

# The Five Designations

## Core Designations



**Village Centers – 157** (Est. 2003)



**Downtowns – 23** (Est. 1998)



**New Town Centers – 2** (Est. 2003)

## Add-On Designations (must have a core designation to qualify)



**Neighborhood Development Areas – 5** (Est. 2013)



**Growth Centers – 6** (Est. 2006)

# This



# Not This



“The traditional rural scene in Vermont, characterized by **concentrated settlement in villages and open countryside dotted with farms, is disappearing.** The sharp distinction between village and countryside is blurring throughout the state. Highways between towns are becoming ribbons of residential and commercial development.”



# Priority Housing Projects



**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

- 10 V.S.A. §6081 (p)(2)



**Growth Center**

# 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



**Shelburne: Harrington Village**

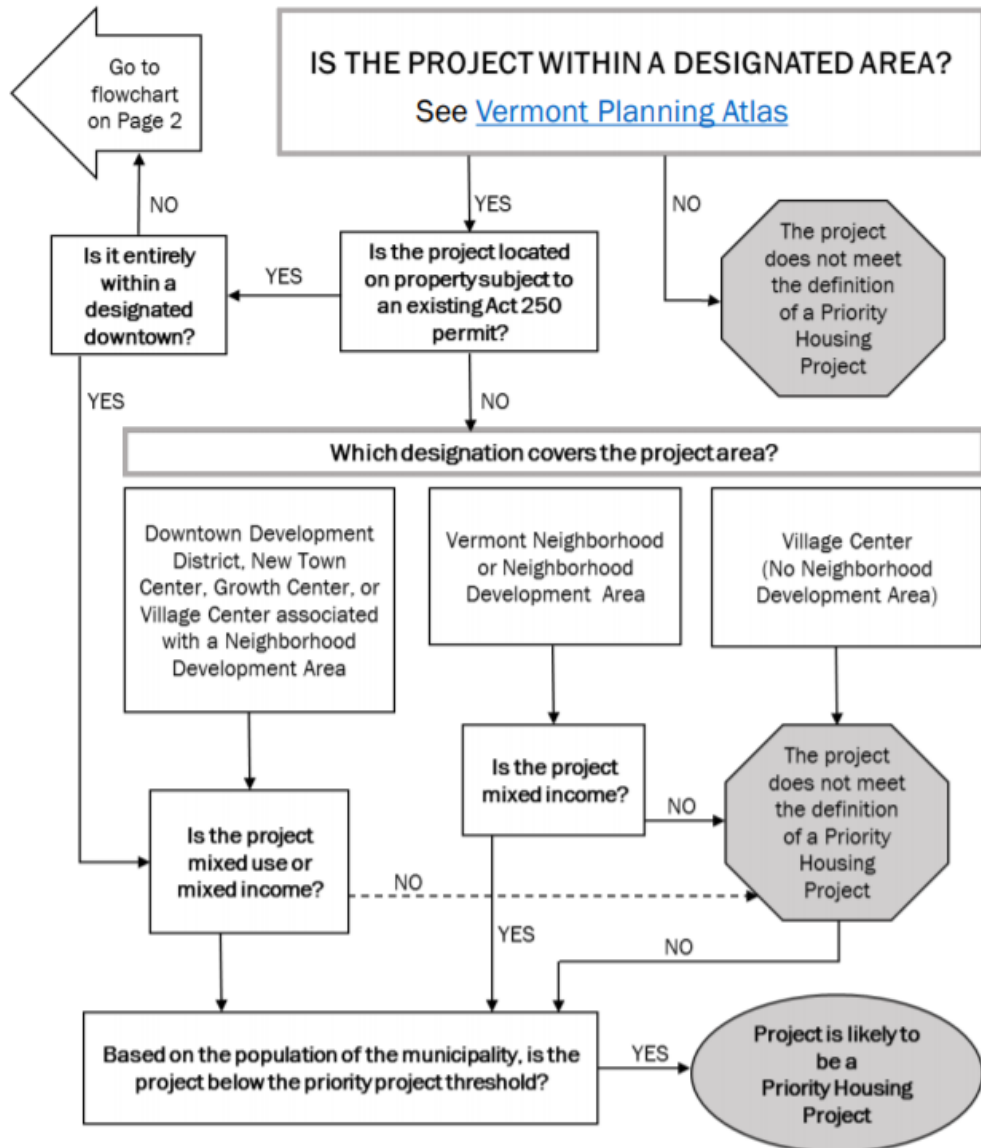
- 36 Senior units
- 42 Mixed income units
- 4 Habitat homes



**Winooski: Mill House Redevelopment**

- 25 Market Rate Apartments
- 10 Townhouses

# 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 <b>15%</b> of units initial price is equal to or less than 85% of <a href="#">VHFA price limit</a> <b>OR</b> At least <b>20%</b> of units initial price is equal to or less than 90% of <a href="#">VHFA price limit</a>
	* 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.



