



2010

Housing Targets

Recommendations of
the Housing Targets Task Force

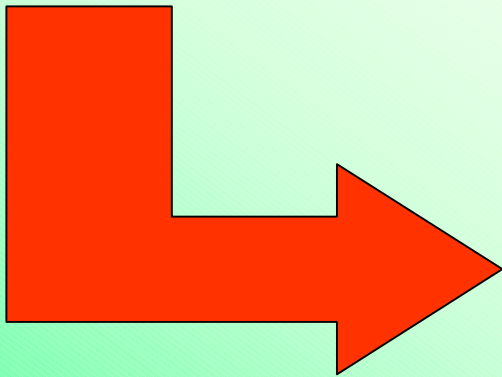
Chittenden County Regional Planning Commission
November 2004

Housing Matters

- Shelter
- Community Character
- Access
- Residency
- Expense / Savings

Housing Crisis

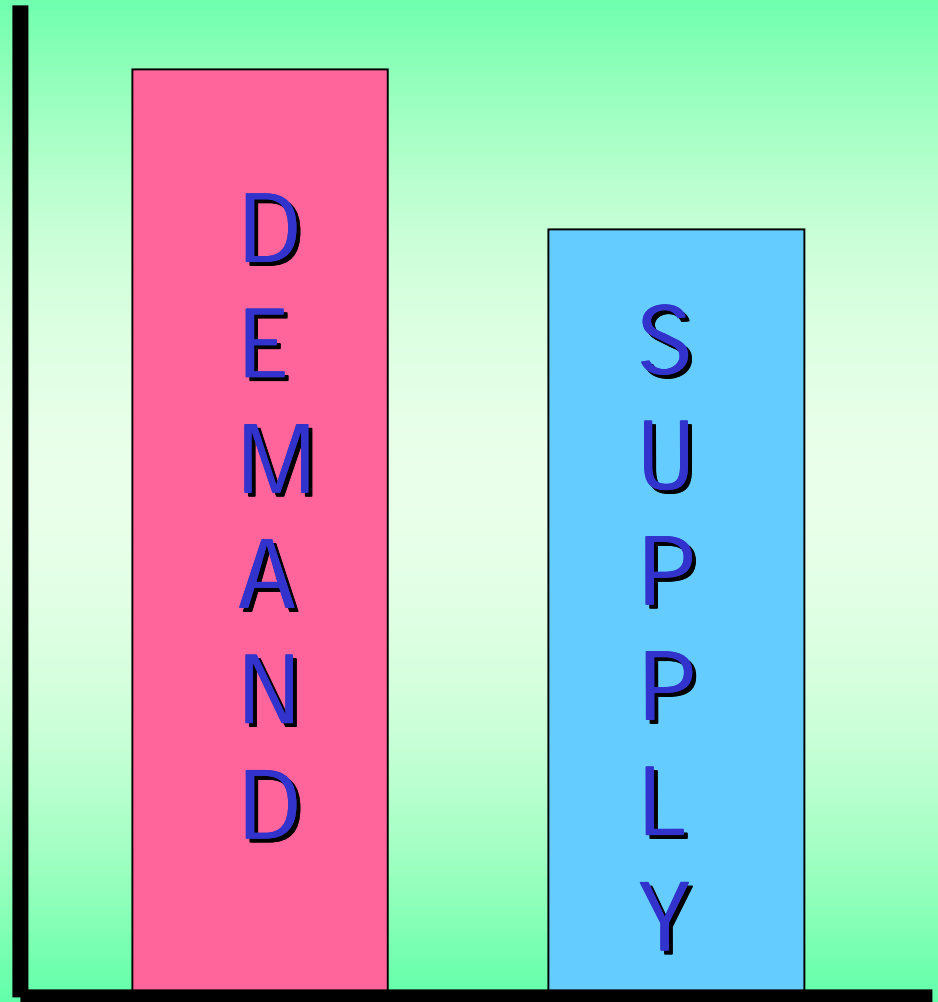
- Low Vacancy Rates
- Rapidly Increasing Costs
- Limited Choice



- Difficulty Attracting & Retaining Workers
- Longer Commutes
- Less \$\$\$

WHY?

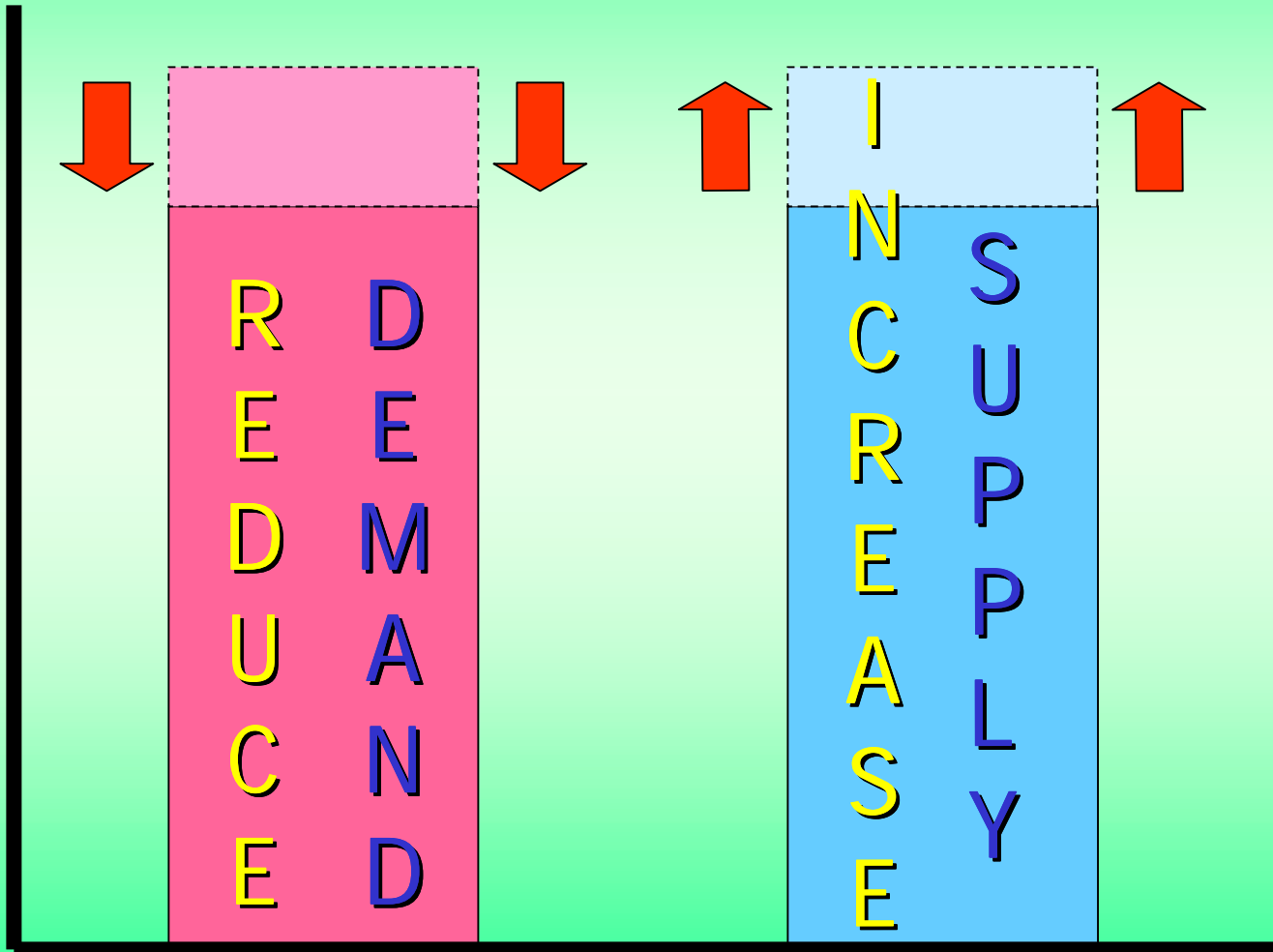
Housing Crisis



Housing Supply

- Limited Developable Land / Land Cost
- Infrastructure Needs
Roads, Sewers/Septic, Water, Etc.
- Regulatory Barriers
Act 250, Zoning (Types/Density),
Costly Permit Delays & Appeals, Etc.

Addressing the Housing Crisis



~~Decrease Demand?~~

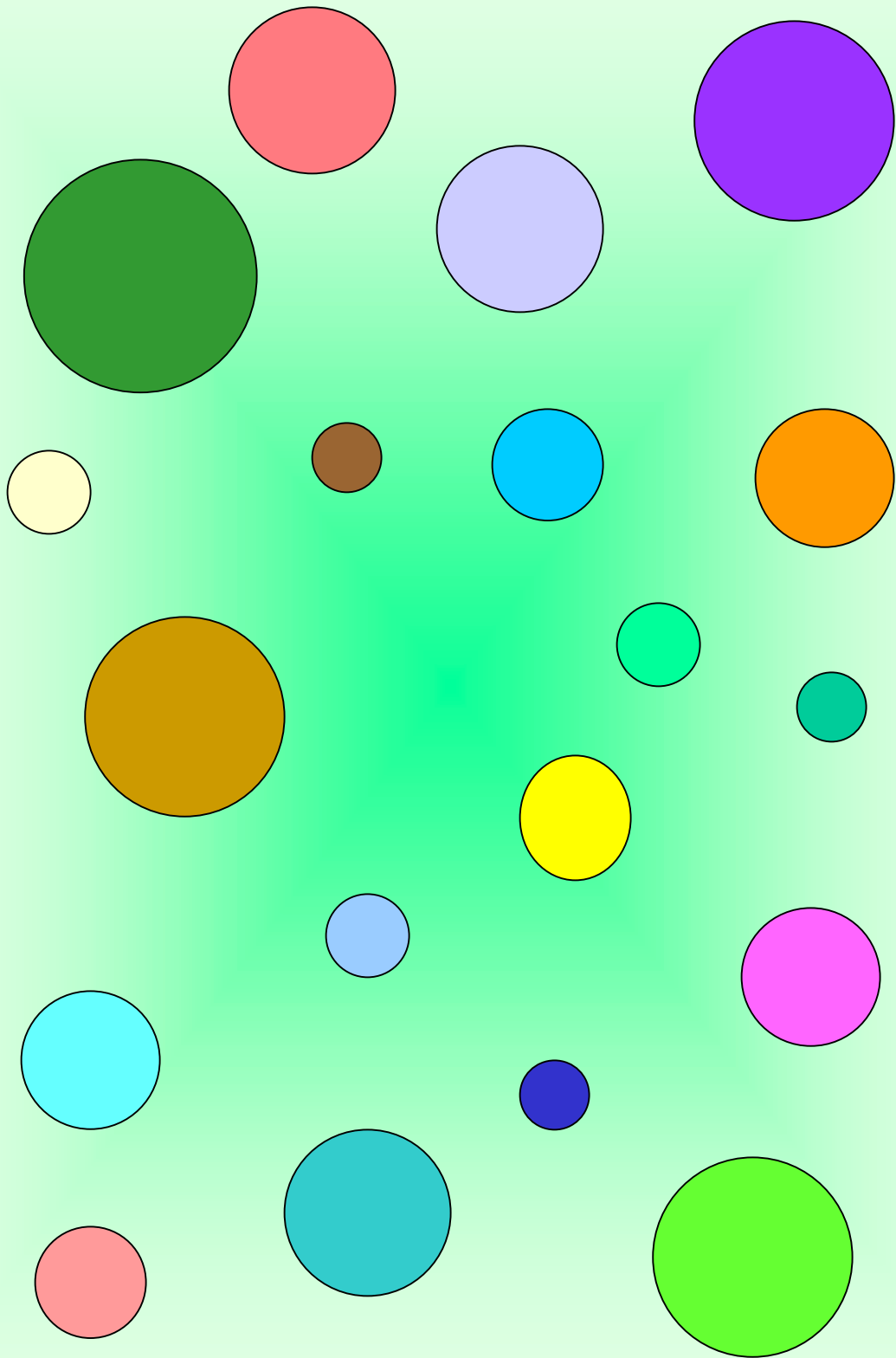
- Hard to Do
- Other (Bad) Outcomes

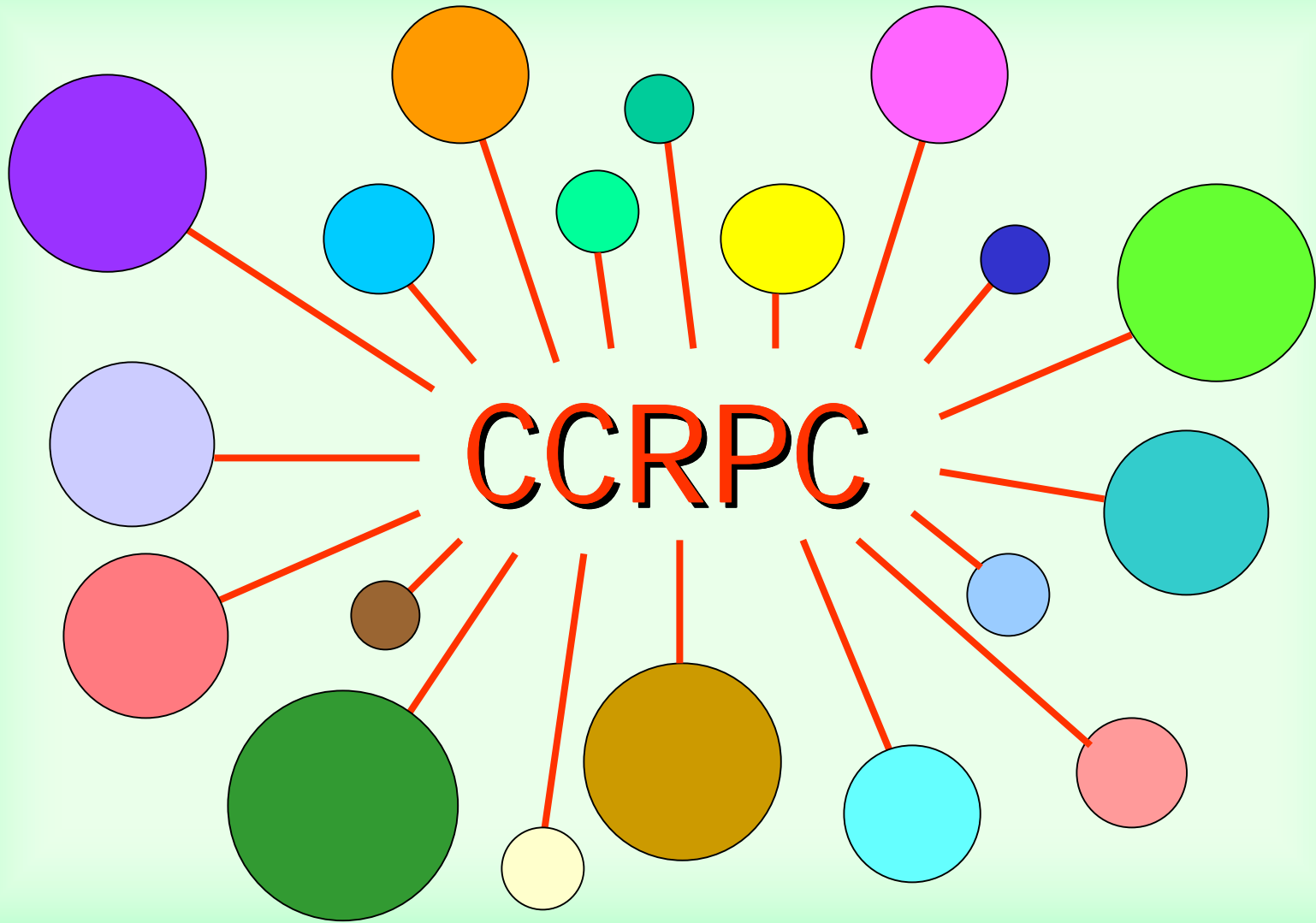
Increase Supply?

Chittenden County Housing Task Force:

*...our fundamental need
is to reduce the County's
housing shortage
by building more housing.*

***We can be successful...
if our communities can agree
to forge a shared commitment
to a set of common objectives
and to individually undertake
a locally defined agenda
of measured actions
in concert with one another.***



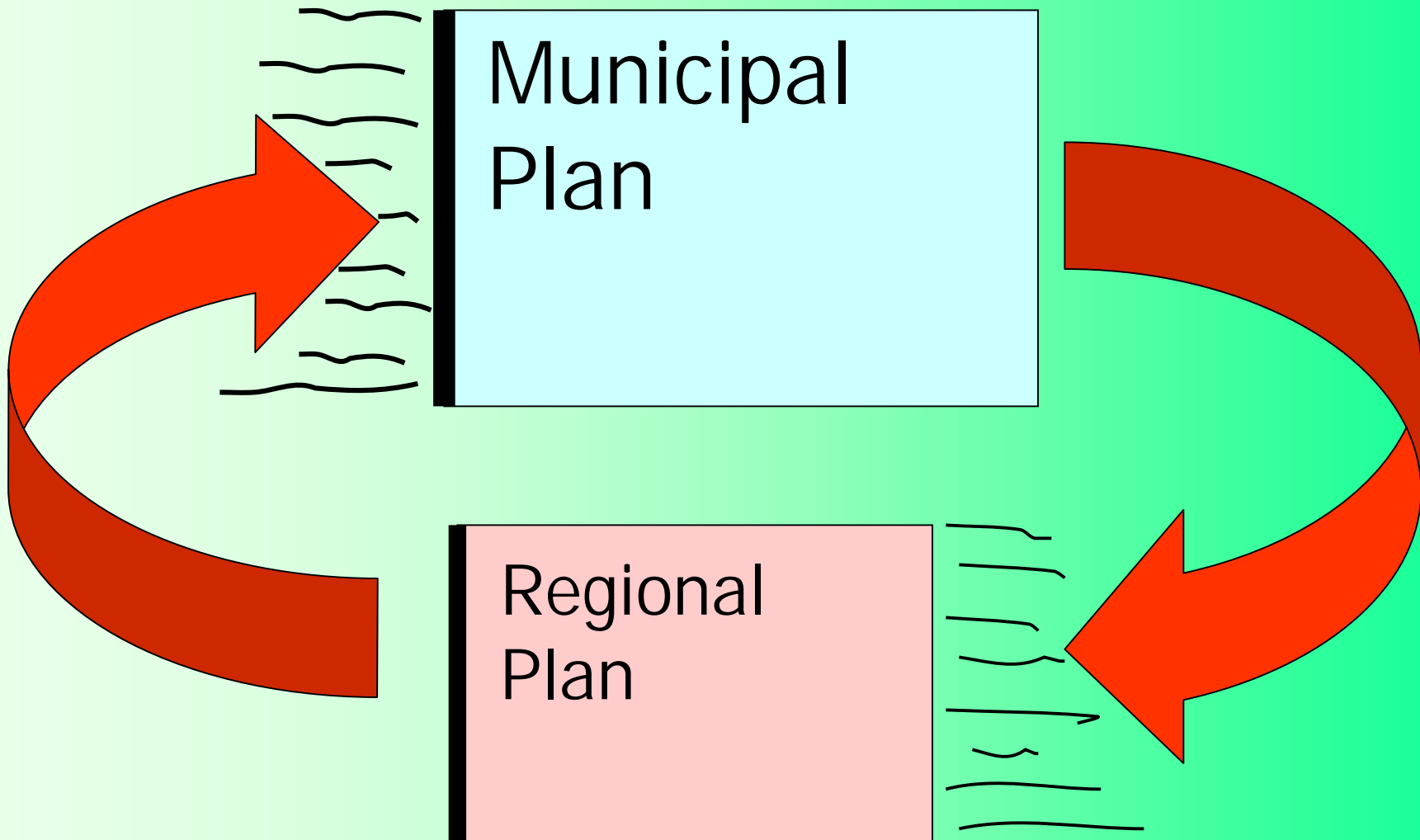


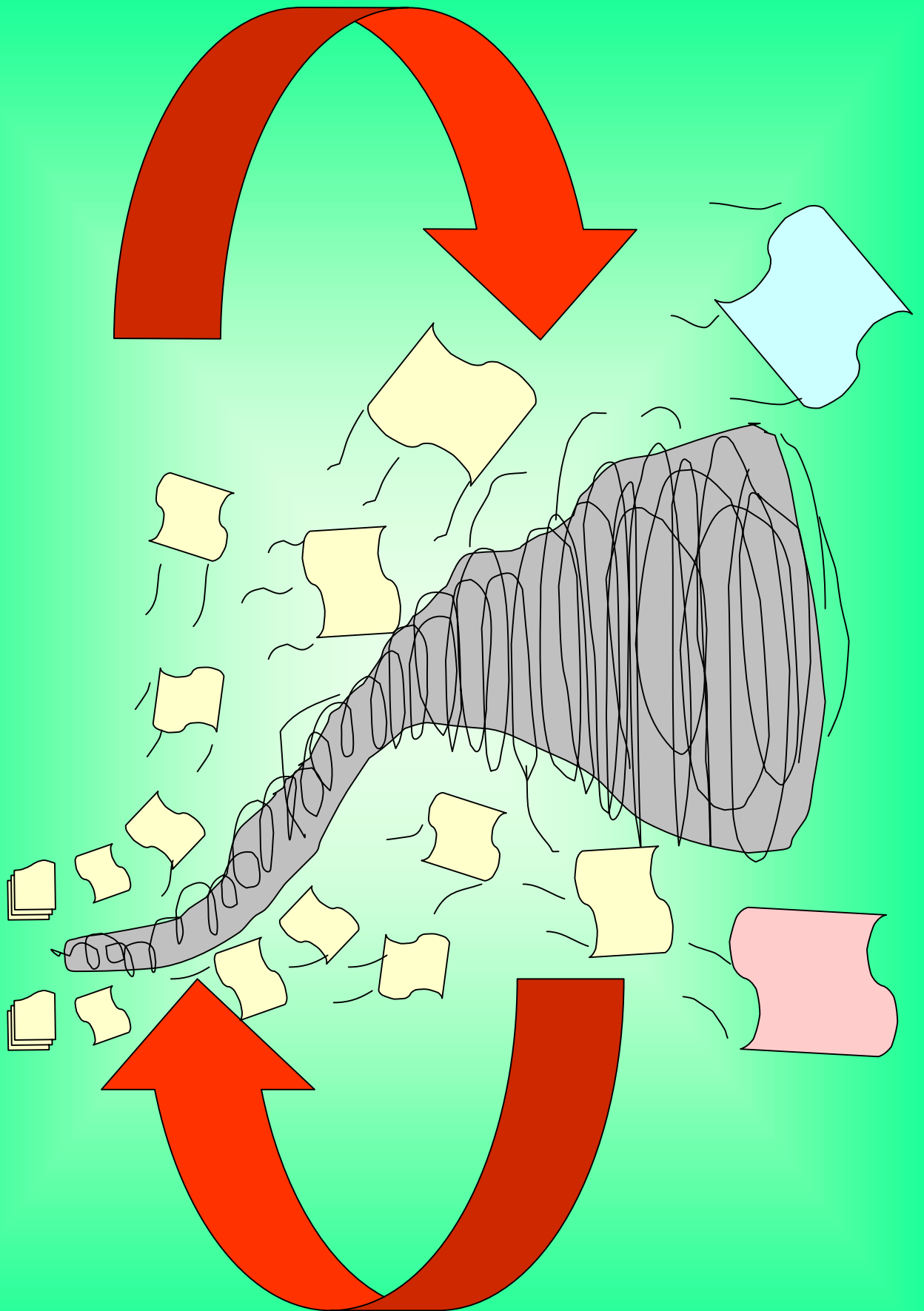
24 VSA §4382 The Plan for a municipality.

(a) (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

24 VSA § 4348a. Elements of a regional plan.

(a) (9) A housing element that identifies the need for housing for all economic groups in the region and communities. In establishing the identified need, due consideration shall be given to data gathered pursuant to [housing studies done for municipal plans]





Chittenden County Housing Task Force:

CCRPC should appoint a committee to develop a [housing targets] program for Chittenden County. This committee should include municipal representatives because municipal endorsement is essential for the success of this initiative.

2003

Housing Targets
Task Force

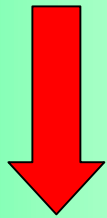
Charge:

Principled, Realistic, and Fair
Approaches for Identifying
Housing Needs for

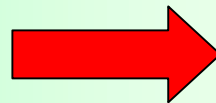
- Chittenden County
- 19 Communities

Housing Targets Task Force

2003
May



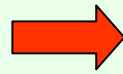
2004
Oct



Housing
Targets
Program

2004

Task
Force



Housing
Committee




CCRPC

Oct

Nov

Nov



Housing Targets

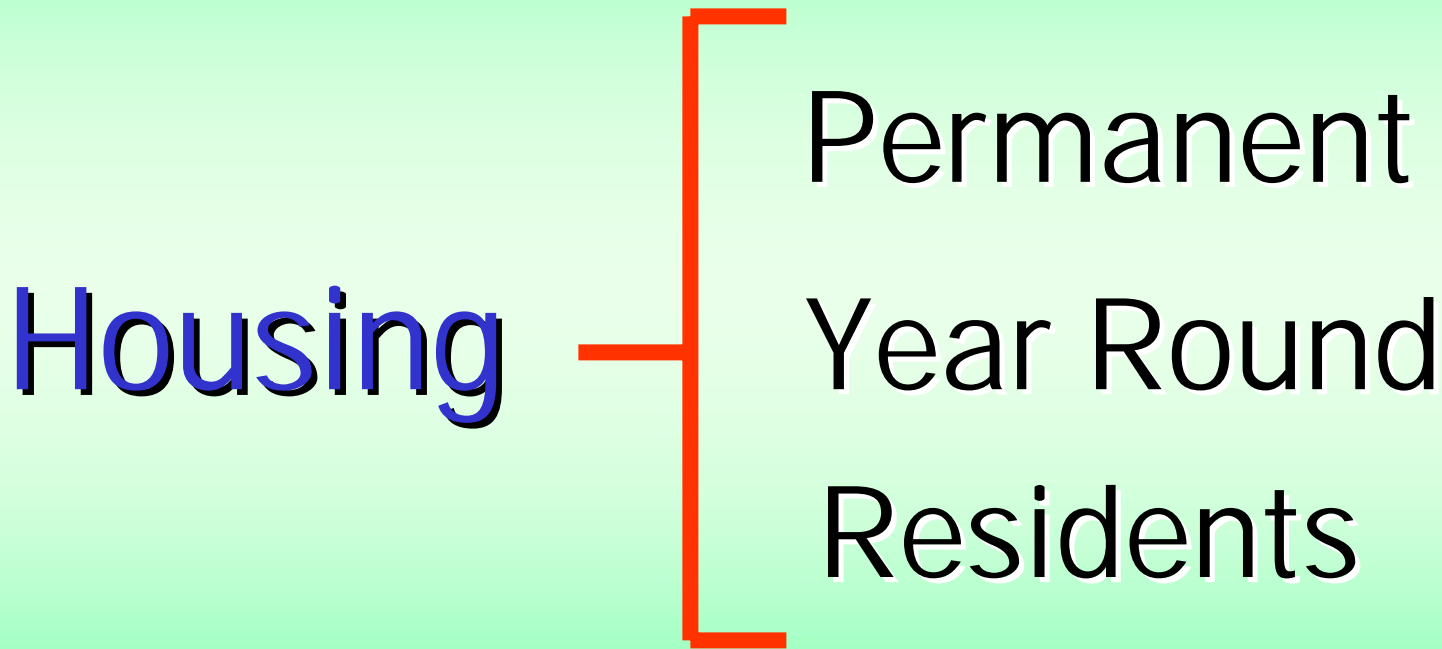
Task Force
Recommendations

Recommendation #1

Housing Targets Program

- 2010
- 5-Year Intervals

Recommendation #2



[Figure 4 on Page 5]

Recommendation #3

Housing Targets

- Total Housing
- Moderate Income Housing
- Affordable Housing

[Pages 4 & 6]

Housing Targets

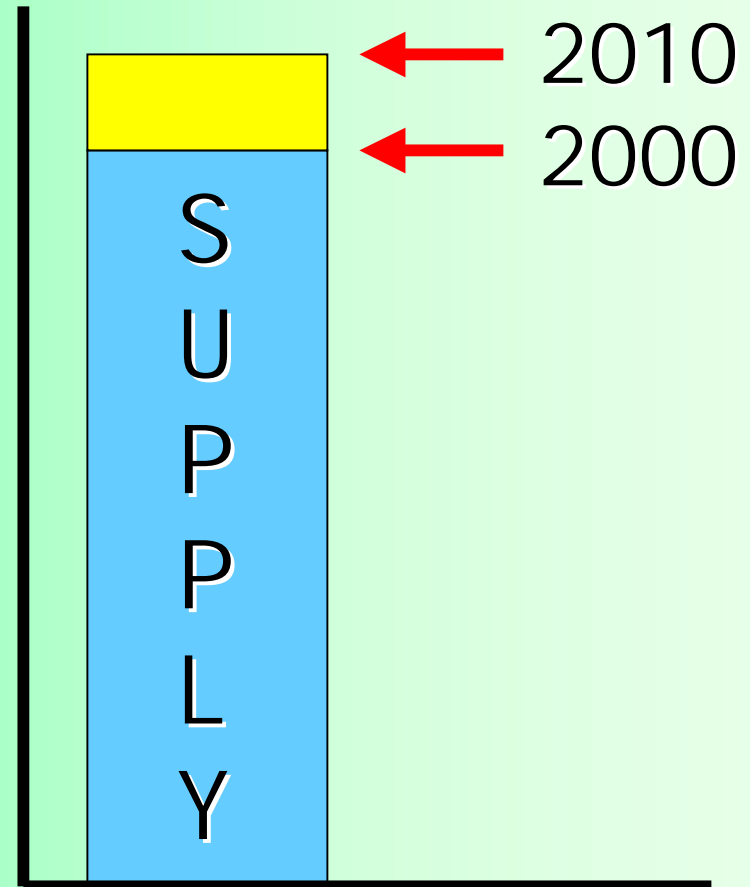


Planning Targets

- Not Quotas
- Not Ceilings

Housing Targets

Housing Added
2000 to 2010



Moderate Income Housing

Affordable to Households
with 80 to 120 % of
Median Household Income
for the Burlington MSA

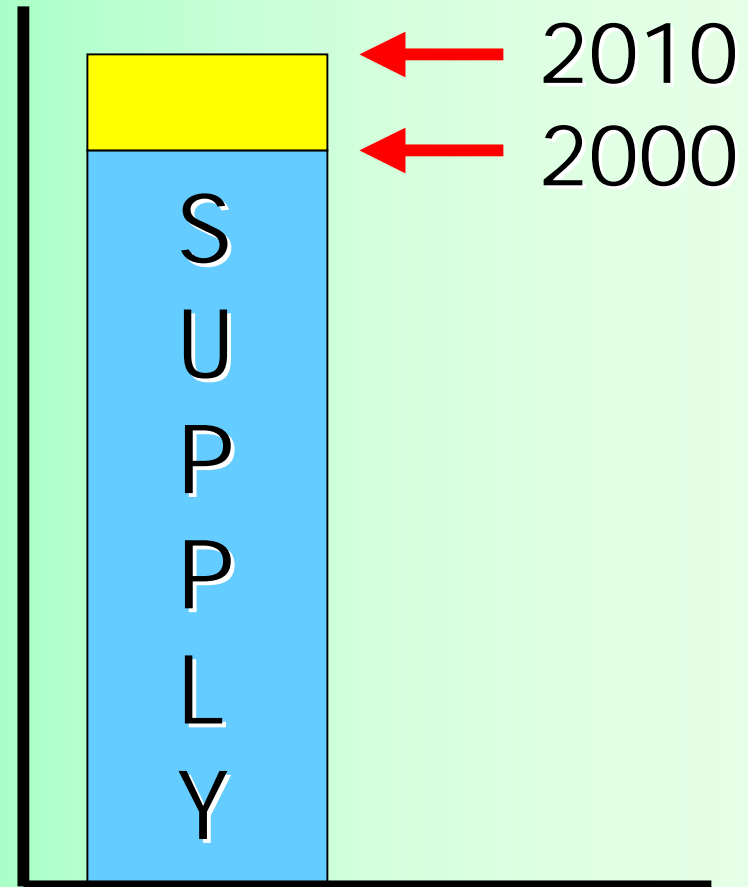
Affordable Housing

Affordable to Households
with Less than 80 % of
Median Household Income
for the Burlington MSA

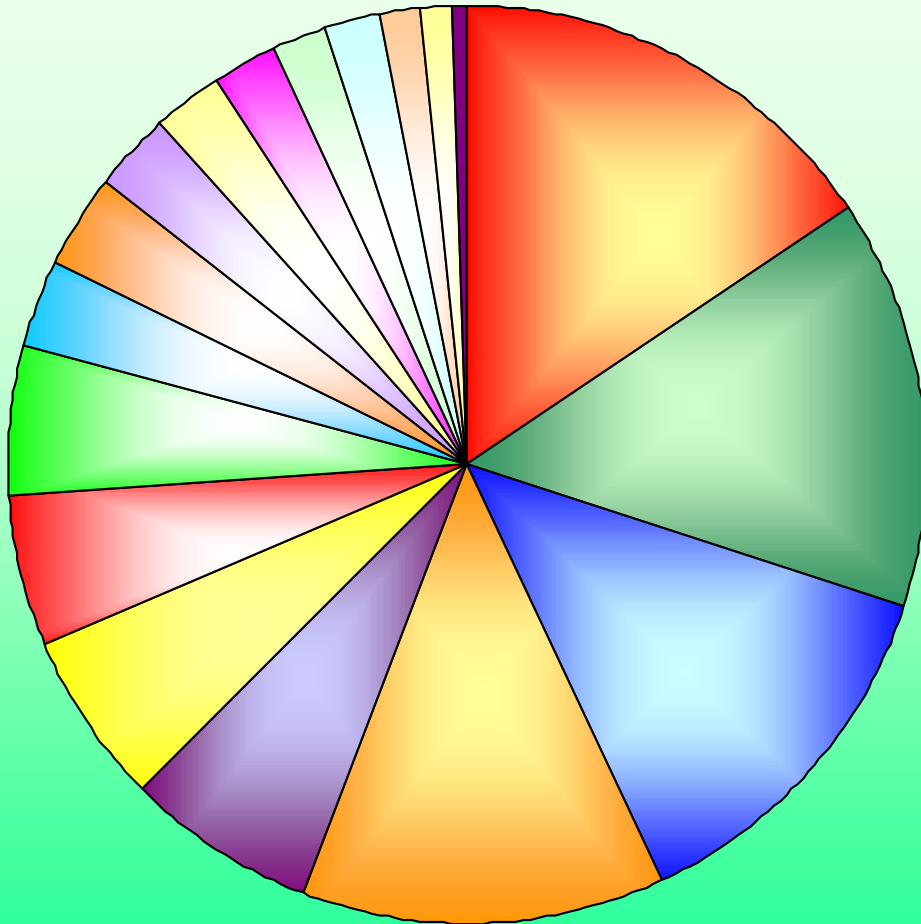
Recommendation #4

Countywide
Housing Need
(Total Housing)
= 10,000 Units

[Pages 6 - 7]



Recommendation #5



Municipal
Targets:

Portions of
Countywide
Need

[Pages 8 - 12]

$$\frac{\text{Municipal Housing Target}}{\text{Countywide Housing Need}} =$$

$$\frac{M_1/C_1 + M_2/C_2 + M_3/C_3 + M_4/C_4 + M_5/C_5 + M_6/C_6 + M_7/C_7 + M_8/C_8}{}$$

8 Factors:

1. Population

2. Employment

3. Housing Supply

4. Population Growth

5. Employment Growth

6. Undeveloped, Developable Land

7. Residential Redevelopment Capacity

8. Regional Development Suitability

Recommendation #6

Municipal Housing Targets

- Not Exceed Remaining Residential Build-Out Capacity
- Not Exceed 125% of 10-Year Ave. Growth from 1980-2000

[Pages 13 - 15]

Recommendation #7

Municipal Housing Targets

- Moderate Income Housing
= 10% of Total Housing
- Affordable Housing
= 10% of Total Housing

[Pages 16]

Housing Targets

Handout:

Figure 1 on Page 3

Next Steps

- Municipalities Use Housing Targets
- CCRPC Provides Technical Assistance



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November 2004

Questions?