

Appendices

A-1 REGIONAL HOUSING DISTRIBUTION PLAN METHODOLOGY

In August 2006, the Central Vermont Regional Planning Commission formed a Housing Committee to discuss a pro-active approach to planning for housing in Central Vermont. Commissioners representing the Towns of Calais, East Montpelier, Middlesex, Plainfield, Orange, Waitsfield, and Williamstown met monthly for seven months. The result of the Committee’s work is the Regional Housing Distribution Plan.

The Housing Distribution Plan is based upon the “Economic and Demographic Forecast: Central Vermont Planning Region 2000-2020” prepared for the Central Vermont Economic Development Corporation, Central Vermont Chamber of Commerce and Central Vermont Regional Planning Commission in November 2001 by Economic & Policy Resources, Inc. (EPR). The formula for the housing plan is based upon historical patterns and trends in population and employment change.

The following steps outline how the number of net, year-round, housing units to be planned for per municipality was formulated:

1. The EPR forecast projects the Region’s need to develop approximately 7,800 new housing units between 2000 and 2020, bringing the total from 25,675 to 33,534.
2. In 2000 each town was contributing the following percentage of housing units to the regional total:

Town	Housing units in 2000	Percent (%) of region	Town	Housing units in 2000	Percent (%) of region
Barre City	4220	16.44%	Orange	362	1.41%
Barre Town	2951	11.49%	Northfield	1819	7.08%
Berlin	1109	4.32%	Plainfield	487	1.90%
Cabot	452	1.76%	Roxbury	227	0.88%
Calais	616	2.40%	Waitsfield	734	2.86%
Duxbury	498	1.94%	Warren	742	2.89%
E. Montpelier	1007	3.92%	Waterbury	2011	7.83%
Fayston	484	1.89%	Washington	406	1.58%
Marshfield	575	2.24%	Williamstown	1248	4.86%
Middlesex	663	2.58%	Woodbury	329	1.28%
Montpelier	3739	14.56%	Worcester	346	1.35%
Moretown	650	2.53%	Total	25,675	100.00%

3. Each town's 'percent (%) of region' was calculated for the years 2005, 2010, 2015, and 2020 housing forecast.
4. Each town's 'percent (%) of region' in the year 2000 was applied to the 2005, 2010, 2015, and 2020 forecast.
5. If each town's 'percent of region' for the years 2005, 2010, 2015, and 2020 was higher than the 'percent of region' in the year 2000 then the EPR forecasted housing projections were used as is (which was the case for the majority of towns in the region.) If the town's 'percent of region' for the years 2005, 2010, 2015 and 2020 was less then the 'percent of region' in the year 2000, then the mid point between the projection and the 'percent of region' in the year 2000 total was applied. This was the case for Barre City, Montpelier, Northfield and Plainfield.

The Housing Distribution Plan results in planning for a total of 8,835 housing units in Central Vermont between 2000 and 2020, ensuring the region is prepared for future housing growth and encourages towns to continue to contribute similar percentage levels of housing units into the future.

It should be noted that all projections of future trends are the best guesses of experts and computer models. Anything as complex and dynamic as the Region's housing market must be constantly monitored to identify any changes in supply or demand and respond to them.

It is, therefore, recommended that local and regional housing needs analyses, economic and demographic forecasts, and the Regional Housing Distribution Plan be updated every five years.

A-2 24 V.S.A. § 4382. THE PLAN FOR THE MUNICIPALITY

Title 24: Municipal and County Government
Chapter 117: MUNICIPAL AND REGIONAL PLANNING AND DEVELOPMENT
24 V.S.A. § 4382. The plan for a municipality

§ 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

- (1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment;
- (2) A land use plan, consisting of a map and statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service;
- (3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;
- (4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;
- (5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;
- (6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;
- (7) A recommended program for the implementation of the objectives of the development plan;

(8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title;

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to section 4348a(a)(9) of this title. The program may include provisions for conditionally permitted accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons.

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of section 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

(d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188 (Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996.)

A-3 "ECONOMIC AND DEMOGRAPHIC FORECAST, CENTRAL VERMONT PLANNING REGION, 2000 TO 2020" – POPULATION BY TOWN

FINAL3_2020G

3 2007
2 2004

POPULATION BY TOWN

Washington County Town	'50 Census	'70 Census	'80 Census	'90 Census	'00 Census	2005 EPR	2010 EPR	2015 EPR	2020 EPR
Barre City	10,387	10,209	9,824	9,482	9,291	9,186	8,911	8,763	8,628
Barre Town	4,580	6,509	7,090	7,411	7,602	7,802	8,177	8,451	8,747
Berlin	1,306	2,050	2,454	2,561	2,864	3,010	3,164	3,325	3,515
Cabot	763	663	958	1,043	1,213	1,271	1,328	1,378	1,458
Caith	684	749	1,207	1,521	1,829	1,615	1,730	1,874	2,032
Duxbury	546	621	877	976	1,289	1,379	1,475	1,621	1,820
E. Montpelier	1,200	1,597	2,205	2,239	2,578	2,691	2,836	2,989	3,152
Fayston	158	282	657	845	1,141	1,252	1,375	1,536	1,766
Marsfield	891	1,033	1,257	1,331	1,496	1,551	1,619	1,703	1,821
Middlesex	770	857	1,235	1,514	1,729	1,874	2,026	2,230	2,460
Montpelier	8,782	8,609	8,241	8,247	8,035	7,982	7,899	7,832	7,780
Moretown	788	904	1,221	1,415	1,653	1,768	1,892	2,047	2,301
Northfield	4,511	4,870	5,435	5,610	5,791	5,899	6,012	6,162	6,311
Plainfield	966	1,399	1,249	1,302	1,286	1,292	1,285	1,300	1,306
Roxbury	364	354	452	375	576	606	636	669	703
Waitsfield	658	837	1,300	1,422	1,659	1,777	1,914	2,071	2,250
Warren	459	558	956	1,172	1,681	1,832	1,996	2,135	2,421
Waterbury	4,303	4,614	4,465	4,569	4,915	5,041	5,172	5,350	5,579
Woodbury	317	399	573	756	809	891	957	1,036	1,098
Worcester	417	505	727	906	902	951	999	1,049	1,109
County Total	42,860	47,659	52,393	54,928	58,039	59,671	61,408	63,506	66,269
Orange County Towns									
Orange	430	540	752	915	965	1,030	1,101	1,181	1,276
Washington	565	667	855	937	1,047	1,095	1,156	1,226	1,311
Williamstown	1,553	1,822	2,284	2,839	3,225	3,393	3,631	3,901	4,224
Subtotal:	2,548	3,029	3,891	4,691	5,237	5,518	5,888	6,308	6,811
CV REGION	45,408	50,688	56,284	59,619	63,276	65,189	67,297	69,814	73,080

As modified by Scurie & Policy Resources, Inc. November 2002

A-4 "ECONOMIC AND DEMOGRAPHIC FORECAST, CENTRAL VERMONT PLANNING REGION, 2000 TO 2020" – HOUSING UNITS BY TOWN

FINAL3_202003

Town	HOUSING UNITS BY TOWN									
	Washington County '60 Census	'70 Census	'80 Census	'90 Census	'00 Census	2005 EPR-CV/RPC	2010 EPR-CV/RPC	2015 EPR-CV/RPC	2020 EPR-CV/RPC	
Barre City	3,523	4,003	4,048	4,220	4,242	4,267	4,350	4,462		
Barre Town	1,788	2,256	2,632	2,951	3,026	3,216	3,525	3,907		
Berlin	642	858	938	1,109	1,221	1,360	1,485	1,601		
Cabot	195	323	385	452	489	532	555	612		
Caais	213	422	547	616	656	758	844	962		
Duxbury	176	308	353	498	552	634	724	830		
E. Montpelier	455	698	827	1,007	1,081	1,175	1,262	1,468		
Favston	88	252	327	484	532	587	676	810		
Marshall	307	414	450	575	619	674	720	792		
Middlesex	200	417	547	663	739	807	891	1,042		
Montpelier	2,841	3,254	3,546	3,739	3,757	3,904	3,979	4,153		
Northfield	294	458	540	650	710	796	894	1,023		
Northfield	1,164	1,497	1,682	1,819	1,858	2,005	2,095	2,282		
Palmyra	295	421	450	487	501	521	530	558		
Hokbury	109	162	207	227	240	255	280	316		
Warfield	264	521	574	734	807	882	958	1,045		
Warren	178	374	512	742	827	914	993	1,128		
Waterbury	1,099	1,504	1,754	2,011	2,120	2,258	2,406	2,675		
Windsor	130	221	275	329	366	399	456	519		
Worcester	145	250	324	346	381	407	431	484		
County Total:	14,146	18,613	20,948	23,659	24,724	26,348	28,044	30,668		
Orange County Towns										
Orange	139	241	312	362	393	430	470	523		
Washington	176	267	329	406	430	467	505	556		
Williamstown	499	761	1,036	1,248	1,332	1,463	1,603	1,787		
Subtotal:	814	1,259	1,677	2,016	2,155	2,360	2,578	2,866		
CV REGION	14,960	19,872	22,625	25,675	26,879	28,708	30,622	33,534		

As modified November 2002 by Economic & Policy Resources, Inc.

A-5 “ECONOMIC AND DEMOGRAPHIC FORECAST, CENTRAL VERMONT PLANNING REGION, 2000 TO 2020” –HOUSEHOLD SIZE BY TOWN

FINAL3_2020G

Town:	Household Size by Town									
	'60 Census	'70 Census	'80 Census	'90 Census	'00 Census	2005 EPR-CVRPC	2010 EPR-CVRPC	2015 EPR-CVRPC	2020 EPR-CVRPC	
Washington County										
Bare City	2.90	2.45	2.34	2.20	2.17	2.09	2.01	1.93		
Bare Town	3.64	3.14	2.82	2.58	2.58	2.54	2.40	2.24		
Berlin	3.19	2.86	2.73	2.58	2.47	2.33	2.24	2.20		
Cabot	3.40	2.97	2.86	2.68	2.60	2.49	2.27	2.37		
Celais	3.52	2.86	2.78	2.48	2.46	2.29	2.22	2.13		
Corbury	3.53	2.85	2.69	2.59	2.50	2.33	2.24	2.19		
E. Montpelier	3.51	3.16	2.71	2.56	2.49	2.41	2.37	2.15		
Frystoil	3.32	2.61	2.59	2.36	2.35	2.34	2.27	2.18		
Marshfield	3.36	3.06	2.77	2.60	2.51	2.40	2.37	2.30		
Middlesex	3.57	2.96	2.77	2.61	2.54	2.51	2.50	2.36		
Montpelier	3.03	2.53	2.33	2.15	2.12	2.02	1.97	1.87		
Moretown	3.07	2.67	2.62	2.54	2.49	2.38	2.29	2.25		
Northfield	4.18	3.63	3.34	3.18	3.17	3.00	2.94	2.77		
Plainfield	4.74	2.97	2.83	2.64	2.38	2.49	2.45	2.34		
Roxbury	3.25	2.79	2.78	2.54	2.53	2.49	2.39	2.23		
Waitsfield	3.17	2.50	2.48	2.25	2.20	2.17	2.16	2.15		
Warren	3.30	2.56	2.29	2.27	2.21	2.18	2.17	2.15		
Waterbury	4.20	2.97	2.62	2.44	2.38	2.29	2.22	2.09		
Woodbury	3.07	2.59	2.79	2.46	2.43	2.40	2.27	2.12		
Worcester	3.48	2.91	2.80	2.61	2.50	2.45	2.43	2.29		
County:	3.37	2.81	2.62	2.45	2.41	2.33	2.26	2.16		
Orange County Towns										
Orange	3.88	3.12	2.93	2.67	2.62	2.56	2.51	2.44		
Washington	3.79	3.20	2.85	2.58	2.55	2.48	2.43	2.36		
Williamstown	3.65	3.04	2.74	2.58	2.55	2.48	2.43	2.36		
Subtotal:	3.72	3.09	2.80	2.60	2.56	2.50	2.45	2.38		
CV REGION	3.39	2.83	2.64	2.46	2.43	2.34	2.28	2.18		

2.34 in 2010

As modified by Economic & Policy Resources, Inc November 2002

