

HOUSING WHAT CAN TOWNS DO?



Windham Regional Commission

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REGIONAL AND LOCAL HOUSING TARGETS



All regional plans will have **local** and **regional** housing targets



Regional targets were developed by VHFA & decided upon by DHCD



Planning purposes only; demonstrates the need and sets a goal

Windham Region Housing Targets			
2030		2050	
Lower	Upper	Lower	Upper
2,571	3,730	7,993	15,635

HOW CAN WRC HELP?

Technical Assistance

- Assist with Zoning Bylaw & Town Plan Updates
- Infrastructure Planning & Engagement
- Compliance with New Legislation – Home Act
- Brownfields Funding – *but no other direct funding*
- New Village Planning & Infill Visualization

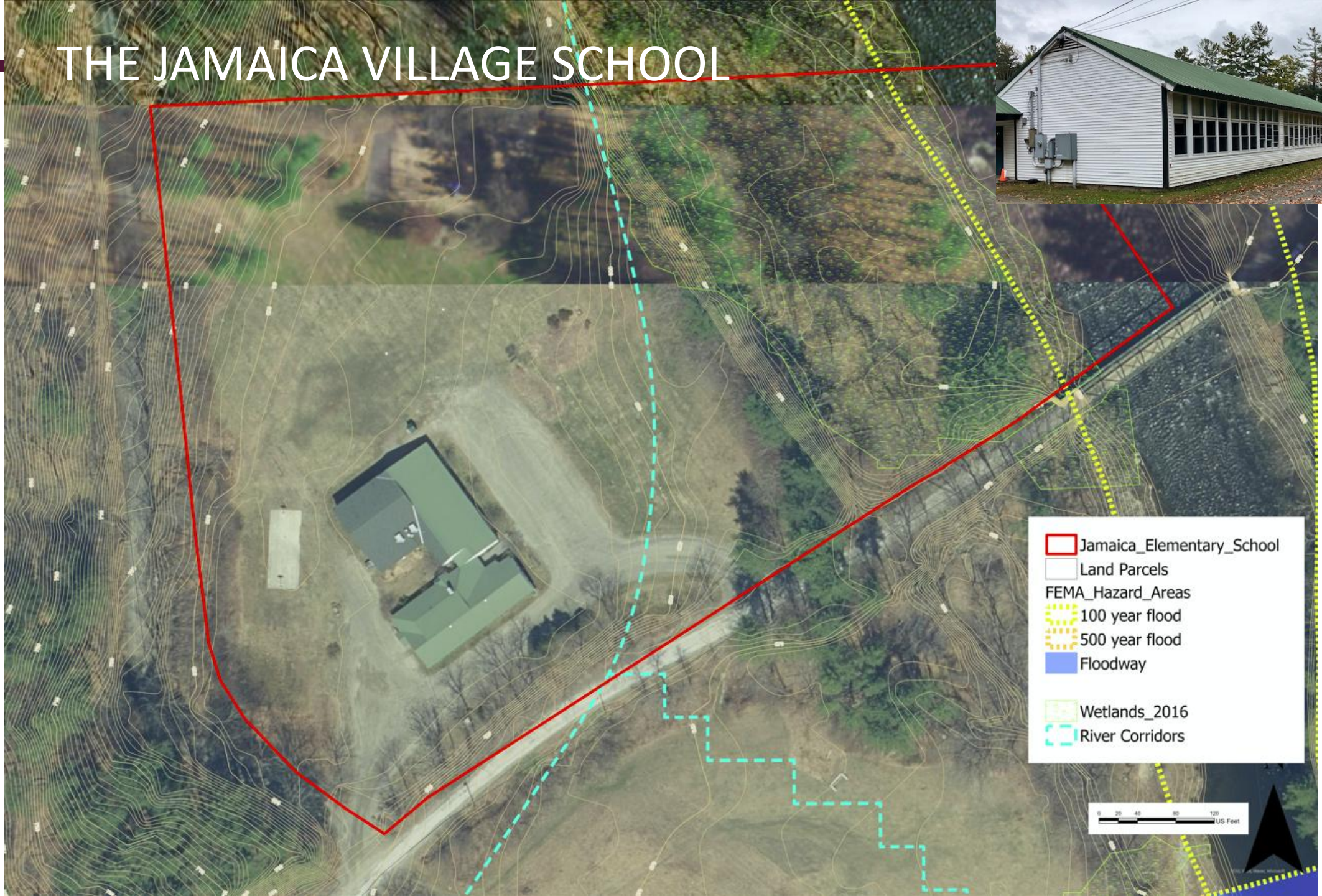


WRC UNIVERSITY PARTNERSHIPS

4-TOWN HOUSING COLLABORATIVE

- Jamaica, Londonderry, Winhall & Weston
- UMASS Center for Resilient Metro-Regions
- AIA Foundation, Communities By Design
- Phase I Housing Needs Assessment – graduate student
- AIA 4-Day Workshop
 - Extensive Community Engagement
 - Final Strategic Report & Presentation - options, approaches, and recommendations, including best locations, typologies, mix, and policy considerations

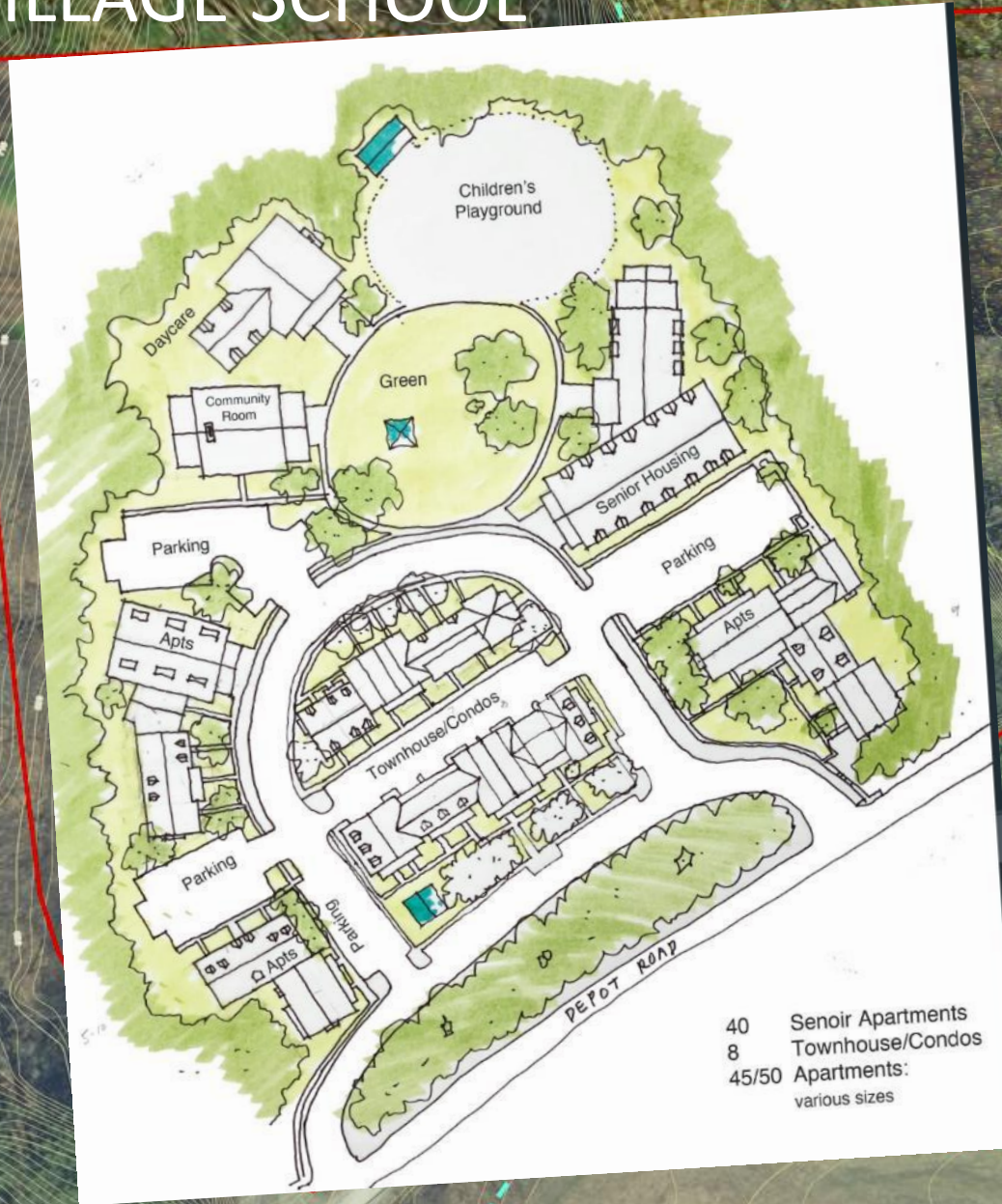
THE JAMAICA VILLAGE SCHOOL



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



THE VILLAGE SCHOOL



40 Senoir 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



WHAT CAN TOWNS REALLY DO?

- Develop Infrastructure
- Provide Land and/or Funding
- Update Zoning Bylaws
- Build Consensus - Educate the Community & Leadership
- Intermunicipal Housing Conversation
- Share Resources from the State and others
- *Focus on growing compact settlement away from flood hazards, including the infrastructure necessary to make this possible.*

INFRASTRUCTURE PLANNING & FUNDING

Community wastewater & water systems are often required to build new homes in village centers.

- State & Federal Funding for Soil Based Community Wastewater Systems
 - Norther Borders Regional Commission
- CHIP/Community Housing Infrastructure Program – Project based tax increment financing



Londonderry Village
Wastewater Project

VILLAGE WASTEWATER PUBLIC MEETING

JOIN US! To review plans and project costs. Voice your support or share concerns.

WHERE?

Town Office Building
100 Old School Street
South Londonderry

WHEN?

Wednesday January 10, 2024
6:00-7:00 PM

Refreshments will be served



Scan me!



<http://www.windhamregional.org/londonderry-wastewater>



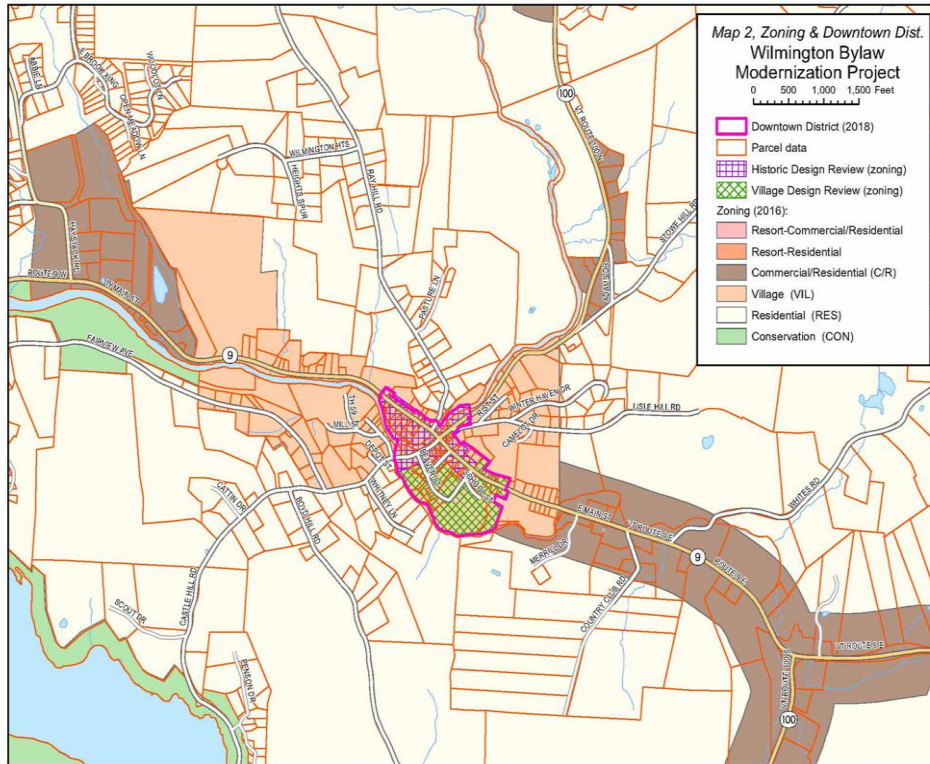
- Londonderry property owners, residents and businesses will learn about proposed wastewater solutions.
- Identification of wastewater sites; service areas; construction and maintenance costs; and user fees.

HOUSING DEVELOPMENT COSTS

Towns cannot affect major housing costs like labor and materials.
But they can:

- Provide Land – your town may have land or a building
- Establish a Revolving Loan Fund – predevelopment costs
- Tax Stabilization or Reduction
- Provide information about state incentives
 - VHIP/VT Housing Improvement Program – VVWHT
 - Green Mountain Home Repair - VVWHT

UPDATE ZONING BYLAWS



- Change zoning bylaws to make it easier to build housing, especially where infrastructure is in place
- Update density and dimensional requirements
- Allow for greater variety of housing types
- Consider incentives, such as density bonuses for affordable units

UPDATE ZONING BYLAWS



- Simplify the review and approval process
- Reduce or eliminate Conditional Use review requirements for housing
- Allow for administrative approval for smaller housing projects

BUILD CONSENSUS

Recognize the need for housing to meet the needs of today's population, including smaller households and an aging population.

- Educate – Selectboard, Planning Commission and the Public
 - WRC can help
- Create a local Housing Commission or Committee
 - Londonderry Housing Commission

The Housing Commission advises the Selectboard and other public bodies of the Town regarding housing matters within the community, acts as liaisons to the community in building support for actions that promote and support the creation of housing based on best practices, and continues to evaluate current housing needs, identifying any gaps in the housing stock, according to housing, incomes, demographics, or special needs of the community.

INTERMUNICIPAL CONVERSATIONS

- Talk to your neighbors
- Some Towns may be better suited for housing since they have infrastructure or are not located in a floodplain.
- BiTown Housing Committee, Dover and Wilmington
 - Develop a website – Deerfield Valley Housing
 - Provide information – Housing Analysis, Resources, Rental Opportunities, Funding



SHARE & PROMOTE RESOURCES

- Homes for All – State of Vermont
 - Toolkit – Guide for Small Scale Builders & Developers
 - Developer Training – Brattleboro Workshop, June 22nd
 - 802 Homes
 - Ready to Build Home Plans
 - “Development Ready” Communities



<https://accd.vermont.gov/current-initiatives/homesforall>

SHARE & PROMOTE RESOURCES

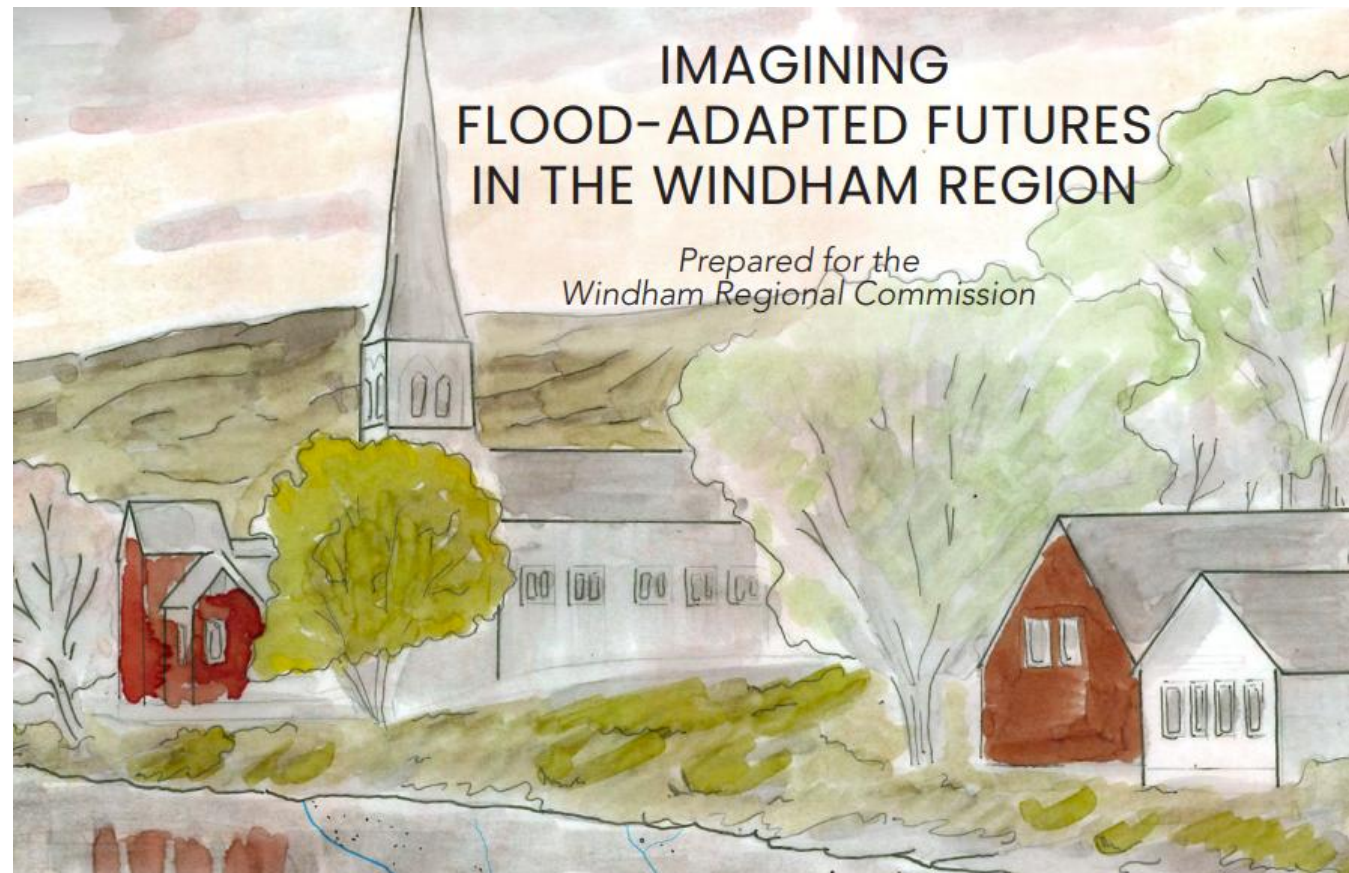
➤ WRC Resources

- Flood Adaptation Guide, Conway School
- Deerfield Valley Flood Resilience Project, UMASS/AIA

<https://windhamregional.org/documents/>

- Housing presentations & recordings

<https://windhamregional.org/programs/community-development/>



ACT 250 EXEMPTIONS & DESIGNATION PROGRAM

➤ Act 250 Exemptions

- Tier IA: Full exemption from Act 250 permitting
- Tier IB: Exemption for developments with up to 50 dwelling units on 10 acres or less

➤ State Designation Program

- Centers and Neighborhoods
- Affordable housing funding priority
- State water/wastewater fee reduction
- Tax benefits



QUESTIONS

