



***Long Range Planning Committee***

**Tuesday January 11, 2021**

**7:00 pm to 9:00 pm**

**In Person and Remote Access Meeting via Zoom**

**Physical Location:** 110 West Canal Street, Suite 202, Winooski VT

**Virtual Location:** Please join the meeting by clicking: <https://us02web.zoom.us/j/85855909618>

For those who would prefer to join by phone or those without a microphone on your computer, please dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

Dial: +1 646 876 9923; Meeting ID: 858 5590 9618

For supported devices, tap a one-touch number join instantly: +16468769923,,85855909618#

**Agenda**

1. **Welcome**
2. **Approval of November 30, 2021 Minutes\*** (*page 2 of the packet*)
3. **Review the DRAFT Housing Section\*** (*page 8 of the packet*)
  - a. Staff overview of this topic and explanation of the organization of the draft document
  - b. Goal & Key Issues
  - c. Indicators
  - d. Strategy & Actions
4. **Adjourn**

**Next Meeting: January 11, 2022 at 7pm**

*Note – Pg. 2 of the agenda includes links to the existing 2018 ECOS Plan for reference*



**2018 ECOS Plan Resources for the Long Range Planning Committee:**

- [Summary: 2018 ECOS Plan »](#)  
*This summary document provides a simplified overview of the ECOS Plan, as well as the three main sections updated in 2018: energy, economy, and transportation. Please note that this overview does not reflect the overall content within the Plan, but seeks to summarize some of the main components and updates.*
- [2018 ECOS Plan: Main Document »](#)  
*This main section includes the vision, goals and collective strategies and actions to address the region's concerns, including CCRPC's top 10 actions for the coming five years.*
- [Supplement 1: Process »](#)  
*Process and public engagement.*
- [Supplement 2: Regional Analysis »](#)  
*Regional analysis, culminating in a list of 31 high-priority concerns.*
- [Supplement 3: Regional Plan »](#)  
*Regional Plan, including a description of the maps, planning areas, Act 250/Section 248 role, and compatibility with municipal and surrounding regional plans.*
- [Supplement 4: Comprehensive Economic Development Strategy »](#)  
*Comprehensive Economic Development Strategy (CEDS) including a strengths / weaknesses / opportunities / threats analysis and project list of the region's utility and facility needs.*
- [Supplement 5: Metropolitan Transportation Plan »](#)  
*Metropolitan Transportation Plan (MTP) including the 2050 scenario, financial plan and the region's transportation project list.*
- [Supplement 6: Energy Analysis, Targets, & Methodology »](#)  
*Enhanced Energy Planning methodology and data guide.*
- The [ECOS Scorecard](#) is where we house the indicators.
- [Annual Reports](#)
- [ECOS online map](#)

1 CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
2 LONG RANGE PLANNING COMMITTEE - MINUTES  
3

4 DATE: Tuesday, November 30, 2021  
5 TIME: 4:00 p.m. to 5:00 p.m.  
6 PLACE: Virtual Meeting via Zoom with link as published on the agenda; and a Physical location at 110 West  
7 Canal Street, Suite 202, Winooski VT  
8

9 **Members Present:**

10 Abby Bleything, Alt Board Rep from Winooski  
11 Annie Costandi, CWAC Rep from Essex  
12 Tracey Delphia, Alt Board Rep from Essex  
13 Dana Hanley, Alt Board Rep from Charlotte  
14 Bob Henneberger, TAC Rep  
15 Sandy Thibault, TAC Rep, CATMA  
16 Eric Vorwald, PAC Rep from Winooski  
17 Andy Watts, Board Rep from Williston

**Staff:**

Jason Charest, Senior Transportation Engineer  
Eleni Churchill, Transportation Program Manager  
Marshall Distel, Senior Transportation Manager  
Christine Forde, Senior Transportation Planner  
Regina Mahony, Planning Program Manager  
Melanie Needle, Senior Planner  
Taylor Newton, Senior Planner

18 **1. Welcome and Introductions**

19 Regina Mahony welcomed everyone to the first meeting of the Long Range Planning Committee (LRPC) at 4:03pm.  
20 All attendees introduced themselves.

21 **2. ECOS Plan Overview**

22 Regina Mahony provided the LRPC with the **attached presentation**. This included information on the process that  
23 went into the original 2013 ECOS Plan, including the leadership team, 65 member steering committee and content  
24 from other existing plans. Regina also described the content of the plan, including the strategies. Regina also  
25 explained the annual reporters and indicators that are kept up to date annually.

Regina Mahony then described what the 2023 Plan update will include. The process with the LRPC will be to bring a  
topic to the LRPC each month for review and comments. The topics will follow the strategies, but will also include  
the goals, indicators and actions for review. Regina also added that staff will engage other key partners for input  
before the content is brought forward to the LRPC. The draft schedule is as follows:

Month	Topic: Goal, Indicators, Strategy & Actions
January	Water Quality/Hazard Mitigation
February	Housing
March	Economic Development
April	Land Use
May	Ecosystems/Working Lands
June	Equity
July	Energy
August	Health
September	Education
October	Transportation
November	Begin to look at full draft
December	Begin formal approval process – approximately 6 months
June, 2023	Adoption

26 **3. Set up regular meeting schedule**  
27

1 Regina Mahony stated that Max is another Board member and he is only available on Tuesday and Thursday  
2 evenings. Regina Mahony asked the rest of the members about their availability, and they expressed various conflicts  
3 with Tuesday and Thursday evenings. Regina Mahony stated that she would find a time that works best and email out  
4 calendar appointments.


5  
6 **9. Adjourn**

7 Meeting adjourned at 4:53pm.

8  
9 Respectfully submitted, Regina Mahony

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DRAFT



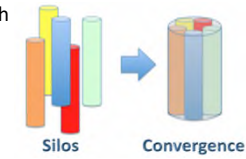
**ECOS Vision: to achieve a more healthy, inclusive and prosperous community.**

November 30, 2021 – Long Range Planning Committee

1

### ECOS Guiding thoughts

- Don't start planning from scratch
- Data driven decisions
- Collective Impact & Alignment: Shared strategies = shared success
- Accountability



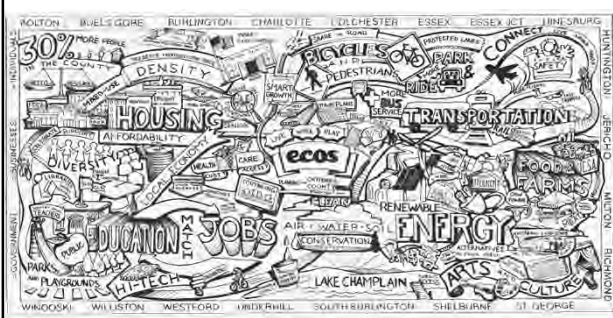
*The ECOS Project is both a process and a plan for managing sustainable growth in Chittenden County to achieve a more healthy, inclusive and prosperous community.*

2

### ECOS Partnership



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### 3 Plans → 1 Collective Plan

- **The Regional Plan is.....**  
A document that protects the County's resources and guides its development.
- **The Metropolitan Transportation Plan (MTP) is.....**  
A document that identifies the short and long term (20 to 25 years) strategies, actions and projects that will lead to "an integrated multimodal transportation system to facilitate the safe and efficient movement of people and goods..."
- **The Comprehensive Economic Development Strategy (CEDS) is.....**  
A document developed by the community to inventory economic development activities taking place within the county to better understand the ways in which our county is growing and where it may be headed..."

5

### 17 GOALS with Indicators

 <p><b>NATURAL SYSTEMS</b></p> <ol style="list-style-type: none"> <li>1. ECOLOGICAL SYSTEMS</li> <li>2. SCENIC, RECREATIONAL &amp; HISTORIC RESOURCES</li> <li>3. CLIMATE CHANGE</li> </ol>	 <p><b>ECONOMIC INFRASTRUCTURE</b></p> <ol style="list-style-type: none"> <li>10. ECONOMY</li> <li>11. HOUSEHOLD FINANCIAL SECURITY</li> <li>12. WORKING LANDS AND LAND-BASED INDUSTRIES</li> </ol>
 <p><b>SOCIAL COMMUNITY</b></p> <ol style="list-style-type: none"> <li>4. EDUCATION, KNOWLEDGE &amp; SKILLS</li> <li>5. HEALTH</li> <li>6. PUBLIC HEALTH, CRIMINAL JUSTICE &amp; HAZARD MITIGATION</li> <li>7. SOCIAL CONNECTEDNESS</li> <li>8. ARTS, CULTURE &amp; RECREATION</li> <li>9. CIVIC ENGAGEMENT</li> </ol>	 <p><b>BUILT ENVIRONMENT</b></p> <ol style="list-style-type: none"> <li>13. LAND USE</li> <li>14. HOUSING</li> <li>15. TRANSPORTATION</li> <li>16. INFRASTRUCTURE &amp; FACILITIES</li> <li>17. ENERGY</li> </ol>



6

## Eight ECOS Strategies



Improve and strengthen the economic systems of our region to increase opportunities for Vermont employers and employees.



Strive for 80% of new development in areas planned for growth, which amounts to 15% of our land area.



Improve the safety, water quality, and habitat of our rivers, streams, wetlands and lakes in each watershed.

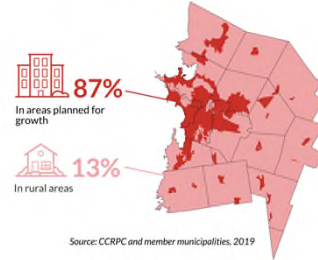


Increase investment in and decrease subdivision of working lands and significant habitats, and support local food systems.

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## Strategy 2: Smart Growth

Homes Built in Chittenden County 2015-2019  
5-Year Average for Net New Units



8

## Eight ECOS Strategies cont.



Increase opportunity for every person in our community to achieve optimal health and personal safety.



Equip our residents with the education and skills they need to thrive.



Develop financing and governance systems to make the most efficient use of taxpayer dollars and reduce costs.



Ensure that the projects and actions in all ECOS strategies assess equity impacts, and that the design and development of programs are inclusive of all and engage underrepresented populations.

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## Ongoing Commitment

Annually monitoring trends via the [ECOS Scorecard](#)



Published in an [Annual Report](#)

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## Questions?

Before we talk about the 2023 Plan update...

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## 2023 Plan Update

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## Maintain

- ECOS Brand
- Don't start planning from scratch
- Data driven decisions
- Collective Impact & Alignment:  
Shared strategies = shared success
- Accountability

13

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## Update

1. Metropolitan Transportation Plan – will be updated to incorporate the I-89 Study, the Active Transportation Plan, the Park & Ride Plan, project list and financial analysis. Will work with the Transportation Advisory Committee on this content as well.
2. Comprehensive Economic Development Strategy – will be updated to incorporate the West Central VT CEDS.
3. Energy – will be updated based on the State Comprehensive Energy Plan and the Climate Action Plan.
4. Strategies & Actions – will be updated to ensure they are focused on key issues

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## Draft Schedule

Month	Topic: Goal, Indicators, Strategy & Actions
January	Water Quality/Hazard Mitigation
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## PLACE

### XX. HOUSING

**Housing Goal:** Increase the opportunities for safe, decent, energy efficient, affordable, accessible and fair housing for all types of households in all neighborhoods.

#### Key Issues/Trends/Insights

[Data for this section drawn from [Vermont Housing Needs Assessment 2020-2024](#); [ECOS Project Building Homes Together Campaign](#); [HousingData.org](#); [State's 2017 Analysis of Impediments to Fair Housing Choice](#)

- Chittenden County is facing a housing crisis. We need more housing now, and we need it to be affordable, in order for the County to be a healthy, inclusive and prosperous community. There also remains significant demand for served-enriched housing. While Chittenden County's housing stock is relatively newer than the rest of the state, there are housing quality issues here as well.
- A lack of affordability is a problem for many. One third of all households (both owners and renters) spend more than 30% of their income on housing, and many renters are paying more than 50%. Housing is considered unaffordable when the costs (rent or mortgage and associated expenses) consume more than 30% of the household's income. Further, paying more than half of income on housing expenses creates a severe strain on a household's budget. These households are at much higher risk of foreclosure, eviction, homelessness, and frequent moving—all of which harm residents and the community. Approximately 3,550 owner households and 6,912 renter households living in Chittenden County pay more than half of their incomes for housing expenses<sup>i</sup>.
- While there were significant strides in creating supportive housing for the region's chronically homeless population before the COVID pandemic; the pandemic caused the homeless population to rise significantly. 217 homeless households were counted in the January 2020 point in time count, but those numbers rose to 500 households in September of 2020. There are significant gaps in the types of housing options and services that could have kept these people housed. There are many needs for permanent supportive housing in the County, including housing for those transitioning out of a correctional facility, those experiencing substance use or mental health issues, and those experiencing homelessness.
- Some Chittenden County residents do not have equal access to housing opportunities. The [State's 2017 Analysis of Impediments to Fair Housing Choice](#) identifies issues including: a lack of affordable housing supply that is accessible to persons with disabilities; discrimination based on disability, familial status (e.g. presence of minors), and other protected classes continues to impact fair housing choice; there continues to be barriers that make it difficult for minority households and new Americans to become homeowners (e.g. 17% of Black and African American households own a home in Chittenden County, compared to 64% of White households<sup>ii</sup>); and members of protected classes should be more fully represented on boards and commissions dealing with housing issues.
- A low vacancy rate means housing is not available. Long-term rental vacancy rate in the county is far too low at 1.8%; and the June 2021 rate is even lower at 0.9%<sup>iii</sup> (a healthy rate is 3-5%). This low supply makes it extremely difficult for renters to find a good home. The



ownership market has grown increasingly tighter over the last five years, making it very difficult to find a home in the \$200-\$300k range.

- Lack of housing stymies job growth. 83% of Chittenden County businesses identified housing as the #2 obstacle to job growth. In addition, workers leave the county to find more affordable homes. Only 67% of County employees lived here in 2018, down from 75% in 2002 -- indicating a lack of available, affordable homes<sup>iv</sup>. Location of homes matters for a lot of reasons. More than 28% of Chittenden County residents commute 30 or more minutes to work—with potential adverse effects on both the health of the driver and the environment. In addition, except for some neighborhoods in Burlington and Winooski and a few other Census blocks in the County, the vast majority of the County’s working residents pay more than 45% [note: or 52%?] of their income for the combined cost of housing and transportation. Also, the [State’s 2017 Analysis of Impediments to Fair Housing Choice](#) identifies the following transportation issue for protected classes: “Lack of public transit service outside higher-density, developed areas limits housing choice, especially for low income Vermonters, including a disproportionate number of those in protected classes.”
- From the Housing Needs Assessment: “About 3% of Vermont’s stock of vacation homes and 8% of its short-term rental homes are located in Chittenden County. Of all homes in the county, 2% are vacation (seasonal) homes and 1% are consistently used as short-term rentals. Chittenden County has the lowest rate of seasonal homes and the second-lowest rate of short-term rentals as a percentage of its stock in the state. The number of short-term rental homes in Chittenden County was 613 in July 2019--an increase of 14% relative to 2018.” The percentage of short-term rentals in comparison to all homes in the County is low; however, the rate of them is increasing and should be monitored for the impact on rental housing supply.
- Nearly 60% of the County’s housing stock was built before 1980—when lead-based paint was widely used, when most home insulating/heating/energy technology was inefficient, and when building and accessibility codes did not yet accommodate all types of residents. (Note: Lead was banned from paint in 1978.)
- Together with Champlain Housing Trust and Ever North, CCRPC launched the Building Homes Together campaign in 2016 with the goals of building 3,500 new homes including 700 permanently affordable homes in Chittenden County by the end of 2020. The campaign failed in reaching their goal for affordable housing, managing to build 536 permanently affordable homes by the end of 2020, only reaching 77% of their end goal of 700 homes. They did succeed in building 3,659 homes overall.
- While we built an average of 730 homes per year over the last five years, this does not meet the current demand. The demand is due in large part to an aging demographic, an increase in single person households, and population growth. In addition, this rate of change in occupied housing units has only been about 1% in the 2000s, compared to 2.6% in the '80s and 1.7% in the '90s. Therefore, we need to build more to make up for the lack of supply over the more recent decades. Building Homes Together 2.0 was launched in 2021 with a goal of 5,000 new homes by 2025 for people of all incomes, including at least 1,250 affordable homes.

<b>This is what we need to meet unmet demand</b>	
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
<b>Therefore, at minimum this is what we need to do to stabilize: 5,000 new homes with 1,250 affordable</b>	
1,000 average per year new homes	250 average per year new affordable homes

- **INSERT TABLE on total housing and affordable by Town**

### Key Indicators

Additional indicators can be found on the ECOS Scorecard.

Indicators	Location
<a href="#">Percent of Owner Households Spending Over 30% of Income on Housing Expenses</a>	Scorecard
<a href="#">Percent of Renter Households Spending Over 30% of Income on Housing Expenses</a>	Scorecard
<a href="#">Months of inventory for condos</a>	Scorecard
<a href="#">Months of inventory for single-family homes</a>	Scorecard
<a href="#">County-wide Rental Apartment Vacancy Rate</a>	Scorecard
<a href="#">Burlington and Winooski Rental Apartment Vacancy Rate (Metro)</a>	Scorecard
<a href="#">Rental Apartment Vacancy Rate rest of Chittenden County (Non-Metro)</a>	Scorecard
<a href="#">Homelessness</a>	Scorecard
<a href="#">Inventory of Affordable Rental Properties</a>	Scorecard
<a href="#">Inventory of Affordable Rental Units</a>	Scorecard

Resources:

Total Housing Dashboard:

<https://ccrpc.maps.arcgis.com/apps/dashboards/1b980d3a955a49c09a62c08f7404eb0a>

Building Homes Together Dashboard (2017 to 2021):

<https://ccrpc.maps.arcgis.com/apps/dashboards/0673704bdd9c4367b746effb6aea8e24>

**HOUSING AND/OR LANDUSE STRATEGY: Build new homes (1,000 homes per year until at least 2025), with 25% of them affordable, and 90% of them built in areas planned for growth.**

**HOUSING ACTIONS:**

1. **Policy Changes** - Businesses, hospitals, governments and nonprofits are connecting the dots between housing access and their own goals. Municipalities and the State are promoting smart growth and density for healthy communities by updating zoning, reforming Act 250, and providing tax incentives. This is a start, but it's not enough. These actions include:
  - a. **Regulatory reform** - Improve the process to increase certainty for good projects in areas planned for growth. Increase housing choice and density in areas planned for growth considering community character and design. Encourage rehabilitation and maintenance of existing housing stock.
  - b. **Reduce regulatory redundancies** – End duplication of review between Act 250, State agencies, and municipalities especially in areas planned for growth, or at least in state designated areas. Consider fee waivers or other development review process incentives.
  - c. **Infrastructure investment** - Target government funding to infrastructure that will support housing development in areas planned for growth. Revise infrastructure requirements with a goal of reducing costs for developers.
  - d. **Inclusive communities** – Integrate a variety of housing types within our communities throughout the County to provide for different incomes and access to jobs and services. Adopt inclusionary zoning requirements, or other incentive programs, to serve all needs.
  - e. Target weatherization and electric conversions to lower income households, including rentals.
  - f. Support a statewide rental registry and inspection process.
  - g. Continue to work with the University of Vermont and Champlain College and to develop specific plans to increase the percentage of students who reside in dedicated student housing.
2. **More Capital** - Maintain or increase local and state resources that fund additional affordable housing, make housing more affordable, and/or maintain existing affordable housing. These actions include:
  - a. In the short term, take advantage of this historic moment and utilize current State and local American Rescue Plan Act (ARPA) funds. Also, secure new federal financial resources such as the Infrastructure Investment and Jobs Act, and the proposed Build Back Better Bill to support, convert, and construct new housing.
  - b. The state should fully fund the Vermont Housing and Conservation Board. This funding should be used to increase the stock of permanently affordable housing in Chittenden County. Also, sustain State bonding investment for capital and infrastructure investments in service of more housing; work with institutions, businesses and philanthropy to invest in housing for working families; and create avenues for social investment financing.
  - c. The state should fully fund the Regional Planning Commissions, Municipal Planning Grants and the Vermont Center for Geographic Information with property transfer tax revenue to the levels outlined in existing state statute 24 V.S.A. § 4306(2) to assist in reaching housing goals (as well as other state planning goals).
  - d. Advocate for BIPOC specific financing for homeownership.
  - e. Advocate for more Tax Increment Financing (TIF) districts to help fund infrastructure improvements. Encourage the use of municipal housing trust funds to assist in the financing of affordable housing.

- f. Take steps to preserve existing affordable housing from being converted to market rate housing; and continue to encourage shared equity for new owner homes.

3. **Education and Advocacy** – Work together to move toward a regional housing market that serves people of all backgrounds and incomes, increases the persistent low rate of homeownership among Black Vermonters, supports business needs and economic growth, helps people to retain their homes, and reduces homelessness. These actions include:
  - a. Build cross-sector and public support for good housing projects. Provide the public with the most accurate and up-to-date data to explain the region's critical needs and the measurable benefits behind new sustainable development.
  - b. Provide educational resources for municipalities, employers, and other stakeholders to assist with increasing housing access to the BIPOC community.
  - c. Train municipal officials and staff, the public, and developers to promote better development practices that achieve a higher level of density with quality design.
4. **Fair Housing** - Increase compliance with fair housing requirements to better address housing equity in the County, as described in the [Vermont Fair Housing Action Plan from 2017](#) (or as amended).
  - a. Increase fair housing education and outreach for landlords, property managers, real estate professionals, and anyone involved in the sale, rental or finance of housing. Work with the Vermont Refugee Resettlement Program, The Association of Africans Living in Vermont, Opportunities Credit Union, and other organizations to develop strategies for new Americans to quickly develop credit history. Create educational materials that encourage landlords to use alternative criteria for new Americans that don't penalize them for a lack of credit or rental history.
  - b. Provide fair housing and land use planning training for land use professionals and municipal officials throughout the County.
  - c. Identify gaps in municipal implementation of State Fair Housing laws and ADA compliance (including but not limited to municipal bylaws should include language that explicitly permits officials to make reasonable accommodations to accommodate the needs of people with disabilities without delay or public input).
  - d. Increase enforcement and testing capacity of fair housing organizations such as Vermont Legal Aid.
5. **Housing Affordability** – Rental and owner-occupied housing that is affordable is a key component of economic development. The proportion of Chittenden County employees who live outside the county has increased since 2002, and this is projected to continue if housing trends continue as they have been. Reversing this trend will require two things: enough housing to accommodate all Chittenden County workers, and housing stock that is affordable and accessible to a wide variety of residents.
  - a. Strive for 75% of Chittenden County workers to live in the region.

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<sup>i</sup> US Census Bureau: American Community Survey 5-year estimates (Table B25070, B25091) 2019. Note = Renters cost burdened at over 50% jumped in 2017 to 11,085; but the 2019 5 year estimate is back down to what we reported from 2009. 11,000 is what's in the Housing Needs Assessment, and Building Homes Together.

<sup>ii</sup> US Census Bureau: American Community Survey 5-year estimates (Table B25003A-G). 2019

<sup>iii</sup> Allen, Brooks & Minor Report, June 2021

<sup>iv</sup> U.S. Census Bureau Longitudinal Employer-Household Dynamics