

# Housing Opportunities Made for Everyone



# Community Planning + Revitalization

Providing **tools, training, grants, and incentives** for local leaders to plan and implement projects that support **thriving, walkable communities.**

# Why Walkable?

Economy.  
Environment.  
Affordability.

Walkable areas are America's most efficient  
economic engines.

(World Economic Forum)

VERMONT'S INDEPENDENT VOICE

# SEVEN DAYS

NEWS ARTS+LIFE HOME+DESIGN FOOD CANNABIS MUSIC ON SCREEN EVENTS JOBS OBITUARIES CLASSIFIEDS PERSONALS



**Expensive Housing Is Limiting Who Gets to Live Where in Vermont — and Clouds the State's Future**  
Locked Out Series, Part 12

# Vacant Jobs

**23,000 open jobs – 8,000 job seekers = 15,000 open positions**

Source: Bureau of Labor Statistics, U.S. Department of Labor

# Homes for Sale

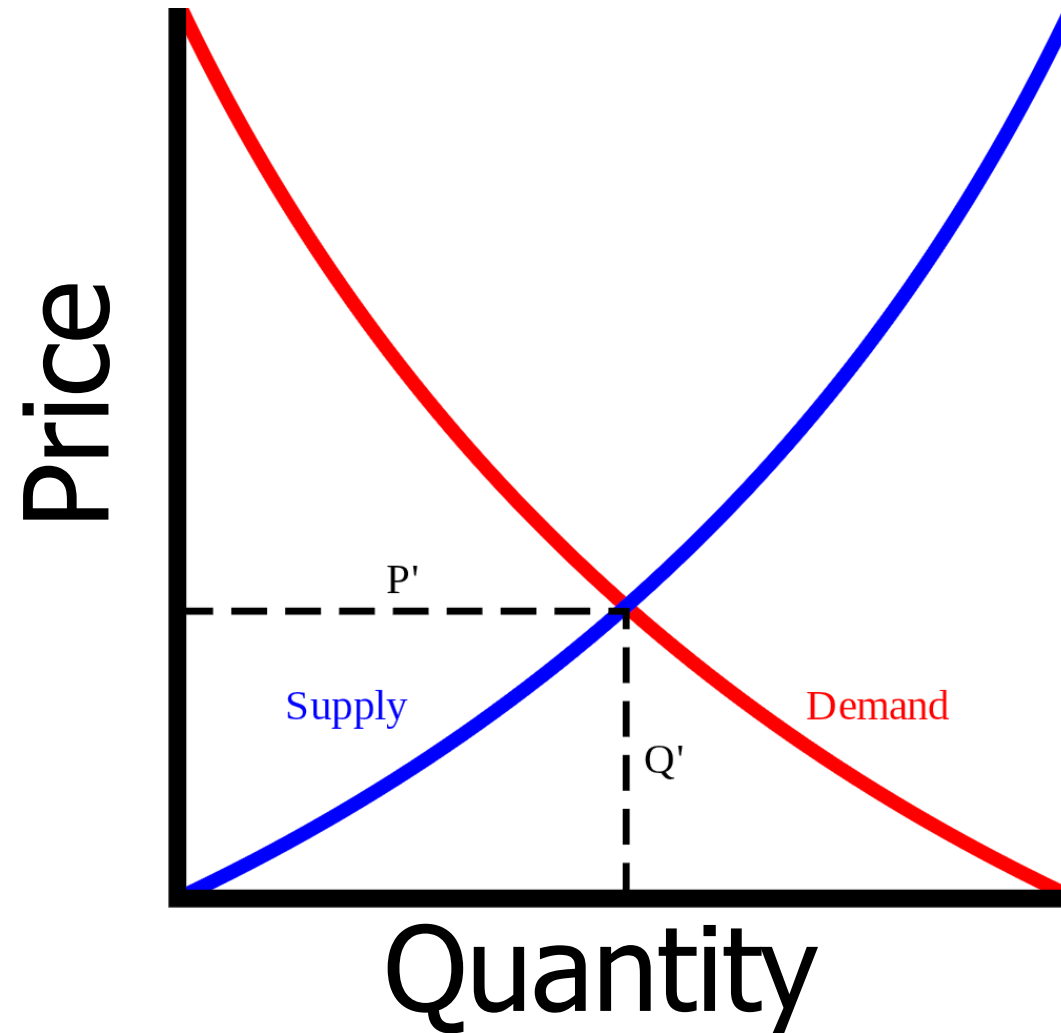
**1,552**

Source: Redfin

# Does Vermont Need More Housing?

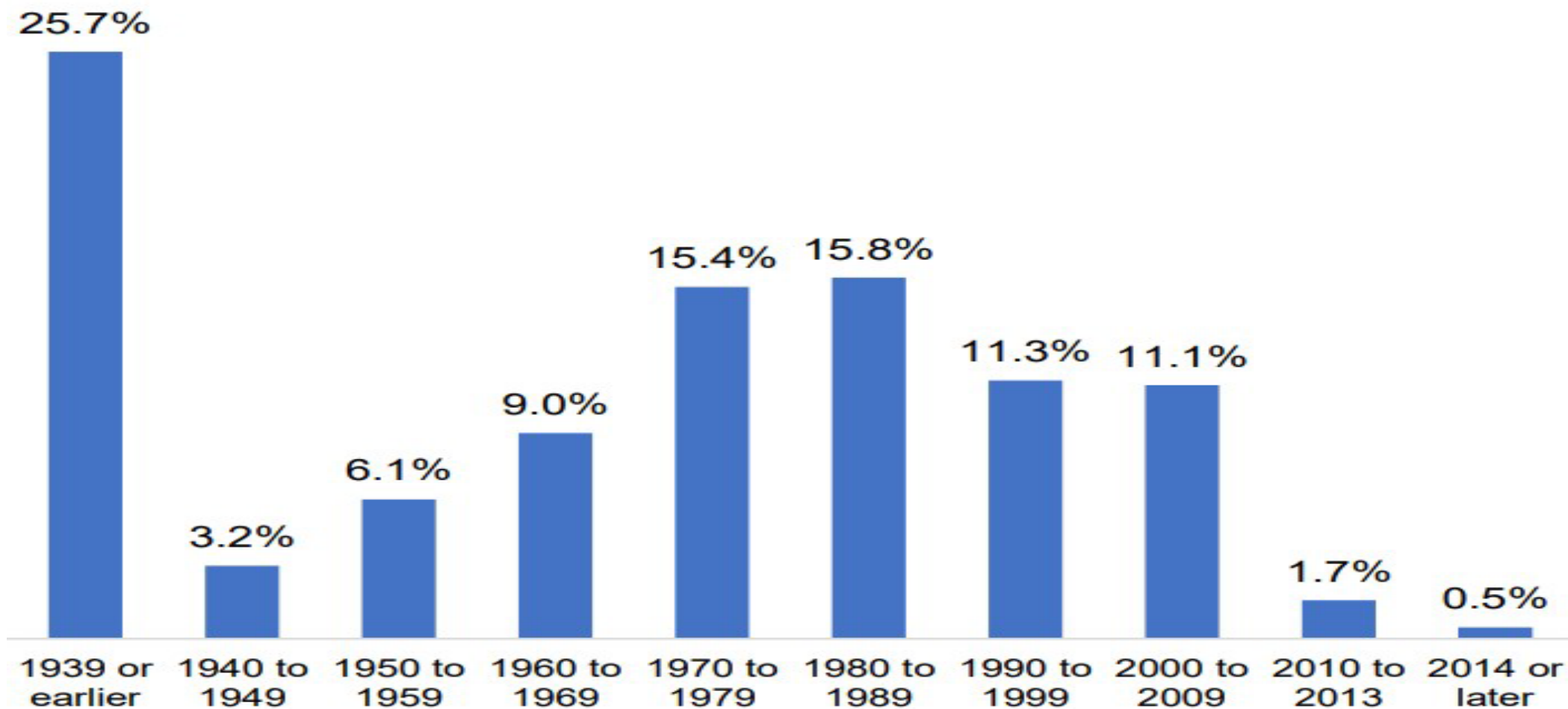
- **Do you want to employers to fill job vacancies?**
- **Do you want adult children to move out their parent's basement?**
- **Do you want to house people experiencing homelessness?**
- **Do you want to implement the GWSA and the Affordable Heat Act?**
- **Do you want Vermont to be equitable, just, and inclusive?**

# Economics 101



# Housing Shortage

## Housing Units by Built Year Built

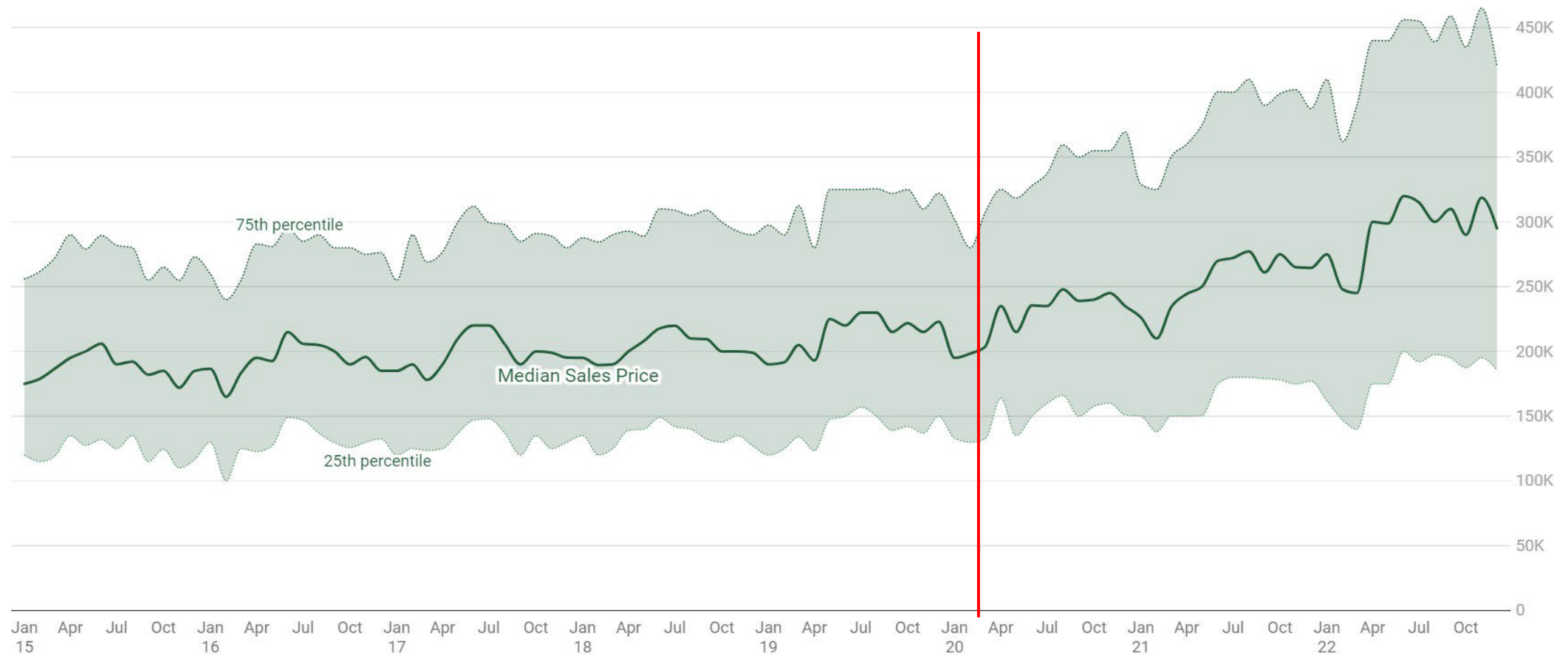


Source: U.S. Census Bureau: American Community Survey, 5-year estimates, 2013-2019 from [housingdata.org](https://www.housingdata.org)



# Supply + Demand

## Sales Price of Primary Residences in Vermont



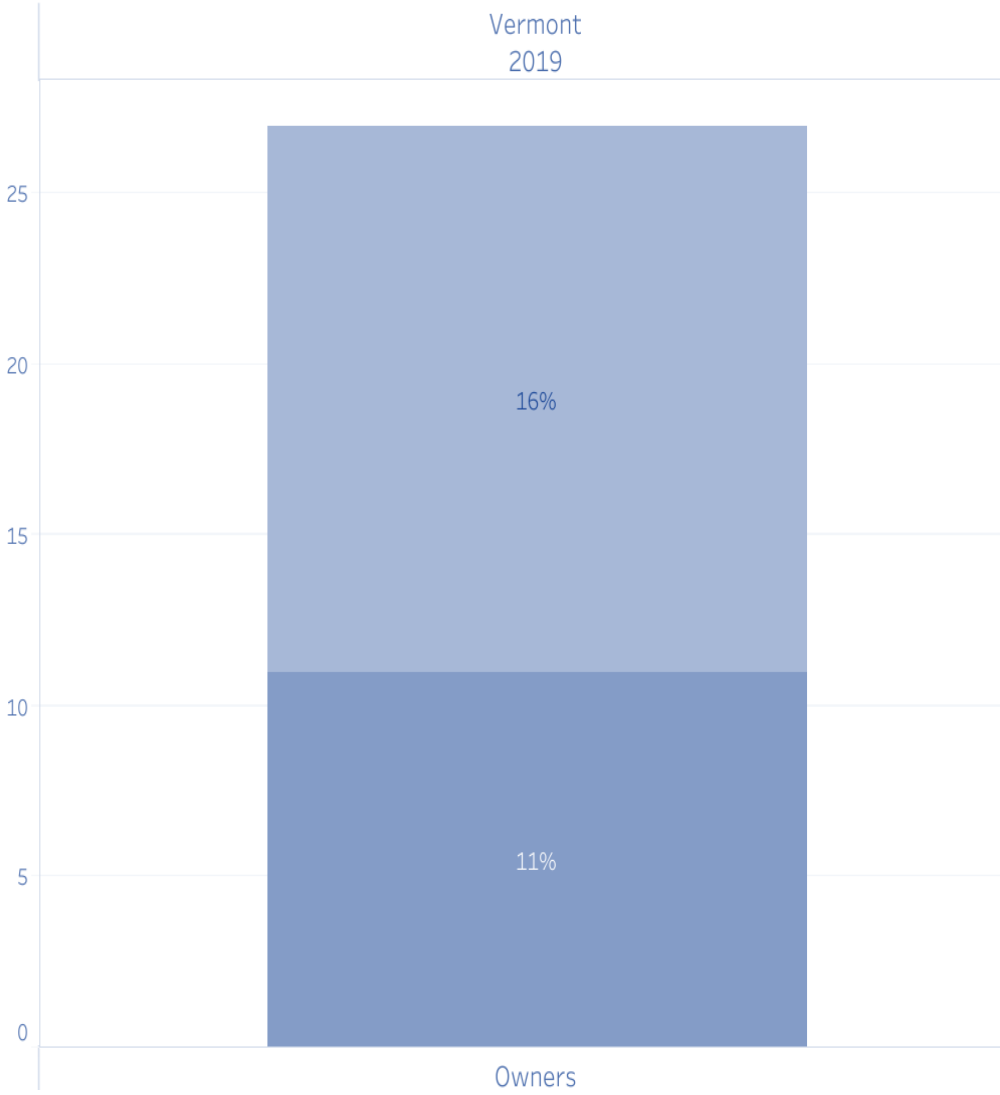
Data includes all sales over \$20,000 where buyer indicated use as 'primary residences'. Updated weekly. Data for most recent months include all reported transactions by closing date, however will vary over time due to lag in property transfer reporting.

Chart: VCGI • Source: Property Transfer Tax Data • [Get the data](#) • Created with [Datawrapper](#)

# Cost Burden

**Cost burden level**

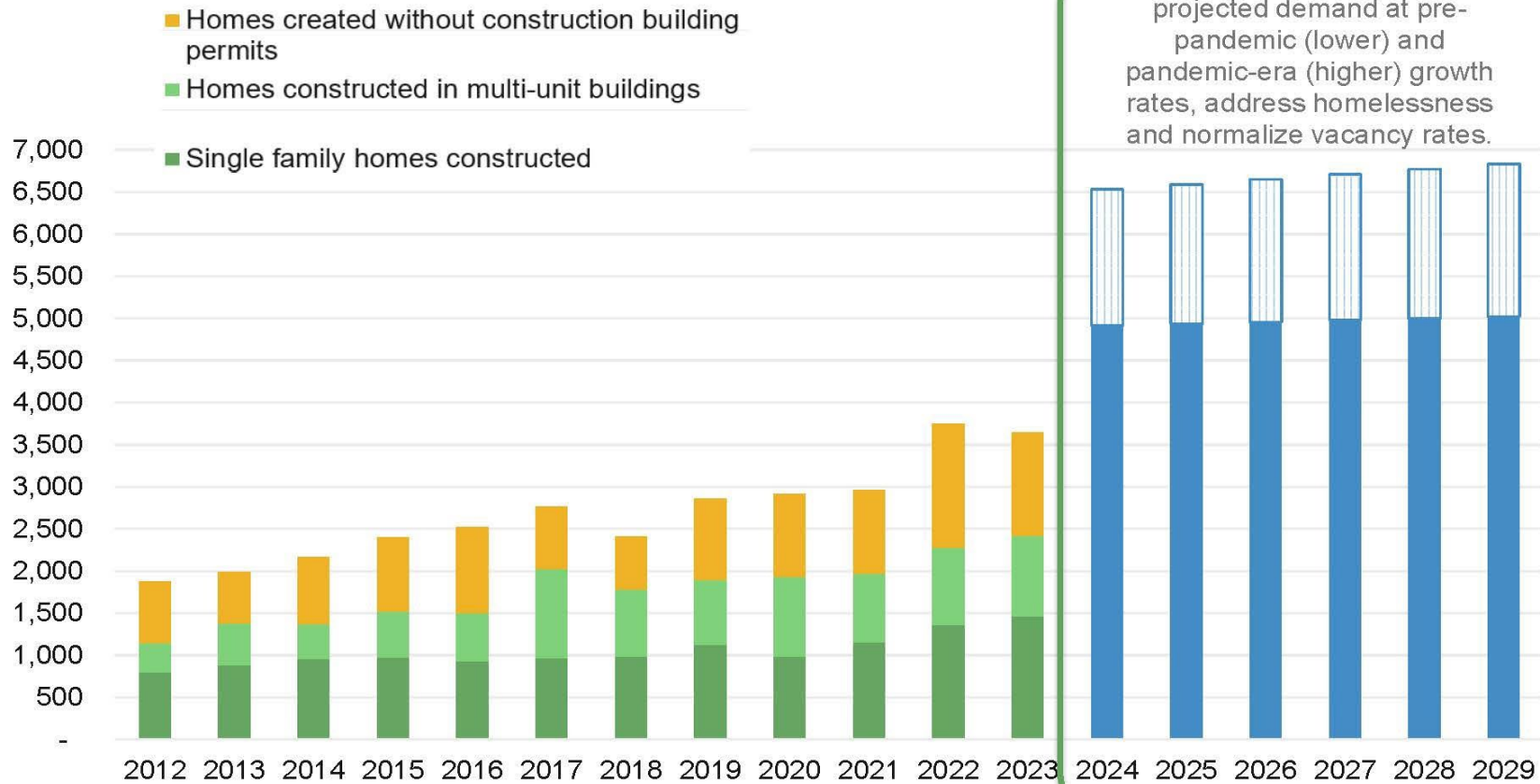
- Paying 30-49% income
- Paying 50% income or more



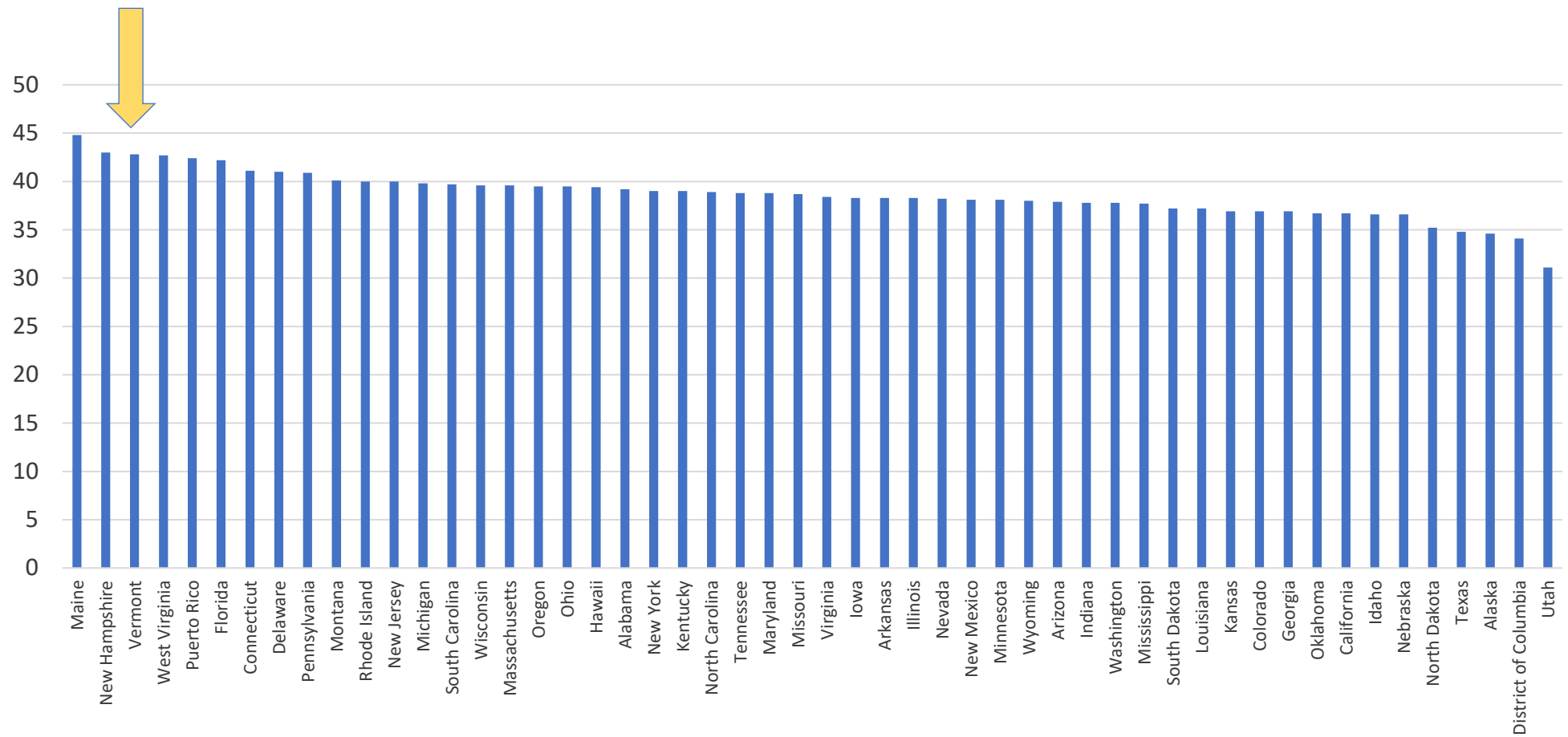
Source: VHFA

# Future Needs

## 30,000-40,000 homes needed by 2030



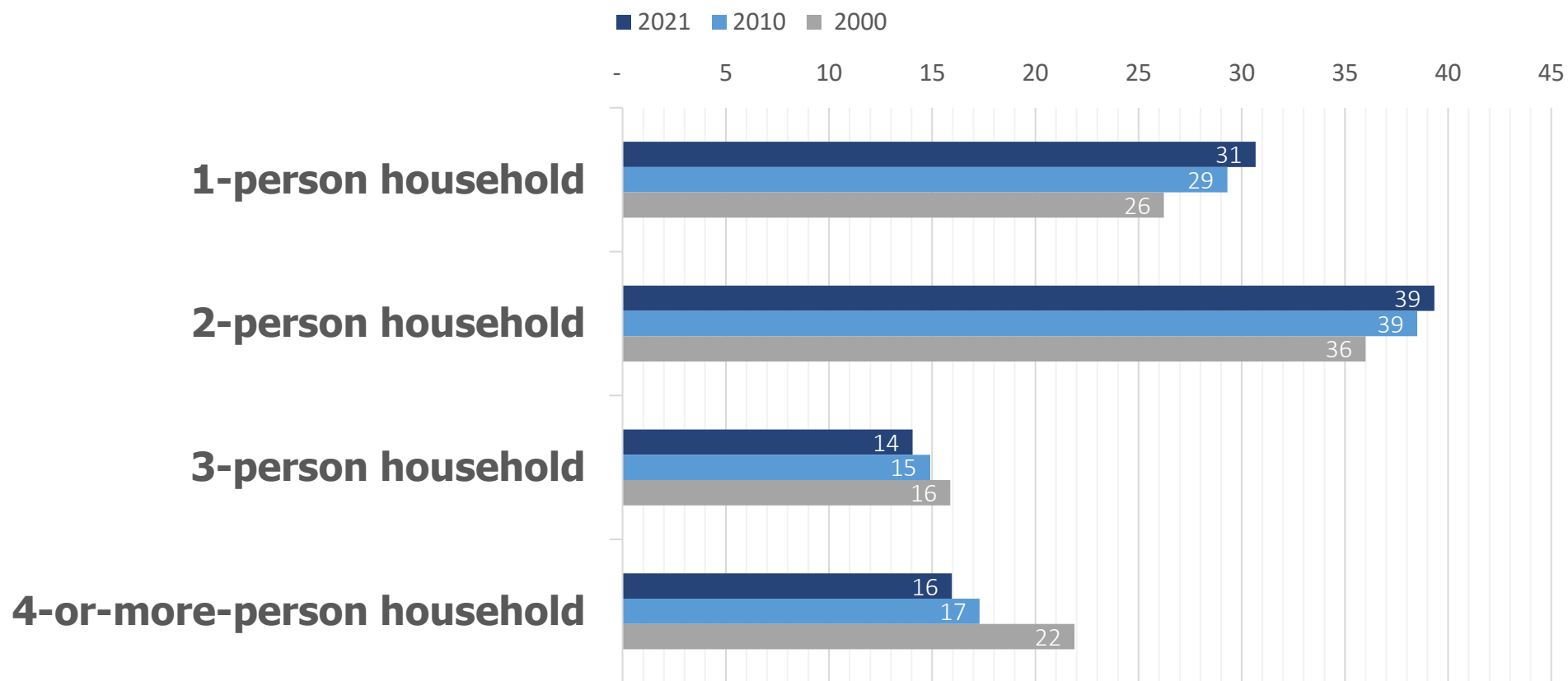
# Median Age



Source: U.S. Census Bureau

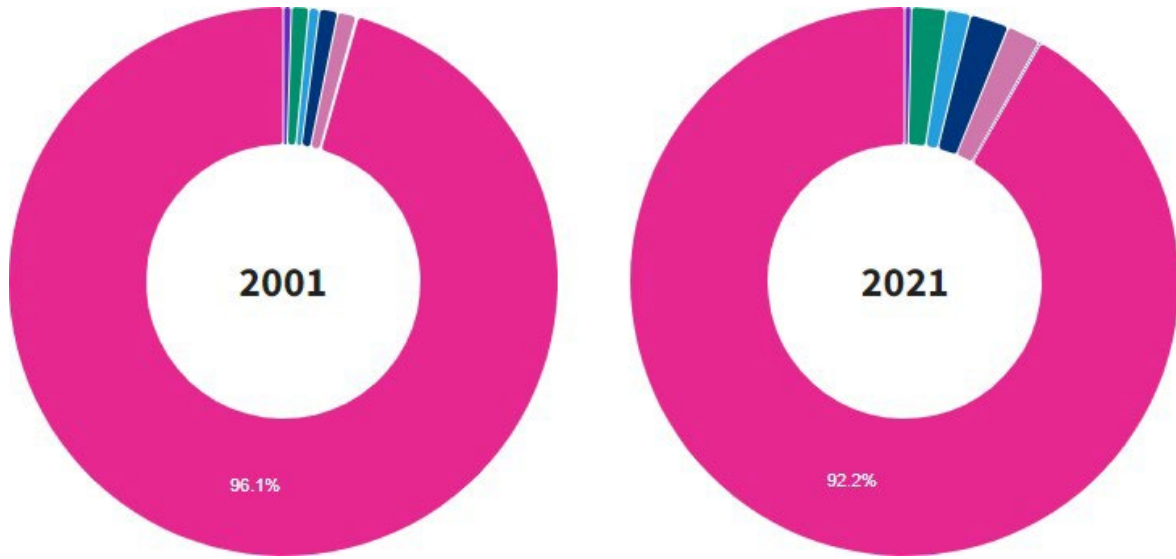
# Household Size

70% of Vermont households have 1-2 people

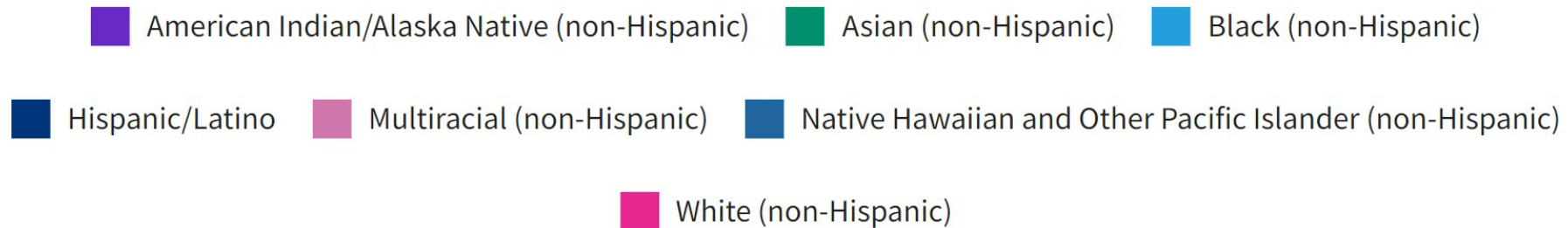
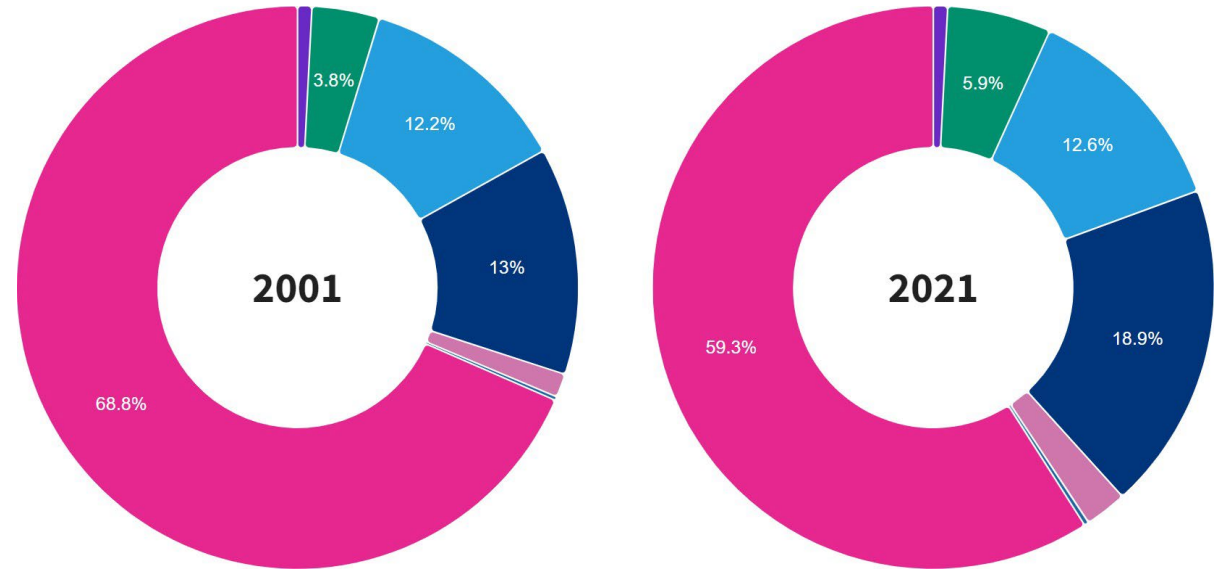


# Racial and Ethnic Composition

## Vermont



## United States



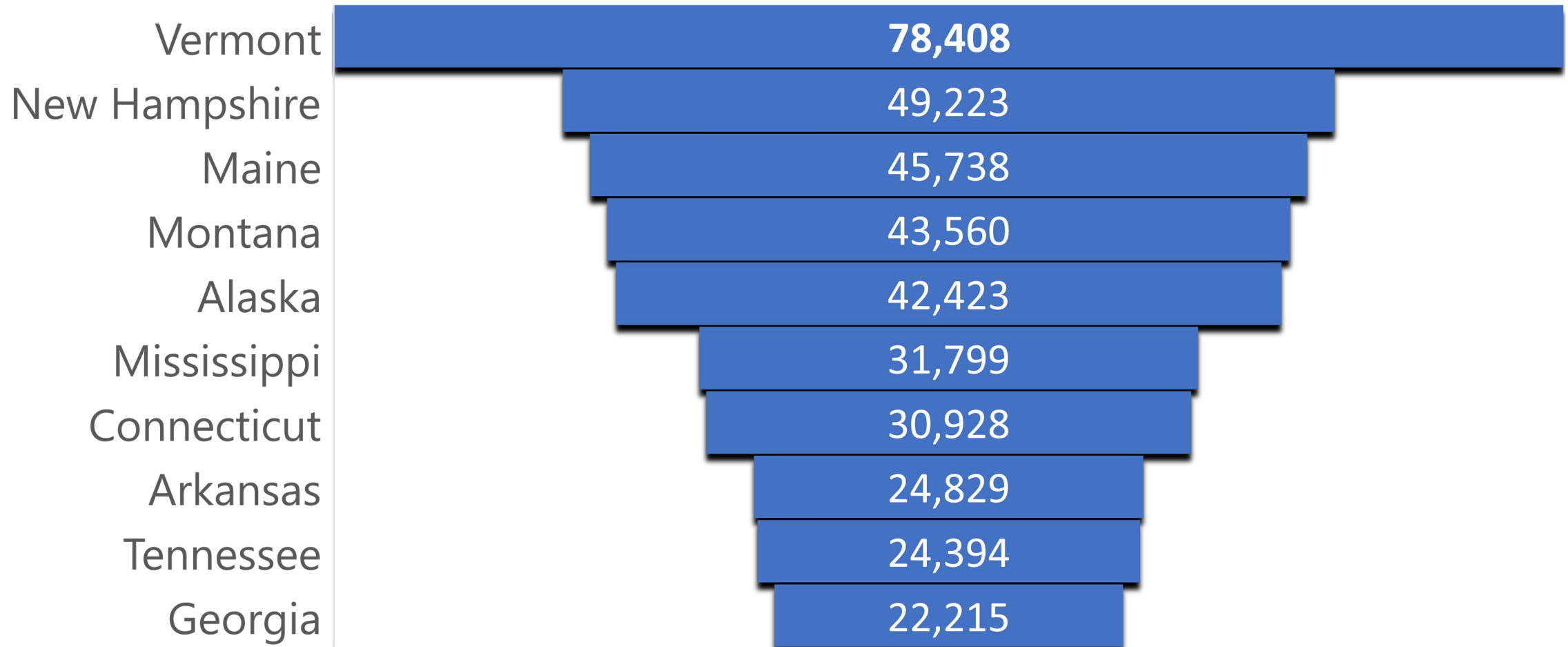
# THE COLOR OF LAW

A FORGOTTEN  
HISTORY OF HOW OUR  
GOVERNMENT  
SEGREGATED AMERICA

RICHARD ROTHSTEIN

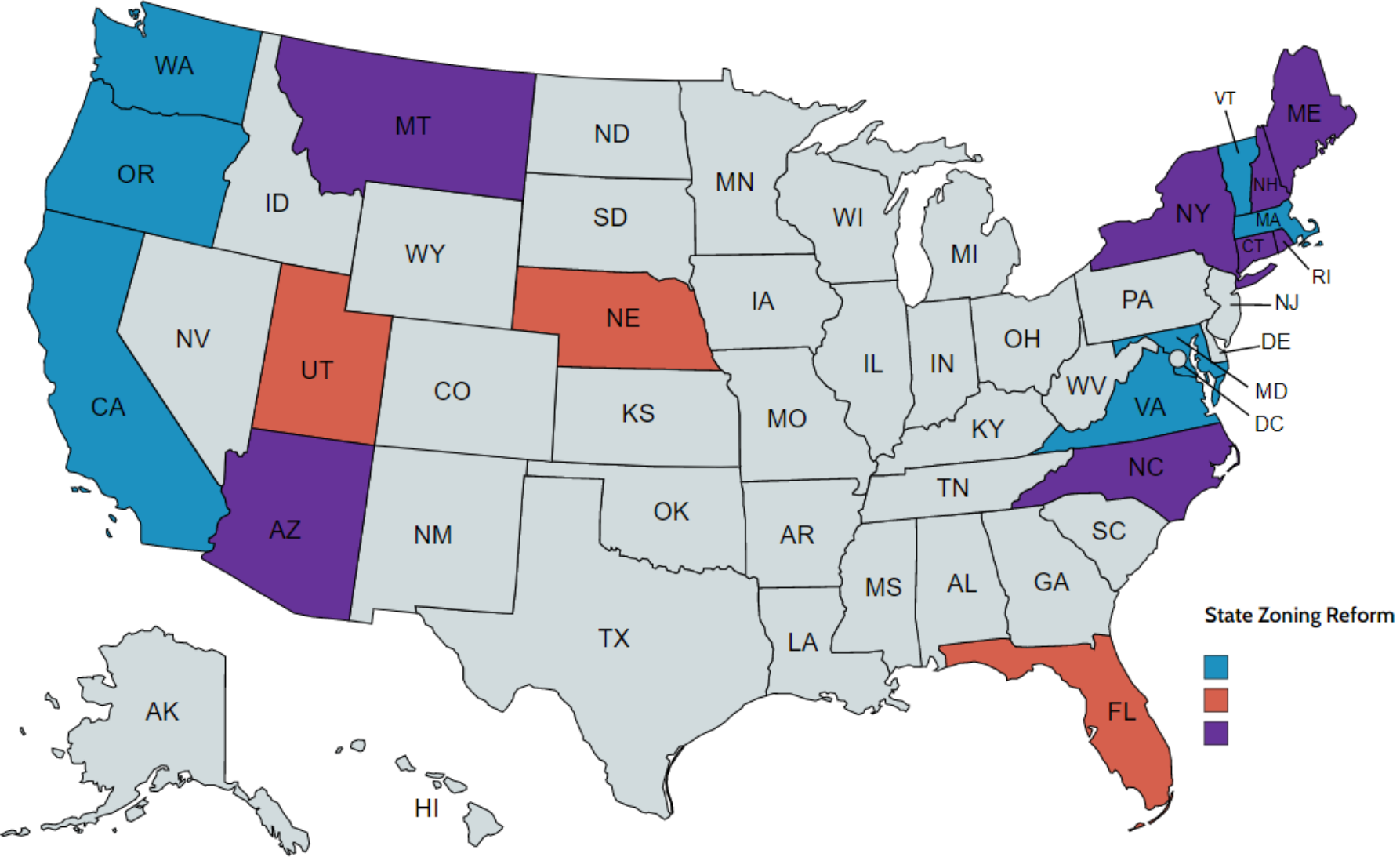
# Median home lot size in U.S.

## Top 10 states for largest median lot size, 2022





# State Zoning Reform Legislation, 2023



Source: America Planning Association



Housing Opportunities Made for Everyone

[S.100]

# What Is Zoning Reform and Why the Need?

Parking minimums drive up the cost of housing for developers—and residents. Garage spots can raise monthly rents by about \$142 per household.



Converting garages into accessory dwelling units provides more (and cheaper) housing, but regulatory and financial barriers continue to limit construction.



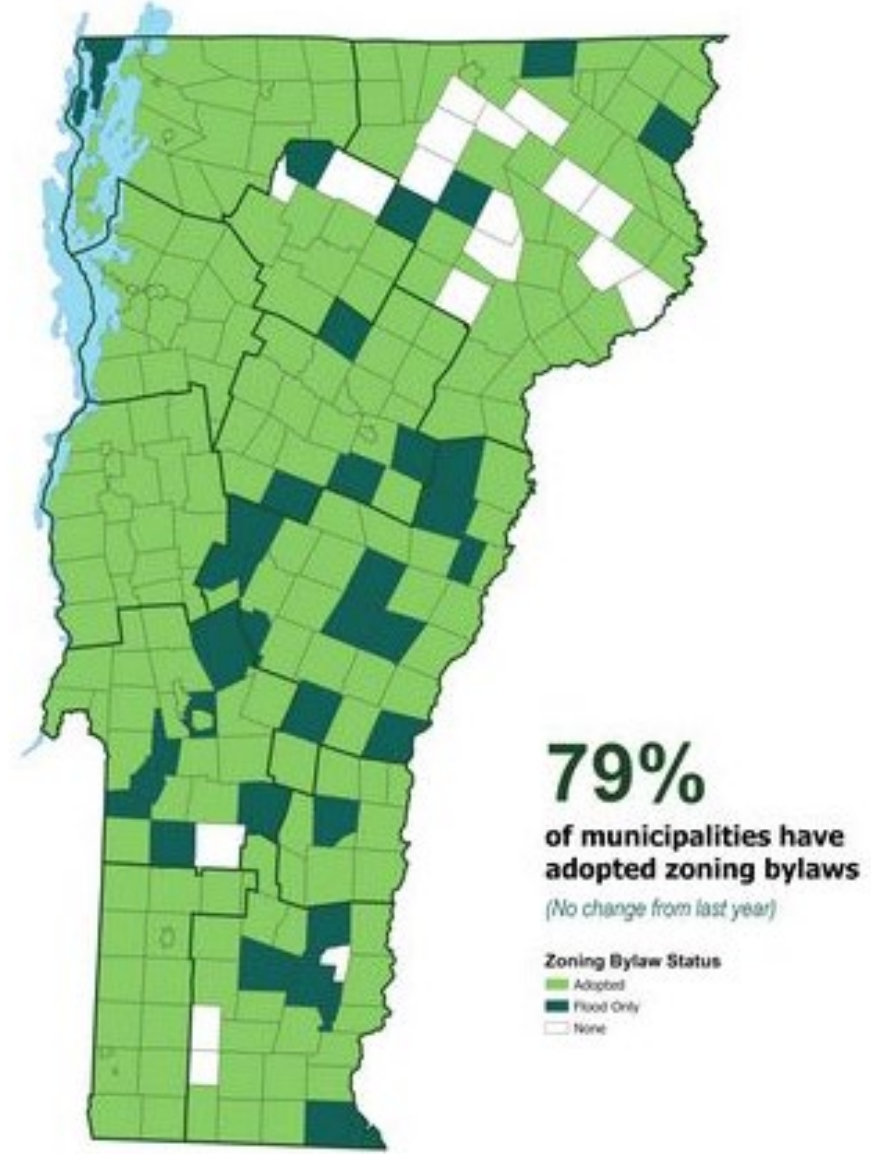
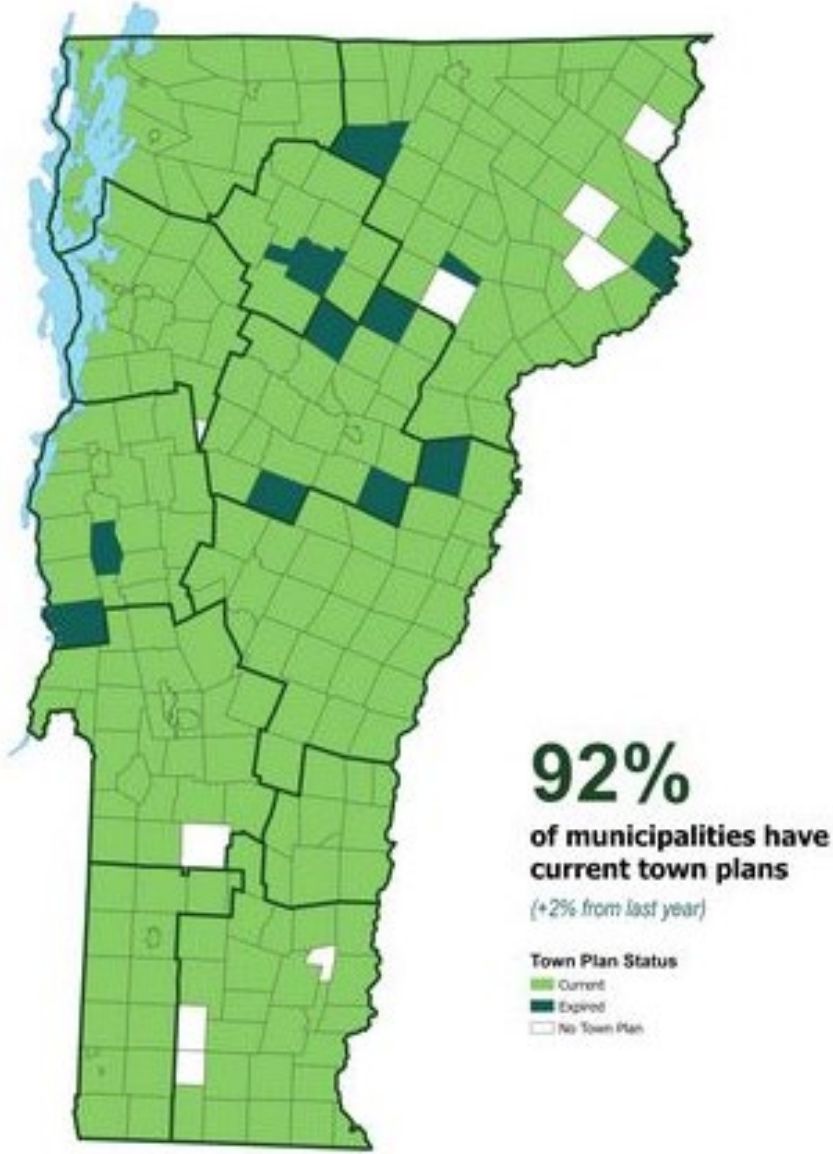
Single-family-only zoning excludes multifamily options from about 75% of residential land in cities like Chicago, significantly curbing housing diversity.



Zoning requirements like large minimum lot sizes often make missing middle housing (think duplexes and townhomes) impossible to build.



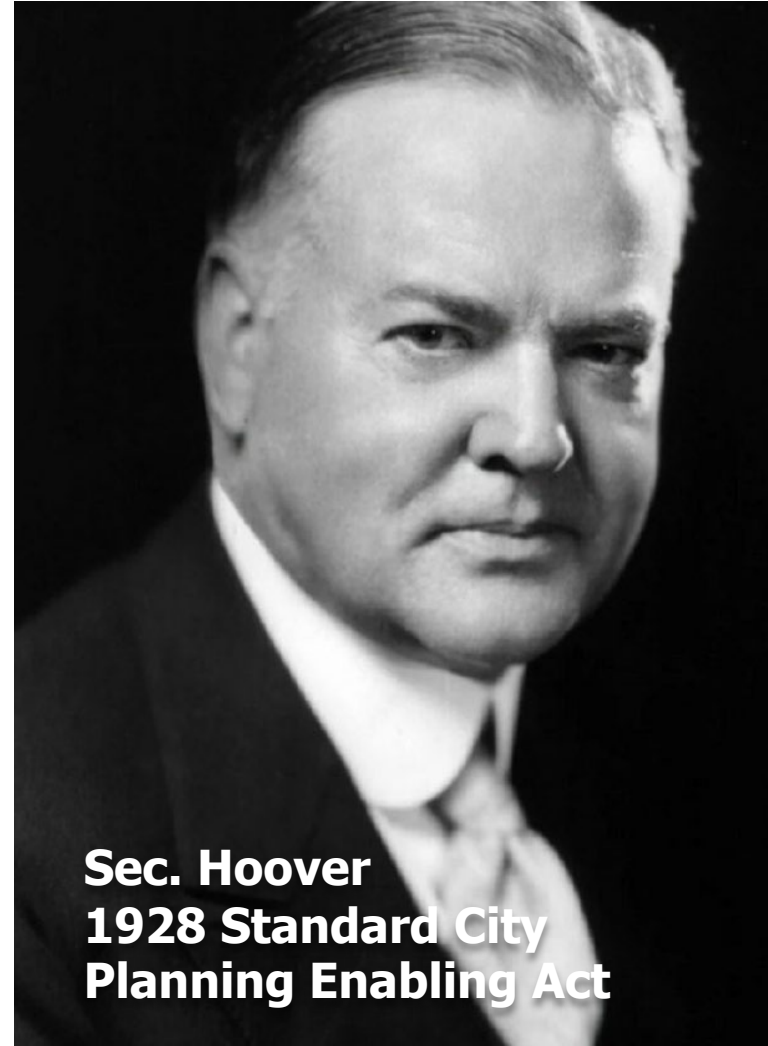
# Most Vermont Municipalities Plan & Regulate



Map Source: Vermont Association of Planning & Development Agencies  
Data Source: Vermont Planning & Bylaw Database

# **Vermont's Planning & Development Act Sets the Rules for Municipal Government**

- **Districts**
- **Right of Ways**
- **Public Infrastructure Use**
- **Lots & Subdivision**
- **Site Improvements**
- **Buildings**
- **Uses**
- **Units**
- **Resource Protections**
- **Procedures**



**Sec. Hoover  
1928 Standard City  
Planning Enabling Act**

# Local Land Use Gatekeepers

## Legislative

**Planning Commission**

## Executive

**Selectboards / Voters**

## Administrative

**Zoning Administrator**

**Municipal Staff**

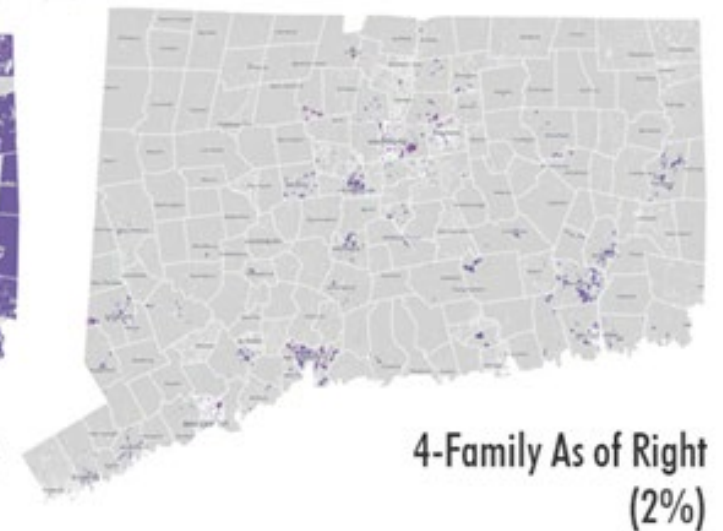
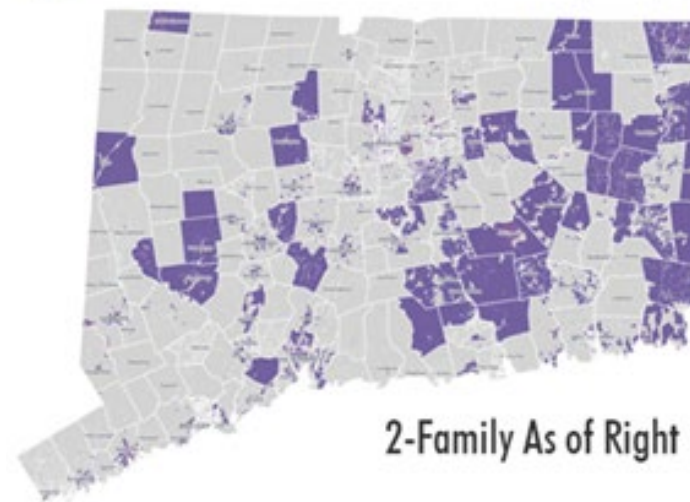
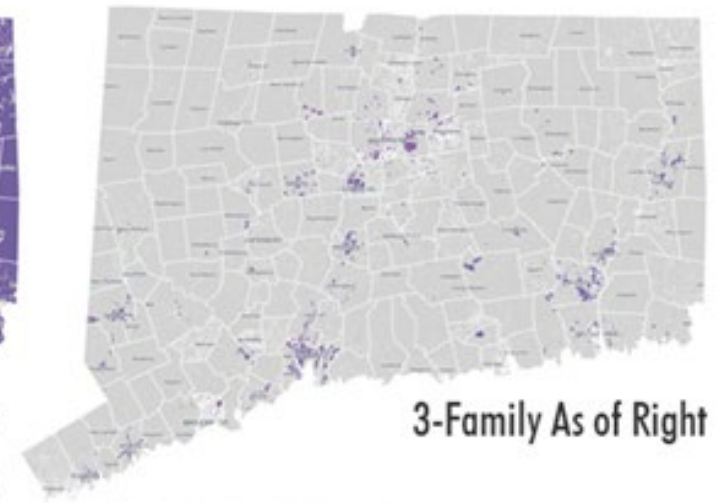
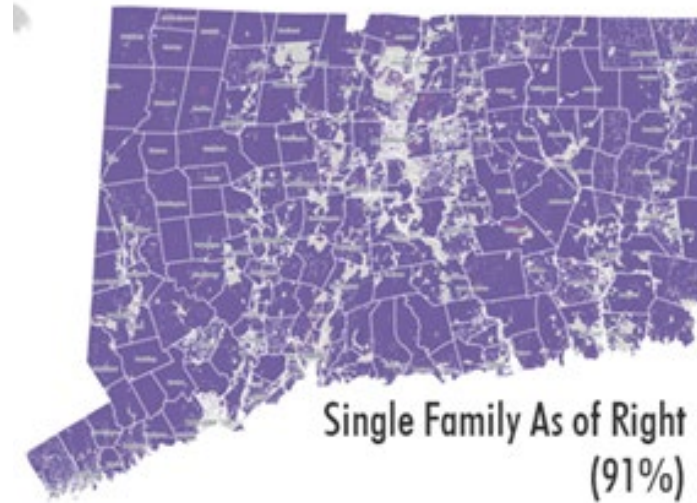
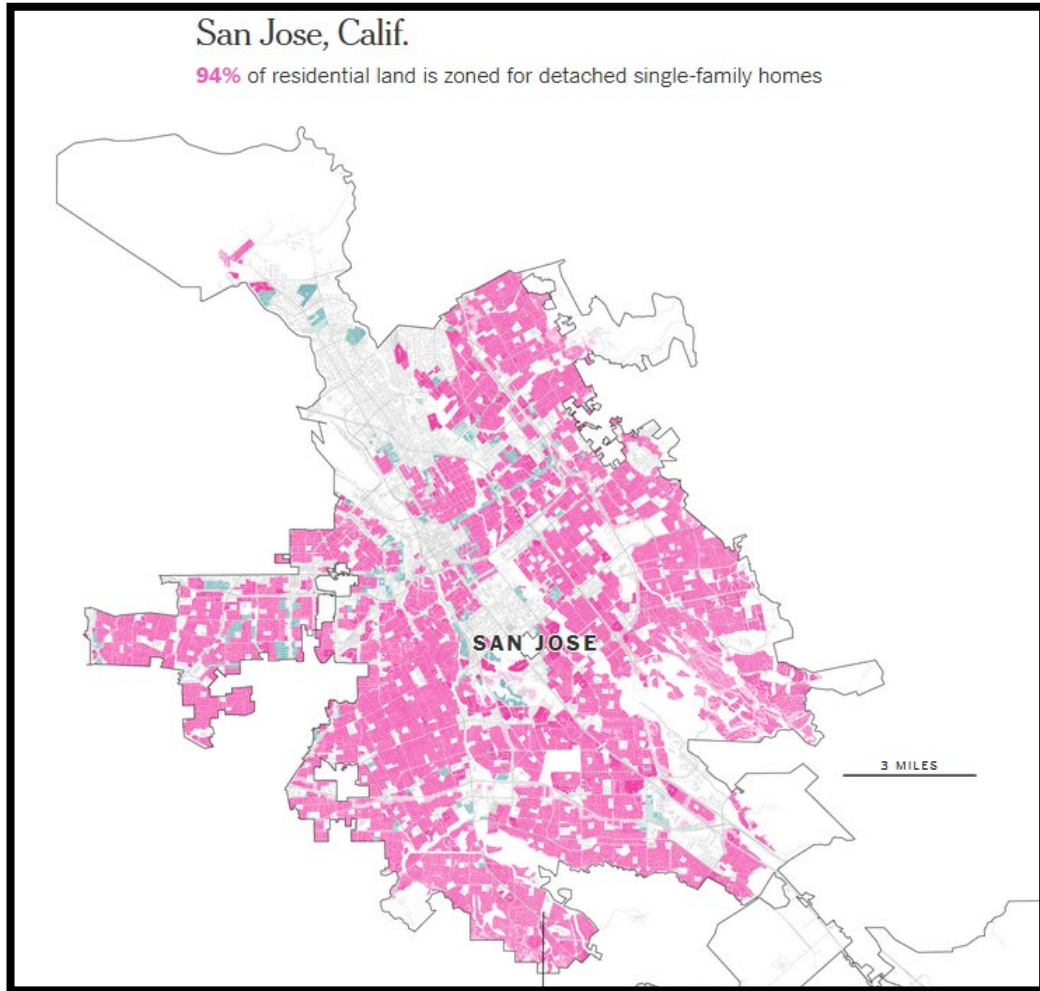
## Quasi-judicial

**PC/Zoning Board of Adjustment**

**Development Review Board**



# Local Land Use Gatekeepers



# Does NOT affect municipal authority to:

- Determine zoning district classifications, size, or location
- Regulate parking nuisances
- Regulate short-term rentals
- Regulate water or sewer connections to a municipal system
- Regulate building design, form or historic preservation







# Amends municipality authority to:

- ✓ Support State planning goals.
- ✓ Make the most of infrastructure investments
- ✓ Ease local restrictions that can segregate and exclude low- and middle-income Vermonters from affordable opportunities
- ✓ Expand opportunities for homebuilders
- ✓ **Level the field** across municipalities and regions



# The Details

## S.100

# Sensible Minimum Parking Requirements

- No more than 1 parking space mandated per dwelling unit **OR**
- 1.5 in areas not served by public, on-street, or shared parking
  - (allows rounding up to whole number)



**APPLICABILITY:** Statewide in municipalities with bylaws > for bylaws with minimum parking requirements

# Sensible Minimum Parking Requirements

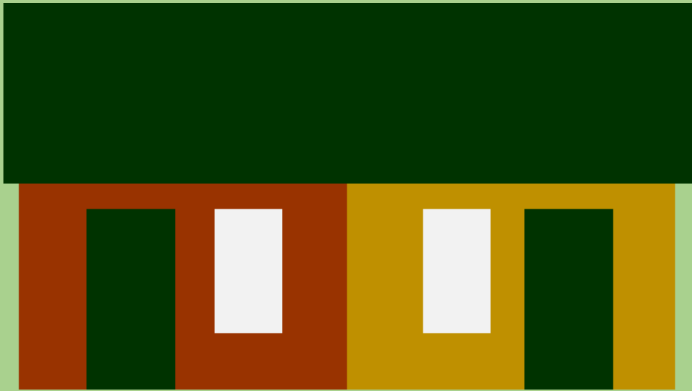


## Mc Monroe Place, Burlington

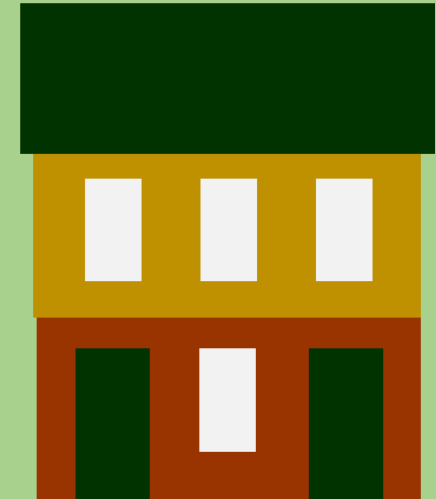
- 16 one-bedroom apartments
- 3 parking spaces
- A supportive, independent living environment for individuals participating in Howard Center programs

# Duplexes Statewide

**Side-by-Side Duplex**



**Stacked Duplex**



**APPLICABILITY:** In municipalities with bylaws > In residential zoning districts allowing year-round residential uses > Using the same dimensional standards equal to a single-household dwelling > Without limitations on unit square footage

# Duplexes Statewide



Redfin Real Estate Ad

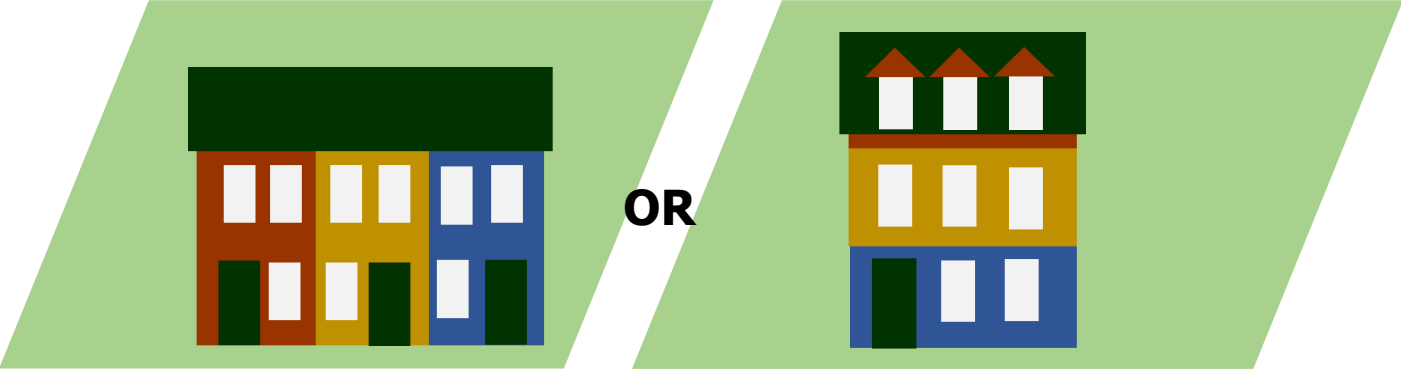
## 10-12 Brown Street, Montpelier

- Pre-war duplex listed on Redfin for sale 1 of approx. 18,745 duplexes statewide; 7% of stock
- Listing price \$444,900
- Cost per unit \$222,450
- '22 median primary home sale price in Montpelier for 107 transactions: \$370,000

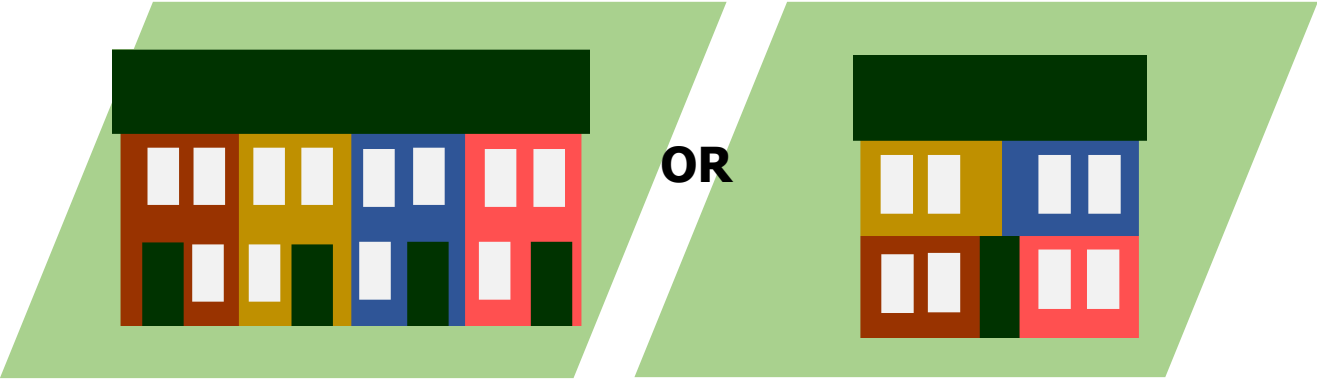
([www.housingdata.org](http://www.housingdata.org))

# Small Multi-Unit Uses on Water & Sewer

**Multi-Unit Dwelling**  
**(3 Units)**



**Multi-Unit Dwelling**  
**(4 Units)**



**APPLICABILITY:** statewide in municipalities with bylaws > In residential zoning districts > in areas served by municipal water & sewer

# Allows Small Multi-Unit on Water & Sewer

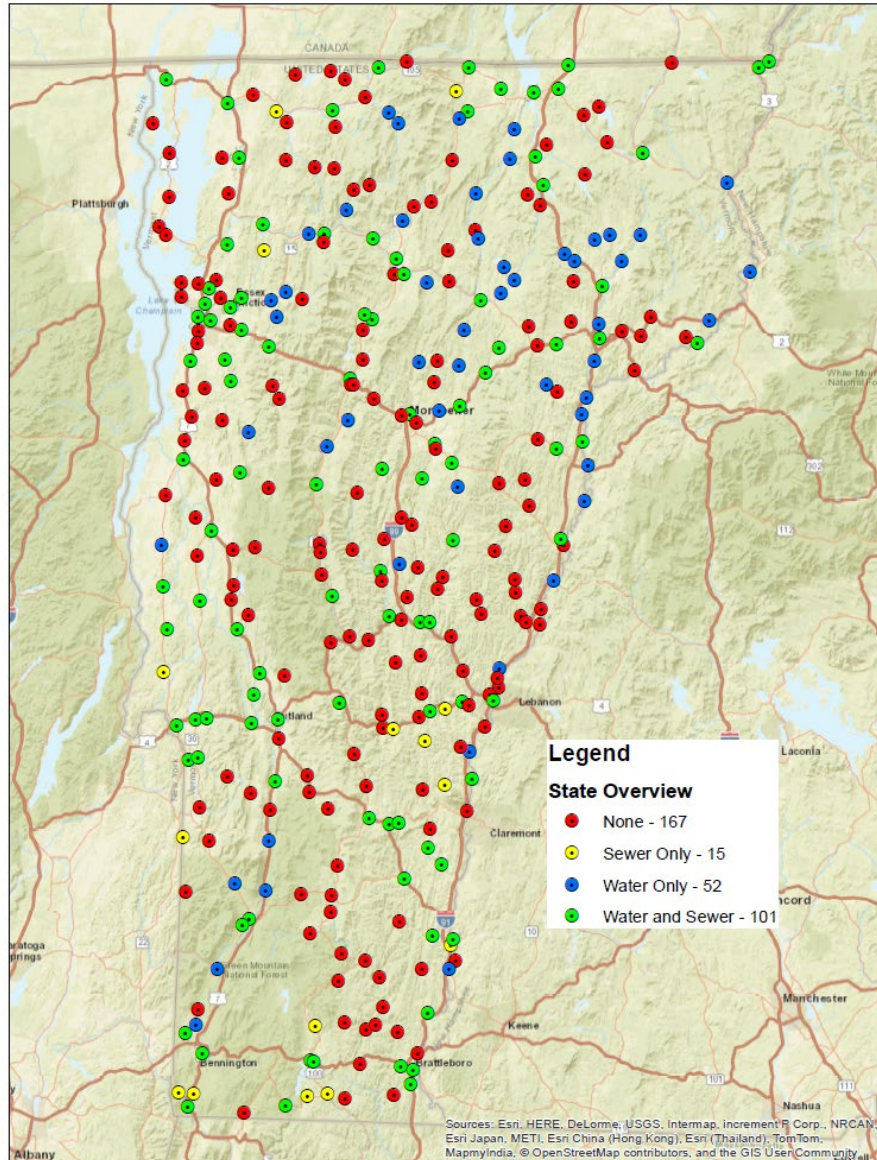


**Hickory Street, Rutland**

3-unit building on municipal water & sewer

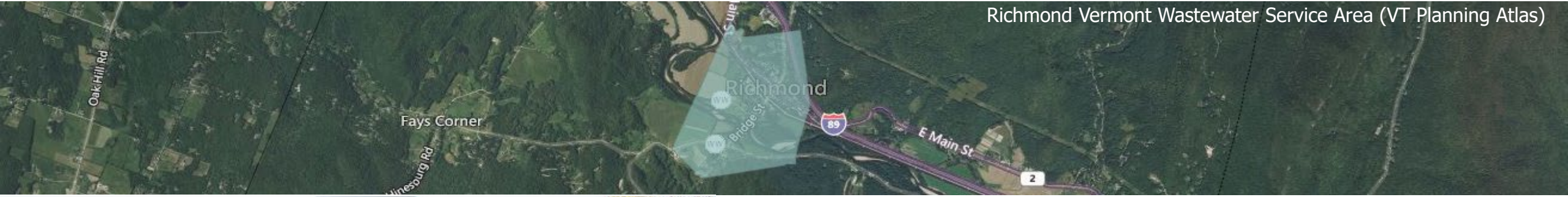


# Small Multi-Unit on Water & Sewer



Approx. 101  
community centers  
are served by  
water & sewer.

# Why water & sewer?



Richmond Vermont Wastewater Service Area (VT Planning Atlas)

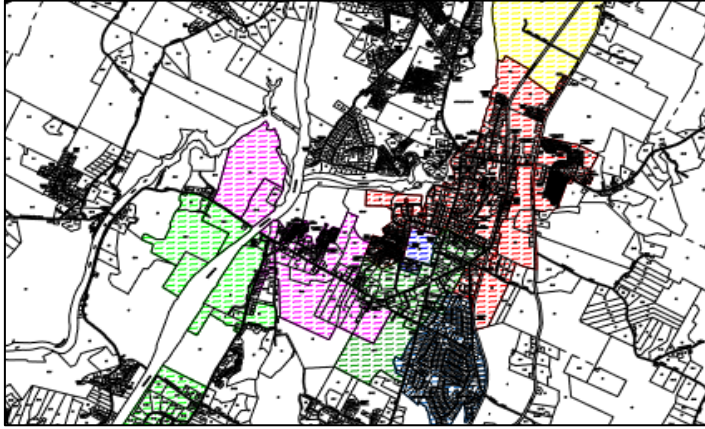


The Creamery, Richmond

# Water Sewer Service Area Exclusions

## For Smart Growth Residential Connections & Equal Housing

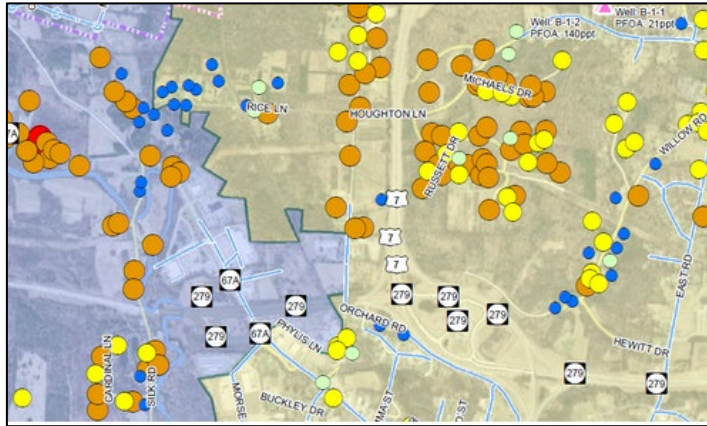
Prohibited Areas



Inter-Municipal Agreements



Known Capacity Constraints



Health Hazards Extensions



Mobile Home Park Extensions



Flood Hazards/Corridors

# Floor Bonus for Mixed-Use & Affordable Development

**Allows an additional habitable floor and 40% dwelling unit density bonus for use of that floor in compliance with Vermont Fire & Building Safety Code.**



**APPLICABILITY: Statewide in municipalities with bylaws > In residential zoning districts > In areas served by municipal water & sewer > For mixed-use and affordable projects**

# Floor Bonus for Mixed-Use & Affordable Development



# Allows 5 Dwellings Per Acre on Water & Sewer



Source: [Visualizing Density](#)

5 dwelling units and  
acre is low density.

Density is hard to  
visualize.

**APPLICABILITY: Statewide in municipalities with bylaws > In residential zoning districts > In areas served by municipal water & sewer > Lot, dimensional and density standards of five units an acre > Density standards shall not be more restrictive than those required for single-household dwellings**

# Visualizing Density

What is the density of this building?



# Visualizing Density

A density of 65 dwelling units on approx. 1/5th acre

**White River Junction:** 16 dwelling units and 2 commercial units with no on-site parking on 9,250 s.f. lot, or 0.21 acres. Dwelling unit density = lot area/no. of units



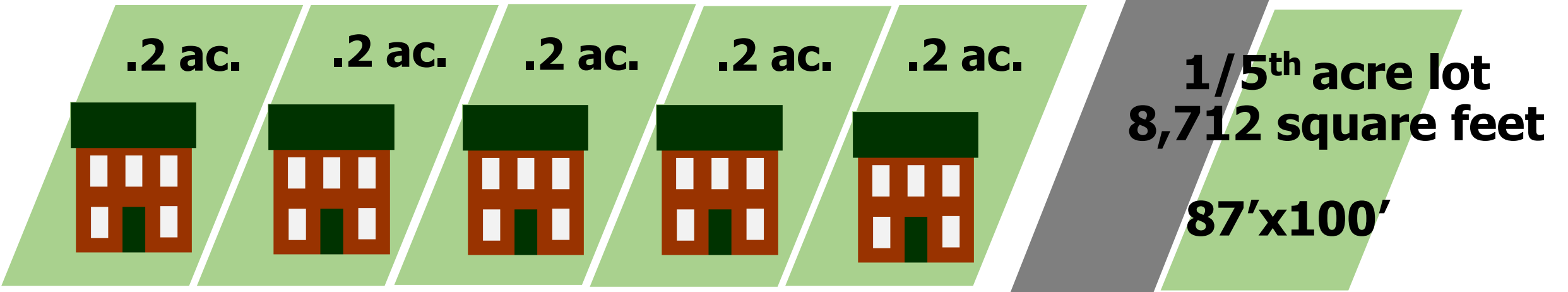
**White River Junction**





# Density of 5 Dwelling Units

As Single-Unit Dwellings on Individual Lots



# Density of 5 Dwelling Units

## As Single-Unit Dwellings on Individual Lots



Swanton



# Data Submissions for Zoning Atlas

CALIFORNIA  
ZONING  
ATLAS

COLORADO  
ZONING  
ATLAS



CONNECTICUT  
ZONING  
ATLAS

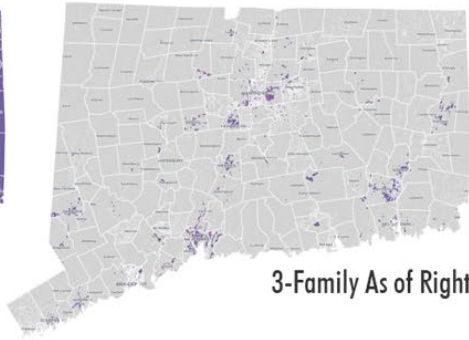
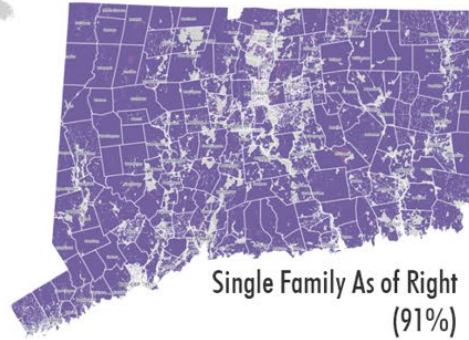
GEORGIA  
ZONING  
ATLAS

HAWAII  
ZONING  
ATLAS

ILLINOIS  
ZONING  
ATLAS

MAINE  
ZONING  
ATLAS

MASSACHUSETTS  
ZONING  
ATLAS

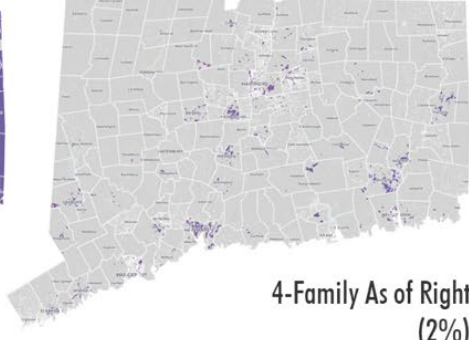
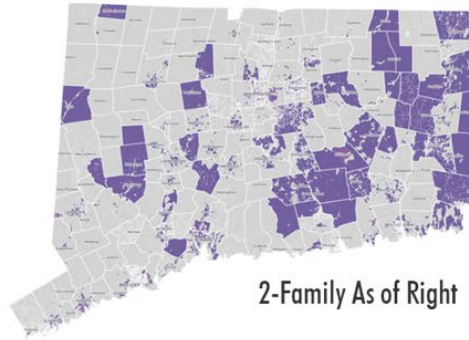


MICHIGAN  
ZONING  
ATLAS

MINNESOTA  
ZONING  
ATLAS

MISSOURI  
ZONING  
ATLAS

MONTANA  
ZONING  
ATLAS



NEW HAMPSHIRE  
ZONING  
ATLAS

NEW YORK  
ZONING  
ATLAS

NORTH CAROLINA  
ZONING  
ATLAS

OHIO  
ZONING  
ATLAS

RHODE ISLAND  
ZONING  
ATLAS

TENNESSEE  
ZONING  
ATLAS

TEXAS  
ZONING  
ATLAS

## A VERMONT ZONING ATLAS:

## Why Here, Why Now?

Join us remotely for a free talk by Yoshi Bird of the Vermont Zoning Atlas team on how visualizing zoning regulation will help further Vermont's policy and development priorities.

More info:  
[www.zoningatlas.org](http://www.zoningatlas.org)



Wednesday, April 12, 2023 | 9:30-10:30 AM | MS Teams

**APPLICABILITY: In municipalities with bylaws > upon adoption**

# By-Right Development

## Protects Allowed Housing in Development Review

- **Lot Size**
- **Building Footprint or Height**
- **Dwelling Unit Density**
- **Parking**

**APPLICABILITY: In municipalities with bylaws > For residential development undergoing review by an appropriate municipal panel**

# Act 250

- **10 to 25 units, 5-miles, 5-years jurisdiction**
- **Temporary Removal of Unit Caps for Priority Housing Projects**
- **Downtown Master Plan**
- **Enhanced Village Centers**
- **Neighborhood Development Area Requirements**
- **Expands Natural Resources Board Report**
- **Enhanced Designation**

# Make a Good Bill Better



# Summer Preview

**April** - Hired Smart Growth America and Community Workshop to assist us with the Designation Review + Assessment

**May** - Homes for All: A 'Design & Do' Toolkit for Small-scale Home Builders, Investors & Community Leaders  
Homes for All Toolkit, or HAT

**June** - Results of the Interagency Settlement Pattern and Emissions Study