



Housing-Ready Bylaws: Legalizing the Homes We Need



Faith Ingulsrud and Jacob Hemmerick
VT Department of Housing and Community Development

Vermont Municipal Day
November 25, 2019





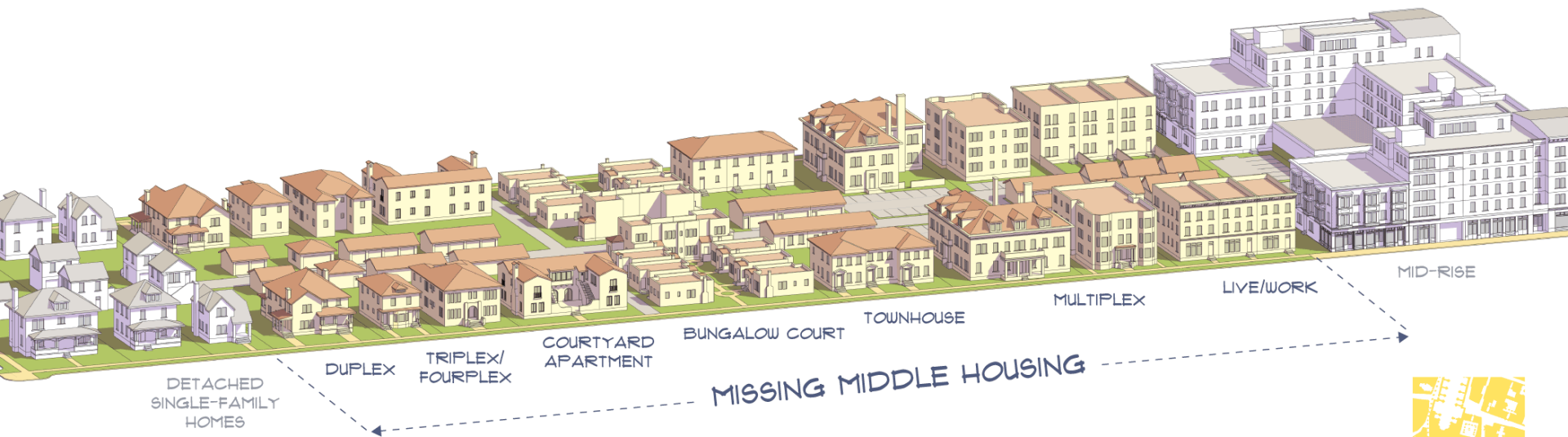
Community Planning + Revitalization

Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.









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Statewide Planning Goal #1

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

24 V.S.A. § 4302 (c) (1)



What's Changed?

1960 – 2000's

Auto-oriented growth

Baby-boomers drive change

Planning focused on resource protection

2000's +

Low or no growth, even decline

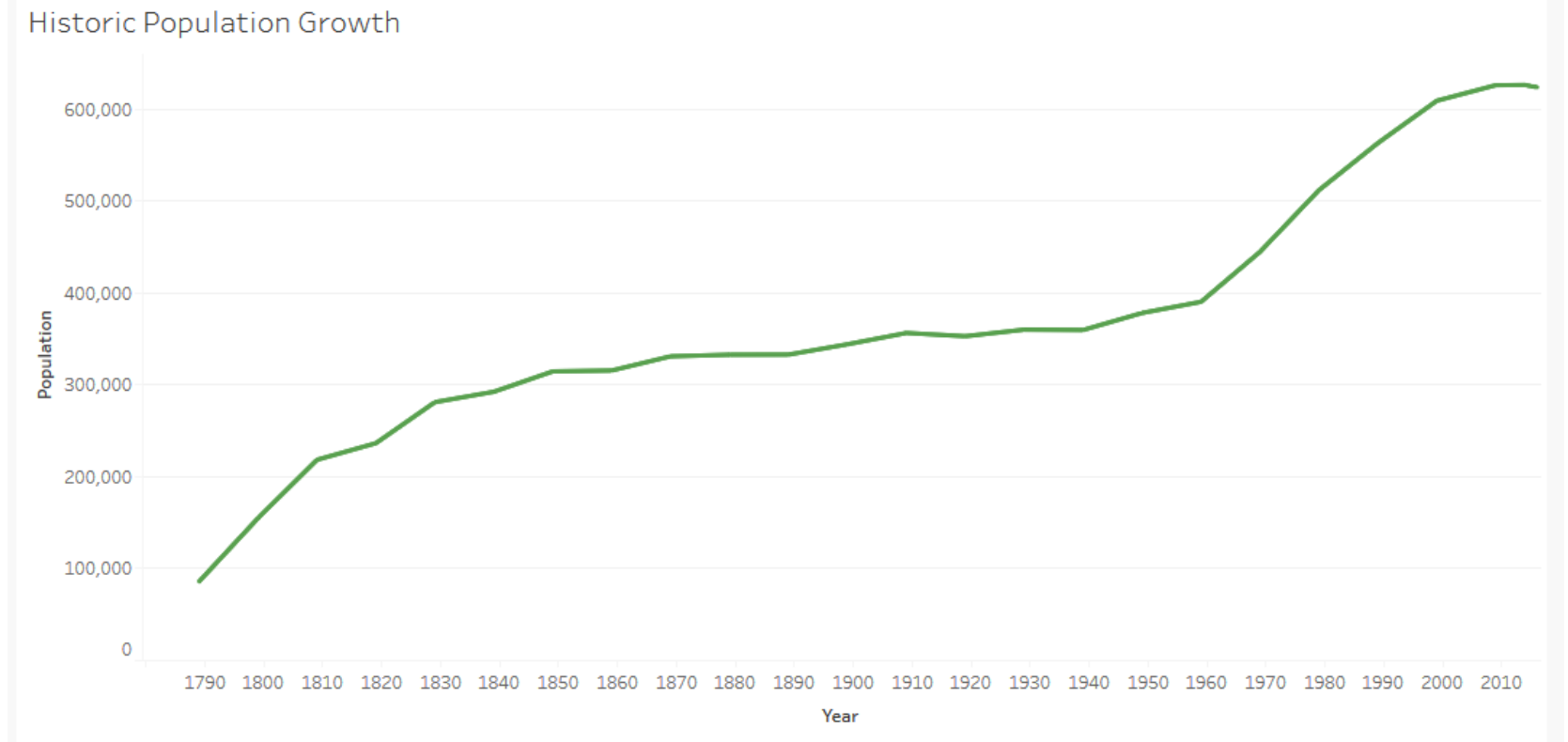
Aging population

Young people less interested in cars

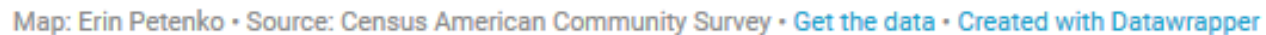
Communities re-investing in walkable places



POPULATION IS SLOWING



<https://vtfuturesproject.org/vermonters-visitors/forces-of-change/#1447445211205-e1a4e524-8b8b>

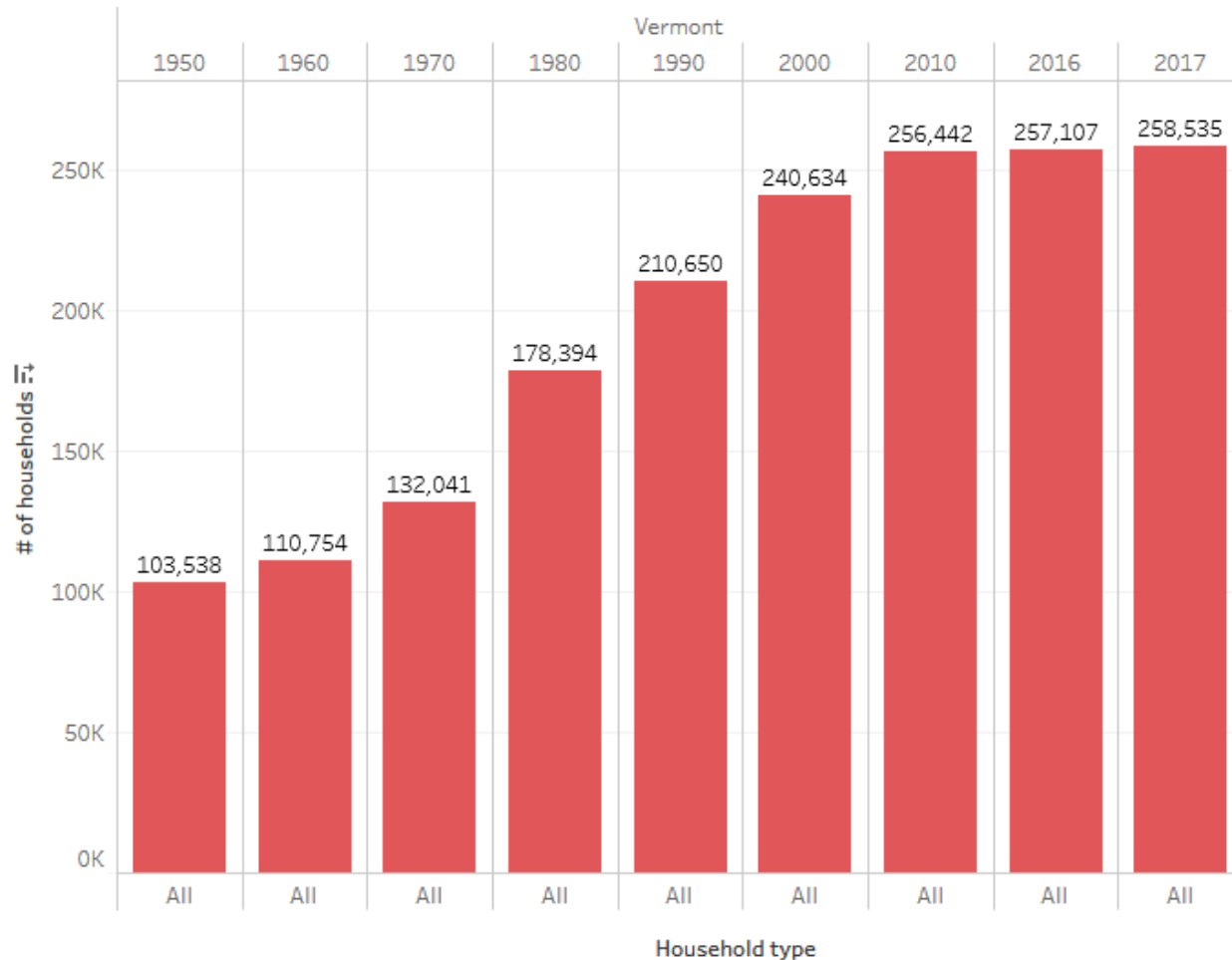


<https://vtdigger.org/2019/10/03/as-vermonters-leave-small-towns-they-flock-to-burlington-region/>



TOTAL HOUSEHOLDS INCREASING

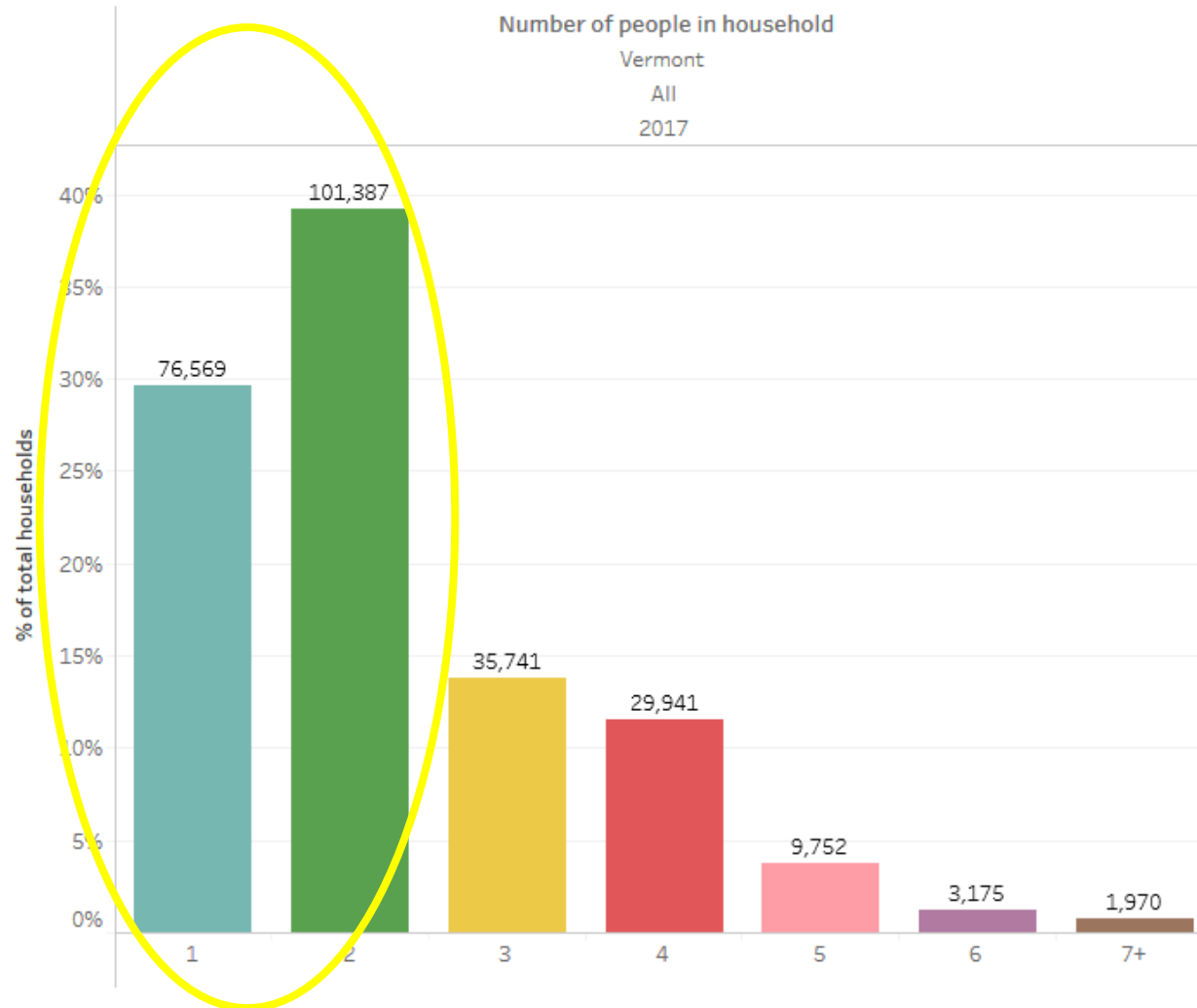
Estimated number of households





INDIVIDUAL HOUSEHOLDS ARE SHRINKING

Estimated households by number of people



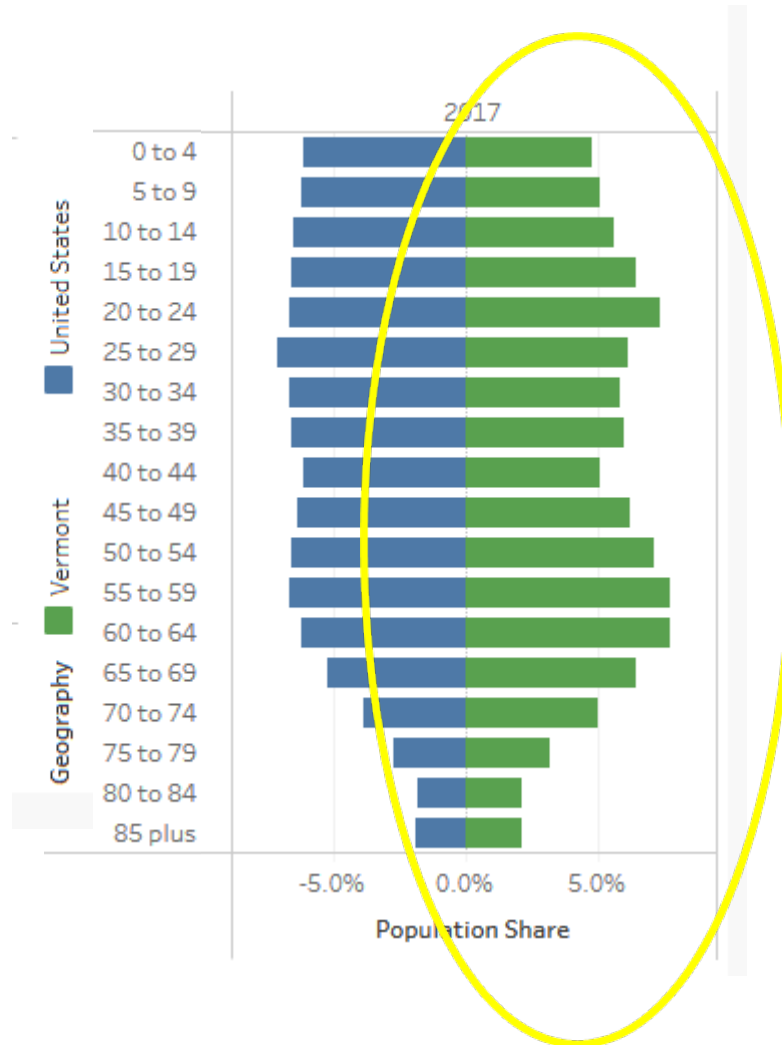


HOUSEHOLDS ARE GRAYING

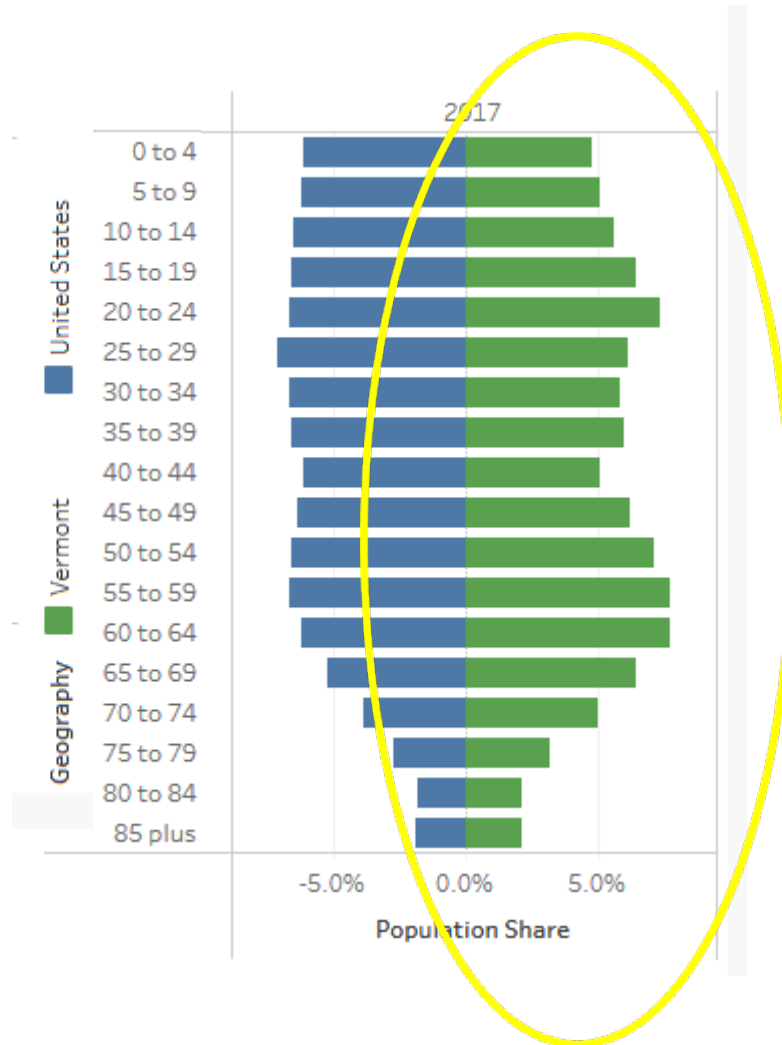
Estimated households by tenure and age of householder



AGE COHORTS ARE SHIFTING



AGE COHORTS ARE SHIFTING



BUT MILLENNIALS AREN'T BUYING

Homeownership among Baby Boomers, Gen Xers, and Millennials in 2015

Generation	Years born	Age	Population	Current homeownership (%)	Homeownership at age 25-34 (%)
Millennials	1981-97	18-34	75,170,263	32.2%	37.0%
Gen Xers	1965-80	35-50	66,441,487	60.4%	45.4%
Baby boomers	1946-64	51-69	74,649,971	75.0%	45.0%

Sources: 1990 and 2000 Decennial Censuses and the 2015 American Community Survey.

Source: <https://www.urban.org/urban-wire/state-millennial-homeownership>

BOOMERS & MILLENNIALS WANT THE SAME THINGS

Low-Maintenance

Walkable

Near Amenities

Active

Social



**What kind of homes are
needed in your community?**





Survey Results

Difficulties (Top 4 out of 8)

1

Lack or High Cost of Real Estate

2

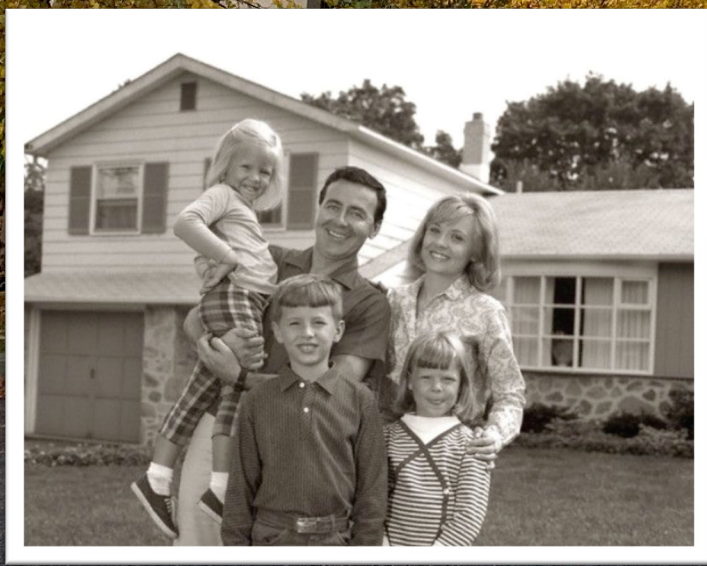
High Construction Costs

3

Resistance to Neighborhood Change

4

Municipal Zoning/Land Use Regulations







Not Just in Vermont

The New York Times

Cities Start to Question an American Ideal: A House With a Yard on Every Lot

By EMILY BADGER and QUOCTRUNG BUI JUNE 18, 2019

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

 **NEWS**

U.S. NEWS

Housing crisis has Seattle weighing end of single-family zoning

Can the city solve its housing crisis by doing away with single-family zoning?

How to we start?

1. Allow what exists
2. Allow infill units



Allow what exists



0% of existing principal structures/lots fully conform

Measure what exists



Right-size dimensional requirements to what exists

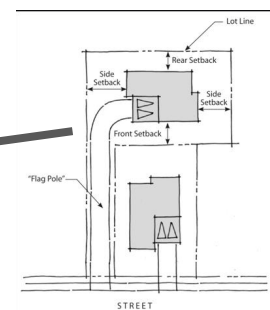


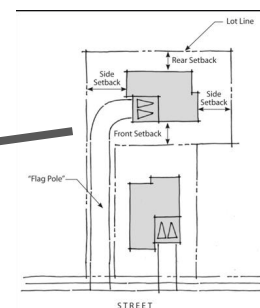
Allow infill

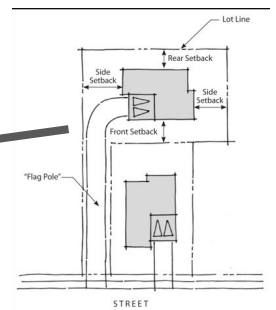


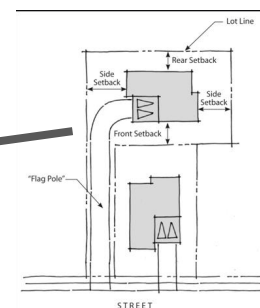
Make ADU's easier, allow multi-units on a lot, etc.

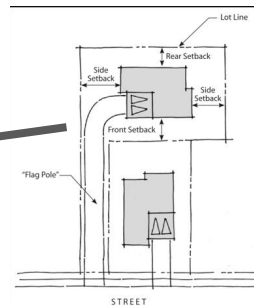
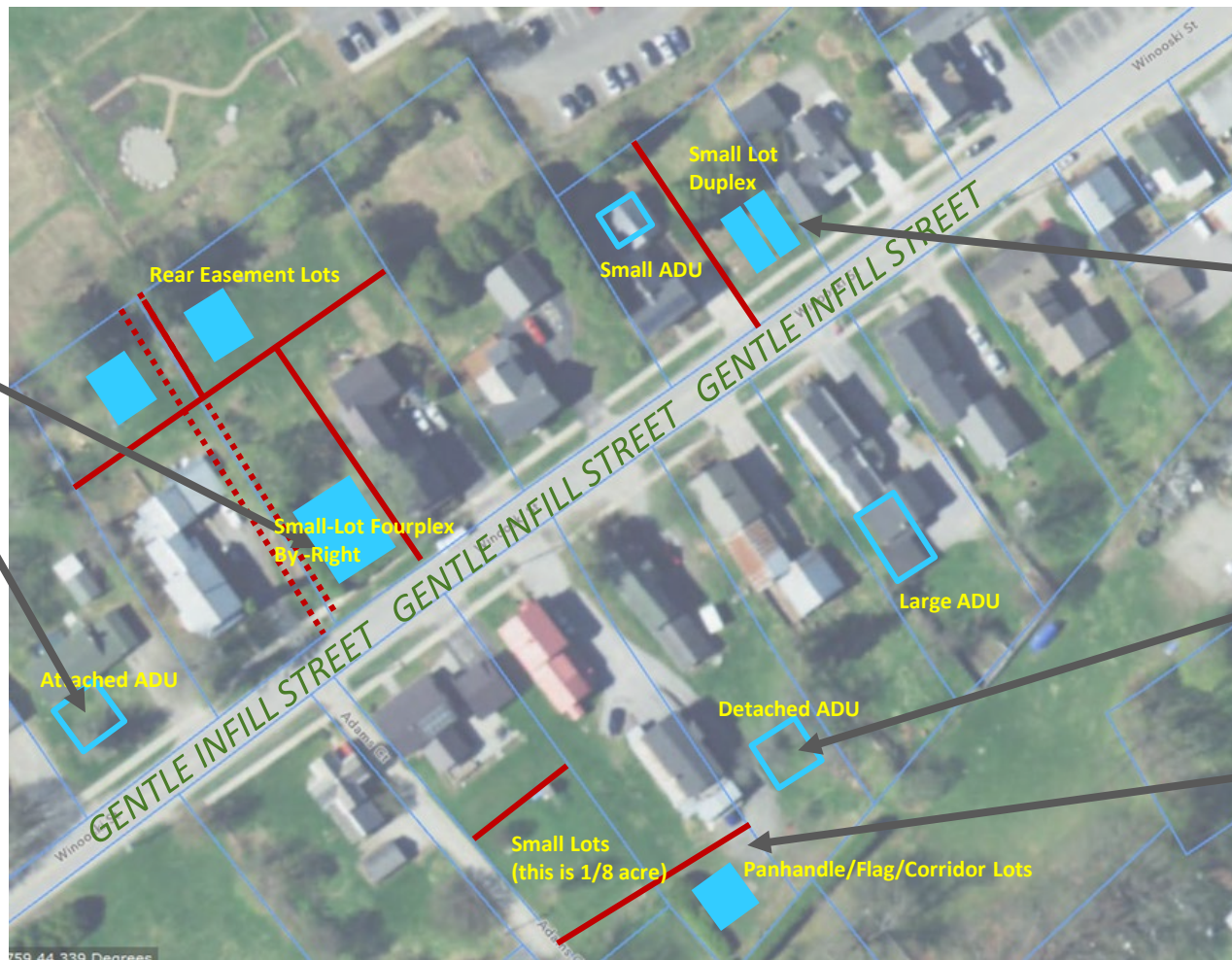


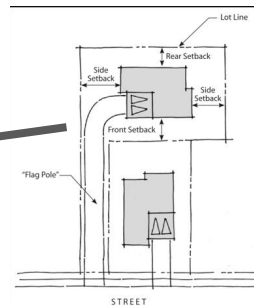


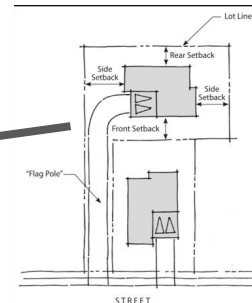
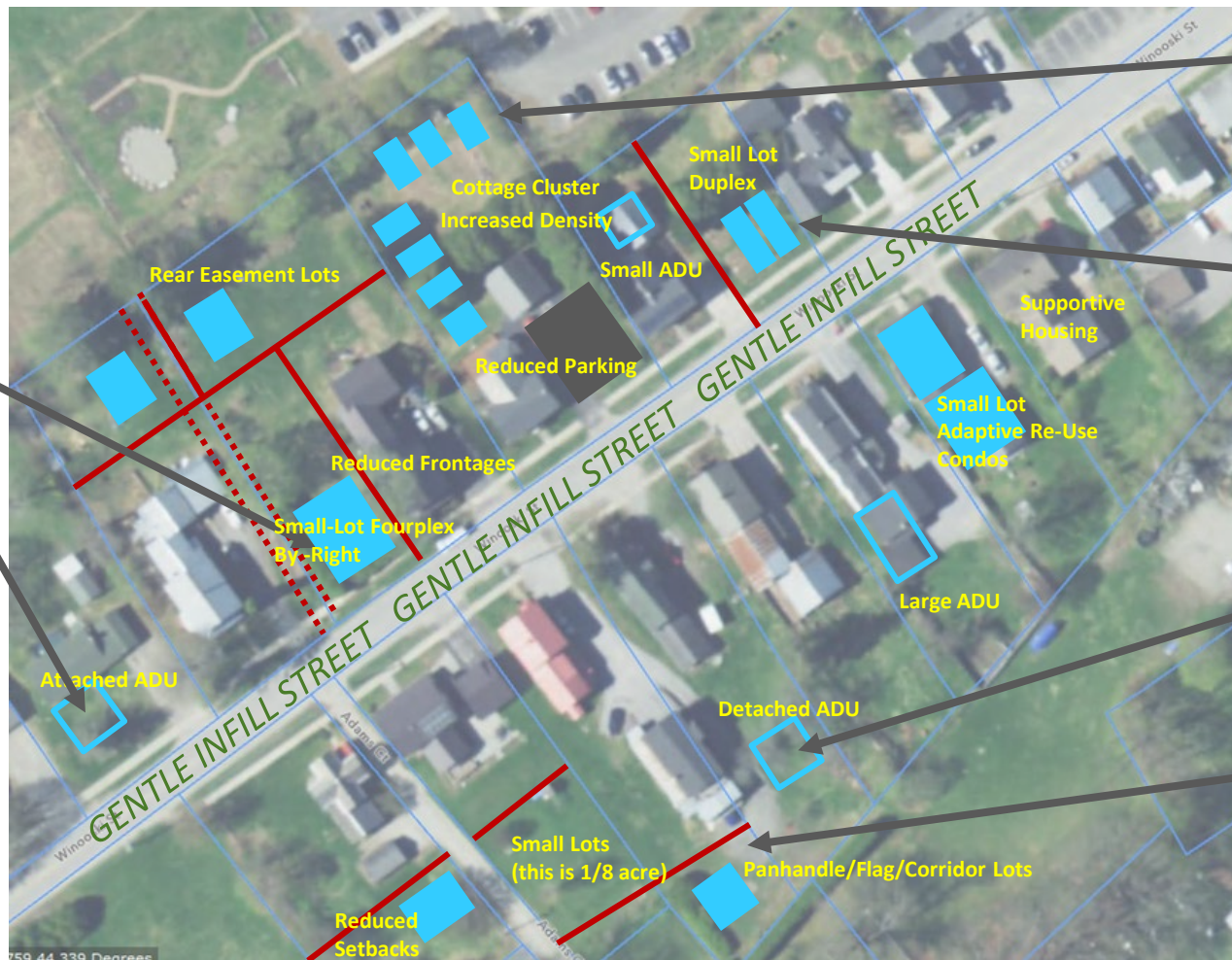


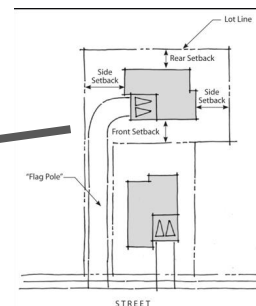
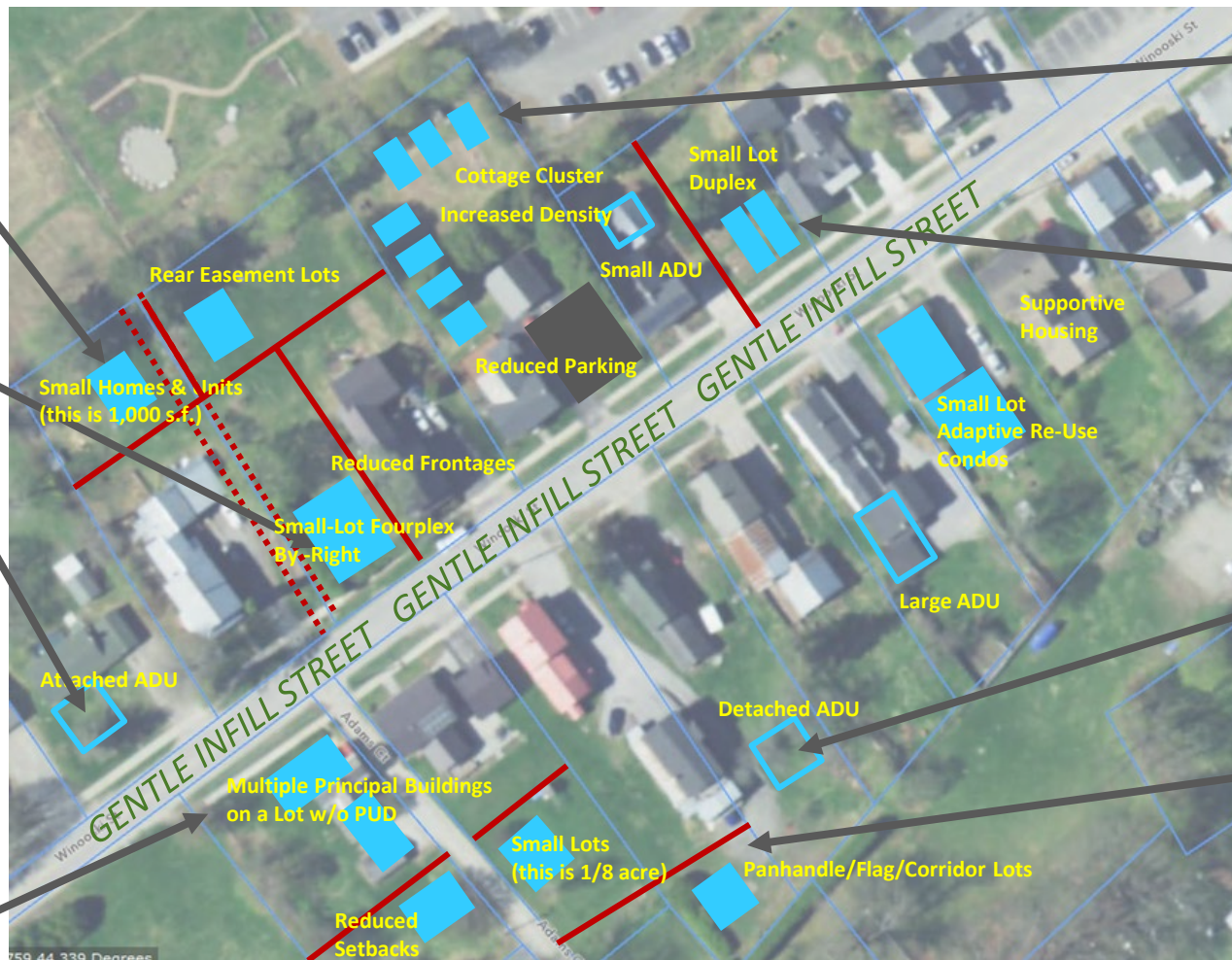
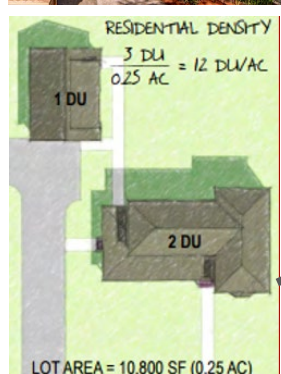




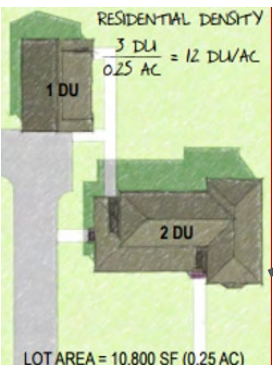
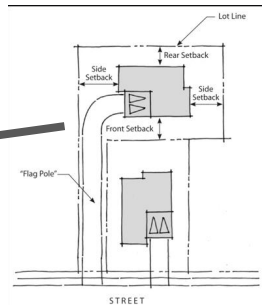
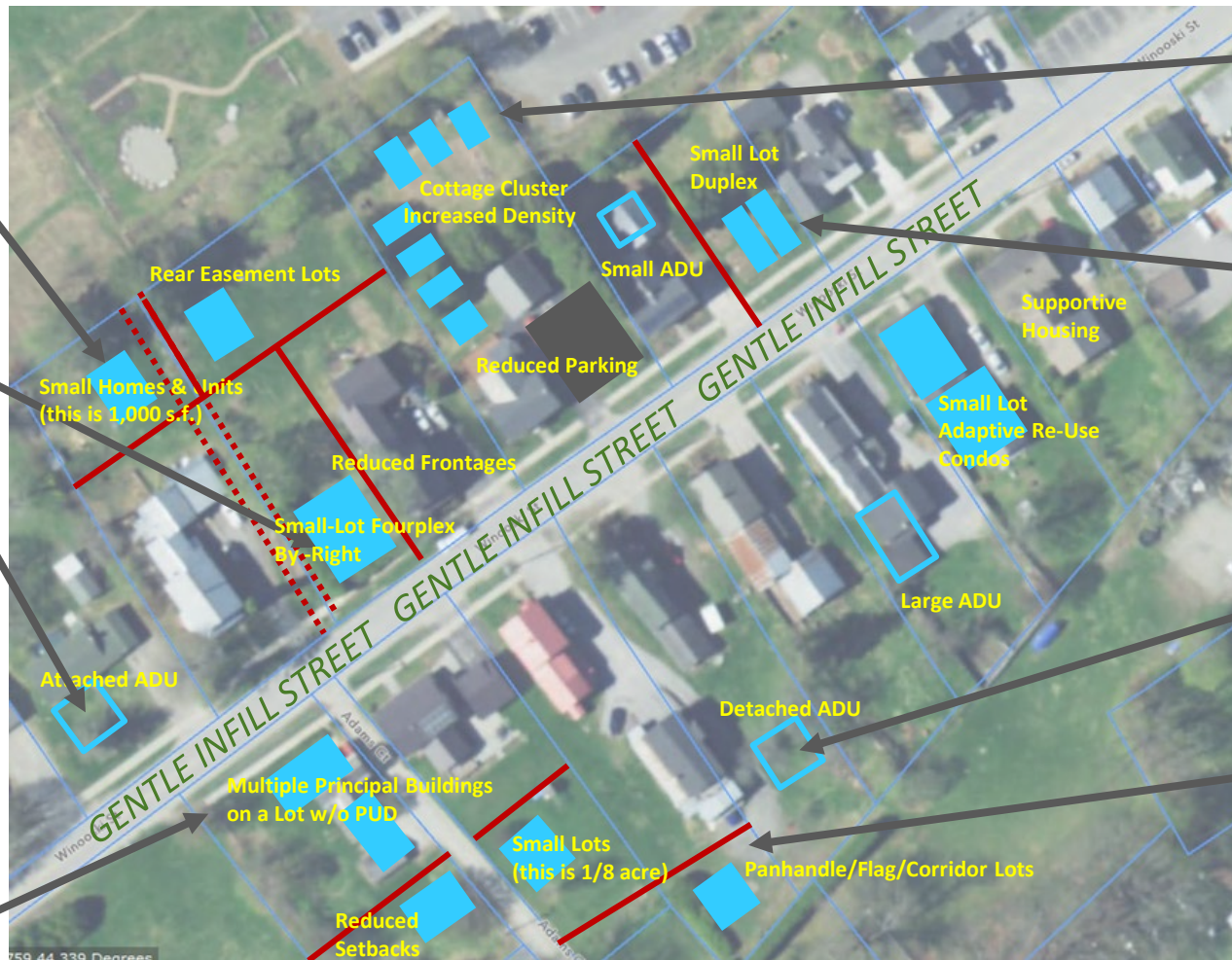








7 NEW LOTS + 25 NEW UNITS



Could this work in your community?

7 NEW LOTS + 25 NEW UNITS



How we can help



Zoning for Great Neighborhoods

<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>



Neighborhood Development Area Designation

<https://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas>



Discussion



Contact Us

Jacob.Hemmerick@Vermont.gov

802-828-5249

Faieth.Ingulsrud@Vermont.gov

802-828-5228