



BUILDING SMART FOR STRONGER COMMUNITIES

PRESENTED BY:

Kevin Geiger, *Two Rivers-Ottauquechee Regional Commission*

Alex Belensz, *Upper Valley Lake Sunapee Regional Planning Commission*

May 5th, 2021; 12:00 – 1:00 PM





A LITTLE CONTEXT...

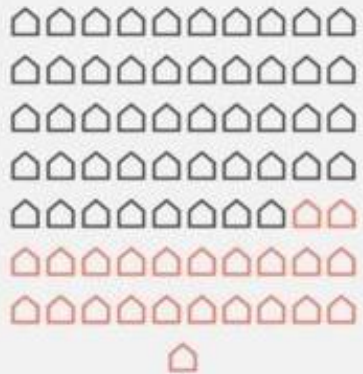
[Our Housing Challenge](#) ▾[Toolbox](#) ▾[Library](#) ▾[Get Involved](#) ▾[About Us](#) ▾

The greater Upper Valley region has a housing crisis. Here's what we can do about it.

The Keys to the Valley project documents our **need for homes** across a **bi-state, 67-town region**, and presents a roadmap for tackling this crisis at the local, regional, and statewide level. The scale of this challenge calls for both immediate action as well as further study and conversations.

A LITTLE CONTEXT...

2020 HOUSEHOLDS



In 2020 there were about 71,000 households in the region. Around 23,600 households (33%) were **cost-burdened** – they paid 30% or more of their household income towards housing costs.

🏠 = 1,000 households

2030 HOUSEHOLDS



By 2030, there is projected to be about 10,000 **more households** in the region, a 15% increase. At current rates, there will be about 26,000 **cost-burdened households**.

🏠 = New households

🏠 = Cost-burdened households

2030 Housing Needs

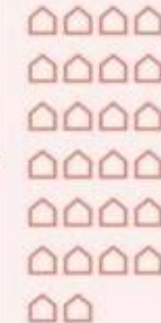
Keep pace with population change.



About 10,000 **new homes*** will be needed by 2030 to provide homes for new households.

🏠 Only 4,000 new homes were created between 2011 and 2020.

Make homes affordable.



Thousands of **more affordable homes*** are needed to meet current demand.

Increased **financial and programmatic support** is needed as well.

*Creation of new homes will require a mix of new home construction and conversion of existing buildings.

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CHALLENGE or OPPORTUNITY?

MEASURING COMMUNITY “STRENGTH”



STRONG TAX BASE



***PEOPLE CAN AFFORD
TO LIVE THERE***



QUALITY OF LIFE



HOMES AROUND THE REGION

NOT JUST...





HOMES AROUND THE REGION



WESTVIEW TERRACE, SPRINGFIELD, VT



HOMES AROUND THE REGION



COUNTRY ESTATES, WINDSOR, VT



HOMES AROUND THE REGION



NEWPORT, NH



HOMES AROUND THE REGION



CAVENDISH, VT



HOMES AROUND THE REGION



SPRINGFIELD, VT



HOMES AROUND THE REGION



ENFIELD, NH



HOMES AROUND THE REGION



PROCTORSVILLE, VT



HOMES AROUND THE REGION



HANOVER, NH



HOW CAN WE ADD NEW HOMES?

WE HAVE THE SPACE...

**DO WE HAVE THE INFRASTRUCTURE?
DO WE HAVE THE POLICIES?
CAN WE DO IT “SMART” TO BUILD A
STRONGER COMMUNITY?**

WHITE RIVER JUNCTION, VT



WE HAVE THE SPACE...



CHESTER, VT



WE HAVE THE SPACE...



CHESTER, VT



WE HAVE THE SPACE...



CHESTER, VT

4 NEW HOMES



WE HAVE THE SPACE...



WILDER, VT



WE HAVE THE SPACE...



WILDER, VT



WE HAVE THE SPACE...



WILDER, VT

12 NEW HOMES



WE HAVE THE SPACE...



LEBANON, NH

WE HAVE THE SPACE...



LEBANON, NH

20-30 NEW HOMES



DO WE HAVE THE INFRASTRUCTURE?

**PUBLIC WATER & SEWER
TRANSPORTATION – ROADS, BRIDGES,
SIDEWALKS, PUBLIC TRANSIT**

CHESTER, VT



DO WE HAVE THE POLICIES & REGULATIONS?

NEWPORT, NH

**UPDATED TOWN/MASTER PLAN
ENABLE SMALL LOT SIZES
ENABLE/PROMOTE MULTI-FAMILY
ENABLE/PROMOTE MIXED-USE
DENSITY BONUSES/REQUIREMENTS
RELAX PARKING REQUIREMENTS
COMPLETE STREETS POLICIES
GROWTH MANAGEMENT**

MEASURING COMMUNITY “STRENGTH”



STRONG TAX BASE



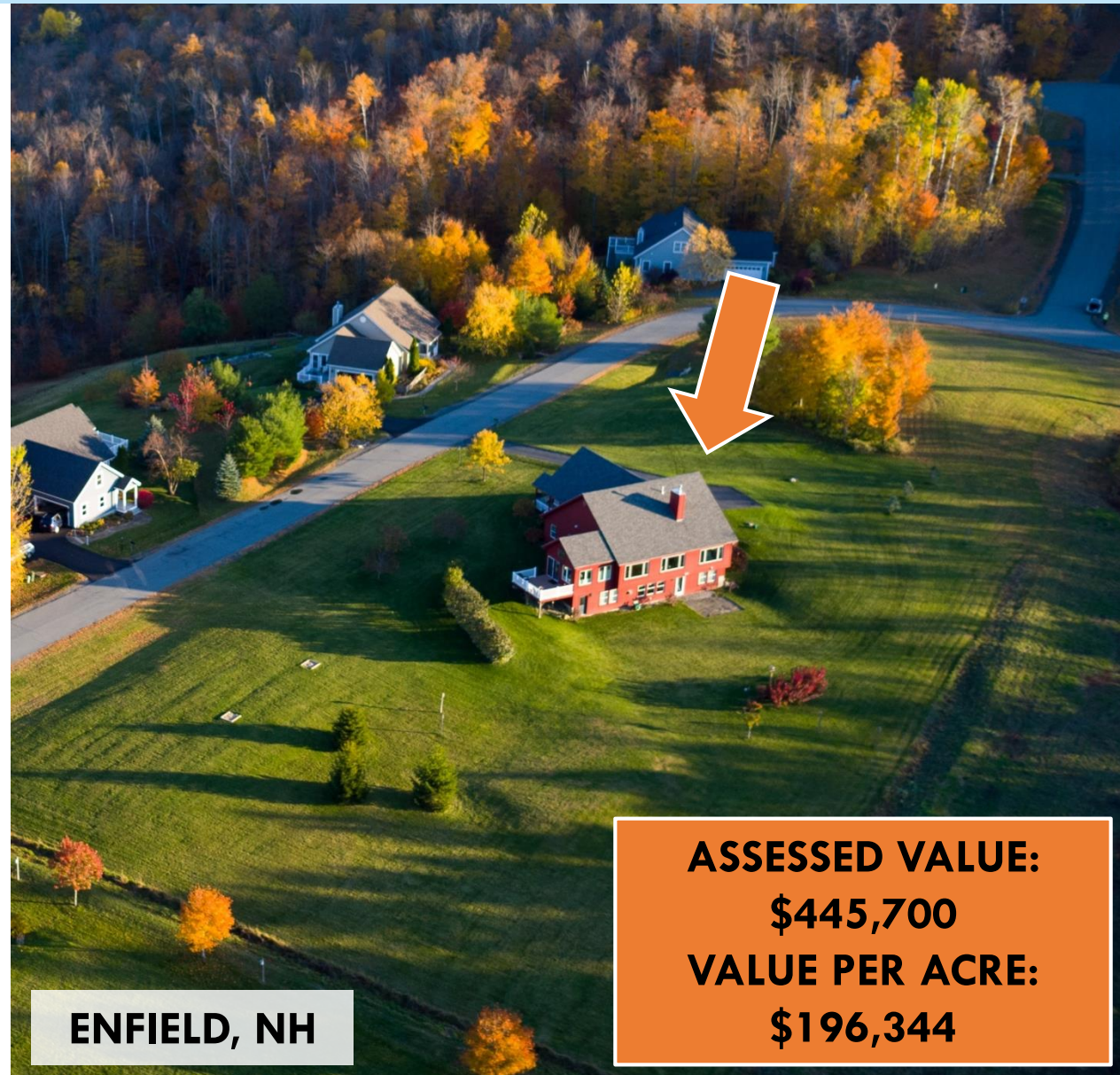
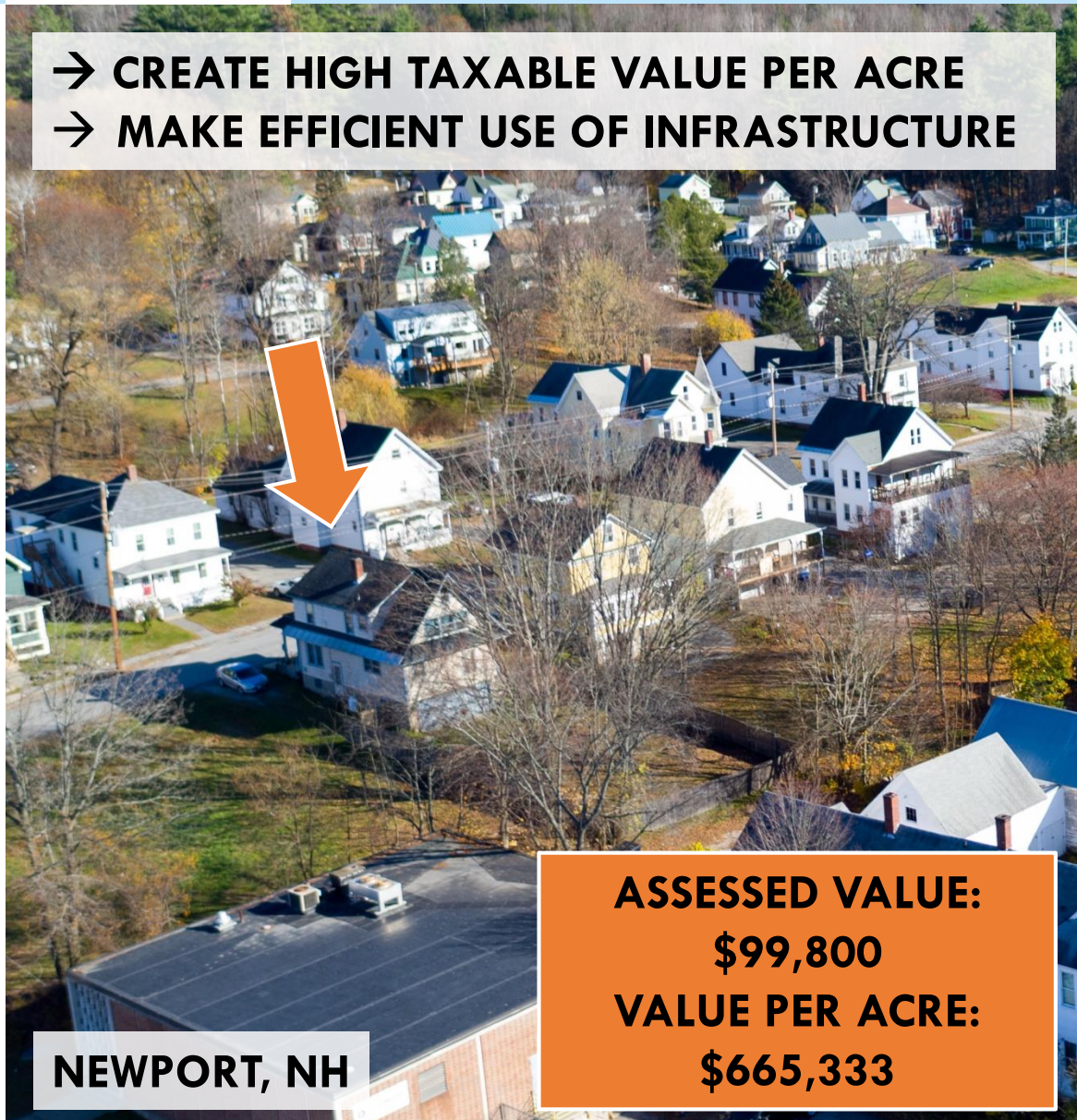
***PEOPLE CAN AFFORD
TO LIVE THERE***



QUALITY OF LIFE

STRENGTHEN TAX BASE

- CREATE HIGH TAXABLE VALUE PER ACRE
- MAKE EFFICIENT USE OF INFRASTRUCTURE



STRENGTHEN TAX BASE

LEBANON, NH

Avg. VPA: \$90,509



Multi Family
Avg. VPA: \$1.2 M



Single Family
Avg. VPA: \$0.51 M



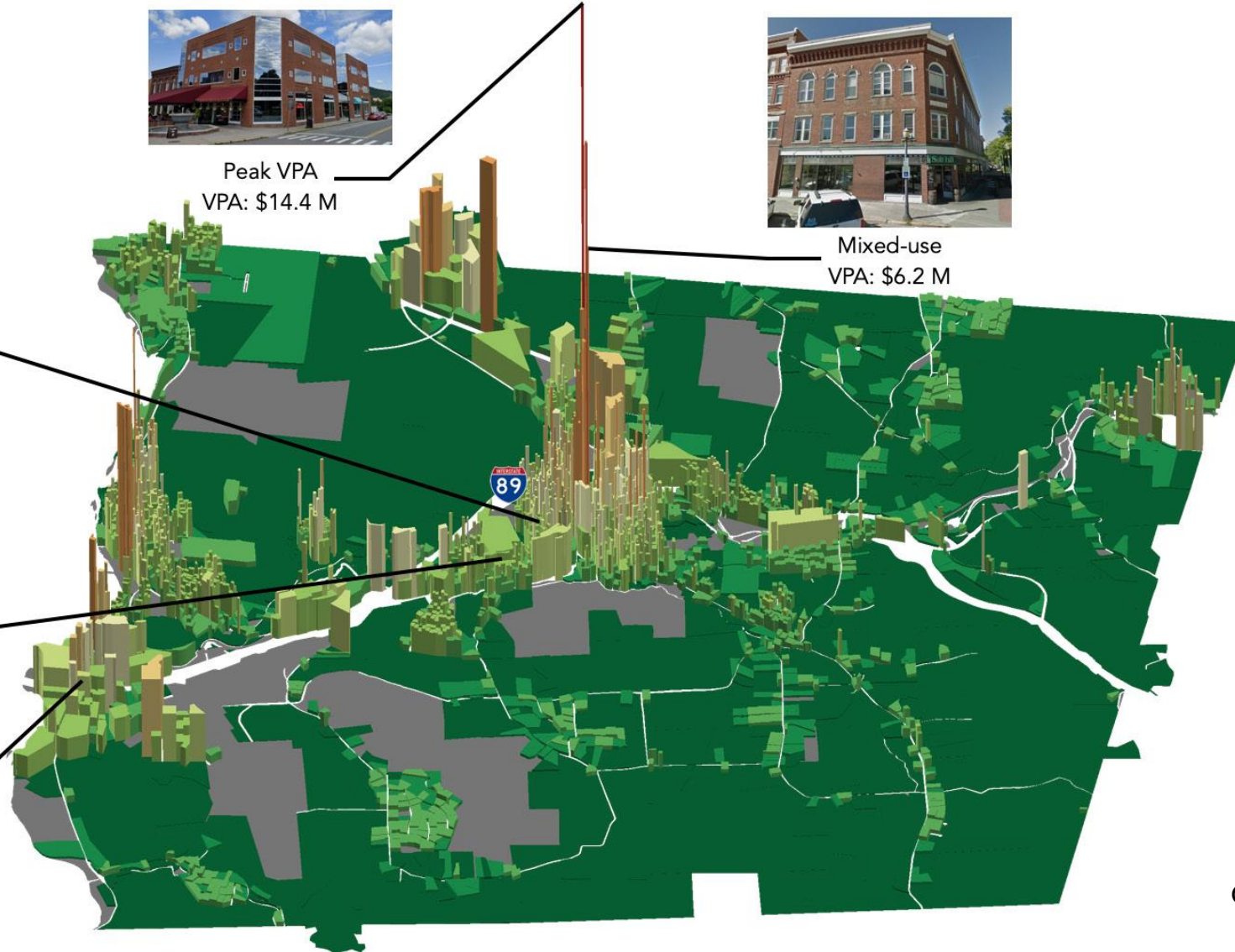
Commercial
VPA: \$1.1 M



Peak VPA
VPA: \$14.4 M



Mixed-use
VPA: \$6.2 M



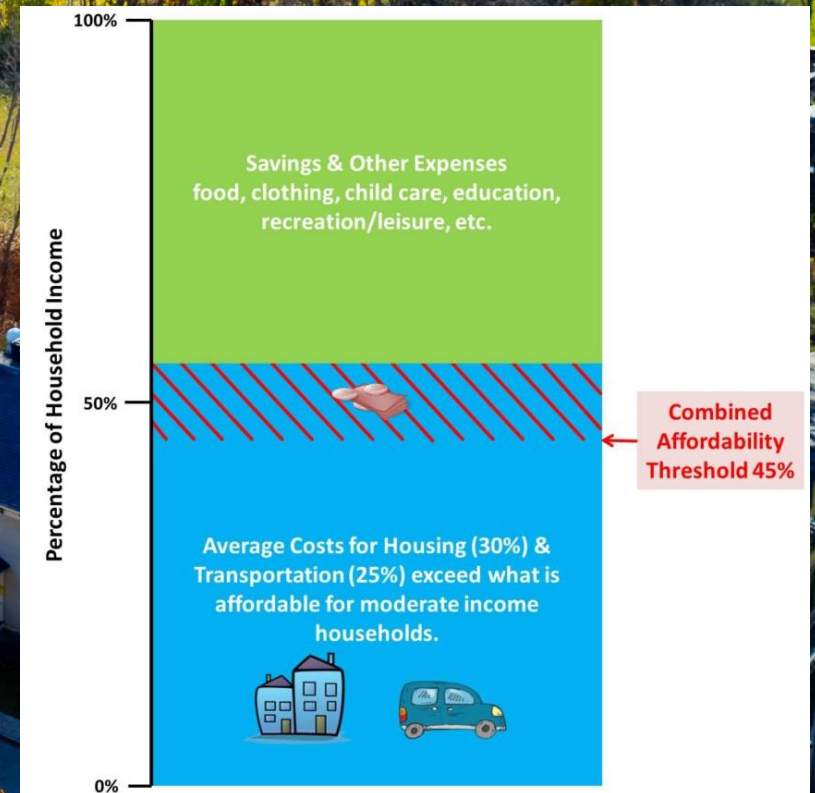
COURTESY: NHHFA

PROMOTE AFFORDABILITY

ADDRESS SHORTAGES + ENSURE AFFORDABILITY

- ENABLE/REQUIRE DENSITY IN SEWERED AREAS
- AFFORDABILITY REQUIREMENTS
- ACCESSIBLE TRANSPORTATION

AFFORDABLE HOMES, PROCTORSVILLE, VT



QUALITY OF LIFE



BALANCE NEW HOME CREATION WITH...

- **FLOOD RESILIENCY**
- **FARM AND FOREST CONSERVATION**
- **RESTRICTING DEVELOPMENT IN SENSITIVE OR VULNERABLE AREAS**



SO....

DO ALL NEW HOMES NEED TO BE CREATED IN OR NEAR VILLAGE CENTERS AND DOWNTOWNS?





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NO. But there are many benefits...



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DO ALL NEW HOMES NEED TO BE CREATED IN OR NEAR VILLAGE CENTERS AND DOWNTOWNS?

NO. But there are many benefits...

- **CREATE MORE HOMES USING SMALLER LOTS (MORE AFFORDABLE)**
 - **ACCESS PUBLIC WATER AND SEWER**
 - **MORE AFFORDABLE/ACCESSIBLE TRANSPORTATION**
 - **BETTER TAXABLE VALUE PER ACRE**
 - **MORE EFFICIENT USE OF INFRASTRUCTURE**
 - **SUBSIDIZE MAINTENANCE OF TOWN INFRASTRUCTURE IN RURAL AREAS**

HOW DOES THIS ALL COME TOGETHER?

MUNICIPAL COMPREHENSIVE PLANNING

- Vermont: “**Town Plan**” – developed by planning board and approved by Selectboard.
- New Hampshire: “**Master Plan**” – developed and approved by planning board.

THE COMPREHENSIVE PLAN...

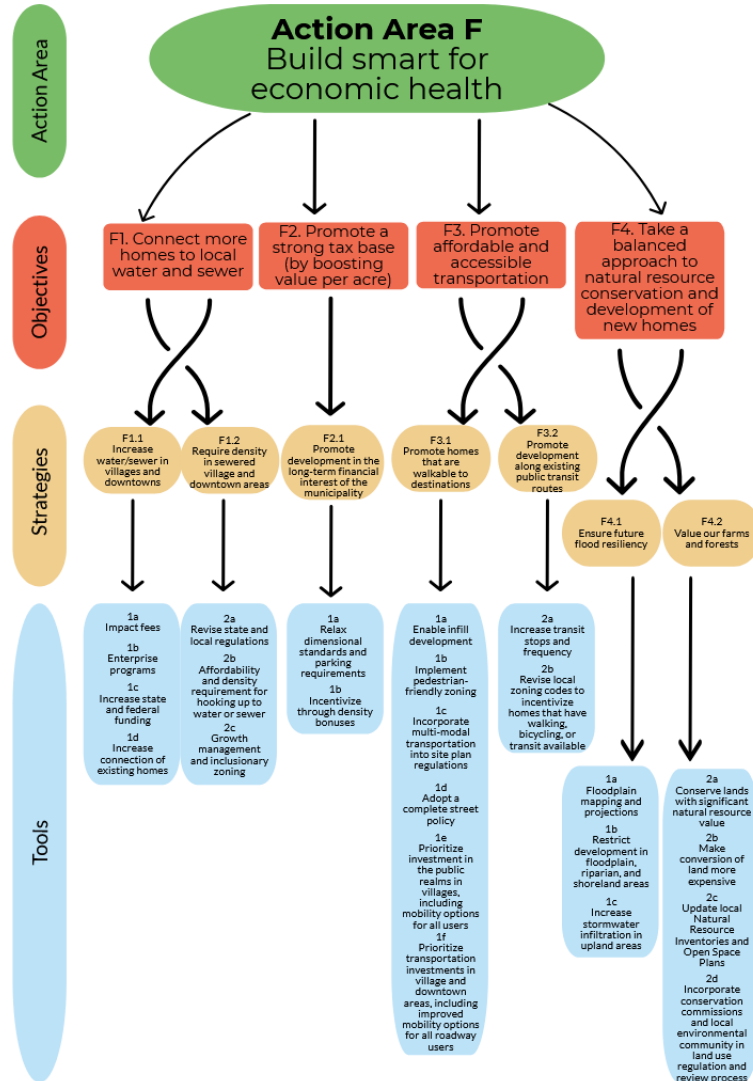
- Is an opportunity to think about **homes, land use, transportation, infrastructure, and conservation** in a holistic way.
- Enables the development of local **capital improvement plans**.
- Enables changes to **land use regulations**.
- Blueprint for a stronger community.

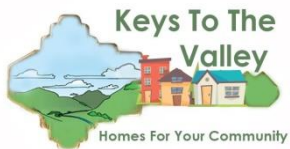


HOW DOES THIS ALL COME TOGETHER?

WWW.KEYSTOTHEVALLEY.COM

→ TOOLBOX WITH STRATEGIES & ACTIONS
→ ADDITIONAL GUIDANCE MATERIALS
→ STUDIES AND RESEARCH





GRATEFUL TO OUR ADVISORS and FUNDERS

Steering Committee:

Alice Ely (Public Health Council of the Upper Valley)

Andrew Winter (Twin Pines Housing Trust)

Chris Kennedy (Hanover, NH)

David Baker (Windsor Southeast Supervisory Union)

Greg Norman (Dartmouth Hitchcock Medical Center)

Jeff Goodrich (Norwich, VT)

Kathy Rondeau (Reading, VT)

Michael Kiess (Vital Communities)

Peter Guillette (Grantham, NH)

Ramsey Papp (Capstone Community Action in Randolph)

Tom Marsh (Windsor, VT)

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Peter Kulbacki (Hanover DPW)

Pru Pease (Granite United Way)

Reggie Greene (Claremont Savings Bank)

Stacey Chiocchio (Hypertherm)

Van Chestnut (Advance Transit)

William Bittinger (Bittinger Associates LLC)





THANK YOU FOR JOINING US

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Story of Home
Claremont, NH