Notes on Omnibus Housing Bill Committee Meetings

<u>Problem trying to solve (zoning requirements for municipalities): trying to set the standard and not move the goal posts</u>

  -limit inconsistencies

<u>Sec. 1 (Zoning)</u>

-types of zoning that permissible regulations for towns to include

  -Municipalities can not require more then one parking space per dwelling unit

<u>Sec. 2 (Zoning)</u>

-Provision will override zoning that exists

-Municipalities have allow multi-unit dwellings somewhere in the town

-Change in language concerning accessory dwelling unit which allows owner to live on lot to rent accessory unit rather then having to live in the larger unit

  -Sen. Clarkson objected to this change

    -Concerned that it would essentially become a commercial unit

    -Wants to make sure the difference between an accessory dwelling unit and a mutli-unit commercial unit is clearly defined

-If affordable housing is being built, an additional floor can be built to house an additional two units

  -Have to take into account town restrictions on floors/density

<u>Sec. 5 (Data on Provisions)</u>

-Section is asking municipalities to contribute data so that the state can have a database and mapped out list of provisions

-Expanding amount of information to be included in reporting

<u>Sec. 5a</u>

-Eliminating ability of 10 people within a town from appealing a zoning decision

  -Leaves other people participating in the application to that point

  -Sen. Clarkson requested list of exactly who is still included and can still appeal

<u>Sec. 6 (Subdivisions)</u>

-Committee still debating whether to provide a definition for "major subdivision"

<u>Sec. 11 (Appropriation)</u>

-500k appropriated from general fund to the municipal regional planning fund for purpose of helping municipalities update their bylaws to make changed reflected in act

-Effective date pushed out to December 1, 2024, to accommodate time needed for changes

<u>Sec. 12 (Changes to Act 250 Exemptions)</u>

-Cap on priority housing projects within a project that is exempt

-Priority housing projects are exempt from Act 250 if they meet the number of housing units based on the size of the town

  -Currently 75 or more units in town between 6,000 and 10,000

  -75 triggers Act 250

-Bill will remove all caps for priority housing, any construction of priority housing projects is exempt from act 250 in designated areas(downtown and village centers)

-Definition of priority housing project: discrete project located on single or multiple tracts of land that consist exclusively of mixed income housing or mixed use and is located entirely within downtown, mixed downtown

<u>Change in definition of development:</u>

-removing 5 year, 5 mile rule

       -language currently: 10 or more units on one or more tract constructed within 5 years within 5 miles of each other triggered act 250

-Change: in a designated development area, 10 units of housing triggers act 250, does not include restriction of within 5 years or 5 miles

<u>TIF</u>

-Setting up project based TIF's

-Change in definitions

       -Language about service payments removed

              -included in definition of improvements is that it meets the funding of debt service interest payments

       -TIF project

              -Monetary cap on the amount of the project removed

              -Some of the criteria changed

                     -line up with what the TIF district criteria are

              -language removed to this being pilot program

              -No limits on number of projects to be approved but not more then one per municipality

-Striking extensions and requesting separate project based TIF bill

<u>Chamber of Commerce Testimony</u>

-Over 20,000 job openings in VT

-Mismatch between workers needed and houses available

-Since 2019 wages gone up 21%

       -8% increase in past year

-Testimony from concerned resident says that VT housing crisis is unique and he has never faced housing challenges in other states like he has here

-Commuting distances are am issue

-Clarckson requested proposal on how we specifically can support employers who are interested in developing housing

Racial Equity and Zoning

<u>Sarah Phillips, Director, Office of Economic Opportunity</u>

Emergency shelters

- Part of bill that ensures theuse of emergency shelters

- Churches might be important locations to cite for emergency shelters in some circumstances

Gus Seelig, Executive Director, Vermont Housing and Conservation Board
- Importance of a living landscape (work, recreation, growing food, etc.) top priority
- Ensuring rebalancing equities correctly
- Emphasis on growing vertically, density where water and sewer capabilities are available.
- Removing barriers for vertical growth
- NH appeals process something to draw from
- Modification of zoning to utilize space in spaces where water and sewer are available.
    - Sen. Clarkson, spaces with the tools need to build ASAP.
- Sen. Clarkson, rural towns benefit from increased housing.
- Sen. Brock, concerned with the gap between cost to build and banks valuation of property
- Sen. Brock, manufactured housing/mobile homes?
    - Representing something that could be installed quickly to address the housing crisis
    - General concern about the cost of building housing
        - Affordability

Sue Minter, Executive Director, Capstone Community Action
- Density and inclusivity
- VT Emergency Rental Assistance Program, 18 months of assistance.
    - Is there a current contractual agreement that ensures assistance beyond when the State has stopped offering assistance

John Adams, Director, Center for Geographic Information, Agency of Digital Services
- History of land use
- Sen. Clarkson, comprehensive zoning map needed

Taylor Newton, Planning Program Manager, Chittenden County Regional Planning Commission
- Zoning increases, single family to duplexes
- Sen. Ram-Hinsdale, goal for 2030 - 1,000 additional units per region per year.

Vermont Affordable Housing Coalition
- VAHC estimation that 40,000 units will be needed by 2030
- Bring solutions to scale
    - Capital investments in affordable housing
- Sen. Brock, How do we effectively define affordable housing? And how to we create more affordable housing?
        - 30% of income.