

Homes for Us

Jamaica, Londonderry, Weston and Winhall

Sponsored by the Windham Regional Commission



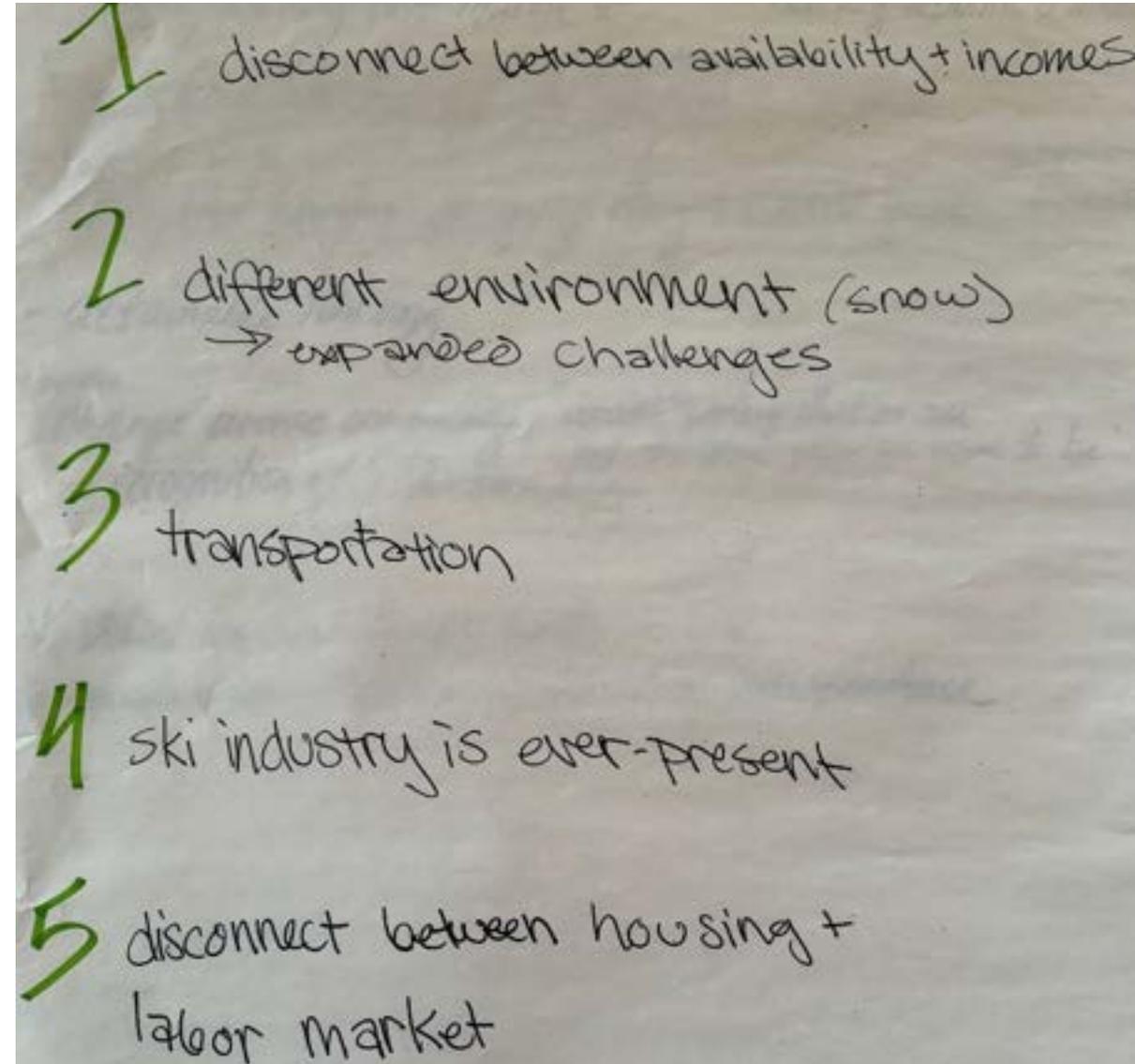
We heard: Homes for us Us

- “There is no house we can afford,...Missing middle...Affordable to those earning median income”
- All the costs of living (transport, food)
- Village centers and walkability
- But “affordability over walkability”



We heard: Homes for Us

- Jobs and economic development
- “Creating community...create connections”
- “Ski areas are the elephant in the room”
- Climate change and flooding challenges.
- Transit choice



VT Homes for All: Design Guides

Age-in-Place



Village



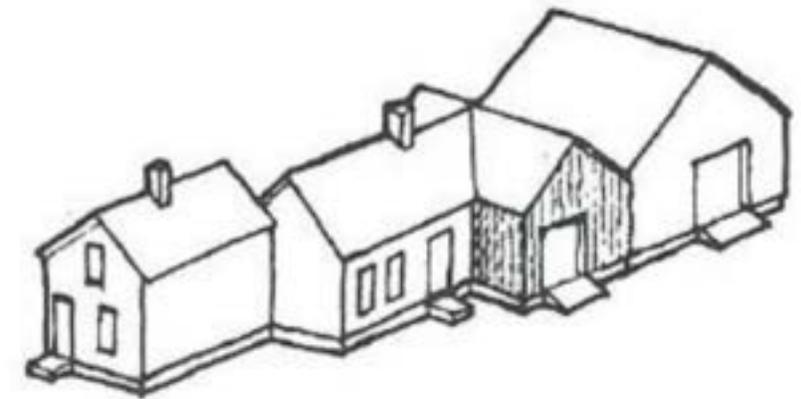
“Telescoping” Home



1 home



3-4 homes

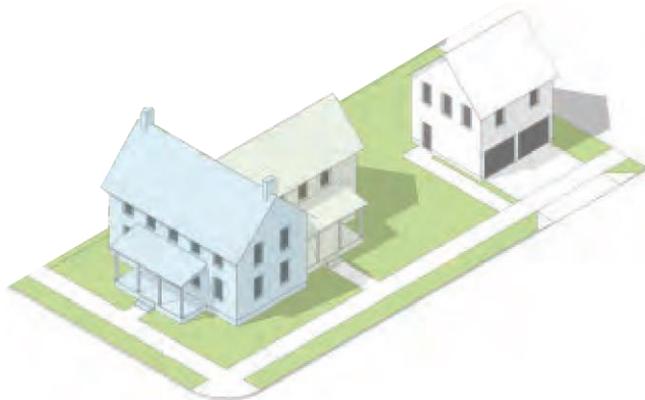


Varies

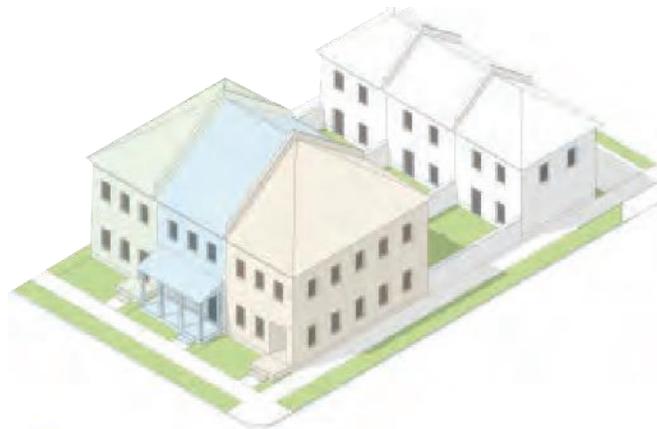
visit <https://accd.vermont.gov/homesforall>

Enabling Better Places

A Zoning Guide for Vermont Neighborhoods



Duplex



Townhouse

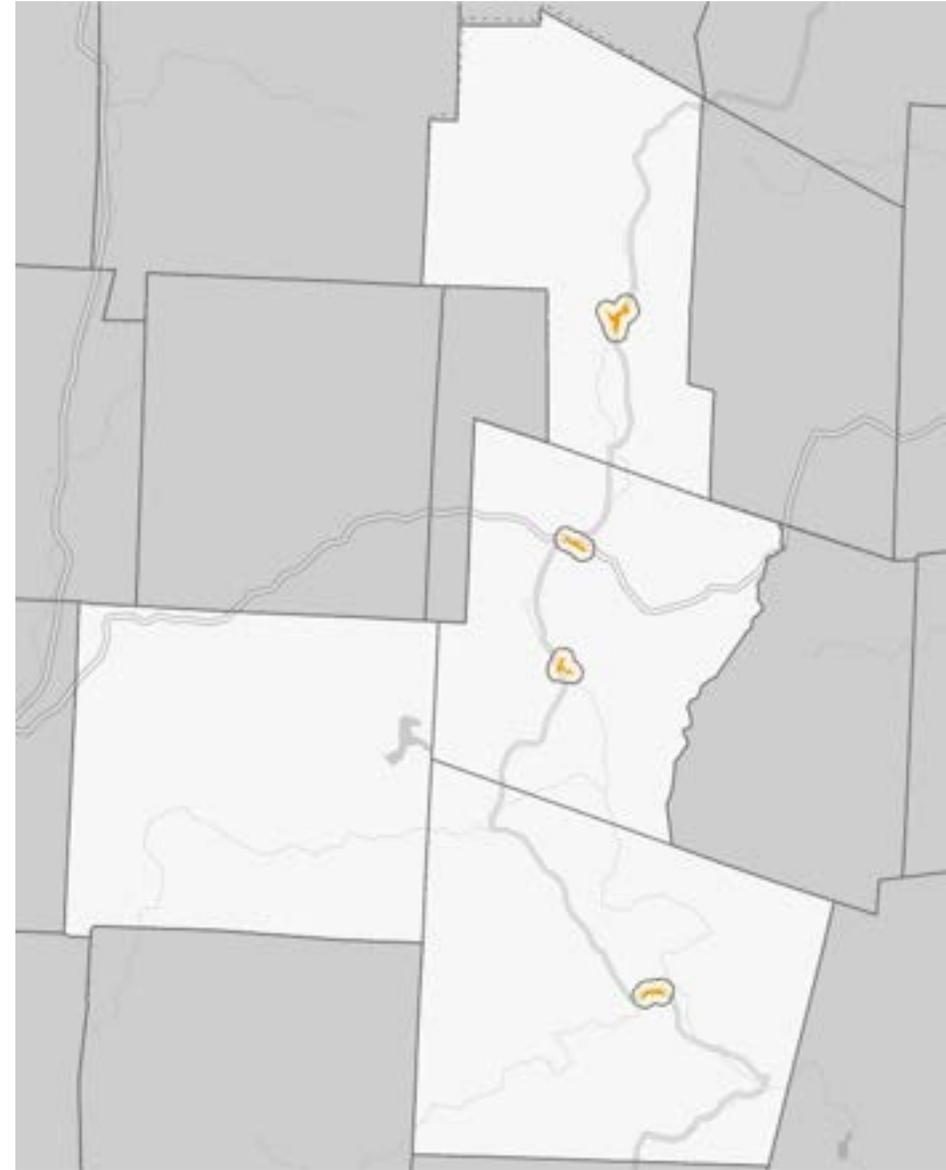


Cottage Court

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

A Problem For Vermont

- **Housing prices up 5% Q1-2 2024**
- Funding
- Village Center and Neighborhood Development designation
- Act 250 amendments (2024)
- **Wastewater design flow challenges**
 - **Limit small and tiny homes**
 - **Limit learning from actual water use for residential properties**



Tier 1B Act 250 exemptions (2024)

1. Designed Village Centers and within $\frac{1}{4}$ mile
2. Town plan
3. Zoning and subdivision bylaws
4. Water, wastewater, or soils for a community system
5. Not flood hazard/fluvial erosion areas (except limited infill)
6. For 50 or fewer housing units located on 10 acres or less

BUT NOT for planned mixed use villages



Sample Partnerships

- Jamaica Village School for housing if closed
- Partner for teacher preference for housing
- New partnerships with land and housing trusts
 - Seniors
 - “Housing burdened” workers



Surplus Wastewater Dedications

- **For community housing and economic development**
 - Winhall's Stratton Mountain allocations if connected
 - North Londonderry's future small surplus
 - South Londonderry's future phase 2 surplus
 - Private wastewater disposal at Magic Mountain
 - Jamaica if ever developed with surplus capacity

**Dedications expands grant
eligibility for shared wastewater**



Planning for Climate Change

Climate Changed – Already!



2050: HOTTER (8° ish) – EVEN STORMIER – OCCASIONAL DROUGHTS

Image: <https://www.healthvermont.gov/environment/climate-health/climate-change>, Projections: NOAA statesummaries.ncics.org/chapter/vt/

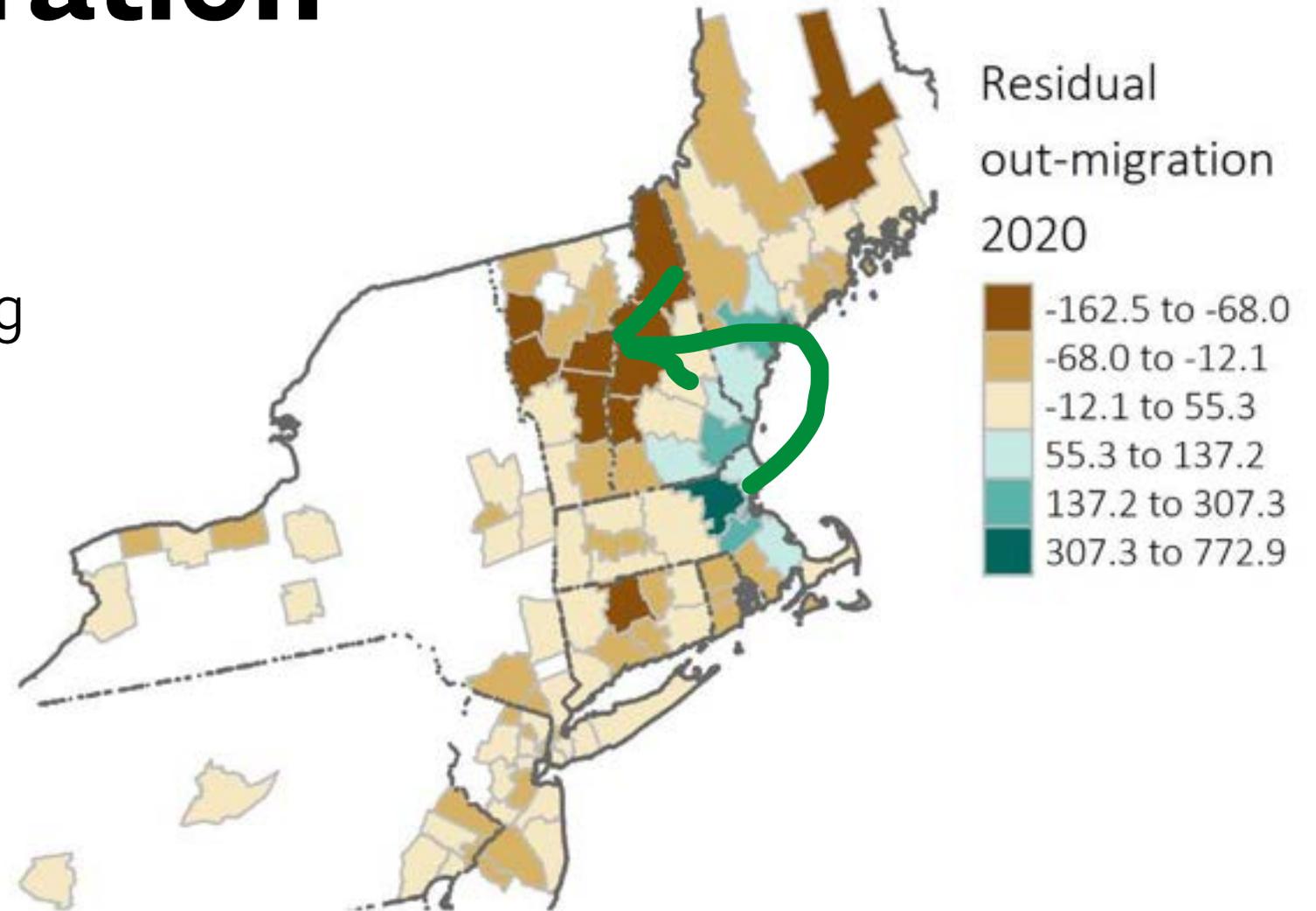
So if CC is the new normal.....

- Allow way more room for river flooding than we used to
- New construction – energy efficient heating AND cooling
- Redesign village centers and parking lots to absorb more water

Climate Migration – Trending.....

Blue = More people leaving than moving in (darker = more)

Brown = More people moving in than leaving (darker = more)



Population trends and land availability

New households for the 4 towns

$$\begin{array}{r} 2,688 \text{ HOUSEHOLDS BY 2040} \\ - 1,898 \text{ CURRENT HOUSEHOLDS} \\ \hline = \quad \mathbf{852 \text{ NEW UNITS NEEDED}} \end{array}$$

GROWTH AVERAGE PER YEAR: 0.8%

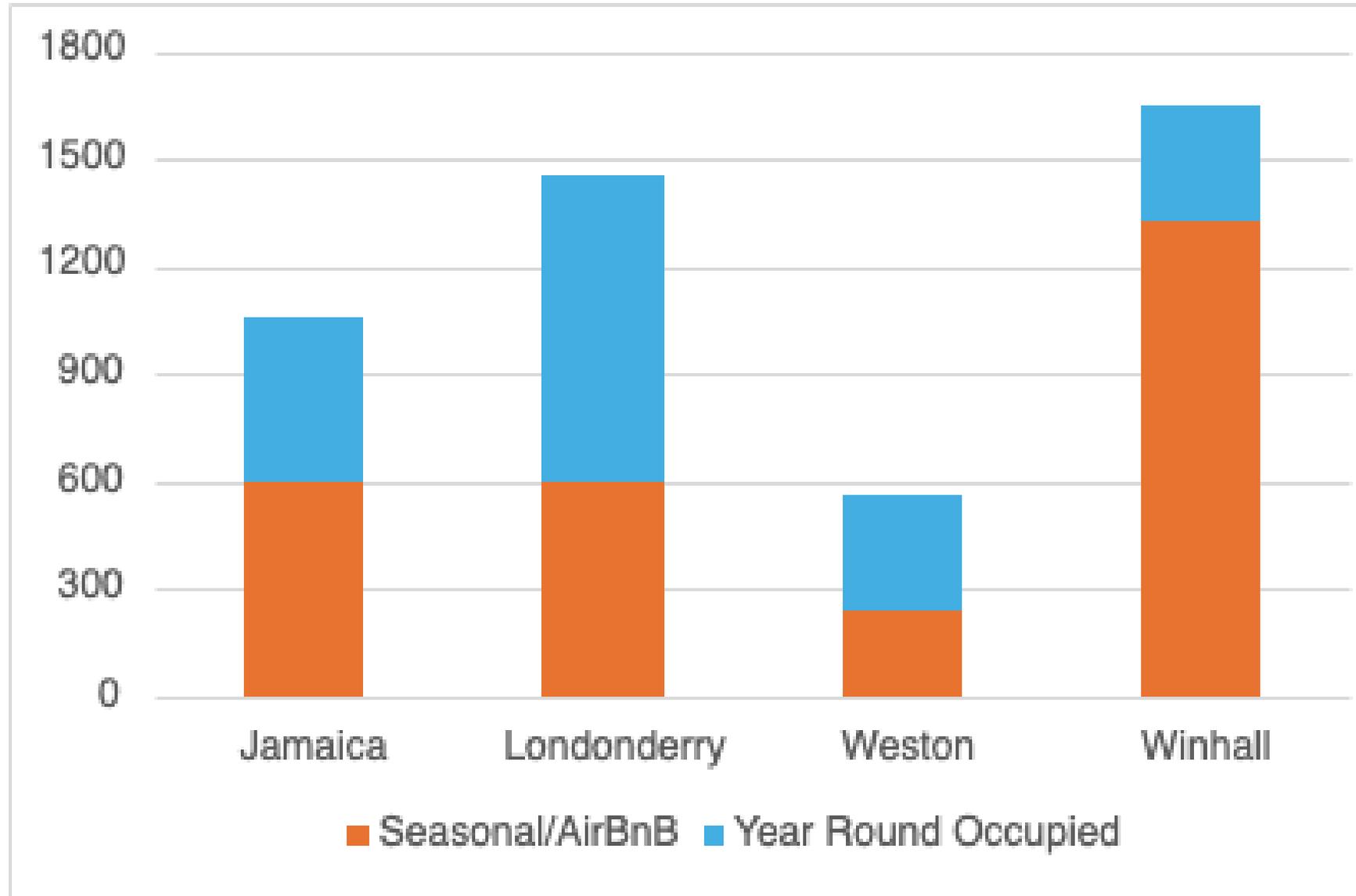
BASED ON 2010 – 2020 TRENDS + 1% PER YEAR,
TO ALLOW FOR GROWTH

How much land would it take?

Assumes 4 units an acre average

	New Housing Units by 2040	Total Acres Needed
Jamaica	135	34
Londonderry	263	66
Weston	101	25
Winhall	353	88

Few year- round homes



More residents over 65

	<u>2010</u>	<u>2022</u>
JAMAICA	12%	24%
LONDONDERRY	16%	24%
WESTON	39%	38%
WINHALL	34%	22%

Takeaways

Low vacancy + demand = *on-going price increases* without new construction

Clear need for new *year-round housing*

It won't take that much land to provide

Opportunities: Units that are attractive to over-65 population, and *affordable rental* work-force housing

Barriers to Housing Choice
Planning, Market, Land
Development Codes “High Level”
Considerations

Regulating for Housing Choice

- Relationship to community, regional planning
 - Use regulations & dimensional regulations
 - Areas zoned for multifamily housing, congregate/shared dwellings, single-room occupancy buildings
 - Off-street parking
 - Permitting/procedural requirements
 - Short-term rentals
- 

Community Plans: Londonderry

Housing Needs Assessment, Camoin, 2023; Regional Housing Needs Assessment, 2024, UMass; Town Plan, 2017; Regional Plan, 2014, WRC

Ideas:

- Housing-friendly zoning
- Address STRs*
- ADUs
- Housing Commission*
- Home Sharing
- Lease-to-Locals

Community Plans: Weston

Town Plan 2016; 2024

- No multifamily permits over past 5 years
- Encourage housing for families, young workers, retirees, lower-income
- Encourage ADUs
- Encourage multifamily, village infill, zoning incentives
- Work with non-profits

Community Plans: Winhall

- Encourage ADUs
- Require adequate facilities for new housing
- Address senior housing and family housing needs
- Support efforts of non-profits, developers to create affordable housing

Community Plans: Jamaica

- Second homeownership has increased and exerts pressure on the local market
 - Providing affordable housing depends on and should be encouraged by organizations like Community Land Trust, Southeastern VT CAP
 - Protect affordability of publicly funded affordable units
 - Direct new housing growth to areas with access to goods and services
 - Encourage ADUs
- 

Multifamily Dwellings

- Critical for affordability, housing options, financial feasibility to keep housing costs down
- Multifamily development requires scale
- Existing dimensional regulations in all four towns likely uneconomic, e.g., minimum acre lot and half-acre per unit
- Not allowed in any district by right in any of the four towns
- Off-street parking requirements sometimes equal to or greater than single-family dwellings

Shelter, Transitional, Supportive Housing

- Critical for meeting needs of unhoused individuals and families
- Not found in any use regulations, by right or conditional use permit, in any of the four towns
- Homelessness does exist here

What is a family?

- Defining “family” by requiring household members to be related by blood, marriage, other operation of law while capping the number of unrelated people allowed in a dwelling unit: potential (probable) federal Fair Housing Law problem
- Can interfere with congregate housing, employer-assisted housing ... occupants by definition are unrelated individuals

Approval Process

- Zoning should say what communities want. “Yes” in a table of uses = “want”
- Conditional use approval is discretionary. In a table of uses = maybe or maybe not/depends/what do abutters say?
- Not encouraging to developers
- ADUs could be easy to make a permitted use with some basic design standards, but require CU in all four towns
- Multifamily is expensive and risky. Discretionary approval adds risk.

Short-Term Rentals

- Statutory definition: rented for less than 30 consecutive days and at least 14 days per year
- Not regulated consistently within region or statewide
- Chicken-and-egg problem?
- Burlington litigation
- Londonderry has adopted STR bylaw and funded an administrator to oversee STR registration, enforcement

Bottom Line

- Too many markets competing for the same inadequate supply
- Affordability challenges affect both renters and owners, but owners to a greater degree in most towns
- Housing quality problems affect both groups

Shortage of Affordable Units: Londonderry Example

Income % AMI	Cost Burden	Severe Burden	Total	Percent Burdened
Household Income <30%	55	25	75	73%
Household Income 31-50%	30	15	70	43%
Household Income 51-80%	140	15	215	65%
Household Income 81-100%	0	0	100	0.0%
Household Income >100%	<u>35</u>	<u>20</u>	<u>330</u>	11%
Total	260	75	790	33%

Overall, 82% cost-burdened households at/below 80% AMI are homeowners
 Londonderry: maximum affordable purchase price, 80% AMI, is \$227,861-
 \$253,179

Cost Burden by Income Group

- Overall, about 80% cost-burdened households at/below 80% AMI are homeowners, but extremely low-income renters also tend to be severely cost burdened
- All of this has implications for what communities can do and what may be most effective way to support year-round residents of all ages

Site Opportunities

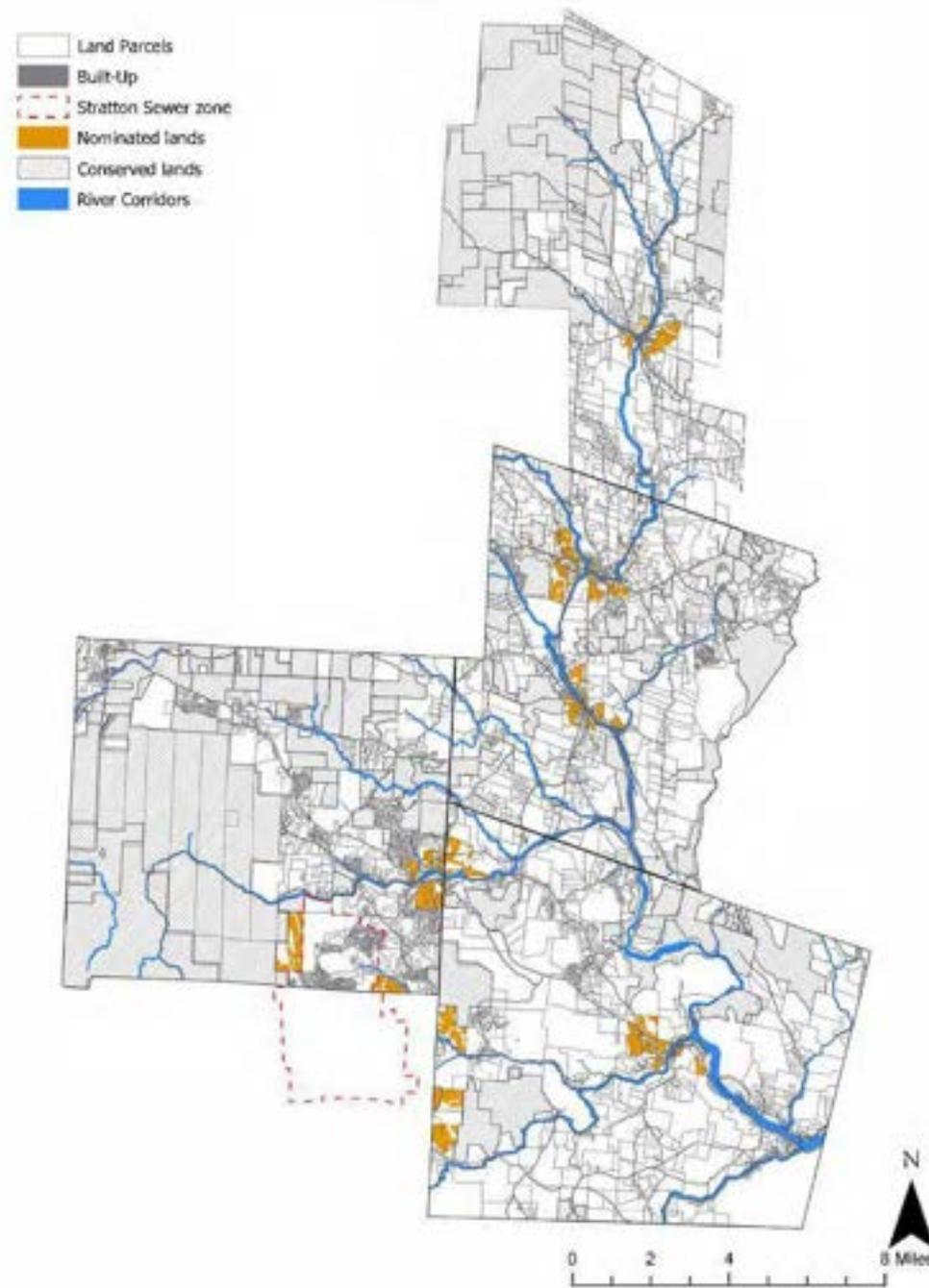
We need housing, but

- **Not at the expense of village character and quality of life**
- **Not at the expense of rural character and the working landscape.**

The Challenge

- Finding sites and design approaches where housing can:
 - Protect Historic Resources and Visual character
 - Help maintain a high quality of life
 - Repair the social fabric and build community
 - Enhance economic opportunity

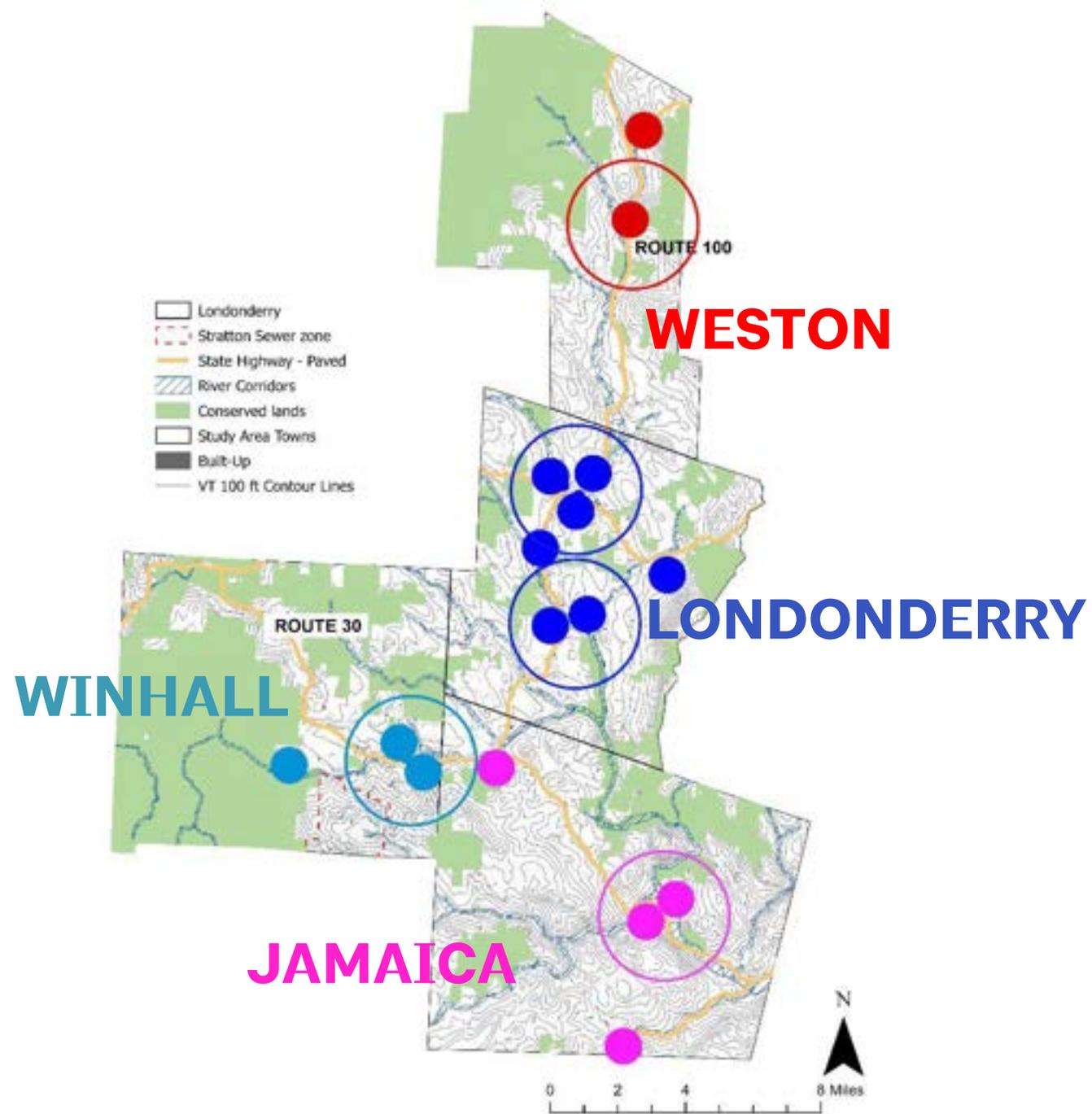
Regional assessment of the most suitable areas



Listening to local partners

- **Learned** about opportunities
 - Potential town owned sites
 - Willing property owners
 - Unused land

Region



Types of development

- Filling-in-the-gaps inside the village
- Expanding the village around the edges
- Creating new villages

Existing Multifamily Houses



Jamaica



Londonderry



Jamaica



Winhall

Building Types with Multifamily Potential



Weston



Jamaica



Weston



Londonderry

Building with Mixed-Use Potential



Weston



Jamaica



Londonderry



Jamaica

Vacant/Abandoned Properties with Development Potential



Londonderry



Jamaica



Londonderry



Londonderry

Jamaica



Three Mountain Inn



Three Mountain Inn – Potential Housing



The Village School

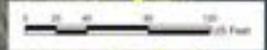


The Village School – Potential Housing



40 Senior Apartments
8 Townhouse/Condos
45/50 Apartments:
various sizes

- Jamaica_Elementary_School
- Land Parcels
- FEMA_Hazard_Areas
 - 100 year flood
 - 500 year flood
- Floodway
- Wetlands_2016
- River Corridors





40 Senoir Apartments
 8 Townhouse/Condos
 45/50 Apartments:
 various sizes



Jamaica – Rawsonville



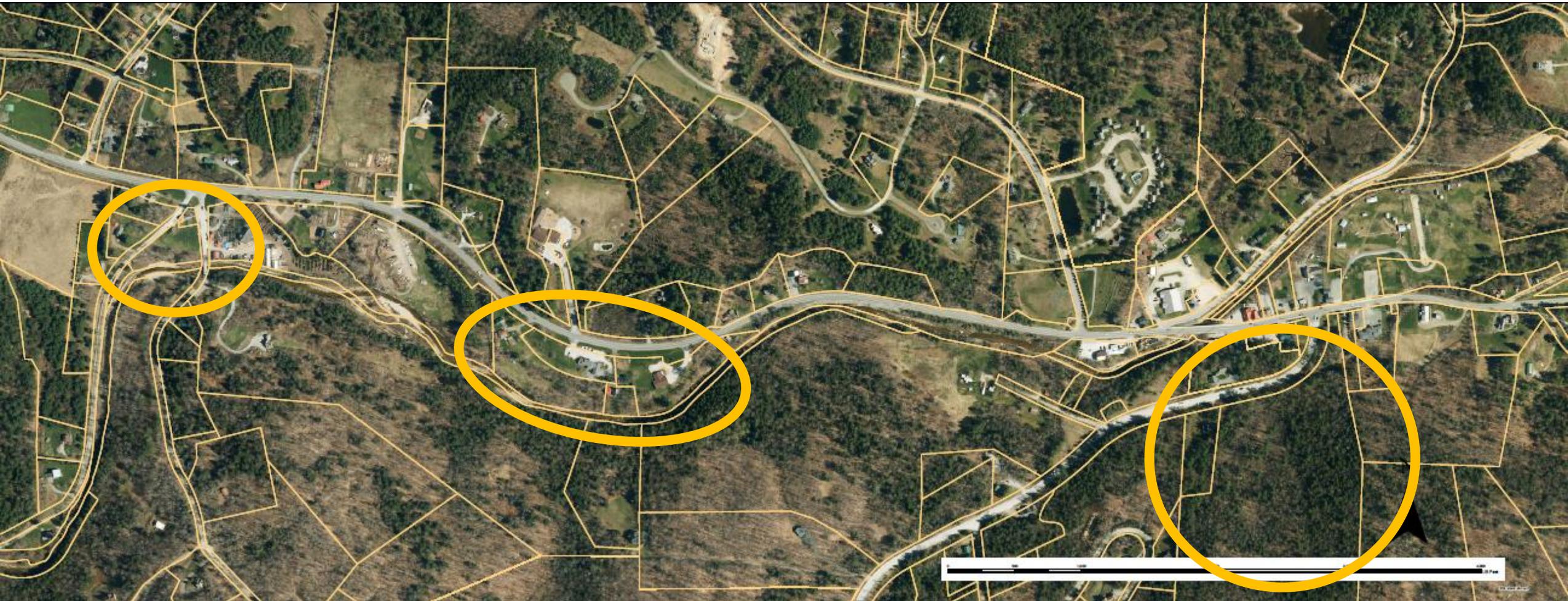
Jamaica - Rawsonville



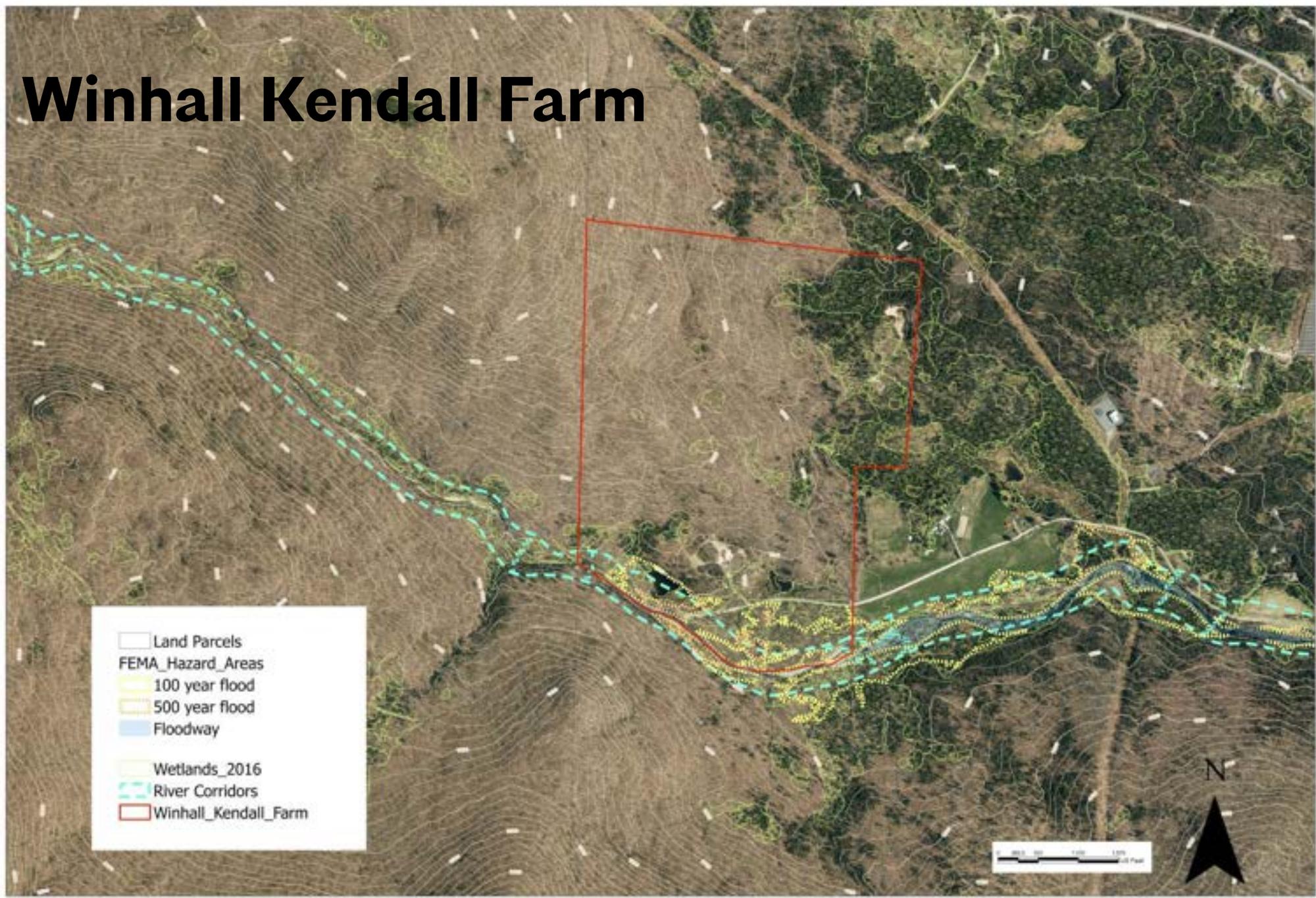
0 50 100 200 300 Feet



Winhall-Bondville



Winhall Kendall Farm





South Londonderry



Crescent Street Neighborhood



Londonderry Inn



- Land Parcels
- FEMA_Hazard_Areas
 - 100 year flood
 - 500 year flood
- Floodway
- Wetlands_2016
- River Corridors
- The_Londonderry_Inn

Londonderry Municipal Offices



Potential Housing

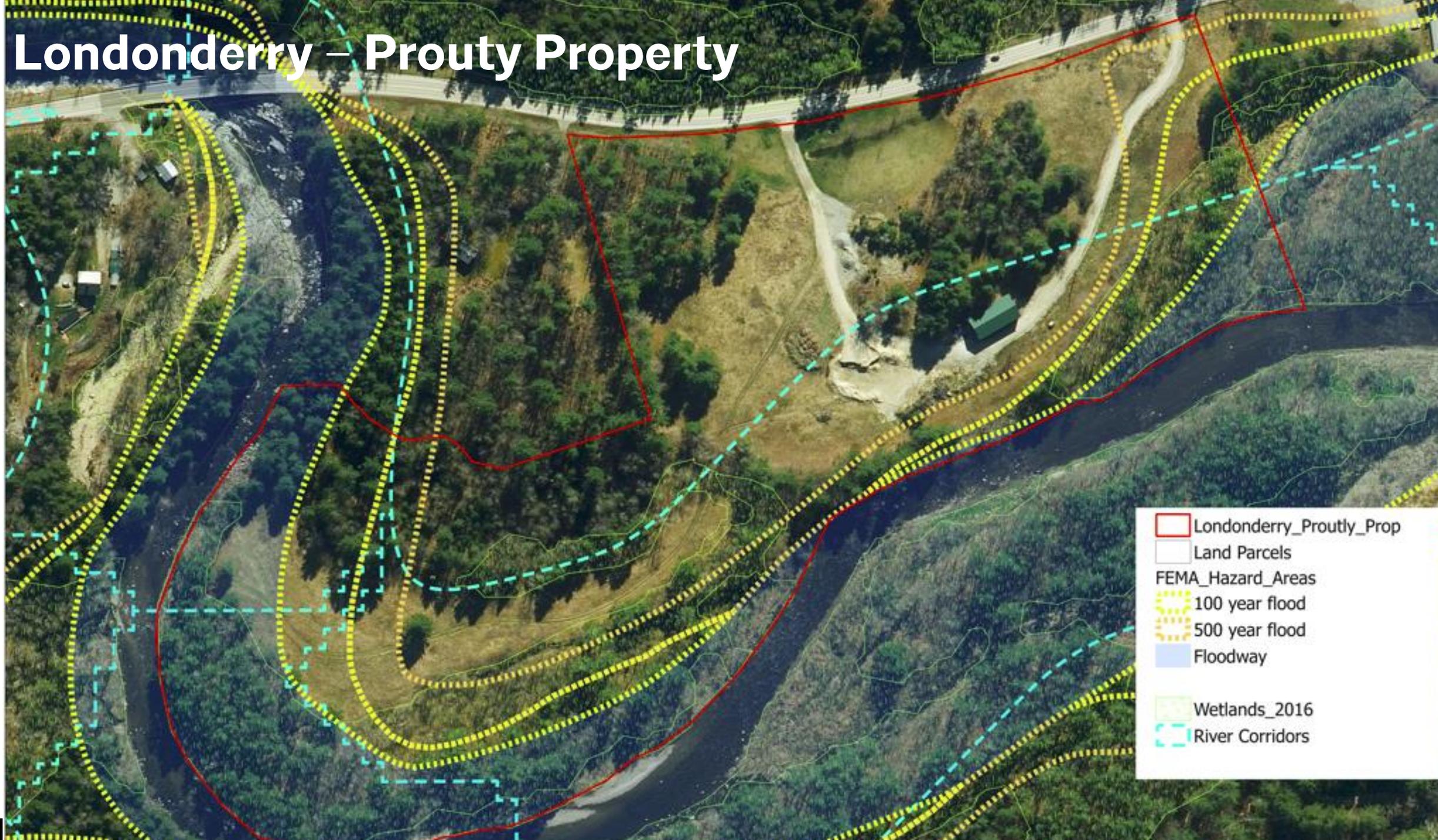




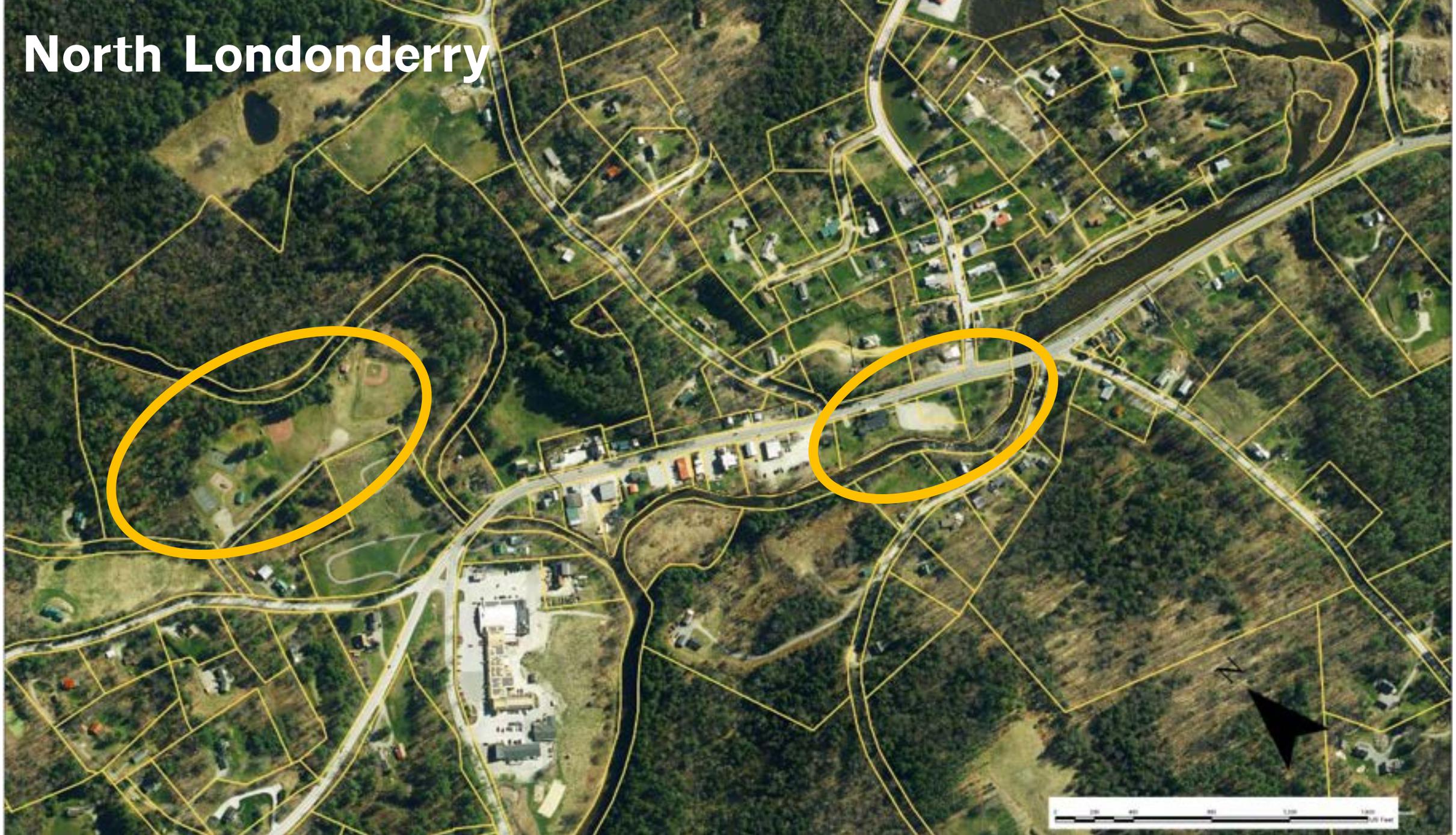
South Londonderry
Town Office Site Study

14 Townhouses
40 Apartments

Londonderry – Prouty Property



North Londonderry

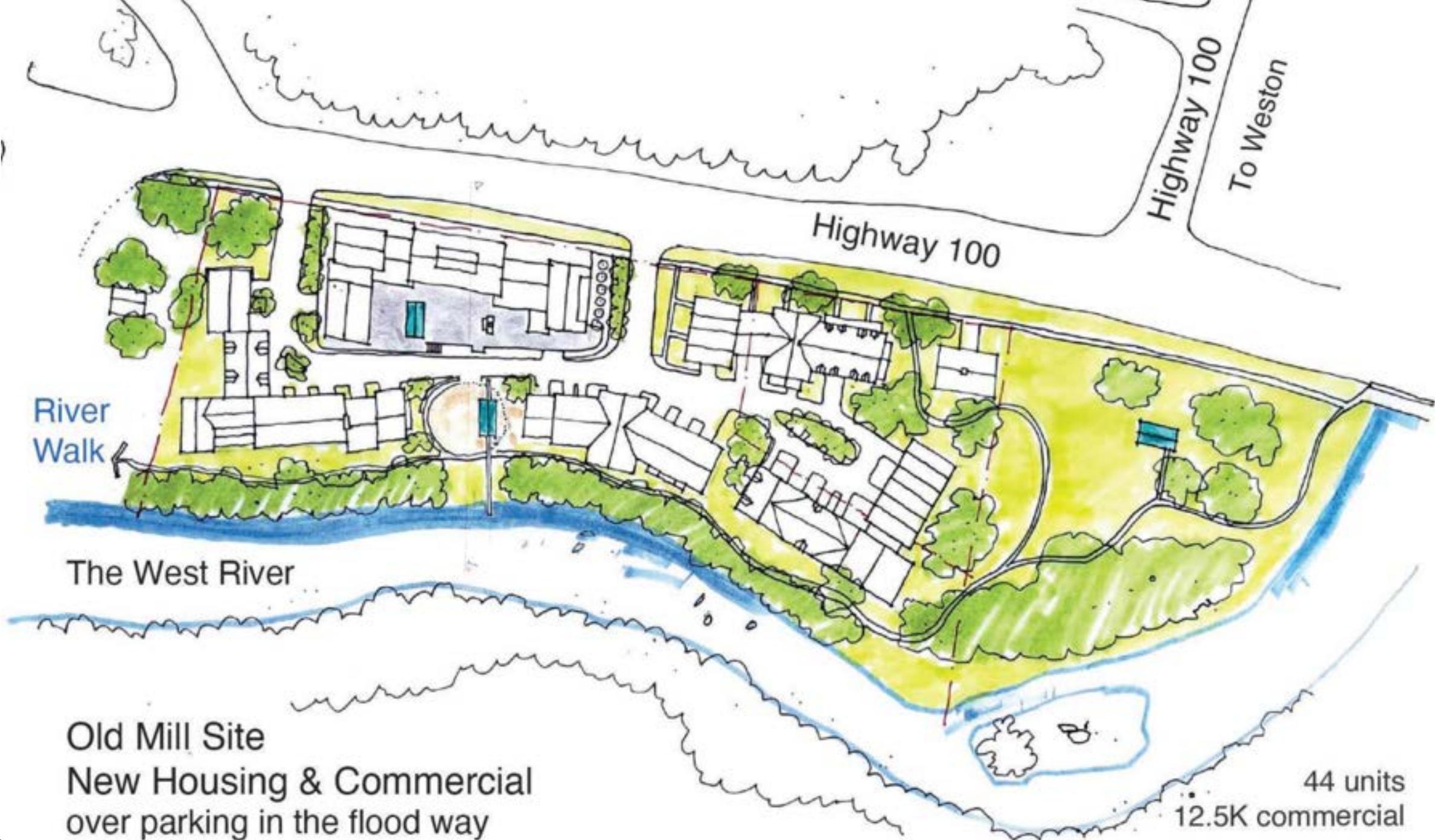


Ball Fields



Old Mill Site – Existing Conditions





River Walk

The West River

Highway 100

Highway 100

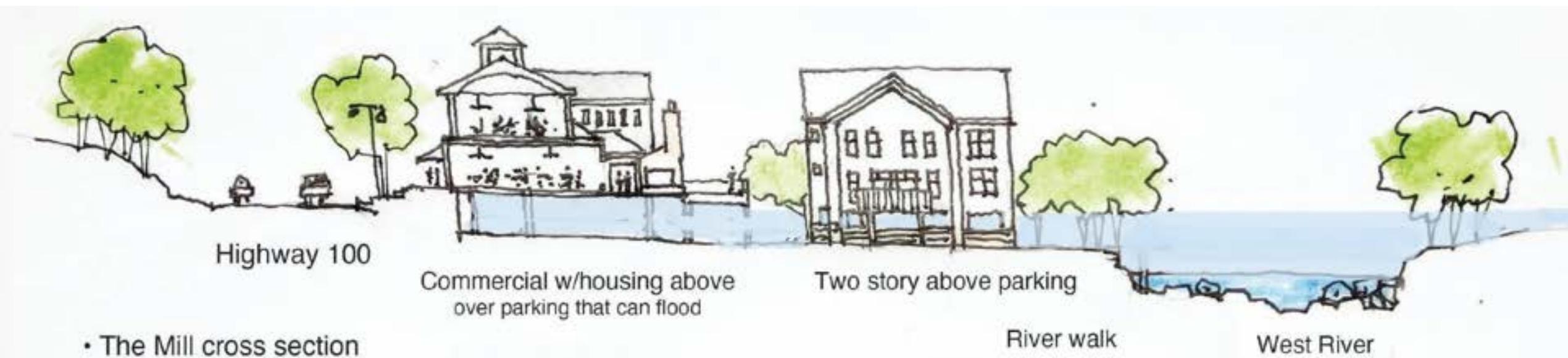
To Weston

Old Mill Site
New Housing & Commercial
over parking in the flood way

44 units
12.5K commercial



• The Mill cross section



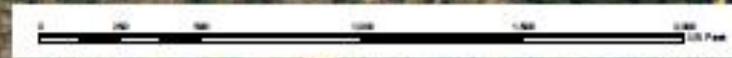
• The Mill cross section

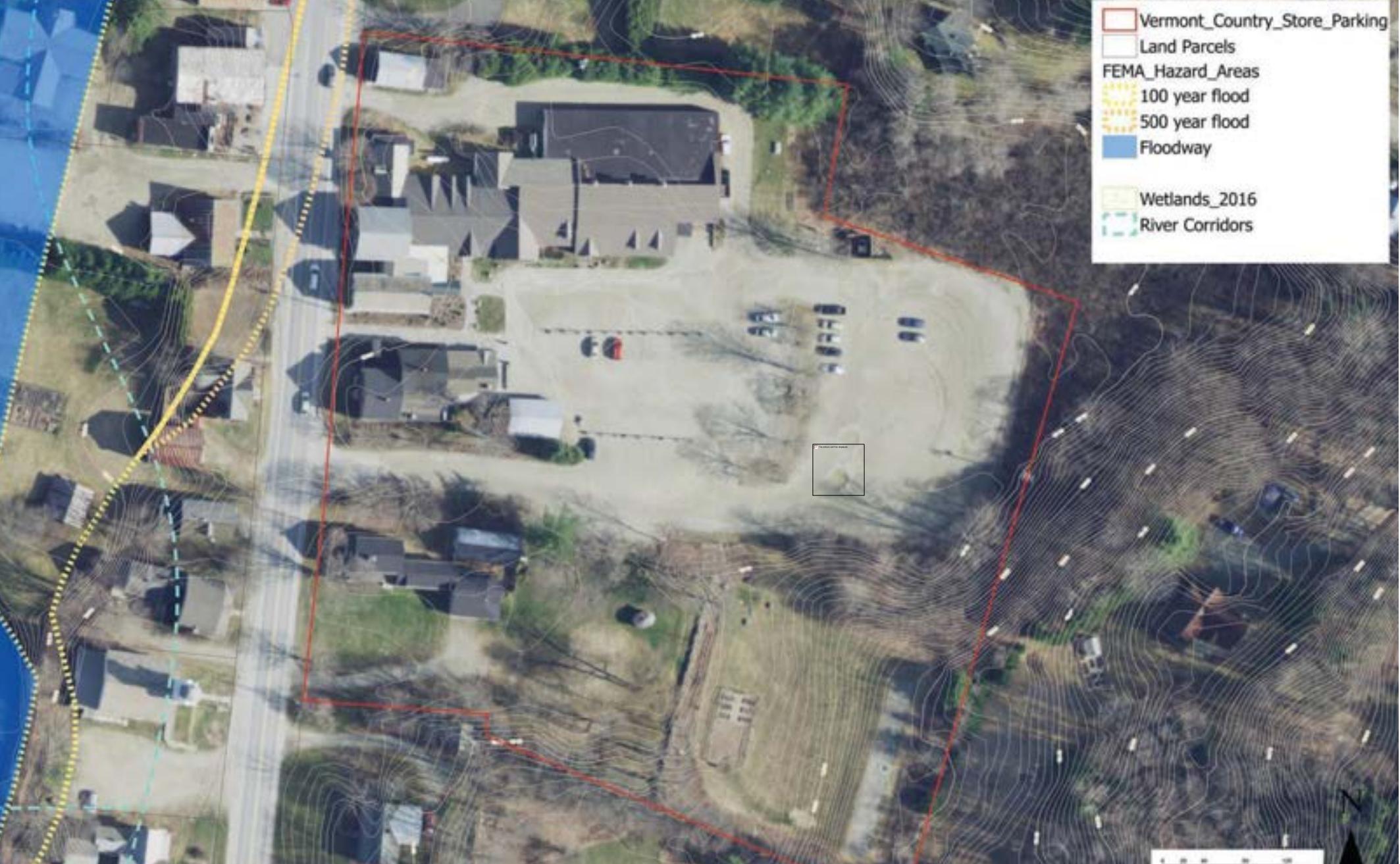
Dostal Property – Magic Mountain

6,171 Gallons Per Day Wastewater Capacity!

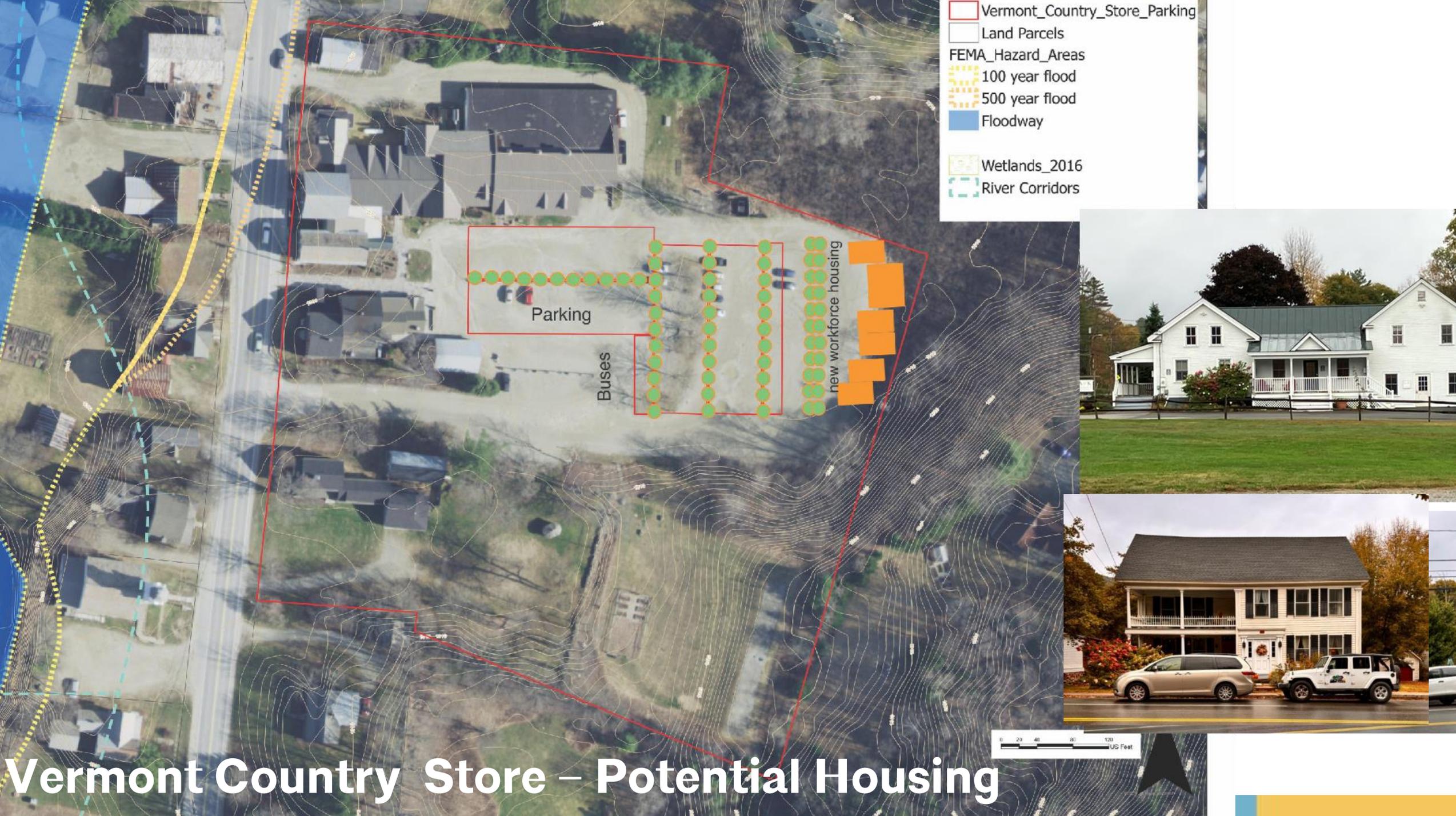


Weston Village





Vermont Country Store – Existing Conditions



- Vermont_Country_Store_Parking
- Land Parcels
- FEMA_Hazard_Areas
 - 100 year flood
 - 500 year flood
- Floodway
- Wetlands_2016
- River Corridors

Parking

Buses

new workforce housing

Vermont Country Store – Potential Housing

0 20 40 60 120 US Feet

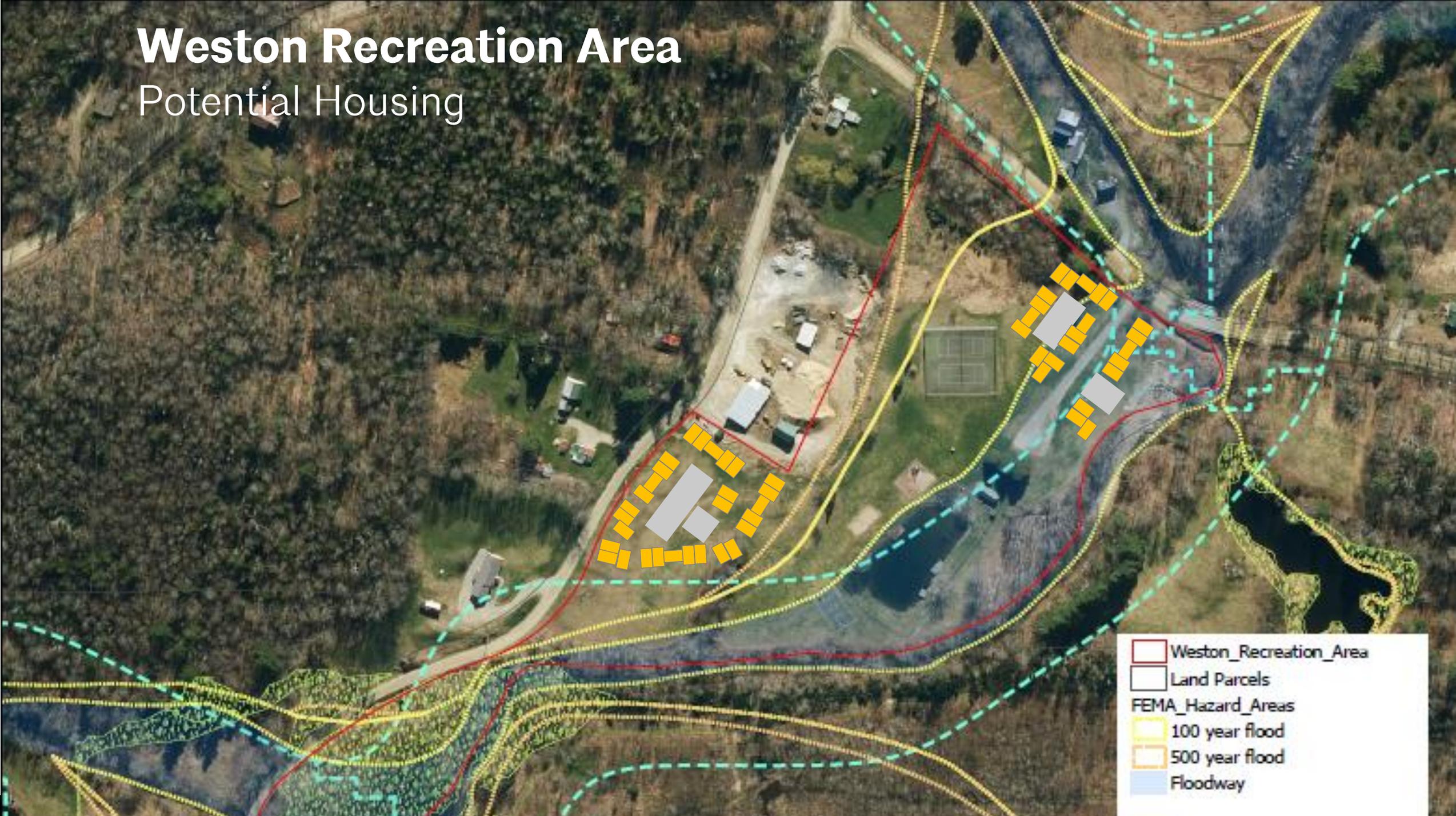


Weston Recreation Area



Weston Recreation Area

Potential Housing



Building to Success





**PROTECT OUR QUALITY OF LIFE
PROTECT OUR WATER
PROTECT OUR NATIONAL PARKS**



SAVE THE RURAL CRESCENT
ProtectPWC.org

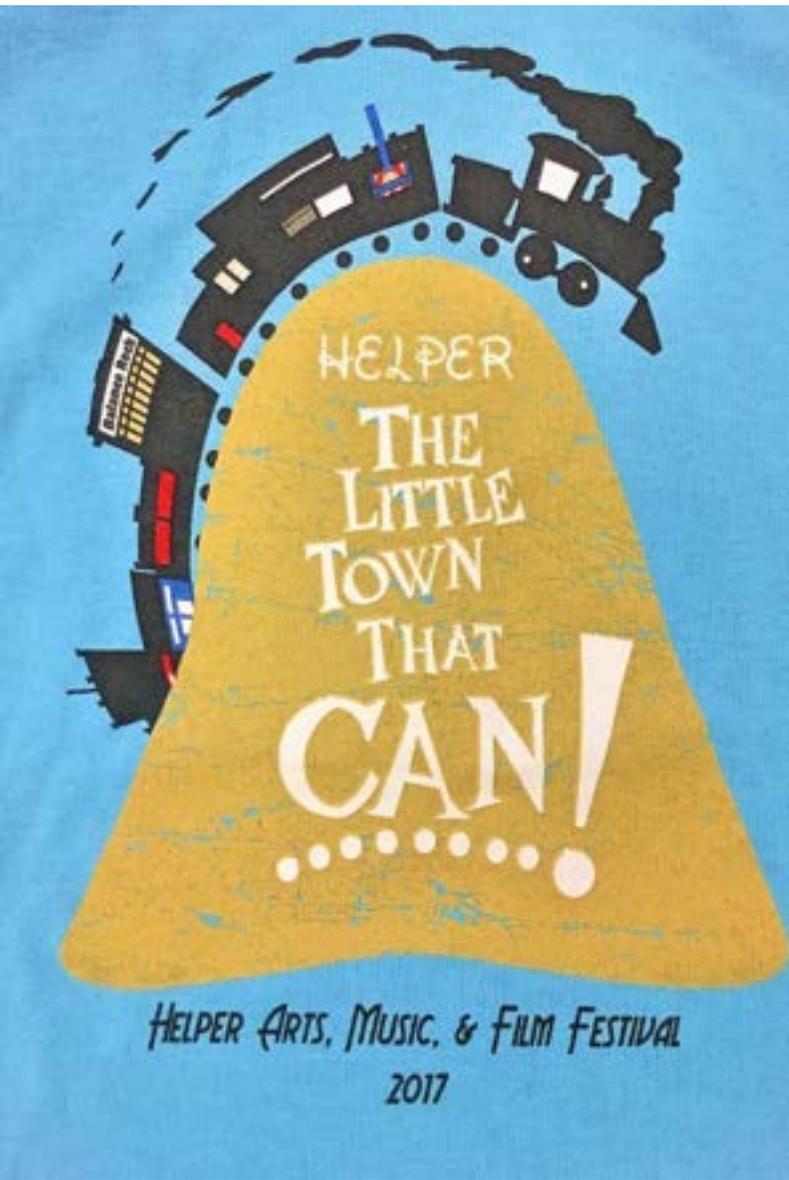
Rural Power: Together, we are strong



What Collaboration Delivers







DIY Town Revitalization



Rural Power!

Vinalhaven's path from Planning to Funding

AIA Resilience Project

Vinalhaven: Turning the Tide



2017

Economic Impact Study



2019

Vinalhaven Sea Level Rise 2020 Report



2020

Vinal Cove Alternatives Analysis



2023

Maine Flood Resilience Checklist Report



2018

Vulnerability Assessment and Resilience Planning, Vinalhaven Ferry Terminal



2019

Welcome to
VINALHAVEN
MAINE

Review of Flood Insurance Rate Mapping (LOMR information)



2020

Millions of
dollars in
assembled
grants and
funds and
active
construction

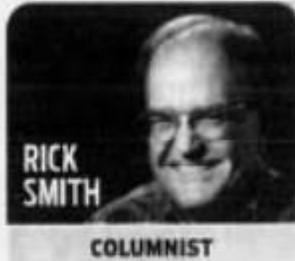
2024

Statewide Rural Models Work Too



Think 20 years out...

Dream team set San Angelo on right path 20 years ago



RICK SMITH

COLUMNIST

Dear R/UDAT,
Greetings from San Angelo, Texas!

First off, let me explain that I know your full name is Regional/Urban Design Assistance Team, but your nickname's much easier to spell, and I like that it rhymes with "Do Dat."

Second, I apologize for not writing to thank you sooner. I know it's been 20 years since you visited us, but we've been busy

doing much of what you suggested.

When I tell my younger friends about the part you played in revitalizing

our city, they think it's an urban fairy tale: "Once upon a time, a group of architects, planners and urban design experts from around the nation volunteered to travel to San Angelo and work day and night to find ways to change the future of the city."

You had help, of course. You carefully listened to our homegrown ideas, hundreds of them. Every-

one from children to civic leaders stepped up to the microphone and shared dreams for San Angelo.

It was an exciting week, which ended with "a strategy laying out short, medium and long-term actions."

The goals were:

■ "To provide a plan that links the Historic City Center to other landmarks: The River Walk, River-Stage, Neff's (amusement

park), Fort Concho and Santa Fe Depot."

■ "To identify and explain creative financing tools."

■ "To recommend methods for coordinating efforts and resources."

You pulled no punches describing the state of the downtown area back then.

"The traditional functions of downtown as the

See SMITH, 5A

SMITH
from 3A

city's retail center has largely been lost," your report read. "Nearly half of the available retail space is empty and numerous former stores have been demolished or converted to other uses."

You noted some of the city's most prominent buildings like the Cactus Hotel and Texas Theatre were empty and unused, and no "cohesive plan exists for Downtown although a struggling Downtown Association has heightened the dialogue about its plight."

The city, you said, "has a wealth of historic structures, which are perceived by many residents as the key to economic revitalization of the Historic City Center. Four historic sites (Texas Theatre, Cactus Hotel, the Santa Fe Depot/Warehouse and Fort Concho) have special meaning to the community that is appreciated by most residents, but support for the preservation and reuse of other structures is more mixed."

You explained how renovation costs and regulatory controls ("tear it down if it's not workable; building new is cheaper than renovating") "are the greatest hindrances to preservation efforts."

“ Back in 1992, your ideas seemed like dreams. Now we are living those dreams.”

Rick Smith

And you reminded us that "revitalization can be leveraged into increased economic development."

You said "the catalyst for this expansion could be the establishment of an entertainment district — including restaurants, cafes, country music clubs, jazz clubs and comedy clubs — that will promote San Angelo's Historic City Center as an entertainment center for the region."

San Angelo, you said, "must have a Historic City Center that it can point to with pride."

We have followed many of your suggestions. Of the four "architectural icons" you designated, three — Fort Concho, the Cactus Hotel and the railroad depot and warehouse — have received extensive restoration and are in regular use. The fourth, the Texas Theatre, is the exception, though it's in good hands and well-preserved.

The new San Angelo Museum of Fine Arts, Celebration Bridge, downtown residences, state office buildings in the rebuilt Monarch Tile building, El Paseo de Santa Angela, Old Town, expanded convention center, a new Tom

Green County library and improvements along the Concho River all were either suggested or championed by your study.

You didn't reshape downtown by yourself, of course. Many San Angelenos worked many years to transform the Historic City Center.

But you affirmed our ideas, planted seeds and sketched a possible map for the our future.

And you gave us hope. Back in 1992, your ideas seemed like dreams. Now we are living those dreams.

"All of the elements are here to assure a brilliant future for our wonderful home," Lee Pffuger, chairman of the R/UDAT-SJT Steering Committee, wrote in 1992.

"The degree of success depends on our level of commitment to this vision."

The dream continues. Come visit, and we'll show you what we have done together.

Thank you.

Rick Smith is a local news and community affairs columnist. Contact Rick at rsmith@gosanaangelo.com or 655-8248.

What Will YOU do Next?

YOU ARE
HERE

Design Team

- **Wayne Feiden, FAICP**, Director Center for Resilient Metro-Regions, Lecturer of Practice, UMass, Amherst
- **Judi Barrett**, Owner and Managing Director, Barrett Planning Group
- **Peter Flinker, FASLA, FAICP**, Landscape Architect and Planner, Dodson and Flinker
- **Elisabeth Infield, PhD**, Professor of Regional Planning, UMass, Amherst
- **Cheryl Morgan, FAIA**, Architect, former director Auburn University Design Center
- **Joel Mills**, Senior Director Communities by Design, Architects Foundation
- **Erin Simmons**, Senior Director Design Assistance, Architects Foundation

Student support and State Dept YSEALI Fellows

- **Grace Kirkpatrick**, CRM Assistant. Landscape Architecture & Sustainable Community student, UMass
- **Nicole Krantz**, CRM Assistant. Sustainable Communities Development student, UMass, Amherst
- **Amelia Lavallee**, CRM Research Assistant. Master of Regional Planning candidate, UMass, Amherst
- **Sara Nusair**, PhD candidate in Regional Planning, UMass, Amherst
- **Luu Nguyen Nguyet Minh**, Senior Economic Officer, Netherlands Consulate, Vietnam. YSEALI fellow
- **Suriwassa (Emma) Thanyanattawit**, Environmental Officer (Professional Level), Department of Climate Change and Environment, Strategy and International Cooperation Division, Thailand – YSEALI Fellow