



Mad River Valley

Creating an intentional housing future

Seth Leonard
October 12th, 2022



We are where we set out to be: But are you who you want to be?

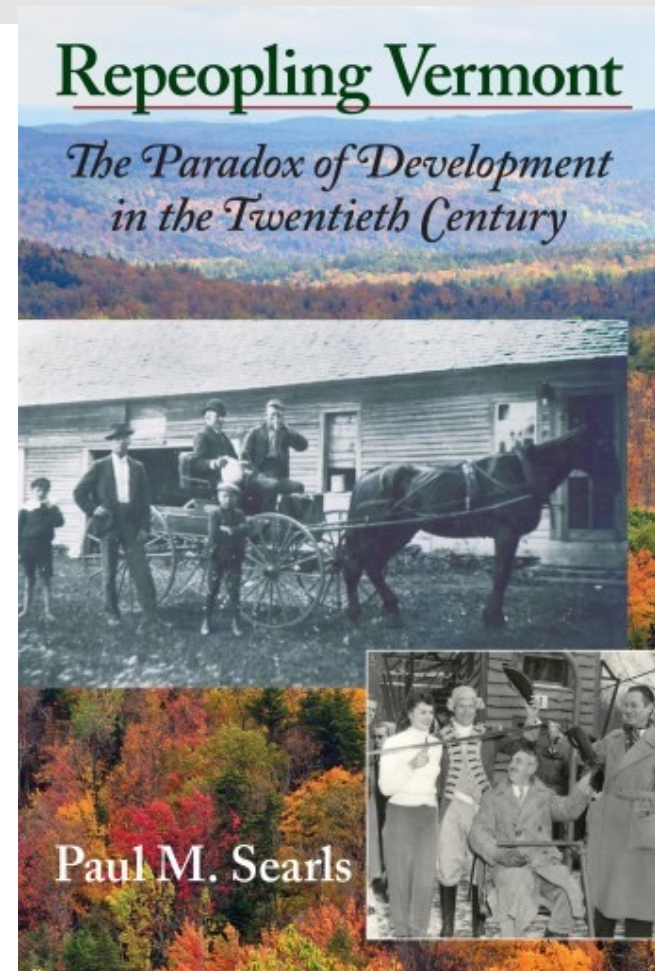
Check out the Vermont Historical Society video resources that chronicle how communities have looked at growth & development.

https://archive.org/details/BackgroundForLiving_460

Who is the “Right Kind of Vermonter”?

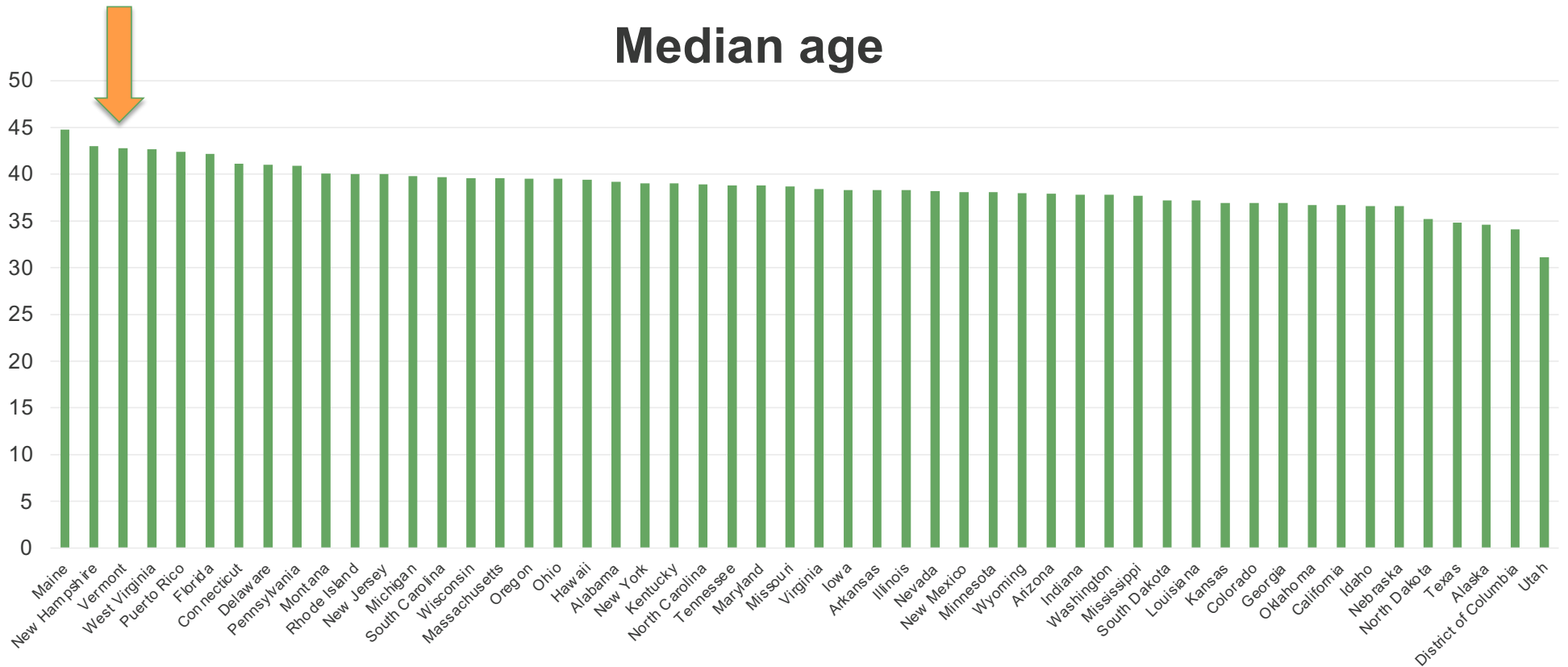
https://archive.org/details/wheredowegofromhere_201612

1976 Interview with Vermonters about our future...where will be in 50 years? HOUSING EVERYWHERE!!!!



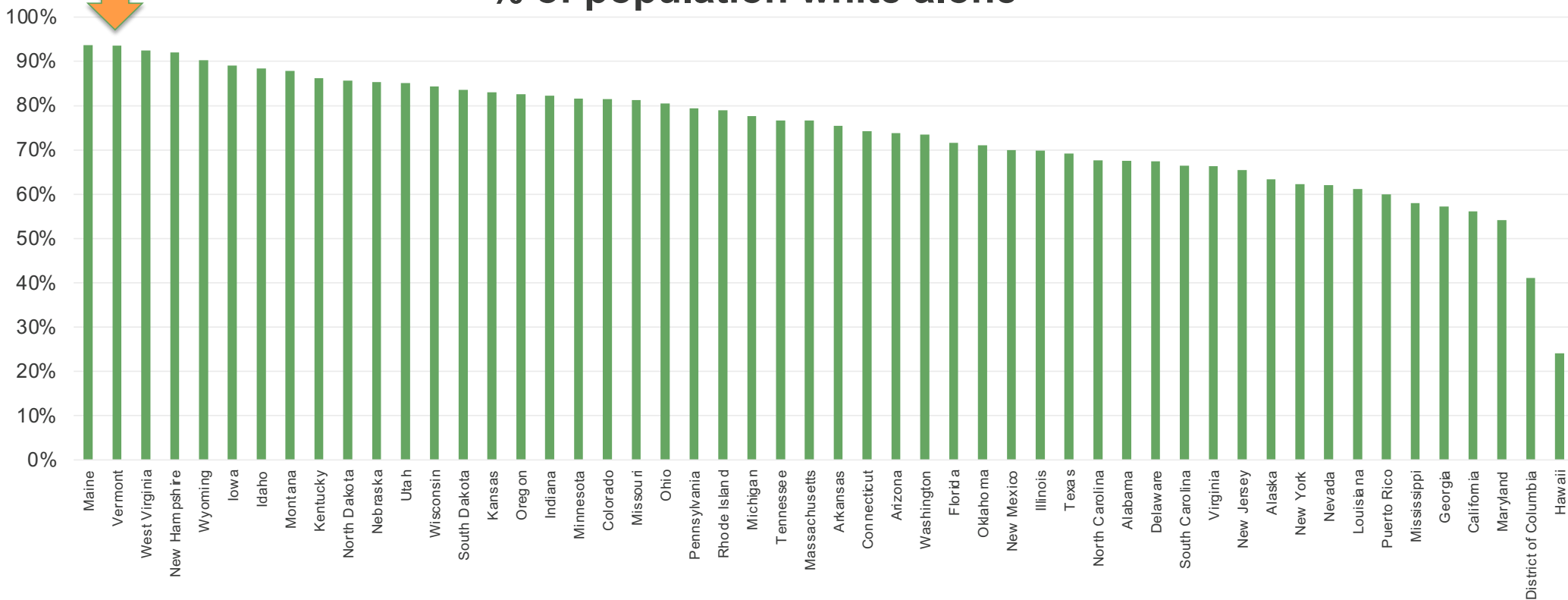
Vermonters today

Median age

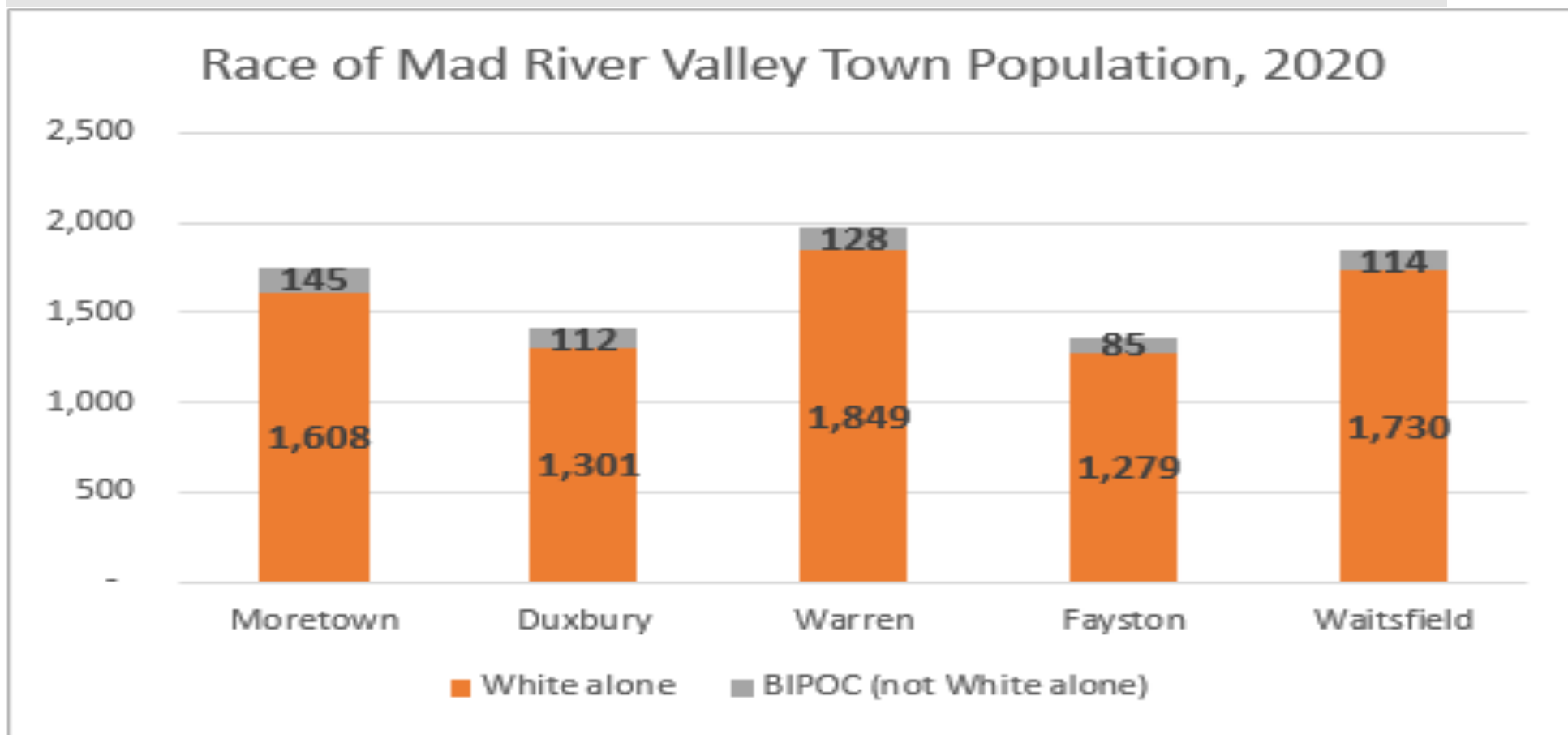


Vermonters today

% of population white alone

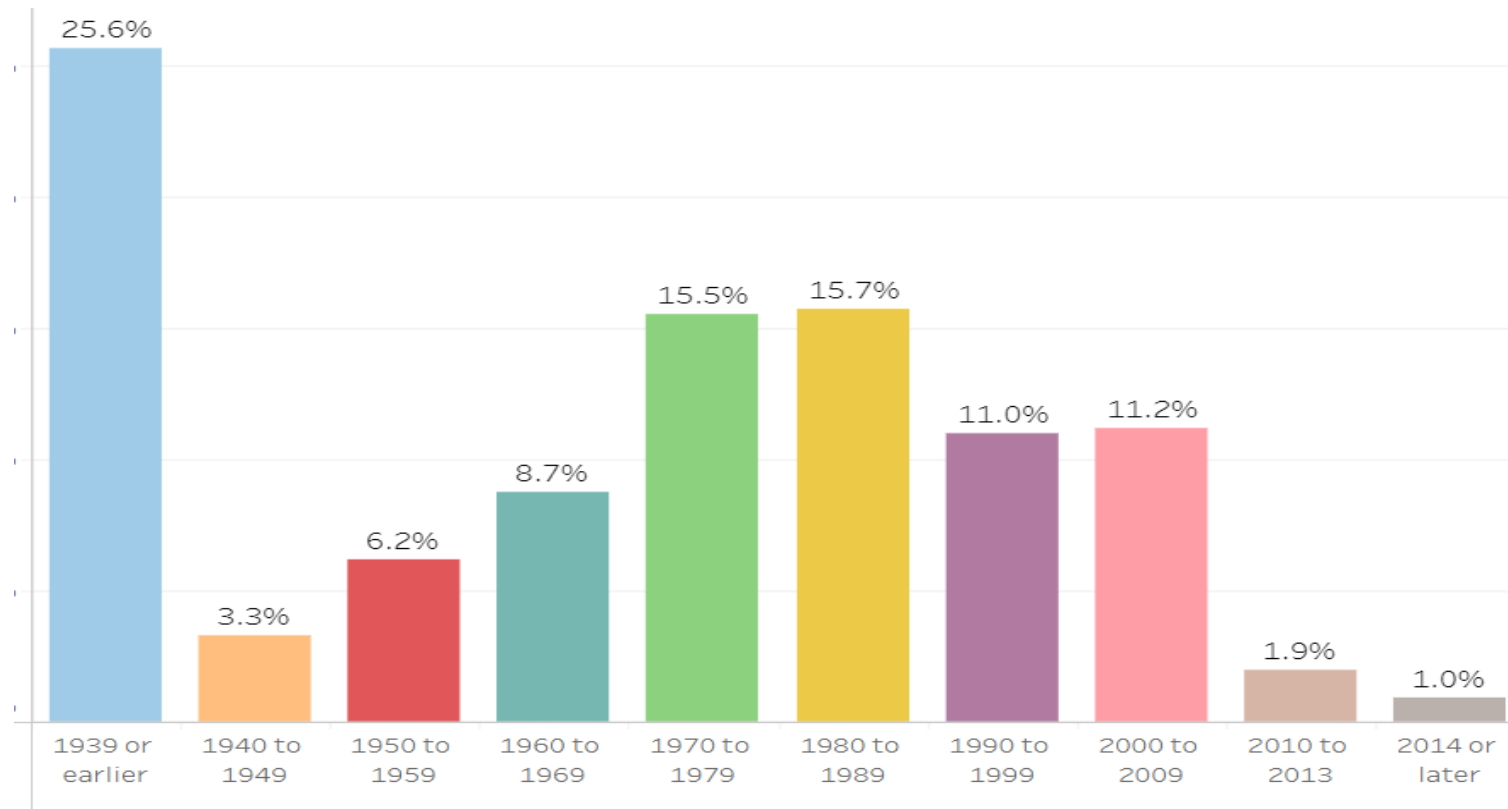


Are you who you want to be?



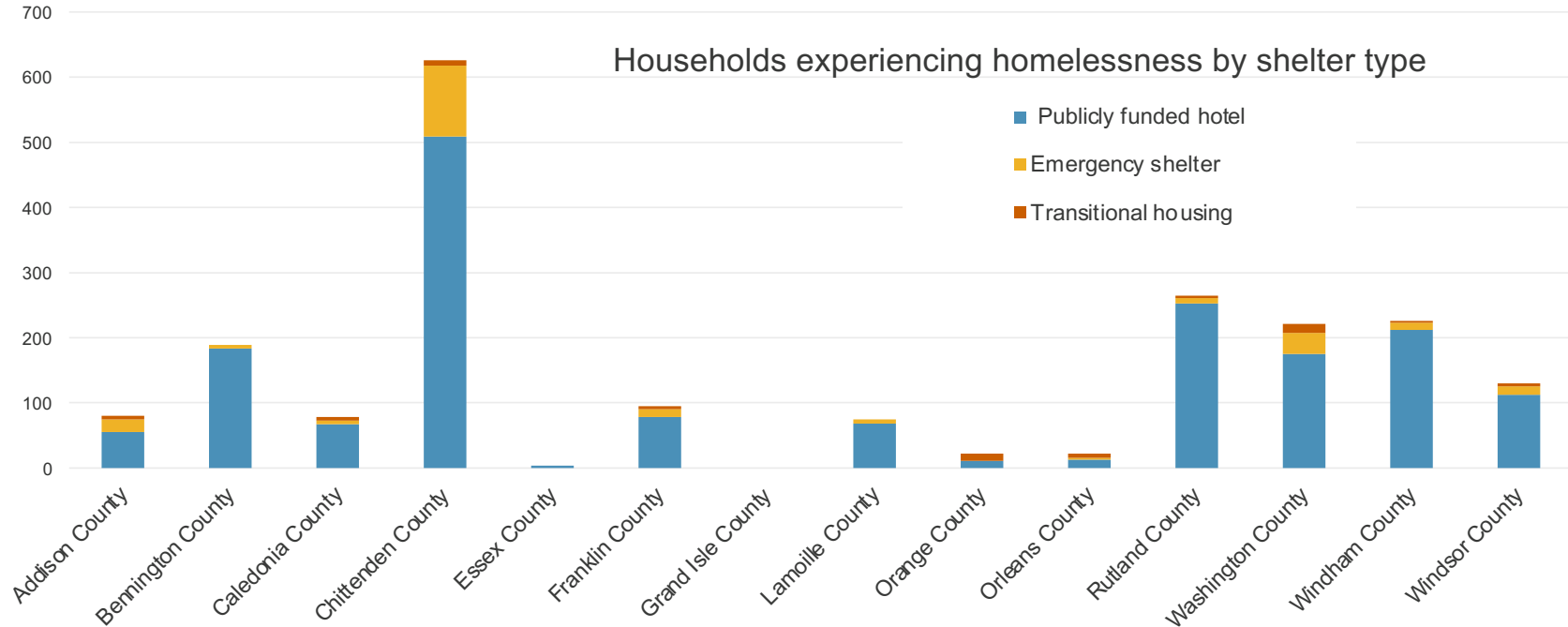
Housing in Vermont today

More than a quarter of homes were built before 1940



Housing in Vermont today

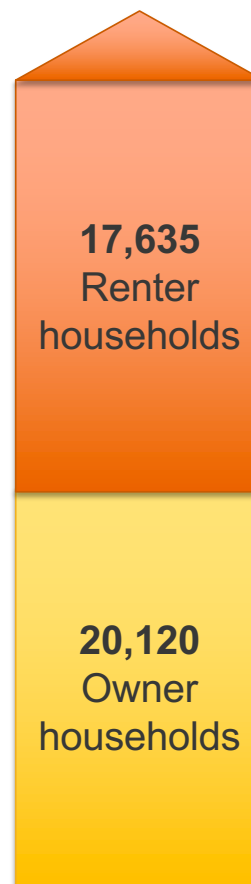
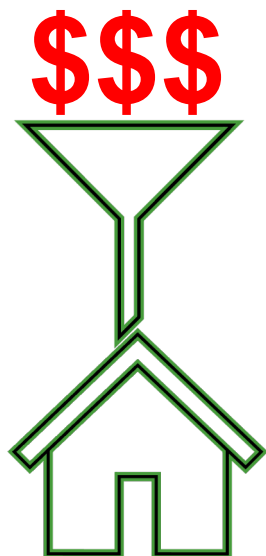
Increasing homelessness



Source: Point in Time Count (PIT), 2021

Housing in Vermont today

15% of all Vermont households
spend more than **HALF** of
income for housing

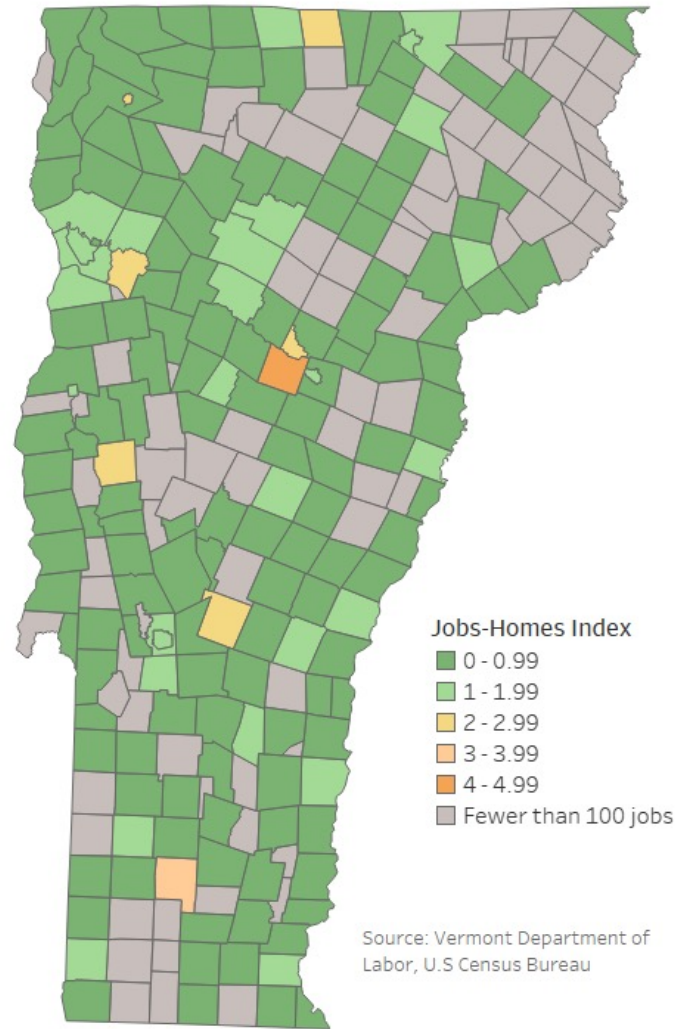


37,755
Vermont
households
severely
cost-
burdened

Jobs encourage housing growth, but diverse, affordable high quality housing stock also supports new jobs

Jobs to homes index

Ratio of jobs (filled positions) to occupied (non-seasonal) homes



Demand to live in MRV towns continues to rise as jobs outnumber homes

Jobs-to-homes-
ratio:

Waitsfield 1.55

Moretown 0.52

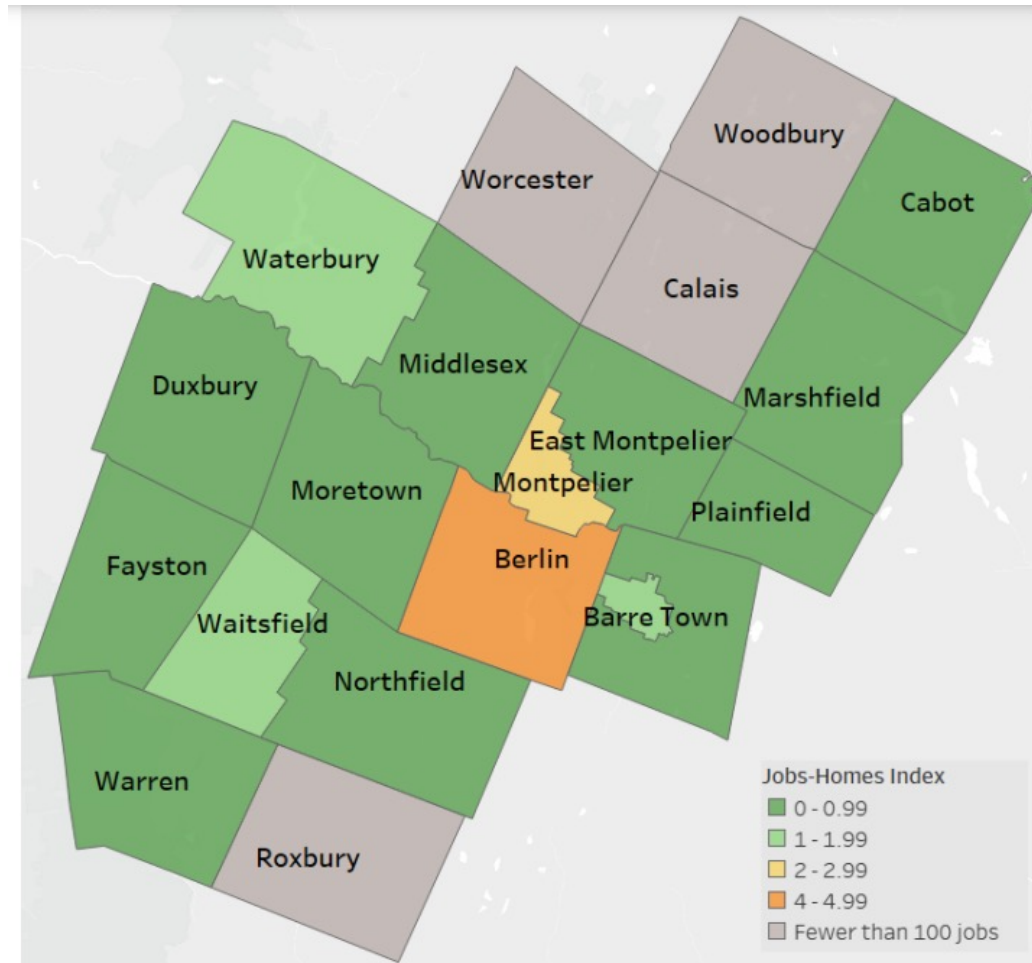
Duxbury 0.22

Fayston 0.34

Warren 0.86

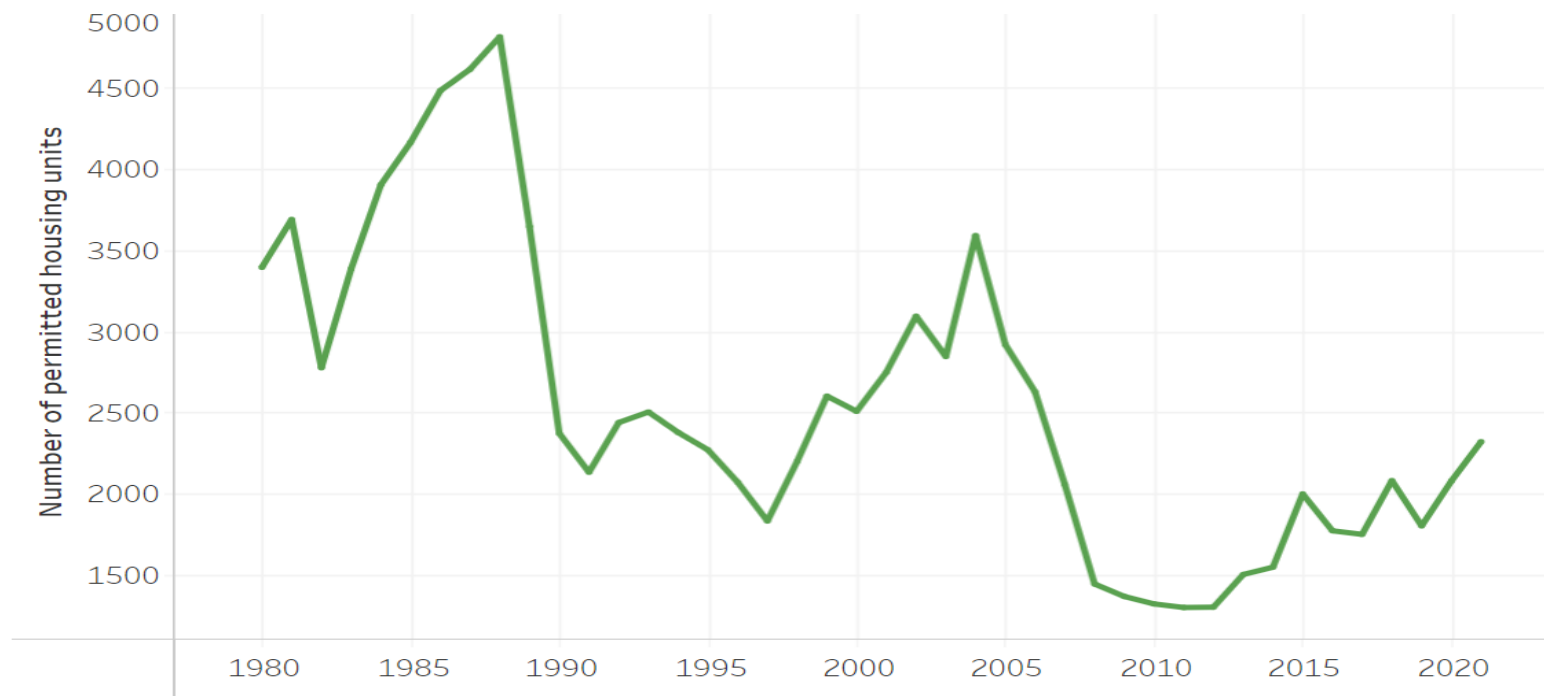
Berlin 4.26

Montpelier 2.34

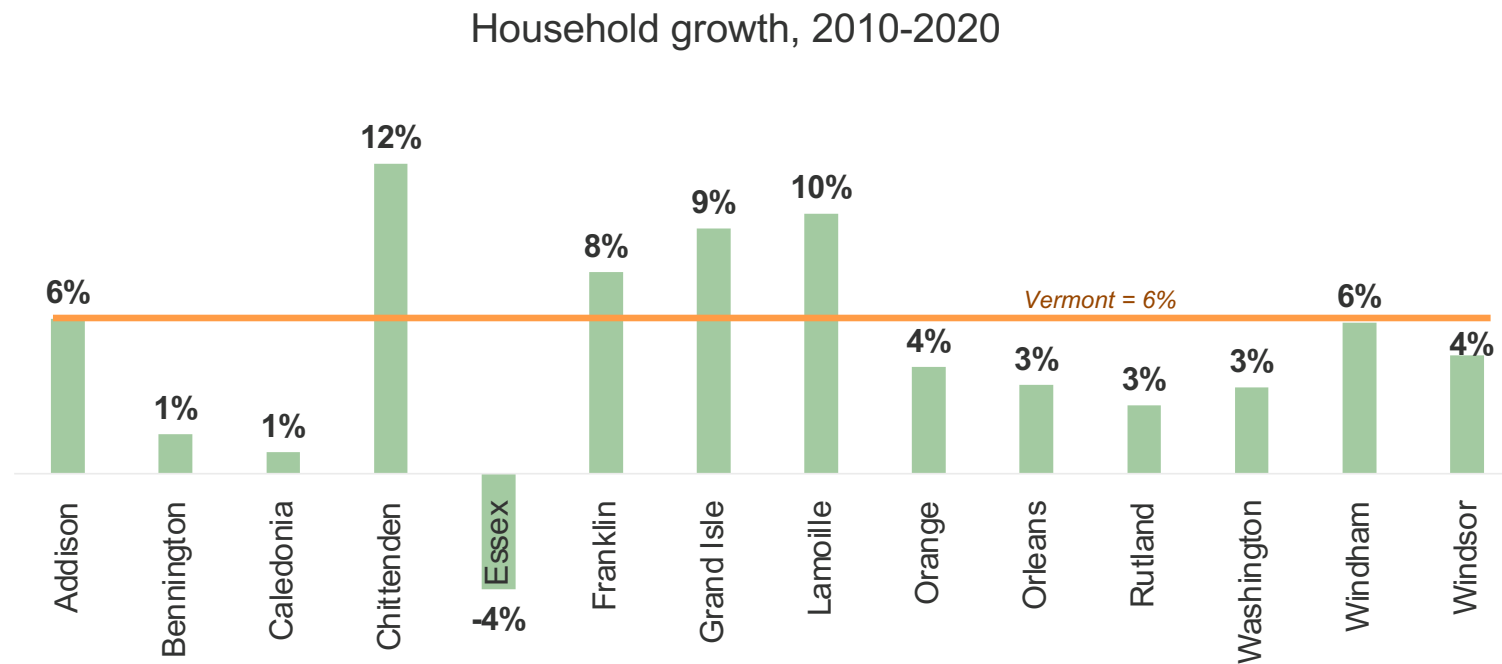


Housing in Vermont today

Home construction fails to keep pace with demand



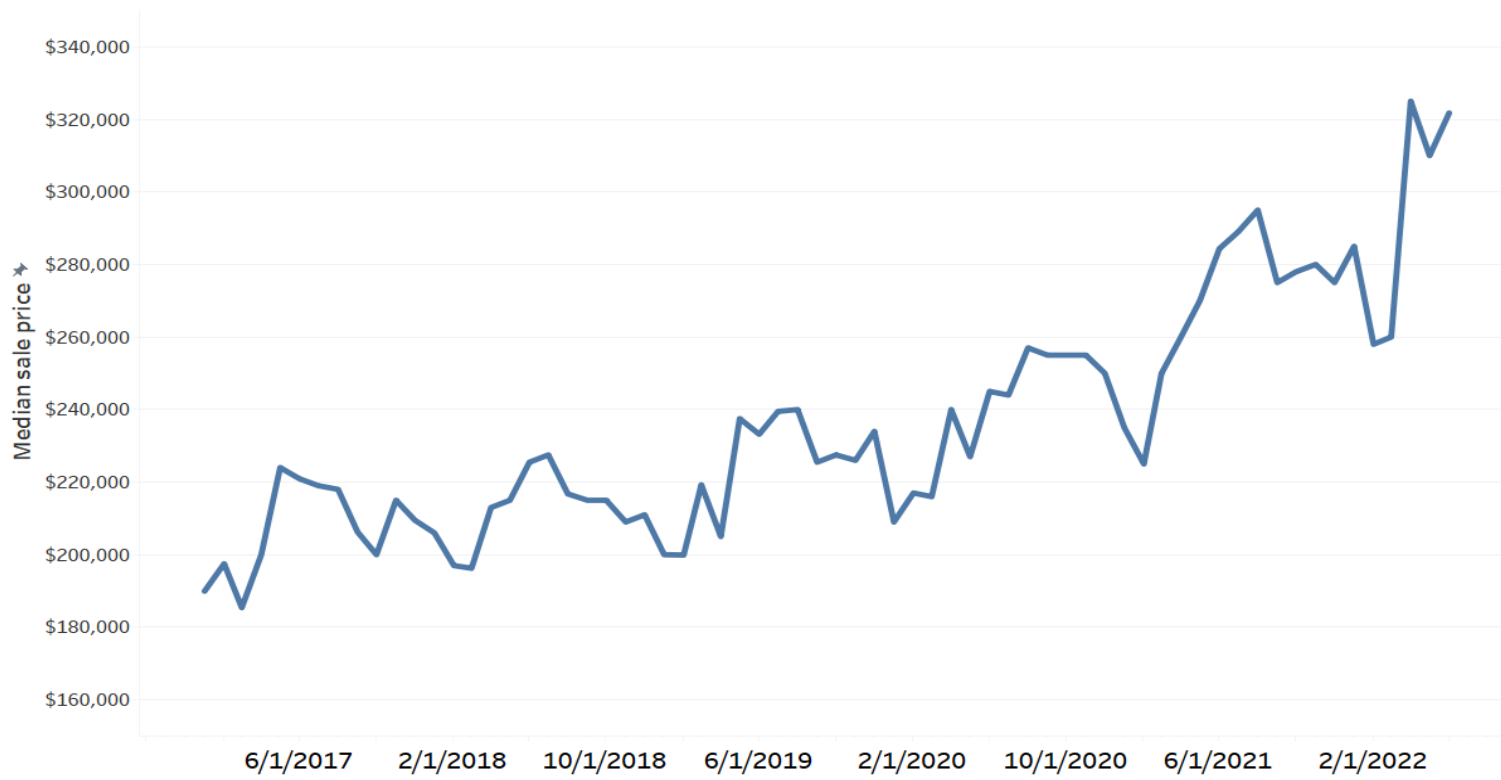
Building not meeting modest growth in households



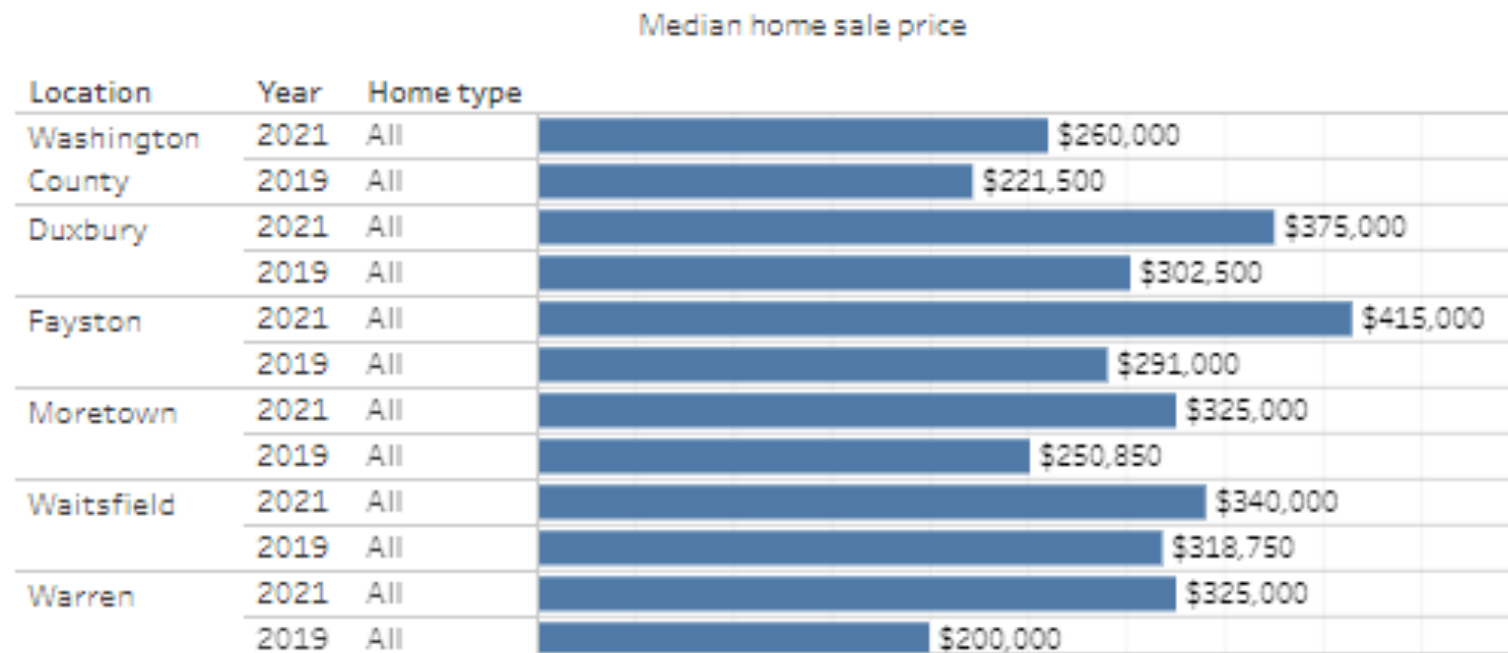
Source: US Decennial Census, 2010-2020

Looking more closely

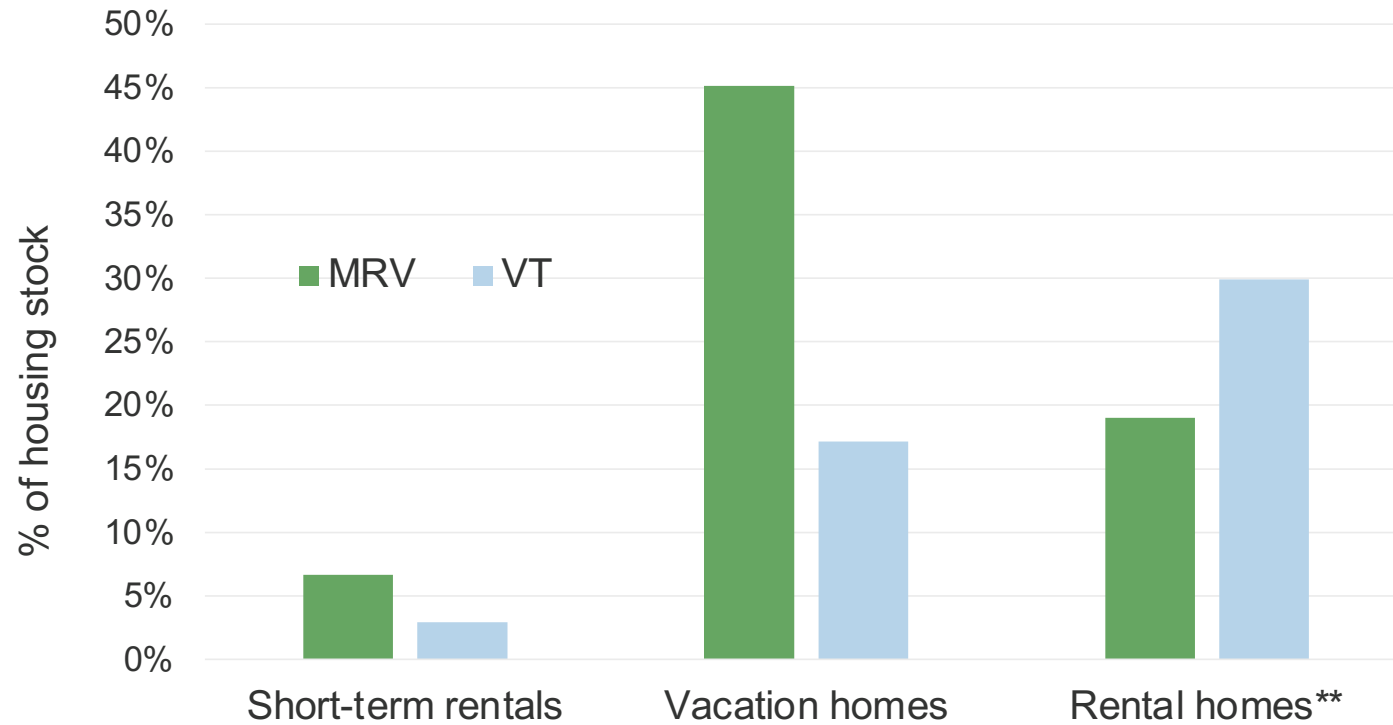
Vermont primary home sales prices by month



Non-vacation home prices jumped in MRV towns during the pandemic

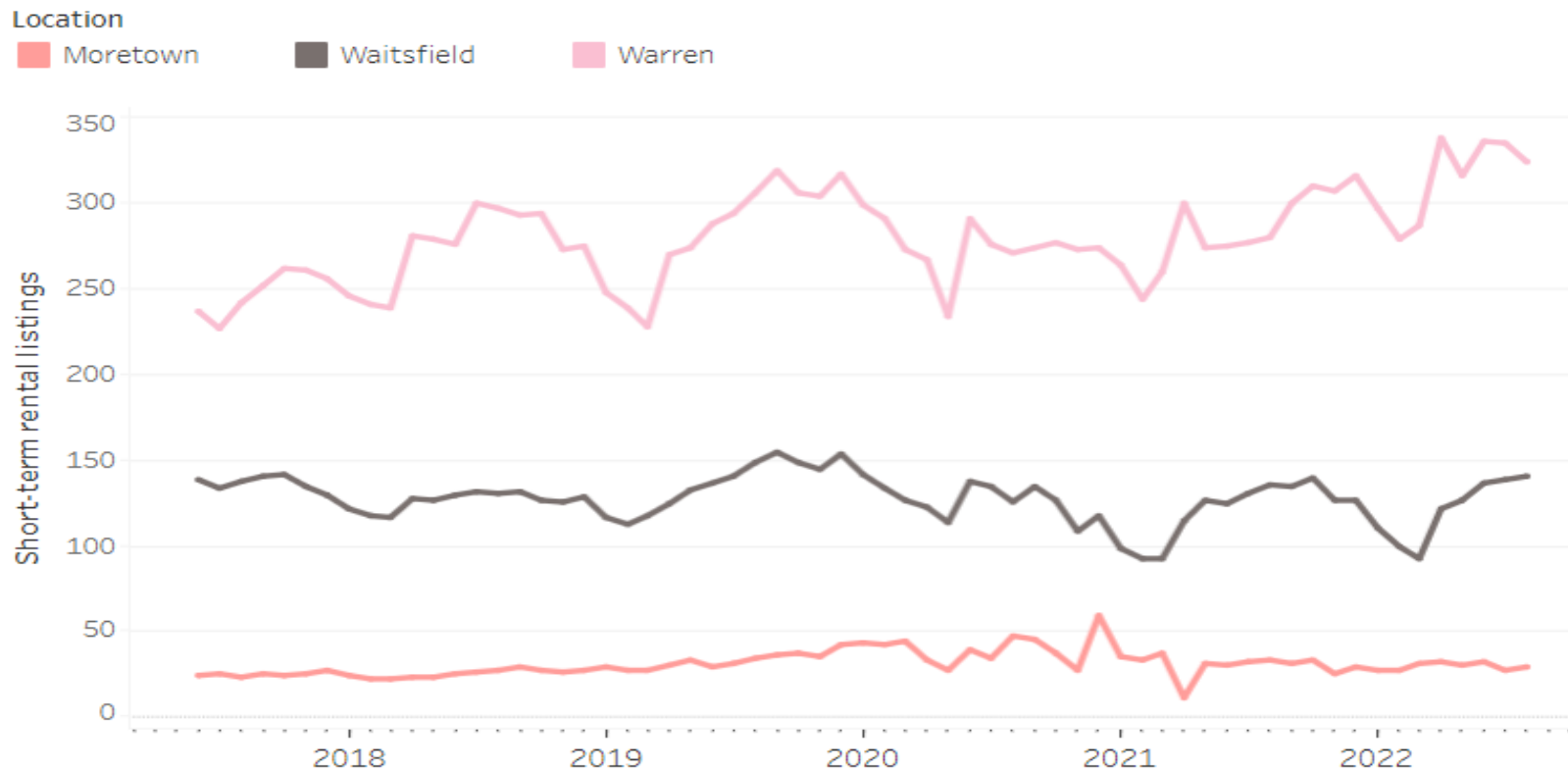


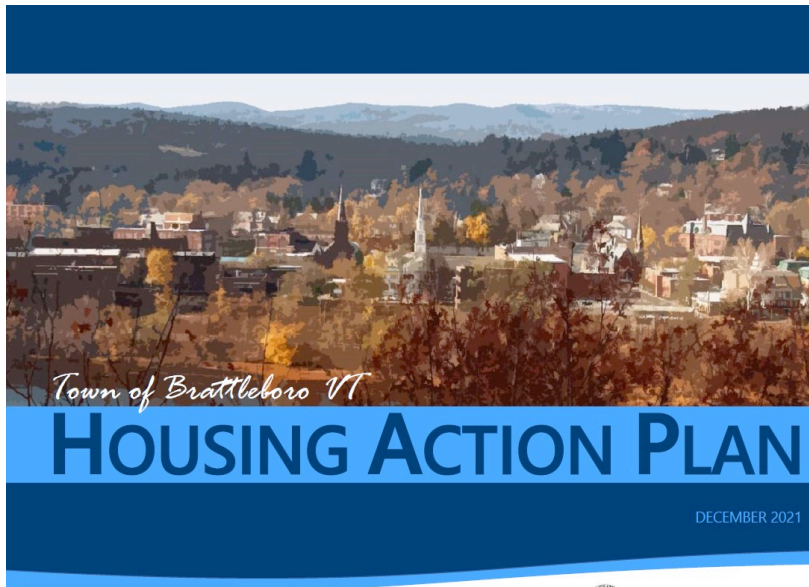
Unique challenges of MRV's housing stock



***Rental homes rate is based exclusively on year-round homes.*

Short-term rentals





Working Communities Challenge

Vermont

Northwest Vermont

Implementation Grant Awardee

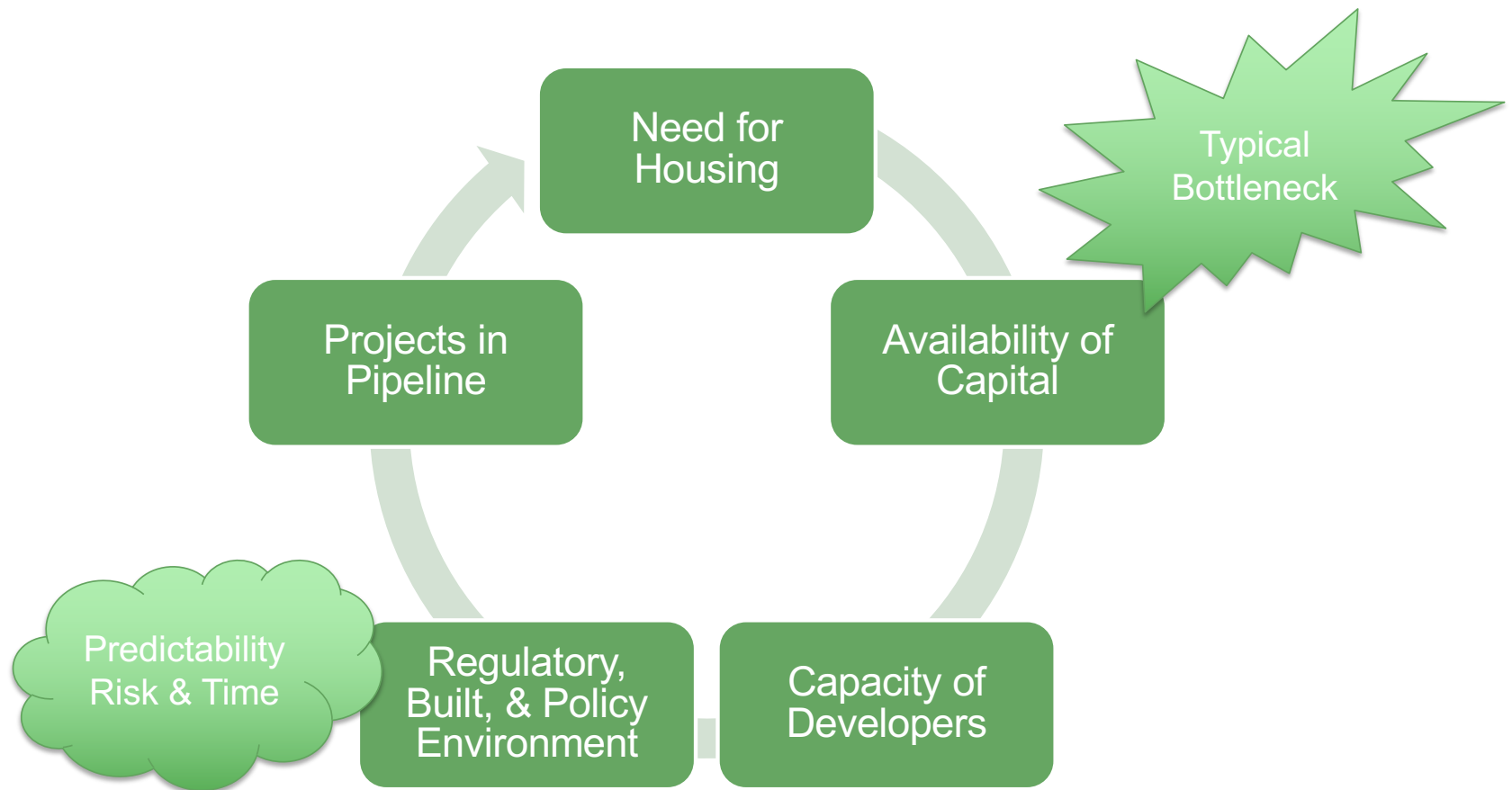
Grand Isle County • Franklin County

The Northwest Collaborative received a three-year, \$300,000 grant to implement initiatives that will promote stable housing, which supports equity and upward mobility from poverty. These initiatives will especially benefit people with low incomes, those with disabilities, the homeless, and aging populations.



**IN OUR NEIGHBORHOOD,
DENSITY MEANS DIVERSITY
MORE NEIGHBORS = MORE FUN
ADUs ARE AWESOME
CHARACTERS MAKE UP THE NEIGHBORHOOD CHARACTER
RENTERS ARE WELCOME
TRIPLEXES & FOURPLEXES ARE PRETTY
THIS CITY IS FOR EVERYONE**

Capital Absorption & Who holds the keys



Cost continue to be key challenge

Year	2018	2019	2020	2021	2022
Average Cost Per Unit	\$285,705	\$309,740	\$305,188	\$333,774	\$370,609
Precent Change from Previous Year	6%	8%	-1%	9%	10%

- Material & Labor are primary drivers of increases
- Regulatory/Permitting environment and infrastructure limitations are still identified as systemic issues that need focus.
- Early national study indicators support Vermont's experience of 30% total increases during the Pandemic.

Affordable Housing has a Math Problem... “A” versus “a”

Area	Income level (% of median income)	INCOME THRESHOLD BY HOUSEHOLD SIZE**					MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)***				MAX PURCHASE PRICE AFFORDABLE****		
		ONE	TWO	THREE	FOUR	FIVE		1	2	3	1	2	3
		PERSON	PERSON	PERSON	PERSON	PERSON	STUDIO	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM
VERMONT	30%	19,500	22,250	25,050	27,850	30,050	487	521	626	723	70,000	84,000	98,000
(also applies to all	50%	32,500	37,100	41,750	46,400	50,100	812	870	1,043	1,206	118,000	142,500	165,500
10 counties not	60%	39,000	44,500	50,100	55,700	60,100	975	1,043	1,252	1,447	142,500	171,500	199,000
listed below*)	80%	51,950	59,400	66,800	74,250	80,200	1,298	1,391	1,670	1,930	191,500	230,000	266,000
	100%	65,000	74,200	83,500	92,800	100,200	1,625	1,740	2,087	2,412	240,000	288,500	333,500
	120%	78,000	89,000	100,200	111,400	120,200	1,950	2,087	2,505	2,895	288,500	346,000	400,000
CHITTENDEN	30%	22,550	25,800	29,000	32,200	34,800	563	604	725	837	81,000	98,500	113,500
FRANKLIN	50%	37,600	42,950	48,300	53,650	57,950	940	1,006	1,207	1,395	137,500	165,500	192,000
GRAND ISLE	60%	45,100	51,600	58,000	64,400	69,600	1,127	1,208	1,450	1,675	165,500	199,500	230,500
	80%	60,100	68,650	77,250	85,800	92,700	1,502	1,609	1,931	2,231	221,500	266,000	308,500
	100%	75,200	85,900	96,600	107,300	115,900	1,880	2,013	2,415	2,790	278,000	333,500	385,500
	120%	90,200	103,200	116,000	128,800	139,200	2,255	2,417	2,900	3,350	334,000	400,500	463,000
ADDISON	30%	19,700	22,500	25,300	28,100	32,470	492	527	632	757	71,000	85,000	102,500
	50%	32,800	37,450	42,150	46,800	50,550	820	878	1,053	1,216	120,000	144,000	167,000
	60%	39,360	44,940	50,580	56,160	60,660	984	1,053	1,264	1,460	144,000	173,500	201,000
	80%	52,450	59,950	67,450	74,900	80,900	1,311	1,405	1,686	1,947	193,500	232,000	268,500
	100%	65,600	74,900	84,300	93,600	101,100	1,640	1,756	2,107	2,433	242,000	291,000	336,500
	120%	78,720	89,880	101,160	112,320	121,320	1,968	2,107	2,529	2,920	291,000	349,500	403,500

Solving Affordable Housing Math

Thirty 2 Bedroom Apartments - Building Cost \$12 million to construct

Income	Maximum Rent	Annual Rent Generated by 30 units	Annual Operating Costs	Debt Capacity
30% AMI	\$626	\$225,360	\$246,960	\$0
50% AMI	\$1,043	\$375,480	\$246,960	\$1.7 million
60% AMI	\$1,252	\$450,720	\$246,960	\$3 million
80% AMI	\$1,670	\$601,200	\$246,960	\$5.5 million
100% AMI	\$2,087	\$751,320	\$246,960	\$8 million
120% AMI	\$2,505	\$901,800	\$246,960	\$10 million



Resources & Research

Vermont Housing Needs Assessment: <https://accd.vermont.gov/housing/plans-data-rules/needs-assessment>

New Local Housing Needs Summaries: <https://www.housingdata.org/profile/housing-needs/local-reports>

Analysis of Vermont Affordable Rental Housing Development Cost Factors:
https://www.vhfa.org/sites/default/files/publications/final_analysis-vt_affordable_rental_housing_dvt_cost_factors_-_01.15.2020.pdf

Affordable Housing: Barriers and Incentives in Vermont Towns:
https://vhfa.org/sites/default/files/publications/Affordable_housing_VT_towns_1.pdf

The State of Residential Development in Vermont in 2021:
<https://vhfa.org/sites/default/files/publications/State-Residential-Development-2021.pdf>

HousingData.org: <https://www.housingdata.org/profile/housing-stock>





Thank you!

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