

Housing, Conservation and Social Equity

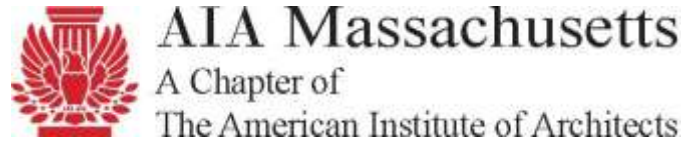
2018 RCP Network Gathering



MASSACHUSETTS SMART GROWTH

ALLIANCE

HOUSING • ENVIRONMENT • ARCHITECTURE • PLANNING • PUBLIC HEALTH



Dottie Fulginiti, Director of Local Leadership

www.ma-smartgrowth.org www.great-neighborhoods.org

What is smart growth?

Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods and community engagement.

Smart growth attempts to curb urban sprawl and worsening environmental conditions.

10 Principles of smart growth

1. Mixed land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost effective
10. Encourage community and stakeholder collaboration in development decisions



“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302



30 Years of Housing & Conservation

- 267,432 acres of working forests, natural areas and recreational lands
- 12,762 affordable homes – rental and homeownership
- 168,000 acres on 720 farms
- 70 historic buildings have been restored for community use
- 750 businesses have enrolled in our Farm & Forest Viability Program
- 550 AmeriCorps members have served through VHCB AmeriCorps
- 2,600 homes with reduced lead paint hazards

What is Affordable Housing?



Housing is considered “affordable” if the cost does not exceed 30% of a household’s gross monthly income

Affordability is relative – it is determined by two factors: housing cost & the ability of people to pay

For Renters, “cost” is rent & utilities

For Homeowners, “cost” includes mortgage, taxes, insurance & utilities

Developing Affordable Housing

- Communities need housing affordable to a range of income levels.
- Since the Great Depression, the federal government has played a role in housing for lower income households. Now cities and states, too.
- Subsidy is necessary because the cost of building and operating is greater than the house price or revenue of rents that lower income people can afford.
- Affordable housing generally means houses or apartments affordable to households at 80% of the area median income.
- Developing affordable housing is complex, takes at least 2 or 3 years, can generate community resistance, and requires multiple funding sources - public and private.



Great River Terrace Brattleboro

Housing in Downtowns

Creating new homes and bringing historic buildings back to life.



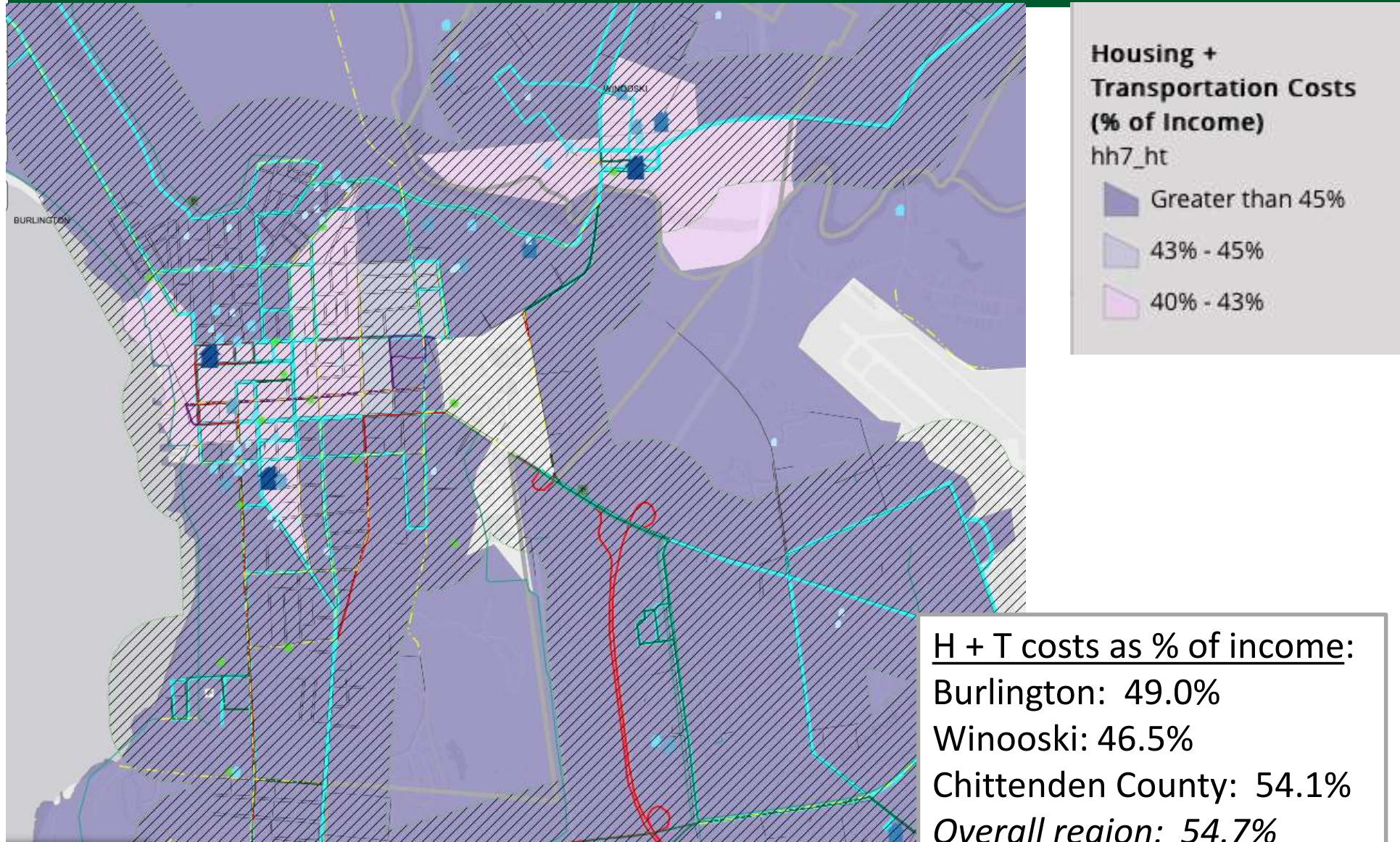
Smart growth can

Improve transportation access and choice

- Lack of transportation access often a primary barrier to employment, health care
- Compact setting → provide transportation options more efficiently.
 - Transit
 - Car & bike sharing
 - Active transportation
 - Ride services



Smart growth can Improve transportation affordability



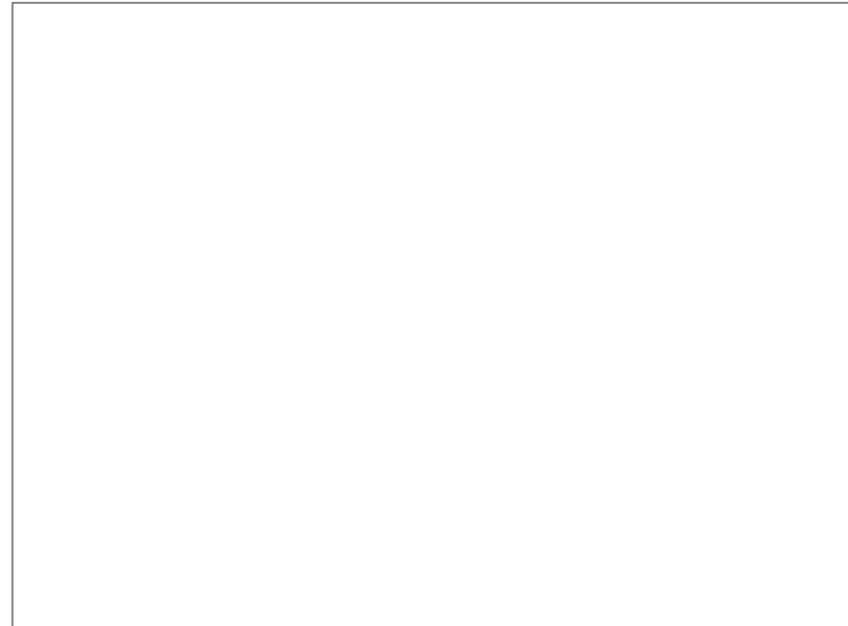
Smart growth can Improve transportation affordability



Smart growth can

Increase resilience and reduce vulnerability

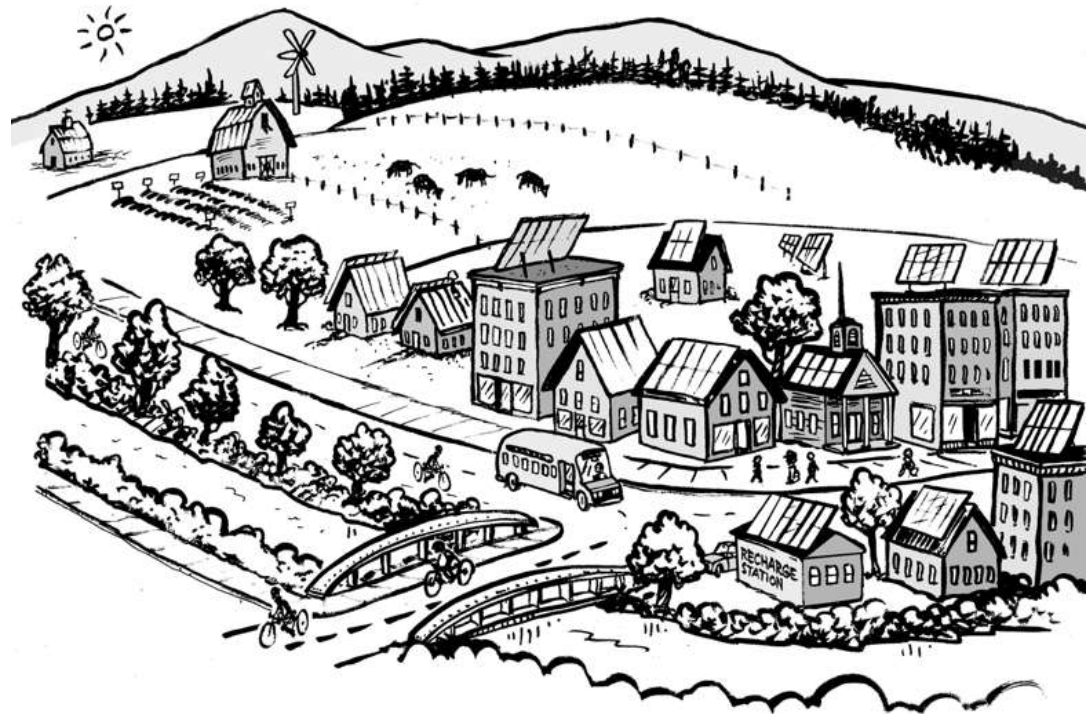
- Minimize development in vulnerable locations
 - Promote food access
 - Support clean air and water
-
- Increase connection and reduce isolation



Smart growth can...

...but it takes some work to do it right.

- Smart growth pattern can create promote access, fair treatment, and opportunity.
- More work...
 - Identifying and eliminating barriers to participation
 - Justice and fairness in procedures and processes



Housing & Conservation

Partnership, Permanence, and Trust



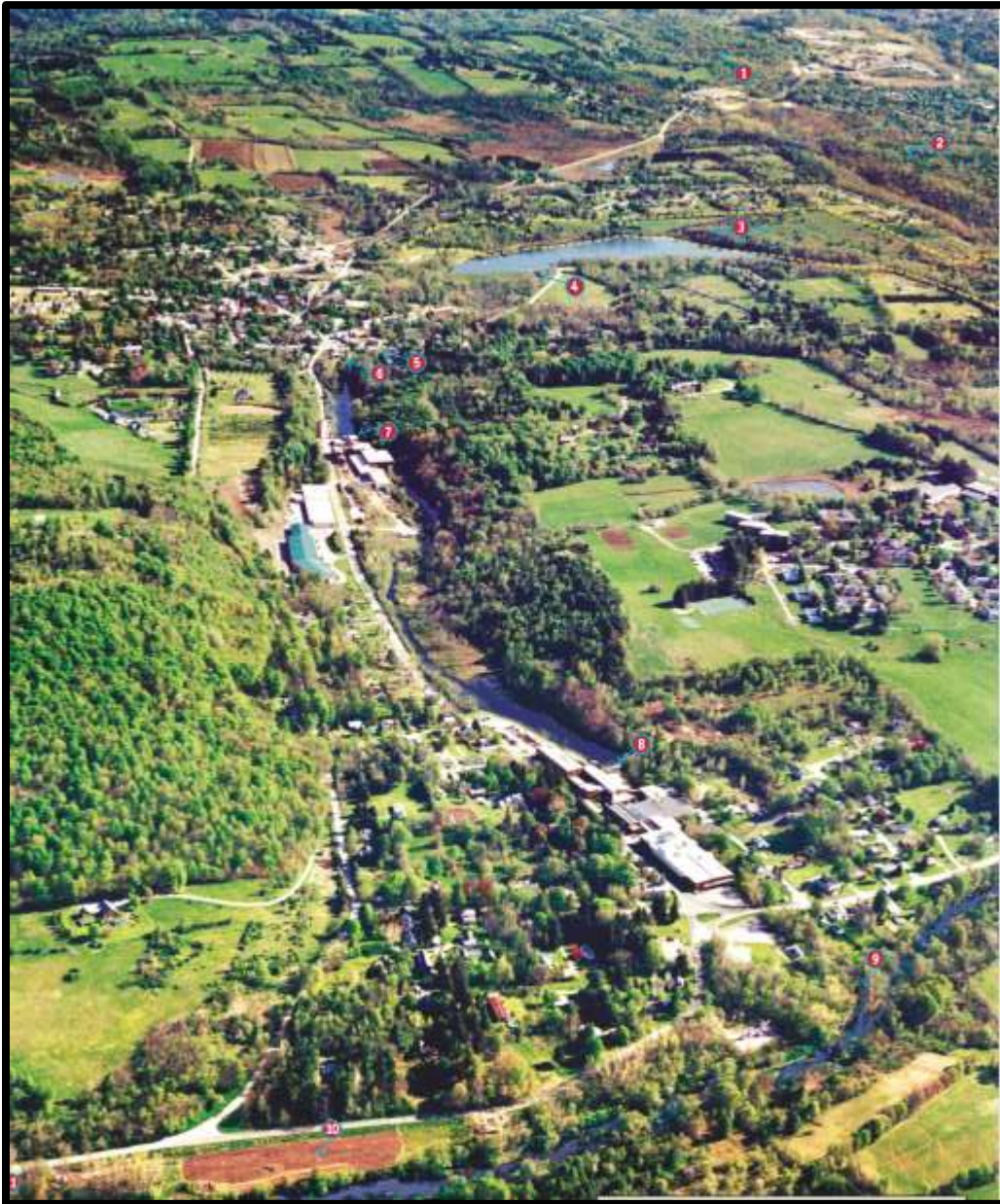
- State Housing Trust Fund – Property Transfer Tax Revenue
- Statewide networks of regional housing nonprofits and conservation groups
- Permanent Affordability and Protection
- Project Underwriting
- Vermont Housing & Conservation Coalition
- Leaders in Housing & Conservation
- AmeriCorps

Cambrian Rise Burlington



New neighborhood of 700 new homes on infill site. 12 acres of conserved land with public access on Lake Champlain. All levels of affordability from luxury condos to apartments dedicated to the homeless. Partnership between the City, private developer, housing nonprofit and land trust.

Lake Paran, Bennington County



Lake Paran Site Plan – Before and After



Shared Equity

Net zero energy home built for a young family by Central Vermont Habitat for Humanity on land donated by the Cross Vermont Trail Association





The Community Preservation Act (CPA) is a smart growth tool that helps communities:

- Preserve open space and historic sites
- Create and preserve affordable housing
- Develop outdoor recreational facilities

www.communitypreservation.org

2015 Paul E. Tsongas Award, Preservation Massachusetts
2015 Preservation Award, Massachusetts Historical Commission
2015 J. Timothy Anderson "Timmy" Award for Excellence in Historic
Rehabilitation, National Housing & Rehabilitation Association
2016 Featured Article, "Ames to Please" Design New England
Magazine



Ames Shovel Works, Easton MA

8 Acres, 113 Apartments, 30 Affordable (2 accessible) 83 Market rate (5 accessible)



Preserve open space
 Protect level 2 Aquifer
 Energy efficient

Walkable
 Close to amenities
 Economic Development Driver

Historic Preservation
 Affordable housing
 Environmental cleanup

Balancing housing and conservation

State Investment

State Designation Programs

- Community revitalization
- Target investment in housing, historic preservation, infrastructure



Working Lands Enterprise Fund

- Investment in value-added farm and forest businesses
- Strengthen land base by supporting working lands economy



Balancing housing and conservation
Enosburg Falls River Access Park



Photo: Vermont River Conservancy

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