



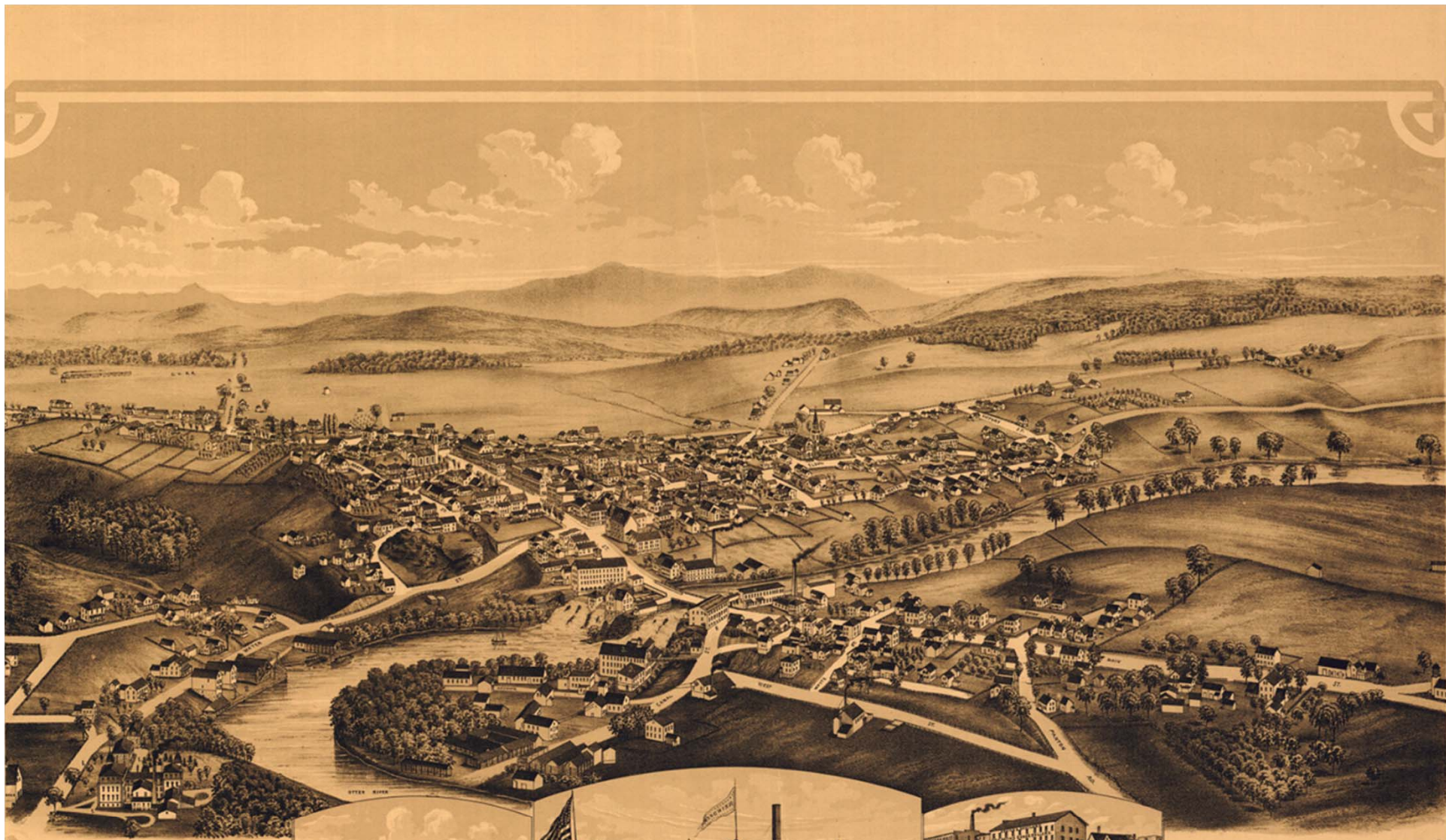
State Designation Programs

[overview and role in supporting strong communities and environmental health]

Chris Cochran + Dale Azaria

Department of Housing and Community Development

December, 13 2017



- 1 State Reform School.
- 2 Steamboat Landing.
- 3 National Stone Mill Co.
- 4 Jarvis & Harland, Shade Rollers.
- 5 Vermont Shade Roller Manufacturing Co.
- 6 Norton's Flouring Mills.
- 7 City Water Works.
- 8 Smith & Kitchin, Furniture Factory.
- 9 Kinkor's Tavern.
- 10 Baptist Church.
- 11 Congregational Church.
- 12 St. Peter's Roman Catholic Church.
- 13 St. Peter's Parochial School.
- 14 Thomas Catholic Convent.
- 15 Laboratory Ingham's Service Pail.
- 16 Episcopal Church.
- 17 Vergennes Graded School.
- 18 Methodist Episcopal Church.
- 19 St. Peter's Episcopal Church.
- 20 City Hall.
- 21 Old City Courthouse.
- 22 National Bank of Vergennes.
- 23 Farmers National Bank.
- 24 Savings House.
- 25 American House.
- 26 C. V. B. N. J. F. Whelan, Station Agt.
- 27 Condit's Stamp.



NATIONAL HORSE NAIL COMPANY'S WORKS.



VERGENNES, VT.



NEVUS & HAVLAND'S SHADE ROLLER WORKS.

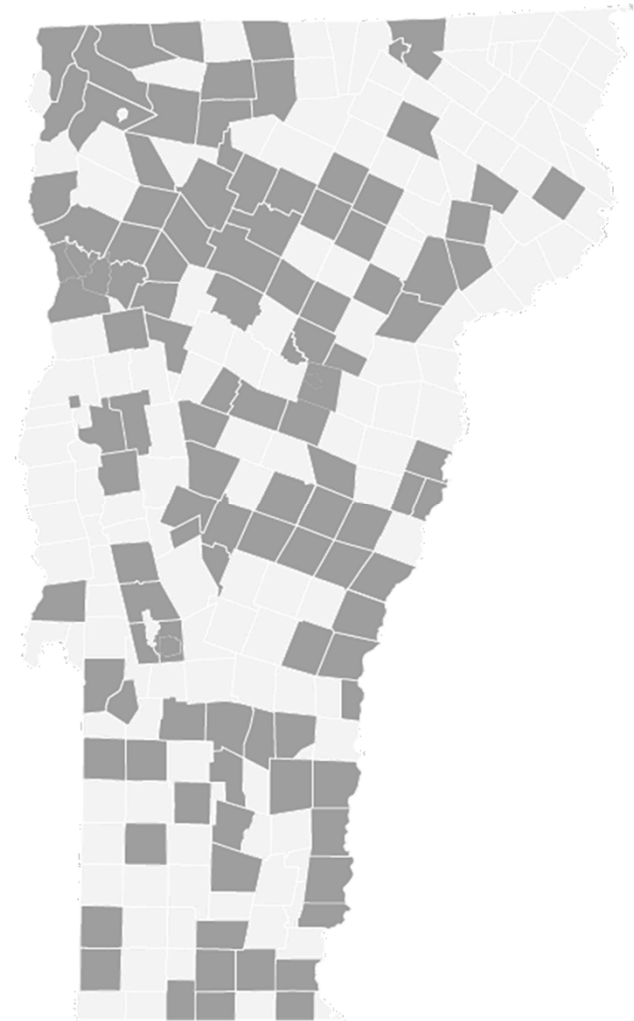
CITY OF VERGENNES

REVER STATISTICS

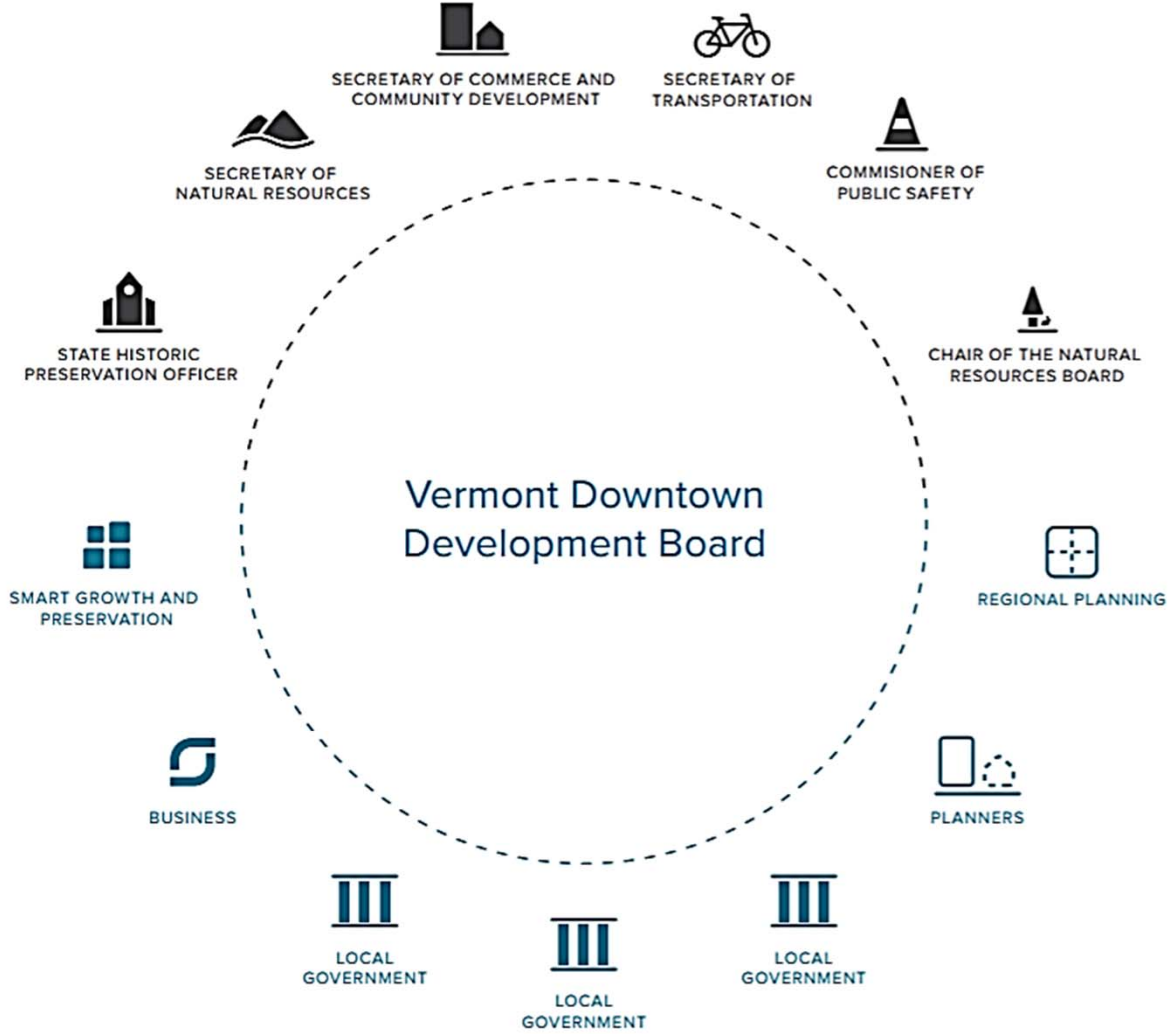
From source to Vergennes Falls 99 miles.
 From falls to mouth 8 miles.
 Depth at low water from falls to Lake 8 feet, (Government water.)
 Distance from falls to Lake 13 locks.
 Width of falls 250 feet.
 Height of falls 25 feet.
 Total power, 2000 horse power.
 Absolute immunity from damage by floods or ice.
 The river is navigable for the largest boats on Lake Champlain.
 Freight from New York and Montreal are brought to the wharves without breaking bulk.

Why Designate Centers?

- Supports state land use goals
- Enables more transportation and housing options
- Provides a greater return on public infrastructure investments
- Protects the environment and working lands
- Improves air and water quality
- Promotes healthy communities



Vermont Downtown Board



Size of Downtowns

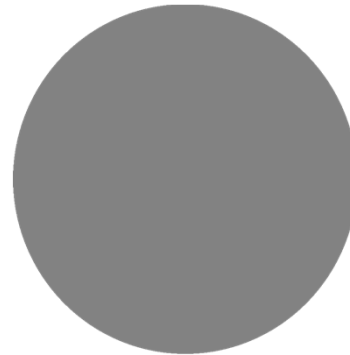


Burlington: 208 ACRES

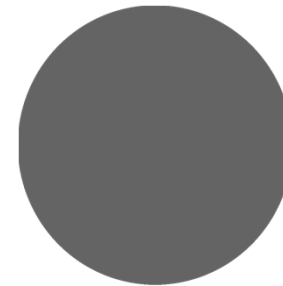


Bristol: 23.5 ACRES

75% of Vermont's downtowns are under 100 acres.



25%
100 + ACRES



50%
50-100 ACRES

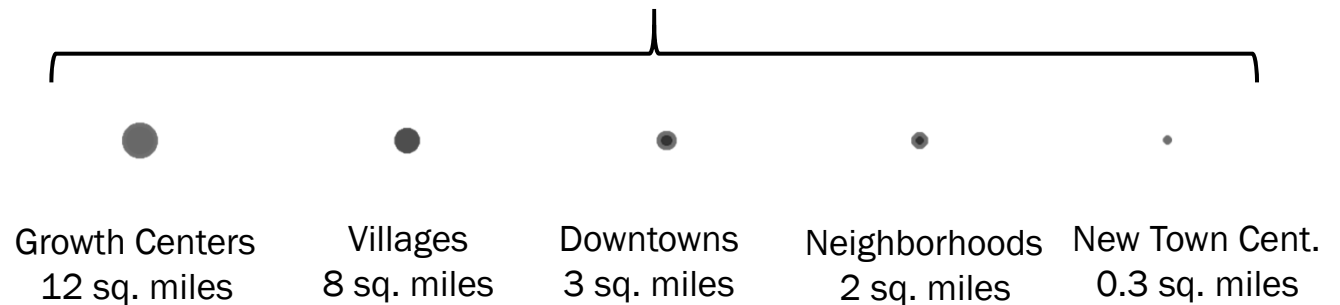


25%
<50 ACRES

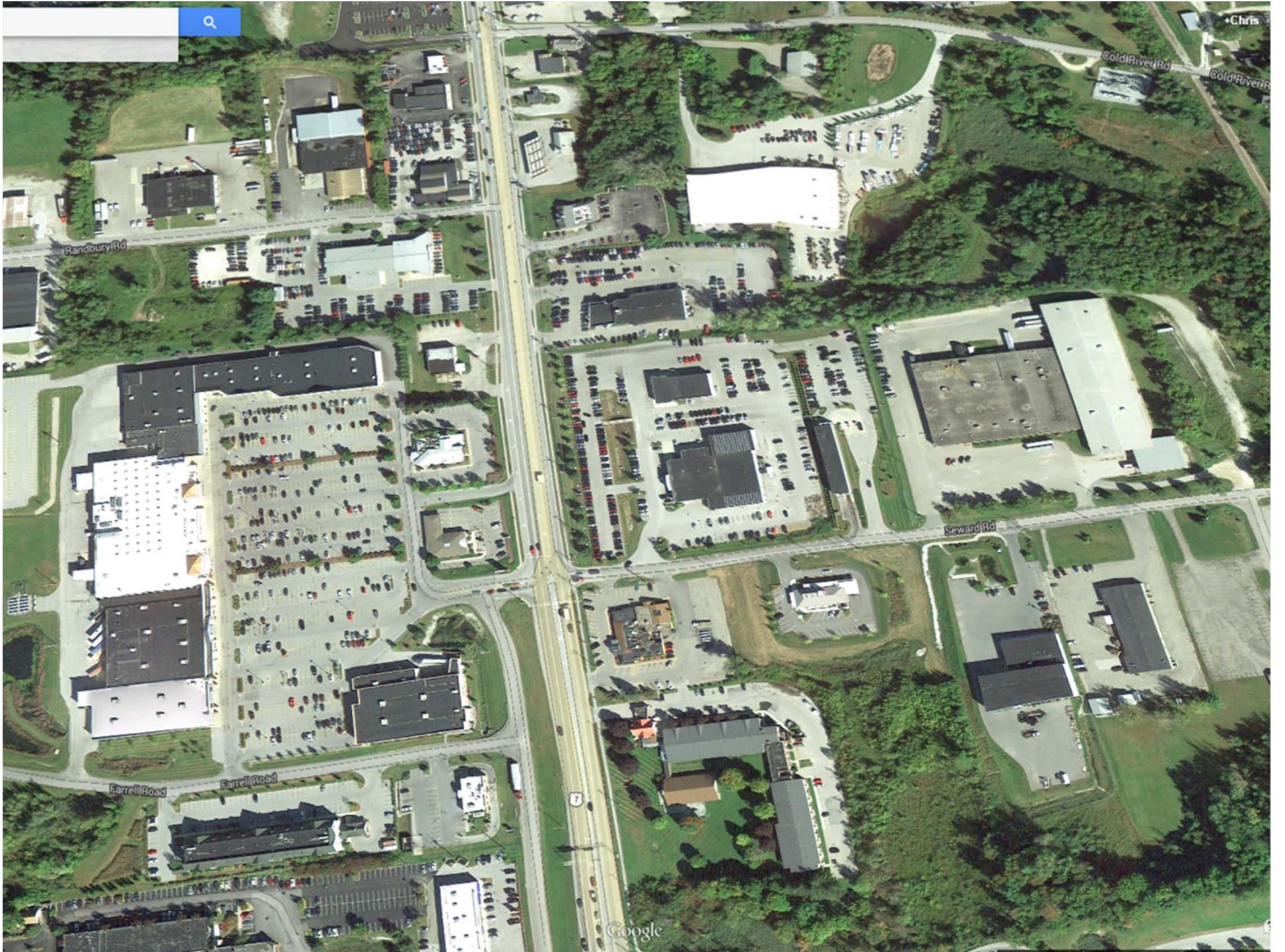
Relative Size of Land Areas



Area of Designated Centers is 1/400 total area of Vermont



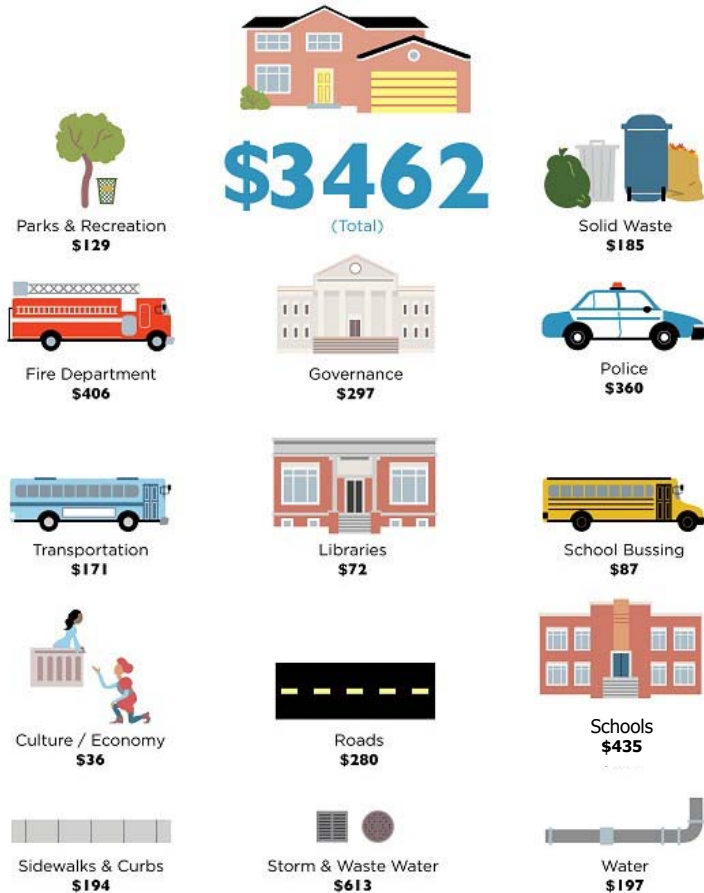






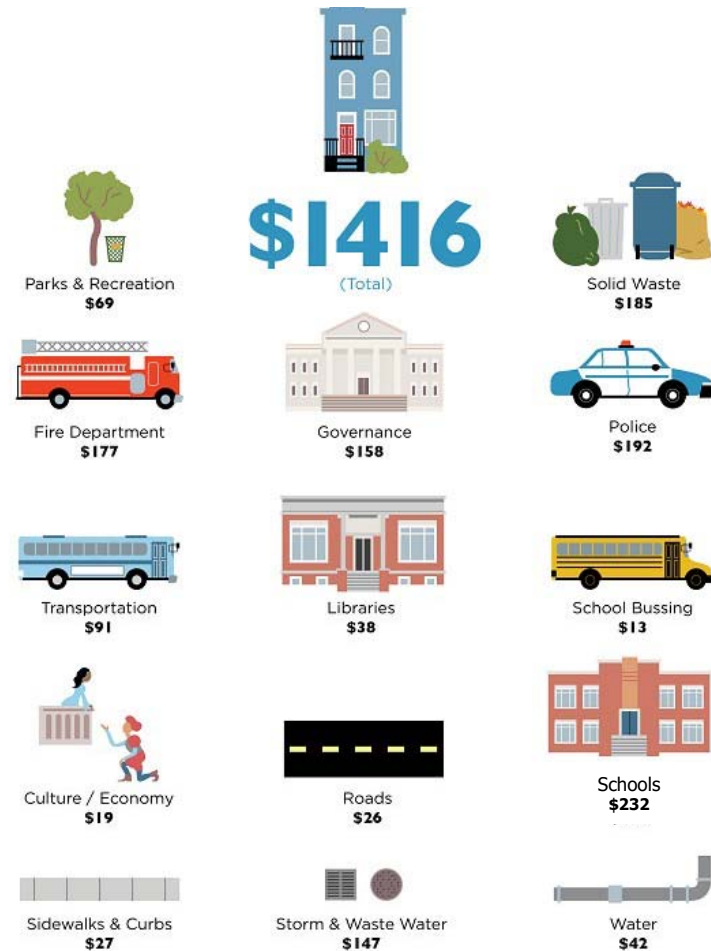
Rural/Suburban

Town Annual Cost, per Household



Downtown

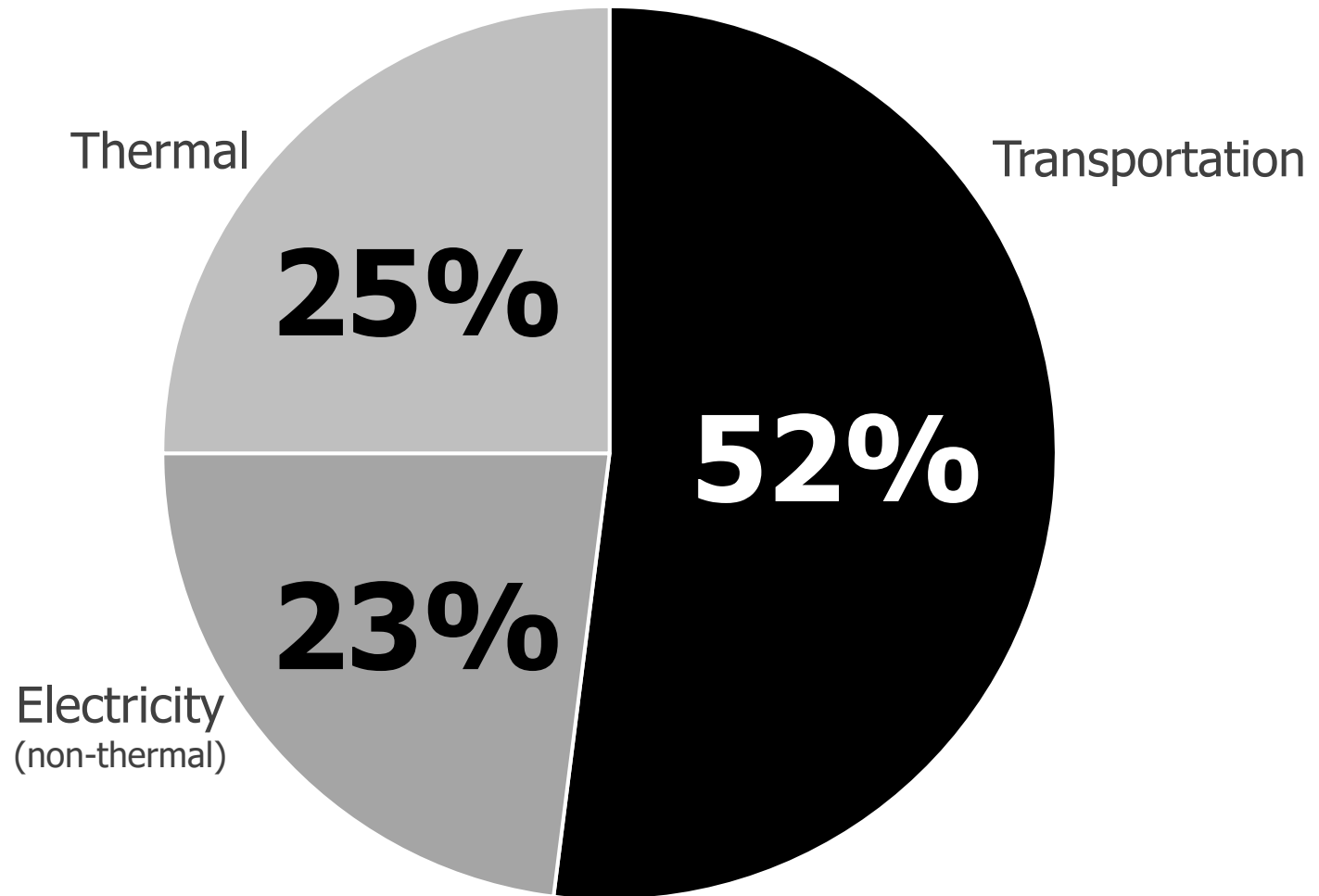
Town Annual Cost, per Household



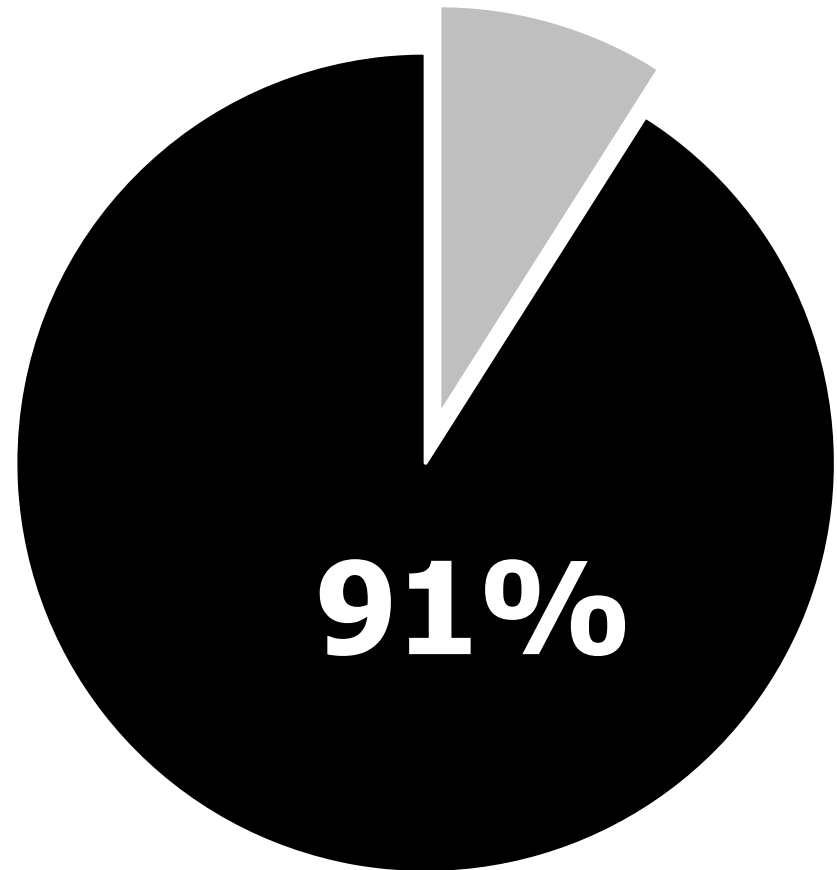
Median Household Annual Vehicle Miles Traveled by Area



Total Energy Cost for Vermont Households



**I would walk to
work, school,
shopping or other
activities if they
were close
enough...**



Priority Housing Projects Jurisdiction



Downtown

No permit or amendment needed

- 10 V.S.A. §6081 (p)(1)



New Town Center



Neighborhood Development Area

No permit amendment needed if the new development complies with existing conditions



Growth Center

- 10 V.S.A. §6081 (p)(2)

Priority Housing Projects

Supported the development of 586 housing units

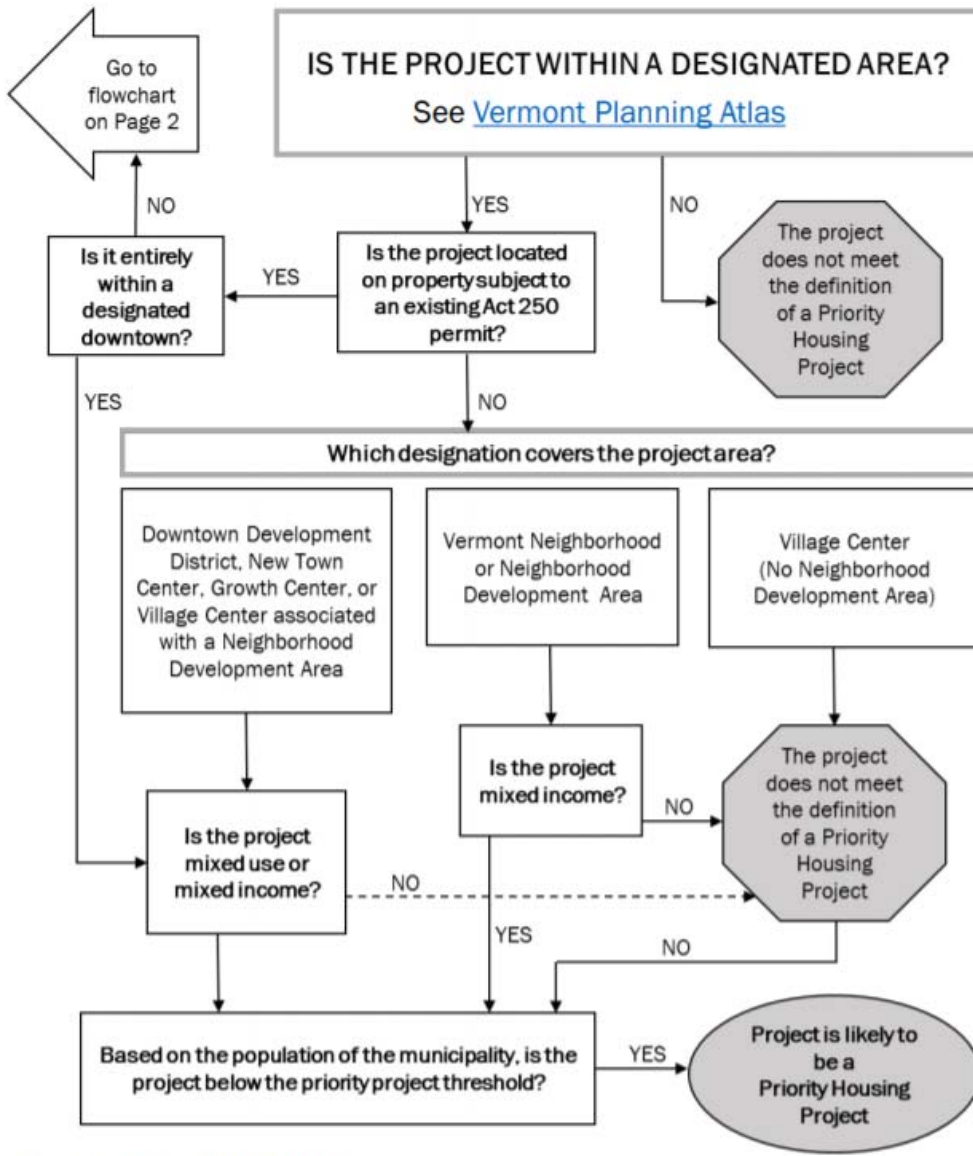
Saved an average of \$50,000 in permit fees per project

Reduced permit timelines an estimated average of 7 months

- Act 157 Report 2016, updated 2017



Priority Housing Projects Flowchart



Definition of Mixed Income Housing

Rental	Owner Occupied
At least 20% of units are affordable housing (rented to households not making more than 80% of MSA, County or State median income*) Cost of housing including rent, utilities and fees must be no greater than 30% of gross annual household income	At least 15% of units initial price is equal to or less than 85% of VHFA price limit OR At least 20% of units initial price is equal to or less than 90% of VHFA price limit
	* Duration of rental affordability at least 15 years.

Definition of Mixed Use

Mixed use means construction of both mixed income housing and construction of space for any combination of retail, office, services, artisan and recreational and community facilities.

'Mixed use' does not include industrial use.

At least 40% of the gross floor area must be housing that meets the definition of 'mixed income housing'

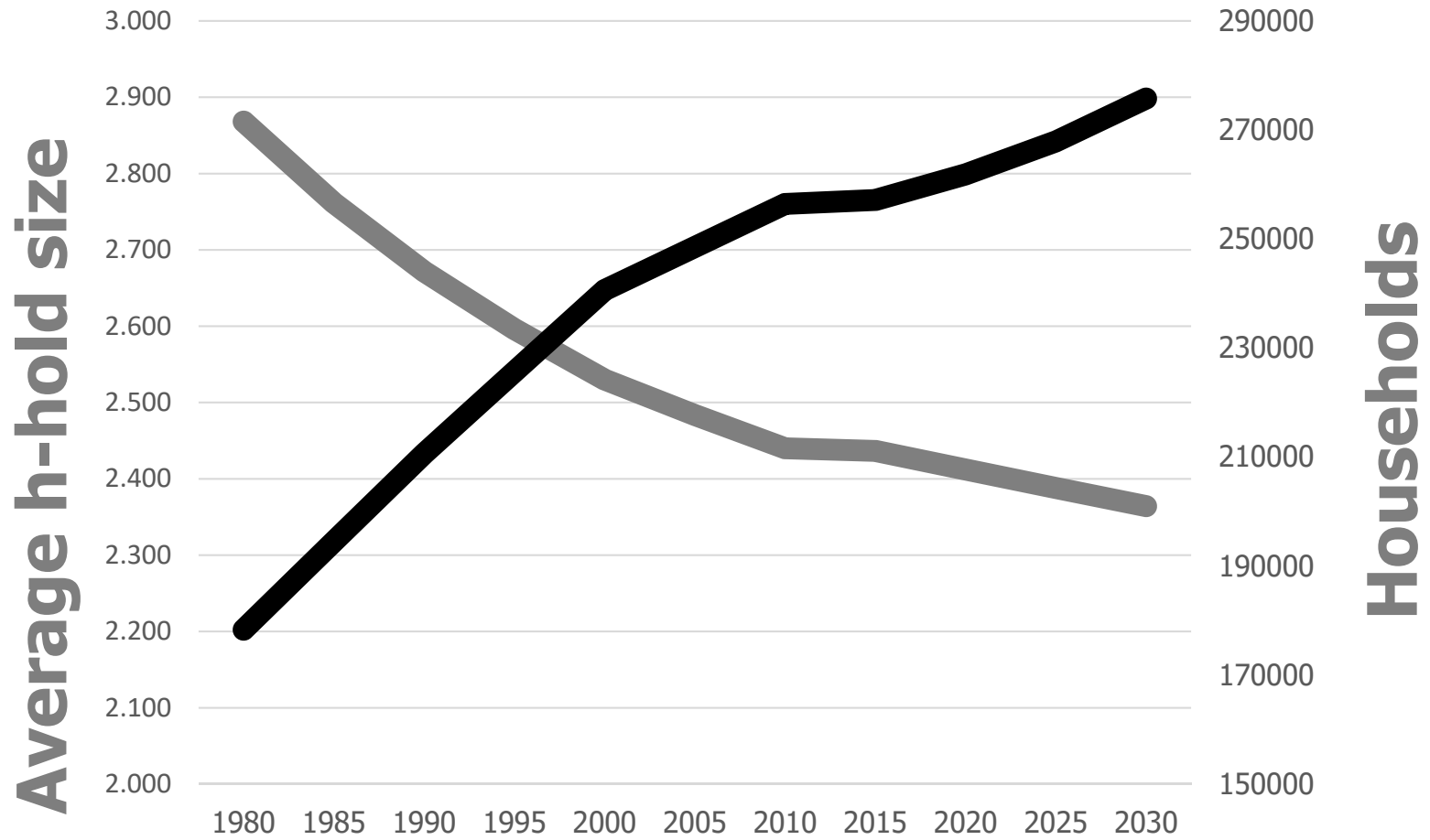
Population and Number of Units

Priority Housing Projects do not exceed the following limits based on municipal population. See annual [population estimates](#).

- 10,000 or more people - NO CAP ON NUMBER OF UNITS*
- 6,000 to 9,999 people - 75 UNIT CAP
- 3,000 to 5,999 people - 50 UNIT CAP
- Less than 3,000 people - 25 UNIT CAP

* Municipalities that qualify for no cap as of 2015 estimates: Bennington, Brattleboro, Burlington, Colchester, Essex, Rutland City South Burlington.

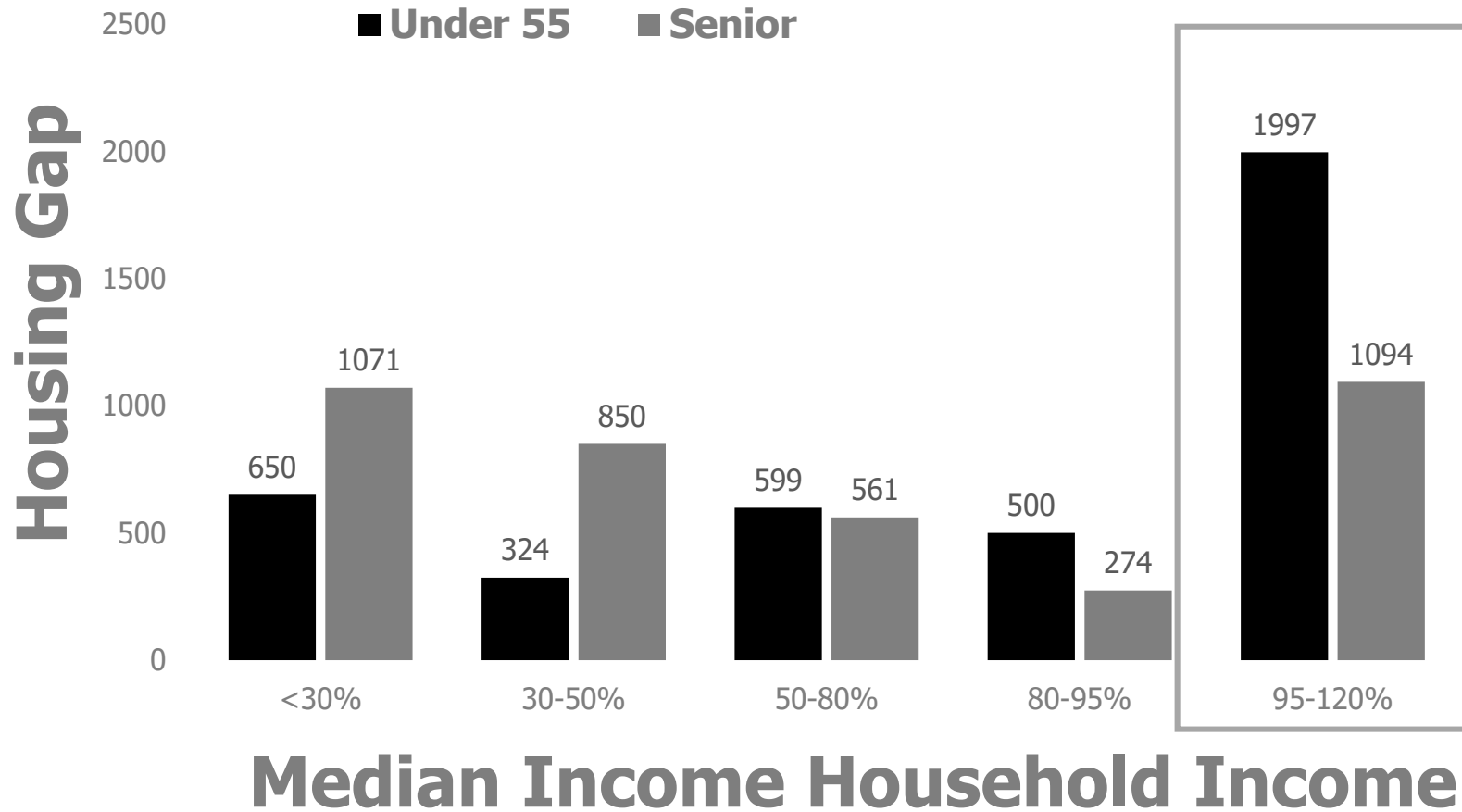
Vermont Household Size and Number



42.7

Vermont Housing Gap

2015-2020



Questions?