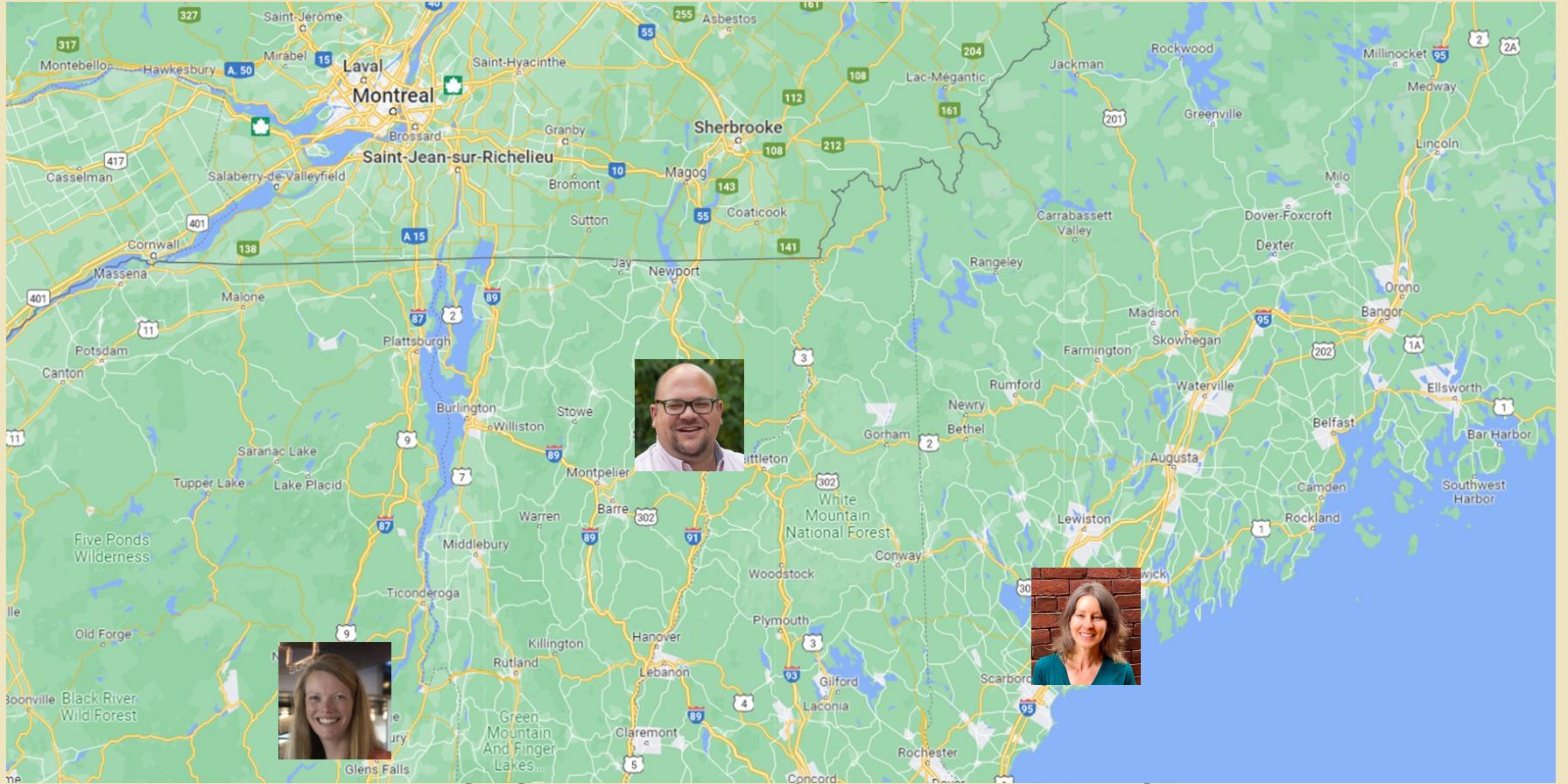


Welcome! The webinar will begin shortly.




The Northern Forest Center is a regional innovation and investment partner creating rural vibrancy by connecting people and the economy to the forested landscape.



Recent and Deepening Trends

- **Work from [insert name of amazing place].** COVID has permanently changed how and where remote workers work. In short, they're more mobile and make choices based on lifestyle, not proximity to a company's physical location.
- **Migrating to and fro.** Between 2010 - 2020, in-migration to Maine began before COVID. Out-migration from the north, central, and Downeast to southern Maine. 2023 - Unknown to what extent southern Mainers will migrate out of south Maine to find more affordable housing. (A. Dailey, GPCOG).
- **Faster to permit, Fast money.** Locally, the market is building large lot subdivisions and constructing large single-family homes for short-term rental to visitors.
- **Seeking Walkability.** Nationally, and as seen here in Maine, people of all ages are competing for smaller housing units located in walkable villages and cities, driving up the cost of housing.
- **Aging in Community.** Many aging residents want to downsize and remain in their community, but the housing stock does not support it for many Mainers. Residents living in small rural towns and who have never lived in apartments do not want to move to the city and live in an apartment. So they stay too long in houses they can't maintain (J. Mauer, Maine Council on Aging)
- **Multigenerational Living.** We want this, too.

Housing: A National Problem That Needs Local Solutions


 DONA

We, the voters

Housing experts say there just aren't enough homes in the U.S.

APRIL 23, 2024 · 4:04 PM ET
HEARD ON ALL THINGS CONSIDERED
By Mary Louise Kelly, Mia Venkat, Kathryn Fink, William Troop


7-Minute Listen



PLAYLIST Do Tr


Taking Stock of Housing: Priced out

adirondackalmanack.com/2023/06/taking-stock-of-housing-priced-out.html
By Tim Rowland June 17, 2023




The Federal Reserve's year-long trend on raising interest rates seemed to finally be having an effect on the national real estate market. An 11-year span of increasing home prices finally came to an end, according to data released in March by the National Association of Realtors.

But maybe not so much in the Adirondacks.



BUILDING BALANCED COMMUNITIES FOR THE NORTH COUNTRY:
A Comprehensive Housing Study and Strategy

MARCH 2023



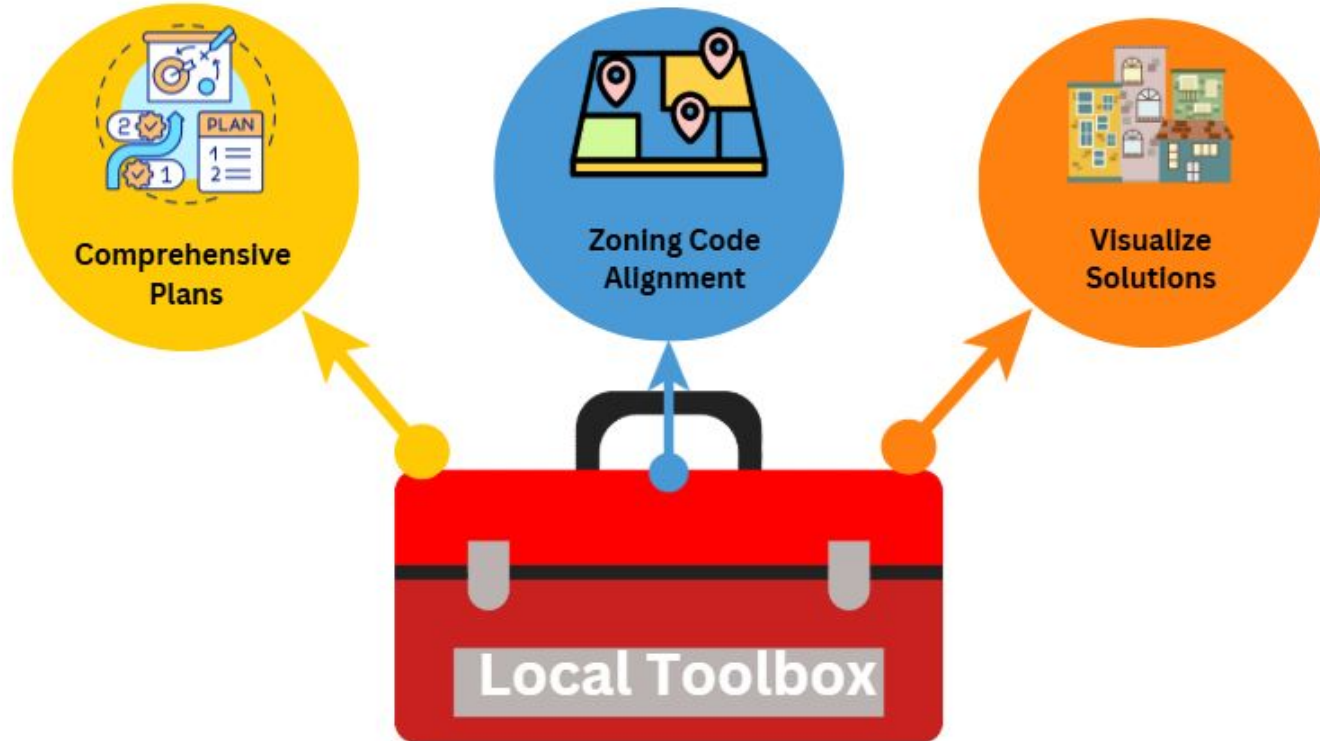
A HOUSING NEEDS STUDY AND MARKET DEMAND ANALYSIS OF:

WARREN COUNTY, NEW YORK



Housing is a **people issue**, a **health and safety issue**, and an **economic issue** - these are all things that local government can address with the right set of tools.

Local Tools to Address Housing



Local Tools: The Comprehensive Plan



- Opportunity to take stock of what your community has and what it needs
- Identify housing as a priority issue for your community and develop strategies
- Define where new development is suitable and desired and what type of housing serves the communities needs
- Identify areas within your land use codes that may hindering housing development

Local Tools: Zoning Alignments



Key Areas of Zoning Reform:

- Minimum Lot Size Requirements
- Minimum Parking Requirements
- Prohibition on multi-family housing
- Density restrictions
- Lengthy and complicated approval process

Local Tool: Visualize Solutions



Define Housing Typologies that work in your community:



Single Family



Duplex



Mixed-Use



Tiny Home



4-plex/ Garden Apartments



Accessory Dwelling Unit

Local Tool: Visualize Solutions



Existing Conditions:

- 6 dwelling units
- Primarily SF
- Large lot size
- Underutilized infrastructure



Local Tool: Visualize Solutions



50% Build-Out:

- Gentle increase in density
- 13 units
- Adding MF and ADUs
- Provides a variety of units including rental options



Local Tool: Visualize Solutions



100% Build-Out:

- 23 Units
- Adding MF and mixed use
- Maintains essential character
- Provides starter homes, rental units, senior housing, and commercial space



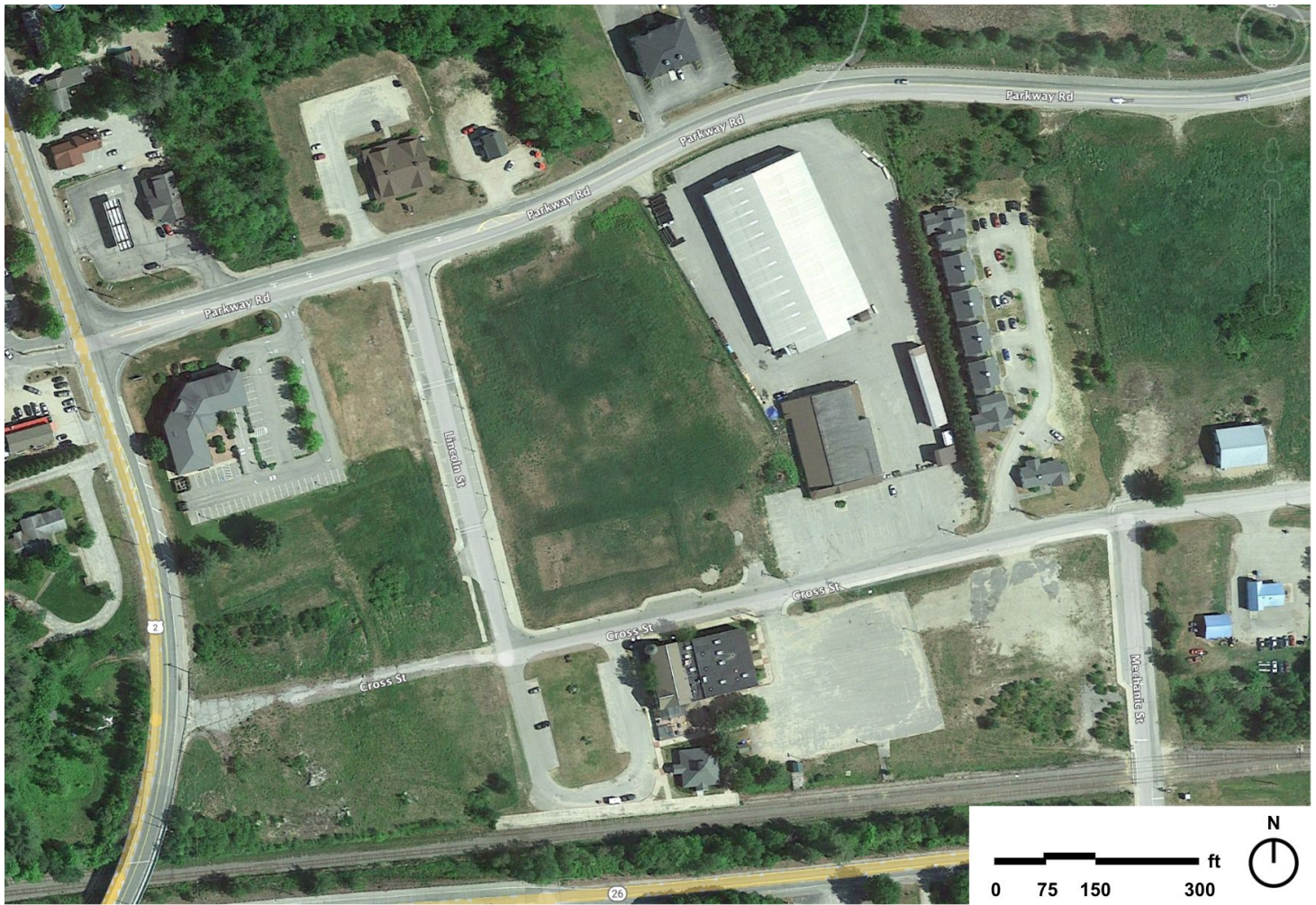


Mahoosuc Housing Code Audit

Bethel, Greenwood, Woodstock

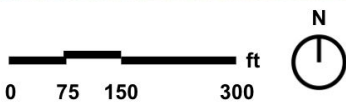
Historic Building Types





Site Address:
43 Cross Street
Map/Lot: Lot 25/244
Landowner: Bahre
Station, LLC

Site Address:
none assigned
Map/Lot: Lot 25/238
Landowner: Folsom
Street, LLC





**Parcel Size (combined):
Approximately 5.0 acres**

Sewer + Water

**As-of Right # Units:
31 units**

LD2003: 77 Units



Photo credit: Principle Group

Intown Block - Version 1

Development Program
150 - 180 units

This design includes apartments along with **mixed-use buildings** placed along the street frontage. The active ground floor uses can comprise **small neighborhood businesses** or the **common area amenities** for the residential buildings. A new park is in front of the train station and the Gem Theater building. Parking space is centralized behind the buildings and screened from public view from the streets.



Photo credit: Principle Group

Intown Bock - Version 2

Development Program
70 - 108 units

This design includes a smaller scale, with predominantly residential building types. Parking is behind the buildings, accessible from the rear alley. The build-out of this plan could more easily occur in small, incremental phases.



Site Address:
21 Philbrook St
Map/Lot: Lot 25/139
Landowner: Town of
Bethel

Size: Approx. 2 acres

Sewer + Water

As-of Right # Units:
12

LD2003: 31





Photo credit: Principle Group

Intown - Infill

Development Program 28 - 30 units

This design incorporates the renovation of the existing building into an apartment building. Two new parks provide outdoor gathering spaces. Several new structures frame these new parks providing additional housing opportunities.

Bethel - Dimensional Standards - Multi-family + Condo, w/Sewer

Front, Side, Rear: 30 or adjacent (but no smaller than 20'); same as existing adjacent (but no smaller than 20'); same as existing adjacent (but no smaller than 20')

Lot Size: no minimum; if septic, min 20,000 sf lot for any lot containing a septic system.

Density: 7 units / acre

Open space: 10%

Height: 35 feet; 2 ½ stories

Parking: 2 / unit + 1 additional per three units; elderly/affordable 1 / unit + 1 additional per three units

Building Code: No; NFPA 101 Life Safety Code

What this means:

All items shaded yellow present barriers to housing development.

Why Regulate Building Types vs Dwelling units/acre?



If you use building types, the **building's size and scale will structurally limit** how many units will be in the building.

Building Types get keyed to Zoning Districts

New/Old Building Type: Connected Farmhouse

The 'Big House, Little House, Back House, Barn' is a local farmhouse typology in New England. This building type is a series of connected farm Buildings which can be adapted to create multifamily housing units disguised as a traditional series of structures typical of the region.



Connected Farmhouse Elevation

Connected Farmhouse

While retaining the architectural elements of the farmhouse, this housing typology is versatile in terms of the number and size of the housing units created. The half-court created by the connected houses faces south, making a setting for natural daylighting and a flexible area for residents to program.



Connected Farmhouse View

New Building Group Type: Farmhouse Cluster

These farmhouse units can form a vibrant community-oriented housing cluster with open lawns and vegetable gardens. This building group combines several traditional housing forms to create a courtyard and community-oriented development that can be efficient and deliver housing density in a compact form that matches the patterns already present in the local landscape.



Farmhouse Cluster



Photo credit: Principle Group

Cottage Court - Version 2

Development Concept 22 to 24 Units

- Common Courtyard
- Condo ownership on one large parcel.
- 2+ parking spaces/unit
- Septic under parking
- Common indoor/outdoor dining/gathering space
- Farmstand
- Community Garden
- Food forest
- HOA

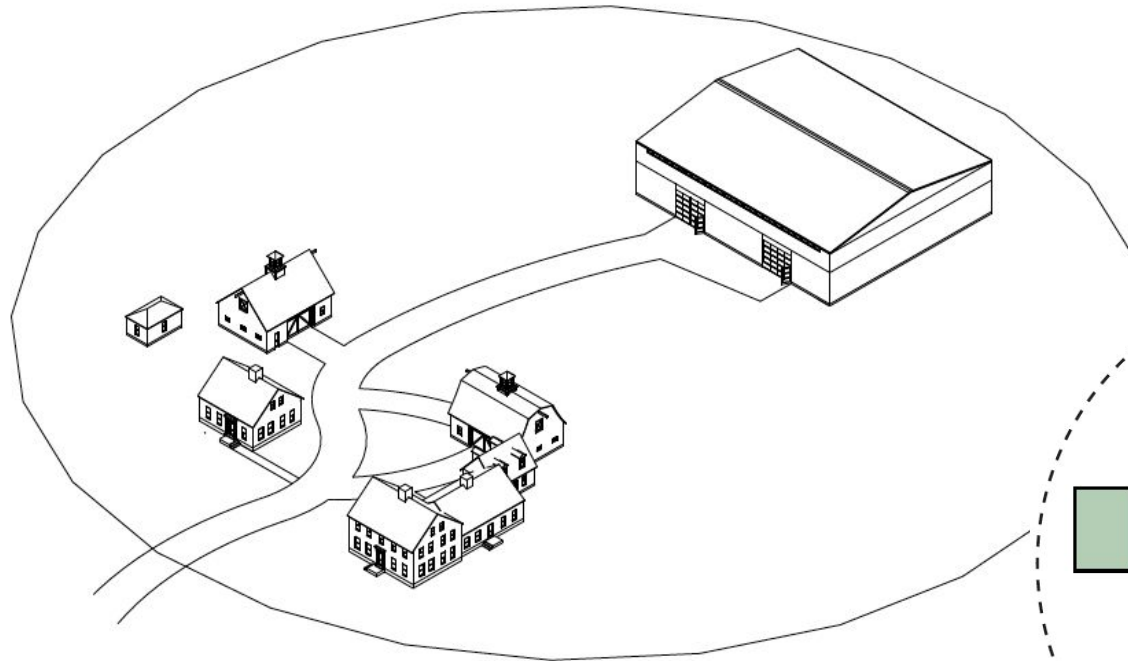
New/Old Building Group: Rural Compound



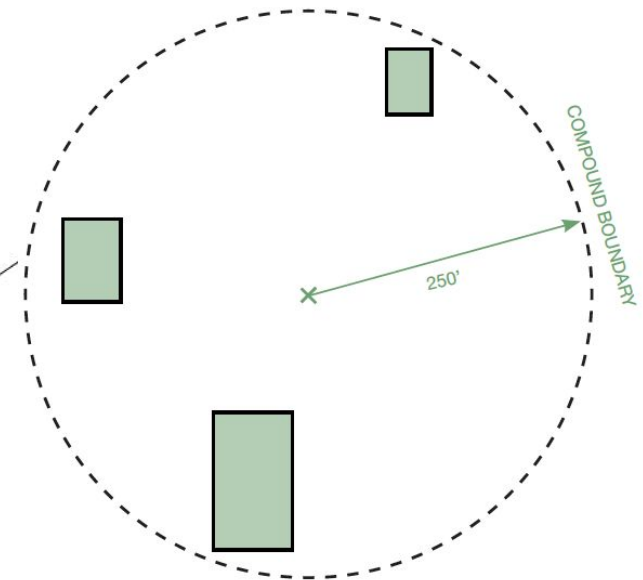
Photo credit: Haley Ward



3. LARGE RURAL COMPOUND



May include up to 7 units, which may be located within any of the permitted building types or the connected farmhouse.



Vanessa's Recommendations for Rural Housing Policy:

- Allow the **Connected Farmhouse** Building and Place Type in all areas subject to accompanying design standards. Density can be flexible so long as the soils can support septic and the septic meets the State's minimum lot size (note: don't specify what that lot size is - it may change soon. Simply reference the state law).
- Allow the **Cottage Court** Place Type in all areas subject to accompanying design standards.
- Allow **Small and Large Rural Compounds** in all areas subject to accompanying design standards. This provision allows more units in a building and on a lot while maintaining rural settlement patterns.
- Allow **increased density and amend dimensional standards** (or do not regulate density if adopting a set of permitted building types - see below) in some towns' locations. **Tie development standards to a map** and include only lands within areas that can provide other supportive amenities like stores, restaurants, schools, churches, and other civic buildings, parks, playgrounds, sidewalks, multi-use pathways, and transit/shuttle.
- **Eliminate parking requirements.** The cost of providing parking increases the cost of new housing.
- Adopt **Building Types** to control size, scale, massing, and architectural details/components to prescribe the kind of development wanted for specific areas of town. **Stitch new, similar-sized buildings into existing neighborhoods and streets** when adding new buildings into existing neighborhoods or corridors. Where there is a lot of vacant land and no predominant pattern (e.g., Village Station, Bethel), set the building types to reflect the patterns found in other neighborhoods in the Town center.
- Reduce the **permitting time frame for multi-unit buildings** to no more than 30 days.



RuralEdge
HOUSING & COMMUNITY DEVELOPMENT

*Strengthening Northeast Kingdom
Communities, one home at a time.*

RuralEdge envisions Northeast Kingdom communities where every individual can live in stable, affordable housing with access to the services they need to live a healthy and prosperous life.

Real Estate Development

- Rehabilitation and capital improvements to a portfolio of 1,000 units by the end of 2025.
- RuralEdge evaluates acquisitions/new construction for a growing portfolio serving the diverse housing needs of the Northeast Kingdom.
- Works with community partners and municipalities to meet the needs of residents throughout the Northeast Kingdom and develop properties that are compatible with local plans, needs and desires.
- RuralEdge projects bring millions of dollars of economic development to communities, businesses and workers throughout the region.
- RuralEdge's real estate portfolio contributes over \$700,000 annually to local and school taxes
- Provides expertise and guidance to community partners, municipalities, and private developers regarding real estate development projects



What do developers want?

- Developers are looking for certainty. They want to know what the rules are and how they will be implemented. They tend to have realistic expectations and want to create attractive developments that are good places to live and work. They will decide that they can meet the requirements or will go to another community.
- Does your Planning Commission or Development Review Board know the ordinances that they are administering? Do the requirements in those ordinances align with what the community wants to see? If the answer is no, or maybe, you might not be well positioned to attract developers or get the end community you are looking for.



Four Founders Circle Newport, Vermont

Constructed beginning in 1951, the former Sacred Heart School and Convent sat vacant for the better part of the last generation.

While many looked at the property, with its combined 65,000 square feet of buildings on an 8.5-acre, flat site overlooking Lake Memphremagog adjacent to existing neighborhoods and linked to the downtown by sidewalk, with municipal water and sewer on site, those interested in redevelopment were deterred.

The biggest challenge - apart from having to negotiate with nuns - the site was zoned institutional/ educational with no residential uses by right or through conditional use.



What the Community Did and Why it Worked


- Zoning Ordinance was updated through an involved public process. The end result was clear and municipal zoning and planning staff could explain it. This is the result of significant planning and community outreach that really sought to find out what the community wanted and explain the ramifications of the ordinance.
- City staff brought in other departments early to clearly articulate their must-haves - brought Public Works, Public Safety and Zoning together at the start for a site visit.
- While staff did not approve administratively, the staff made sure that the Planning Commission was fully aware of the project and how it met the regulations. They met regularly with the Chair to go over the development and came up with a script for the hearing to make sure that everything that needed to be addressed was - and was also documented fully in the minutes.


2022 Schematic Design




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