

# MRV Housing Next Steps

Community Meeting  
February 20, 2019



**MAD RIVER VALLEY**  
PLANNING DISTRICT

# MRV VISION STATEMENT (Dec. '15)

**“The Mad River Valley is an innovative, vibrant, connected and caring community honoring its past, celebrating its landscape and actively pursuing its potential.**

**Our Vision is to...**

***Provide access to safe, affordable and energy efficient housing for current and prospective residents.”***

# GOALS OF MEETING

1. Introduce MRV Housing stakeholders/partners
2. Share updated information on MRV Housing Environment
3. Provide prospective MRV HC Members an understanding of potential initiatives & effort required
4. Gain community insight on housing challenges & opportunities
5. Set date for the MRV HC reorganizational meeting and continuation of this dialogue
  - Those interested in being considered for a leadership role, see back of agenda & submit letter of intent to [mariah@mrvpd.org](mailto:mariah@mrvpd.org)

# AGENDA

- I. Introductions (Partners/ Stakeholders)**
- II. MRV Housing Progress & Data Updates**
- III. MRV Housing Coalition Overview**
- IV. Housing Next Steps Survey Results & Discussion**
- V. Housing Strategies Update Discussion**
- VI. Next Steps:**
  - MRV HC Next Meeting

# INTRODUCTIONS

- Name
- Where you are from
- Organization/ affiliation
- Relationship to housing in the MRV
  - Current housing initiatives (if applicable)

# VALLEY VISION STATEMENT

“The Mad River Valley is an innovative, vibrant, connected and caring community honoring its past, celebrating its landscape and actively pursuing its potential.

Our Vision is to...

*Provide access to safe, affordable and energy efficient housing for current and prospective residents.”*

# WHO IS MRVPD?



# MRVPD'S ROLE IN HOUSING?

- **Organize & Support MRVHC Mtgs**
  - awareness, engagement, relationships, knowledge, capacity
- **Identify Opportunities & Strategies**
- **Information Clearinghouse**
- **Technical Assistance**
  - Town Plan & regulatory language
- **Support Initiatives**



# WHY IS HOUSING AFFORDABILITY IMPORTANT TO THE MRV?

- **#1 barrier to economic vitality**
- **Those who are living here can stay**
- **Those who want to live here can**

# HOUSING DEVELOPMENT: WHAT DOES IT TAKE?

## VISION

- Unified goals for present & future

## Planning/Policy

- Strategic plan
- Favorable regulations & incentives

## Infrastructure

- Wastewater/Water
- Connectivity
  - Transportation, Power, Internet

## Data

- Demographics
- Needs Assessments/ Studies
- Inventory
- Future Trends...

## Resources

- Funding
- Land (donations)
- Partners/Expertise

## Leadership & Energy

- MRV HC
- Municipalities
- Planners
- Builders
- Developers/ Property Managers
- Design & Build Orgs.
- Social Service Orgs.
- Volunteers
- Employers
- RESIDENTS

**Opportunity!**

**Housing Implementation**

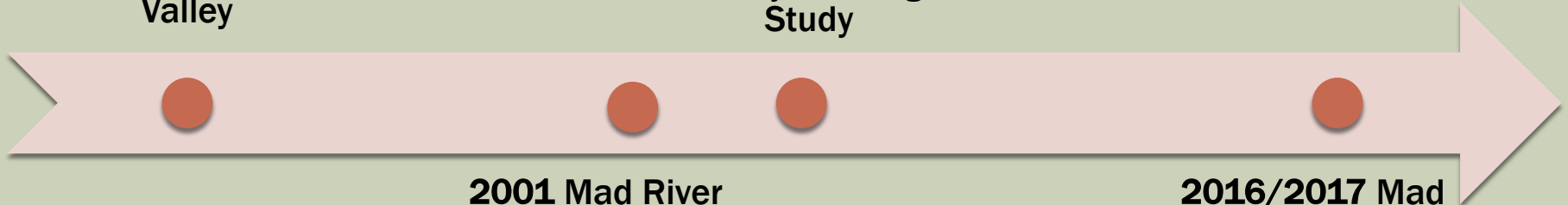
# PAST STUDIES

**1991** Housing  
Needs Assessment  
& A Future for  
Affordable Housing  
in the Mad River  
Valley

**2006** Mad River  
Valley Housing  
Study

**2001** Mad River  
Valley Affordable  
Housing: Needs  
& Strategies

**2016/2017** Mad  
River Valley Housing  
Study



# 2006-2016 MRV HOUSING EFFORTS

## Planning & Infrastructure

- Accessory Apartment Guide
- Waitsfield invested in water infrastructure
- Waitsfield created the Community Wastewater Loan Program
- Warren invested in wastewater infrastructure
- Reinvigorated MRV Housing Coalition

## Regulatory

- Updated Sugarbush Affordable Housing Agreement
- Reduced Minimum Lot sizes (1/4 acre)
- Expanded mixed-use districts
- Increased flexibility of accessory dwelling units

## Development

- Downstreet built Wheeler Brook Apartments (18 units)
- Valley Affordable Land Initiative (VALI) built an affordable single-family home on donated land
- Sugarbush is renting condos for employees

# 2017 STUDY OBJECTIVES

- Highlight key demographic, economic, and housing market trends
- Identify the gap between affordability and housing needs
- Provide case studies from similar communities
- Identify opportunities to maintain and increase affordable housing options

# PLANNING & INFRASTRUCTURE PROGRESS SINCE 2017 ...



## Increase Wastewater Capacity

- MRVPD working on Waitsfield Village & Irasville build-out mapping.

## Promote & Invest in Accessory Dwelling Units

- Fayston exploring reg changes

## Apply for Neighborhood Development Area Designation

- No progress

## Incentivize & Connect Landlords with Tenants

- Tenants for Turns program in 2<sup>nd</sup> year at Sugarbush.

## Online Zoning & Parcel Maps

- Warren online. Fayston is working on implementing.

# REGULATORY PROGRESS



**Further Reduce Min. Lot Sizes  
& Regulatory Constraints**

- **Included as a task in Waitsfield Town Plan**

**Performance Standards for  
Connecting to Public Utilities**

- **Included as a task in Waitsfield Town Plan**

**Accommodate Tiny Homes in  
Bylaws**

- **Waitsfield PC developing zoning regs.**

**Consider Regulating Short-  
Term Rentals**

- **State undertaking review.**

**Revisit Affordable Housing  
Contribution**

- **No progress**

# DEVELOPMENT PROGRESS



**Pursue Development on Priority  
Parcels**

- **Discussions with Downstreet**
- **Local initiatives**

**Finance & Construct Affordable  
Housing w/ Downstreet**

- **Discussions with Downstreet**

**Adaptive Reuse of Appropriate  
Structures**

- **No progress**

**Rehab/Convert Market-Rate  
Units for Workforce Housing**

- **Sugarbush engaging in employee housing efforts**

**Tiny House Initiative**

- **Grant w/ Norwich & Downstreet approved, project to be built in Barre**

**Identify & Pursue Dual Goal  
Projects**

- **Discussions with VLT**



# NEEDED FOR CONTINUED SUCCESS

➤ **Knowledge**

➤ **Leadership**

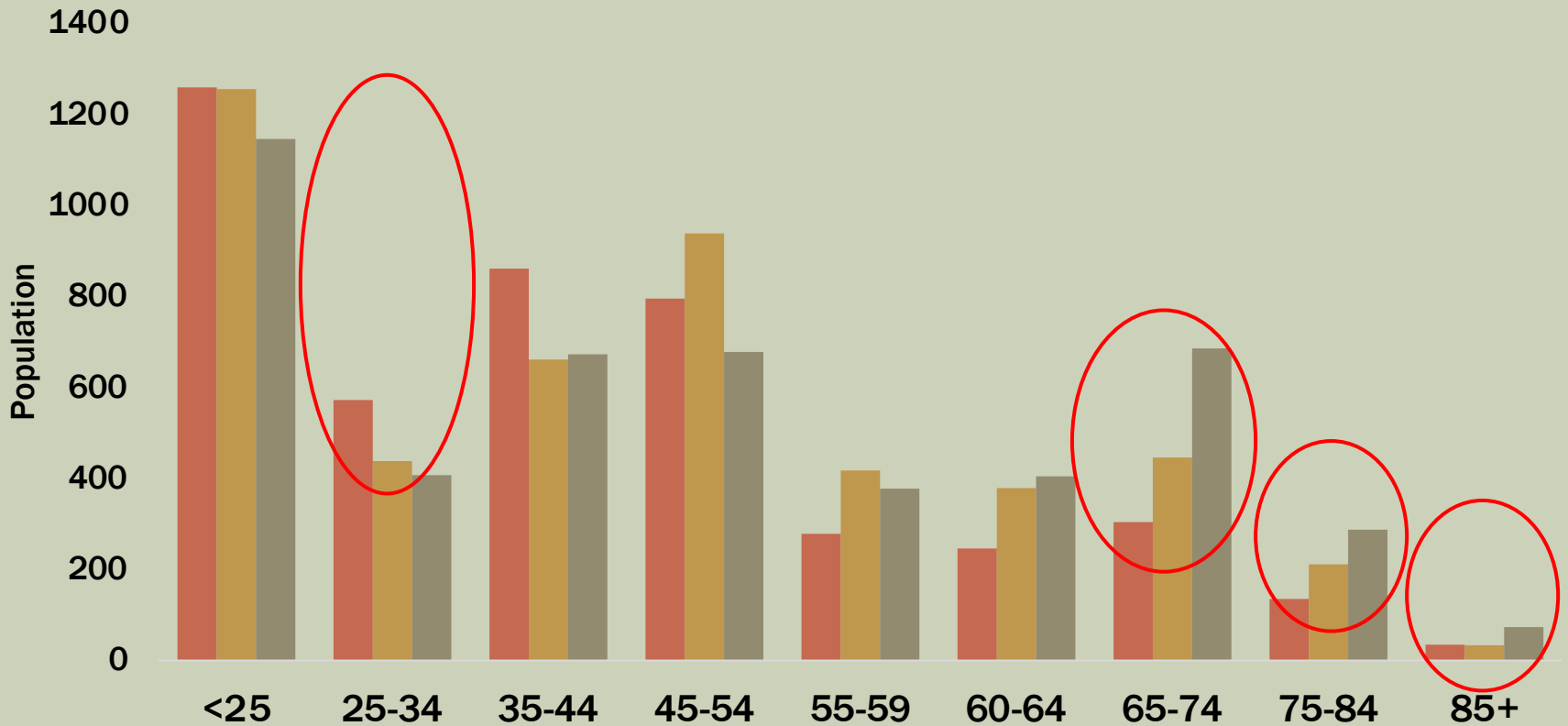
➤ **Project Management**

➤ **Opportunity**

# ADDITIONAL MRV DATA

## MRV Population by Age Group

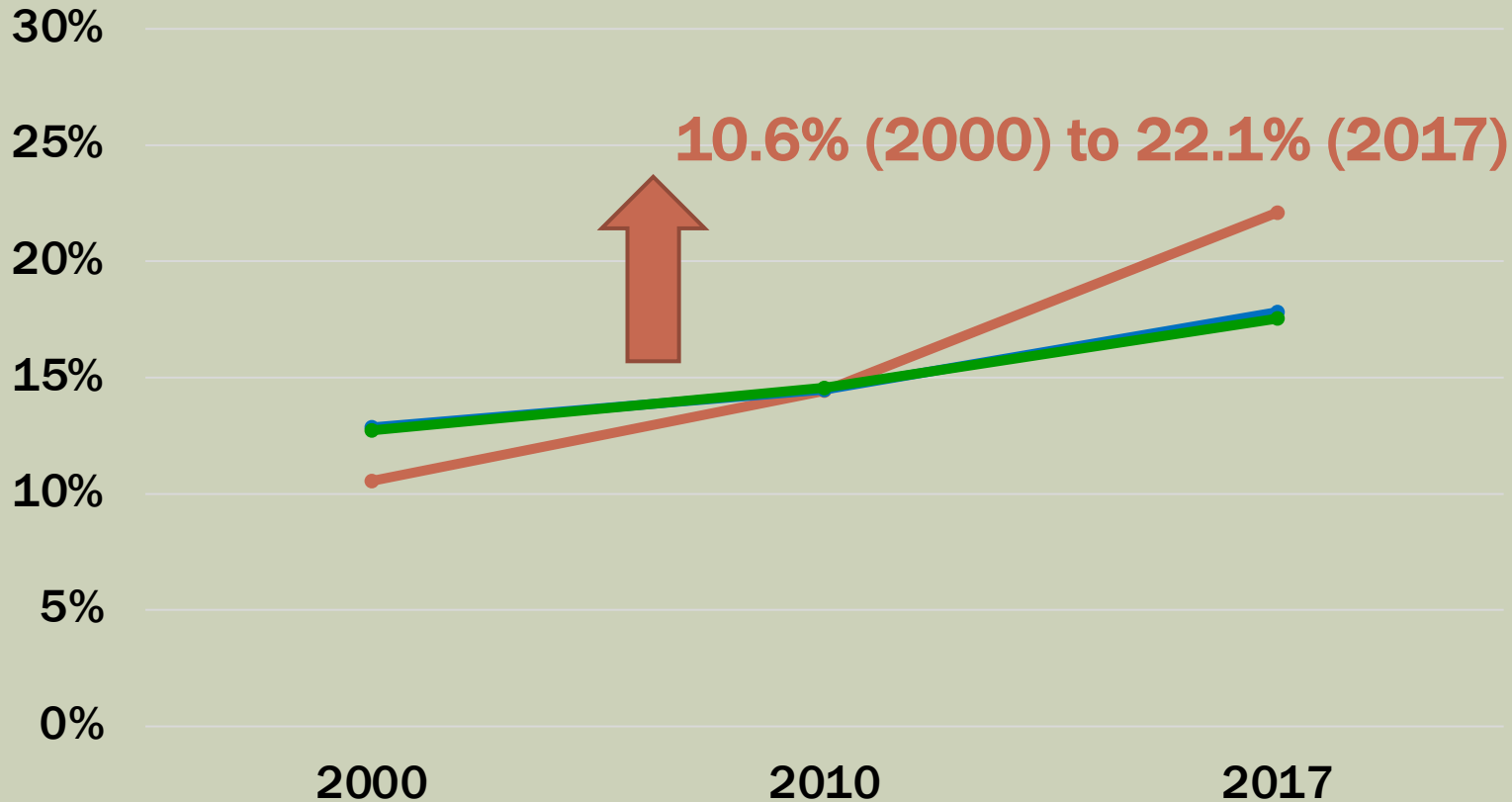
2000 2010 2017



# POPULATION TRENDS

## Percent of Population Age 65+

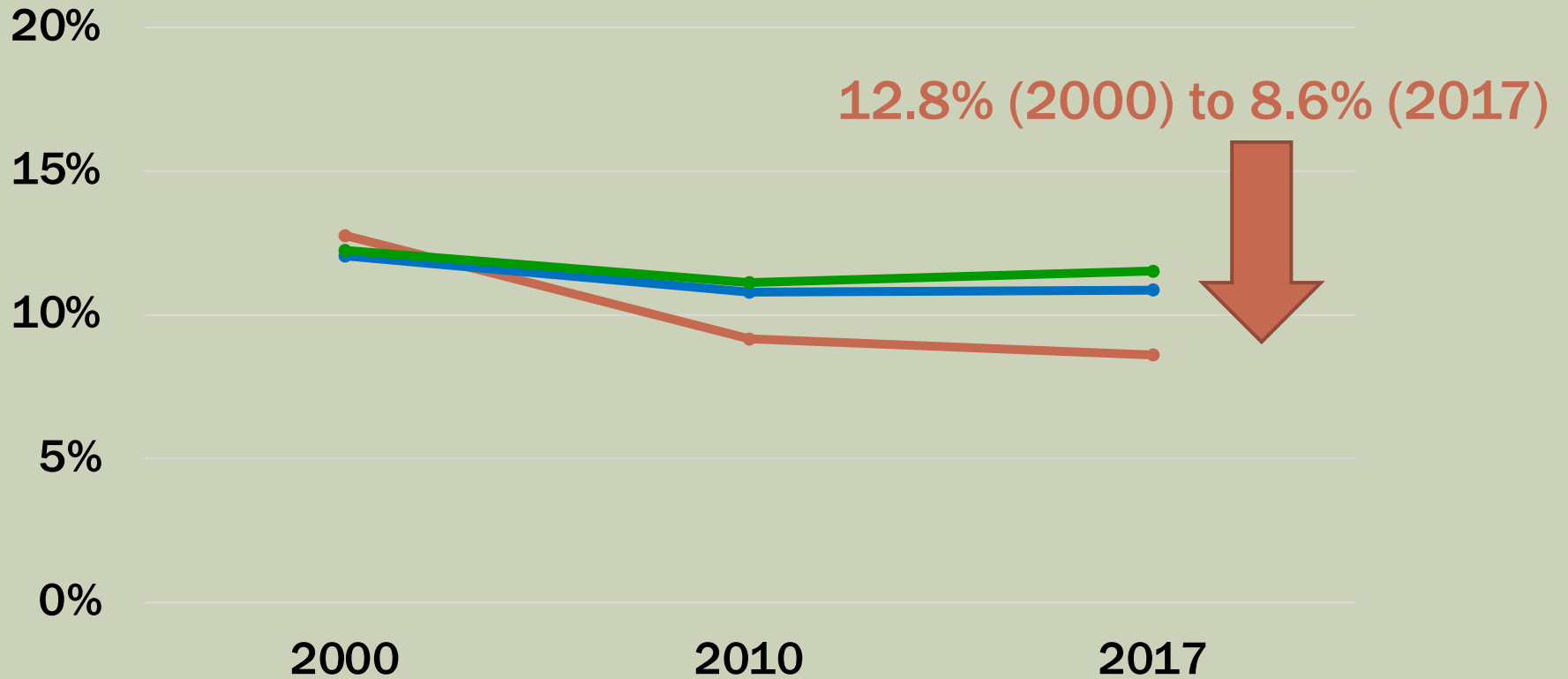
MRV Washington Co. VT



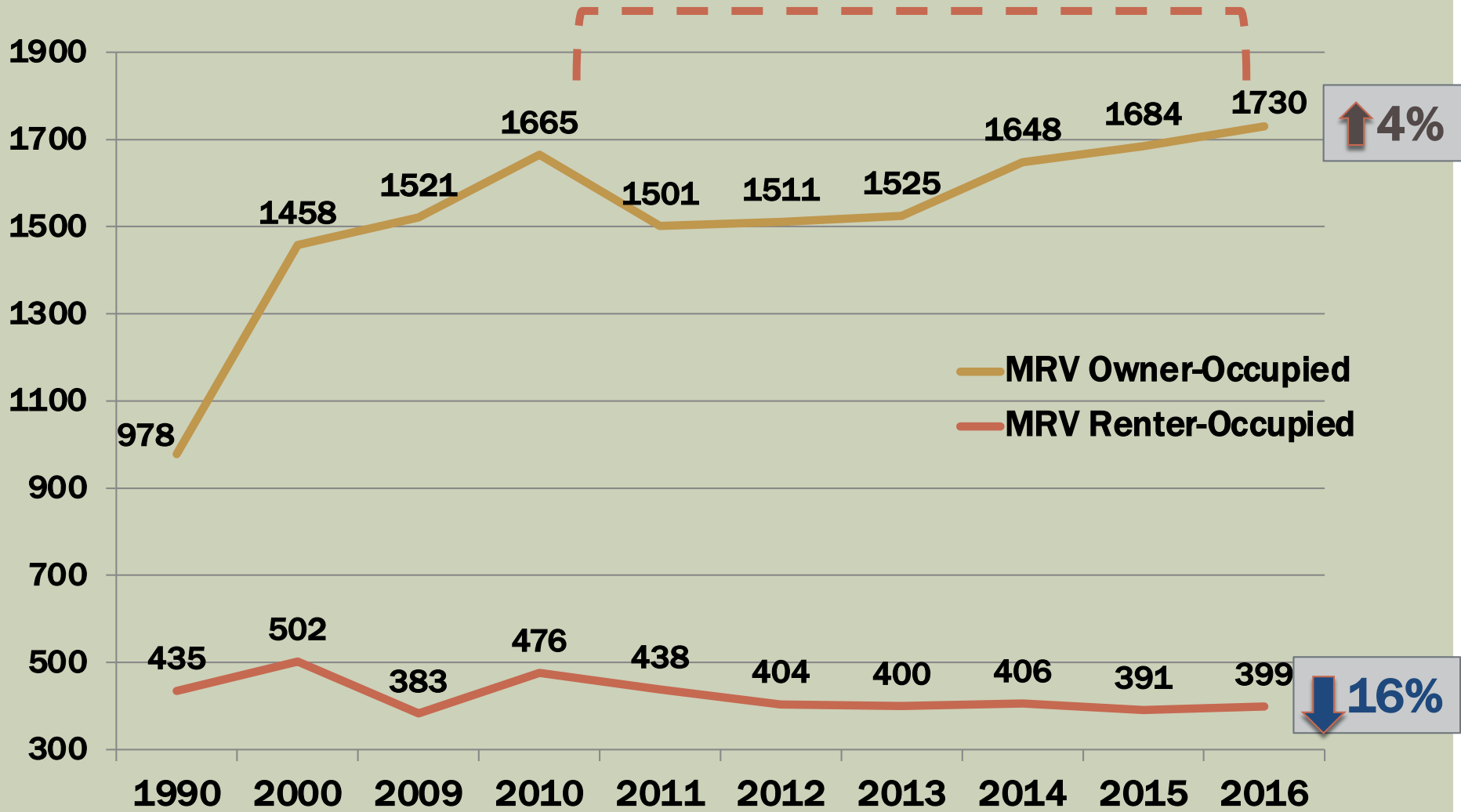
# POPULATION TRENDS

## Percent of Population Age 25-34

MRV Washington Co. VT



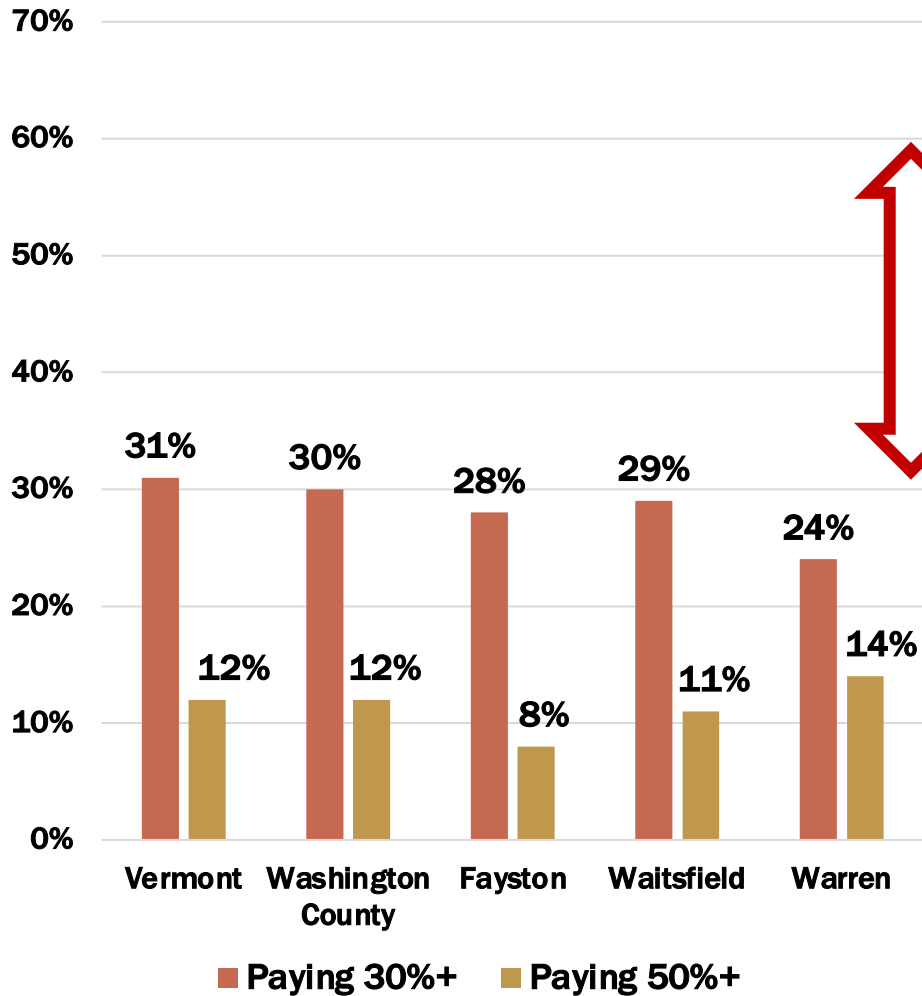
# MRV Owner & Renter-Occupied Housing Units



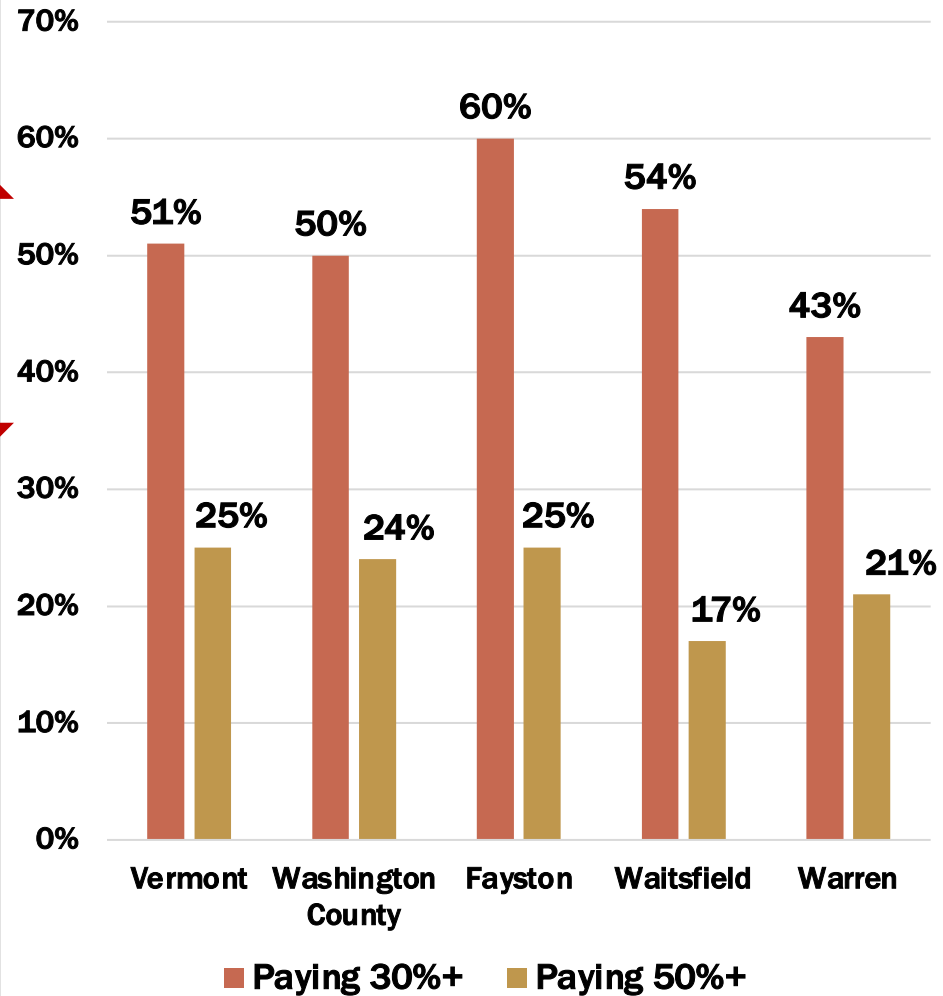
Source: VT Housing Data

# HOUSING COST

## 2016 MRV Owner Cost-Burdened Households



## 2016 MRV Renter Cost-Burdened Households



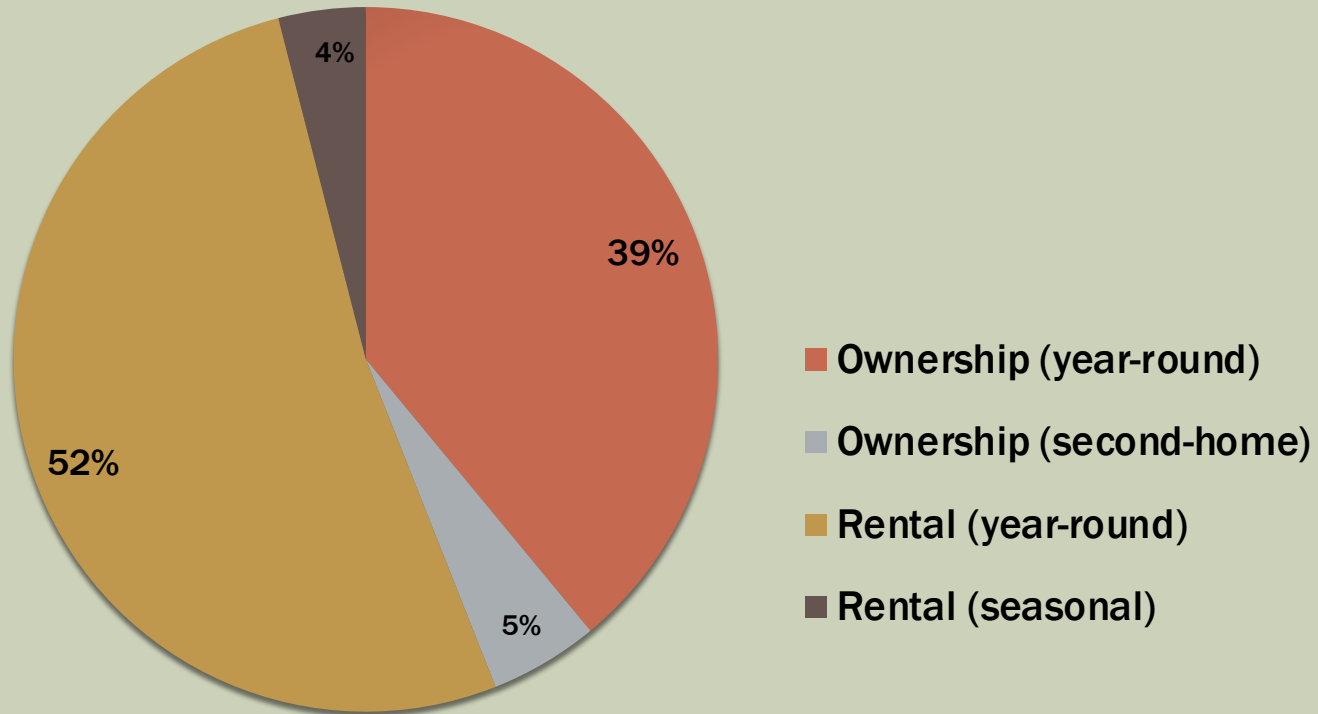
# 2016 MRV HOUSING SEEKER SURVEY

107 RESPONSES

- 52% of respondents were looking for year-round rentals

## Type of Housing Sought

Source: MRVPD Survey



# HOUSING DATA TAKEAWAYS

## ■ Population:

- MRV is a rapidly aging community
- Affordable options needed for elders downsizing and for attracting younger employees
- Over 50% of jobs in the MRV are low-wage (<\$22,000/ year)
- Households are shrinking

## ■ Housing Stock:

- Majority seasonal/second homes
- Aging/Degraded housing stock (49% built 1960-79)
- MRV has far fewer rental opportunities compared to home ownership
- Rental market is tighter than home ownership (Supply & Demand)

## ■ Housing Cost:

- Washington Co. Housing Wage (afford a 2-bed) is \$20.46
- Renters are more cost-burdened than home owners



# PARTNERS

- Towns of Waitsfield, Warren & Fayston (Moretown, Duxbury, Granville)
- MRV Planning District (MPVPD)
- VT Housing & Conservation Board (VHCB)
- VT Housing Finance Agency (VHFA)
- Housing Vermont
- State of Vermont
- Downstreet Housing & Community Development
- Home Share Now
- Central VT Habitat for Humanity
- Capstone Community Action
- VT Land Trust
- Sugarbush Resort
- Schools (Yestermorrow, Norwich University, etc.)
- MRV Housing Coalition
- MRV Rotary Club
- MRV Community Fund
- MRV Interfaith Council

# MRV HOUSING COALITION

*“Support planning & production of a variety of housing options through education, information and advocacy.*

*Serves as a resource for developers, individuals, municipalities and nonprofits, and is available to channel resources for revolving or subsidy loan programs.”*

- Expansive scope of work (Est. 1989)
  - Needs assessments (1991 - 2017)
  - Publishing resource guides (ADUs)
  - Land banking (VALI), housing development
- 501c(3) provides access to State/ Federal funds & donations
- MRVPD providing staff support

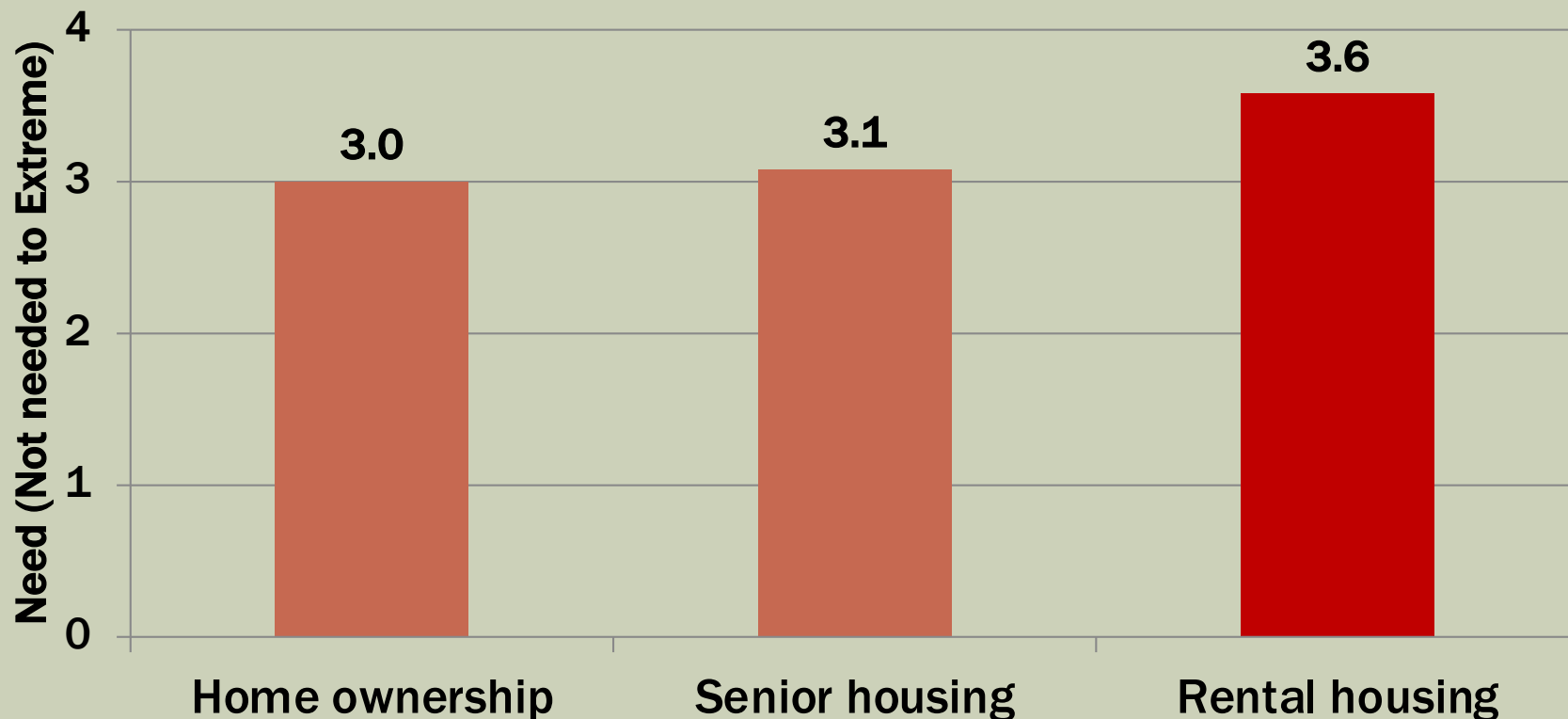
# MRV HOUSING COALITION

<b>Assets</b>	<b>Needs</b>
<b>Non Profit Status</b>	<b>New Membership &amp; Energy</b>
<b>Skilled Professionals</b>	<b>Leadership/Project Champions</b>
<b>Historic Data Supports Mission/Work</b>	<b>Strategy</b>
<b>Active/Aware Community</b>	<b>Specific Projects &amp; Action Plan</b>
<b>Design Build Skills/Resources</b>	<b>Outreach about efforts/achievements</b>
<b>Backbone Organization (MRVPD)</b>	<b>Deeper connection to partner organizations</b>

# MRV HOUSING NEXT STEPS SURVEY

- What did we hear?
  - Rental housing rated the highest need
    - Key to retain employees
  - Constraints to development:
    - High costs
    - Sustainable funding sources
  - Many opportunities to pursue with/without funding

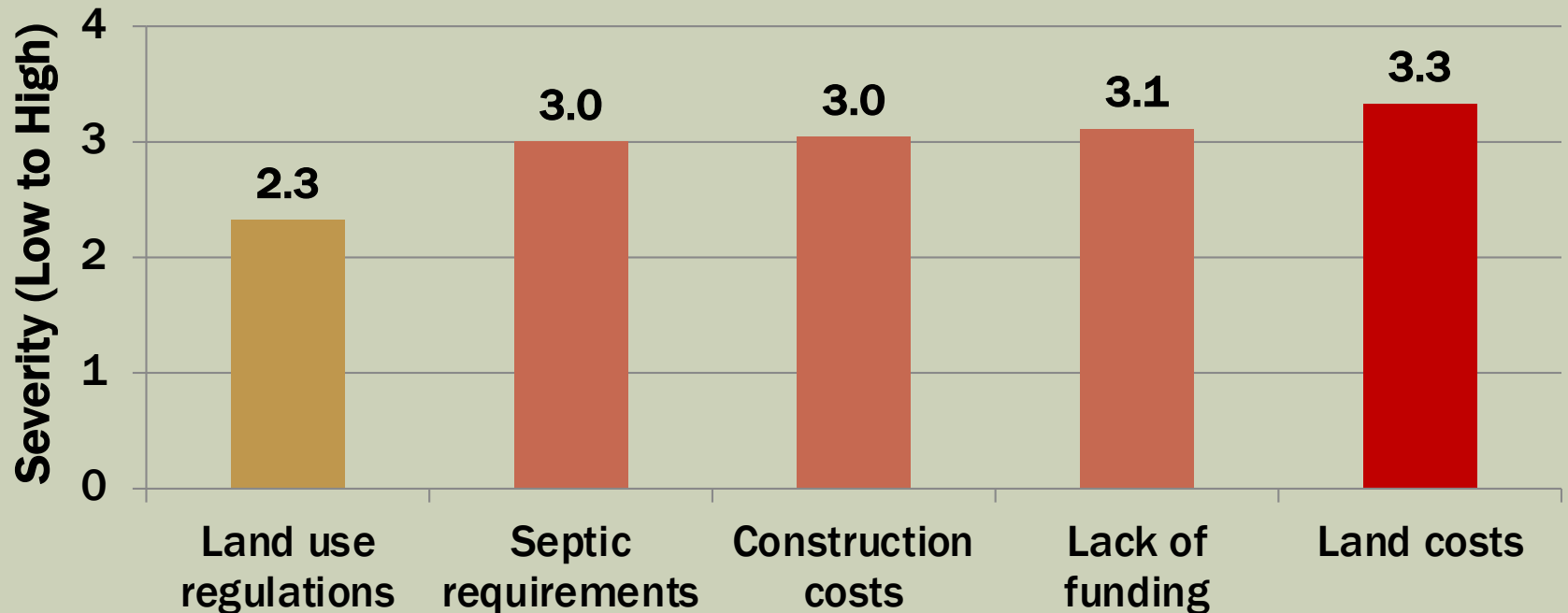
# SEVERITY OF THE NEED FOR HOUSING TYPES:



## *Others:*

- Multifamily housing for workers
- Home ownership opportunities between \$180-250k
- Affordable
- Indigent/transient overnights

# SEVERITY OF BARRIERS TO CREATING AFFORDABLE HOUSING:



## *Others:*

- Landlord/tenant assistance
- Lack of “marketing”/awareness about Land Use changes that support housing
- Development pattern (1 acre parcel)
- Narrow requirements for state/federal funding

# WHAT DO WE KNOW?

## ■ Population:

- MRV is a rapidly aging community
- Affordable options needed for elders downsizing and for attracting younger employees
- Over 50% of jobs in the MRV are low-wage (<\$22,000/ year)
- Households are shrinking

## ■ Housing Stock:

- Majority seasonal/second homes
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## ■ Housing Cost:

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# WHAT ARE THE UNKNOWNNS?

- How much housing is needed?
  - What type?
  - For whom?
  - Where?
- Impacts of:
  - Economic shifts?
  - Policy changes (State/Fed.)?
  - Climate change?
- *Other unknowns?*



# KEY STEPS TO ADDRESS CHALLENGE:

■ **Understand challenge** & specific needs

■ Gather data

■ **Understand what “roads”(opportunities) are available**

■ **Create a strategy based on community goals and needs**

■ Resilient & adaptable

■ **Apply strategies to meet needs**

# HOUSING STRATEGIES LANDSCAPE IN 2019

- What are the “roads to housing” in the MRV?
  - 2017 study and opportunities not exhaustive
- What other high impact opportunities & strategies can we add to the inventory?
  - Community insights will be compiled as feedback for MRV HC

# PLANNING & INFRASTRUCTURE



Increase Wastewater Capacity

Promote & Invest in Accessory Dwelling Units

Apply for Neighborhood Development Area Designation

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Online Zoning & Parcel Maps

Others?

# REGULATORY STRATEGIES



Further Reduce Min. Lot Sizes  
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Others?

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Consider Regulating Short-  
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# DEVELOPMENT



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Structures

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Tiny House Initiative

Identify & Pursue Dual Goal  
Projects

## Others?

- Employer-Assisted Housing
- Financial assistance for individual households

# 2019 MRV HC MEETING:

- **Date selection**

# HOW TO STAY INVOLVED

## ■ ***Updates:***

- Provide contact info on meeting sign-in sheet to subscribe to MRV Housing Listserv

## ■ ***Participation:***

- Become a MRV HC Member
- Serve as a leader (Director/Officer)
  - Complete a Letter of Intent (*outline provided*)
- Connect/Volunteer with local housing organizations

# THANK YOU!

## MRVPD Contacts:

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