

MRVVPD HOUSING UPDATE

DRAFT OPPORTUNITIES & CASE STUDIES

WHY IS HOUSING AFFORDABILITY IMPORTANT TO THE MRV?

- **Identified as the #1 barrier to economic vitality**
- **Essential to ensure those who are living here can stay**
- **Support future growth so people who want to live here can afford to**

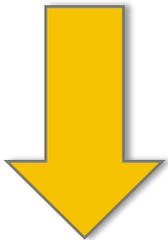
MRV 2017 HOUSING STUDY

- **Identifies recent housing efforts**
- **Characterizes key demographic, economic & housing market trends**
- **Uncovers the gap between affordability and housing needs**
- **Highlights examples from similar communities and potential funding sources**
- **Emphasizes opportunities to maintain & increase affordable housing**

OWNERSHIP HOUSING MARKET

2000 to 2014

Homeowners
under 35 years old



55%

Homeowners over
65 years old



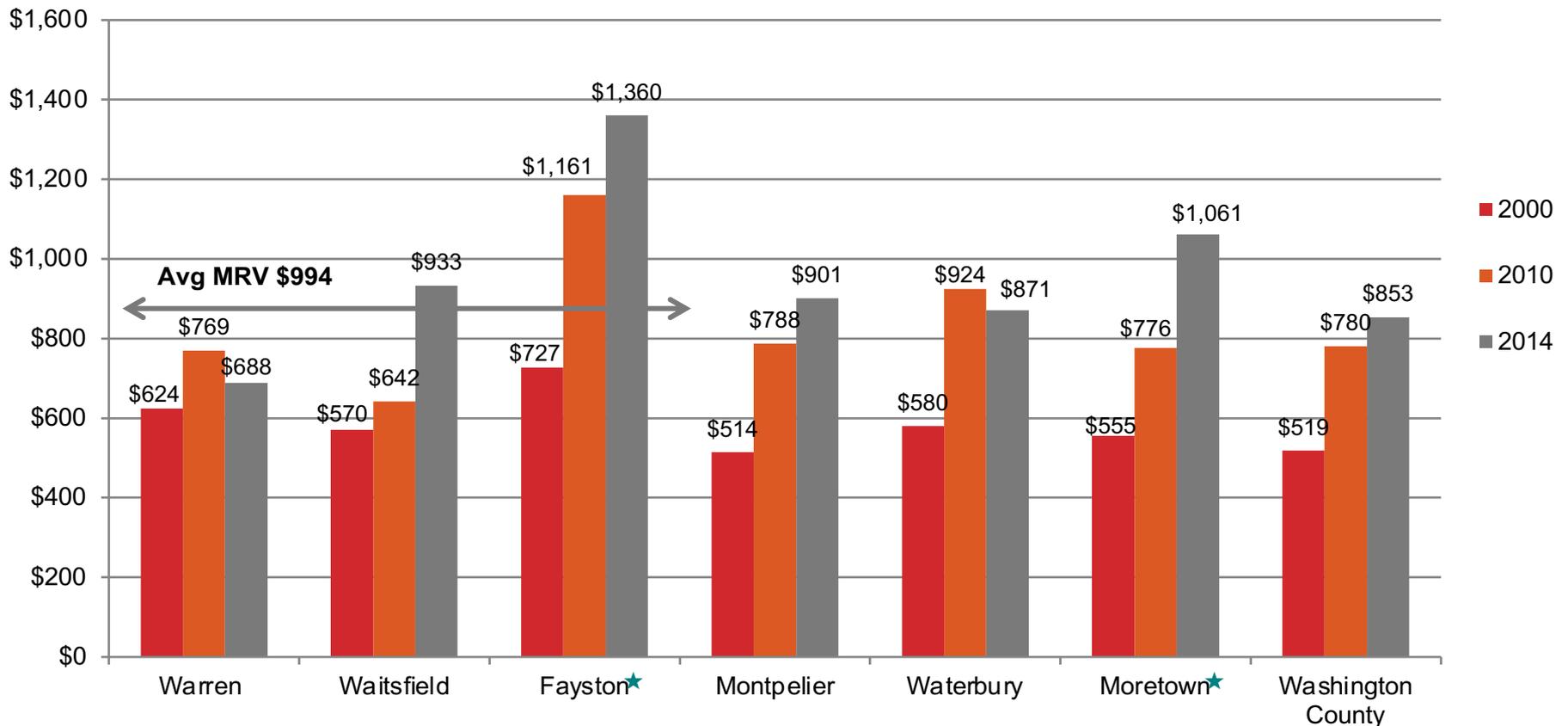
51%

RENTAL HOUSING MARKET

- Rents are more expensive than in surrounding communities

Median Gross Rents 2000-2014

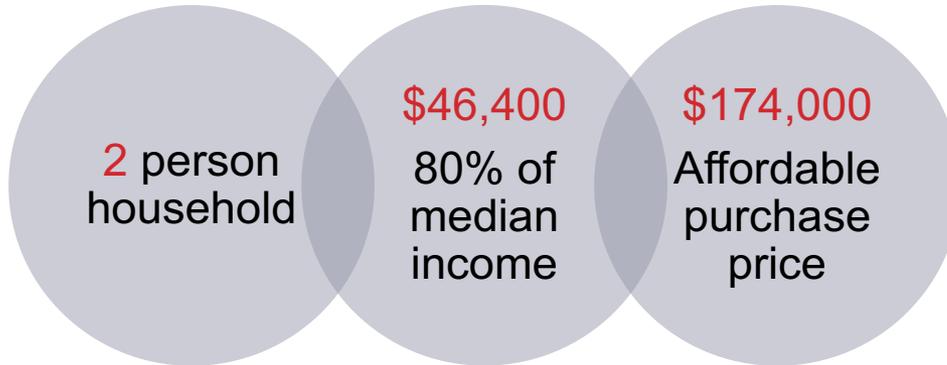
Source: VT Housing Data



★ Neither town has subsidized housing

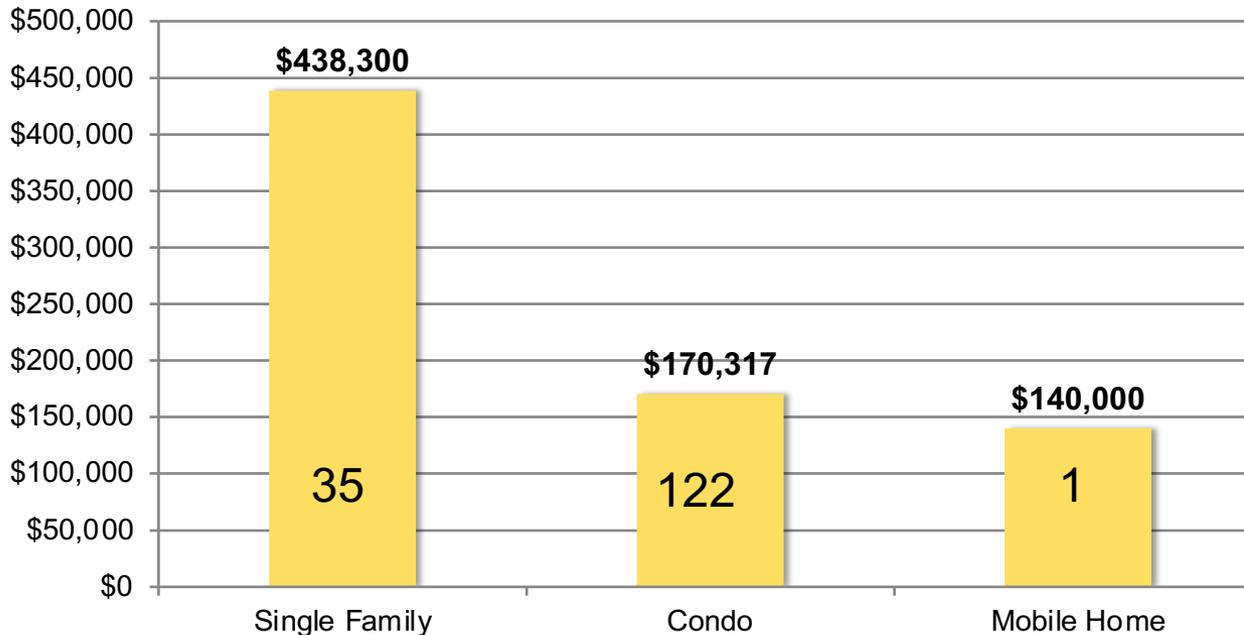
OWNERSHIP AFFORDABILITY GAP

What people can afford in the MRV:



MRV Median Advertised Home Prices –8/2016

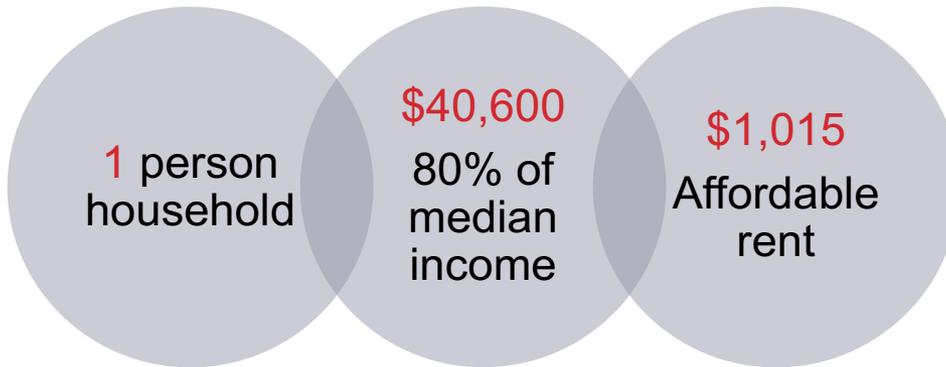
Source: Multiple Listings Service



- **Condos and mobile homes are only “affordable” options**
- **Households with lower incomes have little chance of affording a home**
- **Less expensive single-family homes are few and far between**

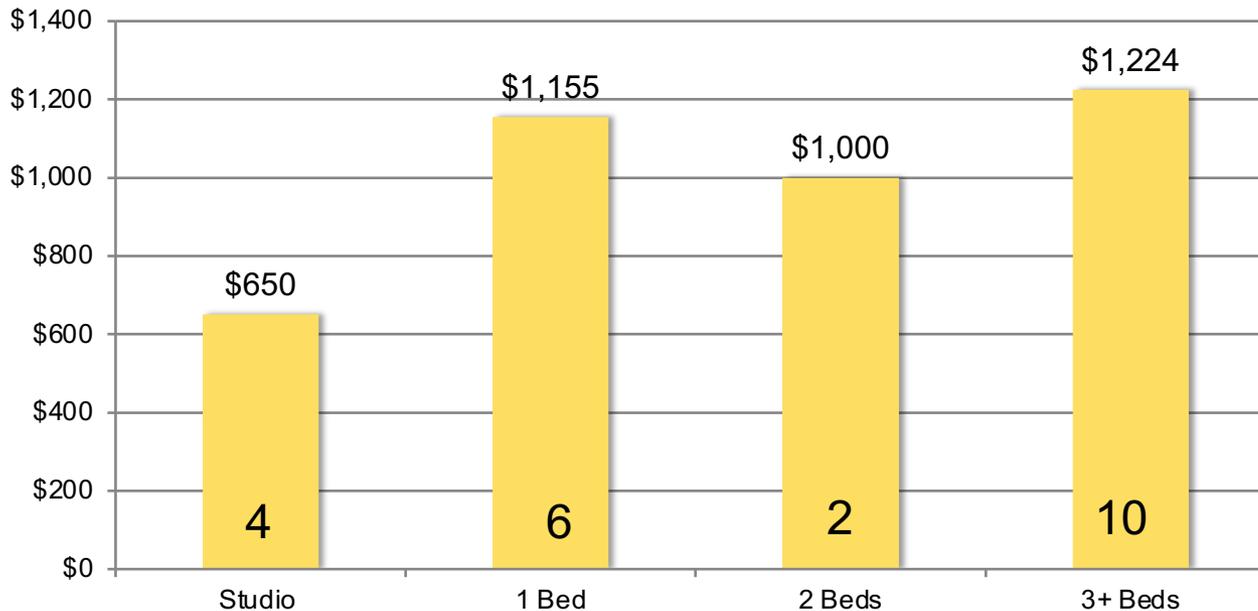
RENTAL AFFORDABILITY GAP

What people can afford In the MRV:



MRV Average Advertised Rentals- 9/2016

Source: Valley Reporter, FPF, Craigslist



- **Extremely low income people cannot afford any rentals on the market**
- **It's difficult for a single person to afford anything besides a studio**
- **There are very few 2-bedrooms on the market**
- **3 & 4 bedroom units are expensive for larger households to afford**

RENTAL AFFORDABILITY GAP

Hours
needed to
work per
week at
minimum
wage



OR



Hourly
wage
required to
work at 40
hours a
week

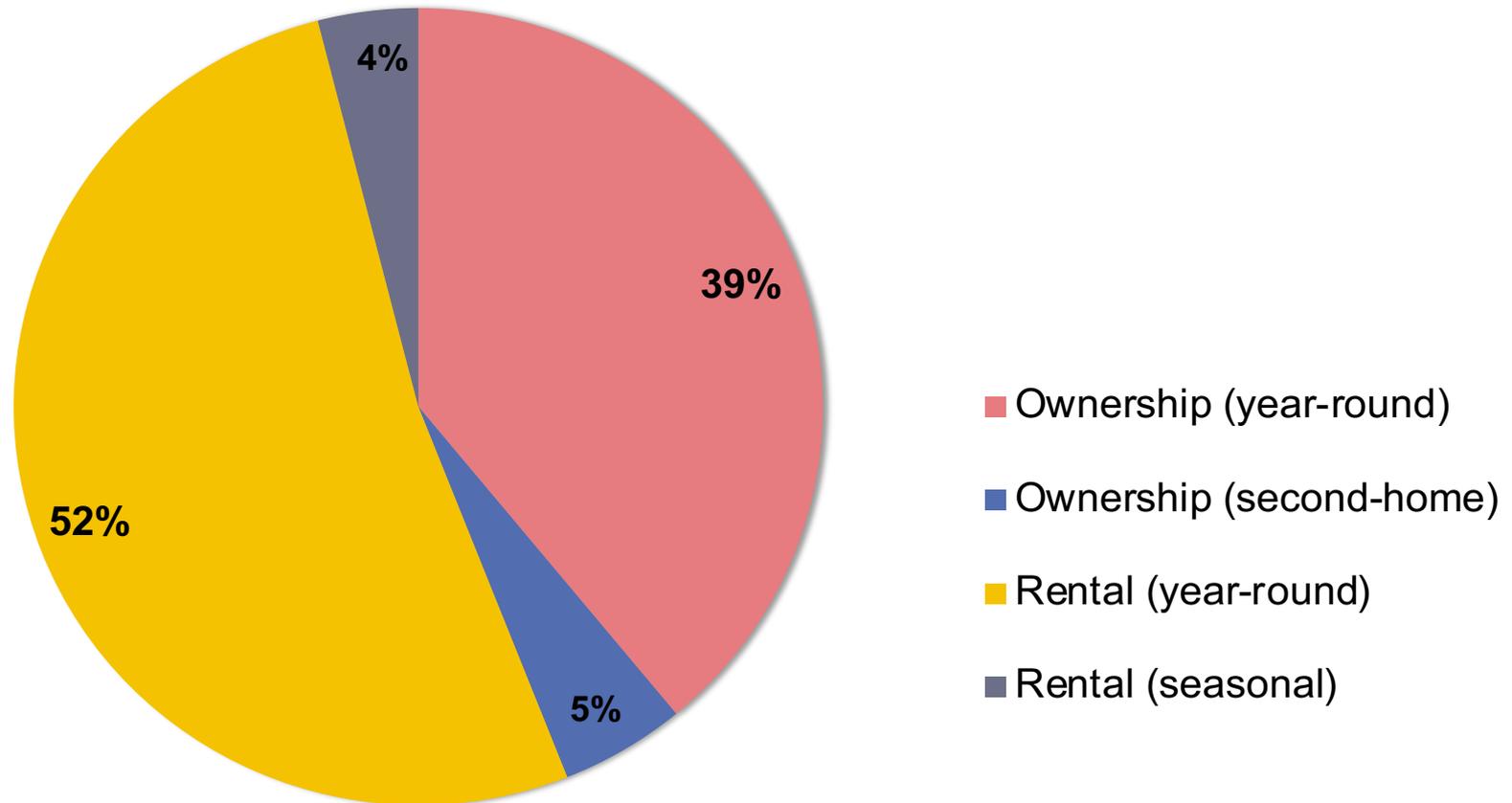
To afford the average market rate 1-bedroom apartment in the Mad River Valley

MRV HOUSING SEEKER SURVEY

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

Type of Housing Sought

Source: MRVPD Survey



PARTNERS

- **Towns of Waitsfield, Warren & Fayston**
- **Mad River Valley Planning District (MPVPD)**
- **Downstreet Housing & Community Development**
- **Home Share Now**
- **Vermont Housing & Conservation Board (VHCB)**
- **Vermont Housing Finance Agency (VHFA)**
- **Vermont Housing**
- **Capstone Community Action**
- **MRV Housing Coalition/Valley Affordable Land Initiative**
- **Vermont Land Trust**
- **Sugarbush Resort**
- **Schools (Yestermorrow, Norwich University, others)**
- **Mad River Valley Rotary Club**
- **Mad River Valley Community Fund**
- **Mad River Valley Interfaith Council**
- **State of Vermont**

HOUSING TYPES TO CONSIDER

- **Single-family Homes**
- **Accessory Dwelling Units**
- **Multi-family Units**
- **Planned Unit Development (PUD)**
- **Cohousing Communities**
- **Modular Homes**
- **Tiny Houses**
- **Yurts**
- **Home Share**

HOUSING OPPORTUNITIES



Planning & Infrastructure



Regulatory



Development



Planning & Infrastructure

1) Increase Wastewater Capacity

- **Progress has been made**
- **More need - especially in Waitsfield**
- **Update GIS data to identify suitable areas**
- **Identify discrete projects**
- **Identify appropriate funding sources**

Potential Funding Sources

- **USDA Water & Wastewater Disposal Loan & Grant Program**
- **Clean Water State Revolving Fund (CWSRF)**
- **Planning Advance**
- **On-Site Loan Program (VT Wastewater & Potable Water Revolving Loan Fund)**
- **ANR Drinking Water State Revolving Loan Construction Fund**
- **ANR Drinking Water State Revolving Loan Planning Fund**

“In 2012, the Town of Waitsfield established the Waitsfield Community Wastewater Loan program in conjunction with the help of the Vermont Agency of Natural Resources Revolving Loan Fund and a USDA STAG grant. The program provided funding for six upgraded or new wastewater systems in Waitsfield. The Planning Commission hopes to promote the continuation of this or a similar program to support housing and commercial development in its town center and look for other methods of promoting shared wastewater systems for housing development in designated residential hamlet areas.”

*Steve Shea,
Chair, Waitsfield Planning Commission*



Planning & Infrastructure

2) Actively Promote & Invest in Accessory or Additional Dwelling Units

- **Some work has been done in the past (brochure)**
- **Additional promotion and support for homeowners could result in more units**
- **Financial investment would help offset construction costs**

Brattleboro Area Affordable Housing (BAAH): Apartments-in-Homes Program

Homeowners interested in adding additional units contact the BAAH and they send a volunteer to preform a home visit to evaluate the space. A report is created after each home visit that assesses the feasibility of the project and identifies next steps. BAAH then sends a builder to provide a cost estimate and an architecture student to help with layout. A reimbursement of \$3,000 is provided upon the completion of the project.



Montpelier “One More Home” Grant Program

Program offered interested homeowners grants of up to \$4,000 to offset the cost of architectural fees, engineering, and other “soft” expenses associated with building an accessory apartment. Zero-interest deferred-repayment loans of up to \$4,000 for construction costs and up to \$1,000 for sprinkler systems were also available from a revolving loan fund. Any units created were required to meet state affordability guidelines for at least five years.



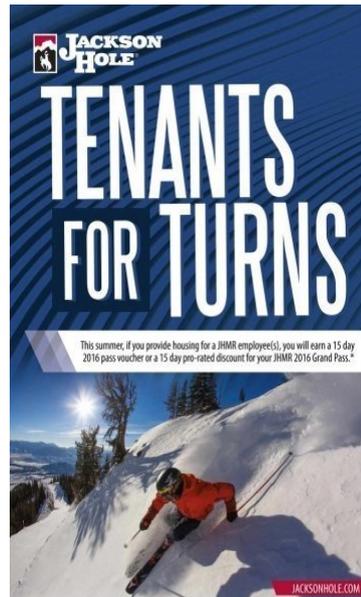
Planning & Infrastructure

3) Incentivize & Connect Landlords with Qualified Tenants

- **Increase availability of long-term housing inventory without construction**
- **Increase awareness of existing tenant screening services**
- **Provide additional support services for landlords**
- **Incentivize landlords to rent to local workers**

Housing Works Initiative - Summit County, CO

This pilot program focuses on housing for working families by recruiting property owners to convert their short-term units into long-term rentals. The program provides free property management services, guarantees rent through the term of the lease, and connects landlords with qualified tenants. The prospective tenants must be residents and employed year-round in the County, pass a background & credit check, earn a household income of at least \$40,000, and allow regular home inspections, etc.



Tenants for Turns

Program managed by several ski resorts (including Stevens Pass, Jackson Hole, and Mt. Hood, & Cooper Spur Mountain Resort) that creates a mutually beneficial relationship for both ski resort employees and local homeowners/landlords. The program connects employees with available rentals and provides incentives in the form of a free or a substantially discounted season pass or lift tickets for landlords who rent to ski resort employees.



Planning & Infrastructure

4) Apply for Neighborhood Development Area Designation in Warren

- Qualified “mixed income” projects are exempt from Act 250 regulations
- Act 250 projects not qualifying for the exemption, receive a 50% discount on application fees
- Agency of Natural Resources’ fees for wastewater review are capped at \$50 for projects that have received sewer allocation from an approved municipal system
- Exemption from the Land Gains Tax

5) Zoning info, parcel maps, and other housing resources available online

- Warren has GIS maps online
- Potential centralized data repository for all 3 towns
- Allow people to easily view property information
- Reduce barriers to development



Regulatory

1) Further reduce minimum lot sizes in appropriate districts

- **Smaller lot sizes = lower land costs**
- **Consider reducing min. lot sizes in Waitsfield Village Res & Irasville Village District to ¼ acre.**
- **Development at historic village scale**
- **Tie minimum lot size to connection to public utilities**

Freeport, Maine Subdivision Regulations

- Net residential density, single-family: 1 unit per 1 acre of net residential coverage.
- Net residential density, per dwelling unit, two-family, and multiple family dwellings: 1 unit per 25,500 square feet of net residential coverage.
- **Minimum lot size, single family, if connected to public sewer: 12,000 square feet.**
- Average lot size single family, if connected to public sewer: 17,000 square feet.
- **Minimum lot size, single family, if not connected to public sewer: 20,000 square feet.**
- Minimum lot area per dwelling unit, two family, and multiple family dwellings if connected to public sewer: 10,000 square feet.



Regulatory

2) Accommodate Tiny Homes in Local Bylaws

- **Affordable options for a variety of people**
- **Better quality than mobile homes**
- **International building codes will be revised in 2018**
- **Can be accommodated in existing bylaws or new language written**

Nantucket, MA Tiny House Zoning

“A detached structure containing a dwelling unit with less than a total of 500 square feet constructed on a moveable trailer to be attached to a foundation pursuant to a building permit issued in accordance with Zoning Bylaw § 139-26. Only one tiny house unit shall be allowed per lot. The tiny house unit shall not be a recreational vehicle (commonly known as an RV), auto home, shipping container, motor vehicle, semi-trailer, camper, or boat, and shall not be located upon a lot with a commercial or other nonresidential use...”



Rockledge, FL Ordinance

Made tiny houses in “pocket neighborhoods” a use within two zoning districts. The City also developed a regulation that spells out building requirements related to gross floor area, minimum ceiling height, minimum width, trailers, porches, setbacks, etc.

“A tiny home shall be defined as a principal residential dwelling that has a square footage of between 170 and 1,100. Tiny Homes are only permitted within the redevelopment mixed-use district (RMU) or a planned unit development (PUD) in a Pocket neighborhood setting...”

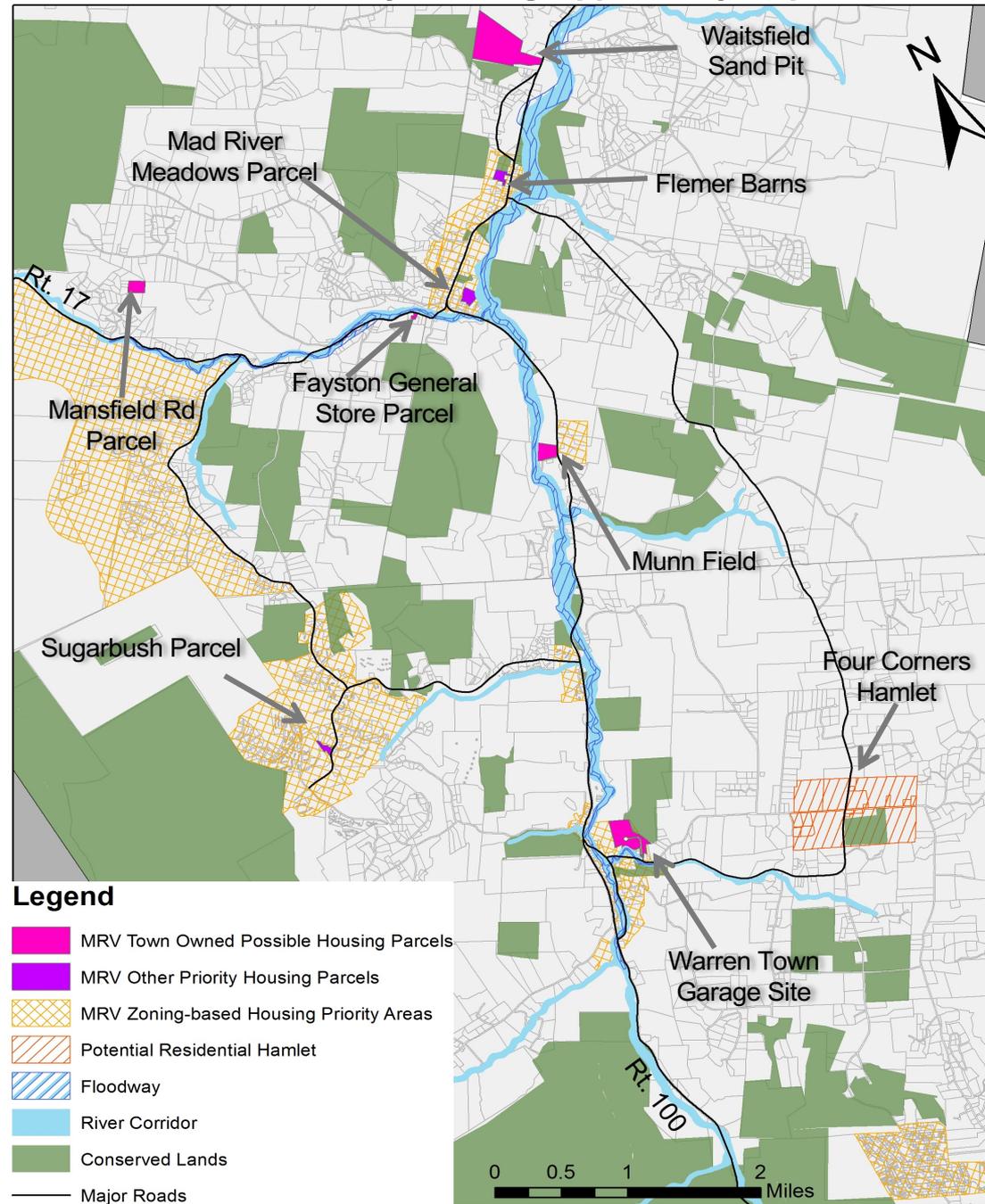


Development

Parcels Identified for Potential Housing Development

- Land costs are a major challenge
- GIS analysis highlights:
 - Town owned parcels
 - Other priority parcels
 - Zoning priority areas
 - Conserved land, floodway, river corridor
- Town owned parcels vetted with Planning Commissions

Mad River Valley Housing Opportunity Map 2017



Development

1) Finance & Construct Affordable Housing

- Identify feasible property (municipal, non-profit, private)
- Work with a variety of partners
- Identify appropriate funding

Pitkin County, Colorado- Aspen & Snowmass Village

Aspen has the largest inventory of affordable housing among Colorado ski towns, despite one of the most expensive real estate markets. The Pitkin County Housing Authority led the first government, workforce-housing policy in the nation in the 1970s and 1980s. They adopted a “permanent moderate housing” zone and requirement that 50% of new development be affordable into the land-use code.



Potential Funding Sources

- VCLF Affordable Housing Loan Program
- VHCB HOME Program
- VHCB Housing Feasibility Funds
- VHFA Construction & Permanent Loan Programs
- VHFA Pre-development Loan Program



Hinesburg, VT Green Street Apartments

23 new units were developed and built by a private developer in September 2016. Rents for a two-bedroom apartments range between \$800-945 a month with heat and hot water included. Champlain Housing Trust & Vermont Housing purchased the development once construction was completed using a variety of sources.



Development

2) Adaptive Reuse of Appropriate Structures for Housing

- Avoid new construction
- Restore important community assets
- Current opportunities:
 - Waitsfield Methodist Church
 - Bongiorno's Restaurant
 - Millbrook Inn & Restaurant building
 - Mad Bush Inn
 - Flemer Barns

3) Rehab Older Rental Units for Workforce Housing

- Improve quality of older housing stock
- Encourage property owners to invest in rental units

Potential Funding Sources

- Federal Rehabilitation Investment Tax Credit (National Register)
- State Historic Preservation Grants (National Register)
- VHCB Affordable Housing Projects in Historic Buildings
- Cynthia Woods Mitchell Fund for Historic Interiors
- Hart Family Fund for Small Towns
- Robert Sincerbeaux Fund Grants for Project Development

Brattleboro, VT Rental Housing Improvement Program

The Town of Brattleboro offers low-interest rate loans to owners that range between \$3,000 and \$25,000 for up to a 10-year loan term to create or upgrade affordable rental housing. Eligible work includes:

- Bringing the property into compliance with applicable codes
- Creation or rehabilitation of rental units in a single- or multi-family building
- Structural repairs
- Electrical, plumbing or heating improvements
- Weatherization
- Accessibility modifications
- Lead paint or asbestos abatement



Development

4) Collaborate with Local Schools

- **Yestermorrow**
- **Norwich University Architecture Department**
- **Central VT Career Center**

Tiny house pilot project?

Norwich University CASA Initiative

Students at Norwich University in the College of Professional Schools' Creating Affordable Sustainable Architecture (CASA) Initiative designed and built a 324-square foot micro home that provides affordable housing for all income levels and serves as an alternative to a mobile home. The total construction costs included approximately \$30,000 for materials, donations including a \$20,000 grant from an international bank, \$7,000 window/door package donated by a national window manufacturer, additional donations totaling \$4,700, and student and professor labor.





Development

5) Identify & Pursue Dual Purpose Projects

- **Achieve conservation & housing goals**
- **Work with Vermont Land Trust (VLT), Vermont Housing Conservation Board (VHCB), & other partners**

Conservation & Affordable Housing in Pownal, VT

The Nature Conservancy conserved 105 protected acres at Quarry Hill Natural Area in Pownal, VT. The Nature Conservancy also donated a portion of the property to Bennington County Habitat for Humanity to build an affordable single family home. They were able to identify a building lot that does not contain any environmental sensitive plants or species. This conservation project was partially funded by the Vermont Housing & Conservation Board (VHCB) and private donations.



EFFORT VS. IMPACT

