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MORRISTOWN

TOWN OF MORRISTOWN HOUSING COMMITTEE
WARNED PUBLIC HEARING
COMMUNITY MEETING ROOM OF THE OLD TEGU THEATER
43 Portland Street in Morrisville, VT 05661
5:00 PM Thursday, May 4, 2023

Agenda

1. : Approve prior meeting minutes
2. : Discuss Housing data from Todd's April 10th email
3. : Fill-out 1-3-5 Objective, Strategy, & Tactic sheet for Housing Committee directive

Morristown/Morrisville Housing Committee
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Thursday 6 April 2023

Committee Members present: Bob Bortree, Steve Foster, Planning Council Member Joshua Goldstein (via phone), Yvette Mason, Selectperson Judy Bickford, Donna Sherlaw, & Selectperson Laura Streets
Committee Members absent:
Guests present: Ron Stancliff
Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Town Offices, 43 Portland Street in Morrisville, at approximately 5:03 P.M.

Discuss: Housing Committee meeting time, location, and schedule – After some discussion, the Housing Committee decided to meet on the first Thursday of each month from 5 P.M. to 6:00 P.M. at the Town Offices. Committee members committed to a schedule where the Housing Committee's final report and recommendations will be submitted to the Planning Council, Selectboard, and Village Trustees this fall (hopefully in time to be included in the 2023 zoning change process).

Discuss: Introduction and charge – Committee Members reviewed the Town Plan language that supported the creation of a Housing Committee, the Planning Council's letter urging the creation of such, and the Selectboard's motion to form this committee. Committee Members expressed the goal that they hoped to accomplish while serving on this committee. These goals were as follows:
Member Bortree – Promote policies that help create affordable single-family homes that local residents use as primary housing.
Member Streets & Member Mason – Create more entry level ownership opportunities, such as condos, and small houses.
Member Foster – Create more housing of all forms.
Member Goldstein – The Committee must figure out what local housing needs are before offering solutions.
Member Sherlaw – More low-income, affordable, senior, transitional, and other forms of housing are needed and must be supported.
Member Bickford – Focus on creating more middle-income or missing middle housing, while still supporting the production of all types of housing.

The Committee, at the suggestion of Member Foster, agreed to frame their Housing Committee work product within the framework of 1 objective, 3 strategies, and 5 tactics to achieve the objective. It was agreed upon that the objective would be the Town Plan language of "a housing committee charged with promoting the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers create more housing in our town." It was also agreed upon that 2 of the 3 strategies would be to increase the density allowed by zoning (ex. smaller lot sizes), and to offer density bonuses to entice developers to enact certain goals that the committee will establish (smaller homes, more ownership, more affordability, etc.). To help the committee move forward, Mr. Thomas was asked to email out the Lamoille County Housing Needs Assessment that was conducted in 2018, and the State's similar housing studies conducted in 2020. Member Foster asked that AARP's Handbook for Improved Neighborhoods should also be disseminated.

Discuss: Town Plan & Zoning Map – Planning Director Thomas spoke to the Town Plan and the new zoning map. He reminded committee members that any zoning changes that the Housing Committee recommends to create more housing must be included as part of the current Town Plan. Any recommended zoning changes that were not supported by the Town Plan would require it to be updated prior to moving forward with these zoning improvements.

The meeting adjourned at 6:00 PM, submitted by Todd Thomas, Planning Director

How our Town is doing per the Kennedy Lamoille County (including Hardwick) 2018 Housing Study

1. Growing faster than the county, our Town added 523 housing units between 2000 and 2016. That is a 23% increase in the amount of housing units.
2. Between 2000 and 2016, only Stowe added more housing units than our town, and a majority of these new Stowe units were resort related. Our town also added vastly more owner occupied housing units than any other town in the county. The 375 new units added here were 5 times more units than Stowe added and three times more units than Cambridge added.
3. The owner-occupied rate of the Town's housing stock has risen quickly in recent years. In 2000, 36% of the Town's 2,101 housing units were rentals. That rental percentage fell only slightly to 34% by 2010. However, this rental percentage fell off quickly in the last few years with only 28% of the housing stock being rented by 2016. Even with the recent addition of rental housing, there were 98 less rental housing units in existence in 2016 than there were in 2000. This drop is a clear outlier in the county data and a sign that not enough rental housing is being created.
4. 31% of the Town's housing stock is multi-family, similar to Johnson & Cambridge (Stowe at 42%).
5. 9% of the Town's multi-family housing stock is owner occupied. This percentage is double to triple everywhere else in the county except for Stowe (21%).
6. Unlike the rest of the county (at 64%), the Town's rental housing (83%) is mostly multi-family.
7. Our Town's 28% of rented housing is below the county average and trailing communities such as Hardwick, Cambridge, Johnson, and Stowe (which is at 34%).
8. Between 2000 and 2016, our town accounted for 46% of all the new owner occupied housing created in the entire County.
9. Between 2000 and 2017, our Town accounted for 35% of all housing permits in the County.
10. Only Hardwick at 57 years, has an older average age of housing stock than our town (50 years). Most of the County's housing stock is just over 40 years old.
11. Our Town has slightly more affordable housing than the county average, but it is higher than average when Stowe's skewed number are eliminated from this calculation. 30% of the Town's owner occupied households are now paying more than 35% of income towards housing costs. More housing needs to be produced to make a dent in this growing affordability problem.
12. For rental housing, 35% of the Town's rental households are now paying more than 35% of income towards housing costs.
13. The study still shows our Town to have some of the most affordable rent to income levels in the county but anecdotal evidence post 2016 tells me that this is no longer true.
14. Incomes in our Town remain well below the County average of $52,642. Our Town's median household income of $44,559 is just above Hardwick, but well above Johnson (a data outlier).
15. Our Town unfortunately outpaces the County in rentals with very low annual incomes. 57% of rental households in Morrisville make less than $25,000 per year. I am assuming this skewed number versus the County average of 43% is being driven by a large rental property owner in Town. Our Town is not an outlier with this same income level when ownership is queried.
16. 85% of the workers work within the County, mostly in Stowe or here. 32% of Town residents do not leave Town for work. This is well above the county average and only bested by Stowe's 52%.
17. Our Town's average commute time of 25 minutes is lower than the County's at 27 minutes.
18. The Town's 2017 employment level was 108.5% of its 2000 level, showing local job growth.
19. Our Town's median transaction price increased by 26% between 2000 and 2016, which is nearly double the transaction price increase of the rest of the County.

Housing Committee Planning: 1-3-5

(1) = The 1 Main Business Objective/Goal for the Year

Promote the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers create more housing in our town.

(3) = The 3 Strategies/Sub-Goals to Achieve the Objective/Goal

1) Increase the density already allowed by zoning (ex. smaller lot sizes)	2) Offer density bonuses to entice developers to create committee desired outcomes (ex smaller homes, more ownership, more affordable)	3)

(5) = 5 Tactics for Reaching Each Sub-Goal

1a)	2a)	3a)
1b)	2b)	3b)
1c)	2c)	3c)
1d)	2d)	3d)
1e)	2e)	3e)