

S.237

An act relating to promoting affordable housing



Department of Housing and Community Development

May 20, 2020
Senate Finance

Community Planning + Revitalization

Provides tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.



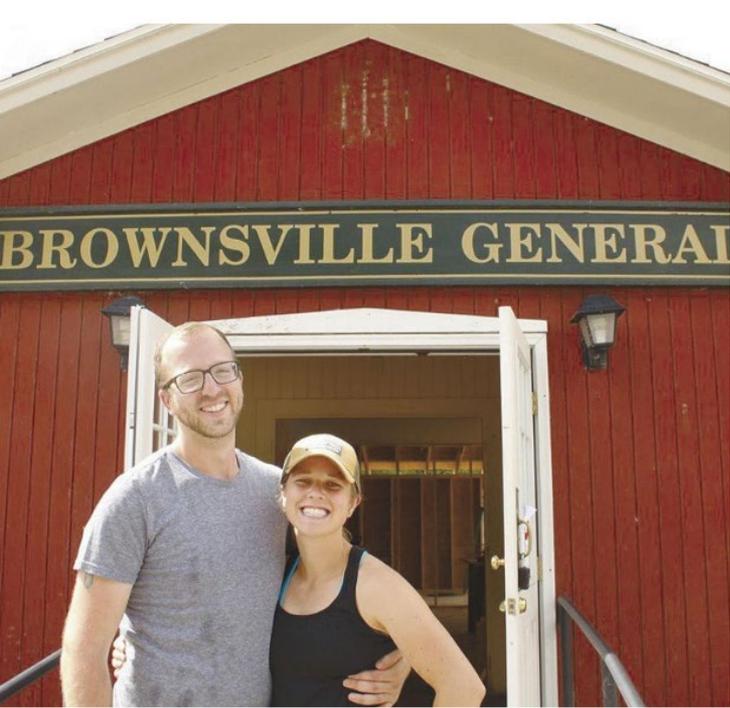
Place-based Economic Development

photo credit: NPS National Register of Historic Places Nomination



Bristol



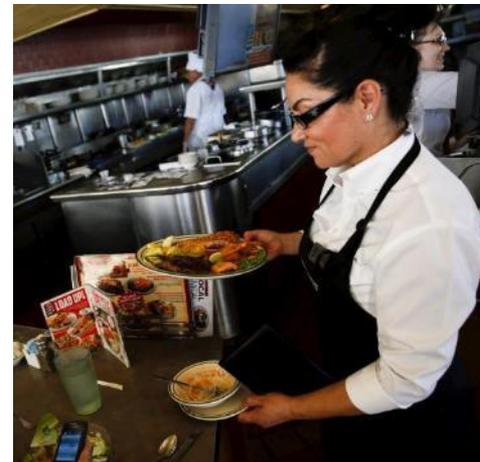




Neighborhoods







Housing Barriers Survey Results

Difficulties (Top 4 out of 8)

1

Lack or High Cost of Real Estate

2

High Construction Costs (includes infrastructure)

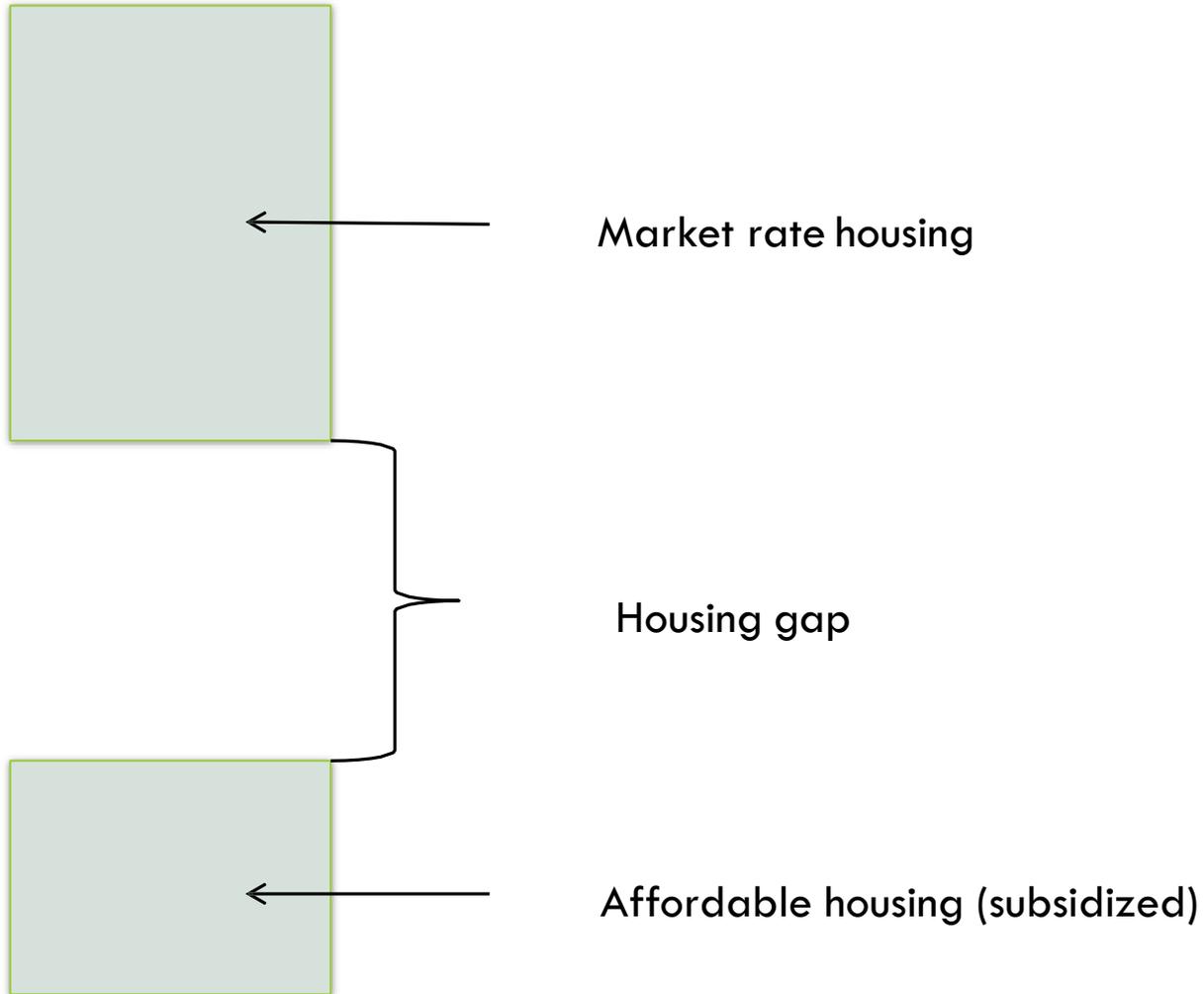
3

Resistance to Neighborhood Change

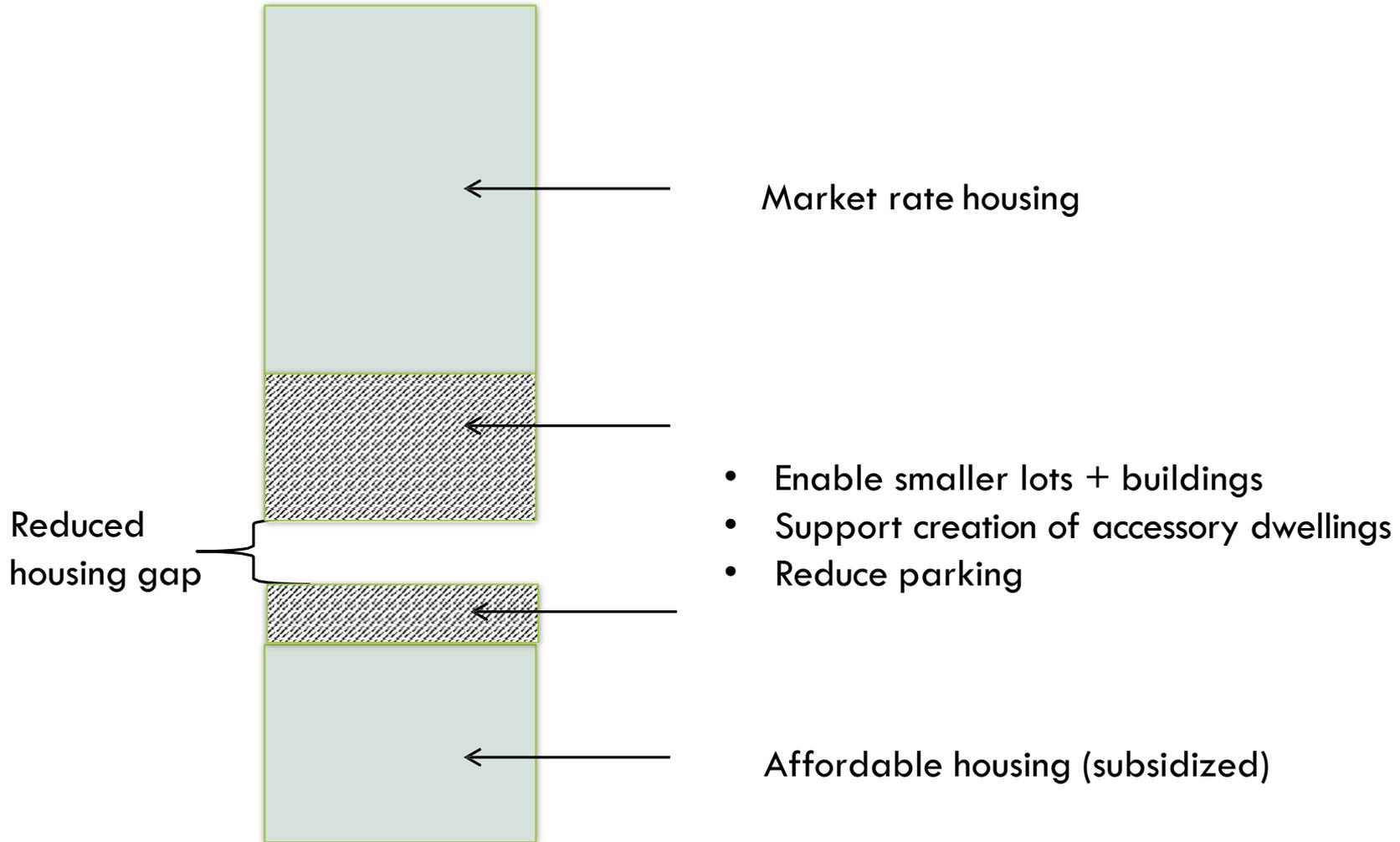
4

Municipal Zoning/Land Use Regulations

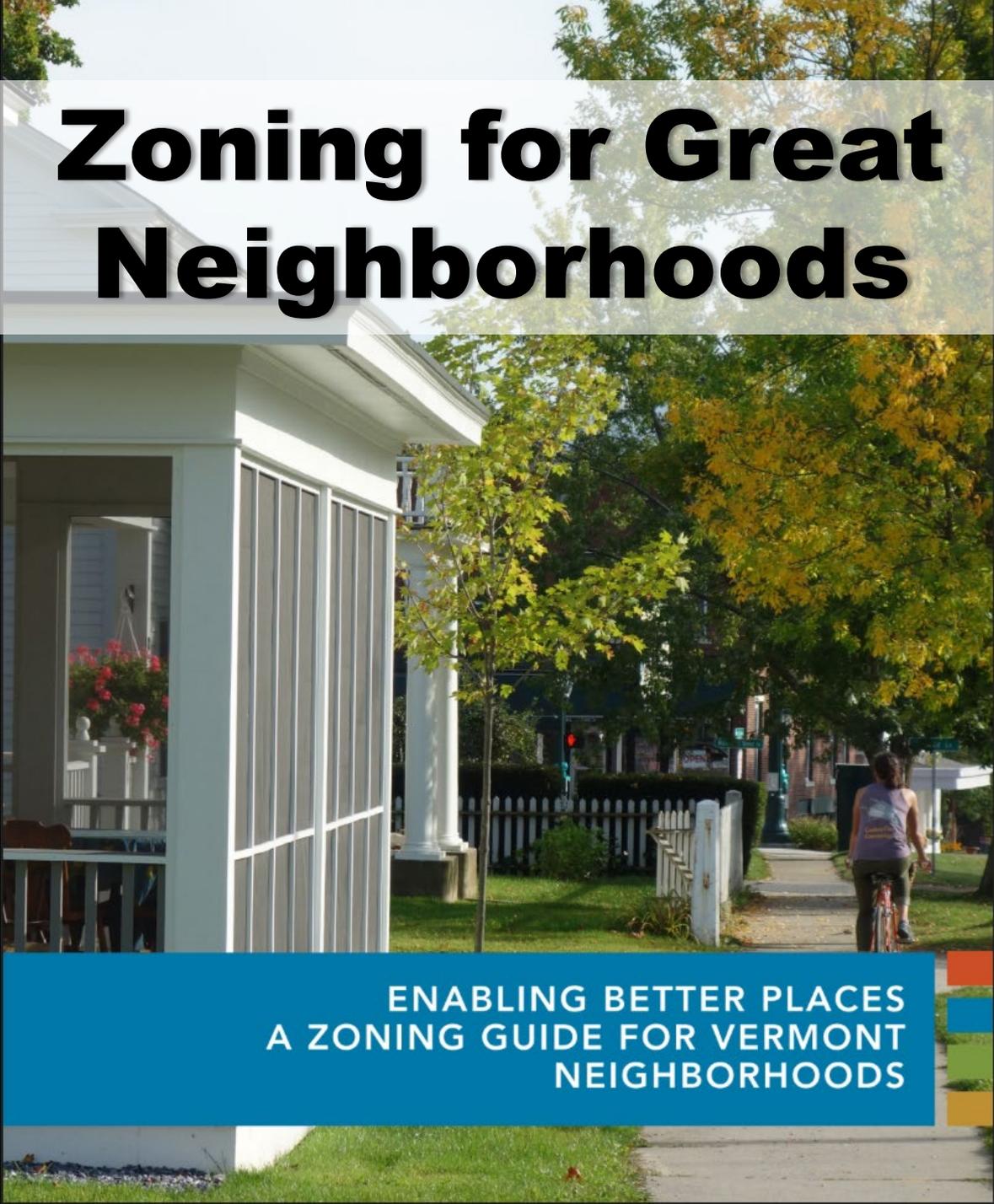
Housing Market



Housing Market



Zoning for Great Neighborhoods



ENABLING BETTER PLACES
A ZONING GUIDE FOR VERMONT
NEIGHBORHOODS



Vermont
Housing &
Conservation
Board



Vermont
Association of Realtors®



CNU

Congress for the
New Urbanism

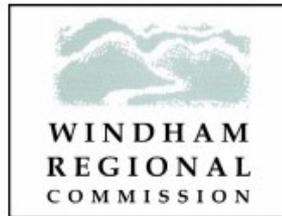


VERMONT

AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



LAMOILLE COUNTY PLANNING COMMISSION



WINDHAM
REGIONAL
COMMISSION



Addison County
REGIONAL PLANNING COMMISSION



TRORC
Two Rivers-Ottawaquechee
REGIONAL COMMISSION



CHITTENDEN COUNTY RPC
Communities Planning Together



RUTLAND REGIONAL PLANNING COMMISSION

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General Assembly Members

Senator Sirotkin, Chittenden County
Senator Cummings, Washington County
Representative Marcotte, Newport
Representative Kimbell, Woodstock
Representative Stevens, Waterbury
Representative Sheldon, Middlebury

Non-Profit Housing Developers

Nancy Owens and Kathy Beyer, Housing Vermont
Cindy Reid and Miranda Lescaze, Cathedral Square
Ludy Biddle, Neighborworks of Western Vermont
Jen Hollar, VHCB
Andrew Winter, Twin Pines Housing
Maura Collins and Seth Leonard, VHFA
Chris Donnelly and Amy Demetrowitz, Champlain Housing Trust
Erhard Mahnke, Vermont Affordable Housing Coalition
Tyler Maas, Vermont State Housing Authority

For-Profit Housing Developers

Chris Snyder, Snyder Homes
Erik Hoekstra, Redstone Development
Katie Buckley, M+S Development

Municipal Leaders and Regional Planners

Sharon Murray, Front Porch Community Planning
Charles Baker and Regina Mahony, CCRPC
Meagan Tuttle, City of Burlington/VPA
Peter Gregory and Kevin Geiger, TRORC
Alex Weinhagen, Town of Hinesburg/VPA
Catherine Dimitruk, NRPC
Tasha Wallis and Seth Jenson, LCRPC
David Snedeker, NVDA
Steve Lotspeich, Waterbury
Dominic Cloud and Chip Sawyer, City of St. Albans
Jeff Wennberg, City of Rutland
Jessie Baker, City of Winooski
David Rugh, Stitzel, Page + Fletcher/VPA
Elaine Haney, Essex
Jim Jutras, Essex Junction
Justin Rabidoux, City of South Burlington
Charles Safford, Stowe
Peter Elwell and Sue Fillion, Brattleboro
Miro Weinberger, Burlington
William Fraser, Montpelier
Mary Ann Goulette, West Rutland

State House Advocates

Vermont Mayors Collation
Paul Bruhn and Liz Gamache, Preservation Trust of Vermont
Andrew Brewer, DRM
Kelly Stoddard Poor and Philene Taormina, AARP
Gwynn Zakov and Karen Horn, VLCT
Nancy Lynch, Vermont Association of Realtors
Tom Torti and Austin Davis, Lake Champlain Chamber of Commerce
Adam Necrason, Necrason Group
Brian Shupe, Jon Groveman and Kate McCarthy, Vermont Natural Resources Council
Charles Martin, Vermont Chamber of Commerce
Sandra Levine, Conservation Law Foundation
Chris D'Elia, Vermont Bankers Association
Angela Zaikowski, VT Landlords Association

Sister Agencies

Matt Chapman, Bryan Redmond, Rob Evans, and Billy Coster, ANR
Greg Boulbol and Evan Meenan, NRB
Douglas Farnham, Department of Taxes

Others

Eli Spevak, Orange Splot, Oregon
State Treasure Beth Pearce

Better Places Stakeholders

Kelly Stoddard Poor, AARP Vermont
Michele Bailey, Amy Cunningham, and Karen Mittleman, Vermont Arts Council
Maura Carroll and Abby Friedman, VLCT
Sarah Waring and Chelsea Bardot Lewis, Vermont Community Foundation
Beth Rusnock, National Life Foundation
Liz Gamache and Lisa Ryan, Preservation Trust of Vermont
Jenna Koloski, Vermont Council of Rural Development
Rebecca Sandborn Stone, Bethel Revitalization Initiative
Ward Joyce, Ward Joyce Design
Katherine Sims, Northeast Kingdom Collaborative
Shelby Semmes, Trust for Public Land
Kate McCarthy, Vermont Natural Resources Council
Karen Yacos, Local Motion
Ben Doyle, USDA-Rural Development
Suzanne Kelley, Department of Health
Alissa Matthews, Agency of Agriculture, Food, and Markets
Jackie Cassino and Jon Kaplan, VTrans
Jessica Savage, ANR - FPR
Gary Toth, Project for Public Spaces
The states of Michigan, Indiana, and Massachusetts

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Updates state regulations to jump start housing investment

Removes Act 250 Jurisdiction in State Designated Downtowns & Neighborhood Development Areas

- Modifies jurisdiction to exempt development-ready downtowns and neighborhoods
- Transitions existing permits to municipal review

One-stop State & Municipal Water/Wastewater Connection Permits

- Exempts state connection permits in willing and capable municipalities
- Requires communities improve maps of their sewer and water infrastructure

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Modernizes municipal regulations for inclusive housing

- Requires cities and towns to update local bylaws to enable smaller lots and support more types of housing development like ADUs.
- Provides new funding [\$150K for Regional Planning Commissions; \$150K for Municipal Planning Grants] to help cities and towns update and adopt housing ready bylaws
- Provides funding [\$50K] to train builders and landlords to jumpstart housing development in all counties

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Proposed new funding support community revitalization

\$1.4M Increase in Downtown and Village Center Tax Credits

- Provides tax credits for income producing properties within Neighborhood Development Areas
- Supports elevation and floodproofing of buildings at risk

\$1M Vermont Housing Improvement Program Grants

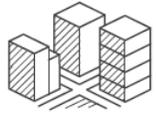
- Creates housing provider grants to bring unsafe, blighted, and vacant rental units up to code and back online.

Number of State Designations: 229

Core Designations:



Village Centers: 191



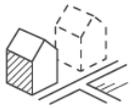
Downtowns: 23



New Town Centers: 2

Add-On Designations:

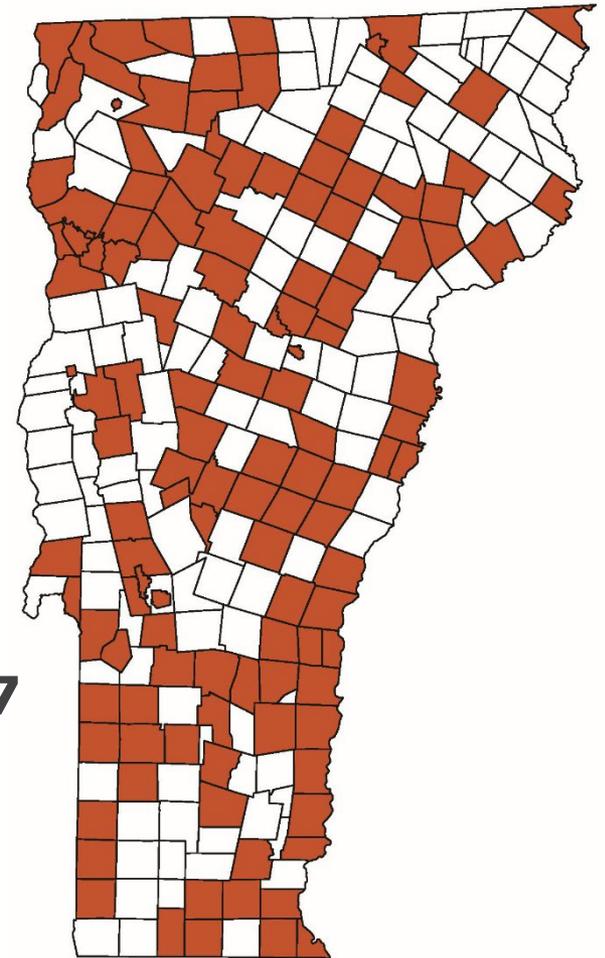
(must have a core designation to qualify)



Neighborhood Development Areas: 7



Growth Centers: 6





Downtown and Village Center Tax Credits

The Basics

- Goal to stimulate investment in commercial centers, large and small
- Award \$2.6 Million in credits annually
- Applications are competitive and reviewed by the Downtown Board
- Project must be a Designated Downtown or Village Center
- 23 Designated Downtowns, 191 Designated Village Centers

Downtown & Village Center Tax Credits

Tax Credit Tiers

10% credit for qualified rehabilitation with approved federal application

25% credit for façade repairs

50% credit for code improvements including elevators and sprinkler systems



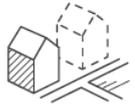
Landry Block, St. Johnsbury

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Proposed Amendments

- Increase annual cap from \$2.6M to \$4M
- Enable credits to support “Qualified Flood Mitigation” projects to encourage investment in making communities more resilient
 - 50% credit with a cap of \$75,000
 - Projects within flood hazard areas as mapped by FEMA
- Extend program benefit to designated Neighborhood Development Areas to encourage investment in housing around our commercial centers



Neighborhood Development Areas

1. Brattleboro
2. Burlington
3. Essex Junction
4. Manchester
5. South Burlington
6. Westford
7. Winooski



Policies & Bylaw Requirements

1

Density

Minimum 4 DU/Acre

2

Building & Lot Patterns

3

Uses

4

Complete Streets



**Neighborhood
Development Area
Designation
Program**

**Application
Guidelines**

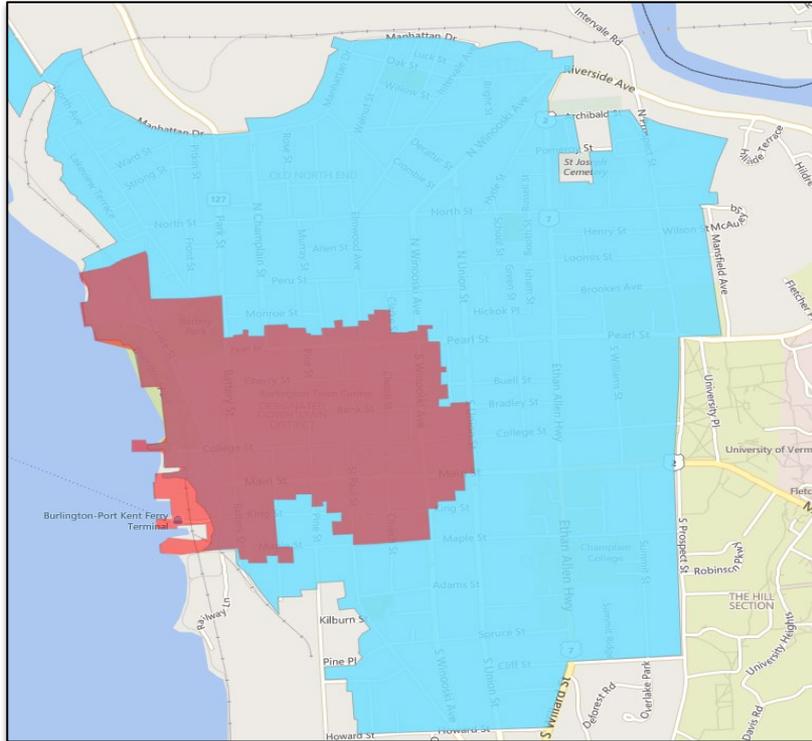


State Designation Programs
Community Planning + Revitalization
July 2017

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AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

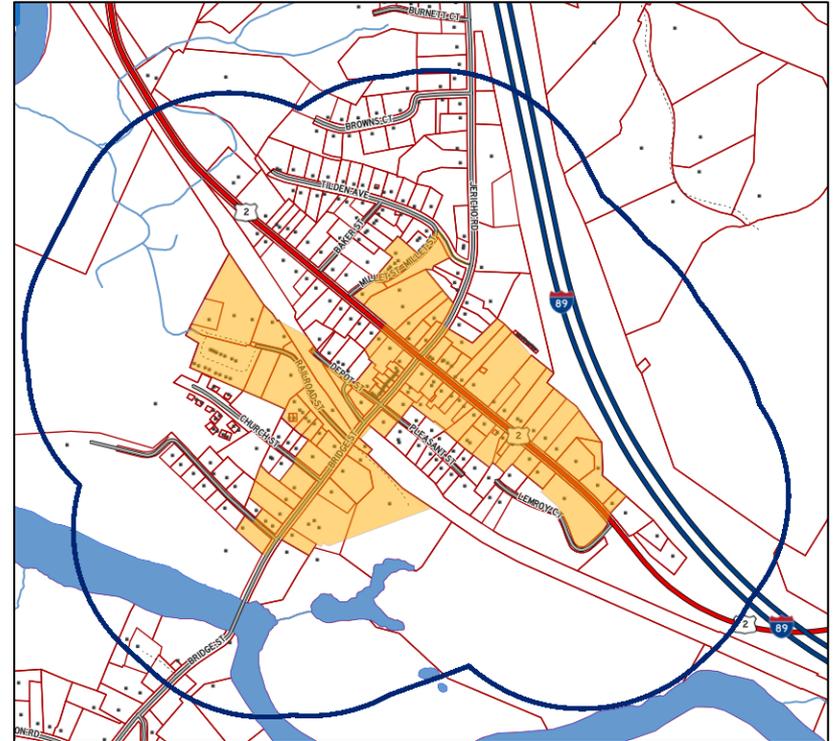


Neighborhood Development Areas



Downtowns – 1/2 mile

15 min walk



Village Center – 1/4 mile

5-10 min walk



Neighborhood Development Areas

1. Barre*
2. Bristol
3. Cabot
4. Castleton
5. E. Montpelier
6. Fair Haven
7. Fairlee
8. Hinesburg*
9. Hyde Park
10. Jericho*
11. Johnson
12. Lyndon
14. Middlebury*
15. Middlesex
16. Montpelier*
17. Putney
18. Randolph
19. Richmond
20. Rutland
21. Shoreham
22. South Hero*
23. Stowe
24. Swanton
25. Vergennes*
26. Waterbury

* close to qualifying



Thank You.



**Department of Housing + Community Development
Community Planning + Revitalization**