

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Natural Resources, Fish, and Wildlife to which was  
3 referred Senate Bill No. 101 entitled “An act relating to promoting housing  
4 choice and opportunity in smart growth areas” respectfully reports that it has  
5 considered the same and recommends that the House propose to the Senate that  
6 the bill be amended as follows:

7 First: In Sec. 2, 24 V.S.A. § 4307, by striking it out in its entirety and  
8 inserting in lieu thereof the following:

9 Sec. 2. 24 V.S.A. § 4307 is added to read:

10 § 4307. MUNICIPAL BYLAW MODERNIZATION GRANTS

11 (a) There is created Municipal Bylaw Modernization Grants to assist  
12 municipalities in updating their land use and development bylaws to support a  
13 development pattern that is pedestrian oriented and consistent with the smart  
14 growth principles established in section 2791 of this title. The Grants shall be  
15 funded by monies allocated from the municipality allocation of the Municipal  
16 and Regional Planning Funds established in subdivision 4306 (a)(3)(C) of this  
17 title and any other monies appropriated for this purpose.

18 (b) A municipality that receives a grant shall use the funds for the adoption  
19 of bylaws that increase housing choice, affordability, and opportunity in smart  
20 growth areas. These smart growth areas shall be areas that reflect the smart  
21 growth principles established in section 2791 of this title, that are located

1 outside important natural resource areas, and are located outside identified  
2 flood hazard areas and river corridors or are acceptable for infill development  
3 as defined in § 29–201 of the Vermont Flood Hazard Area and River Corridor  
4 Rule.

5 (c) Disbursement to municipalities shall be administered by the Department  
6 of Housing and Community Development through a competitive process  
7 providing the opportunity for all regions and any eligible municipality to  
8 compete regardless of size. The Department shall, to the extent reasonably  
9 possible, ensure that grants are awarded with the intent of achieving  
10 geographic distribution across the State.

11 (d) Funds may be disbursed by the Department in installments to ensure the  
12 municipal bylaw updates meet the goals of this section.

13 (e) Funding may be used for mapping, the cost of regional planning  
14 commission staff or consultant time, carrying out the provisions of  
15 subchapters 5 through 10 of this chapter, and any other purpose approved by  
16 the Department.

17 (f) To receive a grant, the municipality shall:

18 (1) identify any municipal water supply and wastewater disposal  
19 capacity, opportunities, and constraints within mapped service areas in both  
20 traditional water and wastewater systems and smaller scale municipal systems.

1 including soil-based wastewater treatment and decentralized water and  
2 wastewater systems;

3 (2) allow, at a minimum, duplexes within smart growth areas to the  
4 same extent that single-family dwellings are allowed;

5 (3) require parking waiver provisions in appropriate smart growth areas  
6 and situations;

7 (4) review and modify street standards that implement the complete  
8 streets principles as described in 19 V.S.A. § 309d and that are oriented to  
9 pedestrians;

10 (5) adopt dimensional, use, parking, and other standards that allow  
11 compact neighborhood form and support walkable lot and unit density, which  
12 may be achieved with a standard allowing at least four units per acre with site  
13 and building design standards or by other means established in guidelines  
14 issued by the Department; and

15 (6) demonstrate how the bylaws support implementation of the housing  
16 element of its municipal plan as provided in 24 V.S.A. § 4382(a)(10) related to  
17 addressing lower and moderate-income housing needs.

18 (g) On or before September 1, 2021, the Department shall adopt guidelines  
19 to assist municipalities applying for grants under this section.

20 Second: By striking out Secs. 7 (10 V.S.A. § 1974) and 8 (10 V.S.A. §  
21 1983) and their reader assistance heading in their entirety.

1 and by renumbering the remaining sections to be numerically correct.

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3 (Committee vote: \_\_\_\_\_)

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\_\_\_\_\_

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Representative \_\_\_\_\_

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FOR THE COMMITTEE