



CHITTENDEN COUNTY RPC
Communities Planning Together

Regional Housing Convening

September 30, 2021

Agenda

- I. **Welcome** (5 minutes)
- II. **Building Homes Together** (50 minutes)
 - Presentation on results of the first five years of the campaign.
 - Looking forward to the next campaign. We'll be looking for feedback on the targets and focus areas for the next round of the campaign.
- IV. **Municipal Round Table** (30 minutes) – latest things you are working on, issues, challenges, successes
- V. **Next Meeting** (5 minutes)
- VI. **Other Business**



Building Homes Together

A campaign to strengthen Chittenden County communities

SUCCESS

“What these past five years have shown is that when we work together with intention, we can reach an ambitious goal.”

Nancy Owens, Co-President of Evernorth



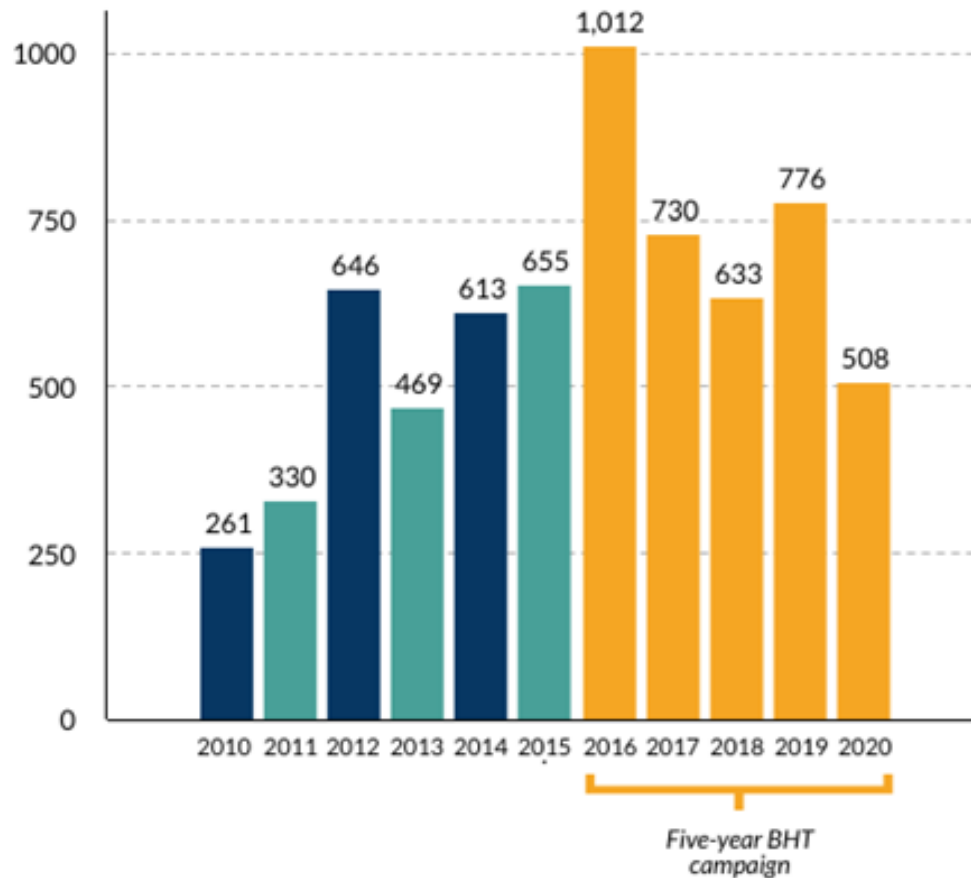
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Total New Home Construction



Goal: *Average of 700 new homes/year for five years. (Over the five years, 3,659 new homes were built -- a 732 homes/year average.)*





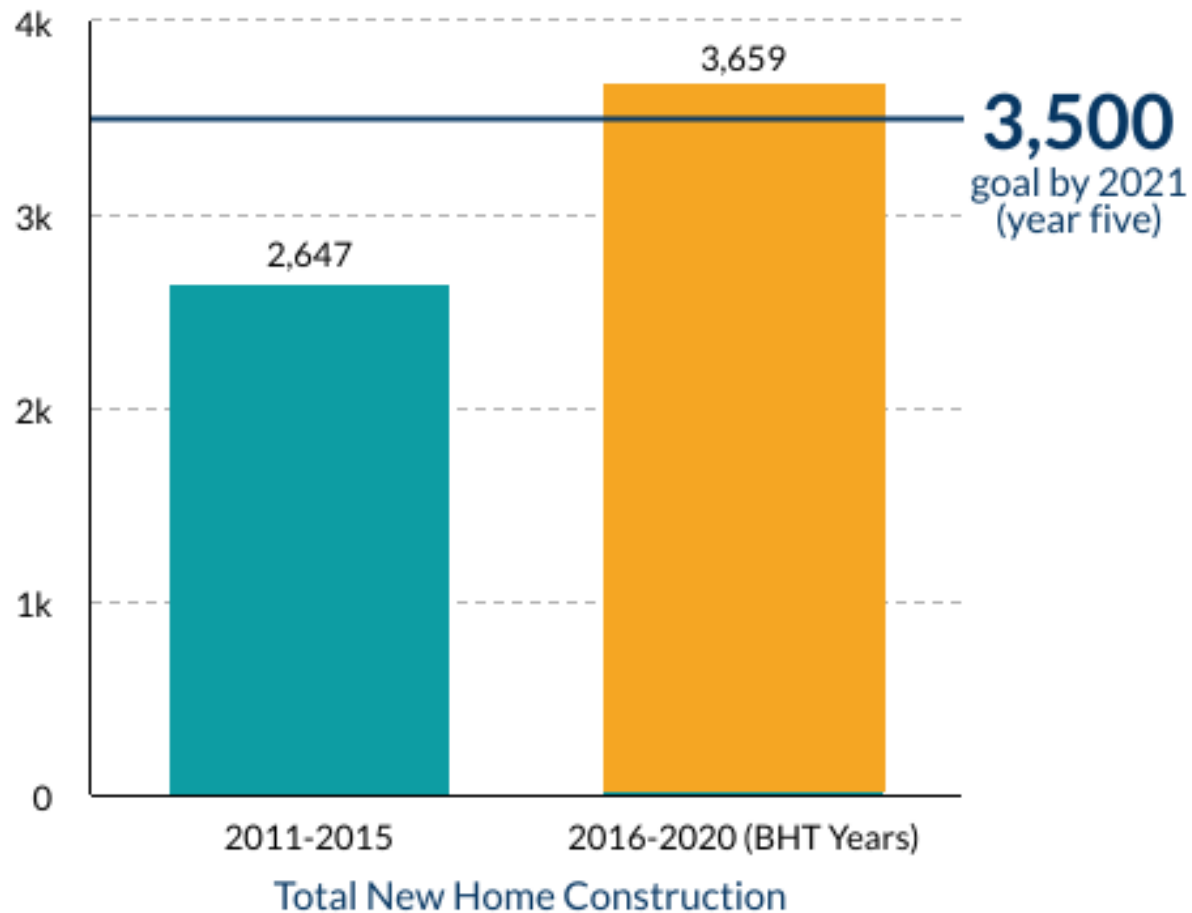
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Thank You

Thanks to the efforts of all those involved, we increased new home production by **over 1,000 homes** over the five years of the campaign.





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Notable Accomplishments

- The Housing for All Revenue Bond
- VT Department of Housing and Community Development completed a housing infill guidance project called [*Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*](#).
- Chittenden County Municipalities have done A LOT of great work!
 - Conducted Housing Needs Assessments
 - Established Housing Committees
 - Increased zoning density
 - Made Accessory Dwelling Units easier
 - Made development review process improvements
 - Established Housing Trust Funds
 - Adopted Inclusionary Zoning
 - Actively pursued grant funding for affordable housing construction
 - Donated municipal land for affordable housing
 - Reduced permit or impact fees
 - Received State Designation Providing Act 250 Relief
 - Participated in Regional Housing Discussions and Peer Learning
 - Housing Retention Requirements (Burlington and South Burlington)
 - Improved Infrastructure in Villages



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MUCH MORE TO DO

“Our work is incomplete. Without adequate and affordable housing supply and services, our communities cannot thrive, our businesses cannot find workers, our vulnerable citizens will not be healthy and stable.”

Michael Monte, CEO of the Champlain Housing Trust

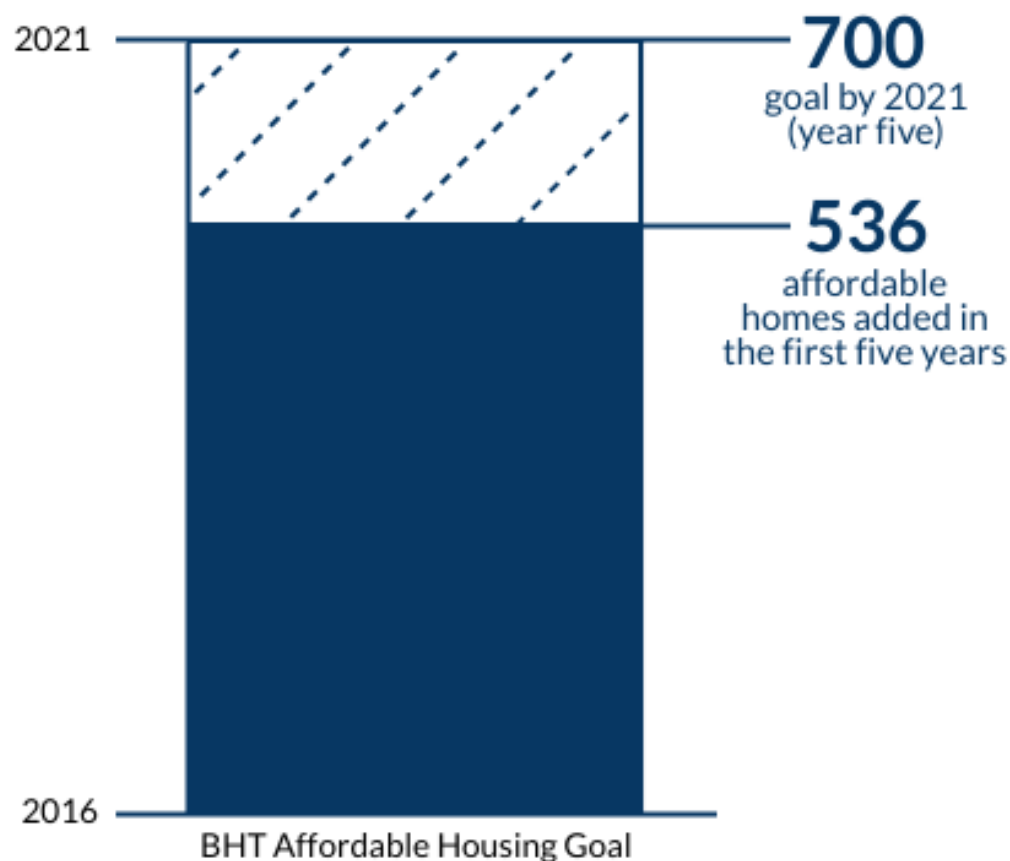


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Affordable Housing Goal Update

 **Goal:** 140 new affordable homes/year on average for a total of 700 over the five-year campaign. (Over the five years, 536 affordable homes were added, falling short of the 700 goal.)



Future Updates

Stay tuned for more information about the second round of this important campaign.

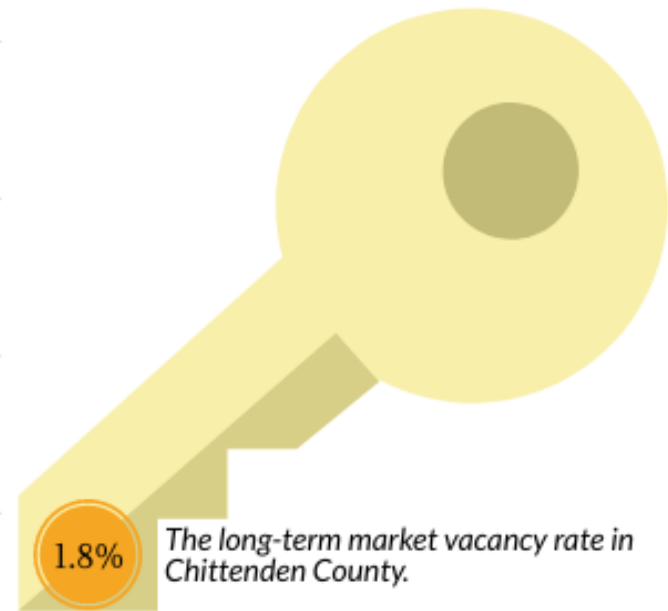
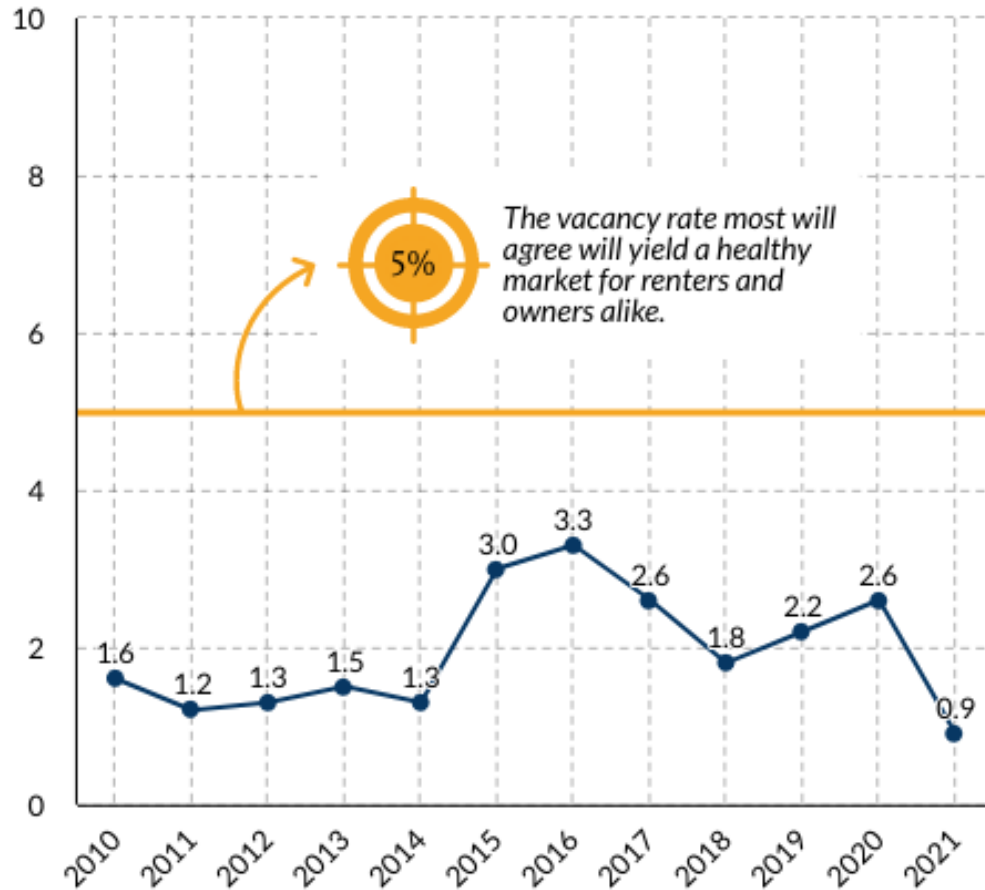


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Chittenden County Vacancy Rate

While the total construction goal was met the first five years, indicators still point to an undersupplied market. **We are still below a healthy rental vacancy rate.**





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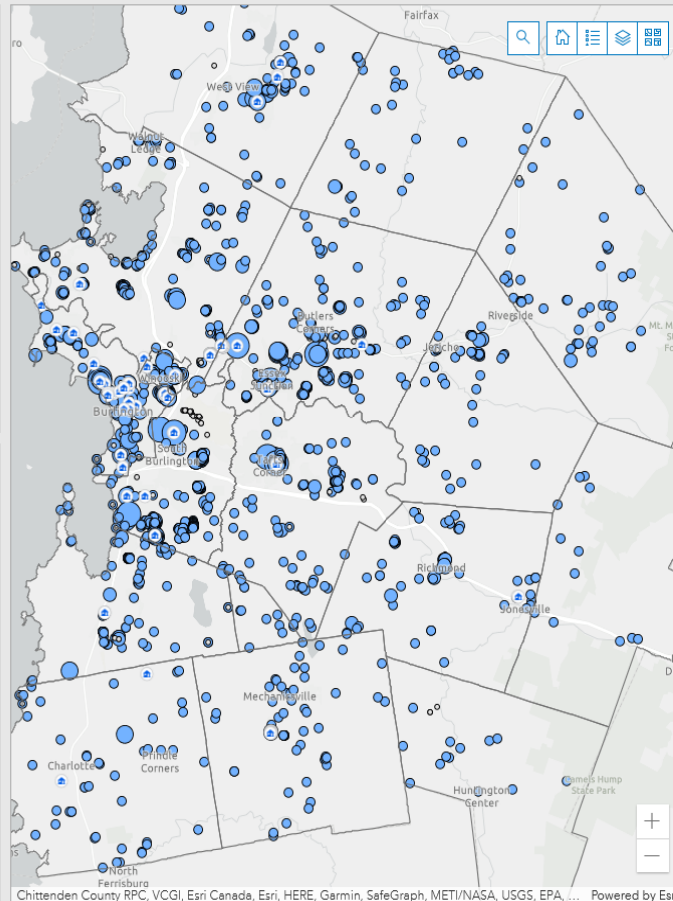
Building Homes Together

Total Affordable Housing Units Created vs. Building Homes Together Goal

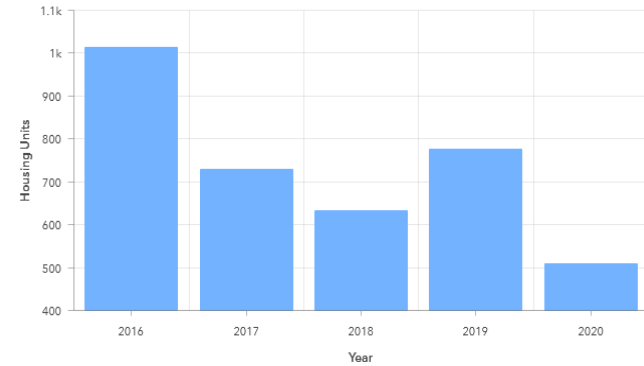
536
700

Total Housing Units Constructed vs. Building Homes Together Goal

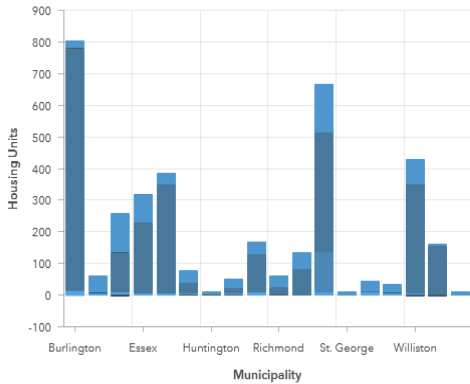
3.7k
3,500



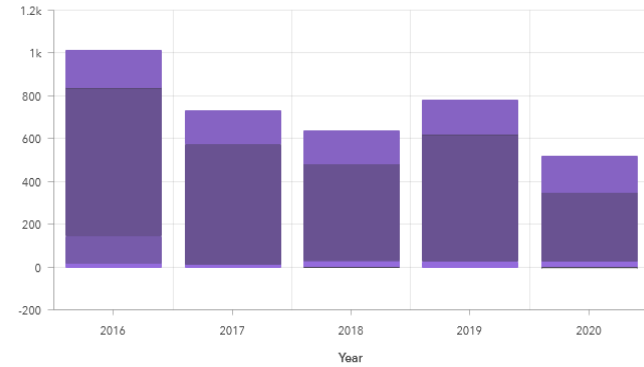
Total Number of Housing Units in Chittenden County 2016-2020



Number of Housing Units by Type and Municipality 2016-2020



Total Number of Units by Housing Type in Chittenden County 2016-2020





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ROUND 2

“Communities across the county are struggling to maintain enough production to satisfy the demand for housing. Even with local housing committees advocating and developers wanting to build, we have had a hard time keeping up. It’ll take a sustained increase in housing production to start to fix the market.”

Charlie Baker, Executive Director of the Chittenden County Regional Planning Commission



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This is what we need to meet unmet demand

Housing Needs Assessment*	2,090
To achieve a healthy vacancy rate	1,000
To address homelessness & the high demand for more homes in Chittenden County	1,760
Therefore, at minimum this is what we need to do to stabilize: 5,000 new homes with 1,250 affordable	
1,000 average per year new homes	250 average per year new affordable homes

Reactions?

- New homes target poll.
- New affordable homes target poll.

What else?

- The first round focused on policy changes (state & local), new capital, and education/advocacy. Any specific ideas for this next round?

Some starting thoughts

- Addressing housing demand/needs
- Addressing equity
- What specific initiatives will have an impact?
- Suggested effective messaging?
 - Example: building more homes in the right places is a climate change solution

Roundtable

Next Meeting Date

- Proposed: Monday, January 31st

Other Business

- VHFA – ARPA funds for housing guide:
<https://www.housingdata.org/documents/download/Using-ARPA-for-housing%20.pdf>
- VHFA – VT Housing 101 video series:
<https://www.youtube.com/playlist?list=PLiJCxkwf4XBdOgUpUb5rdqjZAKgtQS4ol>
- S.79: Rental Housing Health & Safety Legislation Update
- Permit process changes – increasing NDAs, Act 250