Two Rivers-Ottauquechee 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 good

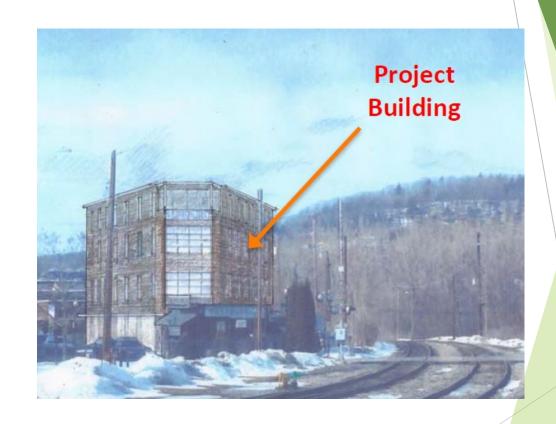
You don't move the mind until you move the heart

#### Resources

- Municipal Planning Grants
- Zoning for Great Neighborhoods (https://accd.vermont.gov/content/zoning-forgreat-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 multiunits
- 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



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### That was FASCINATING Questions?

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