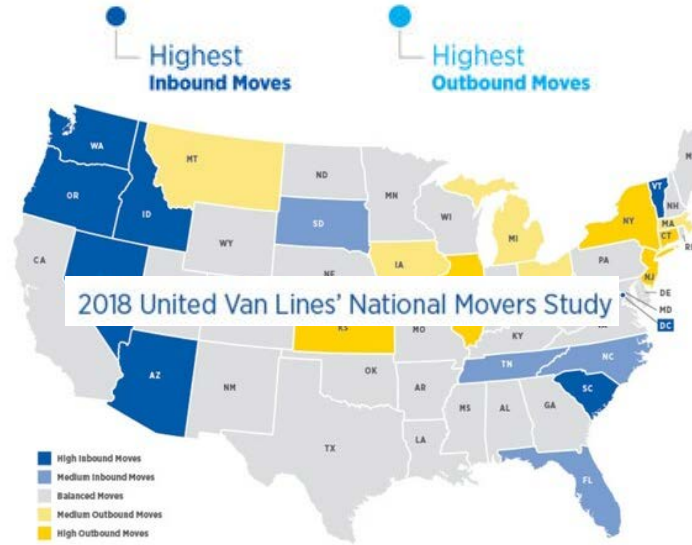
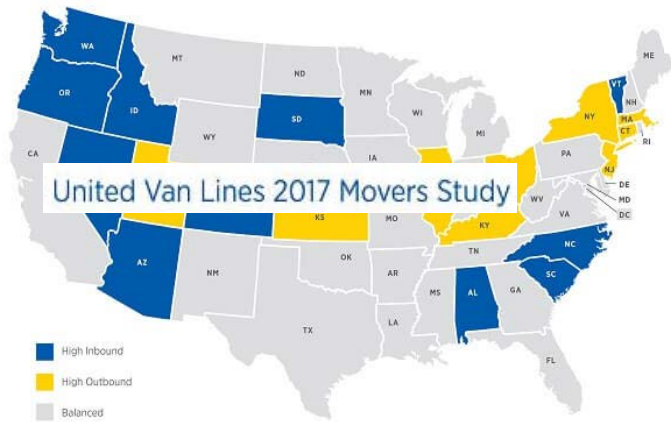
- Sketch Plan – Jan. 2020
- Prelim. Plat submission – Aug. 2020
- Prelim. Plat issued – Aug. 2021
- Final Plat submission – April 2022
- Final Plat issued – December 2022
- Act 250 submission – Sept 2022
- Act 250 issued – pending

Total: 38+ months

Why has housing become so expensive?



United Van Lines 2017 Movers Study



2018 - 2019: 12%



2020 - 2023: 42%

O'Brien Brothers' out-of-state purchasers (representing 106 homebuyers):

Why has housing become so expensive?

But don't be fooled into thinking that in-migration has created this problem:

“The Vermont Housing Finance Agency has estimated Vermont will need to build 40,000 new housing units by 2030 to meet our needs. Today, we’re averaging about 400 new homes a year. ” – St. Albans Messenger, Jan. 24, 2023

Environmental Impacts

A Strong Community:

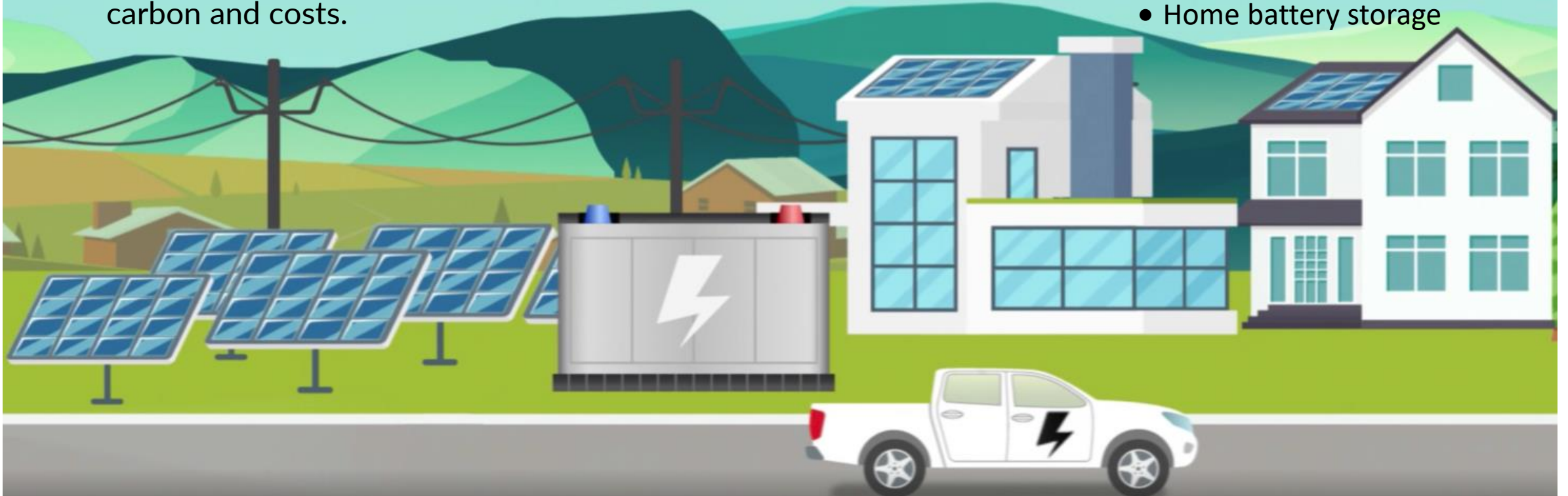
It's a microgrid, so it can turn completely off from the grid & stay powered up, or it can push power back when needed, cutting carbon and costs.

Grid Scale Battery:

GMP's storage program means they can harness clean renewables on-site and provide resiliency to Hillside East.

100% Carbon Free:

- Ducted heat pumps
- Heat pump water heaters
- Induction ranges/ovens
- Solar generation
- EV charger ready
- Home battery storage



Solutions – An “All of the Above Strategy”

- ✓ Increased Density – ADUs, by-right density upgrades
- ✓ Maximize existing infrastructure investments – water/sewer, interstate, fiber, etc.
- ✓ Streamline permitting / eliminate redundancies
- ✓ Incentivize Adoption of Climate Resiliency Technology and Building Techniques
- ✓ Recognition that Vermont’s demographics have changed
- ✓ Courage in the face of NIMBY-ism

