



Planning Advisory Committee Agenda

Wednesday, February 14, 2024

2:30pm to 4:00pm

Meeting will be in person only at:

**CCRPC Main Conference Room
110 West Canal Street, Suite 202
Winooski, VT 05404**

Agenda

- 2:30** **Welcome and Introductions**, *Paul Conner*
- 2:31** **Approval of January 10, 2024 Minutes***
- 2:32** **Housing Location Dissonance Study***, *Gregory Rowangould, Ph.D. and Narges Ahmadnia, Ph.D. Candidate*
CCRPC recently partnered with the UVM Transportation Research Center to conduct a survey to better understand the potential impacts of Autonomous Vehicles (AVs), Electric Vehicles (EVs), and remote work on individual's housing location choices and travel behavior.
- 3:05** **CCRPC Brownfields Program Update**, *Dan Albrecht and Darren Schibler*
- 3:20** **PAC Meeting Structure, Educational Topics for 2024**
- 3:30** **Legislative Update**, *CCRPC Staff*
- 3:45** **Members Items Open Forum**, *Members*
If anyone has anything they'd like to bring up with the group, please do so.
- 3:50** **Regional Act 250/Section 248 Projects on the Horizon** - Please email Taylor and Darren information about projects on the horizon.
- 3:55** **Other Business**
- ECOS Plan Update.** CCRPC has delayed adoption of ECOS Plan until June 2025. CCRPC staff will spend early 2024 doing engagement specifically with underrepresented communities on the draft ECOS Plan. Staff will also spend the first half of 2024 working on developing municipal housing targets and updates to the regional future land use maps.
 - Development Activity Report – 2023.** CCRPC Staff has sent out an email request for housing and commercial development built in calendar year 2023 soon. Please return data to CCRPC by March 1st.
 - UPWP Committee Update**
- 4:00** **Adjourn**
* = Attachment



CHITTENDEN COUNTY RPC

Communities Planning Together

NEXT MEETINGS:

Here are the future PAC meetings so you can hold the time in your calendars. Just keep in mind that sometimes we have to adjust these dates for various reasons:

March 13, 2024 at 2:30 PM hybrid – Review PAC charge in RPC bylaws, Housing Targets, Legislative Update

April 10, 2024 at 2:30 PM in-person – topic TBD

May 8, 2024 at 2:30 PM hybrid – Housing Targets, Future Land Use Map, LEAP data

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext 121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
PLANNING ADVISORY COMMITTEE (PAC) - MINUTES

DATE: Wednesday, January 10, 2024
TIME: 2:30 p.m. to 4:00 p.m.
PLACE: Virtual Meeting via Zoom with link as published on the agenda

<u>Members Present:</u> Joss Besse, Bolton Eric Vorwald, Winooski Melinda Scott, Williston Katherine Sonnick, Essex Town Zachary Maia, Colchester Alex Weinhausen, Hinesburg Cymone Bedford, Milton Paul Conner, South Burlington Keith Osborne, Richmond Larry Lewack, Charlotte Chris Yuen, Essex Junction Charles Dillard, Burlington Aaron DeNamur, Shelburne Linda Blasch, Jericho Matt Boulanger, Williston	<u>Staff:</u> Sarah Muskin, Planner Taylor Newton, Planning Program Manager Darren Schibler, Senior Planner Melanie Needle, Senior Planner Anne Nelson Stoner, Equity and Engagement Manager Eleni Churchill, Transportation Program Manager Pam Brangan, GIS Data and IT Manager Dan Albrecht, Senior Planner <u>Guests</u> Yoshi Bird, VT Zoning Atlas Project Manager
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1. Welcome and Introductions

P. Conner called the meeting to order at 2:34 p.m.

2. Approval of November 15, 2023 Minutes

E. Vorwald made a motion to approve the prior meeting's minutes. Seconded by A. Weinhausen. No further discussion. The motion passed unanimously.

3. UPWP Committee Update

T. Newton reminded PAC that UPWP applications are due 1/19/24. He offered CCRPC staff support for municipalities to discuss projects. T. Newton shared that there were two PAC volunteers to join the UPWP selection committee: Charles Dillard and Aaron Denamur. T. Newton thanked them and said others could join next year.

4. Vermont Zoning Atlas

Yoshi Bird, introduced herself as the project manager for the VT Zoning Atlas, and said her background is in homelessness and housing. She said she will walk PAC through the VT Zoning Atlas and other data.

Y. Bird walked through how to sign into the Editor site, and shared where to find raw data and maps (see email T. Newton forwarded to PAC in November). Y. Bird selected Charlotte as an example jurisdiction, and showed PAC where to find different information (zoning district details, zoning district type, etc.), how to export data, and how to map the information. Y. Bird also described how she is using Python to analyze data, and shared that the project team is trying to make the data more open-source.

Y. Bird shared that on Friday, the Chittenden County Zoning Atlas will be nationally launched.

P. Conner asked what the Zoning Atlas' approach to assuring accuracy and incorporating changes/staying current. Y. Bird answered that different jurisdictions have taken different approaches to accuracy. Different ZA's have different capacities to verify information. Nationally, they are looking at how the public can trigger a comment to make an accuracy change. Y. Bird shared that keeping the atlas current is a bigger challenge. She said that VHFA is looking into funding mechanisms to maintain the information. She is open to suggestions.

1 Y. Bird shared that the project has stalled out a little bit due to personal matters and difficulty recruiting
 2 volunteers.
 3

4 A. Weinhagen asked how many Chittenden County municipalities stepped up to do QA/QC? Y. Bird said many
 5 municipalities did step up to do basic QA/QC, but major analysis was too time consuming. A. Weinhagen asked
 6 how many of the 120 fields may not be necessary. Y. Bird said most of the issues were actually with data entry.
 7

8 P. Conner asked about contextual zoning regulations and how the atlas accounts for those. Y. Bird shared how the
 9 database handles conditional and contextual zoning policies.
 10

11 P. Conner thanked Y. Bird for presenting.
 12

13 **5. Housing Target Methodology**

14 D. Schibler shared a presentation about housing target municipalization. He reviewed the HOME Act, and how
 15 the requirements for both regional and municipal plans have changed. RPCs now are statutorily required to
 16 estimate the total housing investment needed for affordable accessible housing etc. Regional plans also now need
 17 to disaggregate regional housing target data and list actions needed to satisfy need.
 18

19 D. Schibler then reviewed the timeline for how CCRPC staff will work with PAC to develop and finalize
 20 developing a municipal housing target methodology. CCRPC is targeting May for finalizing target methodology
 21 (actual municipal targets should be developed by the end of the summer).
 22

23 A. Weinhagen asked if the Statewide Housing Needs Assessment is providing the targets? D. Schibler answered
 24 that the Needs Assessment will outline the target, and CCRPC will need to move forward with that number. A.
 25 Weinhagen, is eager to hear what that housing target is. T. Newton added that he wonders if there will be
 26 opportunity to provide feedback on the housing needs assessment, and will seek out the answer.
 27

28 P. Conner asked about the requirements for implementation after municipalities receive their targets. D. Schibler
 29 responded that CCRPC will look at the housing elements of municipal plans closer and assess if policies and
 30 actions in the plan move the needle towards the target. P. Conner raised that different towns will have different
 31 timelines for their targets.
 32

33 D. Schibler stated that the Housing Needs Assessment will set two targets years (2029, and 2050).
 34

35 D. Schibler shared 5 lenses that CCRPC staff have proposed to look at to better understand approaches to
 36 municipalizing housing target:
 37

- 38 1: Current share – maintain each municipality’s percentage of the current regional housing stock
- 39 2: Planning- analyze ability to meet 90% of target in areas planned for growth (ECOS planning areas)
- 40 3: Zoning – analyze county-wide buildout based on existing zoning
- 41 4: Constraints – assess housing potential of zoning as constrained by natural resources (Act 174 known
- 42 constraints)
- 43 5: Capacity – assess housing potential based on sewer and water capacity
 44

45 D. Schibler ran through the above strategies in detail.
 46

47 T. Newton asked if there are any other lenses PAC members may want to add? A. Weinhagen stated that he
 48 thought the planning lens should include weighting based on district. He thinks it makes sense for metro and
 49 center to be weighted more than village areas and simply disaggregating by areas planned for growth and rural is
 50 not enough.
 51

1 J. Bosse asked if transit will be considered for capacity? D. Schibler responded that the planning lens ties into
 2 transportation. T. Newton said the TOD overlay could be added and given additional weight in the planning lens.

3
 4 A.N. Stoner asked if how much housing a community has already built could be taken into account? D. Schibler
 5 said this could likely be done.

6
 7 C. Dillard suggested that Arc Urban could give an efficiency ratio to be used to get more accurate numbers for the
 8 zoning lens. He also added that the Burlington water department has raised that there would be sewer limitations
 9 in Burlington if there was a large uptick in housing in certain areas.

10
 11 C. Yuen asked if one approach should consider how easy it is to develop in certain areas, such as areas where
 12 there are large lot sizes owned by fewer people.

13
 14 P. Conner asked about adding schools as a capacity metric. This is already an issue in South Burlington. He added
 15 that the zoning will be the trickiest analysis, especially because of buildout timeframes. P. Conner also asked
 16 about Act 250 changes and the HOME act studies. How might the “tiers” impact this assessment. Finally, P.
 17 Conner asked about the current share lens- he feels this lens is double weighting the “Planning Lens.” P. Conner
 18 noted that communities that use the most energy and therefore those that dedicate a lot of land area to housing,
 19 also need to find a lot of land to dedicate to energy production, which is a challenge for conservation goals.

20
 21 D. Schibler shared that CCRPC staff see the current share lens as a MINIMUM target in case the other lenses
 22 don’t result in fair division of housing targets.

23
 24 E. Vorwald asked if CCRPC is looking to weight based on median household incomes? How could CCRPC take
 25 this into account or track? D. Schibler responded that CCRPC has not gone to that level of how CCRPC will track
 26 this information, but it is a good question and CCRPC will think about it. T. Newton asked if CCRPC should
 27 provide weight to median household income per municipality. E. Vorwald is not sure if he is advocating for this
 28 (how would municipalities even track this?), but wants to consider it. D. Schibler suggested CCRPC can look at
 29 income data.

30
 31 D. Schibler asked if PAC thinks there should be a PAC working group to work on this methodology? P. Conner
 32 thinks a working group is a good idea and volunteered. E. Vorwald volunteered. D. Schibler said CCRPC would
 33 follow-up with an email asking who else may want to on the working group. P. Conner suggested that this would
 34 be a 3-5 person working group.

35
 36 **6. HOME Act Studies**

37 T. Newton reviewed recommendations from the 4 HOME Act studies. He showed how all the terms from the 3
 38 studies line up/get organized.

39
 40 M. Boulanger said he too has read the bill and agreed that they should discuss how growth centers are treated per
 41 the proposed legislation.

42
 43 **7. Climate Pollution Reduction (CPRG) Act**

44 M. Needle shared information about the CPRG. Stated that it is a grant that VT received from EPA. The funds
 45 have not been received yet, but once they are there will be 3 tasks: 1) Survey to ID implementation ready projects
 46 to reduce GHG emissions 2) Update EEPs 3) Update regional EEP.

47
 48 P. Conner asked if M. Needle can share the slide.

49
 50 **8. Members Items Open Forum**

51 P. Conner called for members items. No response.
 52

1 **9. Regional Act 250/Section 248 Projects on the Horizon**

2 P. Conner reminded folks to reach out about Act 250 Projects on the horizon.

3
4 **10. Other Business**

- 5 a. **ECOS Plan Update.** CCRPC has delayed adoption of ECOS Plan until June 2025. CCRPC staff will
6 spend early 2024 doing engagement specifically with underrepresented communities on the draft ECOS
7 Plan. Staff will also spend the first half of 2024 working on developing municipal housing targets and
8 updates to the regional future land use maps.
- 9 b. **FEMA Flood Map and Bylaw Updates.** RPCs have entered into a second contract with VT DEC to
10 support NFIP map and bylaw updates in municipalities in FY24. Please let RPCs staff know if your
11 municipality is interested in assistance.
- 12 c. **Development Activity Report – 2023.** CCRPC Staff will be sending out an email request for housing
13 and commercial development built in calendar year 2023 soon.
- 14 d. **UPWP Solicitation.** FY25 UPWP project applications are due on January 19, 2024. If you have
15 questions about potential projects, please reach out to CCRPC staff.

16
17 P. Conner adjourned the meeting at 4:02pm.

18
19 Respectfully submitted, Sarah Muskin.