2019 FALL BUSINESS LEADERS HOUSING BREAKFAST

Kevin Geiger, AICP CFM, TRORC Senior Planner
kgeiger@trorc.org     www.keystothevalley.com
- 3 regional planning commissions in VT and NH
- 67 towns
- Needs study
- Survey of housing desires and fears
- Subject expert identification of obstacles
- Compilation of solutions from near and far
- Place-based visual examples
Tenet
- Having employees live in or near the town they work makes families, communities, and businesses stronger.

Principle
- People should be able to afford to live in the town in which they work.
Situation

- Employees commuting long distances
- Residents aging out of workforce
- Difficulty recruiting employees due to housing
- Region needs to attract young families
- We have much of what people want in terms of quality of life, except housing
Employer Input

- Survey
- Technical Advisory Group
- Unsolicited Comments
Dwell on Solutions

- **Financing**: direct, loan guarantees; down payment assistance, construction bridge loans, etc.

- **Construction**: build it and sell it or manage it

- **Infrastructure**: roads, transit, sewer and water

- **Land**: acquisition or reuse of land owned

- **Organizational**: public/private, new non-profits or coops

- **Regulatory**: zoning, legislation
Unless someone like you cares a whole awful lot, Nothing is going to get to get better. It's not.

—Dr. Seuss, The Lorax