

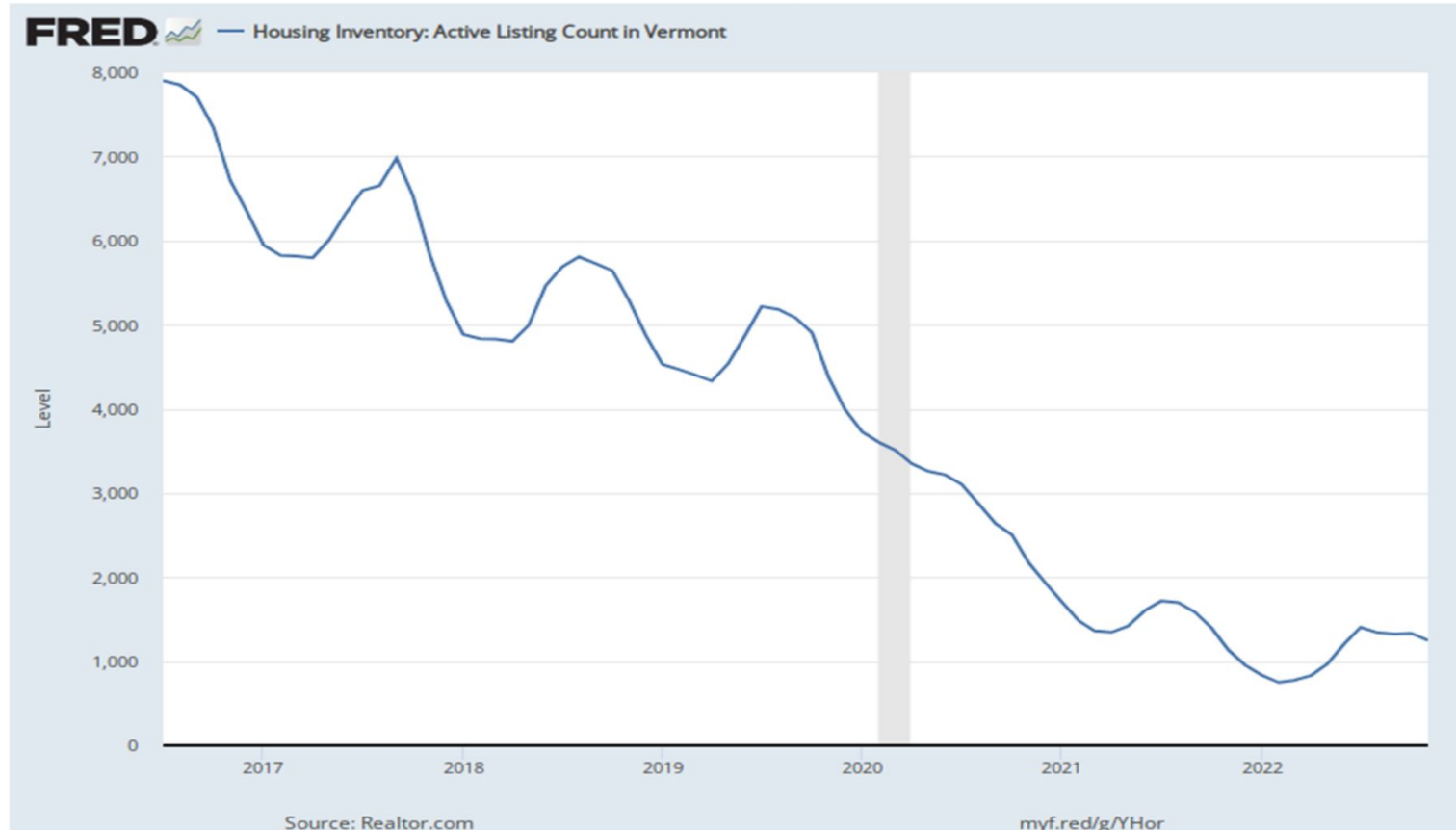
S.133

COMMON SENSE HOUSING  
& LAND USE POLICY

Sen. Kesha Ram Hinsdale

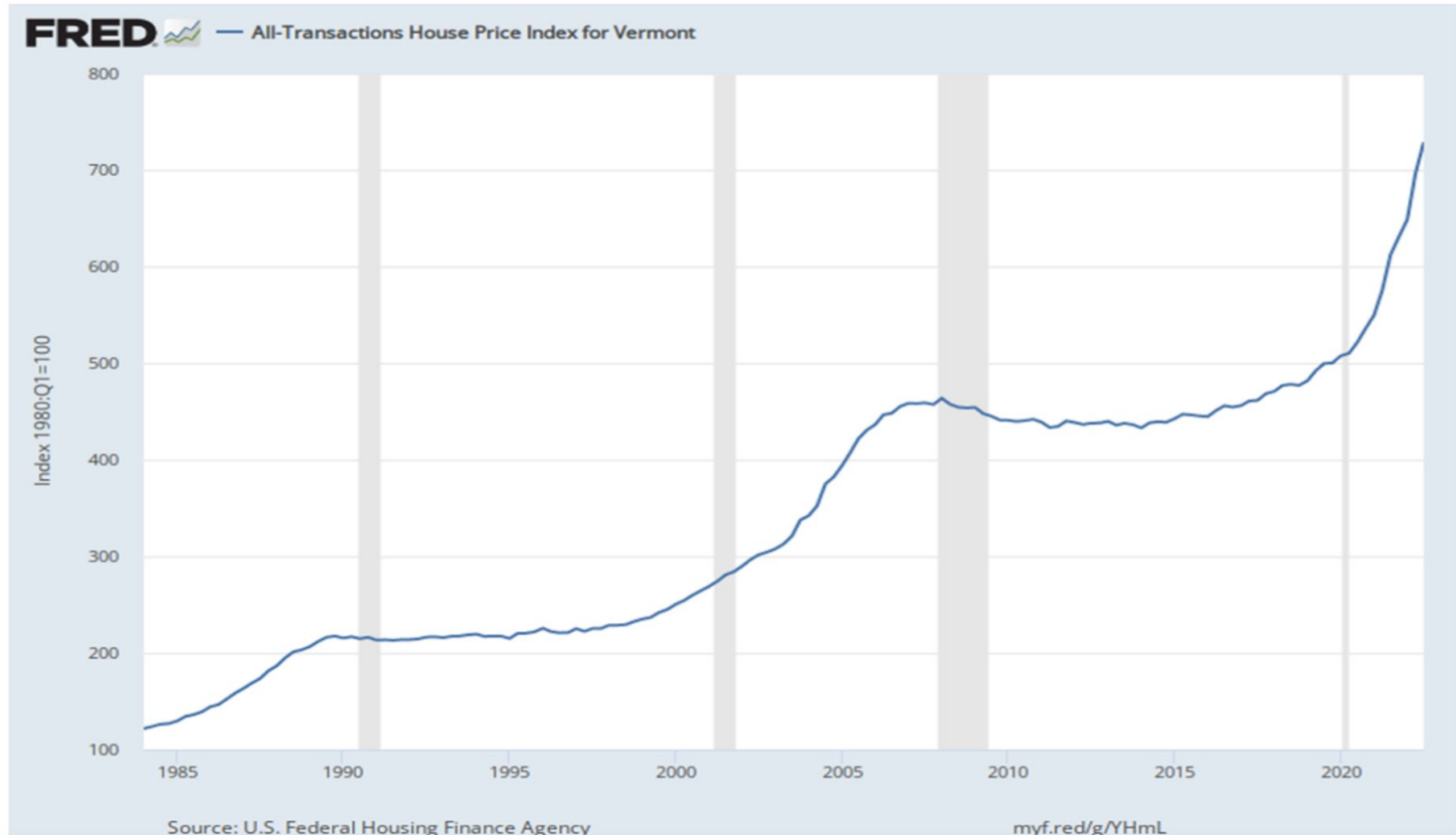
# Housing Inventory: Active Listing Count in Vermont, 2016:July to 2022:Nov

Active single-family and condo/townhome listings



# All Transactions House Price Index for Vermont, 1984:Q1 to 2022:Q3

## Single-Family Home Sales and Refinancing Appraisals



# Coordinated Entry – System-wide Homeless Data

## State Fiscal Year 2022:

4,302 households experienced or at imminent risk of homelessness  
(excludes DV agencies)

Year	Average Length of Time People Experience Homelessness*
2018	79 days
2019	54 days
2020	No data
2021	152 days
2022	252 days

*\*using Balance of State CoC CE data as a proxy*

## VERMONT JOB OPENINGS (000s)

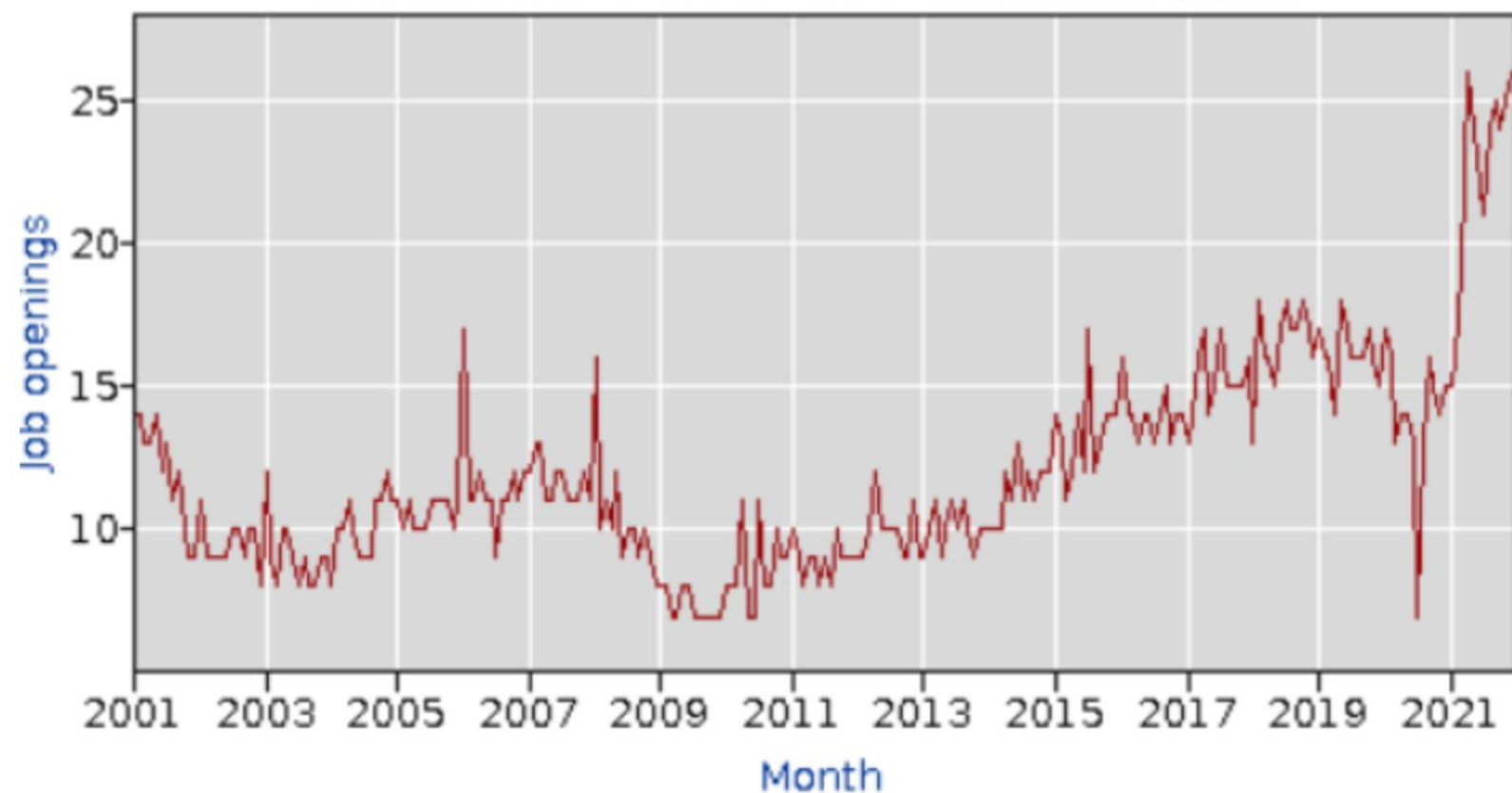
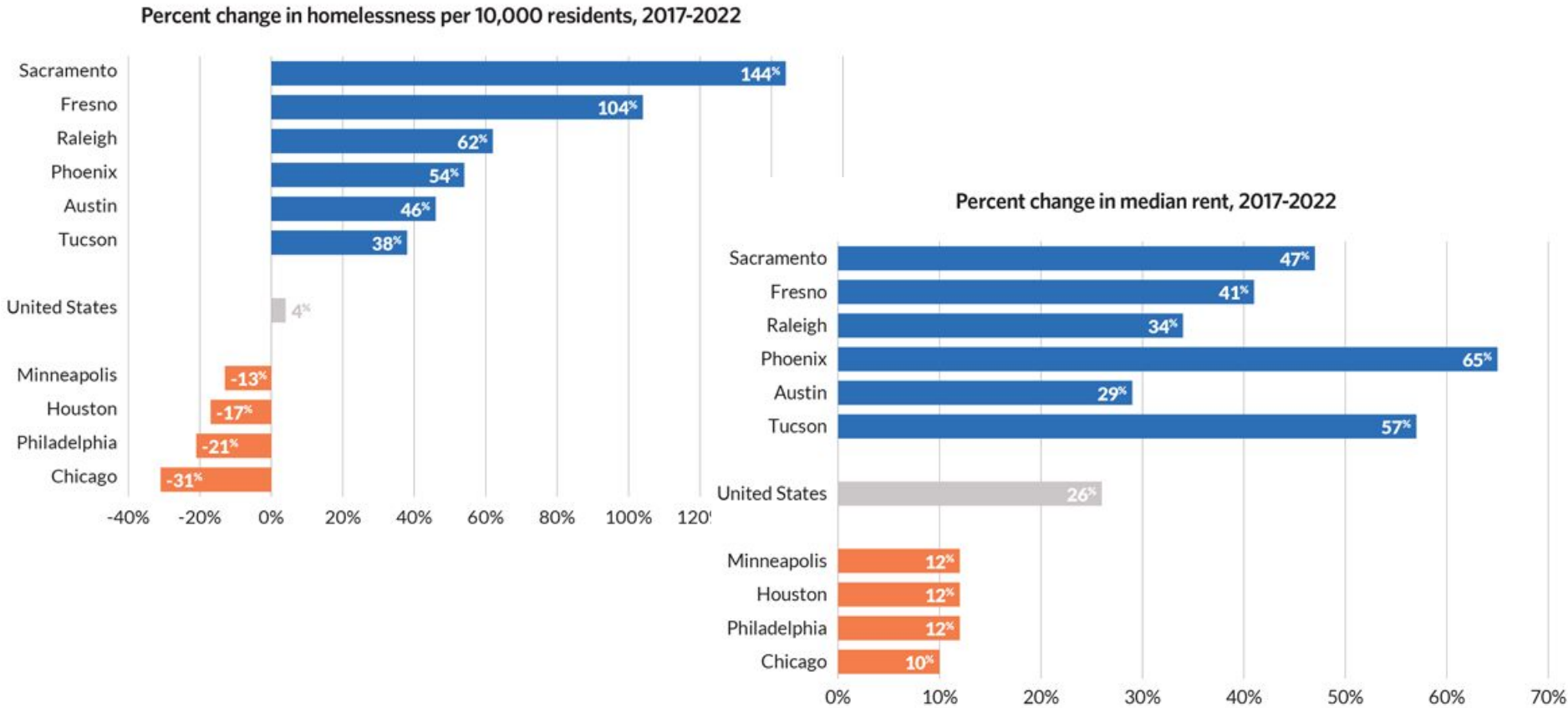


Figure 1

# Homelessness Increased in Areas Where Rents Soared

Percentage change in median rent and homelessness per 10,000 residents, January 2017 to January 2022









# LITTLE ITALY

Beginning in the early 1900s, the area directly to the east housed numerous emigrants. Many moved here from Italy with hopes to build better lives. Some worked in the lumber mills and railroad yards that bordered the lake. In the process, they created a community of over 140 homes, lush gardens, thriving businesses, community social centers, and Catholic schools and churches.

In the 1960s this area became the center of Vermont's largest urban renewal project. The final home was razed in 1968. Displaced families were scattered into the outskirts of Burlington.

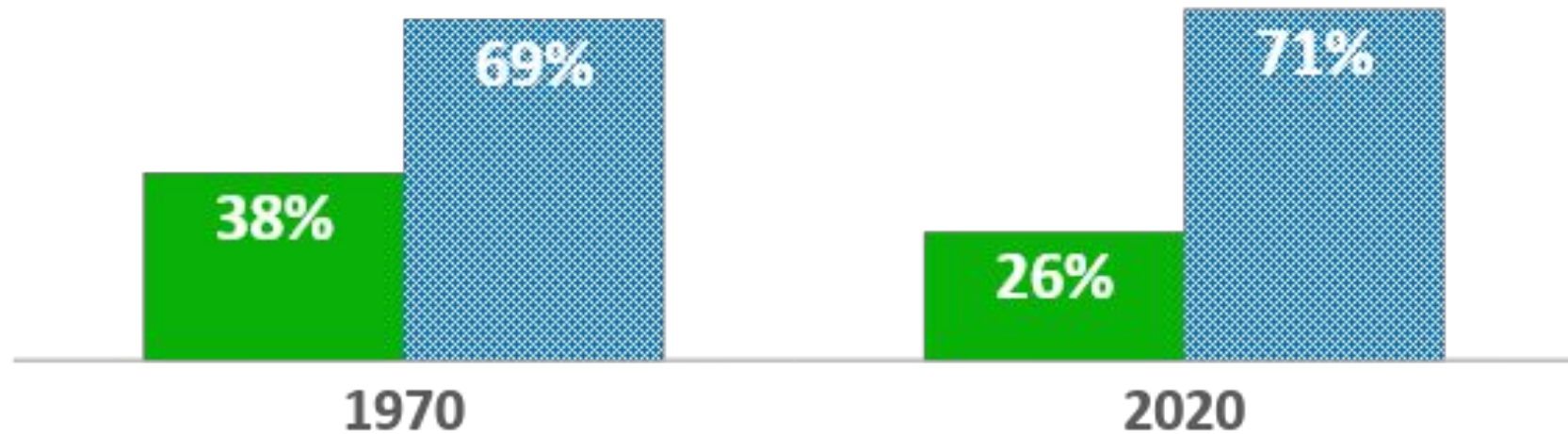
In place of this once vibrant family neighborhood stands a dynamic downtown district, internationally known as a social and economic center of Vermont.

VERMONT DIVISION FOR HISTORIC PRESERVATION-2011



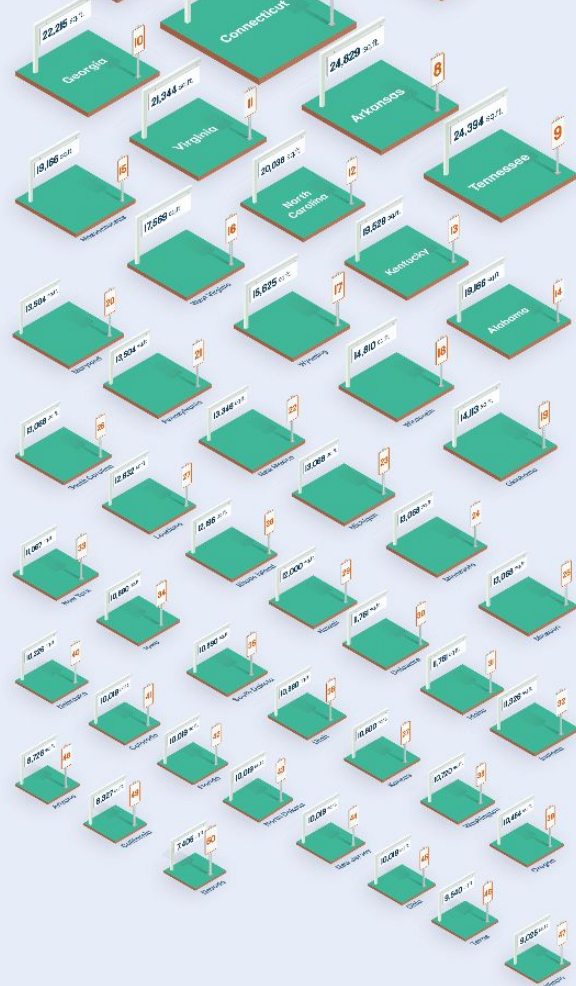
## Vermont homeownership rates by race

■ Black/African American    ■ White



Source: U.S. Census Bureau

Many Vermont towns have strict zoning laws that establish minimum lot size to preserve low population density and protect environmentally sensitive areas. The typical lot in **Vermont** is **78,403 sq. ft.**, the largest of any state. Meanwhile, in **Nevada**, where rapid housing growth and dry land encourage compact towns, the typical lot is **7,405 sq. ft.**, the smallest of any state.



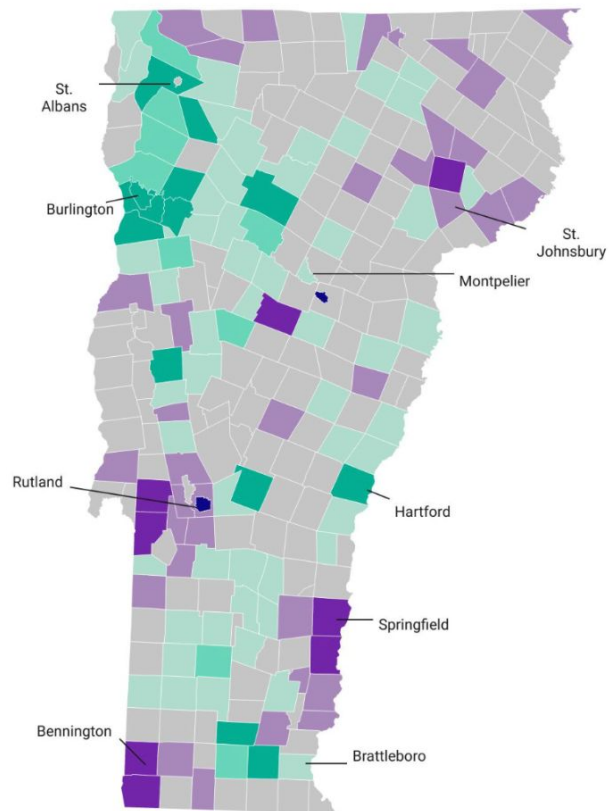
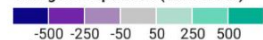
**Methodology:** To determine the median lot sizes for US states we approached the data as follows for 312,488 homes:  $n = 1$  to  $n = 256$ .



© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

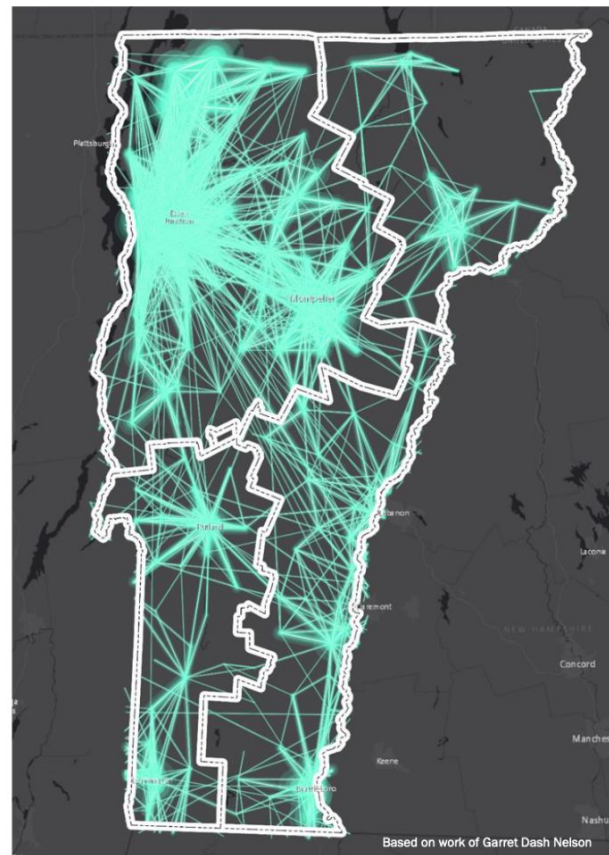
Angi

Change in Population (2010-2020)



Data Source: US Census

Commuting Patterns



Based on work of Garret Dash Nelson



# As of 2017, 69% of all Vermont households had 2 or fewer people

<https://ljfo.vermont.gov/assets/Subjects/Commission-Resources/05a742b874/Population-Changes-and-Vermont-State-Revenue-FULL-REPORT.pdf>

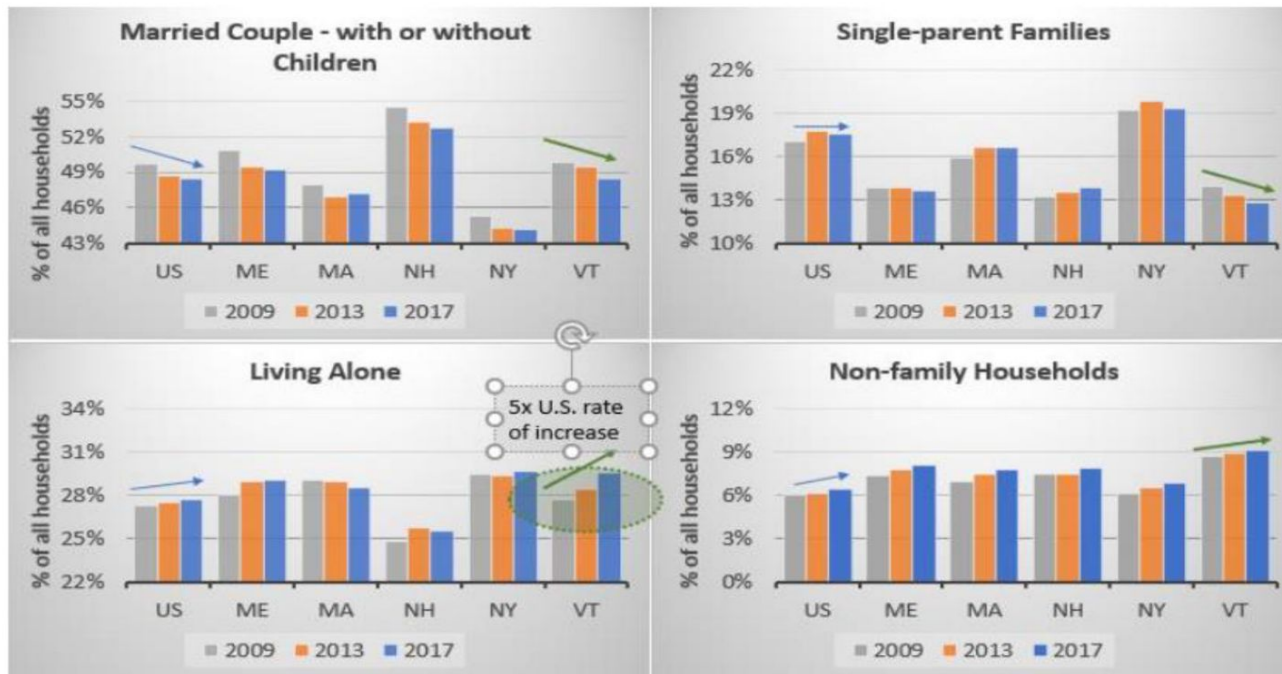


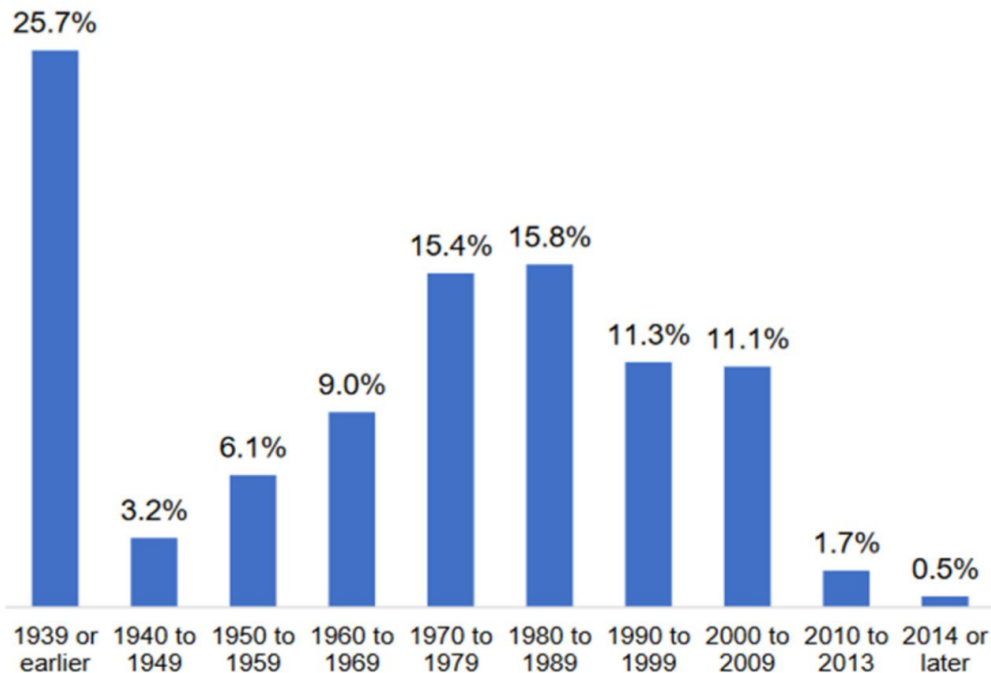
Figure 16. Proportion of four types of households in U.S., Vermont, and surrounding states. Five-year data from U.S. Census 2009, 2013, and 2017 American Community Survey (data from 2005-2009, 2009-2013, and 2013-2017).





# As of 2017, more than ¼ of housing units was built prior to 1940

Housing units by year structure built



Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 from [housingdata.org](https://housingdata.org).



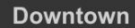
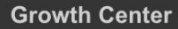
**Mobile home park residents made up 8% of the state population in 2011, but 40% of the flooding victims in Tropical Storm Irene.**







### Neighborhood Development Area



20 mi

Find address

NEW HAMPSHIRE

## Nashua

Plattsburgh

Montpelier

VERMONT

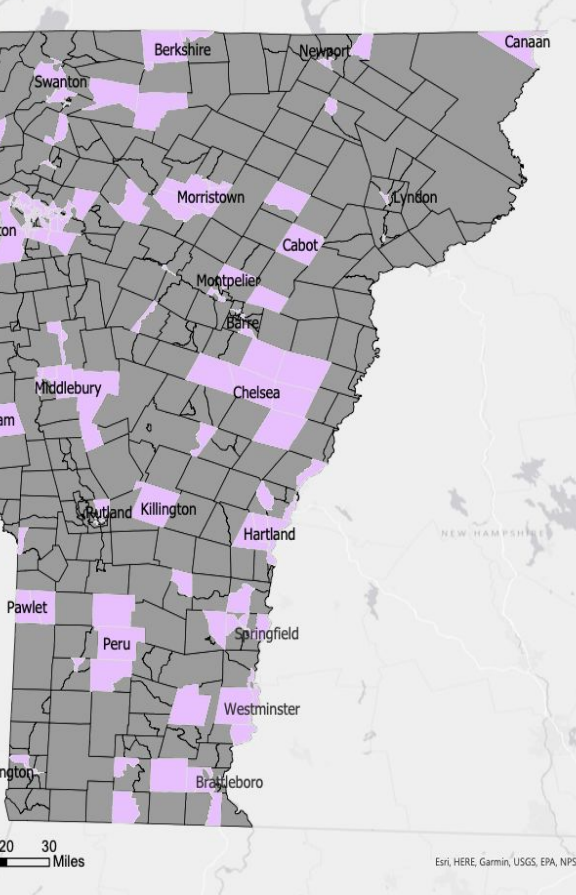
Rutland

Keene

Brattleboro

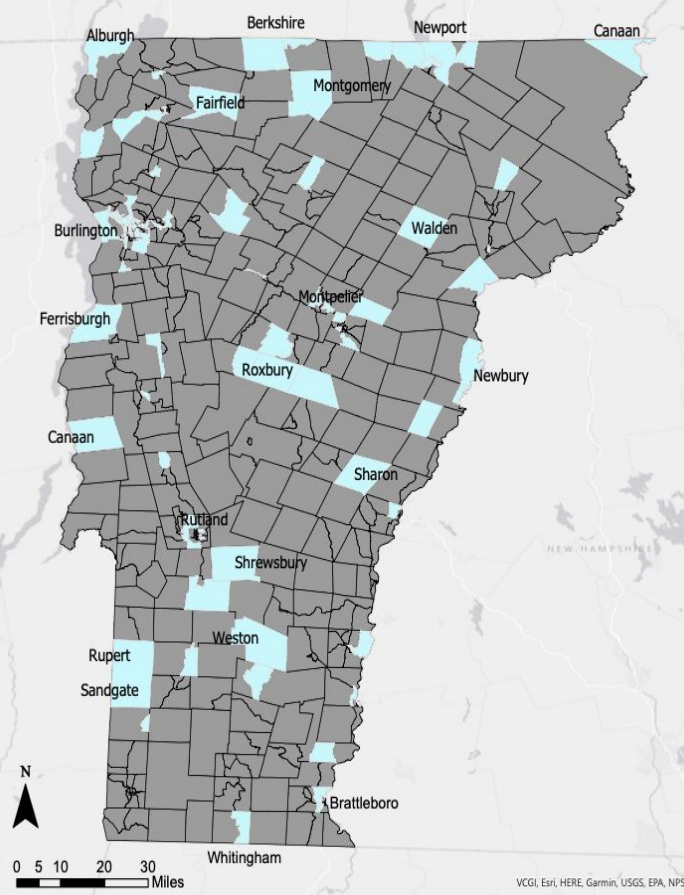
# mont

Census Block Groups where more than 6 percent of the population is People of Color



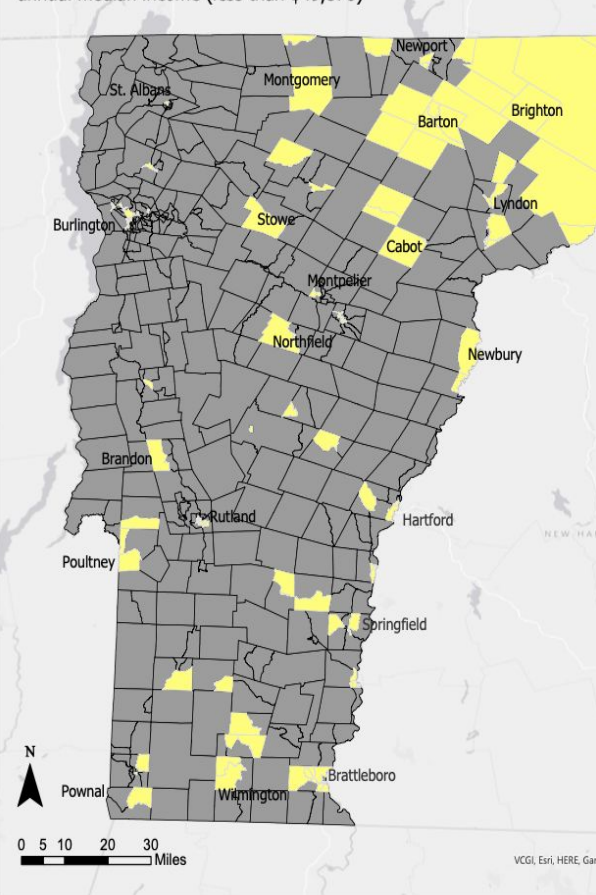
# Vermont

Census Block Groups where more than 1 percent of households have Limited English Proficiency

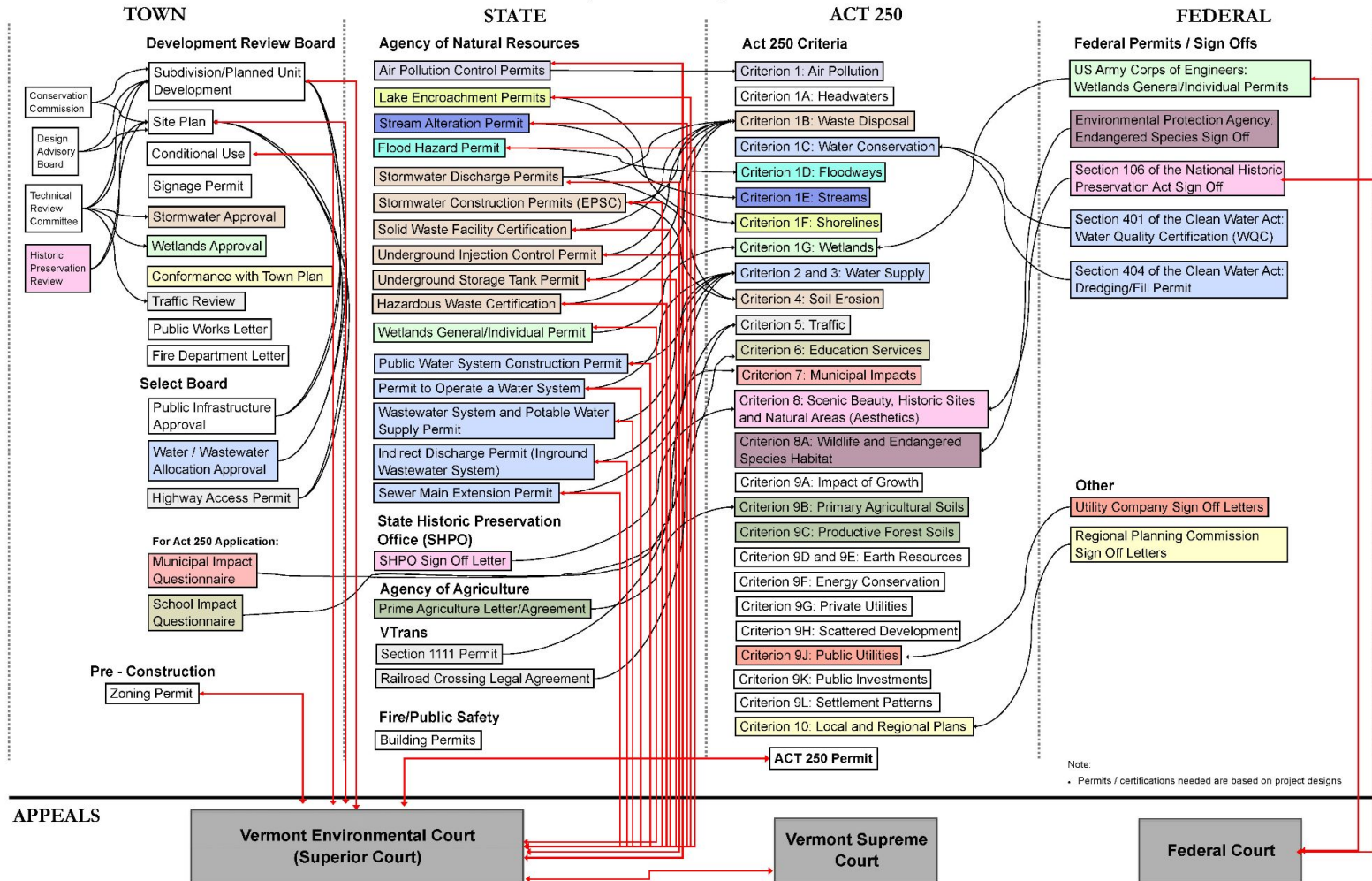


# Vermont

Census Block Groups where the annual median household income is less than 80% of the state annual median income (less than \$49,578)



# Project Permitting Flowchart



# PROVISIONS OF S.133

Reduce barriers to family housing,  
industrial redevelopment

Underscore intent re: development  
“along water and sewer”

Density algorithm

By right housing toolkit (ME)

Tier 1B opt-out

Appeal does not halt project

Sawmill Act 250 exemption

Development soils

Wetland buffers/constructed wetlands

