

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

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

9 § 4307. MUNICIPAL BYLAW MODERNIZATION GRANTS

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

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

1 flood hazard areas and river corridors or are suitable for infill development as  
2 defined in § 29–201 of the Vermont Flood Hazard Area and River Corridor  
3 Rule.

4 (c) Disbursement to municipalities shall be administered by the Department  
5 of Housing and Community Development through a competitive process  
6 providing the opportunity for all regions and any eligible municipality to  
7 compete regardless of size.

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

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

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

15 (1) identify any municipal water supply and wastewater disposal  
16 capacity, opportunities, and constraints within mapped service areas in both  
17 traditional water and wastewater systems and smaller scale municipal systems,  
18 including soil-based wastewater treatment and decentralized water and  
19 wastewater systems;

1           (2) allow, at minimum, duplexes within smart growth areas to the same  
2           extent that single-family dwellings are allowed. Municipalities may be more  
3           permissive of other multiunit dwellings;

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

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

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

1 (Committee vote: \_\_\_\_\_)

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\_\_\_\_\_

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Representative \_\_\_\_\_

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FOR THE COMMITTEE