



Central Vermont Regional Planning Commission

Board of Commissioners

Tuesday, April 12, 2016

7:00 p.m.

Central VT Chamber of Commerce

Paine Turnpike South, Berlin

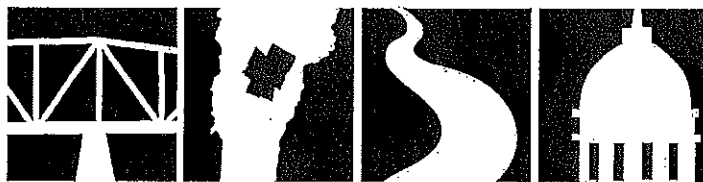
(Coming off the interstate at exit 7, turn left at the first light.

At the next crossroads, the Chamber is on your left. It is the light yellow building.)

<u>Time</u>	<u>Description</u>
7:00	Adjustments to the Agenda
7:05	Public Hearing - Moretown Town Plan Approval
7:08	Public Comments
7:10	Town Plan Approval and Confirmation - Moretown*, <i>Eric Vorwald</i>
7:20	March 8, 2016 Meeting Minutes (enclosed)*
7:25	Staff Reports (enclosed) and any updates
7:30	Executive Director's Report (enclosed) and any updates
7:40	Central VT Economic Development Corporation Report
7:45	Nominating Committee Report, <i>Bill Arrand</i>
7:55	Brownfields Advisory Committee Rules of Procedure, <i>Gail Aloisio</i> (enclosed)*
8:05	Central VT Clean Water Advisory Committee, <i>Bonnie Waninger</i> (enclosed)*
8:15	Regional Plan (enclosed) <ul style="list-style-type: none">a. Proposal for Alternatives to a Housing Distribution Plan, <i>Gail Aloisio</i>b. Acceptance of Housing Element, including selected alternative from "a." above*c. Regional Plan Schedule, <i>Eric Vorwald</i>
9:00	Adjournment

* denotes anticipated action item

In accordance with the provisions of the Americans with Disabilities Act (ADA) of 1990, CVRPC will ensure public meeting sites are accessible to all people or provide an opportunity to request accommodations. Request for free interpretive or translation services, assistive devices or other requested accommodations, should be made to Dan Currier, CVRPC Title VI Coordinator, at 802-229-0389 or currier@cvregion.com, no later than 3 business days prior to the meeting for which services are requested.



Central Vermont Regional Planning Commission

RESOLUTION

WHEREAS, the Town of Moretown, Vermont prepared a municipal plan in accordance with Chapter 117 of Title 24 of the Vermont Statutes, and the Regional Planning Commission found that the Municipal Plan meets all the requirements for approval under both the Commission's review process and Section 4350 of Chapter 117;

AND WHEREAS, Title 24, VSA, Section 4350 requires that CVRPC consult with member municipalities with respect to their planning efforts, requires that a municipality have a plan approved by its regional planning commission in order to have its planning process confirmed, and requires that a municipality maintains the use of local funds for local and regional planning;

THEREFORE, BE IT RESOLVED THAT

The Central Vermont Regional Planning Commission concludes that the Municipal Plan:

1. is consistent with the goals established in Section 4302 of the Act;
2. is compatible with the Central Vermont Regional Plan;
3. is compatible with the approved plans of other municipalities in the region; and
4. contains all the elements as required in Section 4382 of the Act;

AND does hereby **APPROVE** the **2016 Moretown Municipal Plan**, dated January 4, 2016.

FURTHERMORE, in compliance with Title 24 VSA Section 4350, the CVRPC has consulted with and confirms the planning process of the Town of Moretown. It is noted that when an adopted municipal plan expires, its approval also expires. Recommendations made by the Regional Planning Commission's Review Committee are attached and should be considered when developing the next edition of the Municipal Plan. If the municipality has zoning or other regulatory bylaws or is considering adopting bylaws, it is important that the bylaws are in compliance with the current Municipal Plan.

ADOPTED by the Central Vermont Regional Planning Commission at its April 12, 2016 meeting.

Byron Atwood, Chair
Central Vermont
Regional Planning Commission



Central Vermont Regional Planning Commission

MEMORANDUM

TO: Central Vermont Regional Planning Commission

FROM: Eric Vorwald, AICP
Senior Planner

RE: Town Plan Review Committee Comments on Moretown Town Plan Update

DATE: April 12, 2016

On March 31, 2016 the Central Vermont Regional Planning Commission's Town Plan Review Committee met to discuss the town plan update and planning process as requested by the Town of Moretown. Representatives from the Town of Moretown were in attendance and provided an overview of the plan and the planning process. The Town Plan Review Committee discussed multiple aspects of the plan update including mapping; policies and actions; and housing, with the majority of the discussion focusing on consistency with housing and the housing distribution plan as it relates to the 2008 Central Vermont Regional Plan.

Specific discussion focused on language in the Central Vermont Regional Plan that states, "*Town plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning¹ - for 80 percent of the anticipated 10 to 15 year housing demand.*"

It was noted during the Town Plan Review Committee's discussion that additional emphasis has recently been added to consistency with regional plans therefore the Moretown Town Plan update needs to include a map that identifies specific locations where its share of housing (as noted in the housing distribution plan) will be located. After extended discussion, the Town Plan Review Committee made the following motion:

Recommend that the Central Vermont Regional Planning Commission approve the Moretown Town Plan update and planning process.

This motion was carried by a vote of 4 in favor and 1 against.

¹ For towns without zoning bylaws: Town plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units consistent with the town plans housing goals and policies and be compatible with other plan elements as outlined in 4382 "the plan for a municipality."

Following the meeting of the Town Plan Review Committee, staff examined multiple town plans within the Region to determine if past Commission actions have taken a uniform position regarding consistency between town plans and the 2008 Central Vermont Regional Plan. For this review, staff only focused on the section of the 2008 Central Vermont Regional Plan noted above regarding a specific map identifying the location of future housing units based on the regional housing distribution plan.

Staff found that the majority of plans reviewed did not include a specific map that identified exact locations for future housing units. Most plans contained a map showing existing housing units (in the form of E911 points) and relied on future land use or zoning maps to address future housing locations. Several plans had general areas identified for future housing growth but did not include exact points or detailed boundaries. In two instances specific points were used for the location of future housing.

Overall, however, past Commission actions do not seem to have taken a firm stance on what level of detail has been required to ensure a town plan is consistent with the regional plan. The degree of consistency between the town plan and regional plan has been determined by the future needs of the municipality and affirmed by a recommendation from staff.



MEMORANDUM

TO: Town Plan Review Committee

FROM: Eric Vorwald, AICP
Senior Planner

RE: Town of Moretown Updated Town Plan

DATE: March 31, 2016

On February 4, 2016, the Central Vermont Regional Planning Commission (CVRPC) received a request from the Town of Moretown to review and consider regional approval of their updated town plan and planning process. As per the statutory requirements under 24 VSA 117 Section §4350, the CVRPC shall review and approve the town plan if it finds the plan:

- Contains each of the required elements listed in 24 VSA 117 Section §4382
- Is consistent with the required goals established in 24 VSA 117 Section §4302
- Is compatible with the Regional Plan and the approved plans of other municipalities in the Region

The Town of Moretown's existing Town Plan was approved in 2008. That plan was not readopted therefore it expired in 2013. Approval of the 2016 Town Plan would restore Moretown's eligibility for grants and other funding opportunities.

Overall, the Town of Moretown has undergone a concerted effort to complete their town plan update and receive approval from the Selectboard which occurred on January 1, 2016. The 2016 Moretown Town Plan includes all the statutory requirements that have been adopted by the Vermont Legislature over the past years. This includes discussion of flood resiliency, inclusion of support to pursue a state designation of village center, and information on energy specific needs for the community.

The process for updating the town plan began in 2013 with a community-wide survey to better understand the community's opinions on various planning topics. The responses to the survey helped guide the Planning Commission in their efforts to update the plan and ensure the opinions and desires of the community were addressed whenever possible. This process continued with multiple meetings of the Planning Commission including community workshops to focus on specific topics such as a community-wide vision; fiscal health and economic development opportunities; and renewable energy and energy conservation.

In general, the 2016 Moretown Town Plan supports the community's desire to maintain its agricultural and forestry heritage while enhancing and preserving its village center. This vision is supported throughout the plan's goals and policies. Additionally, the future land use map depicts preservation of the rural areas while accommodating development density and commercial uses in the village center. The emphasis on maintaining a village (or villages) that can support the community while preserving rural landscapes is a fundamental tenant of smart growth planning.

In order to ensure the statutory requirements of the 2016 Moretown Town Plan have been met, CVRPC staff completed a detailed analysis including page references to each of the required elements and statewide planning goals in the plan. This analysis is intended to assist the Town Plan Review Committee identify any comments they might want to discuss during their review. If the Town Plan Review Committee agrees that the 2016 Moretown Town Plan adequately addresses all the required plan components, a recommendation of approval should be forwarded to the full commission for their consideration.

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

Required Elements § 4382		Met	Not Met
1	Statement of Objectives, Policies, Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Land Use Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Transportation Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Utility and Facility Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rare Natural Resources/Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Educational Facilities Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Compatibility Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Energy Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Economic Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Flood Resiliency Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 State Planning Goals § 4302		Met	Not Met
1	Compact village centers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of air, water, wildlife, and land resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Efficient use of Energy and Renewable Energy Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources and Earth Extraction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Safe and Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities and services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resiliency	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TOWN PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development

24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.

Met

Pages: 1

Comments:

Plan begins with a vision for the future of the community which includes specific information related to how the Town of Moretown hopes to look and function in the future.

(2) A land use plan, consisting of a map and statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service;

Met

Pages: 91

MAPS

Present Land Use Plan ✓

Prospective Land Use Plan ☒

Comments:

The land use component addresses the needs of the community related to all aspects of land use including development patterns, desired densities, protection of resources, and supporting the Village of Moretown. Existing land use map is presumed to be spread between the map of existing homes and the map of existing businesses.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Met
Pages: 67
MAP
Transportation <input checked="" type="checkbox"/>

Comments:

The plan outlines the need to have improved bicycle and pedestrian facilities within the Village of Moretown where S.R. 100B is narrow. The plan also points out safety issues with the intersection between S.R. 100B and Moretown Mountain Road. These are both critical issues and improving these elements will carry over to other parts of the plan.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Met
Pages: 60, 76, 80
MAP
Utility and Facility <input checked="" type="checkbox"/>

Comments:

The plan notes what improvements have been made in recent years to existing facilities and the need to continue improvements. This includes ensuring community facilities are safely located to minimize impacts from flooding and the costs that have been incurred for improvements to existing municipal facilities.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Met
Pages: 31

Comments:

Moretown has significant natural and historic resources that are vitally important to the community and provide its identity. Protection of these resources is noted throughout the plan.

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

Met

Pages: 37

Comments:

Affordable housing is discussed as well as the impacts of seasonal homes on the community and affordability. Specific resources that currently exist are noted.

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Met

Pages: 43

Comments:

The plan notes the diversity and history of the economy including the talc and lumber industries and the importance of home businesses on the local economy. Also references to the results of the community survey relative to the desires of maintaining a strong village presence are included.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met

Pages: 25

Comments:

Flood resiliency is discussed in the context of the Local Hazard Mitigation Plan and how the community can be more prepared for issues related to flooding from stormwater by protecting the natural floodways and river corridors. Information on the Mad River and its corridor is also included.

How has the Town Plan addressed this goal :

Maintaining the historic Village of Moretown is important to the community as noted in the plan and in the 2013 community survey. In some contexts, the village is considered the core of the community and needs to be maintained. Land use goals in the plan support this vision.

If the goal is not relevant or attainable, how does the plan address why :

Goal 2:

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Consistent

Pages: 43

How has the Town Plan addressed this goal :

The plan discusses the need to support home businesses and maintain existing employers within the community. This also includes the need to upgrade infrastructure such as cellular communications and internet access.

If the goal is not relevant or attainable, how does the plan address why :

Goal 3:

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Consistent

Pages: 88

How has the Town Plan addressed this goal :

The plan discusses the need to have access to higher education or trade programs and notes various opportunities that exist within the community and nearby such as the Yestermorrow School. The plan supports expanding these opportunities.

If the goal is not relevant or attainable, how does the plan address why :

Goal 4:

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Consistent

Pages: 67

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal :

The plan discusses the need to maintain certain roadways and support the maintenance of state and federal highways. There is also information on continuing the expansion of class 4 roads as multi-purpose trails for use by multiple groups. Bus service is discussed and expanding it is noted.

If the goal is not relevant or attainable, how does the plan address why :

Goal 5:

To identify, protect and preserve important natural and historic features of the Vermont landscape including:

- (A) significant natural and fragile areas;**
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;**
- (C) significant scenic roads, waterways and views;**
- (D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas**

Consistent

Pages: 54

How has the Town Plan addressed this goal :

Significant discussion is included on the need to protect steep slopes, ridgetop views, and the entire Mad River corridor as it is a resource utilized by the entire watershed and not just Moretown. This shows a regional scale approach to the protection of these resources.

If the goal is not relevant or attainable, how does the plan address why :

Goal 6:

To maintain and improve the quality of air, water, wildlife and land resources.

Consistent

Pages: 9

How has the Town Plan addressed this goal :

Quality of air, water, wildlife, and land resources is discussed in the context of greenhouse gasses and the need to protect habitat through land use controls.

If the goal is not relevant or attainable, how does the plan address why :

Goal 7:

To encourage the efficient use of energy and the development of renewable energy resources.

Consistent

Pages: 62

How has the Town Plan addressed this goal :

Renewable energy sources including wind, hydroelectric, and biomass are discussed regarding their history, future, and siting discussions. There is also information related to landfill gas as a resource that will continue to be utilized.

If the goal is not relevant or attainable, how does the plan address why :

Goal 8:

To maintain and enhance recreational opportunities for Vermont residents and visitors.

Consistent

Pages: 60

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

How has the Town Plan addressed this goal :

Protection and access to the Mad River is discussed as a regional resource. There is also information related to trails in the town forest and the importance of S.R. 100B as a scenic byway. Expansion of the Mad Path, Cross Trail Vermont, and the VAST trails are also discussed as important recreation resources.

If the goal is not relevant or attainable, how does the plan address why :

Goal 9:

To encourage and strengthen agricultural and forest industries.

Consistent

Pages: 49

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

How has the Town Plan addressed this goal :

Hill farm areas and forest resources are discussed in terms of preserving the heritage of Moretown and maintaining viable agricultural areas. This information is also discussed in the context of maintaining forest resources for their importance as an energy source in the community.

If the goal is not relevant or attainable, how does the plan address why :

Goal 10:

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Consistent

Pages: 53

How has the Town Plan addressed this goal :

There is limited extraction of resources from Moretown. The plan notes the historic practices and businesses related to the talc industry, but those businesses have subsided. Most of the resource extraction is related to sand and gravel for municipal uses.

If the goal is not relevant or attainable, how does the plan address why :

Goal 11:

To ensure the availability of safe and affordable housing for all Vermonters.

Consistent

Pages: 37

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal :

Options for affordable housing are limited in Moretown, however the plan does support continuing to maintain those resources. The majority of the community is developed with single family detached housing. There is a recognition that affordable housing is needed and efforts are being explored to expand the opportunities.

If the goal is not relevant or attainable, how does the plan address why :

Goal 12:

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Consistent

Pages: 76, 83

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

How has the Town Plan addressed this goal :

Information related to the needs of the public facilities are included noting that maintaining a strong volunteer base for the fire department is important as well as maintaining emergency vehicles. There is also a discussion related to the 2013 community survey which notes residents would like to see additional police presence in the community.

If the goal is not relevant or attainable, how does the plan address why :

Goal 13:

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Consistent

Pages: 88

How has the Town Plan addressed this goal :

The plan notes that childcare is available but limited. One specific area noted in the plan is care for infant children as the majority of childcare available is for ages 4 and up.

If the goal is not relevant or attainable, how does the plan address why :

Goal 14:

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Consistent

Pages: 25

How has the Town Plan addressed this goal :

Moretown was significantly impacted by Tropical Storm Irene therefore flood resiliency is a common theme throughout the plan. Protecting existing buildings and limiting development in flood prone areas is noted. This also includes protecting areas from stormwater runoff and incorporating riparian areas where possible.

If the goal is not relevant or attainable, how does the plan address why :

STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;

(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

(1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and

(2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

- (A) is consistent with the goals established in section 4302 of this title;
- (B) is compatible with its regional plan;
- (C) is compatible with approved plans of other municipalities in the region; and
- (D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.

LAND USE PLANNING

Regional Plan: Staff presented housing information to the Mad River Valley Housing Coalition, and the Coalition discussed how its planning efforts fit into the context of regional housing issues. Staff presented sources and methods for housing data analysis. CVRPC's VISTA volunteer, Marian Wolz, is developing a public engagement strategy for the Energy Element and the finalized Plan. Staff participated in a Fair Housing Workshop for a refresher on the law, and how municipalities and regions can affirmatively further fair housing. Contact Eric Vorwald, vorwald@cvregion.com.

Town Plan Updates: Moretown requested regional approval of its Town Plan. The Town Plan Review Committee met in March to review the Plan for consistency with the regional plan, review completion of all required elements, and affirm the process that was used to establish the plan. The Committee will forward its recommendation to the full Commission for consideration at its April meeting. Calais recently requested regional approval for its Town Plan.

Staff is projecting a highly competitive Municipal Planning Grant cycle for Central Vermont communities. Communities interested in discussing ideas, project development, or application assistance are encouraged to contact CVRPC as early as possible. Contact Eric Vorwald, Vorwald@cvregion.com.

MUNICIPAL PLANNING & TECHNICAL ASSISTANCE

East Montpelier Village Master Plan: Historic data and providing background information on what studies or projects have been done to date is being gathered. The Planning Commission will be receiving presentations from other experts on relevant topics such as water, wastewater, fire protection, transportation, etc.

Enhanced Consultations: Staff completed enhanced consultations with the Towns of Marshfield and Berlin. Staff discussed the strengths of their existing plans and noted areas where the plans could be improved. Staff also discussed training opportunities and a list of services that CVRPC provides to assist with achieving planning goals.

EMERGENCY PLANNING & PREPAREDNESS

Rural Fire Protection Water Supply Planning: Area fire departments from Northfield, East Montpelier/Calais, Williamstown, Waitsfield/Fayston, Cabot, and Roxbury are interested in pursuing rural fire protection funding opportunities and seeking planning and implementation funds for the installation of dry hydrants and other rural water supply fire protection measures. CVRPC will assist them in finding and seeking funds for the project.

Emergency Planning and Hazard Mitigation: LEOPs (Local Emergency Operations Plans) - Staff worked with Roxbury, Montpelier, Barre Town, Worcester, East Montpelier, Cabot, Plainfield, Duxbury, Waterbury, Orange, and Barre City on plan updates and 2016 changes to the LEOP's. LEOPs are due May 1. Contact Laura Ranker, ranker@cvregion.com.

Local Hazard Mitigation Plans (9-Town Project): Staff worked with Cabot, Worcester, Roxbury, Northfield, and Middlesex. Cabot has chosen to work aggressively to complete its plan update by June. Northfield and Roxbury have begun assembling mitigation teams of local officials to re-evaluate their plan. Both communities will examine mitigation of railway accidents, for which both are at risk. Staff met with Cabot officials and created a survey for them to use to gather input for the Plan. At the request of the Orange Planning Commission members, staff provided a detailed written review of the updates needed in the Orange LHMP. Contact the staff member assigned to your town or over project manager Laura Ranker, ranker@cvregion.com.

Trainings and Workshops: Staff is actively soliciting registrations for the ICS 402 course so municipal officials can certify their LEOP by May 1. In an effort to meet the requirements of DEMHS to have all first responders trained in ICS 100 and ICS 200, staff continues to forward training notices and announcements to our local emergency management contacts, town officials, and LEPC members. 2016 dates have been scheduled and can be viewed by going to <http://vem.vermont.gov/event>. Contact Laura Ranker, ranker@cvregion.com.

CVRPC provide staffing to the State Emergency Operations Center and fulfill its Local Liaison role for the VT Vigilant Guard Statewide Exercise this summer. DEMHS is ramping up preparations and training for the event.

LEPC: Staff provided administrative and organizational support to the LEPC 5 for their March meeting. Jonathan Bond spoke about the Mobile Home Park Project, which is helping parks and their residents prepare for disaster events. Chris Hoar of the Northfield Police Department will speak at the May meeting about the recent events in Northfield (train derailment & pipe bomb). This will build on the Rail Car Incident Response course being offered on April 30 at Blue Mountain School; an eight-hour, awareness-level training program developed to educate rural emergency responders on freight rail car incidents involving hazardous materials. https://www.ruraltraining.org/media/course-material/AWR_147_Insert_Card_1.pdf. To register, contact DPS.EMHSTraining@vermont.gov and cc Dorothy.knott@gmail.com.

TRANSPORTATION

Project Prioritization: In prioritizing Town Highway Bridge Pre-candidates, TAC noted that two bridges on US 2 in Montpelier were in need of repairs and not viable for the Town Highway Bridge Program. The cost of repairs vastly exceeds the funding limits of the Town Highway Structures Program. The TAC stated the bridges should be in the State Bridge Program. Two bridges in Plainfield Village have repetitive flood damage to the road, and threaten adjacent homes. The bridges need to be enlarged, but they aren't in bad enough shape to be viable for the Town Highway Bridge Program.

Road Resiliency: Staff organized a Road Foreman's meeting for April 5 to discuss the Municipal Roads General Permit that the Department of Environmental Conservation is creating; 39 individuals, including road foreman, selectboards, VTrans staff, and others are participating. Erosion Analysis Maps will be distributed to participating towns. Staff provided assistance with Better Back Roads grant applications. Staff attended a working group meeting of the VTrans Transportation Resiliency Study team.

Transportation Planning Initiative: Staff finished the High Risk Rural Roads evaluation and conducted a Complete Streets survey. Staff updated CVRPC's procurement procedures to meet new federal regulations. Staff created project summaries for the Transportation Resiliency Study and Barre Rt. 110 intersection project. The East Montpelier US 2/VT 14 Intersection/Bridge Project Public Meeting was rescheduled to April 26.

Staff participated in the Capital Commuters Annual Meeting. The committee discussed the results of the annual performance report which demonstrated the success of the pilot program in reducing parking demand and in increasing the use of transit, rideshare, walking and biking of state employees in Montpelier. The steering committee discussed options to continuing and expanding the program to other state facilities.

NATURAL RESOURCES

GIS/Fluvial Erosion Hazard: Staff inventoried Barre Town sewer manholes with Town staff. Staff provided training to Northfield Town Utility staff on how best to use a GPS to navigate to a location. Staff assisted with parcel mapping questions and data for Plainfield, Worcester, Montpelier, and Berlin. Staff began the landslide and mass failure data collection for the Region. Staff made Barre City maps of the FEMA buyout properties.

Water Quality: Staff participated in the Clean Water Fund Financing meeting hosted by DEC and the State Treasurer, and attended a meeting facilitated by VT ANR DEC staff on how best to fund the clean water fund once the current funding structure expires. Staff attended the RPC Clean Water working group meeting and provided an

update on CVRPC progress. CVRPC Commissioners will consider whether to establish a Central Vermont Clean Water Advisory Committee at their April meeting.

Staff attended a Lamoille Basin Plan meeting for RPC staff to organize projects and outreach; helped to plan three workshops to present Act 64 and its requirements; presented at the Plainfield Planning Commission public hearing on zoning changes and the river corridor zone; and assisted with the development of a grant for stormwater mapping for the Town of Berlin.

At the request of a town, staff met with James Ehlers of Lake Champlain International to discuss promising wastewater treatment technology that may assist Vermont in complying with its clean water requirements. The technology uses wastewater, food scrapes, manure, etc. as an energy product. There is preliminary interest in piloting 1-3 projects in Vermont, and the Central Vermont region is being considered as a potential area for a pilot.

Northfield Village Green Stormwater: Staff presented to the Northfield Selectboard and took public comment on the storm water design proposed and conducted a parking lot survey to help with the design plans.

COMMUNITY DEVELOPMENT

Brownfields: CVRPC is accepting applications for Brownfields assessment and clean up planning from interested parties. Representatives from the Dept. of Health – Barre Office, Downstreet Housing & Community Development, the Town of Northfield, and Capstone Community Action have requested to participate in the Brownfields Advisory Committee. Contact Gail Aloisio, Aloisio@cvregion.com.

Sugarbush Tour: Staff met with the Sugarbush Resort planning team and Mad River Valley Planning District Director to discuss Sugarbush's development evolution and plans for the future. Many ski resorts are transitioning to a 4-season business by adding mountain bike, water slides, and other warm-weather activities and focusing on housing real estate development. Sugarbush's model is somewhat different because its customer base is less day-pass oriented and more return-visit oriented.

Healthy Central Vermont: Staff met with Central Vermont Partnership for Success staff to discuss how CVRPC might assist in healthy communities' planning and to offer input on working with municipalities.

NEWS & ANNOUNCEMENTS

Wrightsville Beach Recreation District: Staff provides administrative, fiscal, and technical assistance to the District. The website for Wrightsville Beach has photos of the shelters and amenities; visit www.wrightsvillebeachvt.com. *Shelter reservations are now being made online at the WBRD website* or by contacting the Beach Manager, Collin O'Neil.

Remember to visit CVRPC's web site at www.centralvtplanning.org to view our blog and for the latest planning publications and news.

Central Vermont Regional Planning Commission

March 8, 2016

DRAFT Minutes

Present were:

Barre City: Janet Shatney-absent

Barre Town: Byron Atwood

Mark Nicholson-absent

Berlin: Bob Wernecke

Cabot: Dick Payne

Calais: Paul Rose – absent

John Brabant-absent

Duxbury: Brian Fitzgerald

East Montpelier: Julie Potter

Jack Pauly

Fayston: Carol Chamberlin-absent

Marshfield:

Middlesex: Ron Krauth

Montpelier: Tina Ruth

Kim Cheney-absent

Moretown: Dara Torre

Northfield: Laura Hill-Eubanks

Orange: George Malek

Plainfield: David Strong

Robert Atchinson-absent

Roxbury: Gerry D'Amico

Waitsfield: Don La Haye

Harrison Snapp-absent

Warren: Camilla Behn-absent

Washington: Gary Winders-absent

Waterbury: Steve Lotspeich

Williamstown: Larry Hebert

Woodbury: Michael Gray

Worcester: Bill Arrand

Staff: B. Waninger, L. Emery, E. Vorwald, G. Aloisio, M. Wolz

Others: S. Andersen, CVEDC.

The meeting was called to order at 7:02 p.m. There were no members of the public in attendance.

Commissioners presented Laurie Emery with a plaque for her 34 years of service to CVRPC.

No adjustments were made to the agenda.

The minutes of the February 9, 2016 meeting were accepted as written.

Staff and Executive Director Reports: B. Waninger reported that towns are asking for increased assistance from our planning staff, and that enhanced consultations are going well. L. Hebert stated that the assistance provided to Williamstown on their Town Plan was very appreciated.

B. Waninger reported that the Rural Fire grant is not going to be pursued at this time. We had five fire departments interested, but didn't have enough information to proceed. Regarding the regional energy planning project, it looks as if we will be starting work sometime in April.

Legislation of Interest: S. 230 on energy siting is being marked up and we should know more about the changes by the end of the week.

Central Vermont Economic Development Corporation Report: S. Andersen reported that they are working with several businesses that are considering expanding or relocating to the Region. CVEDC and CVRPC will be working together on sites once they are identified. This will be a new way for the two organizations to collaborate and it should be very productive. The economic development legislation being proposed is huge and includes a variety of items such as work force development incentives, VEDA, and the Vermont training program.

March 31 CVEDC will hold a workshop on technology needs in the State.

Nominating Committee: The Nominating Committee needs three members to solicit nominations and prepare the slate of officers and at-large members of the Executive Committee for election at the May meeting. (Note: Historically, the slate has been finalized by April and paper ballots then mailed to Commissioners to return to CVRPC staff prior to the May meeting and the results are then announced at the May meeting.) Don La Haye, Larry Hebert and Bill Arrand were nominated, but Larry Hebert declined. Steve Lotspeich was then nominated. It was moved, seconded, and unanimously approved to appoint Don La Haye, Bill Arrand, and Steve Lotspeich as the Nominating Committee. Don La Haye volunteered to serve as Chair of the Committee.

Shared Services Presentation: E. Vorwald reviewed the statutory options for the sharing of services by municipalities and how regional planning commissions can assist. There are several formal methods to sharing services, including forming a union municipal district (such as the Mad River Valley Planning District, Wrightsville Beach Recreation District and the Mad River Resource Management Alliance); inter-local agreements, mutual aid agreements, and inter-municipal police services.

There are also informal ways to share services, such as agreeing to share equipment, that don't require a contract or written agreement.

E. Vorwald then reviewed the pending "council of regional governments" (COG's) legislation (H.249) in the Vermont Legislature. This proposed legislation has been amended to no longer reference COG's, but to provide a mechanism for inter-municipal service agreements whereby a regional planning commission would provide assistance in the formation of the service agreement and provide oversight if it's part of the agreement. Any agreements would be by towns that express an interest and sign on and that would then pay for the services. It is completely voluntary; if a town is not interested in the service others may need, then that town doesn't sign the agreement and doesn't pay for services which it isn't receiving. Before a regional commission could assist in forming these inter-municipal agreements, the regional commission would have to adopt bylaws to offer inter-municipal services and those bylaws would have to be approved by two-thirds of the voting members of the regional commission. Only after the bylaws have been approved could the regional commission form any inter-municipal service agreements, and those agreements would only be among the towns that want and are willing to pay for the service.

The question was asked about adjoining towns being part of a service agreement where they might be in a different regional planning commission region. The legislation doesn't address this situation, but staff will see what they can find out.

It was noted that this opportunity seems like another layer of bureaucracy that's not needed. Towns can already share services, and the concept seems to be too much for a planning organization to do. Our staff is already over-booked; how would they take on more work? It was stated that these service agreements are an option and not a requirement for regional commissions; we don't have to participate. Regional commissions would not have any legislative functions, taxing authority or eminent domain role if they were to get involved in a service agreement of this type. In addition, regional commissions cannot use already-existing funds for these new shared service agreements. The issue raised is that this opportunity could lead to county government. It was stated that this service agreement option is a new tool that doesn't currently exist and would be available in the future should the need arise.

Amicus Brief Participation: The Executive Committee decided to help fund, up to \$1,000, an action to help keep regional plans as plans and not be considered zoning documents. The draft Brief has been provided to Commissioners. We are obligated to meet our participation of \$1,000, but can discuss whether our name is on the Brief or not. During discussion, Commissioners made the following points:

- In favor of signing and participating in the Brief;
- Do we know enough about the circumstances to know that we are supporting the correct solution?
- Do we know how the Judge and District Commission reached their decisions?
- Want to be sure that the regional plan doesn't become a zoning document.
- Sign onto the Brief--support the concept of the regional plan not being a zoning document.

- Support participating in the Brief. The Judge seems to have over-thrown the accepted practices by regional planning and Act 250. This issue is that the regional plan's criteria was deemed to not be specific enough. The intent is to defend the process that's been historically in place. The State has empowered the regional commissions to have enforceable regional plans.
- Regional plans should not be zoning documents and we should support the difference between planning and zoning.
- Does the Two Rivers Regional Plan document its vision sufficiently?
- Do not want regional plans to be zoning documents.
- The town supported the development project initially. It seems Two Rivers is against any development at interchanges. We should not set a precedent by joining and then having it come back on us in the future.
- The concept of regional plans not being zoning documents needs to be addressed by all the regional commissions, but this particular case is not the one. Every regional commission has its own definition of significant regional impact.
- Support the Brief. The decision by the Court should be challenged that regional plans are visionary and regional and not local.
- Support the Brief to educate the Court for the future.
- A clearer distinction should be made between local plans and regional plans which are broader than a local plan.
- Strengthen the distinction and bring it to the Court's attention.
- Do not see where the Court used the word "zone," but the Court said the terms need to be defined.
- Concerned that the area for this development was identified by the local plan as a growth center.
- There isn't enough information to put our name to the Brief; it raises more questions than it answers.
- The Two Rivers Plan is well written and is the gold standard for Vermont plans.
- Concerned that the draft Brief spends too much time talking about this particular case rather than the broader concepts. The Judge asked for the specificity of zoning which does not belong in a regional plan, and it seems the Judge did not look at the regional plan as a whole.
- Support weighing in on the broader issues, but not on the details of this particular case.
- We should not be in the job of writing more specific regional plans; they are not bylaws.
- Support for CVRPC to sign on to the Brief. It's going to the Supreme Court which is the last stop for appeal and what the Court recommends will have a bearing into the future on how regional plans are used.
- We will be seeing more of these kinds of cases and should weigh in and have a voice in the process.
- CVRPC has not weighed in before on a case not in our Region.

It was moved and seconded that CVRPC participate in the Amicus Brief appealing the Environmental Court decision in the B&M Realty case.

An amendment to the motion was proposed: that we do not think that the Court should require more specific language in regional plans and to strike certain language from the Brief.

Discussion ensued with the following comments:

- Do not believe that the level of detail as proposed by the Environmental Court is appropriate.
- Regional plans are not zoning documents.
- Sign on to the Brief and let CVRPC's Executive Director share our comments.
- The regional plan was misinterpreted by the Judge; so more or less detail does not need to be included in the motion. We do not need to amend the motion.
- Agree; stick with the function of the regional plan and don't worry about the individual facts of the case.
- Concerned about the regional plan be seen or used as zoning.
- Think the Court should not be telling us to write a regional plan as zoning.
- We should stay out and fight our own battles.
- Our focus should be as stated in the Brief (page 3) "When read in the context of the entire Regional Plan, including its reason, purpose and consequences, the policy statements in a regional plan are clear, unambiguous and enforceable."

The question was called and seconded which needs a two-thirds vote (12). Should the question be called (to amend the motion)? 16 yes 1 no Calling the question was agreed to.

Should the motion be amended as proposed? 15 no and 2 abstained

The vote is now on the original motion: that CVRPC participate in the Amicus Brief appealing the Environmental Court decision in the B&M Realty case.

The vote by roll call was requested. By roll call, the following votes were made:

Berlin - no	Moretown - yes	Waterbury - yes
Cabot - yes	Northfield - yes	Williamstown - no
Duxbury - yes	Orange - no	Woodbury - abstain
East Montpelier - yes	Plainfield - yes	Worcester - yes
Middlesex - yes	Roxbury - yes	Barre Town - abstain as Chair
Montpelier - yes	Waitsfield - yes	

The motion was approved with 12 yes, three no, and two abstaining.

Commissioners were thanked for having a substantive and respectful dialogue.

The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Laurie Emery

Executive Director's Report

April 5, 2016

Finance/Office Manager Hiring Update

Seven new candidates applied to CVRPC's open position. Staff has reviewed resumes and will be inviting candidates to interview next week. The candidate pool represented significant experience in financial management. All candidates reside in Vermont, and all but two live in the Central Vermont region. Many said they saw the position on Front Porch Forum or were referred by a local official. Thank you to everyone who posted the position on FPF or sent candidates our way!

Projects/Programs: Marshfield Bylaw Update

The Marshfield Planning Commission requested CVRPC assistance to begin a zoning update. CVRPC will provide public engagement facilitation and GIS services to help the Town frame its approach.

Marshfield's zoning has remained remarkably consistent since it was adopted in 1969. Its simple elegance (four districts) reflects resident's desire for uninterrupted views of forest and maintaining the compact nature of Marshfield Village and Plainfield Village. Marshfield is working to maintain its forest reserve areas while working to insure development patterns reinforce its rural character. The Town Plan spends considerable effort defining what "rural character" means to the community.

Advancing Knowledge: CVRPC Hosts Manufactured Home Rule Call

HUD's new manufactured housing installation program goes into effect in Vermont starting on May 1. CVRPC hosted a conference call to assist mobile home dealers, planning officials, and others prepare for this change.

In 2008, HUD passed new regulations for manufactured homes that included model installation standards and a dispute resolution program for consumers. Many state governments have a State Administrative Agency which oversees manufactured housing issues on behalf of HUD. Vermont is one of about twelve States that does not have an SAA. Vermont is a "HUD-Administered State".

The model installation standards have been in effect since 2008. Any new manufactured home since October 2008 is required to be installed per the manufacturer's instructions, and have tie downs/anchors. Starting on May 1, 2016 anyone installing a new manufactured home in Vermont is required to have a license from HUD, and a qualified person must inspect every installation.

Local officials will not be allowed to issue certificates of occupancy (zoning permit) for any manufactured home that is not installed by a licensed installer and inspected. Local officials in municipalities with a local building code office may be able to conduct the inspection, but for the vast majority of municipalities where there is not a local building code enforcement office, a third-party inspector such as an licensed architect or registered engineer will likely be needed.

More information on the manufactured housing installation website, or on the Agency of Commerce Mobile Home Park Page at <http://www.manufacturedhousinginstallation.com/> and http://accd.vermont.gov/strong_communities/housing/mobile_home_parks respectively.

Legislation: S.230 Energy Siting Bill

(Adapted from the *Vermont Planner Association Legislative Update*, provided by Sharron Murray)

The "Energy Development Improvement Act" (S.230) passed the Senate last week. It was not a pretty process.

The good?

- Many of the recommendations of the Solar Siting Task Force, and the former Siting Commission, intended to better integrate energy and land use planning remain in some form.
- State energy plans must now be consistent with Chapter 117 state planning and development goals.
- RPCs were given party status in Section 248 proceedings, consistent with their related existing and *new statutory duties* under Chapter 117.
- The Agency of Agriculture has been given party status and is *required* to appear for any facility >150kW that will be sited on a tract containing primary agricultural soils.
- All plans will continue to be given *due consideration* in Section 248 proceedings. After March 1, 2017, "certified" regional and local plans will be given *deference* with a caveat.
- The Dept. of Public Service (DPS) must come up with standards for plan certification. An appeal process was added.
- \$300,000 has been allocated for regional and municipal energy planning in FY17, to be paid for by electric utilities.
- DPS is required to come up with guidance specific to regional and municipal energy planning-initially by October 1, 2016.
- DPS, VLCT and VAPDA are required to conduct energy planning training sessions.
- Regulatory and financial incentives are included for facility siting in "preferred locations." A 3-year pilot project allocates annual increases for standard offer plants to plants sited in preferred locations.
- Copies of applications for net-metered systems >15kW must be provided to ANR, AFM, DPS, DHP, RPCs, and municipal legislative bodies and planning commissions. Required information now includes a site plan showing full limits of physical disturbance, the presence of primary agricultural soils, all visible infrastructure, and facility impacts, aesthetic mitigation, and a decommissioning plan for systems >150kW.
- The Public Service Board (PSB) must employ a new "Public Assistance Officer" for two-years to facilitate public participation, provide guidance to parties regarding the Section 248 process, and report back to the legislature.
- The PSB is required to maintain and post on its website electronic copies of all filings, submissions, and orders.
- The PSB is required to adopt rules for post construction inspections of aesthetic mitigation measures, and to document annual maintenance after installation, for a period specified by the PSB.

The bad?

- Regional plan energy elements *may* address the new energy planning requirements. Municipal plan energy elements *shall* include these requirements.
- Regional plan certification by the PSD applies to adopted regional plans, resulting in the potential need to readopt a plan that doesn't pass muster the first time around.
- There's no concomitant review/certification/appeal process to determine whether state energy plans are consistent with state planning and development goals.

The just plain ugly?

- Chapter 117 planning goals are amended in detail to reference the state's comprehensive energy plan policies, greenhouse gas emission, building efficiency goals, and new renewable energy standard statutes.
- Includes a fair amount of language that will be open for interpretation for years to come.
- Several proposed amendments specific to wind energy development were struck down on the floor, resulting in disappointment and anger.
- The bill include requirements for radar-controlled lighting on wind turbines, and requires the PSB to finish up its existing docket on associated noise standards by October 1, 2016.

The bill now moves to the House. I would expect a much-reduced bill from the House, and the need for extensive conference committee negotiations.



Central Vermont Regional Planning Commission

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Brownfields Advisory Committee

INTERIM RULES OF PROCEDURE

PROGRAM MISSION: The CVRPC Brownfields Program returns undeveloped or underdeveloped properties with real or perceived contamination to more productive use in both the public & private sector.

COMMITTEE PURPOSE: To oversee the Commission's brownfields program and to provide local and regional input regarding brownfield issues important to the region.

GENERAL ACTIVITIES:

- ◆ Submit recommendations to the Executive Committee for investment of funds designated for brownfields work to achieve the program mission.
- ◆ Assist to identify and prioritize communities or neighborhoods in need of support for brownfields revitalization and the projects that will support those efforts
- ◆ Develop brownfield-related policies for recommendation to the Commission, and provide input into any policies developed by the Commission related to brownfields.
- ◆ Provide oversight for and assist in the development of the Commission's brownfields work program and budget.
- ◆ Participate in public outreach efforts, including education of the professional community, public notification, liaison to municipalities and other local and regional boards as appropriate, and other activities.
- ◆ Maintain site selection criteria.
- ◆ Review and prioritize nominated sites for inclusion in the Region's brownfields program
- ◆ Assist in the hiring of consultants and oversee consultant progress in order to bring projects to completion.

ADVISORY ROLE: The Committee shall be advisory to the Regional Commission, who shall have final authority over decisions related to this program. The Committee will offer recommendations, advice, input, and opinions to the Commission, the US EPA, the State of Vermont, and other organizations and individuals as appropriate, provided it is compatible with plans, policies, positions or resolutions adopted by the Commission. New or amended plans, policies, positions or resolutions shall be ratified/approved by the Board of Commissioners.

Expenditure of Commission funds as recommended by the Committee shall be authorized by the Executive Committee. The Commission has the ultimate authority over program decisions. The

Commission shall designate staff to assist the Committee as necessary.

MEMBERSHIP: Participation is optional. The Brownfields Advisory Committee will seek a minimum of thirteen (13) members and three alternates to the Committee as follows:

Regional Commissioner Representation: Five (5) membership seats and one alternate shall be designated for Regional Commissioners. These representatives shall represent the interests of the region as a whole and municipalities in general. Commissioners will be appointed by the CVRPC Board of Commissioners.

Interest Group Representation: Non-Regional Commission representation on the Committee shall be limited to 14 members. Of these, membership seats shall be designated for the following: Central Vermont Economic Development Corporation and Vermont Department of Health, each of which may appoint one voting representative and one alternate to the Committee. Other brownfield interest groups, organizations and/or individuals may be apportioned a membership seat by the Committee and invited to appoint one voting member to the Committee. At minimum, representation should be sought from the following six (6) interest groups: housing, real estate, finance, at-risk populations, solid waste, and the environment.

Non-Voting Membership: The Committee may also appoint non-voting members to serve on the committee and advise on special topics or as unique issues arise. Staff from the US Environmental Protection Agency, Vermont Agency of Commerce and Community Affairs, Vermont Department of Environmental Conservation, and other agencies and departments may serve on the Committee in a non-voting advisory capacity.

Membership terms shall be two years beginning July 1, 2016.

ATTENDANCE AND QUORUMS: As the Committee is advisory, a quorum shall consist of a minimum of five voting members, or all voting members in attendance, should greater than five be in attendance at the Committee meeting. Members are encouraged to attend all regular meetings and special meetings as they arise. Members with three unexplained absences in a row will be contacted by the Chair or Commission staff to determine if they still wish to serve on the Committee. The Committee shall meet monthly, or as needed, to carry out the stated purpose.

VOTING: A quorum is required for the Committee to conduct a vote. Each appointed member shall have one vote. Alternates may participate in discussion and will only vote when filling in for the regular Commission or named seats. One member from each participating organization apportioned a membership seat shall be appointed to vote by that organization. Proxy voting is not permitted.

As of the date of adoption of these rules, the following agencies and departments have been determined to have a potential conflict and do not have voting privileges: US Environmental Protection Agency, Vermont Agency of Commerce and Community Affairs, Vermont Department of Environmental Conservation.

Voting privileges for other State and Federal agencies and departments shall be determined on an individual basis by the Committee. This determination shall be based on the potential for conflicts of interest to arise.

Non-voting members and Regional Commission staff do not have voting privileges.

OFFICERS/ELECTIONS: The Committee will elect a Chair and Vice-Chair for one year terms, upon Committee formation and annually thereafter at the Committee's July meeting. The Chair will be responsible for running meetings, setting agendas in conjunction with staff, reviewing and signing correspondence on behalf of the Committee, and representing the Committee at various meetings as needed.

The Chair and Vice-Chair may be elected from the Commissioner or Interest Group membership. Members elected to any office may not be represented by an alternate in the performance of their duties as officers.

The Vice-Chair will serve as Chair when the Chair is unavailable. If the Chair should resign before his/her term is expired, the Vice Chair shall serve as Chair until elections are held to fill the vacancy for the remainder of the term. Chair and Vice Chair shall be limited to serving two terms.

COMMUNICATION AND COORDINATION

- ♦ Committee members are encouraged to serve as liaisons to their local legislative boards or group/organization/interest representing by reporting on activities on a regular basis.
- ♦ Committee members are encouraged to offer input on all matters before the Committee, and are encouraged to bring up items of local or regional concern for Committee consideration.
- ♦ Draft policies and resolutions shall be forwarded to Committee members and interested/affected parties for comment before action by the Committee, or final action/approval by the Commission.
- ♦ Agendas and notices of all regular meetings shall be sent to Committee members, the Board of Commissioners, the media, and interested persons at least seven days before the scheduled meeting, and shall be posted at the Commission.
- ♦ Meetings shall be noticed and held in accordance with Vermont Open Meeting Law.
- ♦ Minutes of all regular and special meetings will be prepared by staff, distributed to Committee members and interested parties, and made available to the public in accordance with public records and open meeting law.

CONFLICTS OF INTEREST: Any member who represents an organization or other entity that has nominated a site or otherwise proposes a task or project upon which the Committee will vote, shall not participate in that vote. Members may represent nominating/proposing entities via employment, participation in a body of the entity (such as a committee, board of directors, or public body) or other forms of membership or representation.

In the event any Committee member has a personal or financial interest with any individual, partnership, firm or corporation seeking to contract with the Commission, or to provide materials or labor thereto, or has a personal or financial interest in any project being considered by the Committee, the member shall disclose and state on the record the nature of his or her interest.

If the member feels this conflict interferes with his/her ability to be objective, the member shall not participate in any discussions or vote on any related motion.

If the member is uncertain whether he/she should participate in the discussion or decision, the Committee shall determine by vote whether the member should participate. The Committee may also make a determination of conflict of interest and disallow participation and voting by a member if the majority of voting Committee members in attendance at the meeting determine a conflict of interest exists.

RESOLUTION OF DIFFERENCES: Any issue that cannot be reasonably resolved by the Committee may be taken up by the Executive Committee.

ADOPTION OF ORGANIZATIONAL PROCEDURES: The Committee may, at any time, vote to amend these procedures, in accordance with quorum requirements noted above. Proposed amendments will be forwarded to Committee members, and interested parties, before consideration at a regular Committee meeting. Amendments will then be forwarded to the Commission for review and ratification.

The Committee is not a standing or special committee of the Central Vermont Regional Planning Commission, and is therefore not subject to the Commission's bylaws. These rules of procedure, combined with Robert's Rules of Order, and Vermont Open Meeting and Public Records Law, provide procedural and administrative guidance for the Committee.

EXPIRATION OF INTERIM RULES: The Interim Rules of Procedure will expire 6 months from the date of adoption by the Board of Regional Commissioners.

Recommended by the Brownfields Advisory Committee: March 2, 2016

Adopted by the Board of Regional Commissioners: _____



Central Vermont Regional Planning Commission

MEMORANDUM

TO: Central Vermont Regional Planning Commission Executive Committee

FROM: Daniel Currier
GIS Manger

RE: Creation of Central Vermont Clean Water Advisory Committee (CV-CWAC)

DATE: April 4, 2016

The purpose of this memo is to request the creation of a new Clean Water Advisory Committee for the Central Vermont Regional Planning Commission. CVRPC is being asked by Vermont ANR to provide more regional support for our municipalities related to water quality. CVRPC staff see a need for added support from the Regional Commission and our partner organizations to help in the identification of activities, policies, and direction for our regional water quality support.

I'm suggesting that CVRPC, as other RPC's in the State have done, organize a committee of our own made up of commissioners, partner organizations, public, and private companies with the mission to identify the activities, policies, and direction for our regional water quality support.

The committee will also help determine the direction and goals CVRPC should take with regard to the Vermont Lake Champlain Total Maximum Daily Load (TMDL) Plan, the Winooski Tactical Basin Plan, and the Regional Plan.

At a minimum the committee should be made up of five members with two coming from the Commission. We would meet on an ad-hoc basis as work demands. The committee would be staffed by Daniel Currier and supported by other CVRPC staff as needs dictate. If created, Dan would start soliciting members before the end of this fiscal year. If warranted, any interested members would be requested to attend a Commission meeting to be formally recognized by the Commission.



MEMO (Revised)

To: Central Vermont Regional Commissioners

From: Regional Plan Draft Review Committee

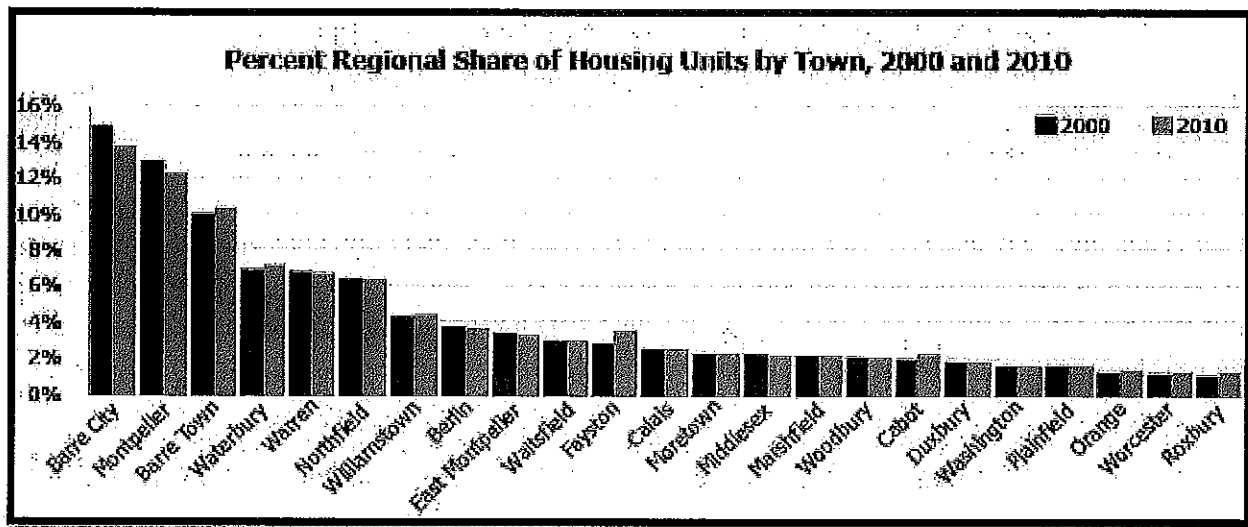
RE: Recommended Alternative to the Regional Housing Distribution Plan

The CVRPC 2008 Regional Plan includes a Regional Housing Distribution Plan that was developed through the work of a Housing Committee over the course of 2006-2008. The Distribution Plan in its final form set out to address the following issues:

- forecasts that larger towns would contribute lower percentages to the regional housing total through the year 2020
- each municipality contribute towards meeting the total housing demands of the region at similar rates as the year 2000
- statutory requirements to identify housing needs for all economic groups in the region and its communities, and promote the development of housing suitable to meet those needs (Ch. 117 Sections 4347 and 4348(a)(9))

The process of developing a revised Regional Plan Housing Element has included analysis and review to determine if these issues are still of concern for the region, and if continuation of a Housing Distribution Plan is an effective approach to addressing such issues. The Regional Plan Draft Review Committee (DRC) recommends discontinuing the Housing Distribution Plan. Although some contribution issues are still present, alternative approaches will allow the Regional Commission to more effectively leverage its role and resources to meet regional housing needs.

An analysis of housing growth by municipality demonstrates that larger towns, namely Montpelier and Barre City, experienced decreases in their share of total regional housing units between 2000 and 2010 (see chart below). Other towns, specifically Northfield and Plainfield, which were forecasted in the Housing Distribution Plan to contribute lower percentages, did not experience notable decreases in their share of total units from 2000-2010. These two towns, like the majority in the region, continued to contribute similar shares of housing units.



To determine the level of concern from municipalities regarding contribution toward meeting regional housing demand, CVRPC staff also conducted a review of municipal plans. Plans were reviewed for discussion of these issues, as well as any other discussion of the interplay between municipalities on housing issues. No municipalities cited concerns that the contributions of other municipalities (or lack thereof) would have repercussions for their community.

The majority of towns, however, acknowledge that they are part of regional or sub-regional forces affecting housing in their municipality. They may also add to these forces themselves, therefore affecting other municipalities. This creates unique combinations of housing challenges for each municipality. Groups of municipalities also share in experiencing common pressures. Regional and sub-regional challenges affecting housing production and meeting housing needs identified included:

- housing needs generated by activity in centers such as Montpelier, Barre City, Barre Town, Berlin, Waterbury, Chittenden County, Hardwick and Morrisville create pressures in other towns
- demand for seasonal and/or vacation homes in and around ski resort and tourism industry municipalities
- meeting needs for seasonal workforce housing in ski resort and nearby communities
- development pressure is increased because community does not have land use regulations, but all surrounding municipalities do
- demand for year-round and/or seasonal homes that threatens rural character

Communities around the region are less so focused on the contributions of other municipalities and more so on the root issues themselves that affect housing in their municipality, and the interplay between municipalities. As these forces permeate municipal boundaries, municipalities can achieve more influence on their situation by collaborating with neighbors, rather than attempting to individually change a situation over which they do not have complete control.

When making decisions about how to meet housing demand, communities also must overcome challenges beyond the choices of "How many?" and "Where?" Housing concerns deal with the cost of units, privacy, aesthetics, natural resource and working lands conservation and other issues. In order to effectively meet local housing demand and contribute to meeting regional housing demand, municipalities must be equipped with tools and expertise to address the specific challenge.

The Regional Housing Distribution Plan is effective at setting a benchmark, however, it does not encourage municipalities to collaborate, or equip them with tools and expertise to meet the challenges inhibiting or driving housing production. Communities are provided with a goal, or finish line, to reach with the housing demand projections provided in the Distribution Plan. The goals are required by individual municipality, which does not encourage collaboration toward achieving a mutual goal. If not equipped with tools and expertise to overcome local challenges to housing production, individual municipalities also struggle with how to plan for their given projection effectively. Although the issues raised by the Regional Housing Distribution Plan are still present, they can be more effectively addressed by leveraging regional influence in alternative ways.

CVRPC has staff capacity for municipal technical assistance, networking, coordination and facilitation, securing funding, grant and project management and other services. Its role as an inter-municipal forum also puts it in an ideal position to facilitate collaboration among municipalities. The following alternative to the Housing

Distribution Plan is proposed to devote CVRPC resources to addressing inter-municipal housing issues and the challenges municipalities face for meeting local and regional housing needs. The recommendation will be pursued as an implementation action under the 2016 Central Vermont Regional Plan (see attachment outlining Draft Housing Element revisions).

Recommended Alternative to the Housing Distribution Plan:

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

A Sub-Regional Housing Consultation would bring together a group of municipalities that are a sub-set of the 23 municipalities comprising the region. Sub-regions would be defined by their proximate or contiguous geography, and the common or interrelated housing concerns that they share. Grouping municipalities into sub-regions would allow CVRPC to apply its regional planning resources to facilitate collaboration among those municipalities. Sub-regions would work on housing issues that are common to all in order to achieve results for each municipality. CVRPC would also facilitate addressing situations where the policies of one community affect the housing concerns of another, and mutual cooperation will yield beneficial results for all communities involved.

An ad hoc housing working group or steering committee would be formed to define how the sub-regional groups are determined. This group will also define the services consultations would provide.

The exact scope of the sub-regional consultation is dependent on the level of priority assigned by the Commission and, the resources allocated in CVRPC's Annual Work Plan. Staff estimates that CVRPC could conduct 1-3 consultations per year, depending on resources allocated for the project. This would allow 1-3 sub-regional groups to receive consultation each year. If greater than 1-3 sub-regions are defined, the working group/steering committee would prioritize the order in which they will receive consultation.

Tools and expertise provided during the consultation should be directed at assisting groups of municipalities to better understand the housing issues they share, determine how they will work together to address the issues, and decide how the results of collaboration will be incorporated into local plans and policies. Such services could include:

- Staff review of Municipal Plan Housing Elements to identify common barriers affecting contribution to regional housing needs
- Staff research and analysis to better characterize identified issues (information can be included in individual Municipal Plans)
- CVRPC facilitation to support collaborative relationships between municipalities & their decision-makers
- Support, training, or other service to help Regional Commissioners represent and liaison between their municipalities
- Forum of sub-regional housing stakeholders & municipal officials to further identify issues and strategies to address them
- Identifying projects that can be implemented through further sub-regional collaboration
- Connecting sub-regional groups and individual municipalities with further professional resources

It is anticipated that these sub-regional consultations will help nearby municipalities and the region to more closely understand the housing issues that connect them and most importantly, prioritize those most likely to effect progress. Topics worthy of concerted or region wide planning education can also be clarified. Sub-regions will also have the opportunity to prioritize Municipal Plan revisions, opportunities to enhance land use regulations, and non-regulatory projects that support meeting both local, sub-regional and regional housing needs.

Proposed Revisions to the Draft Safe & Affordable Housing Element

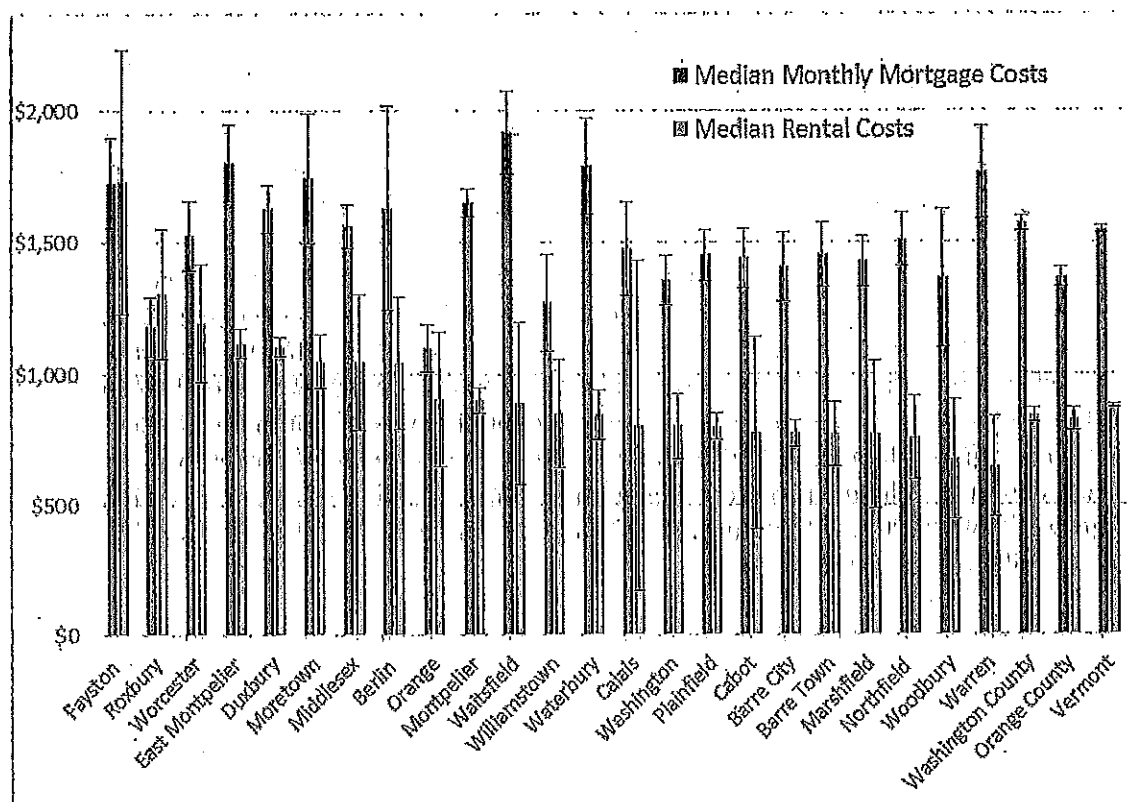
The following text identifies revisions and insertions to be applied to the Draft Safe and Affordable Housing Element distributed to Commissioners on Dec. 2nd, 2015.

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. B911 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."



Shaping
Our Region
From the Ground Up

SAFE AND AFFORDABLE HOUSING

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SAFE AND AFFORDABLE HOUSING

Housing is the foundation of the historic towns and villages that make up Central Vermont. Where we choose to live, the size of our homes, and what we pay for them shapes our communities. Housing is a force that impacts different aspects of the Region, including economic development, land use, and transportation, among others. Providing a range of options for a variety of income levels and lifestyles contributes to the strength and vitality of communities.

The Housing Element reviews the current housing stock in the Region, discusses land use as it pertains to housing, and considers affordability and the housing needs of Central Vermont's vulnerable populations. The chapter concludes with an outline of strategies to meet identified housing needs.

POPULATION AND HOUSEHOLDS

The 2010 Census showed that the population of the Central Vermont Region is just over 65,000 people. Estimates produced by the Vermont Agency of Commerce and Community Development indicate that the population will be close to 67,000 by 2020. While the United States has continued to see a consistent upward trend in population, the Central Vermont Region and Vermont have seen a slowing growth trend, with a slower growth rate regionally than in the state, as a whole.

Table 1: Population, Households and Household Size

	2000	2010	2020 Projection	Percent Increase 2000 - 2010
Total Population	63,276	65,034	66,963	2.7%
Total Households	25,675	27,268	Not Available	5.8%
Washington County Household Size ¹	2.55 Owner 1.96 Renter	2.34 Owner 1.19 Renter	2.29 Owner 1.07 Renter	-

Source: Census 2000, Census 2010, 2015 Washington County Housing Needs Assessment

One reason for the significant difference between population growth and household growth is more population is being distributed into a smaller number of individuals per home. Average household size is projected to remain small through 2020. Central Vermont has consistently had a smaller average household size than Vermont, as a whole, since 1990 (Population Profile). According to the American Community Survey 2013 Estimates, one and two-person households make up almost 68% of all households in Washington County.

¹ Washington County Housing Needs Assessment. Bowen National Research. Vermont Dept. of Housing & Community Development. <http://accd.vermont.gov/sites/accd/files/Documents/strongcommunities/housing/18%20-%20Washington%2014-363.pdf>. 2015.

SAFE AND AFFORDABLE HOUSING

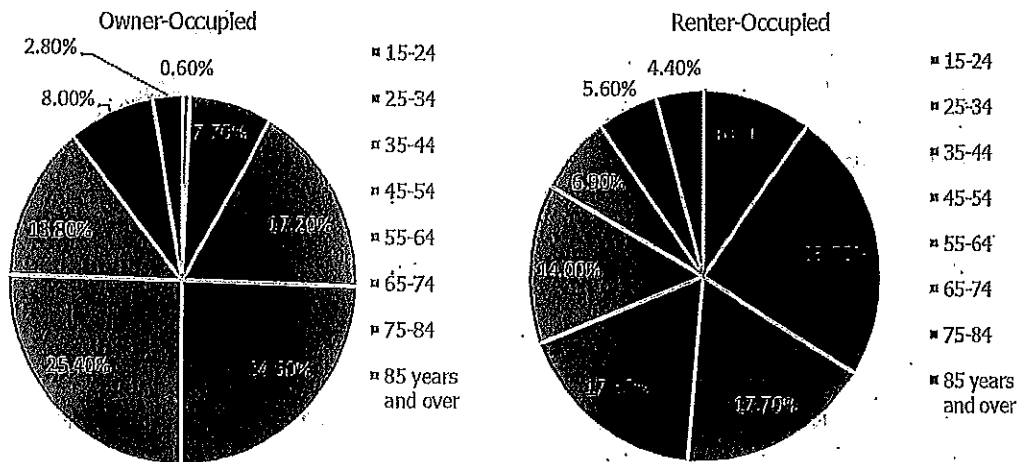
Table 2: Size of Household, Washington County

Household Size	Owner-Occupied (%)	Renter-Occupied (%)	Total Occupied (%)
1-Person	23.2	49.3	30.2
2-Person	41.7	27.5	37.9
3-Person	15.9	12.4	14.9
4 (or more) Person	16.9	10.7	16.9

Source: ACS 2009-2013 5 Year Estimates

The 2010 Census showed that in Washington County over 40% of all households had householders ages 65 and older. Over just the next five years, from 2015-2020, the 65 to 74 age cohort will increase significantly in size in the Central Vermont Region. It is projected to grow 23%, versus increases of <1% or decreasing numbers in all other age groups. This further illustrates the fact that the Region's population is aging.

Figure 1: Age of Householder, Washington County



Source: 2010 Census

The housing life cycle is described as the changes in demanded housing types as an individual ages. This entire process operates in a cycle as younger individuals with families purchase the homes of aging people. The continued cycle of this process allows for continued demand for different types of housing in the market.

Table 3: General Housing Demand by Age Group

Age Group	Characteristics	Housing Demand
20s	<ul style="list-style-type: none"> Lower incomes High mobility Small households 	<ul style="list-style-type: none"> Apartments
30s	<ul style="list-style-type: none"> Beginning families Small children Low savings Growing income 	<ul style="list-style-type: none"> 1st time homebuyer Mobile homes Condos

SAFE AND AFFORDABLE HOUSING

Age Group	Characteristics	Housing Demand
40s	<ul style="list-style-type: none"> • Growing families • Growing income 	<ul style="list-style-type: none"> • Larger house and/or additions • Home Improvements
50s	<ul style="list-style-type: none"> • Stable housing • Empty nest • Income peak 	<ul style="list-style-type: none"> • Live in existing homes • Renovate and improve housing
60s	<ul style="list-style-type: none"> • End of income producing years 	<ul style="list-style-type: none"> • Begin "downsizing"
70s	<ul style="list-style-type: none"> • Retirement • Reduced income • Risk of frailty 	<ul style="list-style-type: none"> • Smaller homes or Condos • Retirement developments
80s/90s	<ul style="list-style-type: none"> • Risk of frailty or dementia • More single (widowed) households 	<ul style="list-style-type: none"> • Assisted living • At risk of institutional care

Source: VT Dept. of Housing & Community Affairs VT 2005 Housing Needs Assessment

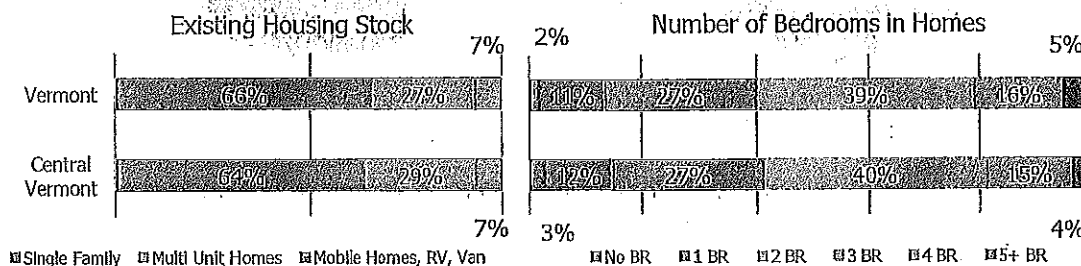
Each age group has different housing demands depending on their lifestyle characteristics.

HOUSING STOCK

Type and Number of Units

The majority of residential structures in Central Vermont are single family homes (Figure 2). Multi-unit homes are made up of condominiums, two family homes and apartment buildings.

Figure 2: Trends In Housing



Source: American Community Survey, 2010

The majority of existing housing stock in Central Vermont consists of single family units with more than 3 bedrooms (Figure 2). Populations trends indicate decreasing household size and in the short term, an aging population. The majority of existing stock in the Region does not match up with population trends. To meet these changing demographics, smaller homes and multi-unit homes are needed. Just under 60 percent, or about 19,000 units, are this size. One and two bedroom units make up the most of the remaining stock, totaling 12,500 units.

SAFE AND AFFORDABLE HOUSING

Over the past 15 years, the number of new, small (less than 1,400 sq feet) single-family homes sold in the Northeast Region of the US has been decreasing. Estimates from the US Census Survey of Construction show that in 1999, sales of new small homes made up 10.5% of new home sales that year in the Northeast. In 2008 they made up 5.7% of new home sales and in 2014 that dropped to 3.6% of new home sales.

This trend stands in contrast to annual new home sales of "large" single family homes, (2,400-3,999 sq ft). In 1999, large single family homes made up 34.2% of total new home sales. In 2008 they made up 40% of sales and in 2014 they made up 42.9% of sales.

In the Central Vermont Region, the total number of housing units increased 6.2% from 2000-2010, a slower growth rate than Vermont (9.6%). While total housing increased by about 2,500 units, occupied housing only increased by just fewer than 1,600 with an increase in vacant housing of nearly a thousand units. Greater increase in units could indicated the construction of unneeded units. The construction of housing units during the housing bust could have led to an increase in unneeded units, rather than an increase in vacancy. In Central Vermont there were slightly more vacant units in 2010 than in 2000, an increase from 14% vacant units to 16%. Both of these figures, however, are lower than the State vacancy rate of 20% in 2010 and include seasonal housing.

Looking at the change in housing units by municipality from 2000 to 2010, every municipality saw an increase in total housing units. Differences in the rate of growth of housing units is occurring between municipalities. This is discussed in further detail in the Residential Development Patterns section.

As the 15-year trend has indicated, average household size for both renter-occupied and owner-occupied units is declining. An aging population and decline in household size indicates a possible demand for units with fewer bedrooms.

Quality of Housing Stock

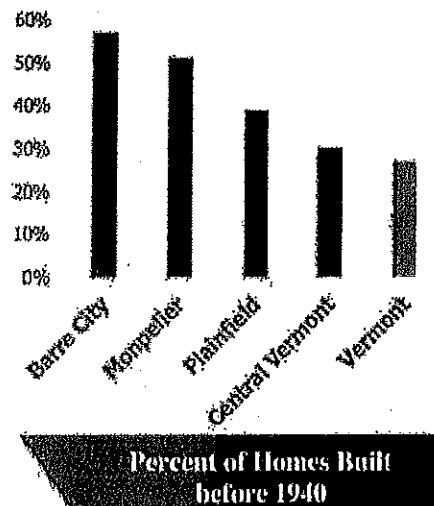
To adequately house the region's residents, ensuring the quality of stock both protects the safety of occupants and provides long term homes worth investment. There are limited ways to measure quality and condition of housing stock, but one factor to consider is the age of the structure.

Tracking incomplete kitchen and plumbing facilities also helps illustrate the quality of housing stock. These two measures are tracked by the U.S. Census and were used to determine levels of substandard housing. The 2015 Washington County Housing Assessment aggregates those two measures together to determine totals for substandard housing. Definitions for incomplete kitchen and plumbing can be found in the Definitions section.

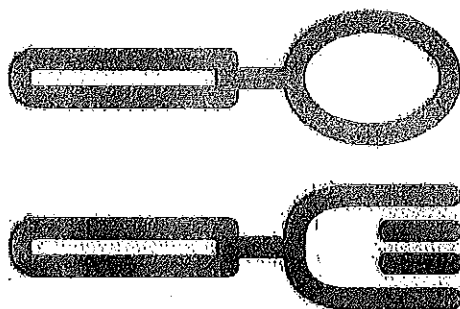
SAFE AND AFFORDABLE HOUSING

Lead paint was banned in 1978; all homes before then are likely to contain some lead-based paint.

66% of homes in Central Vermont were built before 1978.



In Washington County, just above 1 percent of stock is substandard, comprised of 80 renter occupied units and 199 owner-occupied units (Washington County Housing Needs Assessment 2015).



More than 11.5% of units in Barre City and Montpelier are lacking complete kitchen facilities.

0.9% of units in Central Vermont and 0.9% of units in Vermont are lacking complete kitchen facilities.

Barre City has the largest amount of units lacking complete plumbing facilities at 46 units or 1% of their total housing stock.

1.5% of existing housing stock in Duxbury, Roxbury, Middlesex and Calais are lacking complete plumbing facilities.

0.7% of units in Central Vermont and 0.6% in Vermont are lacking complete plumbing.

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24 V.S.A. § 4302 states one of the purposes of municipal and regional planning and development is "to ensure the availability of safe and affordable housing for all Vermonters". As the Central Vermont Region strives to provide safe and affordable housing to its residents, "safe" must be defined to inform the policies of CVRPC. While "safe" is not defined by the state, state and municipal building codes guide the framework of which a home is deemed suitable for its residents. The Town Health Officer Rental Housing Inspection Checklist outlines safety guidelines taken from the Rental Housing Health Code, Fire and Building Safety Code, Department of Environmental Conservation Environmental Protection Rules and the Vermont Statute Chapter 38: Lead Poisoning. Barre City and Montpelier also have local Fire and Building Safety codes that apply to residential buildings in their municipalities. For the purpose of this document, safe housing is defined as such that complies with state and municipal building codes and provides complete plumbing and kitchen facilities to its inhabitants.

OCCUPANCY

Rental Occupancy

Within the Region, 28.8% of occupied units were renter-occupied in 2010, compared to 29.3% in Vermont as a whole. The municipalities with the greatest percentage of rental housing in 2010 were Barre City and Montpelier (53% and 45% respectively), the two city centers within the Region. Northfield and Waterbury were the only other municipalities with greater than 30% renter occupied units. In Northfield, this could be due in part to Norwich University. All four of the municipalities with greater than 30% rental occupancy have overall occupancy rates of more than 90%, partially due to their lack of seasonal units relative to other municipalities within the Region.

The majority of renter-occupied units were within Barre City and Montpelier in 2010, with a total of 3,876 units, accounting for 49% of the regional share. Including units from Waterbury (687), Northfield (664), and Barre Town (490), these five towns accounted for 73% of the total rental units within the Region.

Overall, there was a net gain of 114 rental units in the Region between 2000 and 2010. While Barre City had the greatest number of units in 2010, the City experienced a loss of 106 units during this period, which is not substantial relative to the total number of units in Barre City. In this same period, there was significant growth in the rental market in Northfield with 89 additional units, Waterbury with 84 new units, and Williamstown with 57. These towns all experienced population growth within this period, as well, with 416 new residents in Northfield, 149 in Waterbury, and 164 in Williamstown.

The municipalities with the greatest increase in population from 2000-2010 were Northfield (416), and Barre Town (322). The increase in rental units in Northfield without a significant increase in overall housing suggests that new residents are

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renters. Meanwhile Barre Town saw a decrease in rental units and an increase in homeowners.

Vacant and Seasonal Housing Units

Within Central Vermont, 84% of housing units (including seasonal units) were occupied in 2010. Looking at overall housing vacancy by municipality, including seasonal units, Warren, Fayston, and Woodbury had the highest vacancy rates with Fayston just over 50% and Warren around 65%.² The most significant overall housing growth happened in Fayston, which also has one of the highest vacancy rates, suggesting that the majority of growth was in seasonal housing. Nine of the municipalities have total occupancy rates over 90%, including the larger municipalities of Barre City, Barre Town, Montpelier, and Waterbury.³ This trend could be related to the high rate of rental units in these towns, as well as low rates of seasonal units.

A survey done for the 2015 Washington County Housing Needs Assessment found that, of surveyed apartment rentals, the majority were built between 1970 and 1979 and had a relatively low vacancy rate of 1.4%. Multifamily rental units built after 2000 had an even lower vacancy rate of 1.0%, indicating higher demand for these units. A vacancy rate of around 5% is typical in a healthy housing market.

In the Region, around 11% of housing units were seasonal in 2010, compared to just fewer than 16% in Vermont. Municipalities with the largest percent of seasonal housing were Warren (with 60% of total housing units seasonal), Fayston (47%) and Woodbury (40%). Together, they comprise 60% of the region's seasonal units.⁴ The larger municipalities of Barre City, Barre Town and Montpelier had the lowest percentages of seasonal housing in 2010. Between 2000 and 2010, seasonal housing increased by 11.4% within the Region, compared to a 16.6% increase in Vermont. There was a significant increase in the percentage of seasonal housing in Berlin, Barre Town and Waterbury, relative to their small percentages of seasonal housing overall. Berlin saw an increase of 22 units, Barre Town 14 units and Waterbury 29 units.

Vacant seasonal housing units are a way to measure the secondary housing market. From 2000 to 2010, all municipalities saw an increase in vacant seasonal units except for Woodbury, Plainfield and Calais. Fayston, Warren and Waitsfield, municipalities near the ski resorts of Sugarbush and Mad River Glen, all saw significant growth in vacant seasonal units. Fayston saw the most significant increase, with an additional 165 seasonal units. Calais, Plainfield and Woodbury all saw a decline in seasonal units over this period; the most significant being a loss of 28 units in Woodbury.

² U.S. Census Bureau, 2010 Census, H5 - VACANCY STATUS

³ U.S. Census Bureau, 2010 Census, H3 - OCCUPANCY STATUS

⁴ U.S. Census Bureau, 2010 Census, H5 - VACANCY STATUS

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HOUSING COSTS

Homeownership/Median Home Value

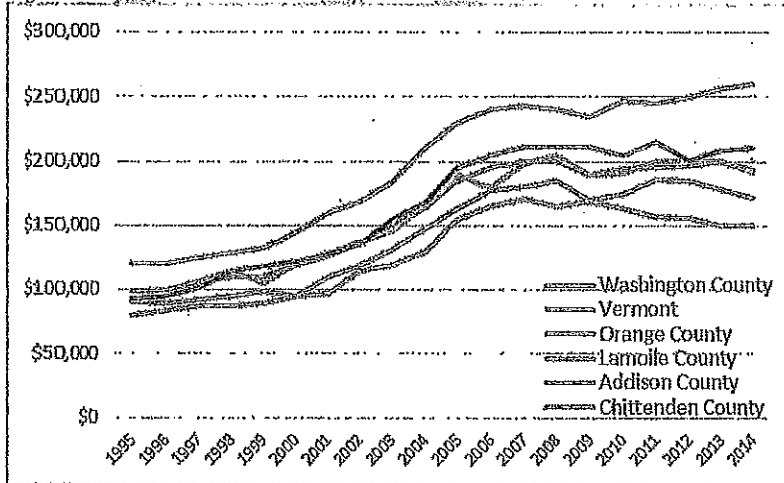
In Washington County, the median housing value of owner-occupied units in 2013 was \$205,000 and in Orange County it was \$183,900. These values were both slightly below the \$216,800 median value in Vermont as a whole. Compared to the surrounding counties, both Washington and Orange Counties were below Chittenden, Addison, and Lamoille Counties to the west but greater than Caledonia County to the northeast, which had a median home value of \$164,300 in 2013. These values suggest that something other than owner-occupied housing value is driving a lack of population growth in the Region.

The municipalities with the highest median home values in 2013 were Waitsfield and Fayston, with median housing values of \$341,500 and \$319,400 respectively. These towns also had high rates of seasonal units. The towns with the lowest median housing values were Barre City (\$143,300), Roxbury (\$145,400), and Williamstown (\$154,100). This trend differs slightly from the median mortgage payments by town, with higher monthly costs in Barre City (\$1,407) and lower housing value. Woodbury, on the other hand, had one of the lowest median mortgage payments (\$1,354) with a slightly higher median home value (\$224,500).

Sales of Residences

In 2013, 570 primary residences were sold in Washington County, with a median price of \$178,500, and 230 sold in Orange County, with a median price of \$151,200. There has been a slight decline since 2012 when the median prices of primary residences sold were \$185,200 in Washington County and \$156,000 in Orange.

Figure 3: Median Price of Primary Residences Sold

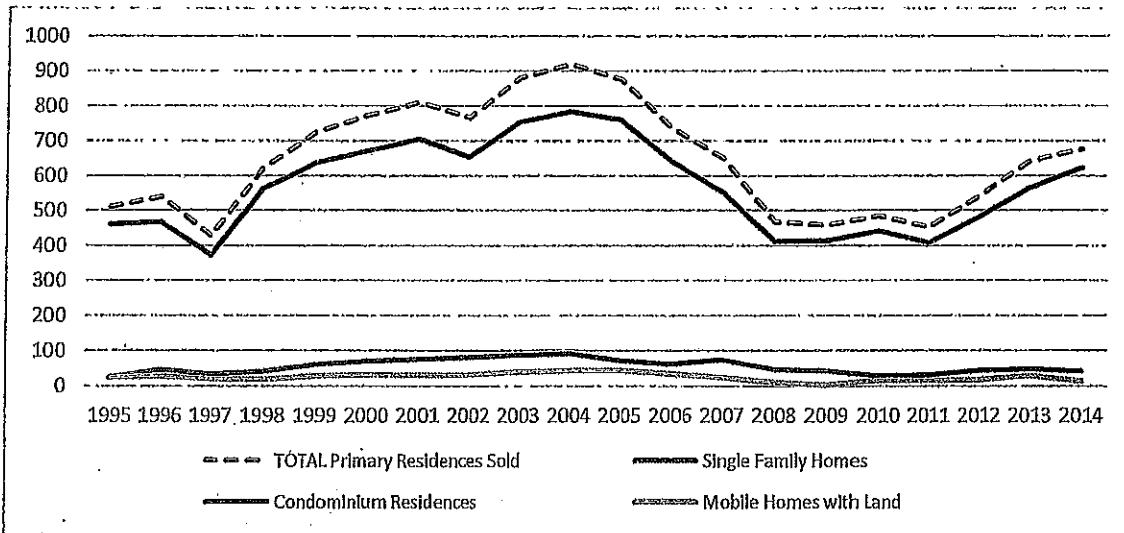


Source: Housingdata.org

Median prices of primary residences sold in Washington County can be seen in Figure 3. Washington County median homes prices sit above Orange County but below other neighboring counties and Vermont as a whole.

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Figure 4: Central Vermont Home Sales (Primary Residence)



Source: Housingdata.org

Historic trends in Property Transfer Tax Records show a drop in home (primary residence) sales starting around 2004, leveling off between 2008 and 2011, and increasing again after 2011.

Housing Payments

Comparatively, median housing costs within Washington County were lower than in Vermont and in the United States as a whole in 2013, with a slightly more significant difference in median rental unit payments. Overall, the difference was not substantial.

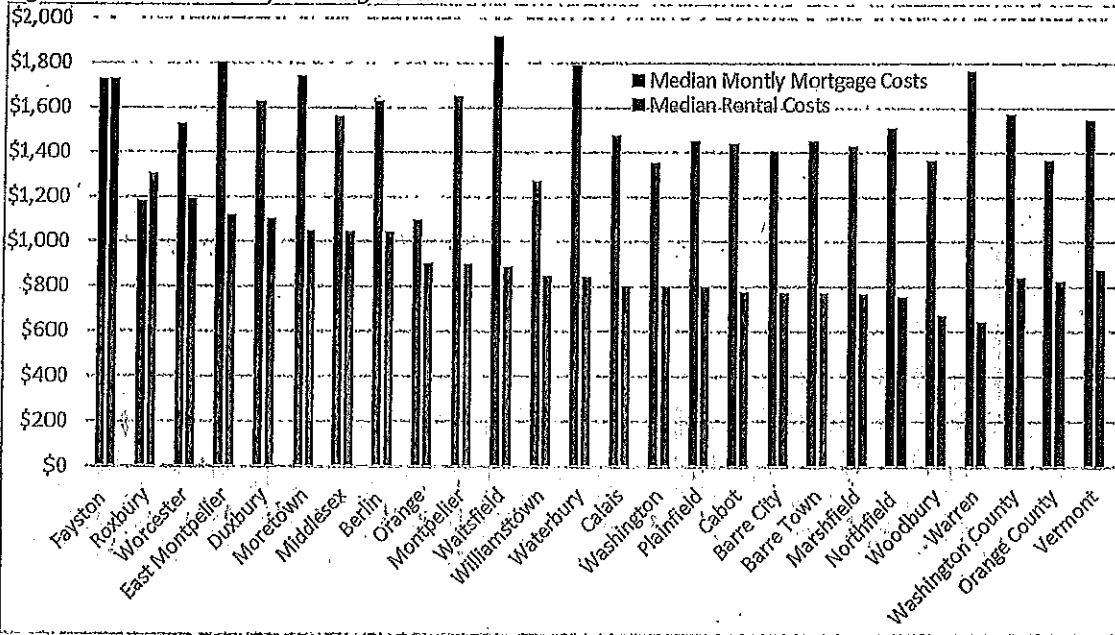
A chart of median monthly mortgage costs and median rental costs can be seen in Figure 5 below. Warren had the most significant difference in rental versus mortgage payments, with the lowest gross median rent and fourth highest median mortgage payment. In 2013 estimated median gross rent in Washington County was \$840 and median mortgage payments was \$1,571.

The median rental costs in the towns with the greatest number of rental units, Barre City, Montpelier, Waterbury, Northfield, and Barre Town all sit within the mid-range of regional rental pricing.

As shown in Figure 5 below, Fayston and Roxbury are the two municipalities with median monthly rental costs 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.

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Figure 5: Median Monthly Housing Costs



Source: 2013 ACS 5-yr data

HOUSING AFFORDABILITY

Housing Burden

A household is cost burdened when it is spending greater than 30% of its income on housing costs. Affordable housing is defined in Vermont as "housing that is owned or rented by its inhabitants whose gross annual household income does not exceed 80% of the County Median Income [...] and the total annual cost of the housing [...] is not more than 30% of the household's gross annual income"⁵. In 2013, 52% of Vermont renters were spending greater than 30% of their income on housing. In Central Vermont, 46.8% of renters were spending more than 30%, representing a total of almost 2,900 renters, by unit. Williamstown has the highest percentage of renters spending more than 30% of their income on rent at 80% but also has a lower amount of renter occupied units at 274 units than Barre City or Montpelier. Renters in Williamstown sit at the lowest estimated earned median income in the region at \$17,416. The estimated median income for renters in Barre City is \$28,684 and in Montpelier it is \$37,955. Barre City has the highest amount of renter occupied units at 1,899 with 56% spending more than 30% of their household income on rent.

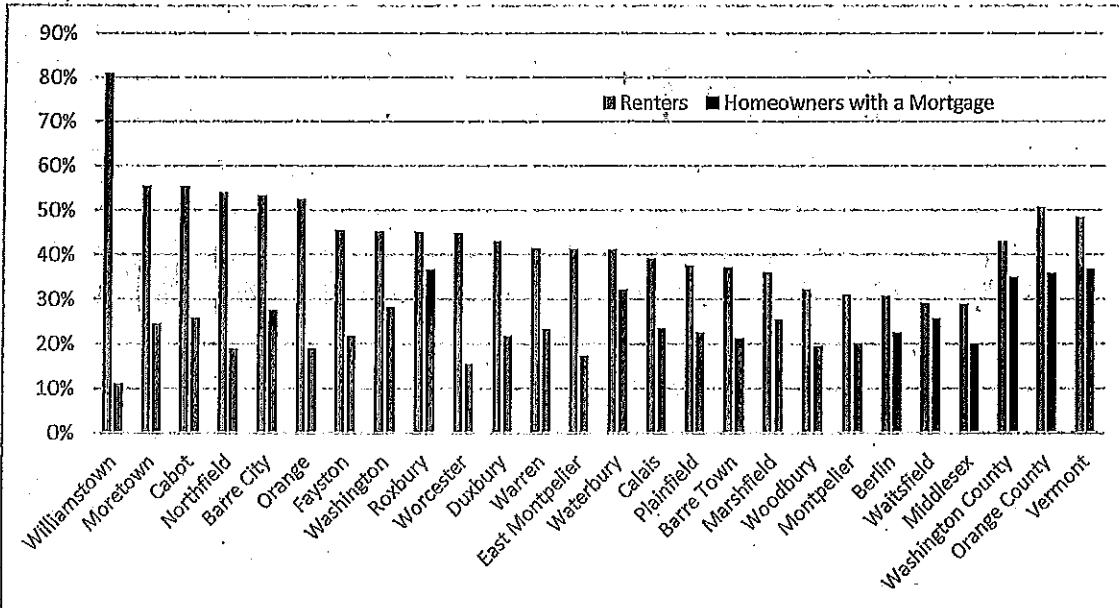
Among homeowners with mortgages in Vermont, 37% were spending greater than 30% of their income on housing in 2013, compared to 34% of Central Vermont homeowners, at 4,500 homeowners. Seven towns had greater than 25% of households spending over 30% of income on housing.

⁵ 24 V.S.A. § 4303

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Figure 6 illustrates the percentage of homeowners and renters that were spending greater than 30% of their income on housing by town in 2013.

Figure 6: Percentage of Households Spending Greater than 30% of Household Income on Housing by Town, 2013



Source: 2013 ACS 5 Year Estimates

Fourteen towns had greater than 40% of renters spending over 30% of their income on housing.

Income

In 2013 in Vermont, the median household income was \$54,267. In Washington County the median household income was \$57,281 and in Orange County it was \$52,480. Washington County's median household income is 5% higher than that of Vermont while Orange County is 3% below the state median. Figure 7 below shows median household income by town.

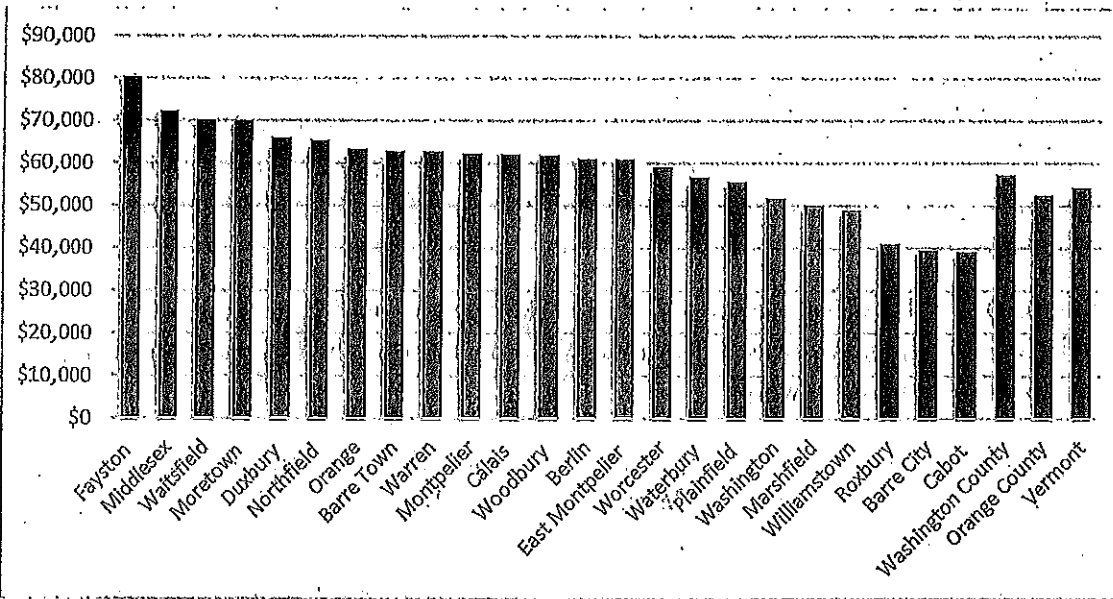
Fayston (\$80,341), Middlesex (\$72,262), Waitsfield (\$70,139) and Moretown (\$70,036) had the highest reported median household income in the Region. Six municipalities in Central Vermont have median household incomes lower than that of the Vermont; Three of them – Roxbury, Barre City and Cabot – are below 80% of the Vermont median household income.

Warren, which has a median household income above that of the state level, is a community in which average annual wage ranks as one of the lowest in the Region. This indicates that lower wage workers who are working in Warren are not living in Warren.

SAFE AND AFFORDABLE HOUSING

The presence of seasonal workers for the tourism industry plays a large role in why wages are reported so low. There is a need for affordable workforce housing options for seasonal workers.

Figure 7: Median Household Income by Town, 2013



Source: 2013 ACS 5 Year Estimates

Wages

The 2014 reported top five highest employment sectors in Central Vermont were health care and social assistance with 14.5% of total jobs, educational services with 12.1%, retail trade with 11.8%, public administration with 10.8% and accommodation and food services with 8.5% of total jobs. The average annual wage reported by employers in 2014 was \$44,554, up 4% from 2013. Three of the top five highest employing industries in Central Vermont report average wages below that of the regional average. Together they make up 32.4% of the Region's total jobs.

Housing Wage

The housing wage is determined by what is needed for a household to afford a typical 2-bedroom apartment at the U.S. Department of Housing and Urban Development determined fair market rent. The Fair Market Rent for a two bedroom apartment in Washington County is \$983. To afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn \$3,276 monthly or \$39,320 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage [per household] of \$18.90 for

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1 Washington County. This means that the total wages earned per household could come
2 from more than one person. The hourly Housing Wage for Orange County is \$17.19.

3 The housing wage in Washington County for a 1-bedroom unit is \$15.25, \$6 more than
4 the state minimum wage of \$9.15. In Vermont, the estimated mean wage earned by a
5 renter is \$11.78.⁶

6 The Fair Market Rent for a one bedroom apartment is \$793 per month. Assuming a one
7 person household living in a one bedroom apartment, an individual earning the average
8 renters wage would have to earn \$2643 per month. That would require working 56
9 hours per week to afford a one bedroom apartment at Fair Market Rent without being
10 cost burdened.

11 A household with only one member in the workforce earning the mean renters wage and
12 renting a 2-bedroom apartment in Washington County at the Fair Market Rent would
13 have to work 69 hours a week.

14 A large percentage of renters in Vermont do not earn enough to afford a one-bedroom
15 unit at the average statewide Fair Market Rent. That burden is heightened when a
16 household is being supported by only one person in the workforce. Median rents are
17 consistently higher than the U.S. Department of Housing and Urban Development
18 determined Fair Market Rents. Rental vacancy rates as low as 1% both continue to be
19 barriers for finding affordable housing.

20 Subsidized Housing

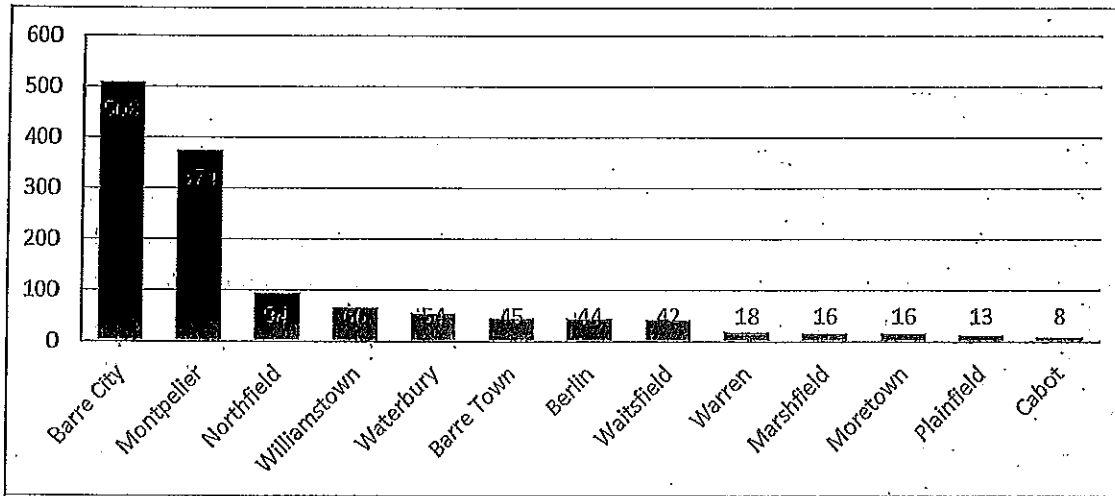
21 Central Vermont has 1,298 site specific subsidized rental units. Throughout the Region,
22 the majority of subsidized, rental housing units are located in Barre City and Montpelier,
23 with a combined total of 882 units (Figure 8). Barre City and Montpelier account for
24 67.9% of all subsidized units and account for 49% of all rental housing in the Region in
25 2010. The six municipalities with the greatest amount of rental housing in 2010 also
26 have the greatest number of subsidized units.

27
28
29
30
31

⁶ <http://nlhrc.org/oor/vermont>

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1 Figure 8: Subsidized Housing Units by Town, 2014



Source: Housingdata.org

Low Income Households

HUD Income Limits are defined as Low Income (80% of median income), Very Low Income (50% of median income) and Extremely Low Income (30% of median income). In 2013 in Washington County, the median household income was \$57,281. An estimated 9,864 or 40% of households in Washington County are Low Income. Of those 9,864 households, an estimated 20% are Very Low Income and approximately 15% of those 9,864 households are Extremely Low Income.

There are 1,298 subsidized rental housing units in Washington County (Figure 6). To qualify for some types of public and subsidized housing a household must be earning 80% or less of the median income. If all of the estimated 9,864 households earning 80% or less of the median income were to apply for subsidized rental housing in Washington County, there would be an estimated shortage of 8,566 units.

The Section 8 Housing program provides rental assistance to help eligible families live in safe and decent housing of their choice. Housing is determined decent by quality standards set by the Vermont State Housing Authority. The Vermont State Housing Authority (VHSA) opened the Section 8 waitlist on April 1st, 2015 and closed it on June 15th, 2015, after it had accepted enough applications for a two year wait. The Montpelier Housing Authority which administers the Section 8 voucher program for Montpelier City has 122 federally allotted vouchers and enough funds to use 110 of those vouchers. There is currently a reported 2-2.5 year wait for a voucher in Montpelier. VHSA reports an even mix of applicants are single people and families as well as those who are disabled or have a mental illness. The Montpelier Housing

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Authority reports roughly three quarters of people applying for its vouchers are elderly or disabled.

Housing + Transportation

When addressing housing, location is one factor that plays a large role in the affordability of a home. The Center for Neighborhood Technology (CNT) researched the impacts of transportation on household spending and found that transportation costs become unaffordable when they are more than 15% of a household's income. The U.S. Department of Housing and Urban Development also uses 15% of household income on transportation as the limit of affordability in its Location Affordability Index. When the costs of housing and transportation are added together, a home is affordable when a household spends no more than 45% of its income on housing and transportation costs. CVRPC developed a housing and transportation model for the Central Vermont Region to examine the affordability through the lens of location.

Housing and transportation costs were examined for each of Central Vermont's 23 municipalities using the State's definition for affordable housing found in 24 V.S.A. §4303, in which a household's income does not exceed 80% of the County Median Income and housing costs do not exceed 30% of household income.

The main components of this analysis were as follows:

Housing	Transportation
<ul style="list-style-type: none">• 2009-2013 ACS Data• Median monthly owner costs (2009-2013 ACS Data)• Median monthly renter costs (2009-2013 ACS Data)	<ul style="list-style-type: none">• 2009-2013 ACS Data• 2013 Longitudinal Employer-Household Dynamics Data from the US Census• 2009 National Household Travel Survey• 2015 AAA costs per mile for vehicle (SUV & Sedan)

Median housing costs per year were calculated using the Census's measure of median monthly housing costs for renters and owners. This provides an accurate measure for the average amount of money a household is spending on housing costs each month. A description of what those costs include can be found in the Definitions section. In Washington County, the average amount spent on housing costs per year for renters was \$11,382 and for owners it was \$13,626. The average of Orange, Washington and Williamston in Orange County for renters was \$10,208 and for owners it was \$10,696. For a household earning 80% of County Median Income, the median owner housing costs are unaffordable in all municipalities in Central Vermont (Figure 11). While

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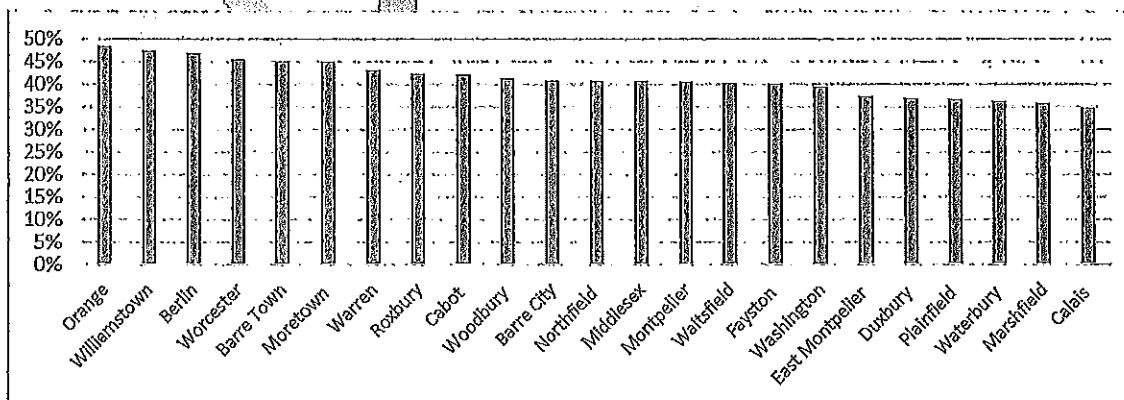
property tax rates differ by municipality, Vermont's property tax rebate program equalizes the value of taxes for low income residents who own their home.

Rental housing costs as a percentage of 80% of the County Median Income can be seen in Table 6 below. In Washington County, the average amount spent on rental housing costs per year was \$11,382 and the average of Orange, Washington and Williamston in Orange County was \$10,208. For a household earning 80% of County Median Income, the median renter housing costs are affordable in all but two municipalities (Figure 10).

Transportation costs as a percentage of income for a household earning 80% of the County Median Income was calculated and found that on average, households in every municipality in Central Vermont pay more than 25% of their income towards transportations costs per year.

Figure 9 below illustrates the mileage to work as a percentage of total yearly mileage. This metric takes into account the number of commuters per household. It should be noted that, while average number of commuters per household was used for this model, the number of individuals who use public transportation for work was not a factor because they represent 1% of total workers in Central Vermont. Individuals who reported working from home make up roughly 7% of the total workers in Central Vermont. Those that work from home would have significantly lower transportation costs than shown in this analysis, however they were not taken into account due to the fact that the majority of workers in Central Vermont commute to their workplace with a personal vehicle. This model only shows transportation costs for a household making 80% of County Median Income and driving a personal vehicle for trips. For all municipalities, mileage to work represents less than half of the average total miles traveled each year by households. Of non-work related trips, Social/Recreational and Meals were the two highest reported mileage categories for municipalities.

Figure 9: Mileage to Work as a Percentage of Total Yearly Mileage



Source: U.S. Census Bureau, 2013 Longitudinal Employer-Household Dynamic (LEHD)

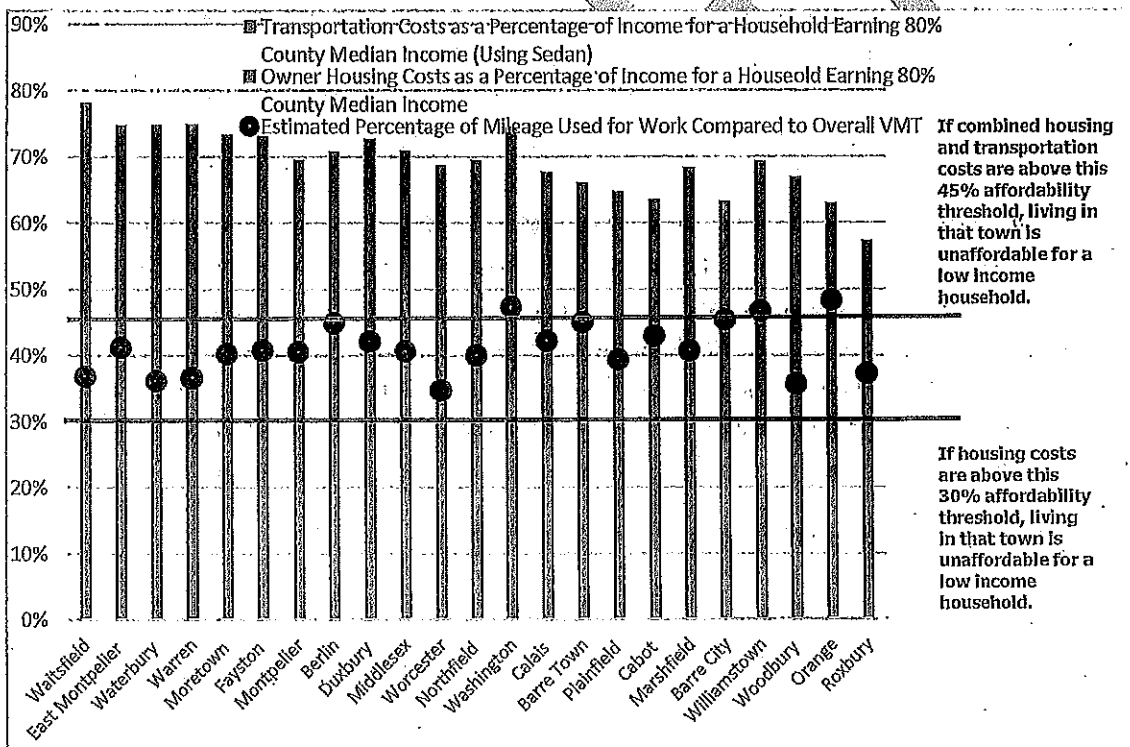
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Taking both housing and transportation costs into account, a chart of owner housing and transportation costs can be seen in Figure 10 below and with renter housing costs in Figure 11. All municipalities in the Central Vermont Region are considered unaffordable (for renting and owning) to the average household making 80% of the County Median Income when transportation costs are factored in.

For owning a home, Waitsfield, East Montpelier, Waterbury, Warren, Moretown, and Fayston all have combined costs above 70% of household income while Roxbury is the only municipality with a total under 60% of household income.

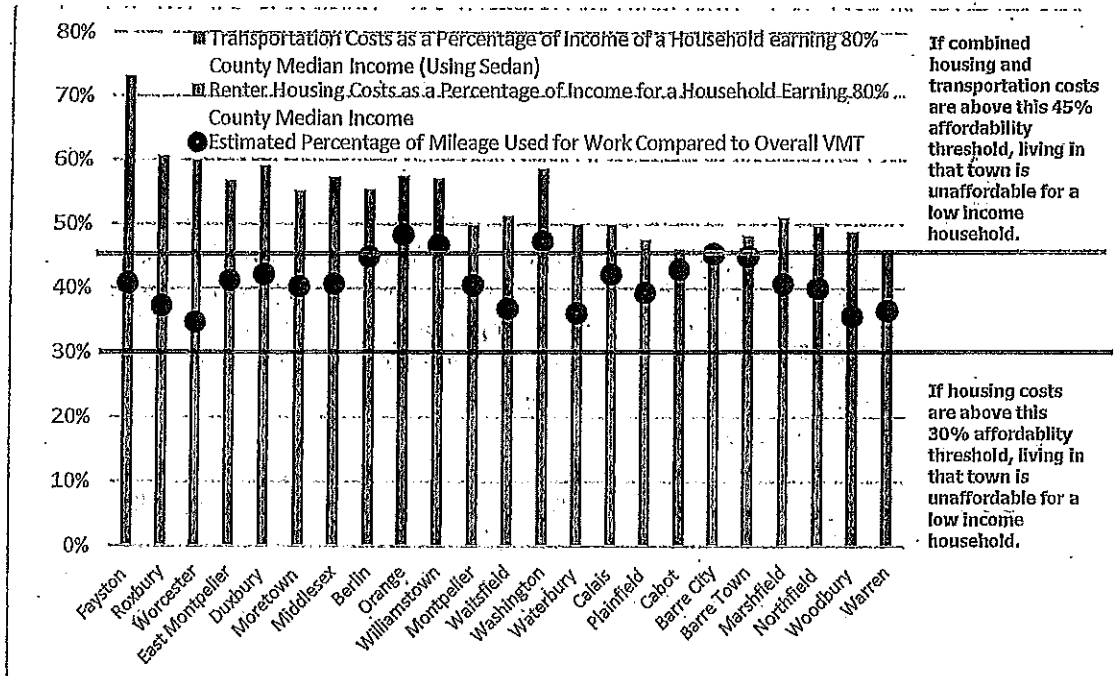
For renting, 13 municipalities have combined costs above 50% of household income and Warren, Cabot and Barre City are the three municipalities below 47% of household income.

Figure-10: Median Owner Housing and Average Transportation Costs as a Percentage of Income for a Household Earning 80% of County Median Income



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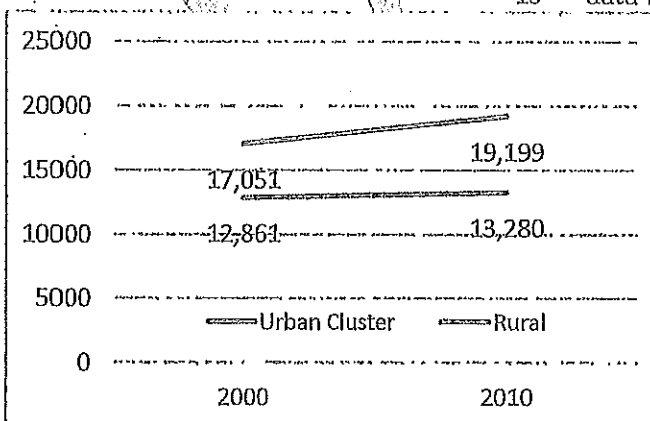
1 Figure 11: Median Renter Housing and Average Transportation Costs as a Percentage of Income for a
2 Household Earning 80% of County Median Income



RESIDENTIAL DEVELOPMENT PATTERNS

Historically, the concentrations of population and housing development in the Region have occurred in the downtowns and villages of Barre City, Montpelier, Northfield, and Waterbury. This concentration has been diminishing somewhat since the mid-20th century, and the trend has continued

Figure 12: Total Urban and Regional Housing Units, 2000 and 2010



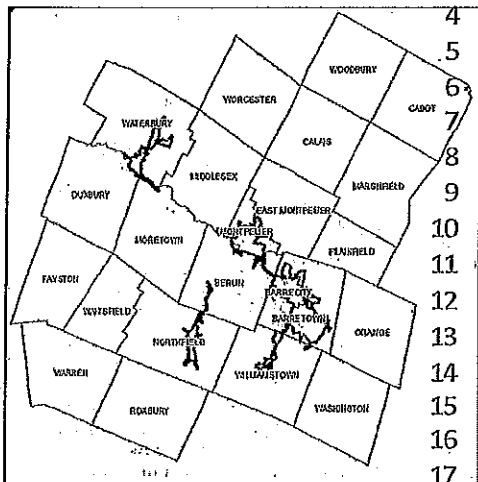
through the 2000–2010 decade. A comparison of population and housing unit data between rural areas and a few key downtown and village locations categorized as ‘urban’ by the U.S. Census Bureau illustrates that residential settlement is occurring more strongly in the rural countryside than the historical centers.

The US Census defines “urban cluster” areas to be densely settled core areas (more than 1,000 persons per square mile)

contiguous with moderately dense peripheral neighborhoods (more than 500 persons

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- 1 per square mile). The areas roughly approximating downtown Montpelier, Barre City,
2 South Barre, Websterville, Graniteville, East Barre,
3 Figure 13: Urban Cluster Map Williamstown village, Northfield village and Northfield



4 Falls, Waterbury village and Waterbury Center
5 are considered "urban clusters" by the US
6 Census.

7 Overall, Central Vermont has seen a 0.06%
8 population decrease in "urban clusters" between
9 2000-2010, and a 4.9% increase in population
10 residing in rural areas. Figure 12 demonstrates
11 how housing unit growth in rural areas has
12 occurred at a faster rate since 2000 than in
13 "urban cluster" areas.

14 In Barre City, and the "urban" downtowns of
15 Montpelier and Waterbury, total population

Source: Census 2000, 2010

16 decreased over the 2000 to 2010 decade. Montpelier also

17 saw a decrease in housing units in its downtown "urban
18 cluster" over this timeframe. Barre City saw the smallest increase in the Region in total
19 housing units, of less than 1% (27 units).

20 In contrast, the rural areas outside of these "urban cluster" boundaries have also seen
21 greater increases in housing units and population than the "urban" downtowns. As a
22 percentage of total housing, Fayston saw the greatest increase of over 33% (301) units,
23 followed by Roxbury (79 units) and Cabot (137 units), each with a 22% increase in total
24 housing units. These three towns also saw the most significant increases in population
25 between 2000 and 2010 relative to their small populations. Woodbury, and the rural
26 parts of Northfield and Waterbury, experienced rural population increases of above
27 10%.

28 Within these broad regional shifts, there are also a few unique trends worth noting.
29 The "urban cluster" areas in several of the Region's villages have seen increases in
30 their populations and housing units between 2000 and 2010, and the rural part of
31 Montpelier has experienced notable increases.

32 From 2000 to 2010 Williamstown, Moretown and Middlesex (in which a small portion is
33 included in the Barre-Montpelier cluster) saw 20% increases in "urban cluster"
34 population and 30% increase in housing units. Barre Town, Williamstown, Berlin, and
35 Moretown have also increased their share of urban housing units and increased their
36 regional share of urban population. This growing contribution indicates possible infill
37 and densifying of residential development.

38 Rural areas within Montpelier municipal boundaries, but outside of downtown
39 Montpelier, experienced a rural population increase of 61% and a rural housing unit

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increase of 68% from 2000 to 2010. With this trend, it should be noted that the boundaries of the Montpelier "urban cluster" contracted between 2000 and 2010, changing the classification of some people and existing housing units from urban back to rural.

All of these trends taken together demonstrate that municipalities outside of the historic population centers are influencing the portfolio of residential development region wide. Housing units and population in rural areas now make up a larger percentage of the total housing stock than they did in 2000, and in decades past.

HOUSING FOR VULNERABLE POPULATIONS

Elderly in Need of Care

In 2015, the Washington County Housing Needs Assessment reported 11,128 elderly (age 62+) residents and 835 elderly residents who are considered "frail". Persons over the age of 75 are considered frail and require assistance with daily living activities.

To provide for elderly residents in need of daily support, the county has 19 senior care facilities with a total of 765 beds. Fifteen of these are residential care facilities and four are nursing homes. Average occupancy rates at the nursing home facilities stand

Table 4: Nursing Homes in Washington County

Nursing Home	Number of Beds
Berlin Health and Rehabilitation	141
Mayo Healthcare, Inc.	50
Rowan Court Health and Rehab Center	96
Woodridge Rehabilitation & Nursing	153
Source: Vermont Dept. of Disabilities, Aging & Independent Living, Division of Licensing & Protection http://www.dlp.vermont.gov/licen28	27

at 76.5% in 2015 according

to the Vermont Dept. of Disabilities, Aging & Independent Living.⁸ Surveys of 8 senior care facilities conducted for the Washington County Housing Needs Assessment report a 3.5% vacancy rate at

residential care facilities specifically. Although the nursing home occupancy rate indicates greater availability than the state (83.5% occupancy), the residential care vacancy rate is below the state average.

The current availability of nursing facilities also reflects the preference of Vermonters to receive long term care at home. Vermont's Department of Disabilities, Aging and Independent Living reports that this is "evidenced by a contraction of the state's institutional capacity. [Between 1998 and 2010, 15%] of Vermont nursing facility beds have closed...shifting care into the home and community-based system."⁹

⁷ Washington County Housing Needs Assessment. Bowen National Research. Vermont Dept. of Housing & Community Development. <http://accd.vermont.gov/sites/accd/files/Documents/strongcommunities/housing/18%20-%20Washington%2014-363.pdf>. 2015.

⁸ Vermont Nursing Home Occupancy by County Total and Medicaid. Vermont Dept. of Disabilities, Aging & Independent Living. http://dail.vermont.gov/dail-publications/publications-monthly-reports/drs_occup_co. July 2015.

⁹ Vermont Housing Finance Agency. 2010 Vermont Housing Needs Assessment.

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- 1 The cost to the individual and the public system is a critical factor when planning for
- 2 elderly care housing. Base monthly fees for residential care in Washington County
- 3 starts at around \$3,000 per month, and nursing care has a base monthly fee starting
- 4 near \$8,699.

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SAFE AND AFFORDABLE HOUSING

KEY CHALLENGES AND TRENDS

RESIDENTIAL DEVELOPMENT PATTERNS

Limitations on Public Utility (Sewer and Water) Infrastructure and Infill Capacity in Regional & Town Centers

Outdated public utility systems and land use regulations (LURs) in some municipalities place constraints on the capacity of Regional and Town Centers to achieve residential infill. These factors also place constraints on economic development (See *Strong & Diverse Economy* Element). In some cases, existing bylaws concerning infill development are not well understood by municipal decision makers and developers. The capacity for development allowed by utility infrastructure has also proven to be a barrier to development. All of these factors infringe on the ability of the community to plan for and create the residential development densities in Regional and Town Centers that are envisioned, and that would support increased housing options.

Measures should be taken and policies enacted to ensure that development where envisioned in Regional and Town Centers is not a difficult process. And that existing public utility infrastructure provides the needed capacity for future infill development.

Cost of Rehabilitation

Ongoing use of existing housing stock offers opportunities to preserve the foundation of existing neighborhoods and communities. It utilizes stock that may already be located close to services and offers the opportunity to maintain green space and open and working lands. The costs of repairing, maintaining and financing periodic upgrades for these homes and buildings can be prohibitive for many property owners and communities. Buildings used for rental housing must be kept in compliance with state and municipal building safety and energy codes, harmful materials managed (such as lead and asbestos), and electrical, plumbing and heating, cooling, and ventilation systems must often be upgraded. Owner occupied housing must be in compliance with state and municipal codes when applying for permits for new construction. Allowing for repairs and upgrades to existing housing stock to be affordable for developers could provide much needed affordable housing in transportation efficient locations.

Scattered Rural Residential Development

Rural communities experiencing growth in housing development often feel that the rural character of their community is threatened if the development is not guided

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1 appropriately. Land use regulations that have not caught up to rural residential
2 development trends may allow compromising of scenic character or fragmentation of
3 farms, forest or other natural resources. Traffic and compromising of privacy are also
4 problematic, although improved regulations, site design, and access ordinances can
5 offer amelioration. Opposition to new housing limits bolstering of the tax base as well
6 as reducing options for growing families.

8 AFFORDABILITY

9 **High Housing Costs for Low Income Homeowners and Some Renters**

10 More than 44% of renters and 36% of homeowners in Central Vermont are spending
11 more than 30% of their household income on housing costs. In Central Vermont, owner
12 housing costs in all municipalities are considered unaffordable for a household that is
13 making 80% of the county median income. Renter housing costs are considered
14 unaffordable for a household making 80% of the county median income in two
15 municipalities. The trends of decreasing household size, increasing share of elderly
16 population in the Region and low vacancy rates of rental homes in some municipalities
17 will lead to a tight market for rental housing. Efforts are needed to ensure fair market
18 rate rental housing is available for the changing demographics of Central Vermont.
19 Despite constraints for low income homeowners, sale prices for primary homes are
20 lower in Central Vermont than Vermont as a whole. This should be viewed as a
21 potential opportunity to attract new residents.

23 **High Cost of Living**

24 Accommodation and food services and retail trade make up 20.3% of jobs in Central
25 Vermont. The Mad River Valley and Stowe area have high amounts of seasonal worker
26 that serve mainly the ski areas, while also having low amounts of affordable housing.
27 The housing wage in Washington County is \$18.90 and is \$7 more than the average
28 renters wage in Vermont. Coupled with the high costs of transportation in Central
29 Vermont, the cost of living for those making at or below the housing wage is very high
30 and unaffordable. Efforts should be made to increase the affordable housing options
31 where seasonal and wage jobs are located. If there are more affordable housing options
32 near workplaces, workers could spend less money on transportation and have more
33 dispensable income for goods and services in the Region. An alternative would be to
34 reduce transportation costs for individuals.

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Shortage of Subsidized Housing Units

If all of the estimated 9,864 of households making less than 80% of median income were to apply for subsidized rental housing in Washington County, there would be an estimated shortage of 8,566 subsidized rental units. As the number of people of workforce age decreases in Central Vermont and the number of elderly increases, Central Vermont is faced with both the need to provide affordable housing for the growing elderly population as well as provide affordable housing to attract workforce age people. The waitlist for the Section 8 housing program is estimated at two years. While efforts to expand the Section 8 voucher program are done at the state and national level, efforts to increase affordable housing options through social programs, developer incentives and density increases could further the availability of affordable housing in the Region.

Increasing Transportation Costs as a Percentage of Total Household Income.

All 23 municipalities in Central Vermont have median owner housing costs exceeding 30% of the income of a household making 80% or less of the county median income and two municipalities have median renter housing costs exceeding 30% of the income of a household making 80% of county median income. In addition, all municipalities have estimated transportation costs above 15% of the income of a low income family. As gas prices are expected to rise over the next 20 years, transportation must be looked at as an equal factor when considering housing location affordability. Over 25% of commuters living in Central Vermont commute more than 25 miles to work. Regional trends of growth in more rural areas indicate either preferences to live outside of more dense urban areas or lower costs of housing in rural areas. When factoring in transportation mileage needed to travel to work and non-work destinations, living in more rural areas can prove to be more expensive than living closer to jobs and amenities. Policies that take into account both housing and transportation location factors should be considered to promote and ensure informed decisions on costs of housing location.

CHANGING DEMOGRAPHICS

Supply & Affordability of Assisted and Specialized Care Facilities

As the 65+ age cohort grows quickly over just the next five years, it is uncertain whether bringing nursing facility beds back online will provide an adequate supply of specialized care. Residential care facilities have lower vacancy rates, indicating that the demand for more of this type of housing may be even greater. Development of new

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1 facilities in such a short timeframe will take a focused effort. Regardless of adequate
2 supply, the cost to both the individual and the public system for these facilities is a
3 challenge. Elders sometimes delay transitioning to residential or nursing care which
4 they need or desire because of prohibitive costs. Providing necessary care outside of a
5 specialized environment can then be challenging for families and the medical system.

6 7 **Strategies to Support Aging in Place** 8

9 To ensure that aging in place serves elders and their families and communities as
10 envisioned, strategies will need to be implemented to counteract the associated
11 challenges. Aging residents staying in their long-time home will need to maintain a
12 home that is large for one or two people and requires sustaining the costs of heating,
13 snow removal, yard care and other maintenance and repair. Elders living in areas
14 distant from medical care and services will need to cover costs of in-home care or
15 transportation, or rely on public assistance payments, increasing reliance on the public
16 system. Seniors aging in place also risk social isolation if they live alone, require
17 personal mobility or transportation assistance, or live in an isolated rural setting.

18 19 **Housing Arrangements Meeting Needs of Aging Residents** 20

21 Retired and elderly residents still living independently have unique housing preferences.
22 They may prefer smaller units with one or two bedrooms, and may want to live closer
23 to necessary services, friends, and family to reduce driving. Smaller units already
24 located in downtown & village centers or new residential development in these
25 locations would be ideal to serve the interests of retirees and elders. This will depend,
26 however, on the supply of smaller units being adequate, and overcoming the challenges
27 for new and infill downtown and village development.

28 29 **Housing Life Cycle**

30 An increasing amount of elderly in Central Vermont are electing to age in place, this
31 trend could place a strain on the housing continuum in the coming years. If elderly are
32 not electing to downsize and move to smaller homes or assisted care facilities, their
33 homes will not be on the market for younger families to purchase.

34 Average household size is predicted to decrease slightly over the next five years, and
35 Central Vermont has had a consistently lower household size than Vermont since 1990.
36 This indicates that the demand for smaller homes could be amplified in Central Vermont
37 as compared to the state as a whole and is therefore more of a concern. Smaller homes

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(both by bedrooms and square footage) make up only a small portion of existing housing stock in Central Vermont. To meet the needs of younger generations and the trend of decreasing household size, increasing the supply of affordable, smaller housing units will be needed in the next ten years.

Preparing for the Next Demographic Shift

Meeting the dramatic increase in population of retirees and elders with a large shift in housing and infrastructure investment will have a legacy for following generations. The generation to follow will be smaller in population and is likely to have different housing preferences or need less so of the same. Balancing preparation for the first demographic shift with anticipation of the next will allow long term investments to be adaptable with long term returns.

DRAFT

SAFE AND AFFORDABLE HOUSING

1 GOALS AND POLICIES

3 GUIDING PRINCIPLE:

4 **Opportunities exist for safe, energy efficient, affordable and accessible housing for all types**
5 **of households in mixed-income neighborhoods.**

7 RESIDENTIAL DEVELOPMENT PATTERNS

8 **GOAL: Residential development makes efficient use of the land and existing resources.**

9 **Policy: Existing housing stock should be preserved, rehabilitated, and maintained.**

10 **Policy: Invest in new residential and mixed-use infill. Investment achieves new residential**
11 **and mixed-use infill.**

12 Action: Assist municipalities to inventory vacant lots and structures;

13 Action: Promote land use strategies that encourage greater density as discussed
14 in the Land Use Element.

15 **Policy: Re-use existing housing stock and adaptively re-use older and historic buildings**
16 **especially in downtown and village centers to increase housing options.**

17 Action: Assist municipalities to identify limitations to building reuse, such as
18 environmental contamination, repetitive flooding, ADA accessibility etc. and
19 evaluate structural suitability for adaptive reuse.

20 **Policy: New housing should be constructed in regional and town centers. When residential**
21 **development occurs in rural areas it should promote landscape integrity, infrastructure**
22 **resilience, energy efficiency, and strong rural centers.**

23 Action: Assist municipalities to:

- 24 • secure the benefits of State designations in support of urban and rural
25 centers;
- 26 • use planning tools such as:
 - 27 o Conservation subdivision design
 - 28 o Screening and landscaping provisions
 - 29 o Provisions for protecting scenic vistas

SAFE AND AFFORDABLE HOUSING

- o Shared community sewer and water facilities
- o Revised road and curb cut ordinances
- o Transfer of development rights
- o Overlay districts (conservation, agricultural soils, cultural resources)

Policy: Maximum densities allowed by local regulations should be consistent with the overall vision of the municipality.

Action: Assist municipalities to:

- adopt land use regulations that concentrate development in growth centers, downtown and village centers, where appropriate infrastructure can be made or is available, and other areas where housing growth is desired. This may include density bonuses and lowering of impact fees and Transfer of Development Rights.
- use Geographic Information System technology and other tools for analysis of the affects of existing and/or proposed zoning policies on housing development.

Policy: Existing infrastructure is adequately sized and maintained to accommodate future residential development.

Action: Assist municipalities to evaluate existing utility infrastructure capacity in service areas to determine capacity for redevelopment and infill.

Policy: Public investment supports housing in mixed-use development.

Action: Give developments in downtowns and village centers priority for housing incentives.

AFFORDABILITY

Goal: Housing options exist for current and future residents regardless of income.

Policy: Development projects incorporate affordable housing.

Action: Assist municipalities to:

- meet future market demand for smaller square footage units, especially where water and/or sewer infrastructure exist;

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- 1 • evaluate and incorporate tools that facilitate affordable and equitable
- 2 housing;

3 **Policy: Increase the amount and quality of rental housing.**

4 Action: Assist municipalities to:

- 5 • develop or augment housing revolving loan funds;
- 6 • create local rental codes, as desired;

7 **Policy: Support development of subsidized housing to ensure affordable options for**

8 **households for which non subsidized housing is not financially feasible.**

9 Action: Assist municipalities to develop and maintain subsidized housing.

10 **Policy: Support and facilitate development of affordable housing options by the private**

11 **market.**

12 Action: Educate the development community on tools such as:

- 13 • density bonuses for the inclusion of affordable units;
- 14 • tax incentive programs such as historic preservation tax credits.

15 Action: Assist municipalities to evaluate and streamline the local permitting

16 process to support affordable housing.

17 **Policy: Multi-unit housing developers shall coordinate with public transit agencies regarding**

18 **services and design needs prior to seeking permits for construction.**

19 Action: CVRPC will review development proposals for consistency with this policy.

20 **Policy: Promote location affordability.**

21 Action: Partner with regional affordable housing stakeholders to include housing

22 and transportation literacy into homeowner education curriculum.

23 Action: Review municipal plans to assure housing elements identify issues

24 related to affordability such as transportation costs.

25 **Policy: Promote general understanding of housing affordability issues.**

26 Action: Facilitate collaboration between municipalities and potential partners for

27 affordable housing development.

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1 Action: Educate landlords, tenants, homeowners, developers and municipalities to
2 reduce barriers to housing accessibility, affordability, quality, etc. through
3 activities such as:

- 4 • updating "The Central Vermont Housing Resource Guide", as needed.
- 5 • Co-hosting workshops and learning opportunities on topics related to
6 housing affordability including financing.

8 CHANGING DEMOGRAPHICS

9 **Goal: Housing choices respond to changing demographic trends.**

10 **Policy: Public policy and investment should support a variety of options for elders to age in**
11 **their community. Priority for public funding shall go to projects located within regional and**
12 **town centers to increase access to services.**

13 Action: Support the development of residential care, assisted living and nursing
14 home facilities and other solutions that support elders when they can no longer
15 live on their own.

16 **Policy: Support integration of alternative living arrangements into communities through**
17 **partnerships, municipal assistance, etc.**

18 Action: Assist municipalities with obtaining resources needed to carry out
19 housing needs analyses to identify the specific types of housing most needed by
20 the community and incentives to address those needs.

21 Action: Educate municipalities on alternative living arrangements for changing
22 demographics such as caretakers, specialized group homes, house sharing
23 agreements or live-in assistants.

24 **Policy: New affordable housing and assisted living facilities shall provide a mobility plan that**
25 **evaluates mobility needs of residents and how those needs will be met.**

26 Action: CVRPC shall review development proposals for compliance with this policy.

27 **Policy: Consider a 50 year planning horizon when planning for changing demographics.**

28 Action: CVRPC will monitor demographic cycles, population growth, housing development
29 and market trends.

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1 DEFINITIONS

2 "Affordable housing" means either of the following (24 V.S.A. § 4303):

3 (A) Housing that is owned by its inhabitants whose gross annual household
4 income does not exceed 80 percent of the county median income, or 80 percent
5 of the standard metropolitan statistical area income if the municipality is located
6 in such an area, as defined by the United States Department of Housing and
7 Urban Development, and the total annual cost of the housing, including principal,
8 interest, taxes, insurance, and condominium association fees is not more than 30
9 percent of the household's gross annual income.

10 (B) Housing that is rented by its inhabitants whose gross annual household
11 income does not exceed 80 percent of the county median income, or 80 percent
12 of the standard metropolitan statistical area income if the municipality is located
13 in such an area, as defined by the United States Department of Housing and
14 Urban Development, and the total annual cost of the housing, including rent,
15 utilities, and condominium association fees, is not more than 30 percent of the
16 household's gross annual income.

17 Block Groups: Block groups (BGs) are the next level above census blocks in the
18 geographic hierarchy. A BG is a combination of census blocks that is a subdivision of a
19 census tract or block numbering area (BNA). Block groups generally contain between
20 600 and 3,000 people and never cross the boundaries of states or counties. (U.S.
21 Census Bureau).

22 Census Tract: Census tracts consist of one or more block groups. Census tracts, which
23 typically have between 1,500 and 8,000 people, with an average size of about 4,000
24 people, are defined with local input, are intended to represent neighborhoods (they are
25 designed to be relatively homogeneous with respect to population characteristics,
26 economic status, and living conditions). (U.S. Census Bureau)

27 Census Blocks: Census blocks, the smallest geographic area for which the Bureau of the
28 Census collects and tabulates decennial census data, are formed by streets, roads,
29 railroads, streams and other bodies of water, other visible physical and cultural
30 features, and the legal boundaries shown on Census Bureau maps. (U.S. Census Bureau)

31 Complete kitchen facilities: A housing unit has complete kitchen facilities when it has all
32 of the following: (1) kitchen sink; (2) burners, cook stove, or microwave oven; and (3)
33 refrigerator. These terms are further defined below... the vacant unit, lacking a
34 refrigerator, has an incomplete kitchen. (U.S. Census Bureau)

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1 Occupied housing units. A housing unit is classified as occupied if there is at least one
2 person who lives in the unit as a usual resident at the time of the interview, or if the
3 occupants are only temporarily absent, for example, on vacation. However, if the unit is
4 occupied entirely by people with a usual residence elsewhere, the unit is classified as
5 vacant. (U.S. Census Bureau)

6 2000 Census "Urban": For Census 2000, the Census Bureau classifies as "urban" all
7 territory, population, and housing units located within an urbanized area (UA) or an
8 urban cluster (UC). It delineates UA and UC boundaries to encompass densely settled
9 territory, which consists of:

- 10 • core census block groups or blocks that have a population density of at least
11 1,000 people per square mile and;
- 12 • surrounding census blocks that have an overall density of at least 500 people per
13 square mile. In addition, under certain conditions, less densely settled territory
14 may be part of each UA or UC. (U.S. Census Bureau)

15
16 2010 Census "Urban": For the 2010 Census, an urban area will comprise a densely
17 settled core of census tracts and/or census blocks that meet minimum population
18 density requirements, along with adjacent territory containing non-residential urban
19 land uses as well as territory with low population density included to link outlying
20 densely settled territory with the densely settled core. (U.S. Census Bureau)

21 Homeowner vacancy rate is the proportion of the homeowner inventory that is vacant
22 "for sale." It is computed by dividing the total number of vacant units "for sale only" by
23 the sum of owner-occupied units, vacant units that are "for sale only," and vacant units
24 that have been sold but not yet occupied; and then multiplying by 100. (U.S. Census
25 Bureau)

26 Plumbing facilities: Complete plumbing facilities means housing have hot and cold piped
27 water as well as a flush toilet and a bathtub or shower. For units with less than two full
28 bathrooms, the facilities are only counted if they are for the exclusive use of the
29 occupants of the unit. Plumbing facilities need not be in the same room. Lacking some
30 plumbing facilities or having no plumbing facilities for exclusive use means that the
31 housing unit does not have all three specified plumbing facilities (hot and cold-piped
32 water, flush toilet, and bathtub or shower) inside the housing unit, or that the toilet or
33 bathing facilities are also for the use of the occupants of other housing units. (U.S.
34 Census Bureau)

35 Rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It
36 is computed by dividing the total number of vacant units "for rent" by the sum of the

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1 renter-occupied units, vacant units that are "for rent," and vacant units that have been
2 rented but not yet occupied; and then multiplying by 100. (U.S. Census Bureau)

3 **Residential Care Homes** – State-licensed group living arrangements designed to meet
4 the needs of people who cannot live independently but usually do not require the type
5 of care provided in a nursing home. When required, residents are assisted with daily
6 activities such as eating, walking, toileting, bathing, and dressing. Daily rates at
7 residential care homes are usually less than rates at nursing homes. (U.S. Census
8 Bureau)

9 **Rural:** The Census Bureau's classification of "rural" consists of all territory, population,
10 and housing units located outside of UAs and UCs. The rural component contains both
11 place and nonplace territory. Geographic entities, such as census tracts, counties,
12 metropolitan areas, and the territory outside metropolitan areas, often are "split"
13 between urban and rural territory, and the population and housing units they contain
14 often are partly classified as urban and partly classified as rural. (U.S. Census Bureau)

15 **Section 8 Housing Program:** The Section 8 Existing program provides rental assistance
16 to help eligible families live in safe and decent housing of their choice. With funding
17 provided by the Department of Housing and Urban Development (HUD) and
18 administered by local public housing authorities, as well as VSHA, this program utilizes
19 privately owned existing housing stock.

20 Families, elderly, disabled and single people whose income falls within the income
21 guidelines qualify for this program. After a person applies and is determined eligible,
22 they are placed on a waiting list until funds become available to assist them. When
23 funding becomes available, a certificate or voucher is issued.

24 A voucher is the written guarantee of VSHA to the tenant or prospective landlord that
25 the voucher holder is eligible for participation in the program. The voucher is used by
26 the holder in locating a house or apartment of his/her choosing. The voucher sets forth
27 the bedroom size the family needs and outlines the family's obligations under the
28 program and the period of time the family has to locate suitable housing. (Vermont State
29 Housing Authority, www.vsha.org)

30 **Seasonal units.** These units are intended by the owner to be occupied during only
31 certain seasons of the year. They are not anyone's usual residence. A seasonal unit
32 may be used in more than one season, for example, for both summer and winter sports.
33 (U.S. Census Bureau)

34 **Selected Monthly Owner Costs** – Selected monthly owner costs are the sum of payments
35 for mortgages, deeds of trust, contracts to purchase, or similar debts on the property

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(including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). Selected monthly owner costs were tabulated for all owner-occupied units, and usually are shown separately for units "with a mortgage" and for units "not mortgaged." (U.S. Census Bureau)

Subsidized housing: *subsidized housing* is used when describing housing that has rental assistance. That is, housing where all or a portion of the occupants monthly housing cost is paid for directly by the government. An example of this is Section 8 housing vouchers, where a renter only pays the portion of the rent that is determined to be affordable to them based on their income. (www.affordablehousingonline.com)

Urban Area: To qualify as an urban area, the territory identified according to criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters.

The Census Bureau identifies two types of urban areas:

• **Urbanized Areas (UAs)** A statistical geographic entity consisting of a densely settled core created from census tracts or blocks and contiguous qualifying territory that together have a minimum population of at least 50,000 persons.

• **Urban Clusters (UCs)** A statistical geographic entity consisting of a densely settled core created from census tracts or blocks and contiguous qualifying territory that together have at least 2,500 persons but fewer than 50,000 persons. (U.S. Census Bureau).

*Vermont only has Urban Cluster classification

Urban Cluster Delineation: *The Census Bureau will begin the delineation process by identifying and aggregating contiguous census tracts, each having a land area of less than three square miles and a population density of at least 1,000 ppsm. After the initial urban area core with a population density of 1,000 ppsm or more is identified, additional census tracts with a land area less than three square miles and with a population density of at least 500 ppsm will be included if contiguous to any qualifying census tracts. If a qualifying census tract does not exist, then one or more contiguous census blocks that have a population density of at least 1,000 ppsm are identified and aggregated. A census block is included in the initial urban area core if it is contiguous to other qualifying territory, and a) Has a population density of at least 500 ppsm, or b) At least one-third of the census block consists of territory with a level of imperviousness of at least twenty percent, and is compact in nature as defined by a shape index. A census block is considered compact when the shape index is at least 0.185 using the*

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1 following formula: $I = 4\pi A/P^2$ where I is the shape index, A is the area of the block, and
2 P is the perimeter of the block, or c . At least one-third of the census block consists of
3 territory with a level of imperviousness of at least twenty percent, and at least forty
4 percent of its boundary is contiguous with qualifying territory”
5 (<http://www2.census.gov/geo/pdfs/reference/fedreg/fedregv76n164.pdf>)

6 (3) Adoption of 500 persons per square mile (ppsm) as the density criterion for
7 recognizing some types of urban territory. The Census Bureau adopted a 500 ppsm
8 population density threshold at the same time that it adopted its automated urban area
9 delineation methodology. This ensured that census blocks that might contain a mix of
10 residential and nonresidential urban uses, but might not have a population density of at
11 least 1,000 ppsm, could qualify for inclusion in an urban area. For the 1990 Census,
12 geographers could interactively modify analysis units to include census blocks with low
13 population density that might contain nonresidential urban uses, while still achieving an
14 overall population density of at least 1,000 ppsm. Adoption of the lower density
15 threshold facilitated use of the automated urban area delineation methodology, and
16 provided for comparability with the 1990 methodology. This change did not result in
17 substantial increases to the extent of urban areas.
18 (<http://www2.census.gov/geo/pdfs/reference/fedreg/fedregv76n164.pdf>)

19 Two population density thresholds are used in the delineation of urban areas: 1,000
20 persons per square mile (ppsm) and 500 ppsm. The higher threshold is consistent with
21 population density criteria used in the 1960 Census through 1990 Census urban area
22 delineation processes; it is used to identify the starting point for delineation of
23 individual, potential urban areas and ensures that each urban area contains a densely
24 settled core area that is consistent with previous decades' delineations. The lower
25 threshold was adopted for the Census 2000 process when the Census Bureau adopted
26 an automated delineation methodology; it provides that additional territory that may
27 contain a mix of residential and nonresidential urban uses can qualify for inclusion in an
28 urban area. (<http://www2.census.gov/geo/pdfs/reference/fedreg/fedregv76n164.pdf>)

29 Vacant units: A housing unit is vacant if no one is living in it at the time of the interview,
30 unless its occupants are only temporarily absent. In addition, housing units where all the
31 occupants have a usual residence elsewhere are grouped with vacant units. (U.S.
32 Census Bureau)

34 METHODOLOGY FOR HOUSING AND TRANSPORTATION:

35 Transportation costs for jobs were calculated by using On the Map Distance to Work
36 (from Longitudinal Employer-Household Dynamics, U.S. Census Bureau) data which
37 measures miles traveled to work from and individuals home census block to their work
38 census block. Total average miles traveled for jobs in each municipality was divided by
39 the total number of primary jobs per municipality to find average total miles travel per

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job per trip (two trips per day). That distance to work per job was multiplied by the average number of workers per household (taken from the US Census) and by the number of visits to work per year (502 visits). This number was added to data taken from the 2009 Household Travel Survey which breaks non-work trips into eight categories; School/Daycare/Religious Activity, Medical/Dental Services, Shopping/Errands, Social/Recreational, Family personal business/obligations, Transport some, Meals, Other. Miles traveled for each trip were average reported values from households that responded to the 2009 Household Travel Survey. The sample size was 126 households in Washington County and 66 in Orange, and while this is a small percentage of total households in the region, it provides the best available data to accurately inform this model of affordability.

APPENDIX:

Table 6: Median Renter Housing Costs as a Percentage of Income for a Household Earning 80% of County Median Income (CMI)

Municipality	Percent of income a household making 80% of CMI would spend on rental housing	Municipality	Percent of income a household making 80% of CMI would spend on rental housing
Fayston	45.2%	Waitsfield	23.2%
Roxbury	34.2%	Washington	22.8%
Worcester	29.3%	Waterbury	22.0%
East Montpelier	28.9%	Calais	20.9%
Duxbury	27.4%	Plainfield	20.9%
Moretown	27.3%	Cabot	20.2%
Middlesex	25.8%	Barre City	20.2%
Berlin	24.2%	Barre Town	20.1%
Orange	23.5%	Marshfield	20.1%
Williamstown	22.8%	Northfield	19.8%
Montpelier City	23.5%	Woodbury	17.6%
		Warren	16.8%

Source: 2013 ACS 5 Year Estimates

Table 7: Median Owner Housing Costs as a Percentage of Income for a Household Earning 80% of County Median Income

Municipality	Percent of income a household making 80% of CMI would spend on owner costs for housing	Municipality	Percent of income a household making 80% of CMI would spend on owner costs housing
Waitsfield	50.2%	Northfield	39.5%
East Montpelier	47.2%	Washington	38.7%
Waterbury	46.9%	Calais	38.6%
Warren	46.2%	Barre Town	38.0%
Moretown	45.6%	Plainfield	38.0%
Fayston	45.2%	Cabot	37.6%

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Montpelier City	43.2%	Marshfield	37.4%
Berlin	42.6%	Barre City	36.8%
Duxbury	42.6%	Williamstown	36.3%
Middlesex	40.9%	Woodbury	35.7%
Worcester	39.9%	Orange	31.3%
		Roxbury	30.9%

Source: 2013 ACS 5 Year Estimates



Central Vermont Regional Planning Commission

MEMORANDUM

TO: Central Vermont Regional Planning Commission

FROM: Eric Vorwald, AICP
Senior Planner

RE: Regional Plan Update Schedule

DATE: April 12, 2016

The purpose of this memo is to provide the Central Vermont Regional Planning Commission with information on the schedule for updating the Central Vermont Regional Plan. For the past several months staff has discussed this process with the Executive Committee and identified three options. These options include:

1. Re-adoption of the 2008 Central Vermont Regional Plan as Amended (thru October 13, 2015)¹
2. Re-adoption of the 2008 Central Vermont Regional Plan as Amended (thru October 13, 2015) and incorporate any elements that were updated or developed as part of Plan Central Vermont²
3. Completion of all remaining elements and adoption of Plan Central Vermont³

After continued discussions with the Executive Committee, it was determined that option one as noted above would be the most appropriate way to proceed. Several factors that were discussed regarding this decision include current staff workloads; time needed for advertisements and warning of public meetings; and the impending expiration of the current regional plan. For reference, the 2008 Central Vermont Regional Plan expires September 9, 2016.

Additionally, staff will begin work on a regional energy plan through funding from the Department of Public Service. The regional energy plan will include information regarding types of renewable energy sources appropriate for the region, siting of renewable energy resources, and the regional share of energy

¹ Amendments to the 2008 Central Vermont Regional Plan were completed based on an independent review of the plan that evaluated consistency with state statute. These amendments included revisions to Utilities, Facilities, & Services; Economic Development; Land Use; and the Future Land Use Map. This is the plan that is currently in effect.

² Elements that have been completed and approved by the Commission for Plan Central Vermont include Health and Community; Transportation; Environmental and Natural Resources; and Strong and Diverse Economy. A consistency review would also be required with this option.

³ Remaining elements to be written and reviewed for Plan Central Vermont include Energy; Implementation; statement of compatibility; key challenges and trends narrative for Utilities, Facilities, and Services; possible updates to Land Use; and an overall consistency review.