

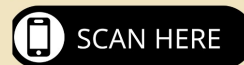
2022 Mad River Valley Housing Summit

A Community Convening on
the MRV's Housing Challenge



Join for...

Keynote • Panel • Discussion
Food • Childcare
Community Connection



Save the Date

OCTOBER 12
4:30 - 7:00 p.m.

Lareau Farm Pavilion
48 Lareau Rd | Waitsfield

Free registration here:
bit.ly/housing-summit





MRV HOUSING SUMMIT

OCTOBER 12, 2022 | 4:30 - 7 PM

LAREAU FARM PAVILION | 48 LAREAU FARM RD, WAITSFIELD

Keynote • Panel • Discussion • Food • Childcare • Community Connection



MAD RIVER VALLEY
PLANNING DISTRICT
Fayston • Waitsfield • Warren

**THANK YOU TO OUR EVENT
SPONSORS!**



MAD RIVER VALLEY
CHAMBER OF COMMERCE



**AMERICAN
FLATBREAD®**



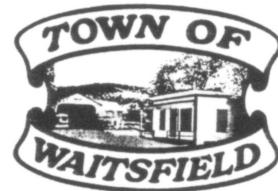
THANK YOU TO OUR EVENT PARTNERS!



MRV Energy Coordinators



Town of Warren



Town of Fayston



Schedule

- 4:30 -

Check-in at registration table • Get name tags • Enjoy food and drinks • Socialize • Visit partner tables

- 4:55 -

Take your seat!

- 5:00 -

Welcome • Keynote • Panel • Q&A

- 6:30 -

Discussion Groups • Next Steps • Share questions & contact info

- 7:00 -

Official end of event • Connect with neighbors

- 7:30 -

Bar closes • Goodnight!

Presenters

Moderator:

- **Josh Hanford**, Commissioner, Department of Housing & Community Development, VT Agency of Commerce & Community Development (ACCD)

Keynote:

- **Seth Leonard**, Managing Director of Community Development, VT Housing Finance Agency (VHFA)
 - “Finding the Housing Solutions that are Right for the MRV.”
 - Intersection of housing policy, financial tools & investments, and community engagement in the MRV housing ecosystem.

Panelists

- **Darcy Lee - “My MRV Housing Story”**
Resident at Mad Meadows, Waitsfield
- **Angie Harbin - “Supporting Public/Private Housing Development in the MRV”**
CEO, Downstreet Housing & Community Development
- **Jake Hemmerick - “What the Regs Can Do: Zoning for Better Neighborhoods & Communities”**
Planning & Policy Manager, VT Dept. of Housing & Community Development
- **Katie Buckley - “What about ARPA? How to Harness Federal Funds to Make Housing Happen”**
Director, Federal Funding Assistance Program, VT League of Cities & Towns (VLCT)

TOWN OF FAYSTON

TOWN PLAN:

(2022)

■ **Goal (6.2)** - Foster the development of housing that covers a wide range of home prices to accommodate changing demographics and a more balanced community.

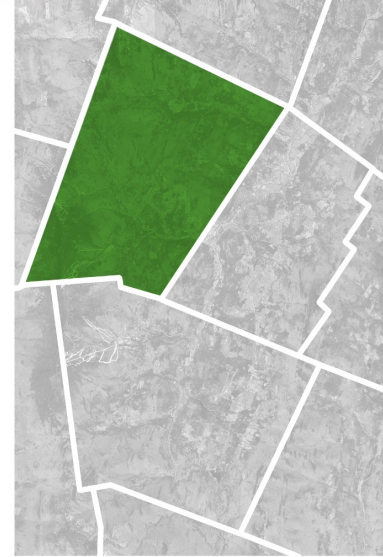
■ **Strategy** - Consider new zoning regulations that encourage the creation of lower priced building lots, including smaller minimum lot sizes

■ **Objectives**

- The creation of growth centers, where higher density housing and affordable housing projects can be encouraged

- The creation of land use incentives and impact fees that could help foster affordable housing

- Ways to support local economic diversification, the improvement of local wages, and other externalities that determine the ability for local workers to afford local housing



LAND USE REGULATIONS:

(2022 DRAFT)

■ **Updated Accessory Dwelling Unit section (Article 4, 4.1(B))**

■ Removed the requirement that the accessory dwelling be in an existing structure for administrative approval

■ Allowed administrative approval to take place up to 900 sf or up to 30% of the principal dwelling, whichever is greater.

CURRENT INITIATIVES:

■ Exploring additional options for bylaw changes that enhance housing options

■ While Fayston does not currently contain a village center or designation, Fayston is committed to collaboration with other surrounding towns in the smart growth development of current and future village and downtown areas.

CONTACT Doug Day (dougday9004@yahoo.com) FOR MORE INFORMATION

TOWN OF WAITSFIELD

TOWN PLAN:

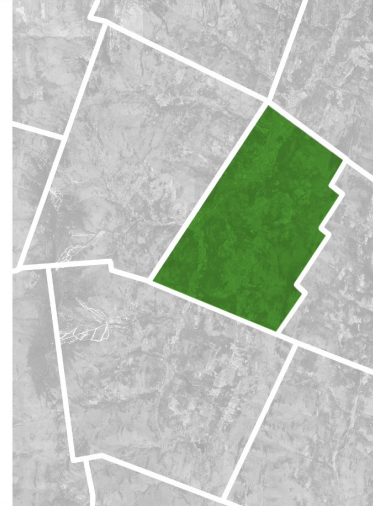
Goal 4.F-1 (2017)

■ To ensure the **availability of safe, livable, & affordable housing** that satisfies the diverse needs of the Waitsfield community, manages growth, encourages energy efficiency, and is compatible with the character of the community.

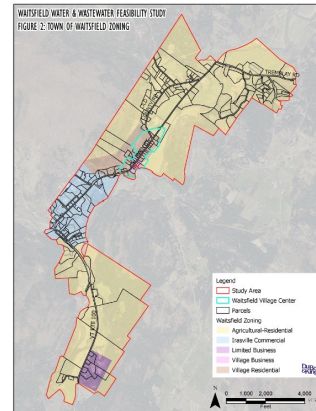
ZONING BYLAWS:

Accessory Dwelling Units (2020)

■ **ADUs larger than 900 sf, or 30% of the floor area** of the principle dwelling, allowable as a Conditional Use.
■ **One ADU as a Conditional Use per 2-unit multi-family dwelling** in the Agricultural-Residential & Village Residential Zoning Districts.



CURRENT INITIATIVES:



Wastewater Feasibility Study

■ The Town of Waitsfield is working with engineering consultants, DuBois & King, Inc., to evaluate the need to provide water and wastewater service to the Village Centers and adjacent lands.

- New wastewater infrastructure can open the door for “infill” development opportunities in Irasville and new development in identified “growth area.”
- Address old and failing wastewater systems
- Extend water services to more residents and businesses

Bylaw Modernization Project

- Received a FY22 Bylaw Modernization Grant from VT Agency of Commerce and Community Development (ACCD)
- Study and recommend changes to the current zoning bylaws to address affordable housing needs, identify buildable areas in the smart growth area for infill, and improve walkways and paths for a safe and walkable village center.

CONTACT Annie Decker-Dell'isola (pza@madriver.com) FOR MORE INFORMATION

TOWN OF WARREN

TOWN PLAN : (2019)

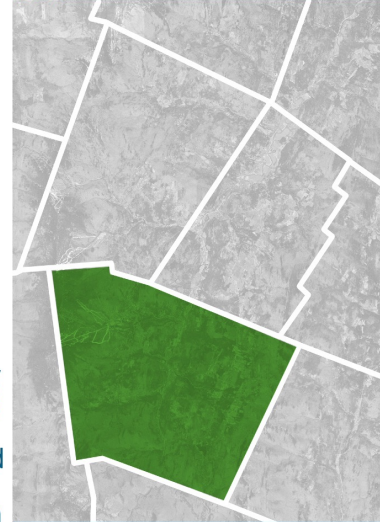
Goal 1.2.11

■ To ensure the availability of safe and affordable housing for all Vermonters, Warren will...

- Accommodate the town's fair share of the region's population growth to maintain community vitality and diversity;
- Encourage the development of affordable housing and net residential housing units;
- Encourage the development of accessory dwellings;
- Monitor the rate of housing development in an effort to accommodate the town's projected population in a manner that does not overburden public services and is consistent with the town's rural character and natural resources;
- Encourage development of diversity of housing types and prices in locations convenient to employment, town facilities, services, and commercial centers consistent with traditional settlement patterns; and
- Support efforts to maintain the existing affordable housing stock.

LAND USE & DEVELOPMENT REGULATIONS: (2022 Draft)

- Seek to support both housing quality and affordability with provisions for multi-unit housing, worker housing, accessory dwelling units, and rooming and boarding houses
- Resort District: enhanced density, dimensional requirements, allowable uses, and district boundaries
- Village District: Reduce dimensional setbacks & increased densities
- ADU's: encouraged via no owner occupancy requirement. Reduced ADU parking space requirement. Two-family & multi-unit dwellings allowable in all zoning districts except for Resource Protection & Forest Recreation.
- Increased density bonuses for affordable housing. Two dwelling units allowed on a lot without requiring subdivision.
- Streamlined permitting and development review process.



WASTEWATER: Infrastructure

- Warren Village Decentralized Wastewater Management Project (2005)

Water Infrastructure
FINANCING PROGRAMS

Warren, VT; Case Study Decentralized Wastewater Management



Background

The Village of Warren, located in the Mad River Valley, pursued a successful wastewater management solution to bring capacity to local businesses and residences in need. After concerns put forth by community members and local community groups about water quality in the Mad River, testing was completed and pushed the town to pursue a wastewater management solution. With funding supported by the Plucker's Inn in 1997, a small community cluster system was constructed at 5,000 gallons per day (gpd) located at the elementary school recreational field, Brooks Field. This system served the Inn, the Warren Store, the fire station, the Town post office, several town offices, and two residences. After a flood event in 1998 and after more than a decade of monitoring by Friends of the Mad River which showed contamination in the village, and opportunity was created for the town to benefit from an EPA Special Demonstration Grant. Warren received the Grant and with Mad River Valley Planning District (MRVPD) created a work plan to pursue a decentralized system. The system was built and expanded to increase capacity to 30,000 gpd and the town then purchased the system.

Timeline

- 1985: Mad River Valley started by Friends of the Mad River, volunteers continue to monitor over 30 sites watershed today
- 1987: Phillips & Furbush Feasibility Study conducted, recommends Brooks Field as likely wastewater treatment site
- 1997: Plucker Inn identifies need for additional capacity and Town, and pursues small wastewater solution
- 1998: Mad River flooding causes rise of concerns and community wide wastewater solution begins to be pursued
- 1999-2000: EPA Special Demonstration Grant awarded to Town to expand wastewater solution plan
- 2001: Draft Needs Assessment Report released with recommended project plan
- 2002: Review by committee and external engineers on feasibility of plan
- 2003: Final project plan and design completed
- May 2003-October 2004: Construction

CONTACT Jim Sanford (jjim@sanfordstrauss.com) FOR MORE INFORMATION

SUGARBUSH RESORT

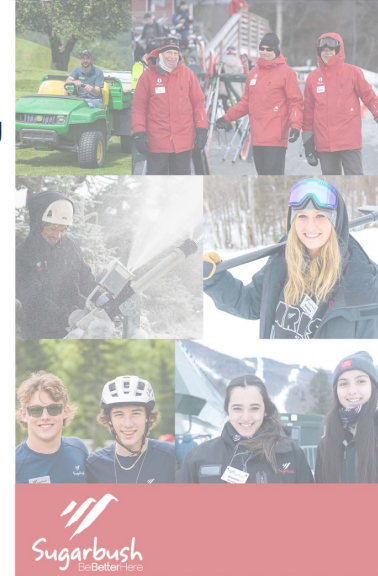
WORKFORCE HOUSING

Workforce Housing Statistics

- Sugarbush owns 7 employee housing properties ranging in type from 1-bedroom apartments; to a former B&B; to a single family home.
- Able to house 50 employees in its properties
- Rents additional facilities (homes, Inns, B&Bs)
- Average rent is \$450/month/person (included utilities)

2021-22 Employee Housing Demographics

- 46% seasonal staff reside in Fayston, Waitsfield or Warren
- 58% year-round staff reside in Fayston, Waitsfield or Warren
- International winter employees housed range from 70 to 160
- Domestic winter employees housed range from 24 to 82



CURRENT INITIATIVES

TENANTS 4 TURNS



RENT your home, spare bedroom, apartment or tiny house to a Sugarbush employee, **COLLECT** an affordable rent & **GET AWESOME PERKS!**

Landlords who participate can choose one of the following:

→ A 2020/21 Sugarbush Value Season Pass for \$100

→ 10 All Mountain Lift Ticket Vouchers

→ A Family Sugarbush Health & Recreation Center Membership for the 2022/23 Winter Season



For more information, call 802-583-6380 or email hr@sugarbush.com

Tenants for Turns

- MRVPD researched, developed and supported Sugarbush during implementation
- Launched for the 2017/18 ski season
- Has housed 95 employees in 64 properties since launch.

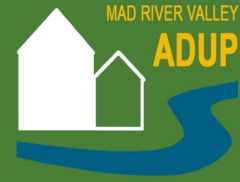
Workforce Housing Project in Development/Planning

- Redevelopment project at the former Rosita's Restaurant property
- In schematic design phase
- Hoping to house between 80 and 100 employees
- Studio, 2-bedroom, 4-bedroom, and 8-bedroom self contained apartments (living, dining, kitchen, bathrooms)

CONTACT Margo Wade (mwade@sugarbush.com) FOR MORE INFORMATION



THE MRV ADU PROGRAM



WHAT'S AN ADU? (ACCESSORY DWELLING UNIT)

An ADU is a separate, private living unit contained either within a larger single-family home, attached to a larger single-family home, or in a separate building on the same lot. It has separate living and sleeping quarters, a place to cook, and a bathroom.

THINKING OF BUILDING AN ADU?

The MRV ADU Program incentivizes MRV homeowners to create new, year-round, affordable rental units by assisting in pre-design work, the permitting process and more. The MRV ADU Program has expert professionals to help guide homeowners through the process of creating an ADU. Grants are available to those looking to develop affordable housing units on their property!

\$10,000 Grant in return for a 5 year commitment to rent affordably

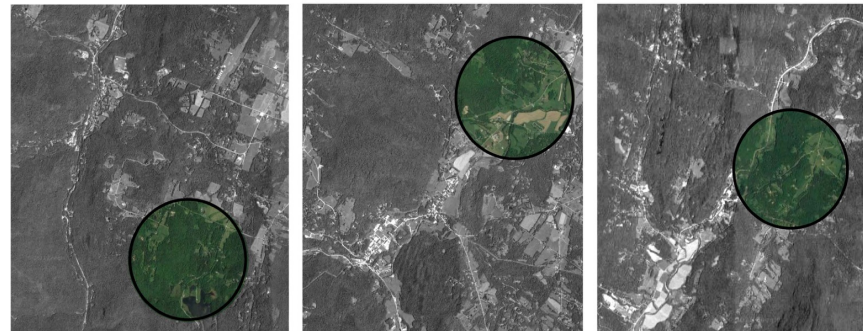
Studio - \$1,000/month

1 Bedroom - \$1,200/month

2 bedroom - \$1,500/month

(Rents are Maximums)

Minimum 1-year lease required & tenant income must be less than 80% of Area Median Income for Washington County



Since its launch in 2020, the MRV ADU Program has helped 15 property owners in the MRV navigate the ADU design, septic capacity, and permitting processes. Out of these, a total of 3 ADUs have been created.

CONTACT MRV Housing Coalition (adus@mrvhousing.org) FOR MORE INFO.

HOUSING ECOSYSTEM

What Does It Take?

VISION



Unified goals for present & future

PLANNING/POLICY



Strategic Plan
Favorable Regulations & Incentives

RESOURCES



Land
Financing
Labor
Partners/Experts

ENERGY & SUPPORT



Volunteers
Employers
Supportive Neighbors
Community Members

HOUSING IMPLEMENTATION

DATA

Demographics
Needs Assessments/
Market Study
Inventory
Future Trends



INFRASTRUCTURE

Wastewater
Water
Transportation
Power
Internet



LEADERSHIP

Municipalities
Developers
Planners
Builders
Design/Build Organizations
Social Service Organizations
Property Managers



MRV HOUSING DEMAND & MARKET ANALYSIS

2020

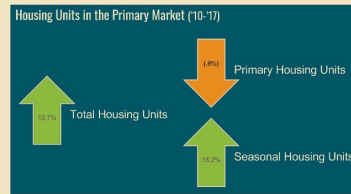
OVERVIEW:

The Mad River Valley Housing Demand & Market Analysis (2020) provides a measured assessment of present and future unmet housing demand based on Mad River Valley-specific supply and demand factors. The report, authored by Doug Kennedy Advisors, is the result of a partnership between the Mad River Valley Planning District and the towns of Waitsfield, Warren and Fayston. This effort was initiated in response to community dialogues that identified a lack of quantitative data about local housing needs and market demand, and builds on existing housing data that can be found in the 2017 MRV Housing Study and the annual MRV Data Reports. Overall, the report shows a significant lack of available housing stock that meets the housing needs of current and prospective MRV residents.

Change Yearly	HH Age Group						Totals
	<35	35-44	45-54	55-64	65-74	75+	
MRV Income Group							
\$0-\$34,999	(3)	(4)	(18)	(2)	(3)	+9	(34)
\$35-\$74,999	(1)	(2)	(4)	(3)	(6)	+9	(35)
\$75-\$99,999	(2)	(3)	(3)	(4)	(2)	+10	(3)
\$100-\$149,999	(5)	+5	+7	+7	+3	+43	+11
\$150-\$199,999	+8	+1	+3	+3	+7	+1	+12
\$200,000+	+5	+1	+1	+1	+5	+5	+12
Totals	(16)	+2	(6)	(6)	(3)	+11	+8

PROJECTED POPULATION CHANGE BY AGE AND INCOME (2018-2023)

- Current projections indicate that the combined study area communities will grow at a slow rate in the coming years - based on the current reality of minimal new housing for year-round residents.
- The major demographic trend in the MRV is an increase in households aged 65+, with some projected growth among households aged 25-34 years.
- The majority of the projected growth will occur among households in relatively high income brackets - which may reflect current scarcity of affordable housing.



MRV HOUSING SUPPLY

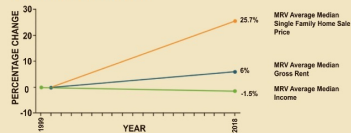
- While new seasonal housing has increased the total housing supply in recent years, the supply available for year-round residents has not increased.
- Rental housing that is available to year-round residents accounts for less than 20% of occupied housing. This is inconsistent with a local employment base that includes a substantial number of lower to moderate income service workers.
- Rental vacancy is low.
- Ownership housing is expensive; a median value of \$335,000 in the MRV vs. a median value of \$217,000 for Washington County.
- There is a significant mismatch between household size and housing size. 70% of MRV households include only 1 or 2 persons. However, only 32% of occupied housing units include studio, 1, 2-bedrooms.

Present Unmet Housing Need							
AMI	<30%	30-50%	50-60%	60-80%	80-100%	100-120%	120-140%
Household Income	\$18,900	\$31,900	\$37,800	\$50,400	\$63,000	\$75,600	\$88,200
Age	25-	27	19	8	20	14	12
35-44	36	20	26	23	19	16	
65+	69	34	8	8	4	5	
Total	132	73	42	51	37	31	
Affordable House \$	\$66,000	\$110,000	\$134,500	\$178,500	\$225,000	\$271,000	\$326,500
# of Single Family Homes Sold, 2019	1	2	2	5	7	16	27

PRESENT UNMET HOUSING NEED

- There is a significant current and future need for expanded affordable housing options in the MRV. Market-wide (including the secondary market), there is a current and future housing need for approximately 450 households.
- Current need is weighted more heavily toward rental units for young & middle-aged households with household income below \$75k for a family of two.
- Approx. 153 households below this income level are expected to seek a housing change in the next year.

HOUSING COST vs. INCOME PERCENTAGE CHANGE IN THE MAD RIVER VALLEY

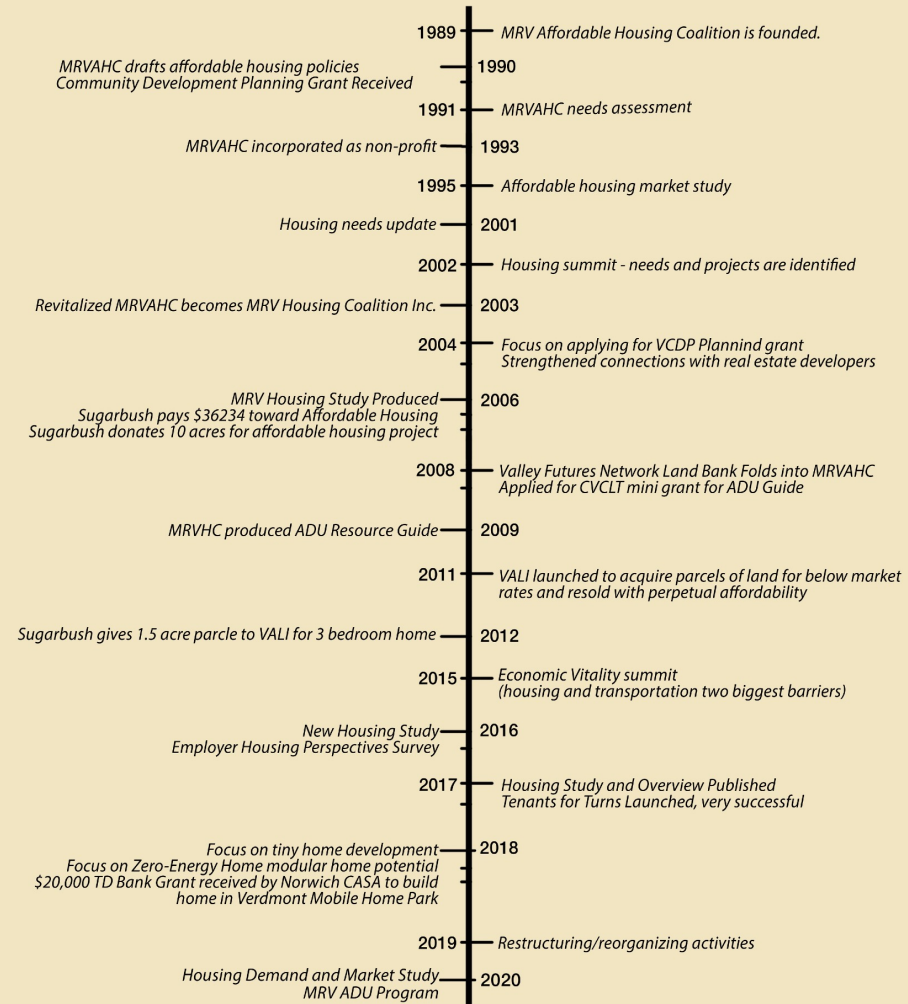


RECOMMENDED PRIORITIES FOR HOUSING DEVELOPMENT PROJECTS

- A mixed-income rental project oriented toward younger households. The project would include affordable Tax Credit rents ranging up to full market rate rents and include a mix of one, two and 3-bedroom units.
- A rental project oriented toward low to moderate income seniors. The project would include subsidy and affordable Tax Credit rents and include a mix of one and two-bedroom units.
- An ownership project oriented toward first-time home buyers. The project would be oriented toward younger/middle-aged households with incomes of 120+ percent of the median.

MRV HOUSING COALITION TIMELINE

1989-2022



SHORT TERM RENTALS

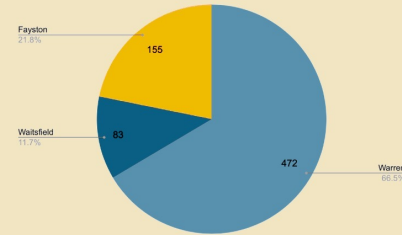
Mad River Valley

Number of Short Term Rental Units

(August 2022, Source: Granicus)

710 = Warren + Waitsfield + Fayston

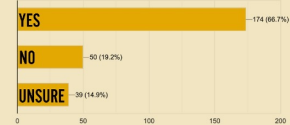
14% of Total Housing Stock



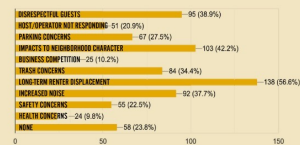
INITIAL INSIGHTS FROM THE 2022 MRV SHORT TERM RENTAL SURVEY

Total Responses - 388

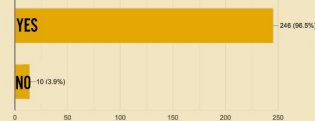
DO YOU CURRENTLY LIVE NEAR AN STR?



WITHIN THE PAST TWO YEARS, HAVE YOU PERSONALLY EXPERIENCED ANY OF THE FOLLOWING CHALLENGES THAT YOU ATTRIBUTE TO STRs?



DO YOU BELIEVE THERE IS A SHORTAGE OF LONG TERM (1+ YEARS) HOUSING OPTIONS IN THE MRV?

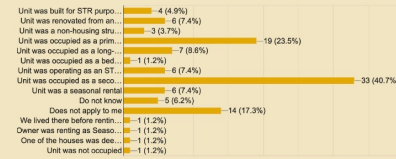


STR OWNER / OPERATOR

Which of these statements best describe how you operate your STR(s) in the MRV?

30%: owner-occupied
57.5%: secondary residences

IF YOUR STR IS LOCATED ON A NON-OWNER OCCUPIED PROPERTY, WHAT WAS THE PRIOR STATE OF THE UNIT(S)?



WOULD YOU CONSIDER RENTING YOUR STR TO A LONG TERM RENTER PART OF THE YEAR?

