



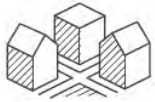
# Community Planning + Revitalization

# Overview

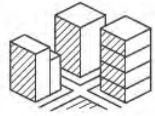
1. Bill History
2. State Designation Programs
3. Downtown and Village Tax Credits
4. Neighborhood Development Areas



# Number of State Designations: 244



Village Centers: 206



Downtowns: 23



New Town Centers: 2

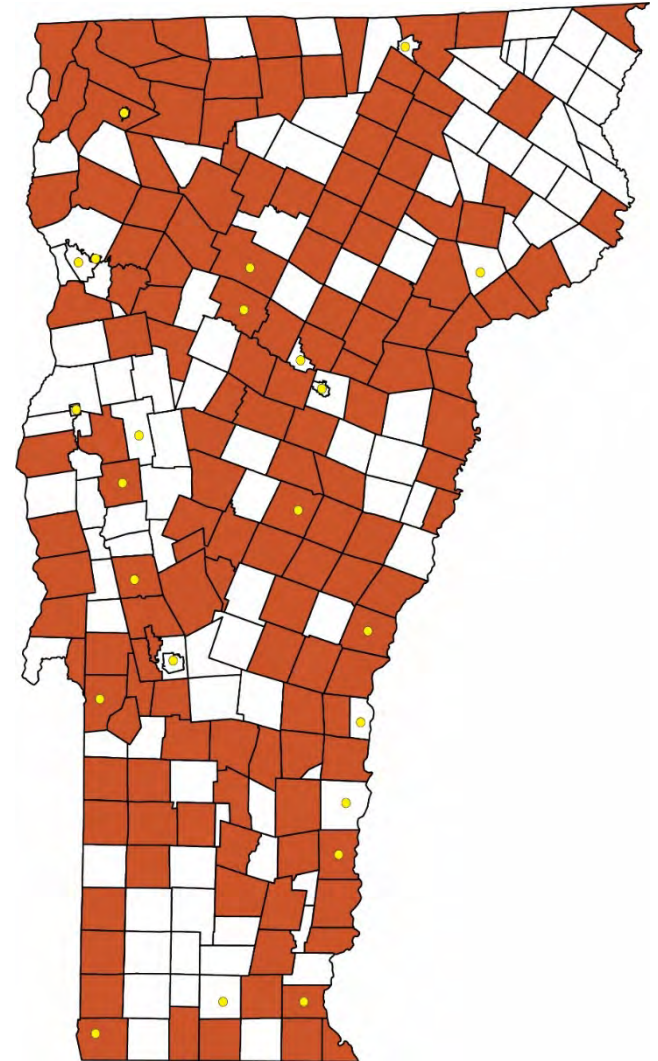
## Add-On Designations

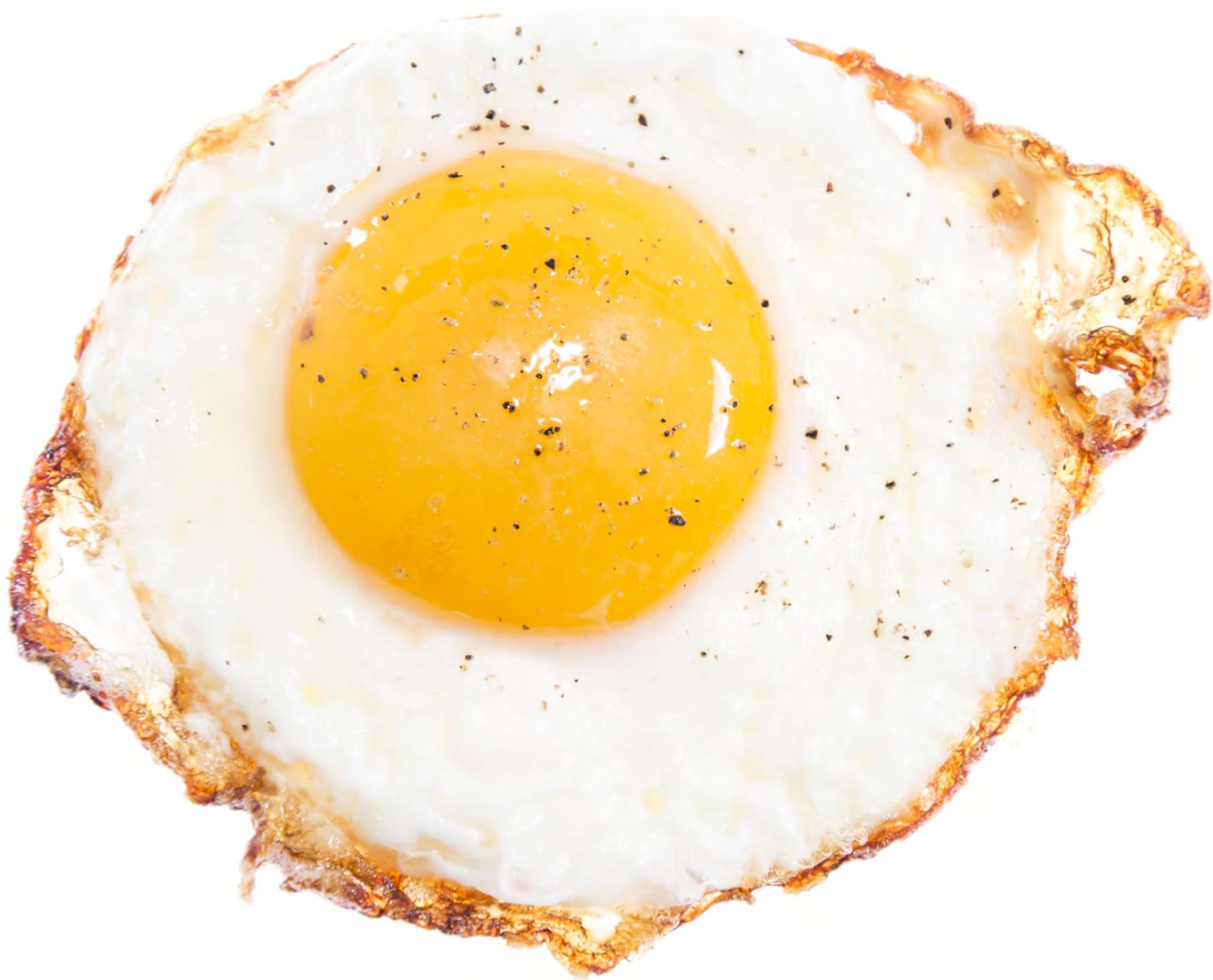


Neighborhood Development Areas: 7



Growth Centers: 6





# Size of Downtowns

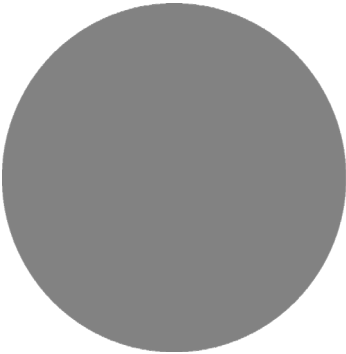
Burlington



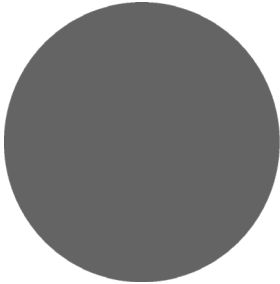
Bristol



About half of Vermont's downtowns are between 50 and 100 acres.



**25%**  
100 +  
ACRES



**50%**  
50-100 ACRES



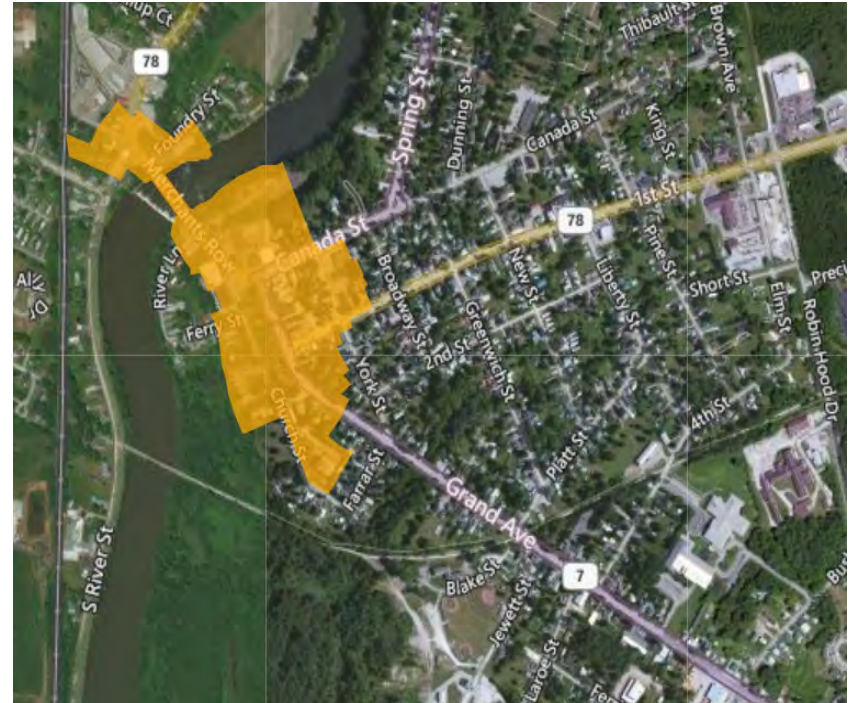
**25%**  
<50 ACRES



# Village Center Designation




Richmond



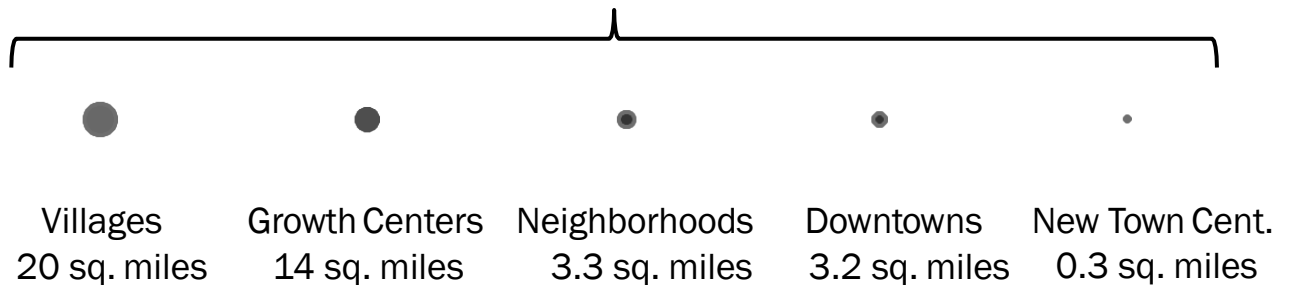
Swanton

# Relative Size of Land Areas

## Area of Designated Centers is **1/400** total area of Vermont



Vermont  
9623 sq. miles





# 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

# Downtown & Village Center Tax Credits



French Block, Montpelier

By the Numbers CY 2016-2020

112

Projects  
Awarded

53

Communities  
Served

\$12.7M

Awarded

\$207M

Total  
Investment

# Program Survey



## By the Numbers – Responses Tallied from 96 Respondents

894

Permanent Jobs  
Retained/Created

754

Temporary  
Jobs

34

New  
Businesses

16

Expanded  
Businesses

# East Calais General Store

**Total Project Cost**  
\$417,083

**Tax Credits  
Awarded**  
\$75,000

**Housing Units**  
3



**Petrol King**

**20<sup>9</sup>**

DYED KEROSENE  
**420**

**ALBANY  
GENERAL STORE**  
Peaceful Pantry Bakery  
&  
Deli

Pizza • Sandwiches • Salads • Wraps  
**Made With Love**

COMING 2019  
**ALBANY GENERAL STORE**





**Albany General Store**

# 2020 Demand

## Total Applications

51 (43 last year)

## Total Requests

\$5 million

## Funded Projects

30

## Communities

27

## Total Value

\$160 million

## Unfunded

\$2 million





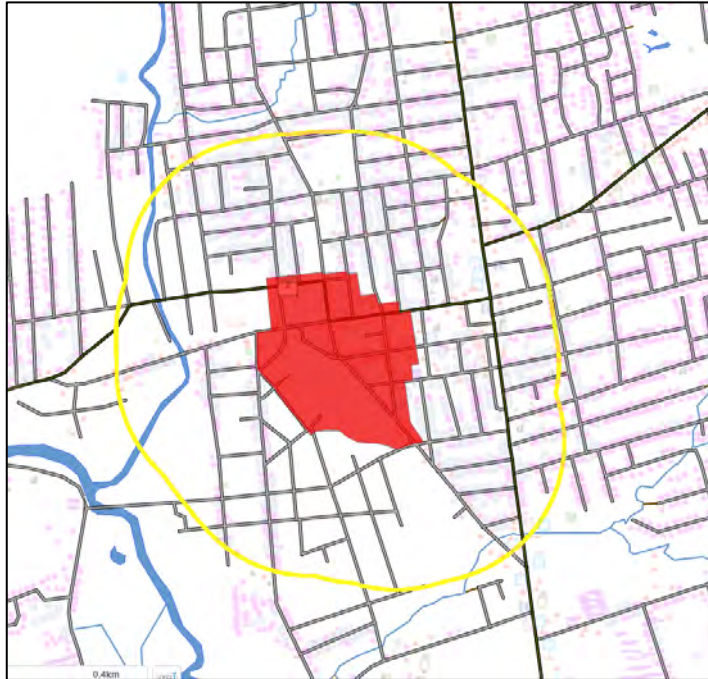




# Neighborhoods

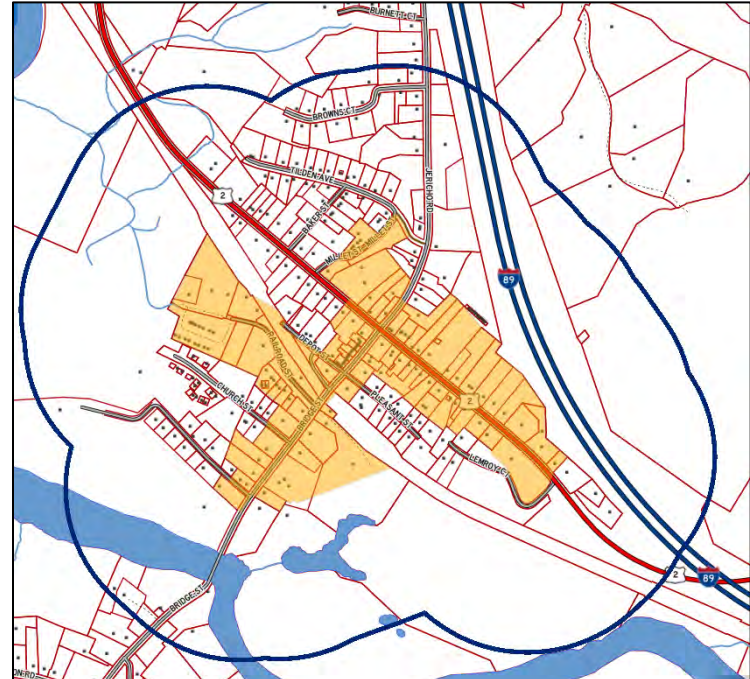


# Neighborhood Development Areas



**Downtowns – 1/2 mile**

15 min walk



**Village Center – 1/4 mile**

5-10 min walk



# Neighborhood Development Areas



Manchester

# Act 250 Priority Housing Project Exemption

## Shelburne: Harrington Village

36 Senior units

42 Mixed income units

4 Habitat homes

## Winooski: Mill House Redevelopment

25 Market Rate Apartments

10 Townhouses

## Burlington: BHA Community Home

Supportive housing with caretaker apartment





# Neighborhood Development Areas

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





Rental properties in Burlington on Friday, April 19, 2019. Photo by Glenn Russell/MTDigger

H.84



# Neighborhood Development Areas

## Downtowns

1. Barre\*
2. Bristol
3. Middlebury
4. Montpelier\*
5. Randolph\*
6. Rutland
7. Stowe\*
8. Vergennes\*
9. Waterbury

## New Town Center

10. Berlin\*

## Villages

11. Cabot
12. Castleton
13. E. Montpelier
14. Fair Haven
15. Fairlee
16. Hinesburg\*
17. Hyde Park
18. Jericho\*
19. Johnson
20. Lyndon
21. Middlesex
22. Putney
23. Richmond
24. Shoreham
25. South Hero\*
26. Swanton

\* close to qualifying



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A ZONING GUIDE FOR  
VERMONT NEIGHBORHOODS**



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Housing &  
Conservation  
Board



Real Possibilities in

**Vermont**



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Association of Realtors®



FEBRUARY 23, 2021

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\$89 REGULAR  
\$109 LAST MINUTE

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2021

# DRAFT Report of the Vermont Tax Structure Commission

FEEDBACK WELCOME AND APPRECIATED –  
PLEASE SUBMIT BY 1.21.2021  
DEB BRIGHTON, STEPHEN TRENHOLM, BRAM KLEPPNER

VERMONT TAX STRUCTURE COMMISSION | [taxcommission@leg.state.vt.us](mailto:taxcommission@leg.state.vt.us)