

Senate Economic Development Week of 2/21

Omnibus Housing Bill DR 9.1

General Discussion

VHCB

- Governor proposed a base budget of 15.4 million
- Recommended one-time allocation of \$ 10 million just for housing
- Statute for the base budget says \$27.8 million

Changes Made and Discussion by Section

Sec 16 (Definitions)

- Change:** bill now includes all designated area
 - Now incorporates growth centers and new town centers
- Time period restriction is to limit the control of one developing entity
 - restrict one developer from dominating development
 - Threshold, not cap
 - Developer doing multiple projects has to go straight to the Act 250 process
- Map available which identifies these designated areas
- Sen. Cummings suggested mapping where major employers are going
 - Identifying where job growth is and where housing development should be clustered
- Josh Hanford DHCD Position
 - Position is that this section shouldn't be here
 - Housing is a human right and this is limiting equal development too much
 - The focus should be on providing as much housing as available,
 - There are already protections for natural resources and this section is taking away from the focus on providing adequate housing
 - Sen. Clarkson responded that housing everywhere isn't the full answer but more housing in focused, clustered areas

Change: removing term maintenance

- Term maintenance is open to interpretation and could trigger Act 250 for "routine" maintenance when trying to maintain or produce housing

Change: Increasing threshold to 25 units

- Some members want to say 25 units if there is zoning and 10 units if there is not
- 3 to 2 against this

Change: Under the definition of subdivision, 5 year 5 mile rule is being removed

- Is now up to 15 units located within a designated neighborhood development area

Sec 19 (Enhanced Designation)

Change: Enhanced designation applies to all designated areas

- NRB would publish bylaws and determine compliance with the enhanced designation requirements

Sec. 31 Eviction Rescue Fund

-Keeping 2.5 Million

Sec. 41 (Rental Housing Revolving Loan Program)

Sec 43 (Vermont Rental Housing Improvement Program)

ADU

-Sen. Clarkson proposed that 20% of the 20 million appropriated to VHIP be specifically designated for ADU development

-Has to be a long-term rental

-Meant to create more housing, and help middle-income people have more housing available

-Not agreed upon

-Set aside for ADUs struck

Vote: Bill is Voted out of Committee 5-0