



## THE LOCAL PLANNING PROCESS, PART 1:

## HOUSING

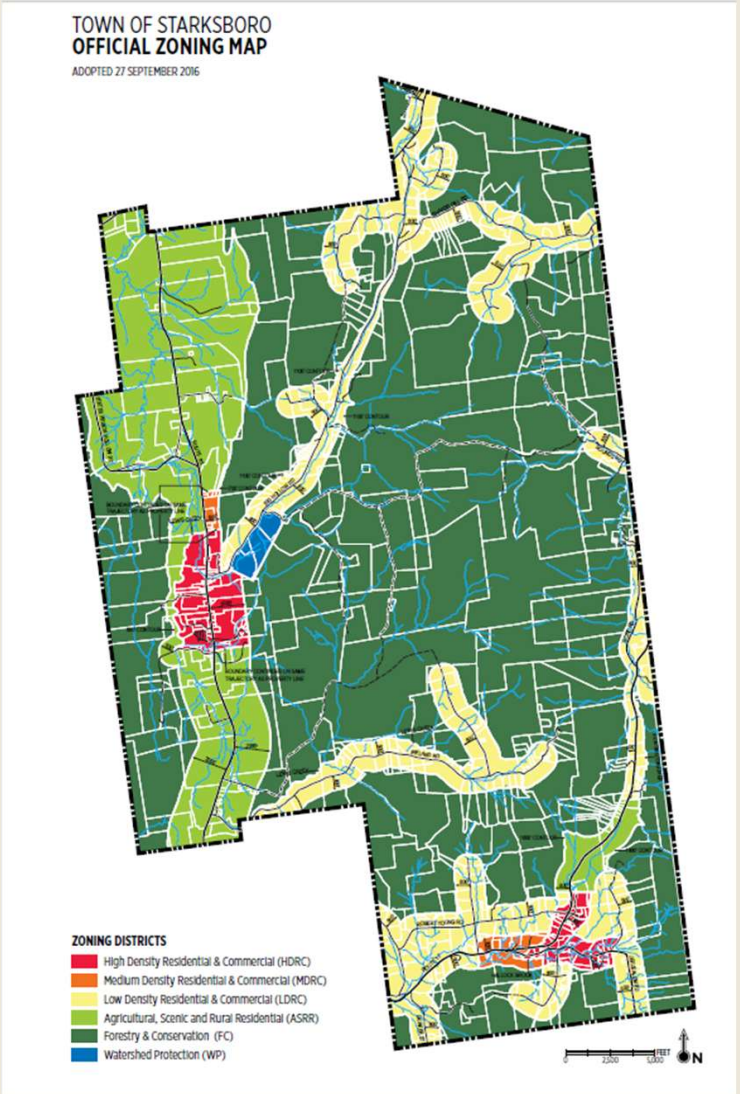
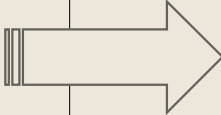
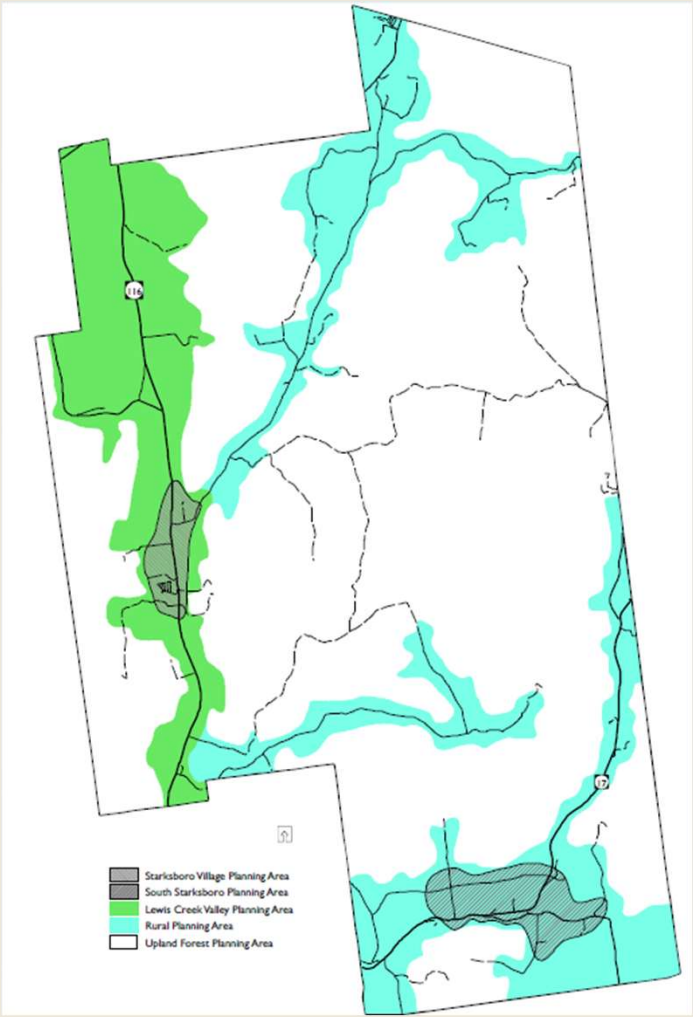
- Presented by Robert Turner 4/15/2026
- For the Starksboro Planning Commission

# AGENDA

*Goal: To initiate public engagement around the revision of the Town Plan*

- ❖ Overview of the Town Plan process
- ❖ Desired future conditions/Community goals
- ❖ Housing: the assessment of conditions, current and historical
- ❖ Exploring housing as a complex system
- ❖ Feedback and next steps

***“Make no little plans. They have no magic to stir people’s blood and probably will not themselves be realized. Make big plans, aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency.”*** - Daniel Burnham, 1909 City of Chicago Master Plan



# OVERVIEW OF THE PLANNING PROCESS

The town plan must be revised every 8 years. The process is outlined in state statute. A housing plan is one of the required elements.

Why have a town plan?

How does a plan update differ from a “new” plan?

The revision process includes...

- Reviewing goals, objectives and policies
- Assessing current conditions
- Community engagement

# OVERVIEW OF THE PLANNING PROCESS

## FIVE PLANNING STEPS

- STEP 1: ASSESSMENT
- STEP 2: IDENTIFYING COMMUNITY VALUES AND ENGAGING THE PUBLIC
- STEP 3: GOALS AND POLICIES
- STEP 4: CREATING YOUR FUTURE LAND USE MAP
- STEP 5: IMPLEMENTATION AND ACTION – MAKE IT HAPPEN

## 1. introduction

---

1.1. Town Overview

1.2. Vision Statement

1.3. General Goals

## 2. about the plan

---

2.1. Planning in Starksboro

2.2. Compatibility and Consistency

## 3. about starksboro

---

3.1. Natural Setting

3.2. Historic Context

3.3. Community Profile

3.4. Community Resources

3.5. Community Infrastructure

3.6. Community Services

3.7. Land Use and Development

## 4. community plan

---

4.1. Housing

4.2. Economic Development

4.3. Education

4.4. Community Utilities, Facilities and Services

4.5. Recreation

4.6. Transportation

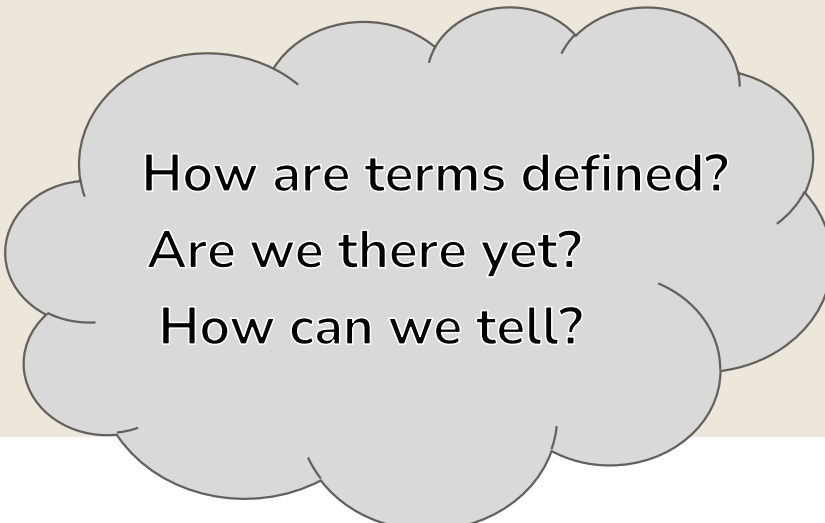
4.7. Energy

4.8. Natural Resources

4.9. Land Use and Development

4.10. Implementation

# HOUSING: 2018 GOALS



How are terms defined?  
Are we there yet?  
How can we tell?

## 4.1.01 Goals



- G11** Maintain a mix of high quality housing consistent with the character of Starksboro for households with a range of incomes.
- G12** Improve the quality of housing in the town by addressing common housing issues, such as energy, health and safety.
- G13** Maintain Starksboro's historic homes and recognize their importance to the character of the community.

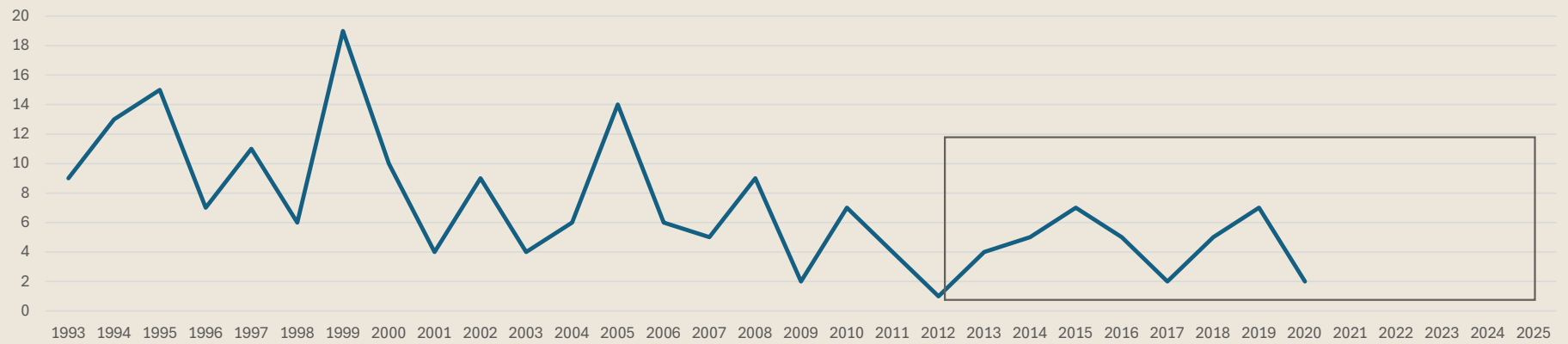
### *A possible new goal....*

- *Encourage mid-range, family-friendly housing to support enrollment in our local elementary school?*

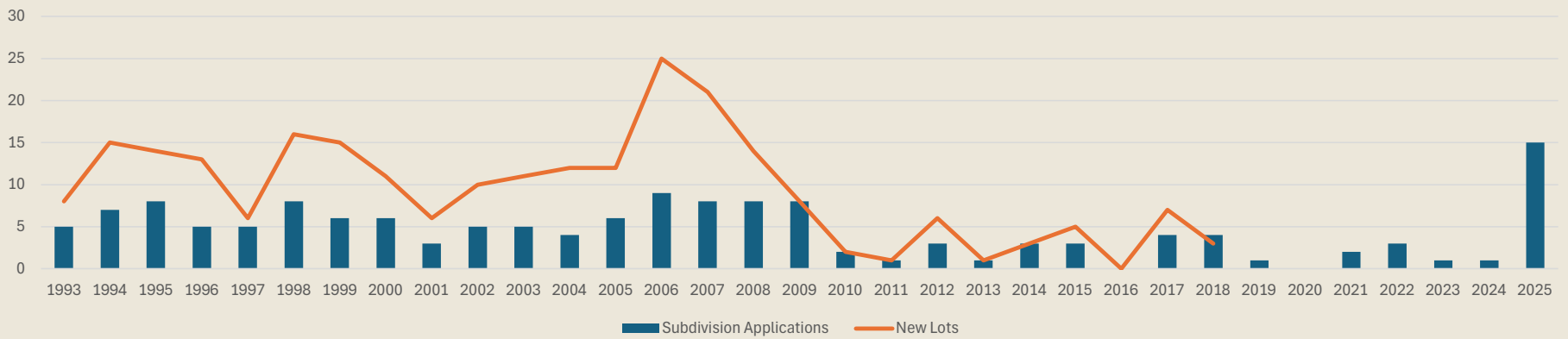
# HOUSING DATA

# NEW HOUSING: HOMES, LOTS, SUBDIVISIONS

New Home Permits



Subdivision Applications and Proposed Lots



# SINGLE FAMILY BUILDING PERMITS BY YEAR

Building permits by building construction type

Year  
1960 to 2024  
and Null values

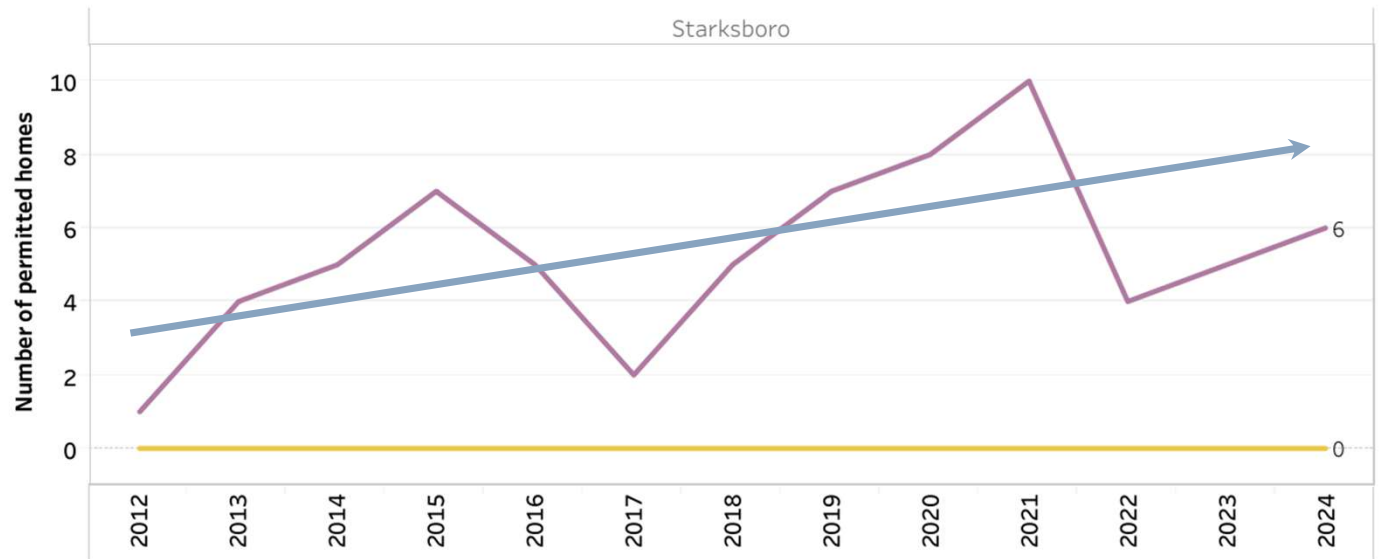
Location  
Starksboro

County  
All

Housing unit type  
Multiple values

Building construction type  
■ Single-family buildings

Source:  
U.S Census Bureau Building Permits Survey



# WHAT'S HAPPENING WITH THE HOUSING MARKET?

# A shortage of supply: The housing market explained

Buyers are on the sidelines, but home prices aren't falling. We're seeing greater opportunity in the rental market.

# ANNUAL HOUSING GROWTH RATE

**Time period**  
All

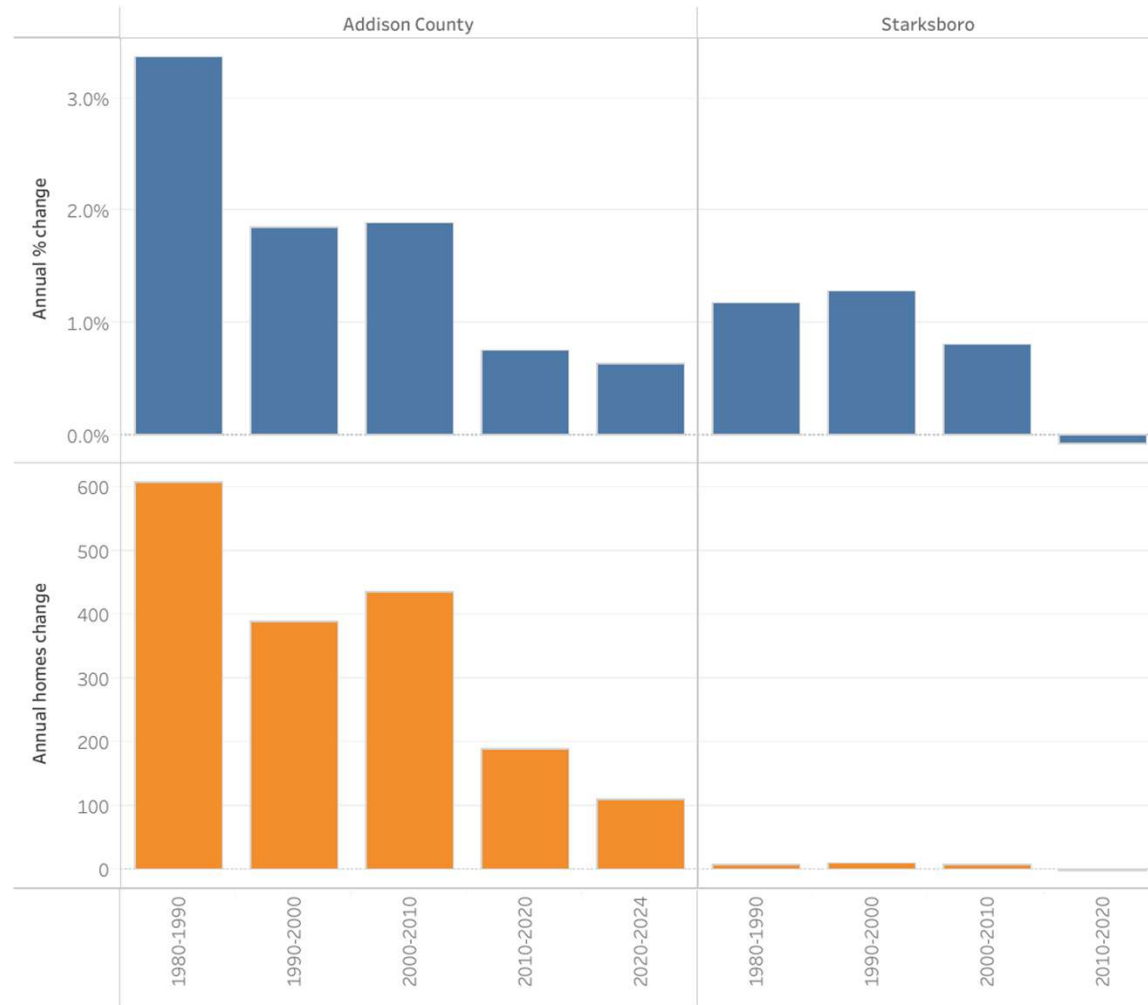
**Location**  
Multiple values

**Source:**  
U.S. Census Bureau: Decennial Census, General Housing Characteristics, 1970-2020;  
Annual Estimates of Housing Units for Counties, 2020-2024

**Description:**  
Housing growth rates include all housing units, including those considered vacant or seasonal by the U.S. Census Bureau. Rates reflect net change to the housing stock, meaning totals reflect both homes added to the housing stock (such as through construction or subdivision) and homes lost (such as through natural disaster or disrepair).

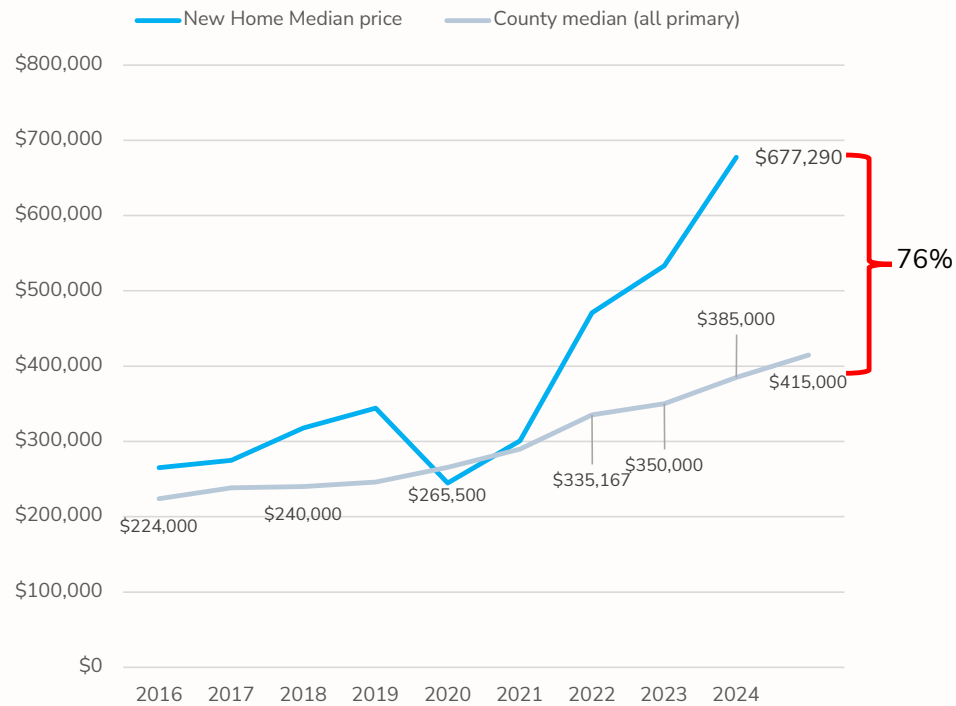
Annual rates derived by averaging the total change in the housing stock for listed period. Total change for decades (i.e. 1980-1990) have been divided by ten; total change for the most recent time period (2020-2024) have been divided by four.

Change in the housing stock for 2020 to 2024 are based on the best available estimates from the Census Bureau. Housing unit totals for 1970 are available only for areas with a population greater than 1,000 at that time.

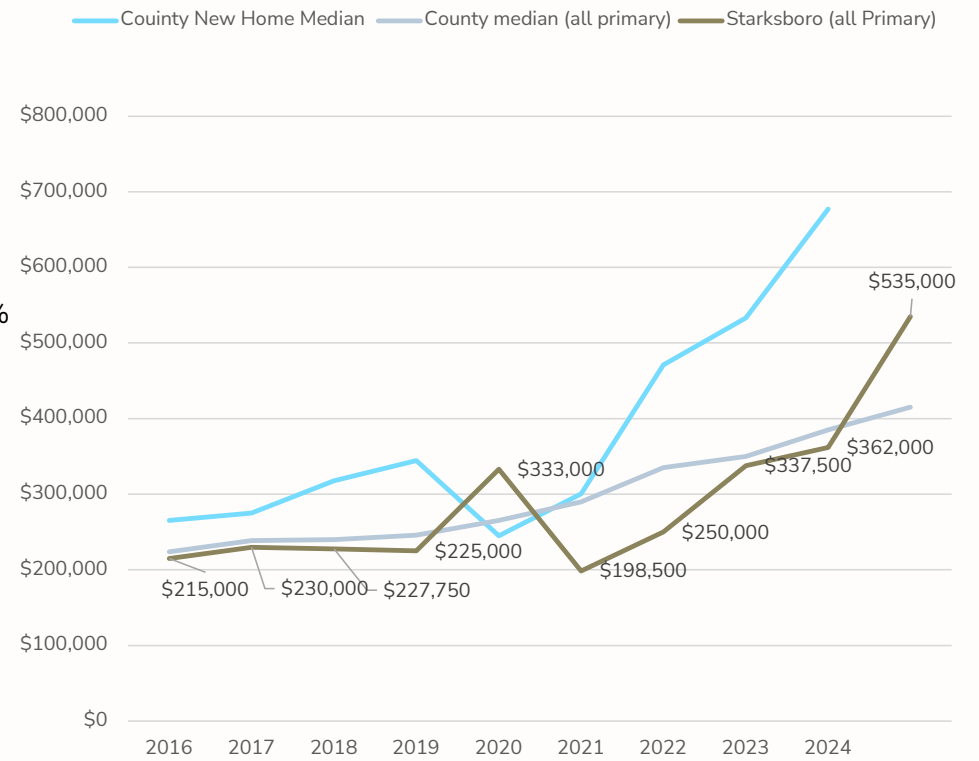


# ADDISON COUNTY HOME SALES

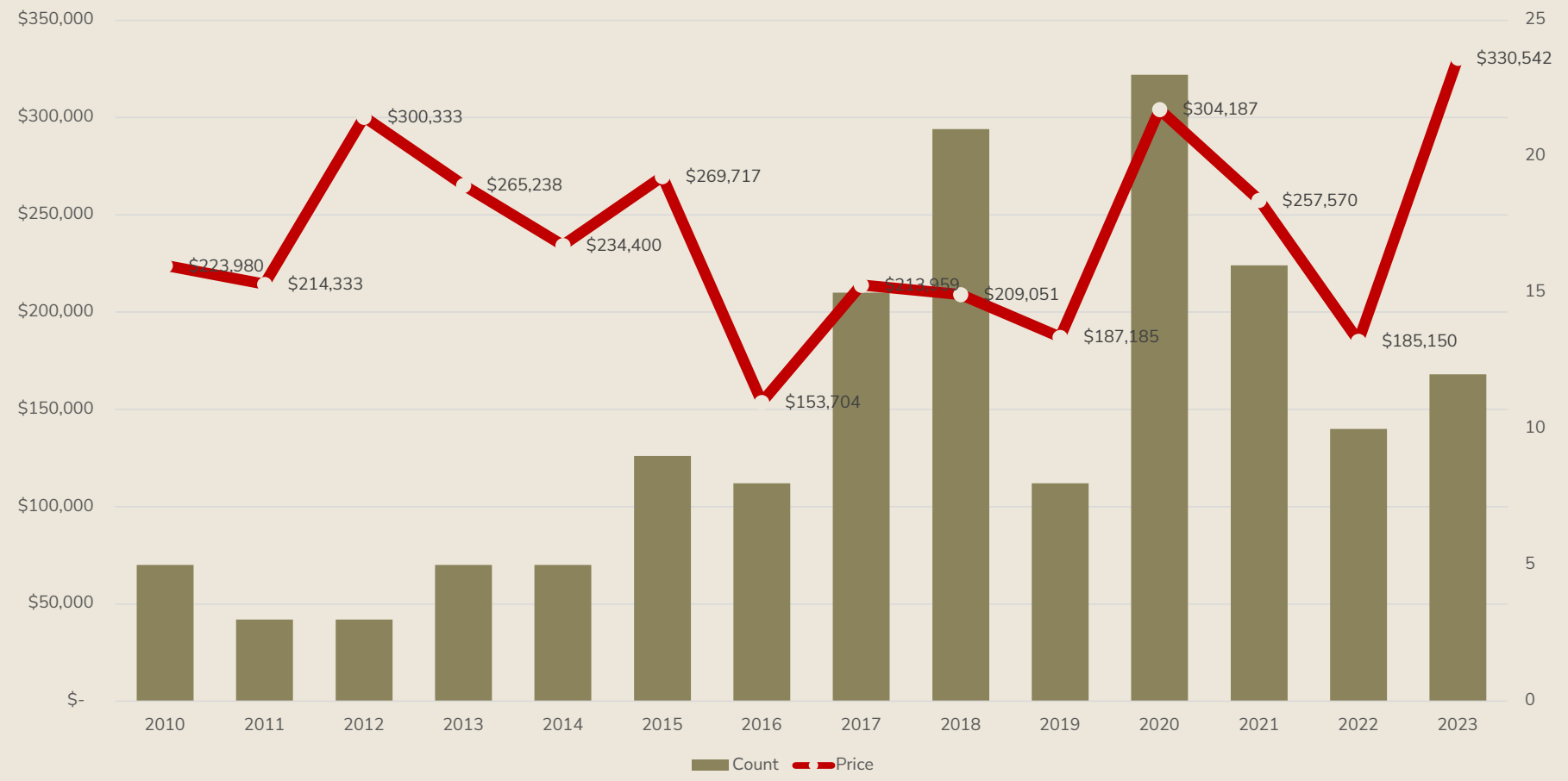
## Addison County New and all Primary Homes



## County+Starksboro New and all Primary Homes



### 2024 Grand List valid sales (r1/r2)



# Housing Cost Burden

Housing costs as a percentage of household income

Select a view to display:  
 % of all households  
 Households

Year  
2024

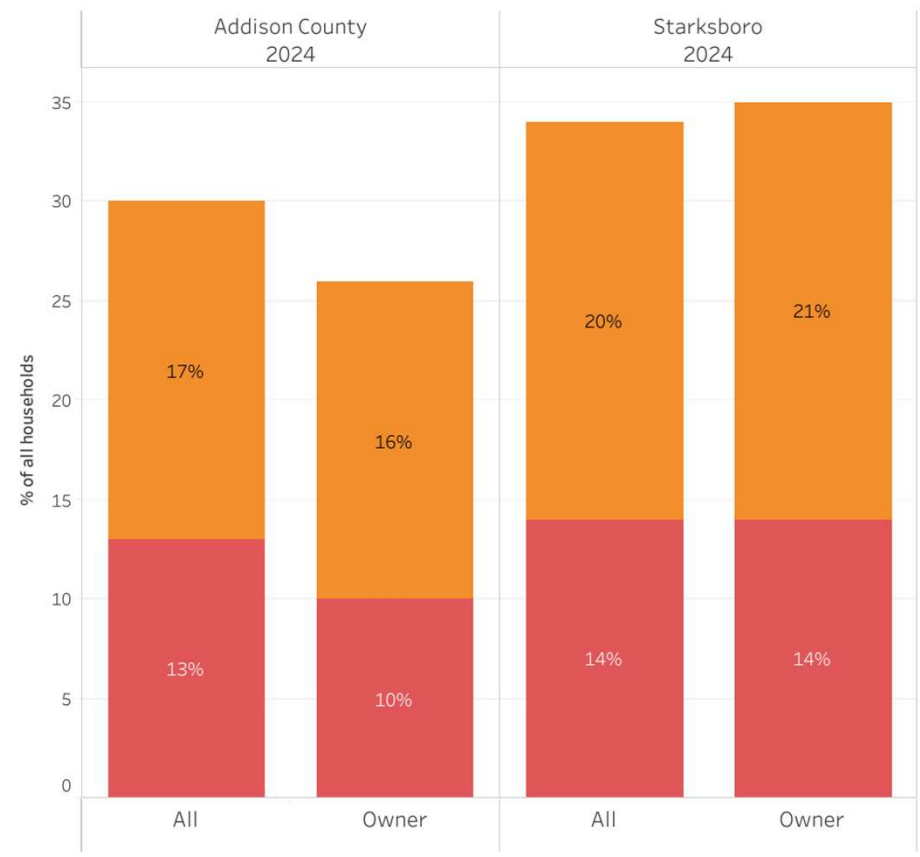
Location  
Multiple values

Household type  
 All  
 Owner  
 Renter

Cost-burden level  
 Paying less than 30% income  
 Paying 30-49% income  
 Paying 50% income or more

Source:  
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25070, B25091)

Description:  
This table shows households by housing expenses as a percentage of monthly household income. This can include rent, mortgages, real estate taxes, various insurances, mobile home costs, and/or condominium fees as well as the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.



Cost burden level  
■ Paying 30-49% income  
■ Paying 50% income or more

# HOMES BY YEAR OF STRUCTURE BUILT

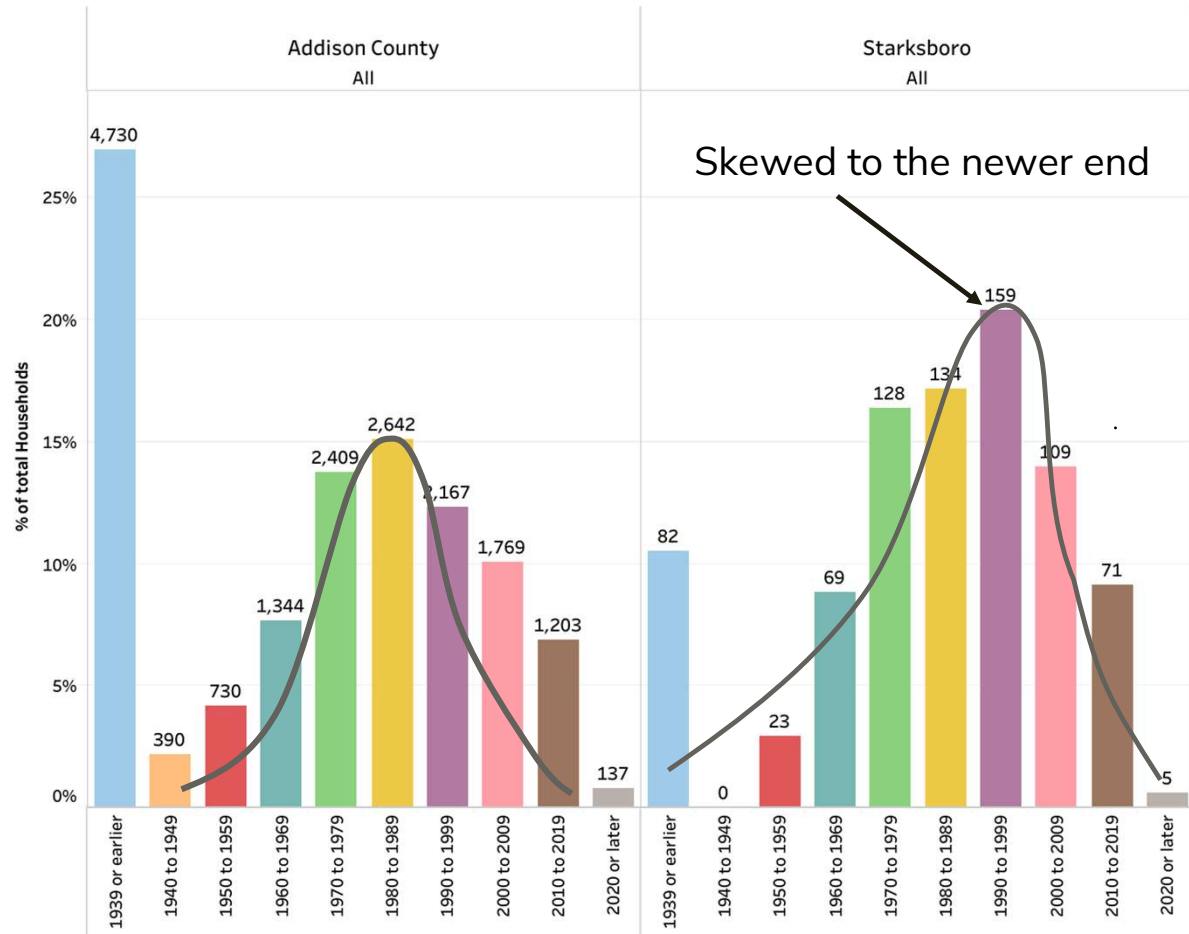
**Location**  
Multiple values

**County**  
Addison County

**Household type**  
 All  
 Owner  
 Renter

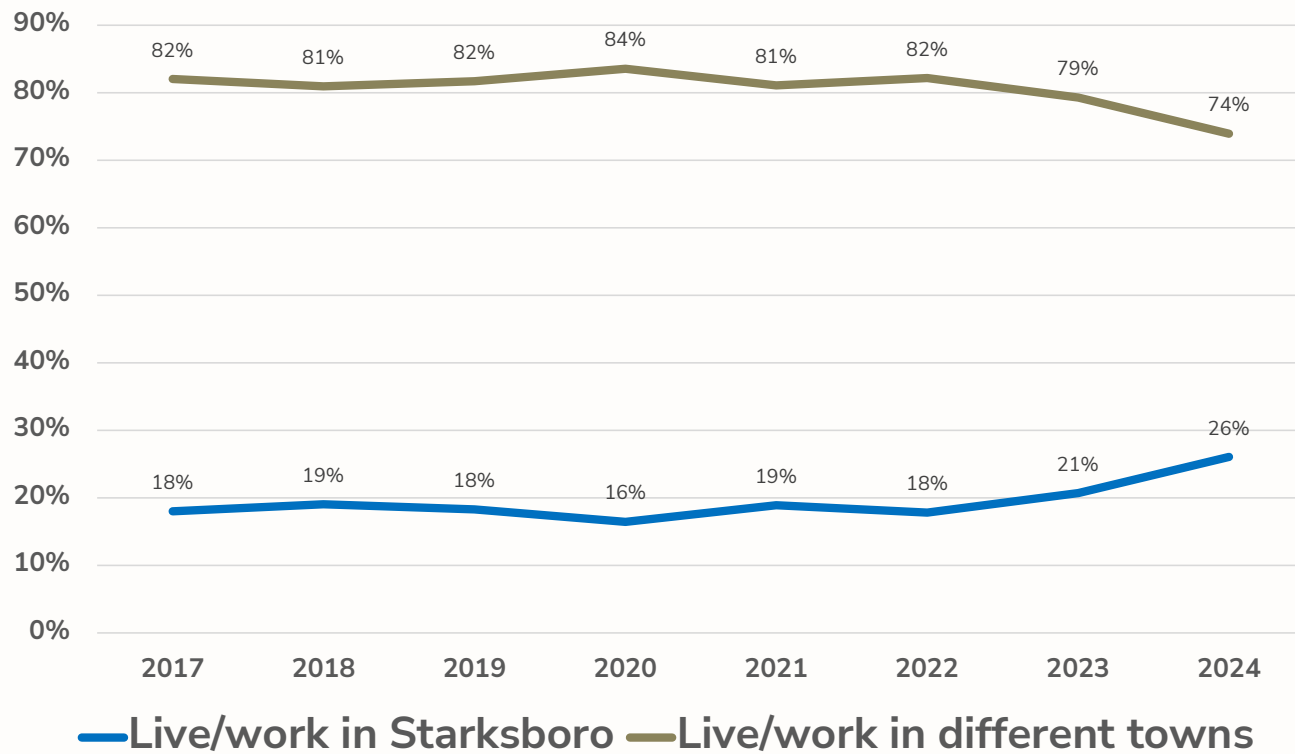
**Source:**  
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25034, B25036), 2023

**Description:**  
This data set describes the year that the building in which the housing unit is located was originally constructed. Includes both occupied and vacant housing units. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room intended for occupancy as separate living quarters. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter units.



# POPULATION DATA

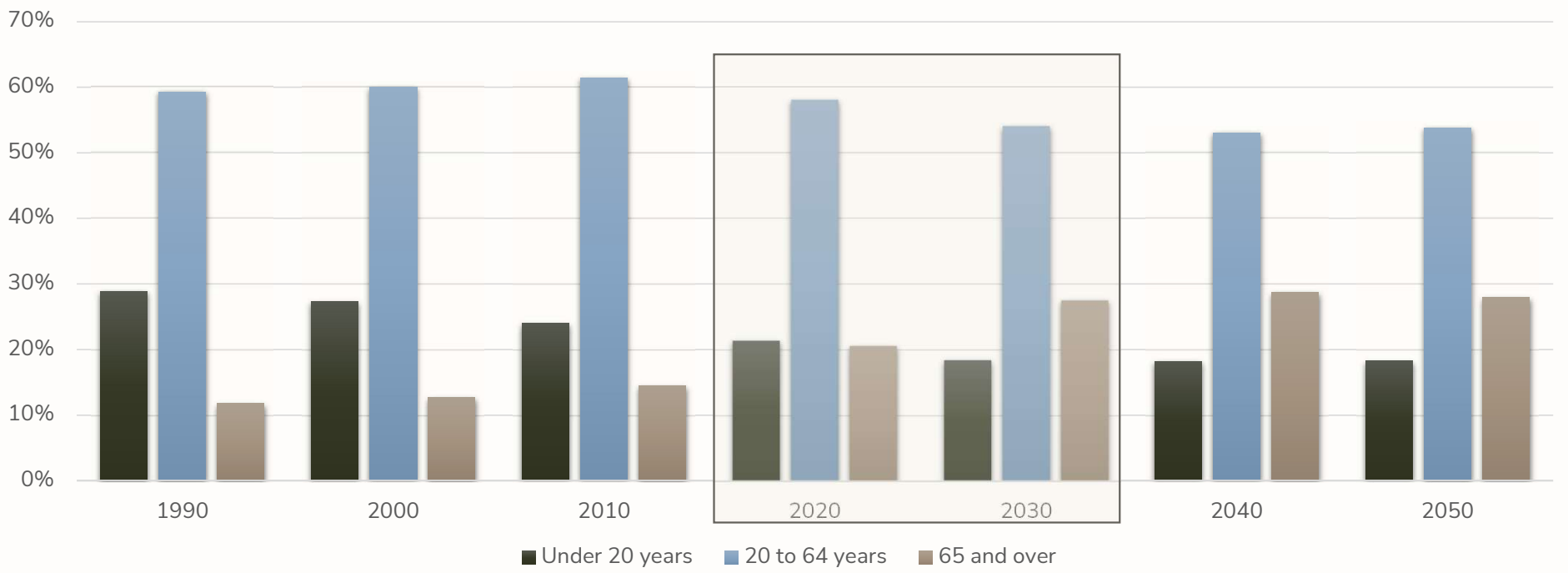
# WHERE DO STARKSBORO RESIDENTS WORK?



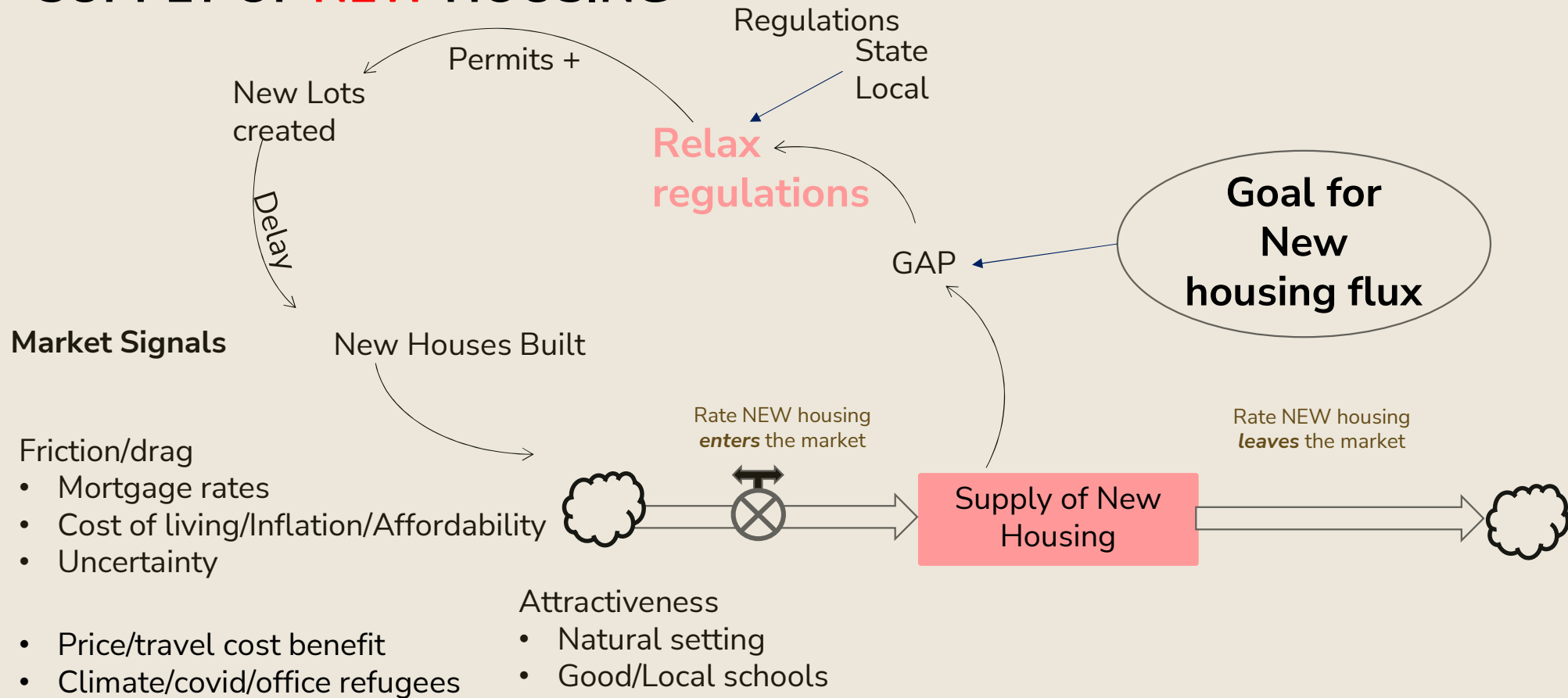
# STATEWIDE POPULATION CHANGE---2020-2025

Time period	Total Population Change	Natural Change	Births	Deaths	Net Migration	Domestic Migration	International Migration
2020 to 2025 (cumulative)	1,586	-8,669	26,975	35,644	10,279	5,385	4,894
2024 to 2025	-1,858	-1,769	4,979	6,748	-103	-726	623
2023 to 2024	-215	-1,723	5,039	6,762	1,513	-511	2,024
2022 to 2023	354	-1,804	5,072	6,876	2,156	844	1,312
2021 to 2022	92	-1,806	5,342	7,148	2,153	1,141	1,012
2020 to 2021	3,075	-1,827	5,057	6,884	4,864	4,589	275

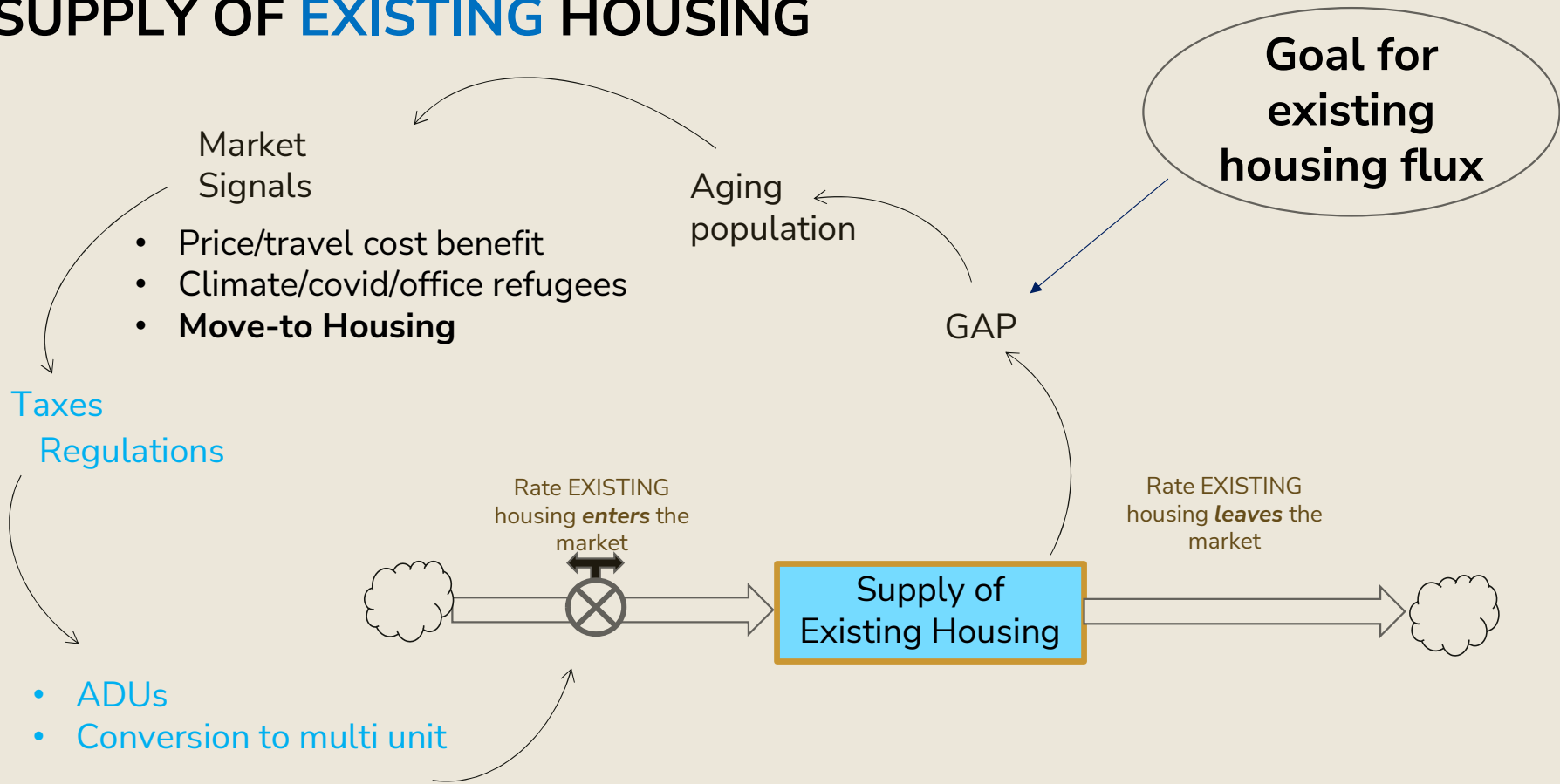
# STATE: RELATIVE POPULATION BY AGE COHORT



# FACTORS AFFECTING THE MARKET SUPPLY OF **NEW** HOUSING



# FACTORS AFFECTING THE MARKET SUPPLY OF **EXISTING** HOUSING



#### 4.1.01 Goals

- G11** Maintain a mix of high quality housing consistent with the character of Starksboro for households with a range of incomes.
- G12** Improve the quality of housing in the town by addressing common housing issues, such as energy, health and safety.
- G13** Maintain Starksboro's historic homes and recognize their importance to the character of the community.

Are there other important goals that come to mind?

Other data or relationships we should examine?

## NEXT STEPS (4/29, 5/6)

- Housing, Part 2— Existing Objectives and Policies
- Objectives (break the goals into specific targets)

- 1 Limit the amount of residential development in those parts of Starksboro where homes would be far from services and difficult to access.
- 2 Minimize the amount of productive farm and forest land that is converted to developed lots.

- Policies (How do we reach the objectives?)

- P9 Encourage housing that will allow Starksboro's residents to continue to live in the community through all stages of life.

- Invite an Expert to discuss Housing