



Regional Plan Draft Review Committee Dec. 15th, 2015, 3:30 pm, CVRPC Office Safe & Affordable Housing

ATTENDEES:

| | |
|--|---|
| <ul style="list-style-type: none">• Scott Bascom, <i>Town of Barre, VTrans</i>• David Strong, <i>Town of Plainfield</i>• Laura Hill Eubanks, <i>Town of Northfield</i>• Dara Torre, <i>Town of Moretown</i> | <ul style="list-style-type: none">• Marianne Wolz, <i>CVRPC Staff</i>• Gail Aloisio, <i>CVRPC Staff</i>• Eric Vorwald, <i>CVRPC Staff</i>• Bonnie Waninger, <i>CVRPC Staff</i> |
|--|---|

MEETING PURPOSE: To discuss alternatives to the CVRPC Regional Housing Distribution Plan.

SUMMARY:

The meeting commenced at 3:40 pm.

The Executive Committee has requested that the DRC contact Capstone Community Action to determine if they would like to nominate a replacement for David Rubin. If Capstone does not desire to provide a Committee member, the DRC is directed to seek nominations from throughout the region.

Staff summarized the recommendations regarding the Housing Distribution Plan provided in a Memo to the DRC.

The Committee expressed concern that discontinuing the Housing Distribution Plan, along with a former Housing Element goal that set a numerical target for affordable housing, would inhibit measurement of progress. The Committee discussed potential numerical targets related to affordable housing, and to housing in centers. The numerical targets should be coordinated to further the overall goals of the Regional Plan, including promoting redevelopment and infill in existing developed areas. Adding a numerical target for housing growth in developed centers would allow progress toward this goal to be measured.

The Committee also discussed concerns that once a numerical target was set, communities might be challenged to figure out how to achieve it. Some existing centers need added infrastructure capacity to allow more growth, and banks and developers often find more risk in reusing properties than on undeveloped land. Infrastructure and services such as fire, water, sewer and roads should be managed to reduce costs of development in service areas. Costs to municipalities of development in rural areas, such as road maintenance and stormwater runoff, are not transferred to developers through mechanisms such as impact fees. The committee agreed that it would be important to provide the municipalities with tools for policy changes or new projects in order to achieve a numerical target.

The Committee pointed out that scheduling two municipalities per year for targeted housing consultation would take 11 years to get to each town. They were also concerned that the towns with the least residents might be ignored as they have less overall influence on regional housing trends. All municipalities could use assistance with developing housing data and profiles to include in the housing elements of their municipal plans. The committee discussed that some housing issues are shared among neighboring municipalities, such as the challenge of providing seasonal housing in resort communities, or workforce housing in major employment centers.

The suggestion for an annual housing committee for selecting municipalities to receive consultation was expanded into a regional forum on housing. Stakeholders such as developers, contractors, housing interest organizations, could gather to identify and discuss issues, and give input on where consultations should focus.

Staff proposed modifying the recommendation for targeting 2 municipalities per year for housing consultation, to instead delineate sub-regions sharing housing issues and consult with those sub-regions. This approach would require delineating sub-regions based on housing influences. It also would not necessarily correspond to the Municipal Plan revision schedule for each town in each sub-region.

David Strong made a motion for a modification to the following Housing Element Policy: “New housing should be constructed in regional and town centers.” (p.28, line 20) The modification would be that a specified percentage of all new housing growth should be constructed in regional and town centers. Staff are directed to develop a recommended number for that specified percentage. The motion was seconded by Laura Hill Eubanks and passed unanimously (4 in favor, 0 opposed).

Dara Torre motioned that the DRC recommend to the Regional Commission that the Regional Housing Distribution Plan be discontinued. In its place the Commission should pursue two actions:

1. Add Housing Element Goals & Policies that address the root issues affecting equitable housing contribution, and promote municipal collaboration.
2. Conduct targeted housing consultation at the sub-regional level

The motion was seconded by Dave Strong and passed unanimously (4 in favor, 0 opposed).

The meeting concluded at 5:45 pm

Wrap-up and Next Steps:

- Contact Capstone Community Action to determine their continued interest in sitting on the DRC.
- Utilize data on past trends in regional and town center housing growth to develop a proposed target percentage for regional plan policy
- Incorporate additional goals and policies, and sub-regional housing consultations into the Draft Regional Plan Housing Element

The next DRC meeting is scheduled for **Tuesday, January 19th at 3:30 pm.**