



## **Housing Summit 1: Housing For Vibrant Communities Friday June 3, 2022 8AM to noon**

Overview: This document captures the conversations, subject topics, and priorities voiced by participants at Housing For Vibrant communities. After the group discussions was a larger breakout session where all participants “dot voted” to identify the top 5 highest priority action items. These are listed at the top, however we felt for transparency and for future work that it was important to share all of the conversation and discussion points.

### **TOP 5 ACTION ITEMS (IN ORDER OF VOTES) VOTED BY REMOTE AND IN PERSON PARTICIPANTS:**

1. **Enhance public transportation:** increase availability of transportation across the county and between communities.
2. **Create a coordinated PR and education campaign:** Reframe the narrative to describe the benefits of different types of housing: shift the concept from “affordable” housing to “attainable” housing or something more accurate. Use this coordinated campaign to educate and inform the public and stakeholders about the housing efforts in Lamoille county, including the other top actions.
3. **Advance and support Act 250 modernization** which makes building housing easier and faster in appropriate locations and provides Act 250 exemption for towns with proper zoning. Focus efforts in the legislature to make change which reflects more rural housing needs and voices.
4. **Expand growth centers:** work with the State to expand and allow for adjustments to the Designated Growth Centers program (<https://accd.vermont.gov/community-development/designation-programs/growth-centers>) to allow for future housing development.
5. **Expand water and sewer infrastructure:** work with towns to attain the resources they need to plan for and fund expansions to water and sewer infrastructure.

**Strengths: what's working well? What are you proud of? Bright spots etc. (10 mins)**

- Collaboration in various groups. This event is a product of collaboration.
- We have a really cool ability to be creative.
- Sense of community, we're neighbors
- Potential is coming to a huge wave. There is a bunch being built in Morrisville.
- It's great to be opening people's eyes.
- End of the day Friday last ditch effort to get someone housed. Our ability to assemble quickly and get things done.
- Faith groups
- Front porch forum
- Community paper
- UWLC
- River Bend Apartments in Stowe
- Housing is at forefront = reduction of NIMBYism
- WCC = working together
- A lot of rental housing being built
- Additional financial resources
- Community collaboration
- Potential for ADUs
- WCC / United Way; new resources and connections
- Convergence of business needs and housing / equity
- Will and recognition around regulation framework at state level, starting to improve understanding
- Many housing collaborations in Lamoille County; Stowe housing working group, Morristown, Stowe, Johnson and Hyde Park bylaw modernization grants
- Our region has a wealth of retired / skilled leaders
- Potential collaborations with Hardwick
- Data availability to demonstrate value
- Nonprofits working with private developers

**Opportunities/Challenges: what isn't working so well? What do you want to see change? What are your concerns in addressing housing? What worries you about jumping into this work? (10 mins)**

- Zoning – these large homes that have only one person living in them. Can you have non-family members there?
- With the amount of time it takes to adjust fair rental prices, with all the inflation, all the numbers are reflective of pre-pandemic. The vouchers are outdated amounts.

Nothing is fair market value right now. How can we more efficiently adjust those numbers?

- Senior housing developments – it's a challenge to be on municipal wastewater. More senior housing frees up their own homes.
- What are the unlikely partnerships that have not been considered? Working with individual realtors. Making the community more aware of housing that is needed. Having car dealerships and realtors aware.
- Employer connections
- Getting individuals in the community to recognize there really is a housing crisis. A lot of folks are concerned about thoughtful planning in our development. We need housing for all sorts of income groups. We have a lot of projects going up.
- Getting community involvement.
- Parking in Morrisville.
- Create greater awareness in those not fully engaged.
- How do we handle and manage the NIMBYs?
- People intellectually understand we have a housing crisis but they don't want it in their backyards. They don't want it to impact their neighborhoods and parking.
- Having discussions about that stigma. What people's fears are about the people they are worried are going to be in affordable housing? People need different types of supports in housing. How do we address stigma?
- Affordable housing not super equitable.
- Housing equals healthcare. It's a community issue. We need a systems overhaul.
- Recovery from addiction is another elephant in the room
- Structural issues around housing
- Lack of planning especially directed at aging population
- Increasing rates of eviction
- Lack of subsidies for senior housing
- Not taking advantage of affordable density housing; economy of scale and pace of development are limitations
- Employer / wage issues
- Running out of development sites
- Lack of PR, communication and cohesive information sharing
- Competing interests
- Lack of ability to build downtown
- Haven't felt community support; people are resistant to community change
- Disparities in wastewater / water systems
- Broadband structure is needed, and to be affordable
- Lack of opportunities for housing especially among most vulnerable; financial assistance is available but lack of places to use vouchers

- Lack of transportation
- Vulnerable populations face many barriers
- Long timelines for zoning, permitting and Act 250 contribute to project expenses
- Aging population
- Transportation
- Housing and connection to recovery services
- Every town is working individually
- Recovery housing gap
- Exclusive zoning
- Unsustainable disaster resilience; floodplains, climate change
- Parking restrictions and associated construction costs caused by requirements
- NIMBYism and stigma easily derail housing projects
- Morrisville and Stowe differentiated by socioeconomic inequality
- Housing and workforce connection issues
- Economy of scale
- Lack of technical advice for small “developers”
- Short term rentals and second homes impacts

**Identify Actions: based on our discussion of strengths and challenges, what do we want to do about them? Think both big and small! What do you need to be successful? What do you need from each other, other partners and resource providers? (20 mins)**

- If we're going to say yes to something, what are we going to say no to.
- More awareness and more discussion about the core issues of the reality of our housing crisis. Including the length of time it takes to develop housing. The costs and the challenges to build right now.
- Remembering if you live in places on dirt roads, having community gatherings that bring people together. Take advantage of different events that will allow tabling
- How many properties do we have that can be refurbished? Cataloge what is out there.
- Careful planning – give the full story to the community of the plans
- Housing = healthcare. A slogan to center Lamoille around housing.
- If the idea is that density is disruptive, point out the effects of our housing shortage. There is disruption to not developing
- Zoning – requiring municipalities to have a zone capacity 1 to one ratio to jobs in the town.
- Prioritizing building around transit routes

- Public housing has to be part of the mix – make it actually accessible
- Circulate the list of defenses to municipal entities
- Education / PR; staffed position to collect, collaborate and share. Campaigns to raise awareness. Reframe the narrative, benefits of different types of housing.
- Affirmatively furthering fair housing education for municipalities
- Advocacy / support for Act 250 reform
- More communities pursuing state designations (smart growth); advocacy for adjustments to program to allow for future development.
- Build strategy to fund opportunities for regional or collective / support / trust / fund
- Action oriented housing plan; map and inventory
- Increase housing, financial assistance
- Landlord liaison for county, sustained funding
- Technical assistance for communities and developers “liaison”
- Case management across community / agencies
- Review town by town services to inform region and state
- More money to solve issues like transpo, housing, services
- Incentives for cross town collaboration
- Boosting / creating organizations which will build affordable housing
- Reframing zoning as what you can do
- Decouple zoning density from parking
- Create private and public partnership with profit making policy to bring down costs
- Federal and state money for water / sewer expansion
- Act 250 reform; 10-55 rule, focus efforts in legislature to make change using more rural housing voices, Act 250 exemption for towns with proper zoning
- Reframing “affordable housing” as “attainable housing”
- Expand designated downtown village centers by working with the state
- Planning for water and sewer for downtowns / village centers
- Tax out of state second homes being heated in the winter
- Planning new builds with aging population in mind
- Tax incentives for house shares to create sustainable, support housing
- Eliminate single family zoning and move to form-based code everywhere
- Catalog existing properties and bring them online for use
- Coordinated education campaign
- Inter- and intra- town coordination: Strategy to get a diverse group of people within towns to be more involved in municipal groups and opportunities and to get different towns talking to each other
- More public transportation.
- Create public transportation

- Coordinated PR / education campaign
- Act 250 modernization
- Expand growth centers
- Water and sewer infrastructure expansion
- Coordinated educational PR campaign
- Develop action oriented regional housing plan
- Increase funding for water and sewer expansion
- Create more public transportation
- Create landlord liaison + catalog properties and share
- Regional zoning reform
- Inter and intra town coordination
- Support and coordinate Act 250 reform
- Expand growth centers