

1 TO THE HONORABLE SENATE:

2 The Committee on Economic Development, Housing and General Affairs to  
3 which was referred Senate Bill No. 237 entitled “An act relating to promoting  
4 affordable housing” respectfully reports that it has considered the same and  
5 recommends that the bill be amended by striking out all after the enacting  
6 clause and inserting in lieu thereof the following:

7 \* \* \* Municipal Zoning \* \* \*

8 Sec. 1. 24 V.S.A. § 4382 is amended to read:

9 § 4382. THE PLAN FOR A MUNICIPALITY

10 (a) A plan for a municipality may be consistent with the goals established  
11 in section 4302 of this title and compatible with approved plans of other  
12 municipalities in the region and with the regional plan and shall include the  
13 following:

14 \* \* \*

15 (4) A utility and facility plan, consisting of a map and statement of  
16 present and prospective community facilities and public utilities showing  
17 existing and proposed educational, recreational, and other public sites;  
18 buildings and facilities, including hospitals, libraries, power generating plants  
19 and transmission lines; water supply, lines, facilities, and service areas;  
20 sewage disposal, lines, facilities, and service areas; refuse disposal, storm  
21 drainage, and other similar facilities and activities; and recommendations to

1 meet future needs for community facilities and services, with indications of  
2 priority of need, costs, and method of financing.

3 \* \* \*

4 (10) A housing element that shall include a recommended program for  
5 addressing low and moderate income persons' housing needs as identified by  
6 the regional planning commission pursuant to subdivision 4348a(a)(9) of this  
7 title. The program ~~should account for permitted accessory dwelling units, as~~  
8 ~~defined in subdivision 4412(1)(E)~~ shall comply with the requirements of  
9 section 4412 of this title, ~~which~~ to provide affordable housing.

10 \* \* \*

11

12 Sec. 2. 24 V.S.A. § 4412 is amended to read:

13 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

14 (a) Notwithstanding any existing bylaw, the following land development  
15 provisions shall apply in every municipality:

16 (1) Equal treatment of housing and required provisions for affordable  
17 housing.

18 \* \* \*

19 (D) Bylaws shall designate appropriate districts and reasonable  
20 regulations for multiunit or multifamily dwellings. No bylaw shall have the  
21 effect of excluding these multiunit or multifamily dwellings from the

1 municipality. Within any regulatory district that allows multiunit residential  
2 dwelling, no bylaw shall have the effect of prohibiting multiunit residential  
3 dwelling of four or fewer units as an allowed, permitted use, or of  
4 conditioning approval based on the character of the area.

5 (E) Except for flood hazard and fluvial erosion area bylaws adopted  
6 pursuant to section 4424 of this title, no bylaw shall have the effect of  
7 excluding as a permitted use one accessory dwelling unit that is located within  
8 or appurtenant to ~~an owner-occupied~~ a single-family dwelling on an owner-  
9 occupied lot. A bylaw may require a single-family dwelling with an accessory  
10 dwelling unit to be subject to the same review, dimensional, or other controls  
11 as required for a single-family dwelling without an accessory dwelling unit.

12 An accessory dwelling unit means ~~an efficiency or one-bedroom apartment a~~  
13 distinct unit that is clearly subordinate to a single-family dwelling, and has  
14 facilities and provisions for independent living, including sleeping, food  
15 preparation, and sanitation, provided there is compliance with all the  
16 following:

17 (i) The property has sufficient wastewater capacity.

18 (ii) The unit does not exceed 30 percent of the total habitable floor  
19 area of the single-family dwelling or 900 square feet, whichever is greater.

20 ~~(iii) Applicable setback, coverage, and parking requirements~~  
21 ~~specified in the bylaws are met.~~

1 (F) Nothing in subdivision (a)(1)(E) of this section shall be construed  
2 to prohibit:

- 3 (i) a bylaw that is less restrictive of accessory dwelling units; or  
4 (ii) a bylaw that ~~requires conditional use review for one or more of~~  
5 ~~the following that is involved in creation of an accessory dwelling unit:~~

- 6 ~~(I) a new accessory structure;~~  
7 ~~(II) an increase in the height or floor area of the existing~~  
8 ~~dwelling; or~~  
9 ~~(III) an increase in the dimensions of the parking areas~~  
10 regulates short-term rental units distinctly from residential rental units.

11 \* \* \*

12 (2) Existing small lots. Any lot that is legally subdivided, is in  
13 individual and separate and nonaffiliated ownership from surrounding  
14 properties, and is in existence on the date of enactment of any bylaw, including  
15 an interim bylaw, may be developed for the purposes permitted in the district  
16 in which it is located, even though the small lot no longer conforms to  
17 minimum lot size requirements of the new bylaw or interim bylaw.

18 (A) A municipality may prohibit development of a lot not served by  
19 and able to connect to municipal sewer and water service if either of the  
20 following applies:

- 21 (i) the lot is less than one-eighth acre in area; or

1 (ii) the lot has a width or depth dimension of less than 40 feet.

2 \* \* \*

3 (b) **Inclusive Development.**

4 (1) Except in a municipality that has reported substantial municipal  
5 constraints in accordance with subdivision (b)(2) of this section and  
6 notwithstanding any existing bylaw other than flood hazard and fluvial erosion  
7 area bylaws adopted pursuant to section 4424 of this title, the following land  
8 development provisions shall apply in every municipality:

9 (A) No bylaw shall have the effect of prohibiting the creation of  
10 residential lots of at least:

11 (i) 10,890 square feet or one-quarter acre within any regulatory  
12 district allowing residential uses served by and able to connect to a water  
13 system operated by a municipality; or

14 (ii) 5,400 square feet or one-eighth acre within any regulatory  
15 district allowing residential uses served by and able to connect to a water and  
16 sewer system operated by a municipality.

17 (B) The appropriate municipal panel or administrative officer, as  
18 applicable, shall condition any subdivision approval on obtaining a State  
19 wastewater permit pursuant to 10 V.S.A. chapter 64.

20 (C) No bylaw shall have the effect of prohibiting or requiring  
21 conditional use approval for a two-unit dwelling on any lot within any

1 regulatory district allowing residential uses served by and able to connect to a  
2 water and sewer system operated by a municipality to any greater extent than a  
3 one-unit dwelling would be prohibited or restricted within such district with no  
4 additional review, dimensional, or other controls than would be required for a  
5 single-family dwelling without a second unit.

6 (D) When a bylaw establishes a parking minimum for residential  
7 properties, each residential parking space that will be leased separately from  
8 residential units shall count as two spaces for purposes of meeting the parking  
9 minimum for any proposed development located within a half mile of a transit  
10 stop. The parking space lease costs shall be reasonably proportional to the  
11 production, operation, and maintenance cost of the space to reduce generalized  
12 subsidy of leased spaces by other residents. A municipality may condition the  
13 municipal land permit on continuation of the separate leasing of parking spaces  
14 and residential units.

15 (2) A municipality may opt out of the requirements of subdivision (1) of  
16 this subsection by filing a Substantial Municipal Constraint Report with the  
17 Department of Housing and Community Development.

18 (A) The Substantial Municipal Constraint Report shall demonstrate  
19 that:

20 (i) the municipality's bylaws comply with all of the requirements  
21 of subsection (a) of this section; and

1                   (ii) the municipality has documented substantial municipal  
2                   constraints on its municipal water, municipal sewer, or other services that  
3                   prevent the adoption of bylaws that conform to the requirements of subdivision  
4                   (1) of this subsection (b).

5                   (B) On or before January 1, 2021, the Department of Housing and  
6                   Community Development shall provide a template and guidance on the form  
7                   and content of the Substantial Municipal Constraint Report.

8                   (C) The Department of Housing and Community Development shall  
9                   post all Substantial Municipal Constraint Reports on the Department’s website,  
10                  and shall promptly provide a copy to the municipality’s regional planning  
11                  commission, the State program directors for municipal and water sewer  
12                  funding, the Vermont Community Development Board, the Vermont  
13                  Downtown Development Board, the Vermont Housing and Conservation  
14                  Board, and the Natural Resources Board, as well as any person requesting  
15                  notice. Any person may provide comment on the municipality’s report to the  
16                  Commissioner of Housing and Development within 60 days of the filing. The  
17                  Department shall post all comments with the Report on the Department’s  
18                  website.

19                  (D) A municipality that has filed a Substantial Municipal Constraint  
20                  Report shall update the Report each time it updates its municipal plan or  
21                  bylaws. Failure to update the Report shall disqualify the municipality from the

1 incentives identified in subdivision (3) of this subsection (b) and may subject  
2 the municipality to review by the Commissioner of Housing and Community  
3 Development pursuant to section 4351 of this title.

4 (3) Incentives and funding.

5 (A) On or before July 1, 2021, any municipality that requests  
6 technical assistance from a regional planning commission to update local  
7 bylaws to address inclusionary growth as described in subdivision (1) of this  
8 subsection (b) shall receive priority technical assistance through additional  
9 funding made available to the applicable regional planning commission by  
10 section 4306 of this title or municipal funding made available through the  
11 Municipal Planning Grant Program established by section 4306 of this title and  
12 may use resources developed by the Department of Housing and Community  
13 Development to assist with the updates.

14 (B) The following State funding programs shall prioritize funding in  
15 municipalities that have updated their bylaws to comply with this subsection or  
16 are actively pursuing actions that will bring their bylaws into compliance with  
17 this section:

18 (i) State funding for Municipal Water and Sewer Systems;

19 (ii) Municipal Planning Grants under section 4306 of this title;

20 (iii) Vermont Community Development Program under 10 V.S.A.

21 chapter 29, subchapter 1; and

1                    (iv) Neighborhood Development Area Historic Tax Credits under  
2                    32 V.S.A. § 5930cc.

3                    (4) Pursuant to 27 V.S.A. § 545, in a municipality that has adopted  
4                    bylaws that comply with subdivision (1) of this subsection (b) deeds may not  
5                    be restricted by covenants, conditions, or restrictions that conflict with the  
6                    goals of this chapter and duly adopted municipal policies. This subsection  
7                    shall not affect the enforceability of any existing deed restrictions.

8                    Sec. 3. 27 V.S.A. § 545 is added to read:

9                    § 545. COVENANTS, CONDITIONS, AND RESTRICTIONS OF

10                    SUBSTANTIAL PUBLIC INTEREST

11                    Deed restrictions, covenants, or similar binding agreements running with  
12                    the land added after July 1, 2020 that prohibit or have the effect of prohibiting  
13                    land development allowed under the municipal bylaws in a municipality that  
14                    has adopted a bylaw in accordance with 24 V.S.A. § 4412(b)(3) shall not be  
15                    valid. This section shall not affect the enforceability of any property interest  
16                    held in whole or in part by a qualified organization or State agency as defined  
17                    in 10 V.S.A. § 6301a, including any restrictive easements, such as  
18                    conservation easements and historic preservation rights and interests defined in  
19                    10 V.S.A. § 822. This section shall not affect the enforceability of any  
20                    property interest that is restricted by a housing subsidy covenant as defined by

1 section 610 of this title and held in whole or in part by an eligible applicant as  
2 defined in 10 V.S.A. § 303(4) or the Vermont Housing Finance Agency.

3 Sec. 4. REPORT ON SUBSTANTIAL MUNICIPAL CONSTRAINTS

4 On or before January 15, 2023, the Department of Housing and Community  
5 Development shall report to the General Assembly on any Substantial  
6 Municipal Constraint Reports received. The report shall address the number of  
7 municipalities that have reported substantial municipal constraints, the nature  
8 of the constraints, the impact on the development of housing in those  
9 municipalities, and any steps the Department recommends towards reducing or  
10 eliminating constraints.

11 \* \* \* Act 250 Downtown Exemption \* \* \*

12 Sec. 5. 10 V.S.A. § 6001 is amended to read:

13 \* \* \*

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

16 (A) Owner-occupied housing. ~~At the option of the applicant~~ time of  
17 initial sale, owner-occupied housing may be characterized by either of the  
18 following:

19 (i) ~~at least 15 percent of the housing units have a purchase price~~  
20 ~~that at the time of first sale does not exceed 85 percent of the new construction,~~

1 ~~targeted area purchase price limits established and published annually by the~~  
2 ~~Vermont Housing Finance Agency; or~~

3 (ii) ~~at least 20 percent of the housing units have a purchase price~~  
4 ~~that at the time of first sale does not exceed 90 percent of the new construction,~~  
5 ~~targeted area purchase price limits established and published annually by the~~  
6 ~~Vermont Housing Finance Agency~~ meet the requirements of affordable owner-  
7 occupied housing under subdivision (29)(A) of this section, adjusted for the  
8 number of bedrooms, as established and published annually by the Vermont  
9 Housing Finance Agency.

10 (B) Rental housing. ~~At least 20 percent of the housing units that are~~  
11 ~~rented constitute affordable housing and have a duration of affordability of For~~  
12 ~~not less than 15 years~~ following the date that rental housing is initially placed  
13 in service, at least 20 percent of the housing units meet the requirements of  
14 affordable rental housing under subdivision (29)(B) of this section, adjusted for  
15 the number of bedrooms, as established and published annually by the  
16 Vermont Housing Finance Agency.

17 \* \* \*

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

20 (A) mixed income housing or mixed use, or any combination thereof,  
21 and is located entirely within a ~~designated downtown development district,~~

1 designated new town center, or designated growth center, ~~or designated village~~  
2 ~~center that is also a designated neighborhood development area under~~  
3 24 V.S.A. chapter 76A; ~~or~~

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

7 \* \* \*

8 Sec. 6. 10 V.S.A. § 6081 is amended to read:

9 § 6081. PERMITS REQUIRED; EXEMPTIONS

10 \* \* \*

11 (o) If a designation pursuant to 24 V.S.A. chapter 76A is removed,  
12 subsection (a) of this section shall apply to any subsequent substantial change  
13 to a ~~priority housing project~~ development or subdivision that was originally  
14 exempt pursuant to subdivision 6001(3)(A)(iv)(I) of this title or subsection (p)  
15 of this section on the basis of that designation.

16 (p)(1) No permit or permit amendment is required for any subdivision,  
17 development, or change to a project that is located entirely within a downtown  
18 development district designated pursuant to 24 V.S.A. § 2793, ~~if the change~~  
19 ~~consists exclusively of any combination of mixed use and mixed income~~  
20 ~~housing, and the cumulative changes within any continuous period of five~~  
21 ~~years, commencing on or after the effective date of this subsection, remain~~

1 ~~below any applicable jurisdictional threshold specified in subdivision~~  
2 ~~6001(3)(A)(iv)(I) of this title or a neighborhood development area designated~~  
3 ~~pursuant to 24 V.S.A. § 2793e. Upon receiving notice and a copy of the permit~~  
4 ~~issued by an appropriate municipal panel pursuant to 24 V.S.A. § 4460(f), a~~  
5 ~~previously issued permit for a development or subdivision located in a~~  
6 ~~downtown development area or a new neighborhood is extinguished.~~

7 (2) No permit or permit amendment is required for a priority housing  
8 project in a designated center other than a downtown development district if  
9 the project remains below any applicable jurisdictional threshold specified in  
10 subdivision 6001(3)(A)(iv)(I) of this title and will comply with all conditions  
11 of any existing permit or permit amendment issued under this chapter that  
12 applies to the tract or tracts on which the project will be located. If such a  
13 priority housing project will not comply with one or more of these conditions,  
14 an application may be filed pursuant to section 6084 of this title.

15 \* \* \*

16 (v) ~~A permit or permit amendment shall not be required for a development~~  
17 ~~or subdivision in a designated downtown development district for which the~~  
18 ~~District Commission has issued positive findings and conclusions under~~  
19 ~~section 6086b of this title on all the criteria listed in that section. A person shall~~  
20 ~~obtain new or amended findings and conclusions from the District Commission~~  
21 ~~under section 6086b of this title prior to commencement of a material change,~~

1 ~~as defined in the rules of the Board, to a development or subdivision for which~~  
2 ~~the District Commission has issued such findings and conclusions. A person~~  
3 ~~may seek a jurisdictional opinion under section 6007 of this title concerning~~  
4 ~~whether such a change is a material change. [Repealed.]~~

5 \* \* \*

6 Sec. 7. REPEAL

7 The following are repealed:

8 (1) 10 V.S.A. § 6083a(d) (neighborhood development area fees).

9 (2) 10 V.S.A. § 6086b (downtown development).

10 Sec. 8. 24 V.S.A. § 4460 is amended to read:

11 § 4460. APPROPRIATE MUNICIPAL PANELS

12 \* \* \*

13 (f)(1) This subsection shall apply to a subdivision or development that:

14 (A) was previously permitted pursuant to 10 V.S.A. chapter 151;

15 (B) is located in a downtown development district or neighborhood  
16 development area designated pursuant to chapter 76A of this title; and

17 (C) has applied for a permit or permit amendment required by zoning  
18 regulations or bylaws adopted pursuant to this subchapter.

19 (2) The appropriate municipal panel reviewing a municipal permit or  
20 permit amendment pursuant to this subsection shall include conditions  
21 contained within a permit previously issued pursuant to 10 V.S.A. chapter 151

1 unless the panel determines that the permit condition pertains to any of the  
2 following:

3 (A) the construction phase of the project that has already been  
4 constructed;

5 (B) compliance with another State permit that has independent  
6 jurisdiction;

7 (C) federal or State law that is no longer in effect or applicable;

8 (D) an issue that is addressed by municipal regulation and the project  
9 will meet the municipal standards; or

10 (E) a physical or use condition that is no longer in effect or  
11 applicable, or that will no longer be in effect or applicable once the new project  
12 is approved.

13 (3) After issuing or amending a permit containing conditions pursuant to  
14 this subsection, the appropriate municipal panel shall provide notice and a  
15 copy of the permit to the Natural Resources Board.

16 (4) The appropriate municipal panel shall comply with the notice and  
17 hearing requirements provided in subdivision 4464(a)(1) of this title. In  
18 addition, notice shall be provided to those persons requiring notice under 10  
19 V.S.A. § 6084(b) and shall explicitly reference the existing Act 250 permit.





1           (D) impact fee exemptions or reductions for affordable housing as  
2           provided in section 5205 of this title.

3           (c) A designation issued under this section shall be effective for eight years  
4           and may be renewed on application by the municipality. The State Board also  
5           shall review a community's designation four years after issuance or renewal  
6           and may review compliance with the designation requirements at more  
7           frequent intervals. Any community applying for renewal shall explain how the  
8           designation under this section has furthered the goals of the town plan and  
9           shall submit an approved town plan map that depicts the boundary of the  
10          designated district. Beginning on July 1, 2022, any community under review  
11          or seeking renewal shall comply with subdivisions (b)(4) and (5) of this  
12          section. If at any time the State Board determines that the downtown  
13          development district no longer meets the standards for designation established  
14          in subsection (b) of this section, it may take any of the following actions:

15               (1) require corrective action;

16               (2) provide technical assistance through the Vermont Downtown  
17          Program;

18               (3) limit eligibility for the benefits established in section 2794 of this  
19          chapter without affecting any of the district's previously awarded benefits; or

20               (4) remove the district's designation without affecting any of the district's  
21          previously awarded benefits.

1 Sec. 11. 24 V.S.A. § 2793a. is amended to read:

2 § 2793a. DESIGNATION OF VILLAGE CENTERS BY STATE BOARD

3 \* \* \*

4 (c) A village center designated by the State Board pursuant to  
5 subsection (a) of this section is eligible for the following development  
6 incentives and benefits:

7 \* \* \*

8 (4) ~~The following State tax credits for projects located in a designated~~  
9 ~~village center:~~

10 ~~(A) A State historic rehabilitation tax credit of ten percent under 32~~  
11 ~~V.S.A. § 5930cc(a) that meets the requirements for the federal rehabilitation~~  
12 ~~tax credit.~~

13 ~~(B) A State façade improvement tax credit of 25 percent under 32~~  
14 ~~V.S.A. § 5930cc(b).~~

15 ~~(C) A State code improvement tax credit of 50 percent under 32~~  
16 ~~V.S.A. § 5930cc(e) The Downtown and Village Center Tax Credit Program~~  
17 ~~described in 32 V.S.A. § 5930aa et seq.~~

18 \* \* \*

19 Sec. 12. 24 V.S.A. § 2793e is amended to read:

20 § 2793e. NEIGHBORHOOD PLANNING AREAS; DESIGNATION OF  
21 NEIGHBORHOOD DEVELOPMENT AREAS

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\* \* \*

(c) Application for designation of a neighborhood development area. The State Board shall approve a neighborhood development area if the application demonstrates and includes all of the following elements:

\* \* \*

(5) The proposed neighborhood development area consists of those portions of the neighborhood planning area that are appropriate for new and infill housing, ~~excluding identified flood hazard and fluvial erosion areas~~ including only areas containing pre-existing development and areas suitable for infill development as defined in §29-201 of the Vermont Flood Hazard Area and River Corridor Rule. In determining what areas are most suitable for new and infill housing, the municipality shall balance local goals for future land use, the availability of land for housing within the neighborhood planning area, and the smart growth principles. Based on those considerations, the municipality shall select an area for neighborhood development area designation that:

(A) Avoids or that minimizes to the extent feasible the inclusion of “important natural resources” as defined in subdivision 2791(14) of this title and flood hazard areas and river corridors. If an “important natural resource” is included within a proposed neighborhood development area, the applicant shall identify the resource, explain why the resource was included, describe

1 any anticipated disturbance to such resource, and describe why the disturbance  
2 cannot be avoided or minimized. If the neighborhood development area  
3 includes flood hazard areas or river corridors, the local bylaws must contain  
4 provisions consistent with the Agency of Natural Resources rules required  
5 under 10 V.S.A. § 754(a) to ensure that new infill development within a  
6 neighborhood development area occurs outside the floodway, new  
7 development is elevated or floodproofed at least two feet above Base Flood  
8 Elevation, or otherwise reasonably safe from flooding, and will not cause or  
9 contribute to fluvial erosion hazards within the river corridor. If the  
10 neighborhood development area includes flood hazard areas or river corridors,  
11 local bylaws shall also contain provisions to protect river corridors outside of  
12 the neighborhood development area consistent with the Agency of Natural  
13 Resources model river corridor bylaws.

14 (B) Is served by planned or existing transportation infrastructure that  
15 conforms with “complete streets” principles as described under 19 V.S.A.  
16 § 309d and establishes pedestrian access directly to the downtown, village  
17 center, or new town center.

18 (C) Is compatible with and will reinforce the character of adjacent  
19 National Register Historic Districts, National or State Register Historic Sites,  
20 and other significant cultural and natural resources identified by local or State  
21 government.

1 (6) The neighborhood development area is served by:

2 (A) municipal sewer infrastructure; or

3 (B) a community or alternative wastewater system approved by the  
4 Agency of Natural Resources.

5 (7) ~~The~~ Within the neighborhood development area, the municipal  
6 bylaws allow minimum lot sizes of one-quarter of an acre or less and minimum  
7 net residential densities ~~within the neighborhood development area~~ greater than  
8 or equal to four single-family detached dwelling units per acre, exclusive of  
9 accessory dwelling units, or no fewer than the average existing density of the  
10 surrounding neighborhood, whichever is greater.

11 (A) The methodology for calculating density shall be established in  
12 the guidelines developed by the Department pursuant to subsection 2792(d) of  
13 this title.

14 ~~(A)~~(B) Regulations that adequately regulate the physical form and  
15 scale of development may be used to demonstrate compliance with this  
16 requirement.

17 ~~(B)~~(C) Development in the neighborhood development areas that is  
18 lower than the minimum net residential density required by this subdivision (7)  
19 shall not qualify for the benefits stated in subsections (f) and (g) of this section.

20 ~~The district coordinator shall determine whether development meets this~~

1 ~~minimum net residential density requirement in accordance with subsection (f)~~  
2 ~~of this section.~~

3 (8) Local bylaws, regulations, and policies applicable to the  
4 neighborhood development area substantially conform with neighborhood  
5 design guidelines developed by the Department pursuant to section 2792 of  
6 this title. These policies shall:

7 (A) ensure that all investments contribute to a built environment that  
8 enhances the existing neighborhood character and supports pedestrian use;

9 (B) ensure sufficient residential ~~density~~ uses and building heights;

10 (C) minimize the required ~~lot sizes, setbacks, and parking~~  
11 requirements, and street widths; and

12 (D) require conformance with “complete streets” principles as  
13 described under 19 V.S.A. § 309d, street and pedestrian connectivity, and  
14 street trees.

15 (9) Residents hold a right to utilize household energy conserving  
16 devices.

17 (10) The application includes a map or maps that, at a minimum,  
18 identify:

19 (A) “important natural resources” as defined in subdivision 2791(14)  
20 of this title;

21 (B) existing slopes of 25 percent or steeper;

1 (C) public facilities, including public buildings, public spaces, sewer  
2 or water services, roads, sidewalks, paths, transit, parking areas, parks, and  
3 schools;

4 (D) planned public facilities, roads, or private development that is  
5 permitted but not built;

6 (E) National Register Historic Districts, National or State Register  
7 Historic Sites, and other significant cultural and natural resources identified by  
8 local or State government;

9 (F) designated downtown, village center, new town center, or growth  
10 center boundaries as approved under this chapter and their associated  
11 neighborhood planning area in accordance with this section; and

12 (G) delineated areas of land appropriate for residential development  
13 and redevelopment under the requirements of this section.

14 (11) The application includes the information and analysis required by  
15 the Department's guidelines under section 2792 of this title.

16 (12) A housing element in its plan in accordance with subdivision  
17 4382(10) of this title that achieves the purposes of subdivision 4302(11) of this  
18 title and that includes clear implementation steps for achieving mixed income  
19 housing, including affordable housing, a timeline for implementation,  
20 responsibility for each implementation step, and potential funding sources.



1 (3) If at any time the State Board determines that the designated  
2 neighborhood development area no longer meets the standards for designation  
3 established in this section, it may take any of the following actions:

4 (A) require corrective action within a reasonable time frame;

5 (B) remove the neighborhood development area designation; or

6 (C) prospectively limit benefits authorized in this chapter.

7 (4) Action taken by the State Board under subdivision (3) of this  
8 subsection shall not affect benefits already received by the municipality or a  
9 land owner in the designated neighborhood development area.

10 (5) Beginning on July 1, 2022, any community under review or seeking  
11 renewal shall comply with subdivisions (c)(12) and (13) of this section.

12 (f) Neighborhood development area incentives for developers. Once a  
13 municipality has a designated neighborhood development area or has a  
14 Vermont neighborhood designation pursuant to section 2793d of this title, ~~any~~  
15 a proposed development within that area shall be eligible for each of the  
16 benefits listed in this subsection. ~~These benefits shall accrue upon approval by~~  
17 ~~the district coordinator, who shall review, provided that the project meets the~~  
18 density requirements set forth in subdivision (c)(7) of this section ~~to determine~~  
19 ~~benefit eligibility and issue a jurisdictional opinion under 10 V.S.A. chapter~~  
20 ~~151 on whether the density requirements are met, as determined by the~~

1 administrative officer, as defined in chapter 117 of this title. These benefits  
2 are:

3 (1) ~~The~~ the application fee limit for wastewater applications stated in  
4 3 V.S.A. § 2822(j)(4)(D); and

5 (2) ~~The application fee reduction for residential development stated in~~  
6 ~~10 V.S.A. § 6083a(d).~~

7 (3) ~~The~~ the exclusion from the land gains tax provided by 32 V.S.A.  
8 § 10002(p).

9 (g) Neighborhood development area incentives for municipalities. Once a  
10 municipality has a designated neighborhood development area, it may receive:

11 (1) priority consideration for municipal planning grant funds; and

12 (2) training and technical assistance from the Department to support an  
13 application for benefits from the Department.

14 (h) Alternative designation. If a municipality has completed all of the  
15 planning and assessment steps of this section but has not requested designation  
16 of a neighborhood development area, an owner of land within a neighborhood  
17 planning area may apply to the State Board for neighborhood development  
18 area designation status for a portion of land within the neighborhood planning  
19 area. The applicant shall have the responsibility to demonstrate that all of the  
20 requirements for a neighborhood development area designation have been  
21 satisfied and to notify the municipality that the applicant is seeking the

1 designation. The State Board shall provide the municipality with at least 14  
2 days' prior written notice of the Board's meeting to consider the application,  
3 and the municipality shall submit to the State Board the municipality's  
4 response, if any, to the application before or during that meeting. On approval  
5 of a neighborhood development area designation under this subsection, the  
6 applicant ~~may proceed to obtain a jurisdictional opinion from the district~~  
7 ~~coordinator under subsection (f) of this section in order to obtain~~ shall be  
8 eligible for the benefits granted to neighborhood development areas, subject to  
9 approval by the administrative officer, as provided in subsection (f) of this  
10 section.

11 \* \* \* Tax Credits \* \* \*

12 Sec. 13. 32 V.S.A. § 5930aa is amended to read:

13 § 5930aa. DEFINITIONS

14 As used in this subchapter:

15 (1) "Qualified applicant" means an owner or lessee of a qualified  
16 building involving a qualified project, but does not include a State or federal  
17 agency or a political subdivision of either; or an instrumentality of the United  
18 States.

19 (2) "Qualified building" means a building built at least 30 years before  
20 the date of application, located within a designated downtown, ~~or~~ village  
21 center, or neighborhood development area, which, upon completion of the

1 project supported by the tax credit, will be an income-producing building not  
2 used solely as a single-family residence. Churches and other buildings owned  
3 by religious organization may be qualified buildings, but in no event shall tax  
4 credits be used for religious worship.

5 (3) “Qualified code improvement project” means a project:

6 (A) to install or improve platform lifts suitable for transporting  
7 personal mobility devices, limited use or limited application elevators,  
8 elevators, sprinkler systems, and capital improvements in a qualified building,  
9 and the installations or improvements are required to bring the building into  
10 compliance with the statutory requirements and rules regarding fire prevention,  
11 life safety, and electrical, plumbing, and accessibility codes as determined by  
12 the Department of Public Safety;

13 (B) to abate lead paint conditions or other substances hazardous to  
14 human health or safety in a qualified building; or

15 (C) to redevelop a contaminated property in a designated downtown,  
16 ~~or~~ village center, or neighborhood development area under a plan approved by  
17 the Secretary of Natural Resources pursuant to 10 V.S.A. § 6615a.

18 (4) “Qualified expenditures” means construction-related expenses of the  
19 taxpayer directly related to the project for which the tax credit is sought but  
20 excluding any expenses related to a private residence.

1           (5) “Qualified façade improvement project” means the rehabilitation of  
2           the façade of a qualified building that contributes to the integrity of the  
3           designated downtown ~~or~~ designated village center, or neighborhood  
4           development area. ~~façade~~ Façade improvements to qualified buildings listed,  
5           or eligible for listing, in the State or National Register of Historic Places must  
6           be consistent with Secretary of the Interior Standards, as determined by the  
7           Vermont Division for Historic Preservation.

8           (6) “Qualified Flood Mitigation Project” means any combination of  
9           structural and nonstructural changes to a building located within the flood  
10           hazard area as mapped by the Federal Emergency Management Agency that  
11           reduces or eliminates flood damage to the building or its contents. The project  
12           shall comply with the municipality’s adopted flood hazard bylaw, if applicable,  
13           and a certificate of completion shall be submitted by a registered engineer,  
14           architect, qualified contractor, or qualified local official to the State Board.  
15           Improvements to qualified buildings listed, or eligible for listing, in the State  
16           or National Register of Historic Places shall be consistent with Secretary of the  
17           Interior’s Standards for Rehabilitation, as determined by the Vermont Division  
18           for Historic Preservation.

19           (7) “Qualified historic rehabilitation project” means an historic  
20           rehabilitation project that has received federal certification for the  
21           rehabilitation project.



1       (a) A municipality may issue an approval for a connection or an existing  
2       connection with a change in use to the municipal sanitary sewer collection line  
3       via a sanitary sewer service line or a connection to a water main via a new  
4       water service line in lieu of permits issued under this chapter, provided that the  
5       municipality documents the following in a form prescribed by the Secretary:

6           (1) The municipality owns or has legal control over connections to a  
7       public community water system permitted pursuant to chapter 56 of this title  
8       and connections to a wastewater treatment facility permitted pursuant to  
9       chapter 47 of this title.

10          (2) The municipality shall only issue authorizations for:

11           (A) a sanitary sewer service line that connects to the sanitary sewer  
12       collection line that serves a single connection; and

13           (B) a water service line that connects to the water main that serves a  
14       single connection.

15           (3) The building or structure connects to both the sanitary sewer  
16       collection line and public community water system.

17           (4) The municipality issues approvals that comply with the technical  
18       standards for sanitary sewer service lines and water service lines adopted by  
19       the Secretary under this chapter.



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\* \* \*

(8) transient occupancy in a hotel, motel, or lodgings during the time the occupant is a recipient of General Assistance or Emergency Assistance temporary housing assistance, regardless of whether the occupancy is subject to a tax levied under 32 V.S.A. chapter 225; ~~or~~

(9) occupancy of a dwelling unit without right or permission by a person who is not a tenant; or

(10) transient occupancy by an occupant placed in a hotel, motel, or lodgings in connection with health care treatment or recovery, where the occupancy is paid for by a hospital as licensed in 18 V.S.A. chapter 43, an agency designated pursuant to 18 V.S.A. § 8907, or a specialized service agency operating under an agreement entered into pursuant to 18 V.S.A. § 8912, regardless of whether the occupant is subject to a tax levied under 32 V.S.A. chapter 225.

\* \* \* Age-Specific Housing Study \* \* \*

**Sec. 19. STATEWIDE HOUSING STUDY**

(a)(1) The Department of Housing and Community Development shall conduct a Statewide Housing Study to evaluate the current and projected needs for age-specific housing in Vermont.

(2) The Department shall include recommendations for an age-specific housing plan and policies with measurable objectives that are focused on older

1 Vermonters, in particular those with very low income or who are caregivers or  
2 living with disabilities.

3 (b) The Department shall submit the Study to the Senate Committee on  
4 Economic Development, Housing and General Affairs and to the House  
5 Committee on General, Housing, and Military Affairs on or before January 15,  
6 2021.

7 \* \* \* Funding for Affordable Housing \* \* \*

8 Sec. 20. FINDINGS AND PURPOSE; FUNDING FOR AFFORDABLE  
9 HOUSING

10 (a) Findings. The General Assembly finds that:

11 (1) In 2017, the General Assembly, in partnership with the Vermont  
12 Housing and Conservation Board, the Vermont Housing Finance Agency, the  
13 State Treasurer, and other affordable housing stakeholders, provided for the  
14 funding and creation of an affordable housing bond to support the development  
15 of affordable housing throughout the State.

16 (2) The results of the Housing for All Revenue Bond initiative greatly  
17 exceeded original estimates by raising \$37 million in bond proceeds, creating  
18 or improving more than 800 homes across the state, generating \$172 million in  
19 construction activity and leveraging \$198 million in other public and private  
20 funding.

21 (3) Additional investments through the Vermont Housing and  
22 Conservation Board are necessary to sustain and build on the success of the

1 Housing for All Revenue Bond and create needed affordable housing options  
2 for Vermonters including:

3 (A) creating new multifamily and single-family homes;

4 (B) addressing blighted properties and other existing housing stock  
5 requiring reinvestment including in mobile home parks; and

6 (C) providing service-supported housing in coordination with the  
7 Agency of Human Services including those who are elderly, homeless, in  
8 recovery, experiencing severe mental illness, or leaving incarceration.

9 (b) Purpose and intent.

10 (1) The purpose of this section is to promote the development and  
11 improvement of permanently affordable housing for current and future  
12 Vermont residents throughout the State.

13 (2) It is the intent of the General Assembly to provide funding to the  
14 Vermont Housing and Conservation Board in accordance with 10 V.S.A. §  
15 312.

16 (c) Appropriations. In fiscal year 2021, the total amount appropriated to the  
17 Vermont Housing and Conservation Board in general funds, revenue from the  
18 property transfer tax pursuant to 32 V.S.A. § 9602, and the Capital  
19 Construction Act shall be not less than \$ \_\_\_\_\_.

20 \* \* \* Short-term Rentals \* \* \*

21 Sec. 21. SHORT-TERM RENTALS

1        (a) The Department of Housing and Community Development shall  
2        exercise its authority under 3 V.S.A. § 844 to adopt emergency rules to collect  
3        sufficient data to allow the State to understand the impact of short-term rentals  
4        on the availability of housing in this State, while balancing the privacy  
5        interests of short-term rental operators and their guests.

6        (b) On or before January 15, 2021, the Department shall submit a report to  
7        the Senate Committee on Economic Development, Housing and General  
8        Affairs and to the House Committee on General, Housing, and Military Affairs  
9        that includes:

10        (1) information concerning the data it collects pursuant to this section  
11        and in conjunction with any housing needs assessment the Department  
12        conducts in conjunction with the Vermont Housing Finance Agency and  
13        Vermont Housing and Conservation Board;

14        (2) a compilation of the legal frameworks adopted by U.S. States and  
15        municipalities to regulate short-term rentals; and

16        (3) recommendations for any statutory and municipal regulation of short-  
17        term rentals in this State.

18        Sec. 22. 24 V.S.A. § 2291 is amended to read:

19        § 2291. ENUMERATION OF POWERS

1 For the purpose of promoting the public health, safety, welfare, and  
2 convenience, a town, city, or incorporated village shall have the following  
3 powers:

4 \* \* \*

5 (29) To regulate by means of an ordinance or bylaw the operation of  
6 short-term rentals within the municipality, provided that the ordinance or  
7 bylaw does not adversely impact the availability of long-term rental housing.

8 For purposes of this subdivision, “short-term rental” mean a furnished house,  
9 condominium, or other dwelling room or self-contained dwelling unit rented to  
10 the transient, traveling, or vacationing public for a period of fewer than 30  
11 consecutive days and for more than 14 days per calendar year.

12 \* \* \* Homelessness Prevention \* \* \*

13 Sec. 23. HOMELESSNESS PREVENTION

14 (a) Consistent with the report mandated in 2019 Acts and Resolves No. 72,  
15 Sec. E.300.4, the Secretary of Human Services shall take reasonable measures,  
16 including increasing case management services under a “housing first” model  
17 for Vermonters who are homeless, to reduce the loss of specialized federal  
18 rental assistance vouchers.

19 (b) The Secretary shall report to the Senate Committees on Appropriations,  
20 on Economic Development, Housing and General Affairs, and on Health and  
21 Welfare and to the House Committees on Appropriations, on General,

1 Housing, and Military Affairs, on Human Services, and on Health Care on or  
2 before October 15, 2020 on measures taken, and results achieved, in increasing  
3 the use of specialized federal assistance vouchers.

4 \* \* \* Mobile Home Parks \* \* \*

5 **Sec. 24. MOBILE HOME PARK INFRASTRUCTURE**

6 **(a) The Department of Environmental Conservation shall:**

7 **(1) assist the Town of Brattleboro and the Tri-Park Cooperative in the**  
8 **implementation of the Tri-Park Master Plan and Deerfield River & Lower**  
9 **Connecticut River Tactical Basin Plan including through loan forgiveness or**  
10 **restructuring of State Revolving Loans RF1-104 and RF3-163 and additional**  
11 **loans to allow for the relocation of homes in the floodplain and improvements**  
12 **to wastewater and stormwater infrastructure needs; and**

13 **(2) identify statutory and programmatic changes necessary to assist in the**  
14 **implementation of the plans and to improve access and terms by mobile home**  
15 **parks and other small communities to the Clean Water Revolving Loan Fund,**  
16 **Water Infrastructure Sponsorship Program and the Drinking Water State**  
17 **Revolving Fund.**

18 **(b) On or before January 15, 2021, the Department shall report on actions**  
19 **taken and recommendations for statutory or programmatic changes to the**  
20 **Senate and Committee on Economic Development, Housing and General**

1 Affairs, on Institutions and to the House Committees on Housing, General and  
2 Military Affairs and on Institutions and Corrections.

3 Sec. 25. 10 V.S.A. § 10 is amended to read:

4 § 10. VERMONT STATE TREASURER; CREDIT FACILITY FOR LOCAL  
5 INVESTMENTS

6 (a)(1) Notwithstanding any provision of 32 V.S.A. § 433(a) to the contrary,  
7 the Vermont State Treasurer shall have the authority to establish a credit  
8 facility of up to 10 percent of the State's average cash balance on terms  
9 acceptable to the Treasurer and consistent with prudent investment principles  
10 and guidelines pursuant to 32 V.S.A. § 433(b)-(c) and the Uniform Prudent  
11 Investor Act, 14A V.S.A. chapter 9.

12 ~~(b) (2)~~ The amount authorized in subdivision (1) of this subsection (a) ~~of~~  
13 ~~this section~~ shall include all credit facilities authorized by the General  
14 Assembly and established by the Treasurer, and the renewal or replacement of  
15 those credit facilities.

16 (b) The Treasurer may use amounts available under this section to provide  
17 financing for infrastructure projects in Vermont mobile home parks and may  
18 modify the terms of such financing in her discretion as is necessary to promote  
19 the availability of mobile home park housing and to protect the interests of the  
20 State.

21 \* \* \* Vermont Housing Incentive Program \* \* \*

1 Sec. 26. 10 V.S.A. chapter 29, subchapter 3 is amended to read:

2 Subchapter 3. Vermont Economic Progress Council

3 Vermont Housing Incentive Program

4 § 699. VERMONT HOUSING INCENTIVE PROGRAM

5 (a) Purpose. Recognizing that Vermont’s rental housing stock is some of  
6 the oldest in the country, and that much of it needs updating to meet code  
7 requirement and other standards, this section is intended to incentivize private  
8 apartment owners to make significant improvements to both housing quality  
9 and weatherization by providing small grants that would be matched by the  
10 private apartment owner.

11 (b) Creation of Program. The Department of Housing and Community  
12 Development shall design and implement a Vermont Housing Incentive  
13 Program to provide funding to regional nonprofit housing partner organizations  
14 to provide incentive grants to private landlords for the rehabilitation and  
15 improvement, including weatherization, of existing rental housing stock.

16 (c) Administration. The Department shall require any nonprofit regional  
17 housing partner organization that receives funding under this program to  
18 develop a standard application form for property owners that describes the  
19 application process and includes clear instructions and examples to help  
20 property owners apply, a selection process that ensures equitable selection of

1 property owners, and a grants management system that ensures accountability  
2 for funds awarded to property owners.

3 (d) Grant Guidelines. The Department shall ensure that all grants comply  
4 with the following guidelines:

5 (1) Each grant shall be capped at a standard limit set by the  
6 Department, which shall not exceed \$7,000.00 per rental unit.

7 (2) Each grant shall be matched by the property owner at least two-to-  
8 one. The required match shall be met through dollars raised and not through  
9 in-kind services.

10 (3) No property owner may receive a grant for more than four rental  
11 units.

12 (4) Each project funded must include a weatherization component and  
13 must result in all building codes being met and all permits received.

14 (5) Only existing properties that are vacant or blighted are eligible for  
15 grants.

16 (6) At least 50 percent of the rental units assisted must have rents that  
17 are affordable to households earning no more than 80 percent of area median  
18 income.

19 (e) As used in this section:



1 accessory dwelling units for existing residential properties and for small  
2 residential projects of less than \$1,000,000 in anticipated construction costs.

3 (d) The sum of \$800,00 is appropriated to the Agency of Human Services  
4 from the General Fund to increase case management services under a “housing  
5 first” model for Vermonters who are homeless pursuant to Sec. 23 of this act.

6 (e) The sum of \$ \_\_\_\_\_ is appropriated to the Department of Housing  
7 and Community Development from the General Fund to provide funding  
8 through the Vermont Housing Incentive Program created in 10 V.S.A. § 699.

9 \* \* \* Effective Dates \* \* \*

10 Sec. 28. EFFECTIVE DATES

11 This act shall take effect on July 1, 2020, except in Sec. 2 and Sec. 3 shall  
12 take effect on July 1, 2023. In Sec. 2, 24 V.S.A. §4412(a)(1)(E) shall take  
13 effect on July 1, 2020.

14

15

16 (Committee vote: \_\_\_\_\_)

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\_\_\_\_\_

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Senator \_\_\_\_\_

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FOR THE COMMITTEE