

Proposed Revisions to the Draft Safe & Affordable Housing Element

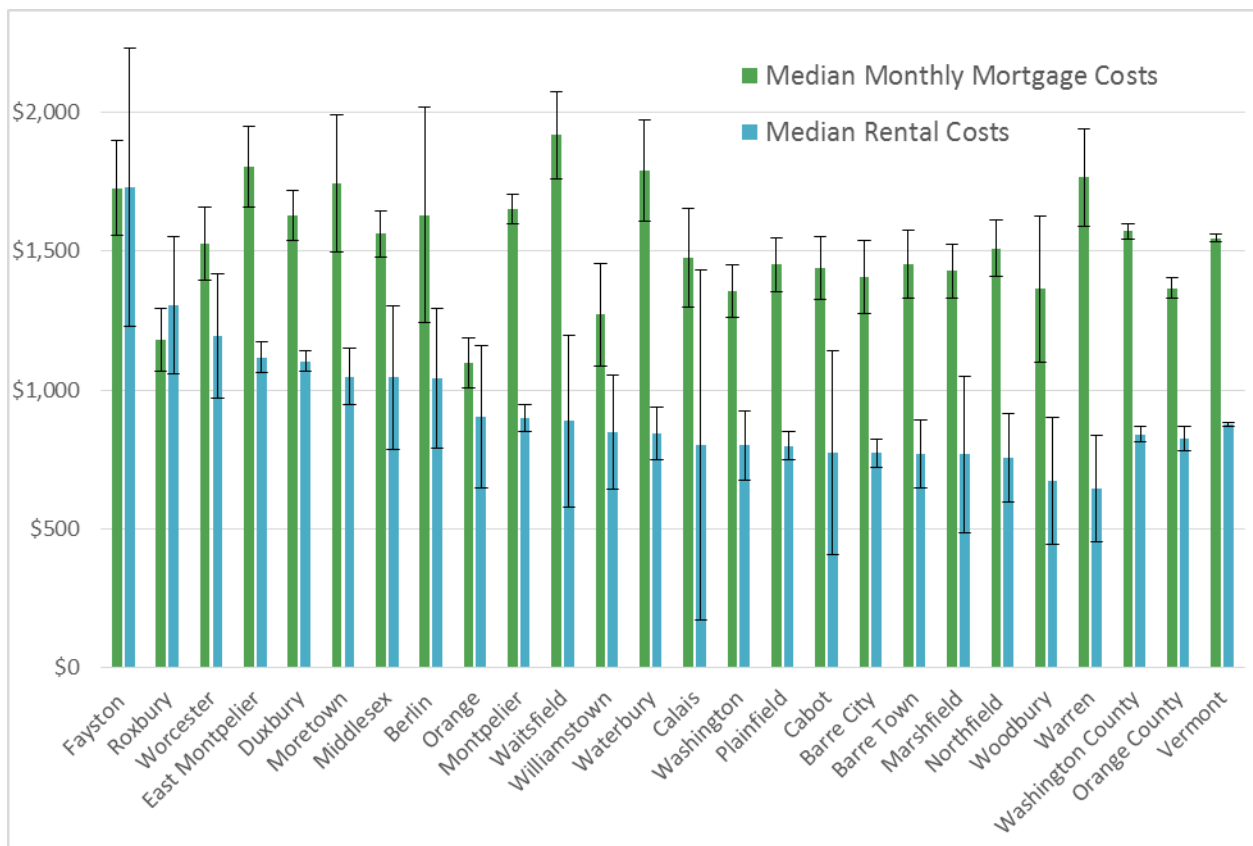
The following text identifies revisions and insertions to be applied to the Draft Safe and Affordable Housing Element distributed to Commissioners on Dec. 2nd, 2015.

Page 25, Line 25:

“As shown in Figure 5 below, and factoring in margin of error, the large majority of towns have median mortgage costs higher than rental costs. In Fayston and Roxbury however it is likely that median rental costs are equal or higher than median mortgage payments. In Fayston this could be due to the seasonal rental market that caters towards ski rentals. Roxbury has the second lowest median monthly mortgage costs in the Region.

Margin of error is shown in dollar amounts by the vertical error bars. Margin of error was calculated by the Vermont Housing Finance Authority using ACS 5-year data and can be found on Housingdata.org. Each data value was deemed ‘most reliable’ for ACS estimate reliability except for Calais Median Rental Costs which were deemed ‘less reliable’.”

Page 11, Line 1, Figure 5:



Page 20, Line 11:

“Figure 12 demonstrates how housing unit growth in rural areas has occurred at a faster rate since 2000 than in “urban cluster” areas, 12.6% and 3.3% respectively.”

Page 21, Line 5: “An additional analysis was done to help characterize residential development patterns in the region. The analysis considers different geographic areas and provides an additional perspective on rates of growth in areas of concentrated development versus outlying areas of significantly less concentrated development. E911 points were used to determine the percentage of housing structures that exist within Regional and Town Centers and outside those boundaries (see Future Land Use Map). In 2005, 80.5% of residential structures were outside of Regional and Town centers while the remaining 19.4% were located inside. In 2014, 81.3% of regional structures were outside Regional and Town Centers while 18.7% were inside. Residential structures outside of Regional and Town Centers experienced a percent change of 9.4% from 2004–2014 while structures within Regional and Town Center boundaries only grew by 4.5%.”

Page 23, Line 5:

“Balancing Efficient Land Use with Rural Character and Residential Development Pressures

Nearly every municipality in the Central Vermont region clearly states in their municipal plan that residents strongly value rural character in their communities. Many of those also state that their highly regarded rural character has or could be threatened due to a number of pressures. These pressures include scale of developments, sprawling residential development or economic growth in neighboring towns.

A majority of municipalities also express the desire, for increased density and/or concentration of housing in downtown and village centers. A few municipalities follow-up that aspiration with the acknowledgement that there are infrastructure limitations that hinder the realization of that goal. This idea of increased growth in downtown and village centers stands in contrast to actual residential development in the Central Vermont Region. The rate of residential structures built outside of downtown and village centers is higher than those being built within. This is supported by a faster rate of growth from 2000–2010 in housing units in Census designated Rural areas than in Urban Cluster designated areas.

This presents a challenge of how the Central Vermont Region can overcome the contrast between desired residential development patterns versus actual development patterns. As found in municipal plans, the protection of rural character, supported in some municipalities with the desire for concentrated housing growth in village centers is not fully being realized. Scattered rural residential development and in some cases

strip development are threatening towns' character, despite the stated desires of municipal plans.”

Page 28, Line 8.5

“Policy: Regional and local planning should address the inter-related nature of factors that affect meeting regional housing needs.

Action: Provide consultation to sub-regions of municipalities on the issues they face in contributing to regional housing needs”

Page 30, Line 4.5:

“Action: Set a benchmark to be used to measure regional progress toward increasing the percentage of residential development in Regional and Town Centers.

Page 30, Line 16.5:

“Action: Develop a database of existing housing in the region based on data such as Municipal Grand Lists.”