

# Homes we Need vs What we Have Zoning for Great Neighborhoods





# Community Planning + Revitalization

**Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.**







# Survey Results

## Most Needed Housing Types





# Survey Results

## Difficulties (Top 4 out of 8)

**1**

Lack or High Cost of Real Estate

**2**

High Construction Costs

**3**

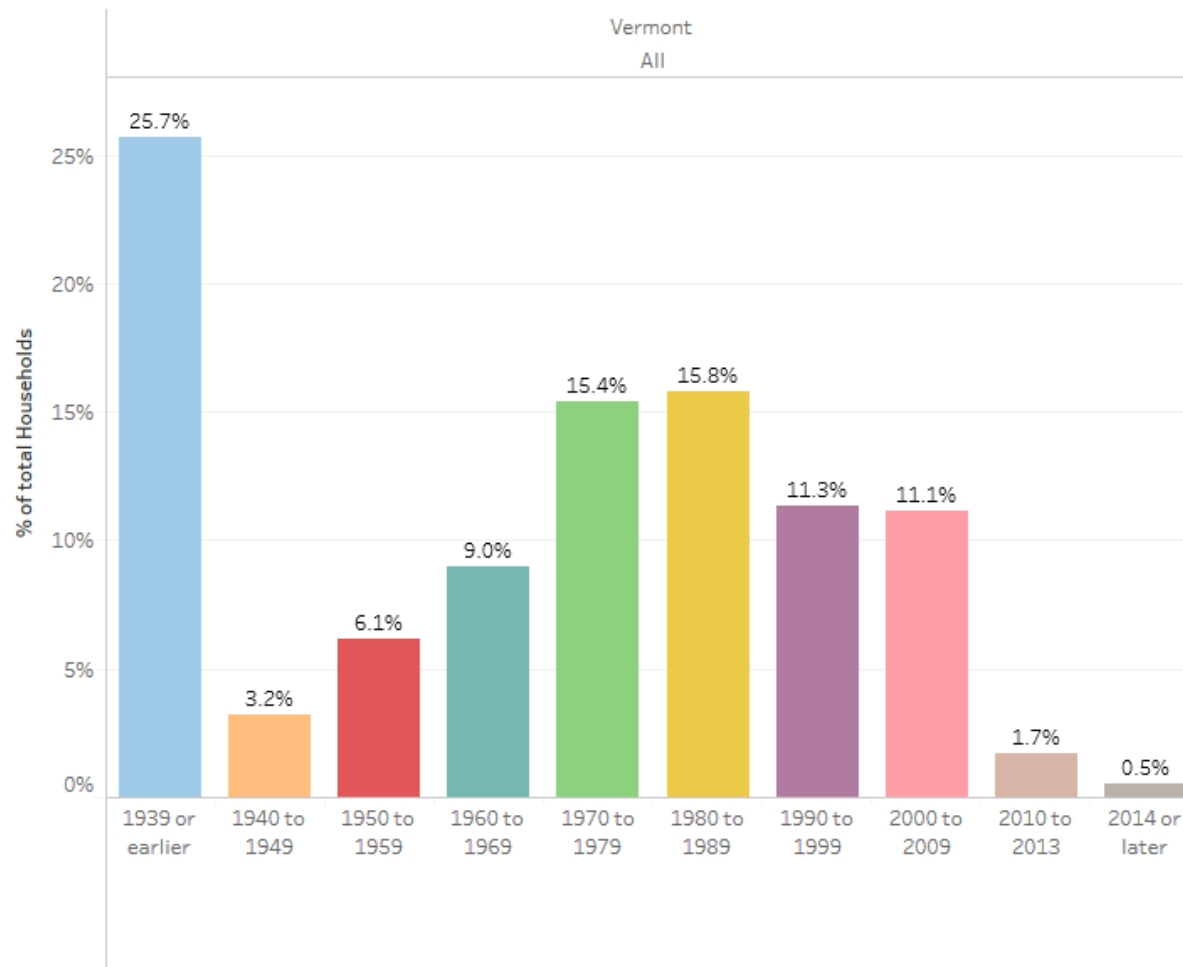
Resistance to Neighborhood Change

**4**

Municipal Zoning/Land Use Regulations

# MOST HOMES ARE OLD

Estimated housing units by year structure built

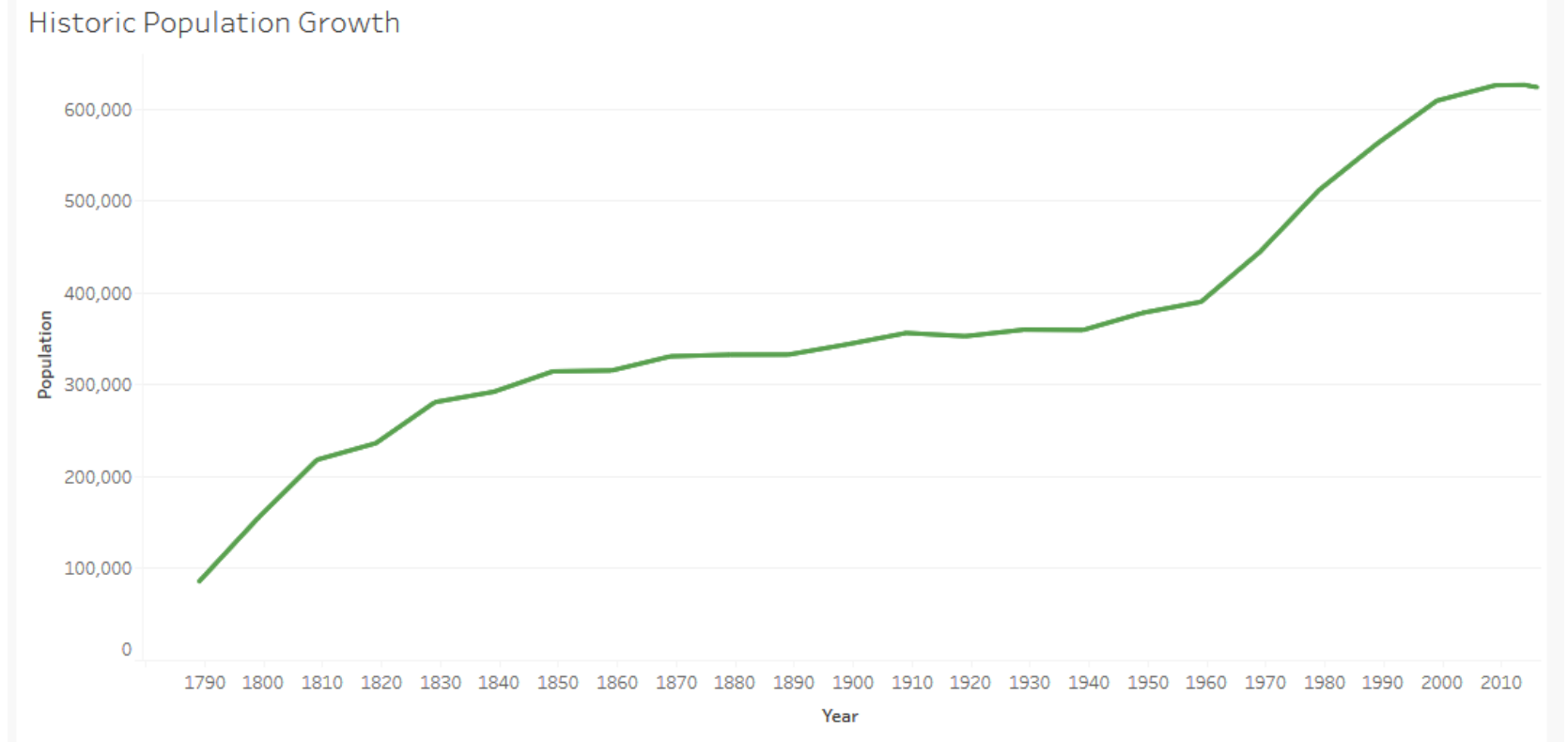


Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017



# POPULATION IS SLOWING

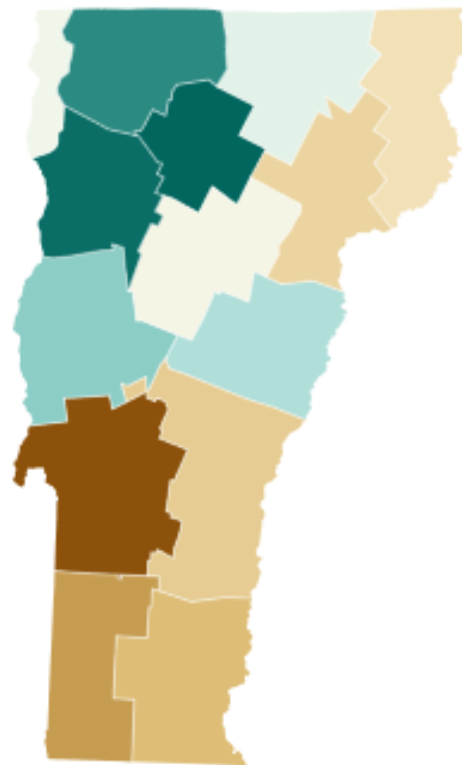


<https://vtfuturesproject.org/vermonters-visitors/forces-of-change/#1447445211205-e1a4e524-8b8b>

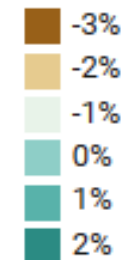


# PEOPLE ARE MOVING

County-level population changes from 2008-12 compared to 2013-17:



**Population change (%)**



Map: Erin Petenko • Source: Census American Community Survey • [Get the data](#) • Created with Datawrapper

<https://vtdigger.org/2019/10/03/as-vermonters-leave-small-towns-they-flock-to-burlington-region/>



# TOTAL HOUSEHOLDS INCREASING

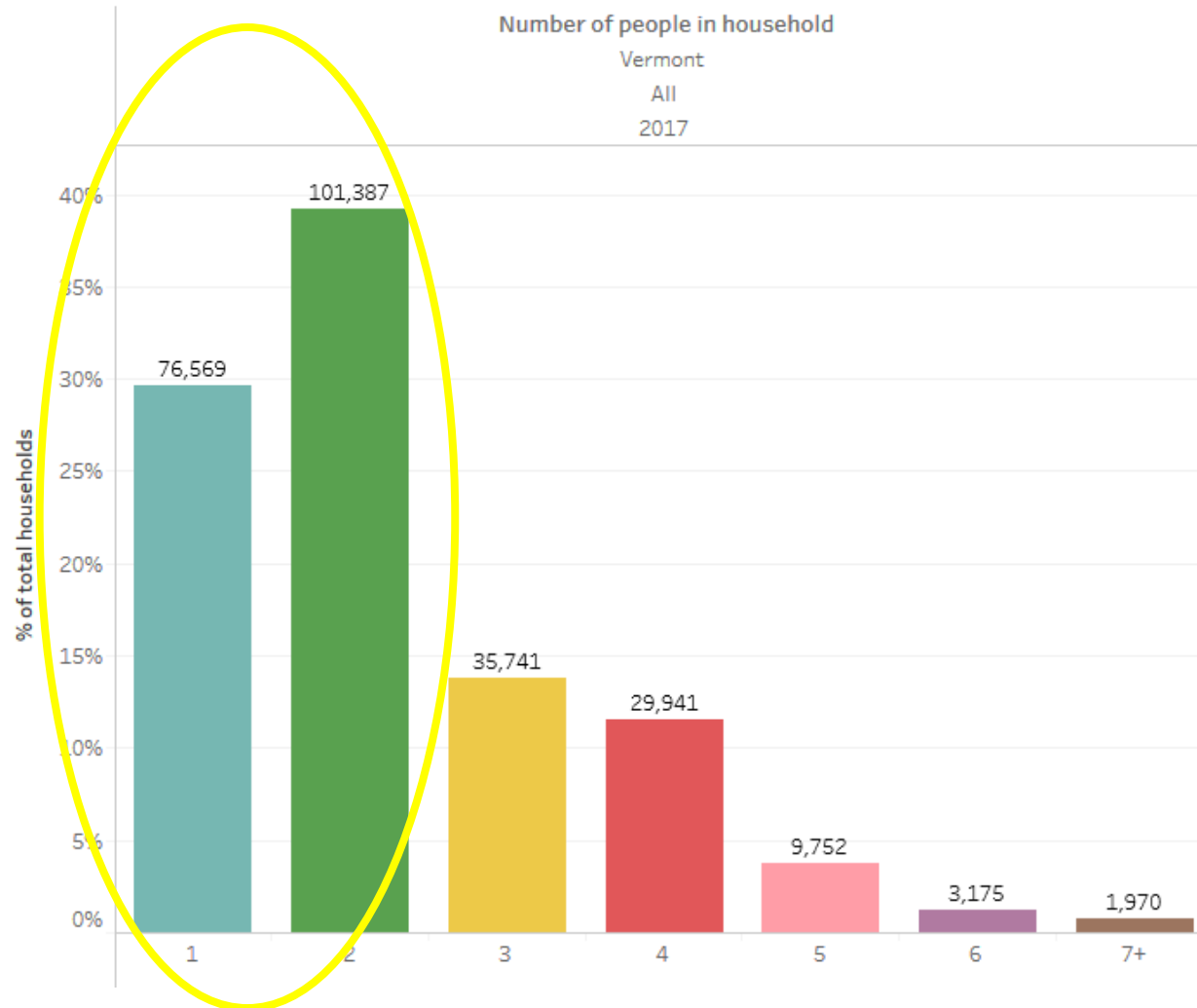
Estimated number of households





# INDIVIDUAL HOUSEHOLDS ARE SHRINKING

Estimated households by number of people



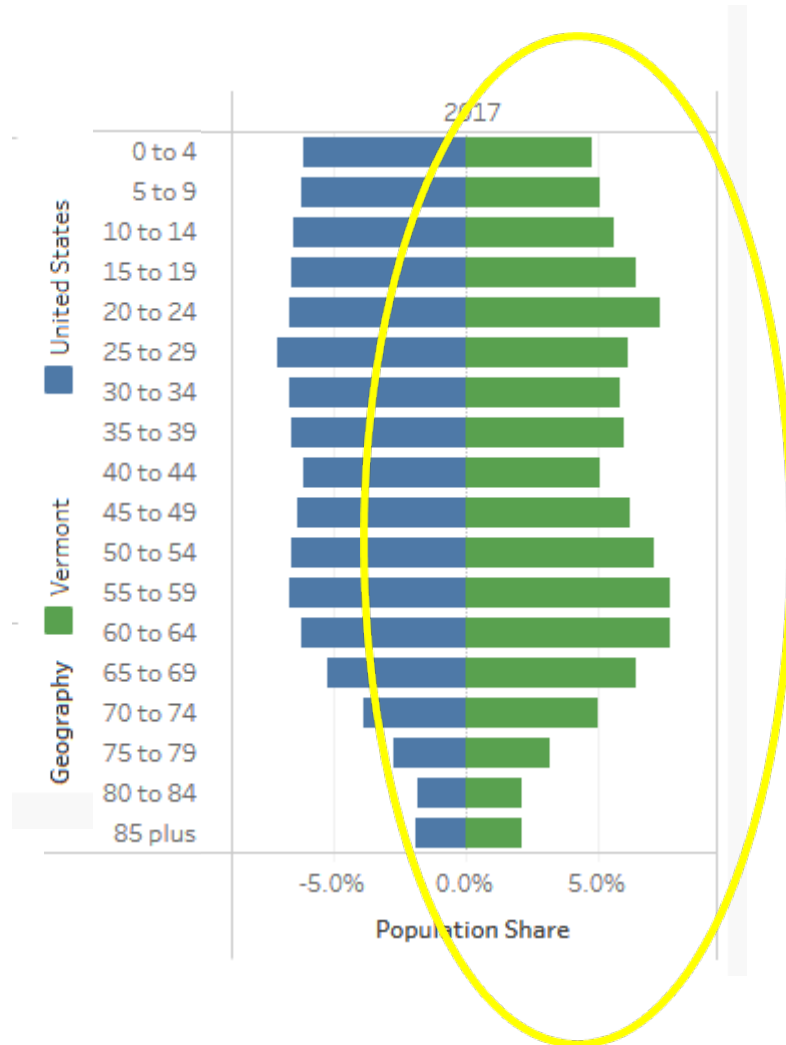


# HOUSEHOLDS ARE GRAYING

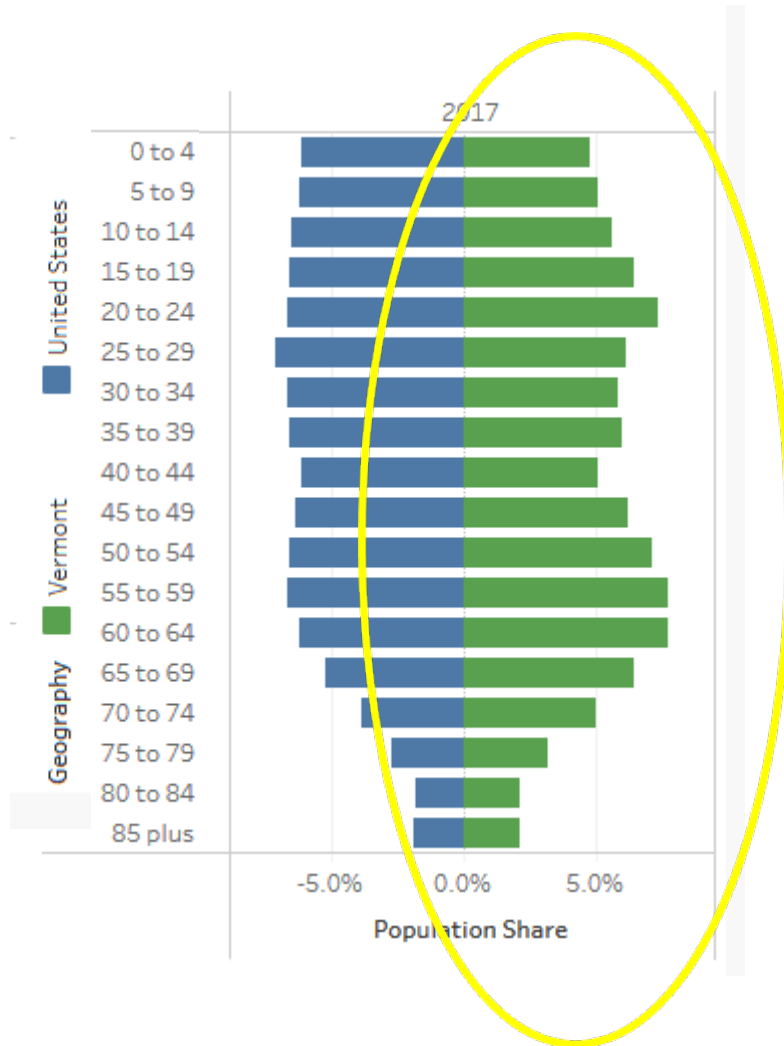
Estimated households by tenure and age of householder



# AGE COHORTS ARE SHIFTING



# AGE COHORTS ARE SHIFTING



# BUT MILLENNIALS AREN'T BUYING

## Homeownership among Baby Boomers, Gen Xers, and Millennials in 2015

Generation	Years born	Age	Population	Current homeownership (%)	Homeownership at age 25-34 (%)
Millennials	1981-97	18-34	75,170,263	32.2%	37.0%
Gen Xers	1965-80	35-50	66,441,487	60.4%	45.4%
Baby boomers	1946-64	51-69	74,649,971	75.0%	45.0%

Sources: 1990 and 2000 Decennial Censuses and the 2015 American Community Survey.

Source: <https://www.urban.org/urban-wire/state-millennial-homeownership>



# Boomers & Millennials Want the Same Things

Low-Maintenance

Walkable

Near Amenities

Active

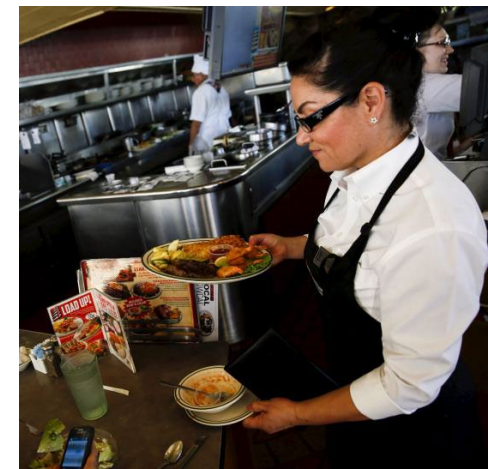
Social

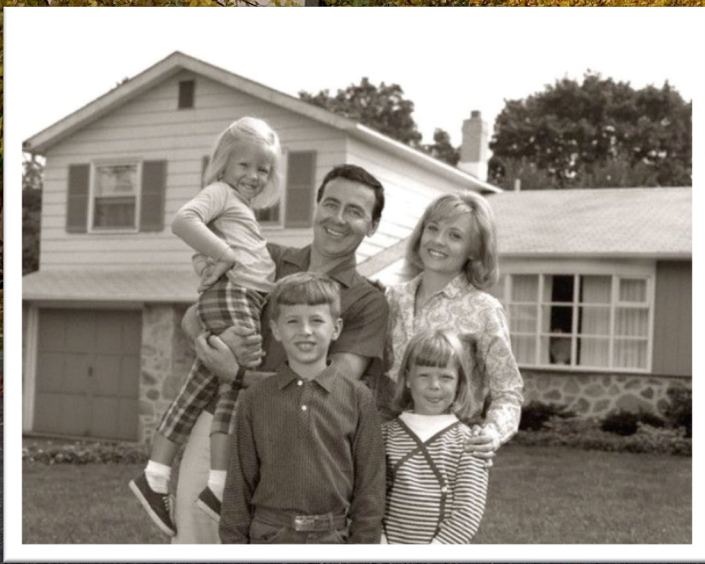




# It's about Economic Development

## Homes for Vermont's Workers









# Not Just in Vermont

The New York Times

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## *Cities Start to Question an American Ideal: A House With a Yard on Every Lot*

By EMILY BADGER and QUOCTRUNG BUI JUNE 18, 2019

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

 **NEWS**

U.S. NEWS

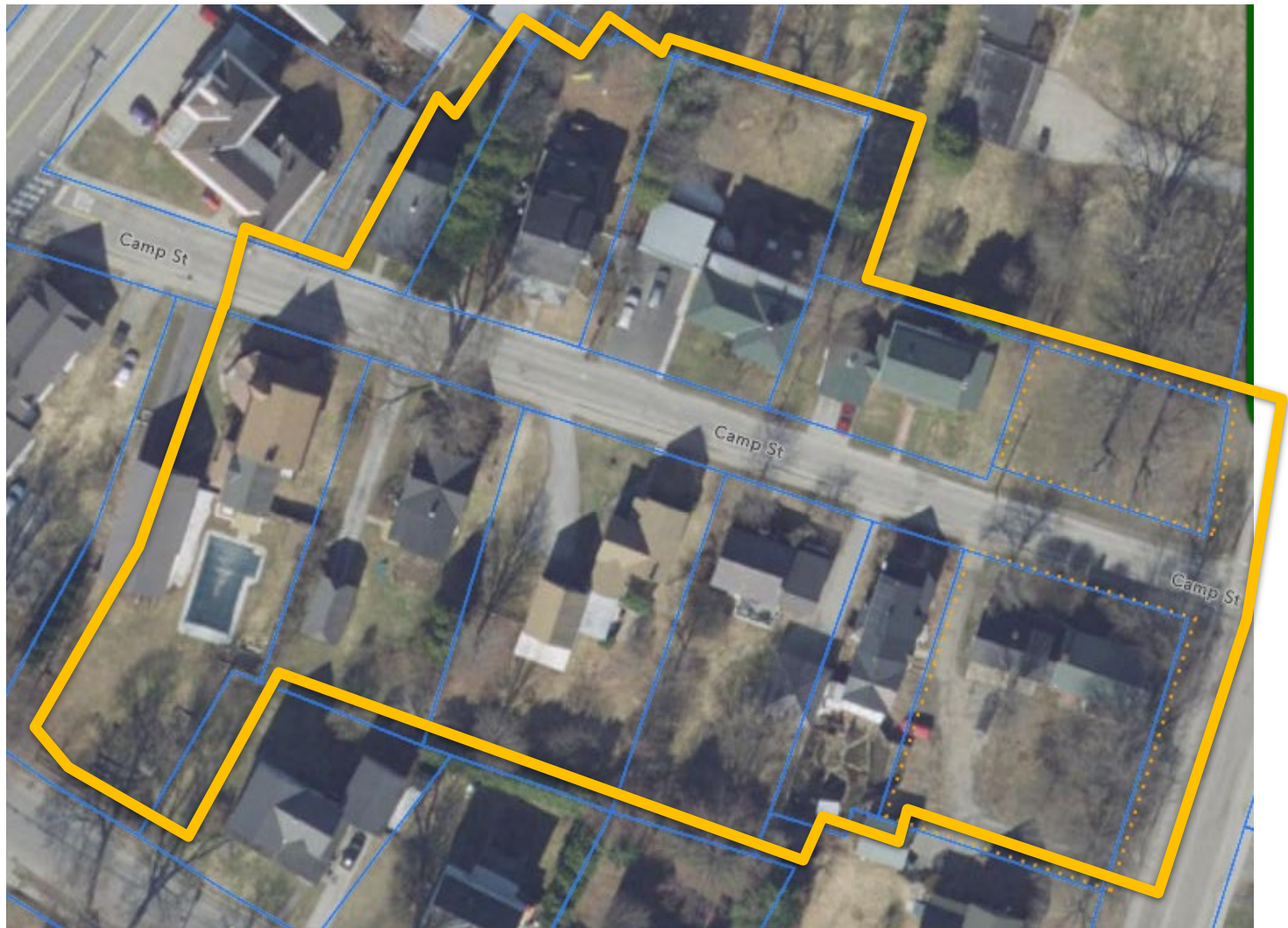
## **Housing crisis has Seattle weighing end of single-family zoning**

Can the city solve its housing crisis by doing away with single-family zoning?

# Creating Units is Hard



# Municipalities Need Help



0% of existing principal structures/lots fully conform



# Zoning for Great Neighborhoods

