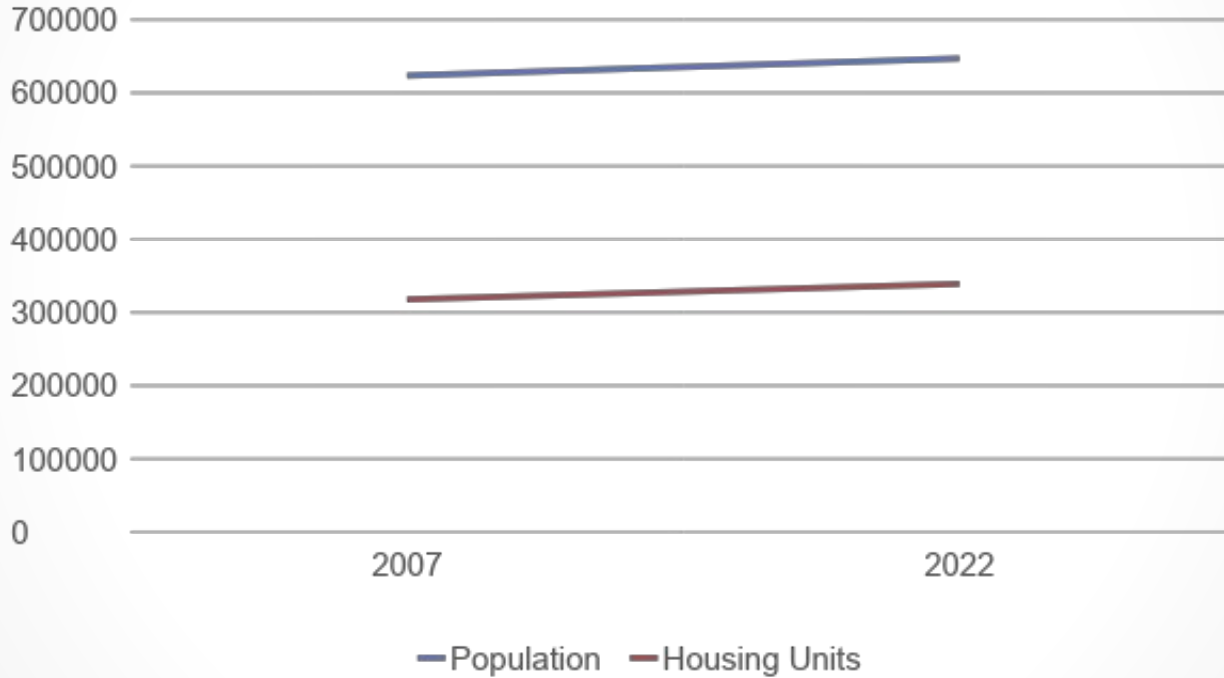


# Adequate Housing, Where Art Thou?

white + burke

**VERMONT**  
**DEVELOPMENT**  
CONFERENCE

# What Housing Crisis?



# Vermont Has A Collapsing Workforce Participation Rate

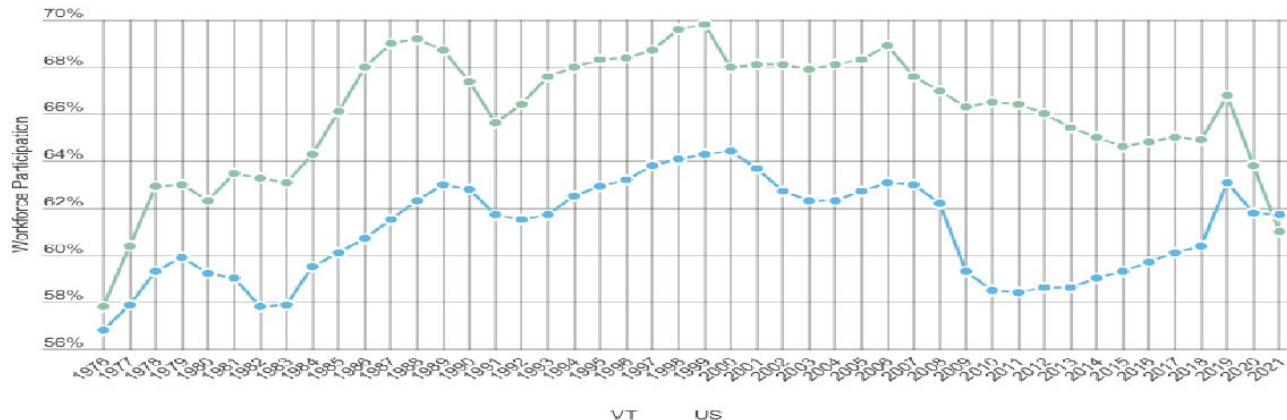
11/1/23, 11:26 AM

WORKFORCE & TALENT -

## Participation Rates

Source: Bureau of Labor Standards (LAUS)

As much of the nation's population ages, the percentage of the population participating in the workforce is trending down. Vermont has a high proportion of its year-round residents in the workforce, however the proportion is falling as the so-called "baby boomer" generation moves into retirement. The downward trend is expected to continue as those who deferred retirement due to the recession finally leave employment. The pandemic reinforced this trend further with layoffs and the Great Resignation. In Vermont, net in-migration favors older cohorts, leaving the state's workforce particularly vulnerable to a supply shortage in the coming decade.



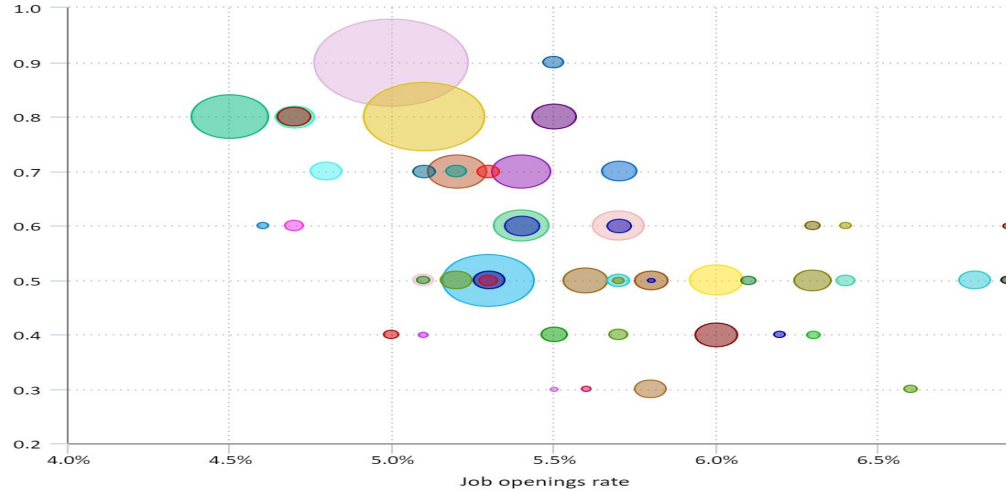
# Which Means We Have a Workforce Shortage

Unemployed persons per job opening and job openings rate, by state, July 2023

Size of bubble indicates number of job openings



Unemployed persons per job opening



Note: These data are seasonally adjusted. Click legend items to change data display. Hover over chart to view data.  
Source: U.S. Bureau of Labor Statistics.



## Which Means We Have to Find One Housing Unit for Every New Worker

Really, 0.99:1.00

or

339,034:342,369

Even if we employed all 7,000 job seekers, we would still have 13,000 jobs still open

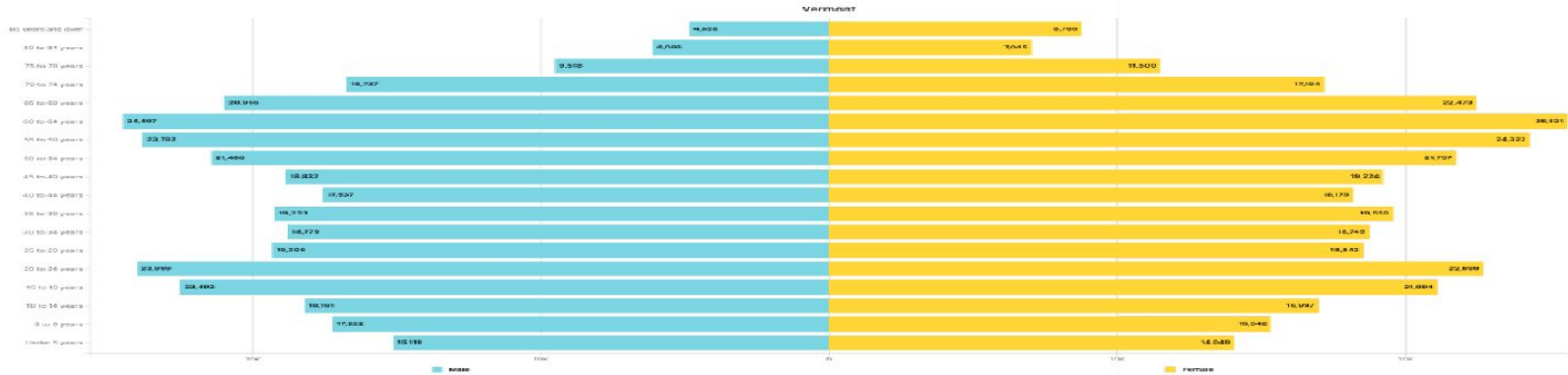
**We need to find 12,870 housing units**

# What Housing Units Are Not in the Workforce (Boomer Housing)

11/3/23, 8:56 AM

Population Pyramid: Population by Age and Sex in Vermont

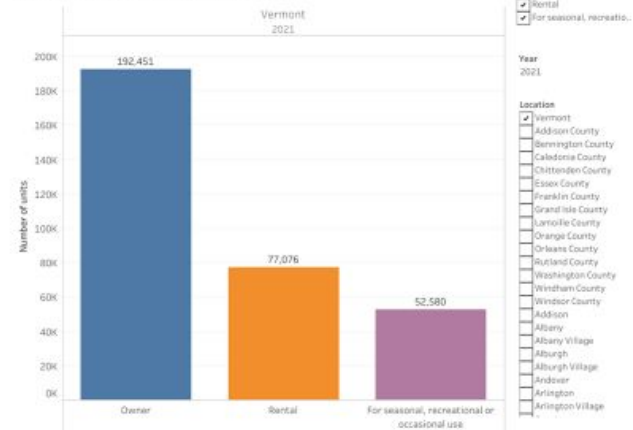
Census - Data Visualization



MAPBOX © 2023

# What Housing Units Are Not in the Workforce (Second Homes)

Estimated housing units by housing type



Source:  
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003, B25004)

#### Description:

A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner units in this data set include owner occupied units, vacant units for sale, and units that have been sold but not yet occupied.

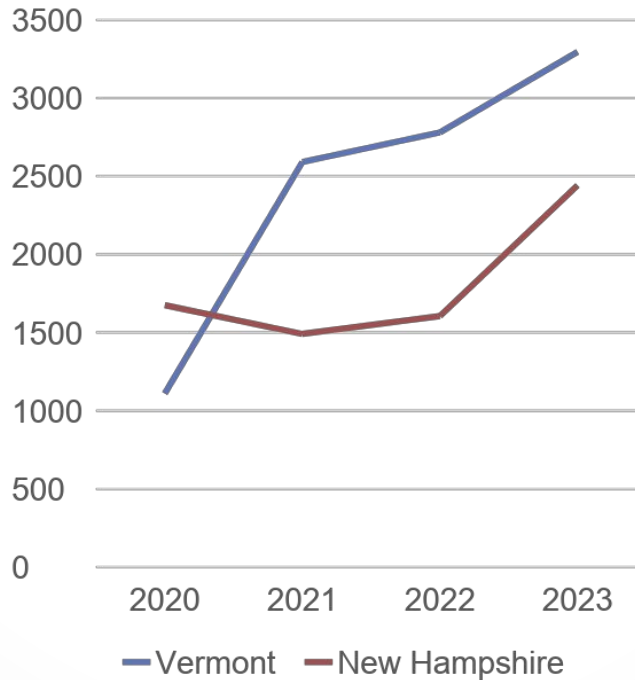
All occupied units which are not owner units, whether they are rented for cash rent, occupied without payment of cash rent, or vacant for rent, are classified as renter units. The renter units in this data set include renter occupied units, vacant units for rent, or units rented but not yet occupied.

Seasonal, recreational, or occasional use units are units used or intended for use only in certain seasons or for occasional use throughout the year. They are considered to be vacant units by the Census Bureau. Interval ownership units, such as timesharing condominiums, are included in this category.

...

# What Housing Units Are Not Is Not in the Workforce (Supportive Housing)

## People Experiencing Homelessness





Or We Could Just Build More Housing Units

# Who I Am

- Political Science and IPE
- Trade and Technology
- Intersection of Markets and Regulation
- Issue Framing
- Economic Geography
- 

## Competitiveness and Death

Trade and Politics in  
Cars, Beef, and Drugs

Gary Winslett



# The Flow of Housing Regulation

An aerial photograph of a winding river cutting through a dense, lush green forest. The river flows from the top right towards the bottom left, with several small islands and peninsulas. Three purple rectangular text boxes are overlaid on the river's path, containing the text '1) Politics', '2) Policy', and '3) Regulatory Details' in white serif font. The boxes are arranged in a sequence following the river's flow.

1) Politics

2) Policy

3) Regulatory Details

# Vermont's Anti-Development Politics

The Mythology

Anti-Capitalism

Discretionary Review  
as Ransomware

Change  
Aversion

1970s  
Ideas

Dislike of  
Profit

Weak  
Property  
Rights  
Norms

Filtering  
Denial

Belief in  
Political  
Supremacy



# The “But Only If” Approach Isn’t Working

- Yes to new housing, but
  - *Only if* it changes nothing, and
  - *Only if* no one makes a profit, and
  - *Only if* the developer pay a king’s ransom in concessions to be allowed to build it
- Means NO NEW HOUSING
- So then how do we get better housing politics?

# Each Underpinning Needs a Response

- 1) Model Cities, Neighborhoods
- 2) An Environmentalism That Builds
- 3) Developers are Grocers of Housing
- 4) No to a Permission Slip Society
- 5) Musical Chairs in Reverse- That's How Filtering Works
- 6) Stop the Extortion













Place Royale  
Place d'Youville  
Pointe-à-Callière













































PAY FOR UNLOCK



- For Chittenden Co.
- 1) Repeal Act 250
- 2) State-Mandated By-Right Zoning
- 3) State Restrictions on IZ and other policy ransomware
- 4) Vacancy Rate Targets

# Legislative “Developments”





# Legislative “Developments”

- Act 47 (S.100) enacted by General Assembly this last session that mostly took effect on July 1, 2023
- Implemented some changes to municipal zoning, Act 250, and other housing-related statutes



# Zoning Changes

- Cannot require more than one parking space per unit when served by town sewer and water (effective Dec. 1, 2024)
- Duplexes must be allowed where single-family homes allowed
- Four-unit multiunit structures an allowed use in residential districts served by town sewer and water
- In residential districts served by town sewer and water, 5+ units per acre
- 40% density bonus and one-story height bonus for affordable housing
- 10-person right of appeal cannot appeal “character of the area” determination for affordable housing



# Zoning Changes

- No appeal of “character of the area” determination for residential development within (1) designated downtown development district, (2) designated growth center, or (3) designated neighborhood development area
- DRBs cannot impose restrictions regarding lot sizes, parking requirements, building height, or density that are more restrictive than zoning standards without specific findings regarding special circumstances
- Rural towns no longer mandated to enact zoning bylaw amendments through Australian ballot (but can still choose to do so)



# Act 250 Changes

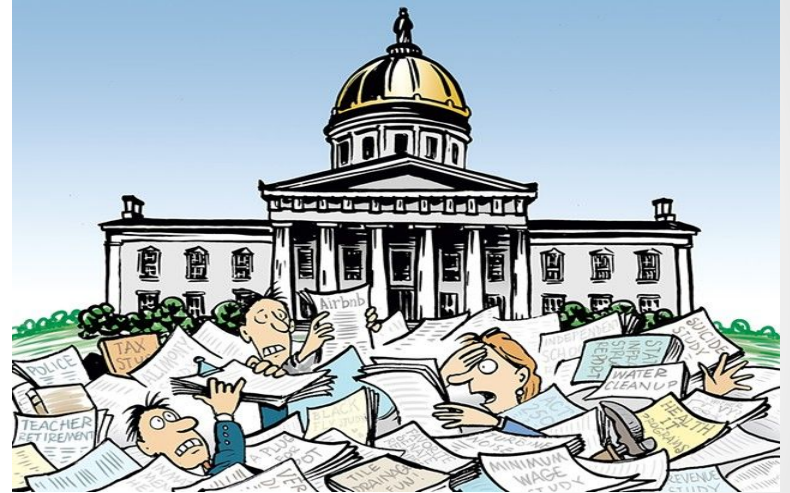
- Act 250 threshold for housing units raised from 10 to 25 for downtowns, neighborhood development areas, village centers with zoning and subdivision bylaws, and growth centers (*sunsets July 1, 2026*)
- Removes cap on priority housing projects that are exempt from Act 250 within downtowns, neighborhood development areas, and growth centers (*sunsets July 1, 2026*)
- Must request a jurisdictional opinion confirming exemption, with project to be substantially completed by June 30, 2029 (*right to appeal?*)
- Allows towns to pursue master plan permits for designated downtowns or neighborhood development areas even without ownership or control





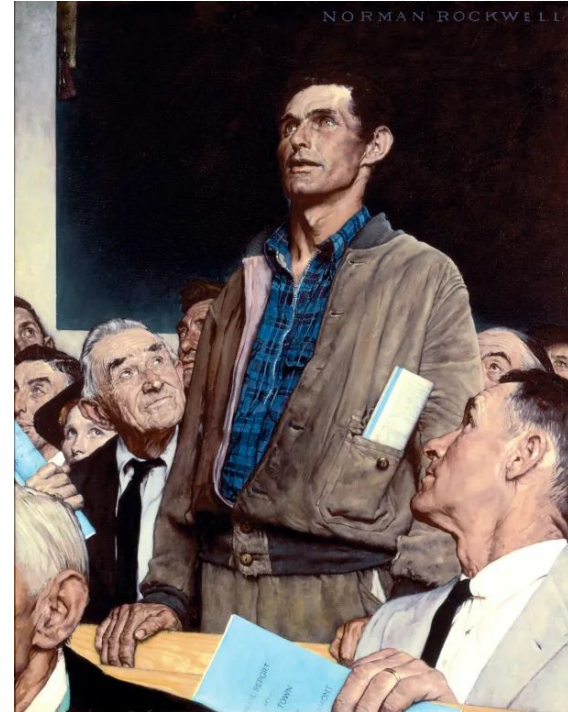
# Other Changes

- VAPDA and NRB to study municipal delegation process for Act 250
- NRB to study alteration to Act 250 housing jurisdictional triggers
- ANR and NRB to study how to eliminate permitting redundancies with respect to State and local permits
- Division of Fire and Safety to review fire and life safety codes to see if changes might facilitate construction of more housing
- Starting July 1, 2023, new deed restrictions which require minimum dwelling unit size and more than one parking space are prohibited (*not retroactive*)



# Costs Associated with Permit Process

- Current permitting of residential development frequently requires State environmental permits, town zoning permits, and Act 250 approval
- Substantial overlap of subjects being regulated requires duplicative applications and review (with attendant costs and delays), and provides multiple opportunities to appeal the same general issue
- Party status and public opportunity to be heard devised as if each citizen-participant has the purest of intentions (most do, but many don't)
- Provides opportunity to slow walk projects through the process by invoking procedures that unavoidably take time – can literally add up to years of delay in the final analysis
- Citizen board for Act 250 appeals would exacerbate this situation



# QUESTIONS?

## SPEAKERS

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