

Two Rivers-Ottawa-Quebec Regional Commission presents:

Producing Housing That is Affordable

Ensuring that local regulations encourage this needed part of a whole, healthy community in a manner that takes into account local planning goals

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Common issues with more housing:



- ▶ Increased traffic
- ▶ Need for parking
- ▶ Greater visual density
- ▶ Demand on local services
- ▶ Not enough buildable lots
- ▶ Loss of property value
- ▶ Social stigma

These are real issues, but they are excuses.

The first step to making a change is that you have to want to change.

- ▶ Saying you want to keep everything exactly the same and that you want a different result is not based in reality.
- ▶ Change involves competing priorities.
- ▶ The availability of safe and affordable housing for all Vermonters has already been decided to be a state planning goal.
- ▶ Every community with bylaws and seeking an approved plan has an obligation to meet this goal.

Why housing is good

You don't move the mind until you move the heart

Resources

- ▶ Municipal Planning Grants
- ▶ Zoning for Great Neighborhoods
(<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>)
- ▶ Local Housing Groups
- ▶ Town Funds
- ▶ Regional Planning Commissions
- ▶ Just steal stuff

Common Obstacles in Bylaws:

- ▶ Requirement for too much parking
- ▶ Unnecessarily large lot size (even in rural areas)
- ▶ Large setbacks
- ▶ Overly restrictive use list/Not enough multi-units
- ▶ No incentives



Common Obstacles in Bylaws:

Incentives

- ▶ Provide waivers to further reduce standards for housing that is affordable to median income households.
- ▶ Reduce permitting steps, or make into administrative actions instead of board actions, or make exempt, or *pre-permit*?
- ▶ Provide fee reductions



Image: Fairtradeusa.org

That was FASCINATING Questions?

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