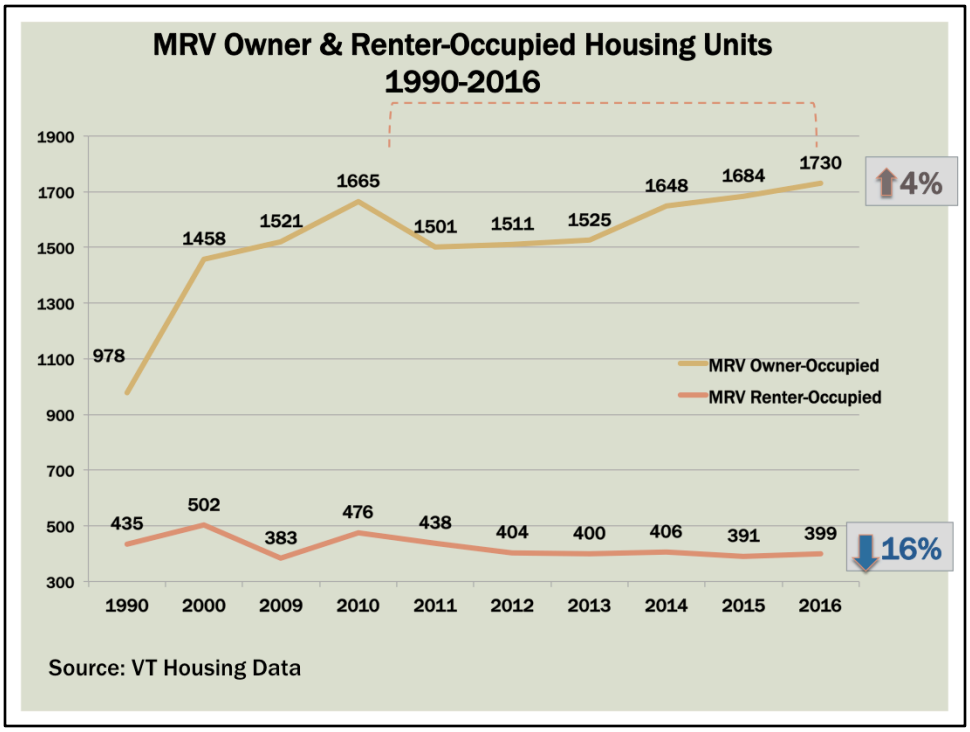
MRV Housing Next Steps

Steering Committee Meeting
12/20/18

MAD RIVER VALLEY
PLANNING DISTRICT

WHY IS HOUSING AFFORDABILITY IMPORTANT TO THE MRV?

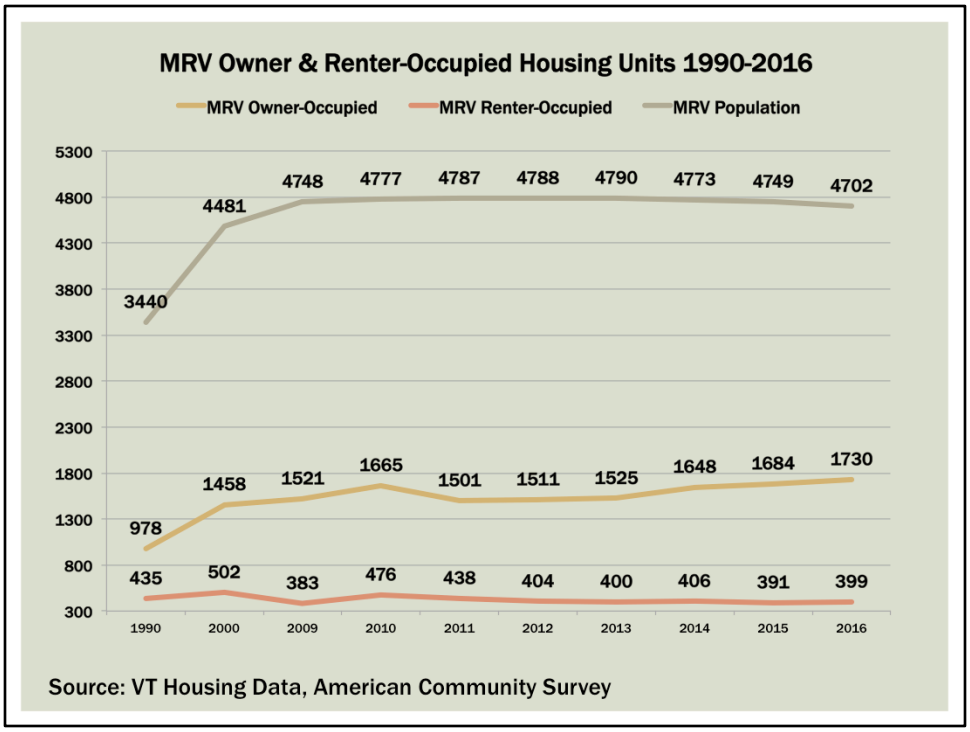
- #1 barrier to economic vitality
- Those who are living here can stay
- Those who want to live here can



MRV Pop:
2000-2016: Increased 5%
2010-2016: Decreased by 2%

MRV Owner Occupied:
2000-2016: Increased 19%
2010-16: Increased 4%

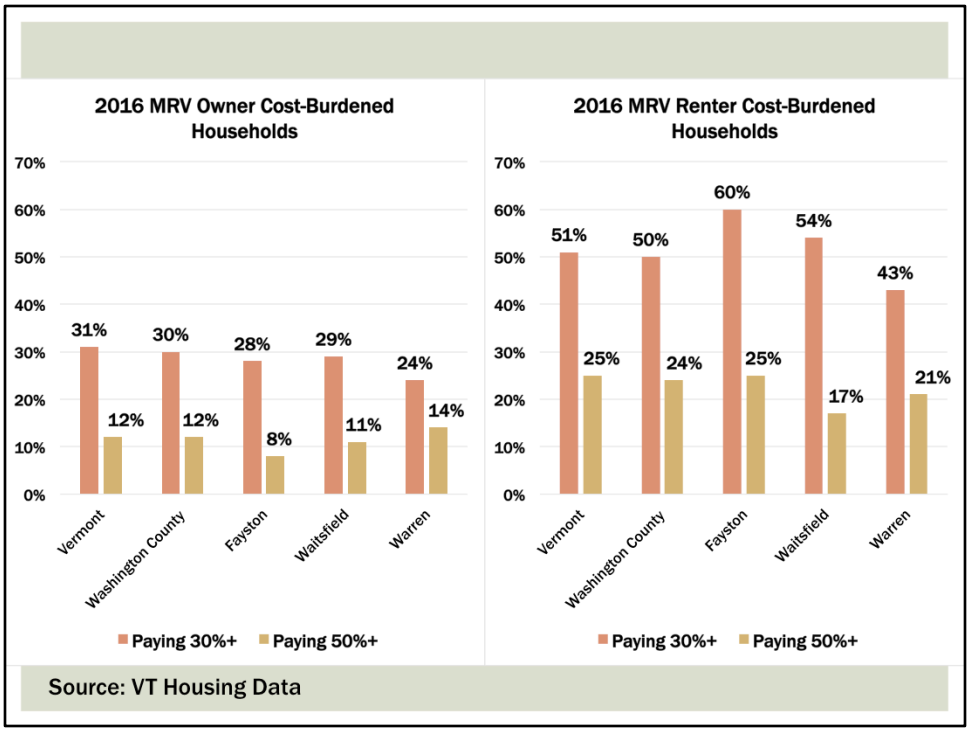
MRV Renter:
2000-16: Decreased 21%
2010-16: Decreased 16%



MRV Pop:
2000-2016: Increased 5% (Households increased by 8.6%)
2010-2016: Decreased by 2% (Households decreased by .5%)

MRV Owner Occupied:
2000-2016: Increased 19%
2010-16: Increased 4%

MRV Renter:
2000-16: Decreased 21%
2010-16: Decreased 16%



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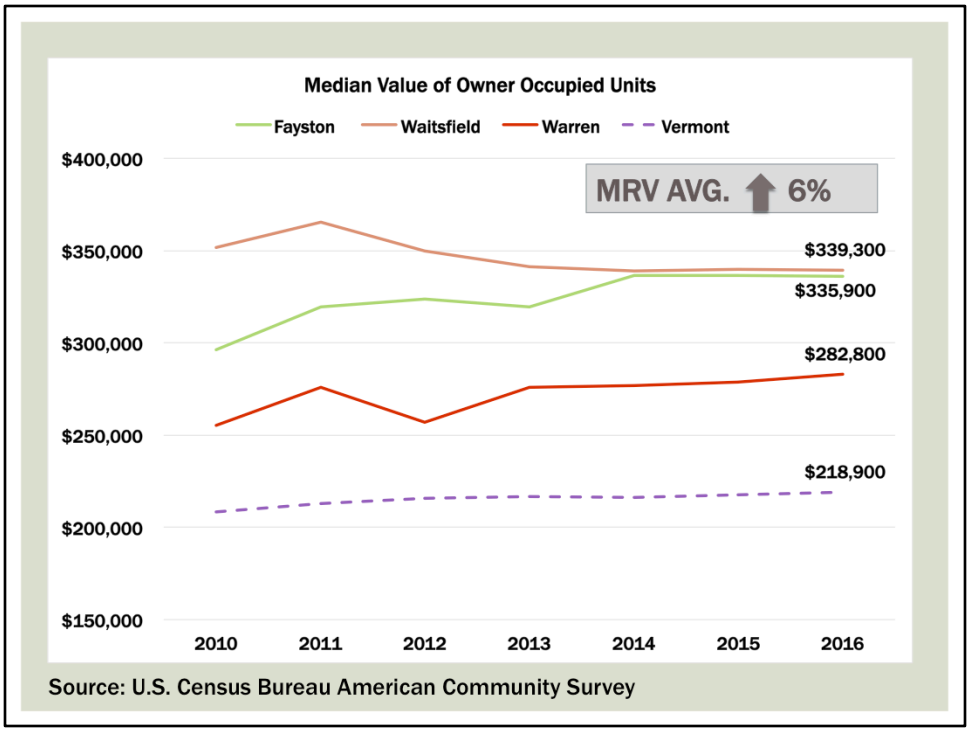
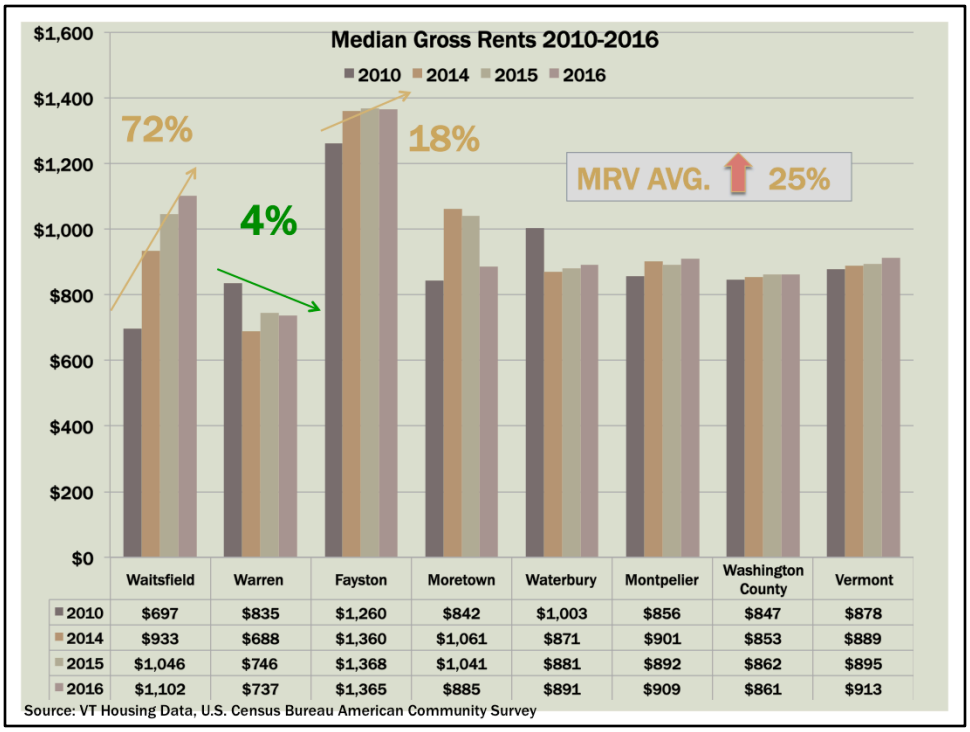


Change 2010-16
Warren: 11%
Waitsfield: -4%
Fayston: 13%
MRV Avg: 6%
Vermont: 5%



	Waitsfield	Warren	Fayston	Moretown	Waterbury	Montpelier	Washington County	Vermont
2010	$697	$835	$1,260	$842	$1,003	$856	$847	$878
2014	$933	$688	$1,360	$1,061	$871	$901	$853	$889
2015	$1,046	$746	$1,368	$1,041	$881	$892	$862	$895
2016	$1,102	$737	$1,365	$885	$891	$909	$861	$913

% Change

2000-16:	**2010-16:**
Vermont:65%	13%
Warren: 18%	-4%
Waitsfield: 93%	72%
Fayston 88%	18%
MRV 67%	25%

HOUSING OPPORTUNITIES



Planning & Infrastructure



Regulatory



Development

PLANNING & INFRASTRUCTURE



- Increase Wastewater Capacity
- Promote & Invest in Accessory Dwelling Units
- Apply for Neighborhood Development Area Designation
- Incentivize & Connect Landlords with Tenants
- Online Zoning & Parcel Maps

REGULATORY

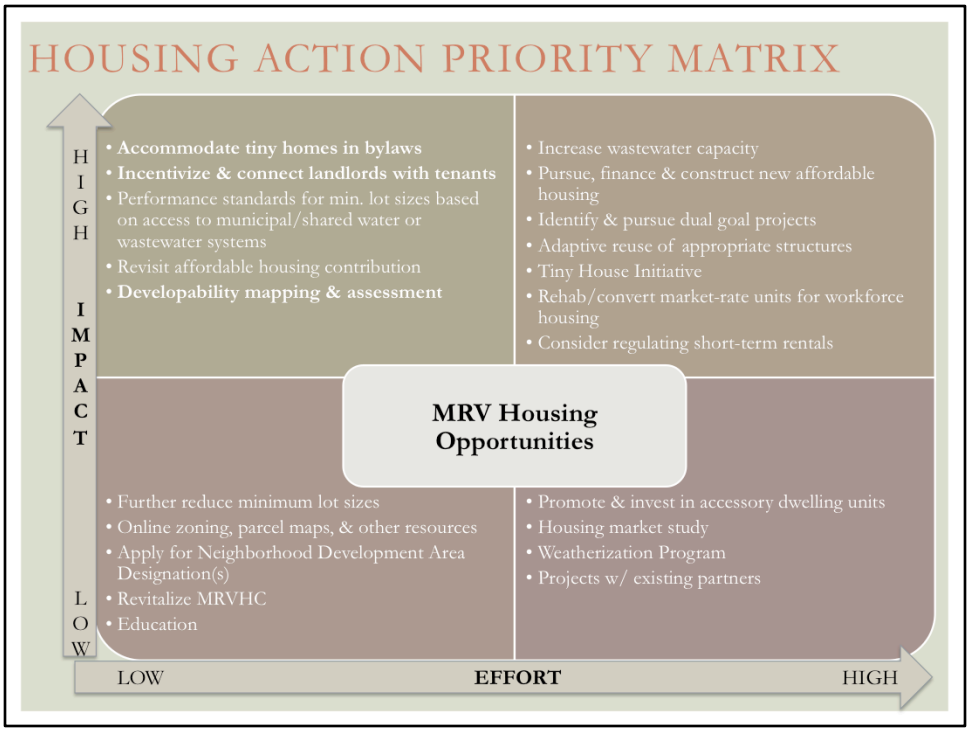


- Further Reduce Min. Lot Sizes
- Performance Standards for Connecting to Public Utilities
- Accommodate Tiny House in Bylaws
- Consider Regulating Short-Term Rentals
- Revisit Affordable Housing Contribution

DEVELOPMENT



- Pursue Development on Priority Parcels
- Finance & Construct Affordable Housing
- Adaptive Reuse of Appropriate Structures
- Rehab/Convert Market-Rate Units for Workforce Housing
- Tiny House Initiative
- Identify & Pursue Dual Goal Projects


HOUSING ACTION PRIORITY MATRIX
HIGH IMPACT LOW
• Accommodate tiny homes in bylaws
• Incentivize & connect landlords with tenants
• Performance standards for min. lot sizes based on access to municipal/shared water or wastewater systems
• Revisit affordable housing contribution
• Developability mapping & assessment
• Increase wastewater capacity
• Pursue, finance & construct new affordable housing
• Identify & pursue dual goal projects
• Adaptive reuse of appropriate structures
• Tiny House Initiative
• Rehab/convert market-rate units for workforce housing
• Consider regulating short-term rentals
MRV Housing Opportunities
• Further reduce minimum lot sizes
• Online zoning, parcel maps, & other resources
• Apply for Neighborhood Development Area Designation(s)
• Revitalize MRVHC
• Education
• Promote & invest in accessory dwelling units
• Housing market study
• Weatherization Program
• Projects w/ existing partners
LOW EFFORT HIGH

NEEDED FOR SUCCESS

- Knowledge
- Leadership
- Project Management
- Opportunity

PARTNERS

- Towns of Waitsfield, Warren & Fayston
- Mad River Valley Planning District (MPVPD)
- Downstreet Housing & Community Development
- Home Share Now
- Vermont Housing & Conservation Board (VHCB)
- Vermont Housing Finance Agency (VHFA)
- Vermont Housing
- Capstone Community Action
- MRV Housing Coalition
- Vermont Land Trust
- Sugarbush Resort
- Schools (Yestermorrow, Norwich University, etc.)
- Mad River Valley Rotary Club
- Mad River Valley Community Fund
- Mad River Valley Interfaith Council
- State of Vermont

MRV HOUSING COALITION

"Support planning & production of a variety of housing options through education, information and advocacy.

Serves as a resource for developers, individuals, municipalities and nonprofits, and is available to channel resources for revolving or subsidy loan programs."

- Expansive scope of work
  - Needs assessments (1991, 1995, 2001, 2006, 2017)
  - Publishing resource guides (ADUs)
  - Land banking (VALI), housing development
- 501c(3) provides access to State/ Federal funds & donations
- MRVPD providing staff support

MRV HOUSING COALITION

Assets	Needs
Non Profit Status	New Membership & Energy
Skilled Professional Leadership & Members	Leadership/Project Champions
Historic Data Supports Mission/Work	Specific Projects & Action Plan
Active/Aware Community	Outreach about efforts/achievements
Design Build Skills/Resources	Deeper connection to partner organizations
Backbone Org & Dedicated Staff (MRVPD)	

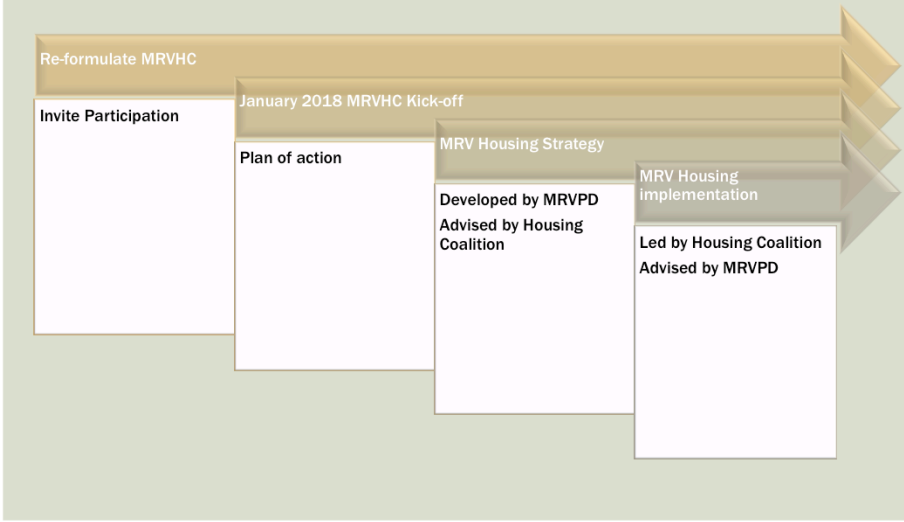
MRVPD


Professional Planning
Leadership
Grants
MRVPD
Coordination
Awareness
Implementation

MRVPD'S ROLE?

- Organize & Support MRVHC Mtgs
  - awareness, engagement, relationships, knowledge, capacity
- Identify Opportunities & Strategies (MRV Housing Strategy)
- Information Clearinghouse
- Technical Assistance
  - Town Plan & regulatory language
- Support Initiatives

MOVING FORWARD



STRATEGY
SHORT TERM

- Increase participation on MRVHC
- Organize & Facilitate MRVHC Mtgs
- Information Clearinghouse
- Identify Opportunities & Strategies
- Technical Assistance for Town Plan & regulatory language
  - Accommodate tiny homes in bylaws
  - Performance standards for min. lot sizes based on access to municipal/shared water or wastewater systems
- Support/Lead Initiatives
  - Incentivize & connect landlords with tenants
  - Revisit affordable housing contribution

OTHER STRATEGIES

- Increase wastewater capacity
- Pursue, finance & construct new affordable housing
- Identify & pursue dual goal projects
- Adaptive reuse of appropriate structures
- Tiny House Initiative
- Rehab/convert market-rate units for workforce housing
- Consider regulating short-term rentals
- Further reduce minimum lot sizes
- Online zoning, parcel maps, & other resources
- Apply for Neighborhood Development Area Designation(s)
- Promote & invest in accessory dwelling units