

1 Introduced by Committee on Economic Development and Housing and
2 General Affairs

3 Referred to Committee on

4 Date:

5 Subject: Commerce and trade; housing

6 Statement of purpose of bill as introduced: This bill proposes to [promote
7 affordable and sustainable housing]

8 An act relating to promoting affordable and sustainable housing

9 It is hereby enacted by the General Assembly of the State of Vermont:

10 * * * Workforce Housing Pilot Projects * * *

11 Sec. 1. WORKFORCE HOUSING PILOT PROJECTS

12 (a) Definitions. As used in this act:

13 (1) “Improvements” means the installation, new construction, or
14 reconstruction of infrastructure to benefit a workforce housing pilot project,
15 including utilities, transportation, public facilities and amenities, land and
16 property acquisition and demolition, and site preparation.

17 (2) “New workforce housing development” means new construction of
18 owner-occupied housing, rental housing, or both, on a single parcel or multiple
19 contiguous parcels of land, to create 12 or more independent dwelling units,
20 which may be detached or connected.

1 (3) “Related costs” means expenses incurred and paid by the
2 municipality, exclusive of the actual cost of constructing and financing
3 improvements, that are directly related to the creation and implementation of a
4 workforce housing tax increment financing district, including reimbursement
5 of sums previously advanced by the municipality for those purposes, direct
6 municipal expenses such as departmental or personnel costs related to creating
7 or administering the project, and audit costs allocable to the district.

8 (4) “Senior housing redevelopment” means renovation of one or more
9 existing structures on a single parcel or multiple contiguous parcels of land to
10 create four or more independent dwelling units of owner-occupied housing,
11 rental housing, or both, the occupation of each unit of which is limited by
12 covenant or restriction to include at least one person who is 55 years of age or
13 older.

14 (5) “Workforce housing pilot project” means a new workforce housing
15 development, a senior housing redevelopment, or a workforce housing
16 redevelopment, subject to the following criteria:

17 (A) The project is:

18 (i) located in a designated downtown development district,
19 designated new town center, designated growth center, or designated
20 neighborhood development area under 24 V.S.A. chapter 76A; or

1 (ii)(I) has a minimum residential density greater than or equal to
2 four single-family detached dwelling units per acre, exclusive of accessory
3 dwelling units as defined in 24 V.S.A. § 4303, or no fewer than the average
4 existing density of the surrounding neighborhood, whichever is greater; and

5 (II) the area in which the project is located represents a logical
6 extension of an existing compact settlement pattern and is consistent with
7 smart growth principles as defined in 24 V.S.A. § 2791.

8 (B) For purposes of calculating density pursuant to subdivision
9 (A)(ii)(I) of this subsection, total acreage includes all of the acreage within the
10 parcel or parcels on which a project is located, regardless of whether any
11 portion of the land may be unsuitable for development.

12 (C) If the project is a new workforce housing development or
13 workforce housing redevelopment:

14 (i) For a minimum of 25 percent of the total units in the project,
15 the total annual cost of owner-occupied housing, including principal, interest,
16 taxes, insurance, and condominium association fees, and the total annual cost
17 of rental housing, including rent, utilities, and condominium association fees,
18 will not exceed 30 percent of the gross annual income of a household at
19 80 percent of:

20 (I) the county median income, as defined by the U.S.
21 Department of Housing and Urban Development; or

1 (II) the standard metropolitan statistical area median income if
2 the municipality is located in such an area, as defined by the U.S. Department
3 of Housing and Urban Development.

4 (ii) For a minimum of 50 percent of the total units in the project,
5 the total annual cost of owner-occupied housing, including principal, interest,
6 taxes, insurance, and condominium association fees, and the total annual cost
7 of rental housing, including rent, utilities, and condominium association fees,
8 will be between 30 percent of the gross annual income of a household at more
9 than 80 percent, and 30 percent of the gross annual income of a household at
10 120 percent, of:

11 (I) the county median income, as defined by the U.S.
12 Department of Housing and Urban Development; or

13 (II) the standard metropolitan statistical area median income if
14 the municipality is located in such an area, as defined by the U.S. Department
15 of Housing and Urban Development.

16 (6) “Workforce housing redevelopment” means renovation of one or
17 more existing structures on a single parcel or multiple contiguous parcels of
18 land to create four or more independent dwelling units of owner-occupied
19 housing, rental housing, or both.

20 (b) Eligible workforce housing pilot projects; approval. The Agency of
21 Commerce and Community Development shall create an application and

1 approval process to authorize a workforce housing pilot project in up to five
2 municipalities, subject to the following limitations:

3 (1) Not more than one project may be located in a municipality with a
4 population of more than 10,000 full-time residents.

5 (2) Not more than two projects one project may be located in a single
6 county.

7 (3) Not more than one project may be located in a single municipality.

8 (4) At least one project shall be located in a county in which the 2015
9 per capita personal income is equal to or less than \$41,000.00, as determined
10 by the Vermont Department of Labor.

11 (c) If the Agency approves a project in a municipality that is currently
12 authorized to use education tax increment financing under 24 V.S.A. § 1894,
13 the municipality shall segregate all monies and accounts related to the project
14 and to the authorized tax increment financing district.

15 (d) Reports. On or before January 15, 2018 and annually thereafter, the
16 Agency of Commerce and Community Development shall report to the House
17 Committees on Commerce and Economic Development and on General,
18 Housing and Military Affairs and the Senate Committee on Economic
19 Development, Housing and General Affairs on action it has taken pursuant to
20 this act, the status of any municipal action on developing one or more

1 workforce housing pilot projects, and any recommendations for additional
2 administrative or legislative action.

3 Sec. 2. WORKFORCE HOUSING TAX INCREMENT FINANCING

4 (a) General authority. Notwithstanding any provision of 24 V.S.A. chapter
5 53 or 32 V.S.A. § 5404a to the contrary, upon approval of the Agency of
6 Commerce and Community Development, a municipality may incur debt to
7 provide funding for improvements and related costs and use workforce housing
8 tax increment financing pursuant to this section to repay the debt and related
9 costs.

10 (b) Municipal approval.

11 (1) A municipality may issue a request for proposals from one or more
12 developers to create a workforce housing pilot project within the municipality.

13 (2) The legislative body of the municipality shall hold one or more
14 public hearings to gather information and consider the details of project
15 proposals, including:

16 (A) the type and scope of the workforce housing pilot project;

17 (B) how the project and municipal funding conforms with the criteria
18 and purposes of this act;

19 (C) the current taxable value of the tax parcel or parcels on which the
20 project is planned and the projected value of the parcel or parcels following
21 completion of the project; and

1 (D) a workforce housing tax increment financing plan that includes
2 the type and amount of debt the municipality would incur, projections on the
3 economic feasibility of the project, and an analysis of the ability to repay
4 the debt.

5 (3) Following public notice, hearing, and opportunity to comment, the
6 legislative body of the municipality may grant initial approval to a proposal
7 and pursue approval from the Agency of Commerce and Community
8 Development.

9 (c) Board approval; voter approval.

10 (1) The Agency shall review and approve applications in its discretion
11 based on:

12 (A) a finding that the project will generate a net fiscal benefit to the
13 State and the municipality; and

14 (B) the overall viability of the project and the extent to which it
15 achieves the efficient creation of necessary housing and promotes economic
16 development in the municipality and the region, and uses smart growth
17 principles.

18 (2) If the Agency approves a project, notwithstanding any provision of
19 24 V.S.A. chapter 53 or other law to the contrary, the municipality may incur
20 debt for the project without direct approval by the voters of the municipality.

1 (3) Following final voter Agency approval, the municipality has up to
2 one year to incur debt pursuant to the financing plan, which the Agency may
3 extend up to one additional year for good cause.

4 (d) Life of district. A workforce housing tax increment financing district
5 remains active and subject to this act from the date the municipality incurs debt
6 for the project until the date the municipality repays the debt, including debt
7 that it refinances, or for 20 years, whichever is sooner.

8 (e) Financing. During the life of an active district, the following apply,
9 notwithstanding any provision of law to the contrary:

10 (1) Valuation.

11 (A) Within 30 days of voter approval pursuant to subsection (c) of
12 this section, the lister or assessor for a municipality shall certify to the
13 legislative body of the municipality the original taxable value of a workforce
14 housing pilot project parcel as of the date the voters approved the debt
15 obligation.

16 (B) On or before June 30 following voter approval and annually
17 thereafter, the lister or assessor shall assess and certify to the legislative body
18 the current value of a project parcel.

19 (2) Tax rate.

20 (A) The lister or assessor shall use the original taxable value of a
21 project parcel when computing the municipal tax rate.

1 (B) When calculating the amount of tax due on a project parcel, the
2 treasurer shall apply the municipal tax rate to the current assessed value, rather
3 than the original taxable value.

4 (3) Tax increment.

5 (A) The “tax increment” is the amount of tax paid on a project parcel,
6 as calculated pursuant to subdivision (2)(B) of this subsection using the current
7 assessed value, that exceeds the amount of tax that would have been due if the
8 tax rate were applied to the original taxable value.

9 (B) The tax increment includes both the municipal share and the
10 State share of the tax owed.

11 (C) A municipality shall segregate the tax increment in a special
12 account and in its official books and records.

13 (4) Use of tax increment.

14 (A) As of each date the municipality receives a tax payment and
15 retains a portion of the tax increment pursuant to this section, the municipality
16 shall use the portion of the tax increment that is necessary to pay costs actually
17 incurred as of that date for debt service and related costs.

18 (B) If, after paying for improvements and related costs, there remains
19 any excess portion of the tax increment, the municipality shall:

20 (i) allocate 25 percent of the excess portion to a debt service
21 reserve fund for future debt service and related costs;

1 (ii) allocate 25 percent of the excess portion to its general
2 fund; and

3 (iii) transfer 50 percent of the excess portion to the Vermont
4 Housing and Conservation Board for the purpose of supporting affordable
5 housing.

6 (f) Annual audit.

7 (1) The municipality shall ensure that the segregated account for the
8 workforce housing tax increment financing district required by this act is
9 subject to the annual audit requirements prescribed in 24 V.S.A. §§ 1681
10 and 1690.

11 (2) Any audit procedures shall include verification of the original
12 taxable value and current assessed value, expenditures for project debt service
13 and related costs, annual and total tax increment funds generated, and
14 allocation of tax increment funds.

15 * * * TIF Districts; Removal of Cap * * *

16 Sec. 3. 24 V.S.A. § 1892 is amended to read:

17 § 1892. CREATION OF DISTRICT

18 * * *

19 ~~(d) The following municipalities have been authorized to use education tax~~
20 ~~increment financing for a tax increment financing district, and the Vermont~~
21 ~~Economic Progress Council is not authorized to approve any additional tax~~

1 ~~increment financing districts even if one of the districts named in this~~
2 ~~subsection is terminated pursuant to subsection 1894(a) of this subchapter:~~

3 ~~(1) the City of Burlington, Downtown;~~

4 ~~(2) the City of Burlington, Waterfront;~~

5 ~~(3) the Town of Milton, North and South;~~

6 ~~(4) the City of Newport;~~

7 ~~(5) the City of Winooski;~~

8 ~~(6) the Town of Colchester;~~

9 ~~(7) the Town of Hartford;~~

10 ~~(8) the City of St. Albans;~~

11 ~~(9) the City of Barre; and~~

12 ~~(10) the Town of Milton, Town Core. [Repealed.]~~

13 * * * Municipal Outreach; Sewerage and Water Service Connections * * *

14 Sec. 4. AGENCY OF NATURAL RESOURCES; EDUCATION AND
15 OUTREACH; DELEGATION; SEWERAGE AND WATER
16 SERVICE CONNECTIONS

17 (a) The Secretary of Natural Resources, after consultation with the
18 Vermont League of Cities and Towns, shall conduct outreach and education
19 for municipalities regarding the ability of a municipality under 10 V.S.A.
20 § 1976 to be delegated the authority to permit the connection of a municipal
21 sewer or water service line to subdivided land, a building, or a campground.

1 (b) The education and outreach shall specify the conditions or requirements
2 for delegation, how a municipality can seek delegation, and contact
3 information or other resource to provide additional information regarding
4 delegation. The education and outreach may include educational materials,
5 workshops, or classes regarding the ability of a municipality to be delegated
6 under 10 V.S.A. § 1976 the permitting of sewer and water service connection
7 permitting.

8 (c) On or before January 15, 2018, the Secretary of Natural Resources shall
9 submit a report to the Senate Committees on Natural Resources and Energy
10 and Economic Development, Housing and General Affairs and the House
11 Committees on Natural Resources, Fish and Wildlife and Commerce
12 summarizing the education and outreach conducted or planned by the
13 Secretary under the requirements of this section and whether any municipality
14 has sought delegation of sewer and water service connection permitting under
15 10 V.S.A. § 1976 since the effective date of this act.

16 ***** Housing Revenue Bond; Property Transfer Tax; Housing Projects *****

17 **Sec. 5. HOUSING FOR ALL**

18 (a) Findings and Purpose.

19 (1) The General Assembly finds that investments are needed to help
20 house the most vulnerable as well as creating more homes for workers.

1 (2) The shortage of affordable and available homes has been highlighted
2 recently by:

3 (A) the Vermont Futures Project of the Vermont Chamber of
4 Commerce, which set a growth target of 5,000 new and improved housing
5 units annually;

6 (B) a national consultant’s recommendations for a Roadmap to End
7 Homelessness, which calls for 368 new units for permanent supportive housing
8 and 1,251 new homes affordable at 30 percent of median or below over the
9 next five years; and

10 (C) the 2015 statewide housing needs assessment by Bowen National
11 Research, which found the largest gaps in housing affordable to households
12 below 30 percent of median and between 85 percent and 120 percent, and a
13 lack of housing availability across the income spectrum.

14 (3) The purpose of this section is to promote the development and
15 improvement of housing for Vermonters.

16 (b)(1) [This section should include some affirmative direction to particular
17 actors to issue a bond, direct the proceeds, link it to repayment required by
18 next section, etc.]

19 The Vermont Housing and Conservation Board shall use housing revenue
20 bond proceeds to fund the creation and improvement of ownership and rental

1 housing for Vermonters with very-low to middle-income in areas targeted for
2 growth and reinvestment.

3 (2)(A) Not less than 25 percent of the housing shall be targeted to
4 Vermonters with very low income, meaning households below 50 percent of
5 area median income; and

6 (B) not less than 25 percent shall be targeted to Vermonters with
7 moderate income, meaning households between 80 and 120 percent of median
8 income.

9 **Sec. 6. 32 V.S.A. § 9610 is amended to read:**

10 **§ 9610. REMITTANCE OF RETURN AND TAX; INSPECTION OF**
11 **RETURNS**

12 (a) Not later than 30 days after the receipt of any property transfer return, a
13 town clerk shall file the return in the office of the town clerk and electronically
14 forward a copy of the acknowledged return to the Commissioner; provided,
15 however, that with respect to a return filed in paper format with the town, the
16 Commissioner shall have the discretion to allow the town to forward a paper
17 copy of that return to the department.

18 (b) The copies of property transfer returns in the custody of the town clerk
19 may be inspected by any member of the public.

20 (c) Prior to distributions of property transfer tax revenues under 10 V.S.A. §
21 312, 24 V.S.A. § 4306(a), and 32 V.S.A. § 435(b)(10), one percent of the

1 revenues received from the property transfer tax shall be deposited in a special
2 fund in the Department of Taxes for Property Valuation and Review
3 administration costs.

4 (d) Prior to any distribution of property transfer tax revenue under 10
5 V.S.A. § 312, 24 V.S.A. § 4306(a), and section 435(b)(10) of this title, \$2.5
6 million of the revenue received from the property transfer tax shall be used for
7 the purpose of repaying a housing revenue bond [we need more specific
8 reference here], the proceeds of which shall be deposited in the Vermont
9 Housing and Conservation Trust Fund.

10 **Sec. 7. 10 V.S.A. § 323 is amended to read:**

11 **§ 323. ANNUAL REPORT**

12 Prior to January 31 of each year, the ~~board~~ Board shall submit a report
13 concerning its activities to the ~~governor~~ Governor and legislative committees
14 on agriculture, natural resources and energy, appropriations, ways and means,
15 finance, and institutions. The report shall include, ~~but not be limited to,~~ the
16 following:

17 (1) a list and description of activities funded by the board during the
18 preceding year, including commitments made to fund projects through housing
19 bond proceeds and project descriptions, levels of affordability, and geographic
20 location;

21 * * *

1 *** Municipal Land Use and Development; Affordable Housing ***

2 Sec. 8. 24 V.S.A. § 4303 is amended to read:

3 § 4303. DEFINITIONS

4 The following definitions shall apply throughout this chapter unless the
5 context otherwise requires:

6 (1) “Affordable housing” means either of the following:

7 (A) Housing that is owned by its inhabitants whose gross annual
8 household income does not exceed ~~80~~ 120 percent of the county median
9 income, or ~~80~~ 120 percent of the standard metropolitan statistical area income
10 if the municipality is located in such an area, as defined by the U.S.

11 Department of Housing and Urban Development, and the total annual cost of
12 the housing, including principal, interest, taxes, insurance, and condominium
13 association fees is not more than 30 percent of the household’s gross annual
14 income.

15 (B) Housing that is rented by its inhabitants whose gross annual
16 household income does not exceed 80 percent of the county median income, or
17 80 percent of the standard metropolitan statistical area income if the
18 municipality is located in such an area, as defined by the U.S. Department of
19 Housing and Urban Development, and the total annual cost of the housing,
20 including rent, utilities, and condominium association fees, is not more than 30
21 percent of the household’s gross annual income.

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* * * Act 250; Priority Housing Projects * * *

Sec. 9. 10 V.S.A. § 6001 is amended to read:

§ 6001. DEFINITIONS

In this chapter:

* * *

(3)(A) "Development" means each of the following:

* * *

(iv) The construction of housing projects such as cooperatives, condominiums, or dwellings, or construction or maintenance of mobile homes or mobile home parks, with 10 or more units, constructed or maintained on a tract or tracts of land, owned or controlled by a person, within a radius of five miles of any point on any involved land, and within any continuous period of five years. However:

~~(A)~~ a priority housing project shall not constitute a development under this subdivision (iv) ~~only if the number of housing units in the project is:~~

~~(aa) 275 or more, in a municipality with a population of 15,000 or more;~~

~~(bb) 150 or more, in a municipality with a population of 10,000 or more but less than 15,000;~~

1 ~~(cc) 75 or more, in a municipality with a population of 6,000 or~~
2 ~~more but less than 10,000;~~

3 ~~(dd) 50 or more, in a municipality with a population of 3,000 or~~
4 ~~more but less than 6,000;~~

5 ~~(ee) 25 or more, in a municipality with a population of less than~~
6 ~~3,000; and~~

7 ~~(ff) notwithstanding subdivisions (aa) through (cc) of this~~
8 ~~subdivision (iv)(I), 10 or more if the construction involves the demolition of~~
9 ~~one or more buildings that are listed on or eligible to be listed on the State or~~
10 ~~National Register of Historic Places. However, demolition shall not be~~
11 ~~considered to create jurisdiction under this subdivision if the Division for~~
12 ~~Historic Preservation has determined that the proposed demolition will have no~~
13 ~~adverse effect, will have no adverse effect if specified conditions are met, or~~
14 ~~will have an adverse effect that will be adequately mitigated. Any imposed~~
15 ~~conditions shall be enforceable through a grant condition, deed covenant, or~~
16 ~~other legally binding document.~~

17 ~~(II) The determination of jurisdiction over a priority housing~~
18 ~~project shall count only the housing units included in that discrete project.~~

19 ~~(III) Housing and housing units in a priority housing project~~
20 ~~shall not count toward determining jurisdiction over any other project.~~

21 * * *

1 (D) The word "development" does not include:

2 * * *

3 (viii) The construction of a priority housing project.

4 * * *

5 (27) “Mixed income housing” means a housing project in which the
6 following apply:

7 (A) Owner-occupied housing. At the option of the applicant,
8 owner-occupied housing may be characterized by either of the following:

9 (i) at least 15 percent of the housing units have a purchase price
10 which at the time of first sale does not exceed 85 percent of the new
11 construction, targeted area purchase price limits established and published
12 annually by the Vermont Housing Finance Agency; or

13 (ii) at least 20 percent of the housing units have a purchase price
14 which at the time of first sale does not exceed 90 percent of the new
15 construction, targeted area purchase price limits established and published
16 annually by the Vermont Housing Finance Agency;

17 (B) Rental Housing. At least 20 percent of the housing units that are
18 rented constitute affordable housing ~~and have a duration of affordability of no~~
19 ~~less than 20 years.~~

20 (28) “Mixed use” means construction of both mixed income housing
21 and construction of space for any combination of retail, office, services,

1 artisan, and recreational and community facilities, provided at least 40 percent
2 of the gross floor area of the buildings involved is mixed income housing.

3 “Mixed use” does not include industrial use.

4 (29) “Affordable housing” means either of the following:

5 (A) Housing that is owned by its occupants whose gross annual
6 household income does not exceed 80 percent of the county median income, or
7 80 percent of the standard metropolitan statistical area income if the
8 municipality is located in such an area, as defined by the U.S. Department of
9 Housing and Urban Development, and the total annual cost of the housing,
10 including principal, interest, taxes, insurance, and condominium association
11 fees, is not more than 30 percent of the gross annual household income.

12 (B) Housing that is rented by the occupants whose gross annual
13 household income does not exceed 80 percent of the county median income, or
14 80 percent of the standard metropolitan statistical area income if the
15 municipality is located in such an area, as defined by the U.S. Department of
16 Housing and Urban Development, and the total annual cost of the housing,
17 including rent, utilities, and condominium association fees, is not more than 30
18 percent of the gross annual household income.

19 * * *

20 (35) “Priority housing project” means a discrete project located on a
21 single tract or multiple contiguous tracts of land that consists exclusively of:

1 (A) mixed income housing or mixed use, or any combination thereof,
2 and is located entirely within a designated downtown development district,
3 designated new town center, designated growth center, or designated village
4 center that is also a designated neighborhood development area under
5 24 V.S.A. chapter 76A; or

6 (B) mixed income housing and is located entirely within a designated
7 Vermont neighborhood or designated neighborhood development area under
8 24 V.S.A. chapter 76A.

9 * * *

10 **Sec. 10. 10 V.S.A. § 6081 is amended to read:**

11 **§ 6081. PERMITS REQUIRED; EXEMPTIONS**

12 (a) No person shall sell or offer for sale any interest in any subdivision
13 located in this State, or commence construction on a subdivision or
14 development, or commence development without a permit. This section shall
15 not prohibit the sale, mortgage, or transfer of all, or an undivided interest in all,
16 of a subdivision unless the sale, mortgage, or transfer is accomplished to
17 circumvent the purposes of this chapter.

18 * * *

19 (o) If a ~~downtown development district~~ designation pursuant to 24 V.S.A. §
20 ~~2793~~ chapter 76A is removed, subsection (a) of this section shall apply to any
21 subsequent substantial change to a priority housing project that was originally

1 exempt pursuant to subdivision 6001(3)(A)(iv)(~~F~~) of this title on the basis of
2 that designation.

3 (p) No permit or permit amendment is required for any change to a project
4 that is ~~located entirely within a downtown development district designated~~
5 ~~pursuant to 24 V.S.A. § 2793, if the change consists exclusively of any~~
6 ~~combination of mixed use and mixed income housing, and the cumulative~~
7 ~~changes within any continuous period of five years, commencing on or after~~
8 ~~the effective date of this subsection, remain below the jurisdictional threshold~~
9 ~~specified in subdivision 6001(3)(A)(iv)(~~F~~) of this title~~ or is modified to become
10 a priority housing project, regardless of whether the project previously became
11 subject to jurisdiction under this chapter.

12 * * * Downtown Tax Credits * * *

13 **Sec. 11. 32 V.S.A. § 5930ee is amended to read:**

14 § 5930EE. LIMITATIONS

15 Beginning in fiscal year 2010 and thereafter, the State Board may award tax
16 credits to all qualified applicants under this subchapter, provided that:

17 (1) the total amount of tax credits awarded annually, together with sales
18 tax reallocated under section 9819 of this title, does not exceed ~~\$2,200,000.00~~
19 \$2,400,000.00;

1 (2) a total annual allocation of no more than 30 percent of these tax
2 credits in combination with sales tax reallocation may be awarded in
3 connection with all of the projects in a single municipality;

4 (3) façade tax credits shall not be available for projects that qualify for
5 the federal rehabilitation tax credit;

6 (4) no credit shall be allowed under this subchapter for the cost of
7 acquiring any building or interest in a building;

8 (5) credit under any one subsection of 5930cc of this subchapter may not
9 be allocated more often than once every two years with respect to the same
10 building; ~~and~~

11 (6) credit awarded under section 5930cc of this subchapter that is
12 rescinded or recaptured by the State Board shall be available for the State
13 Board to award to applicants in any subsequent year, in addition to the total
14 amount of tax credits authorized under this section-; and

15 (7) of the total amount of credits authorized by this section, \$200,000.00
16 of those credits shall be prioritized to support projects creating co-work
17 facilities in downtown and village centers which do not have a small business
18 incubation facility, as that term is used in chapter 12 of title 10.

19 Sec. 12. EFFECTIVE DATE

20 This act shall take effect on July 1, 2017.