



Community Planning + Revitalization

photo credit: NPS National Register of Historic Places Nomination



Bristol



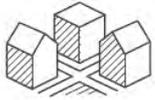
Bristol



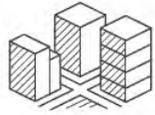
Overview

1. State Designation Programs
2. Downtown and Village Tax Credits
3. Zoning Modernization
4. Neighborhood Development Areas
5. Amendments

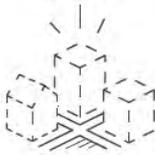
Number of State Designations: 246



Village Centers: 208



Downtowns: 23

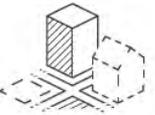


New Town Centers: 2

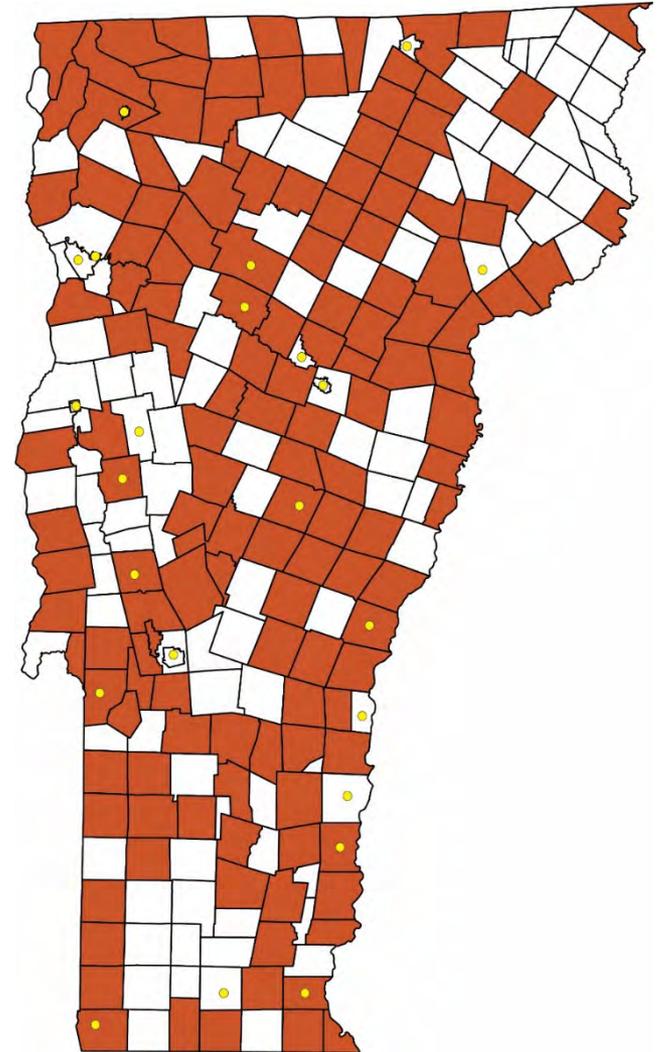
Add-On Designations



Neighborhood Development Areas: 7



Growth Centers: 6



Size of Downtowns

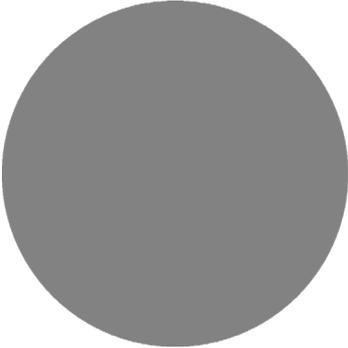
Burlington



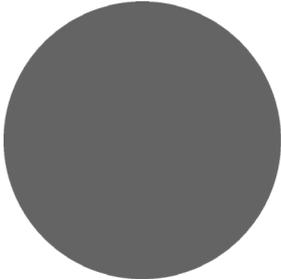
Bristol



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



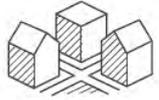
25%
100 +
ACRES



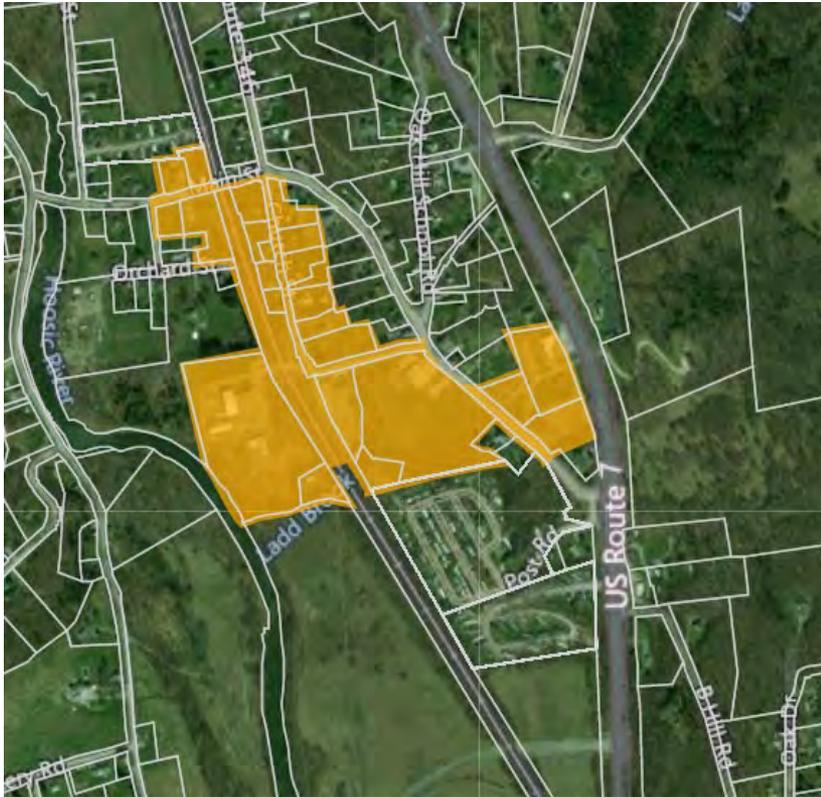
50%
50-100 ACRES



25%
<50 ACRES



Village Center Designation



Pownal



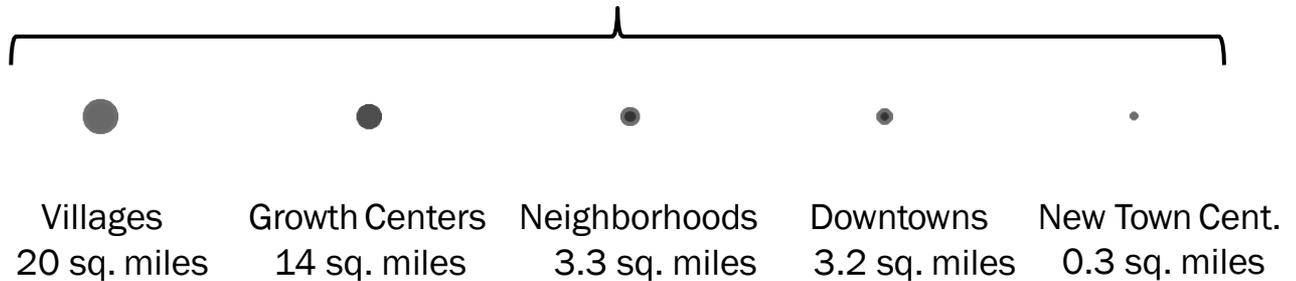
Island Pond

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



French Block, Montpelier

By the Numbers CY 2016-2020

112

Projects
Awarded

53

Communities
Served

\$12.7M

Awarded

\$207M

Total
Investment

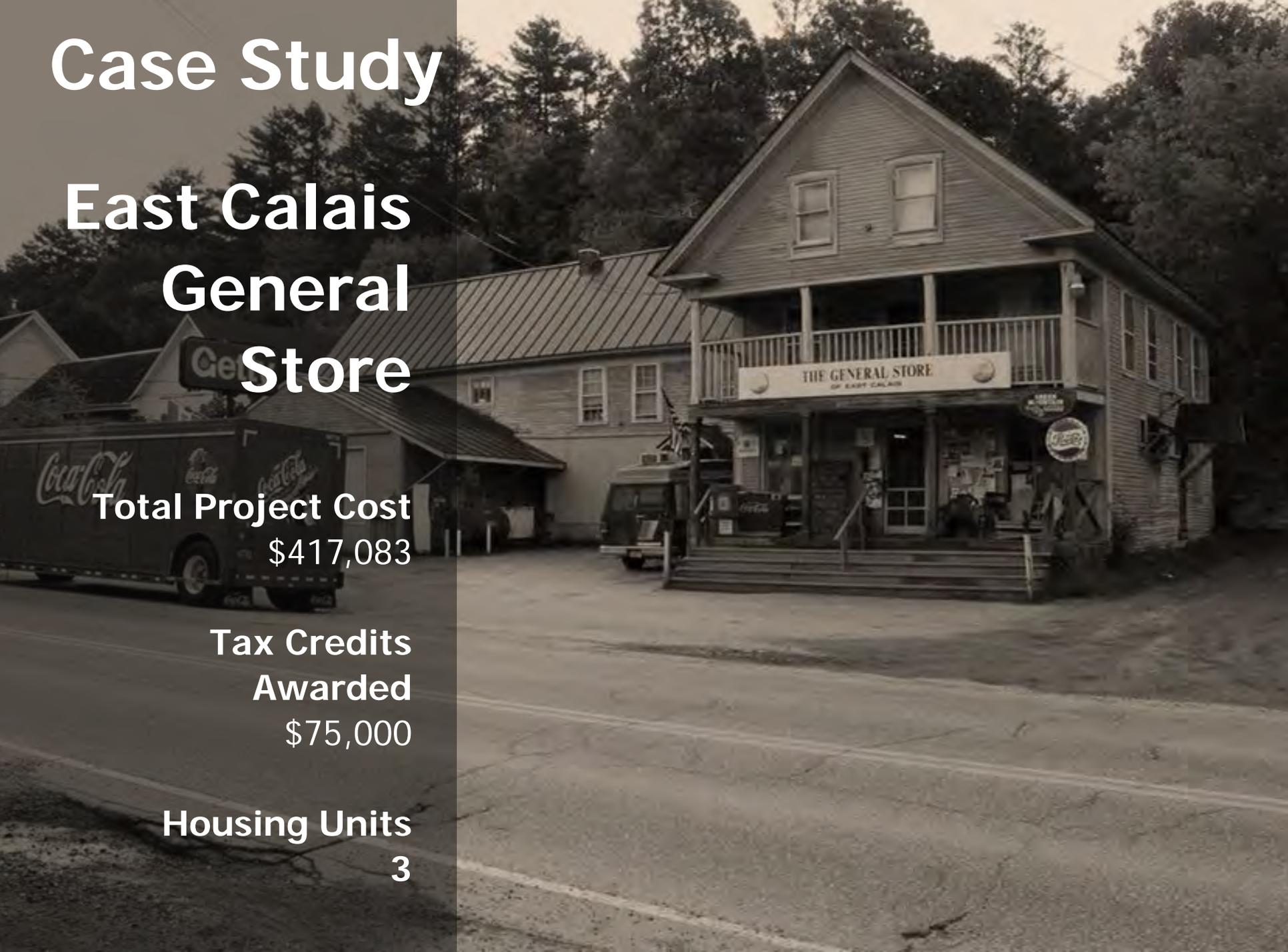
Case Study

East Calais General Store

Total Project Cost
\$417,083

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

Housing Units
3



Case Study



Total Project Cost
\$381,000

Tax Credits Awarded
\$55,125

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



*People's Health and
Wellness Clinic, Barre*



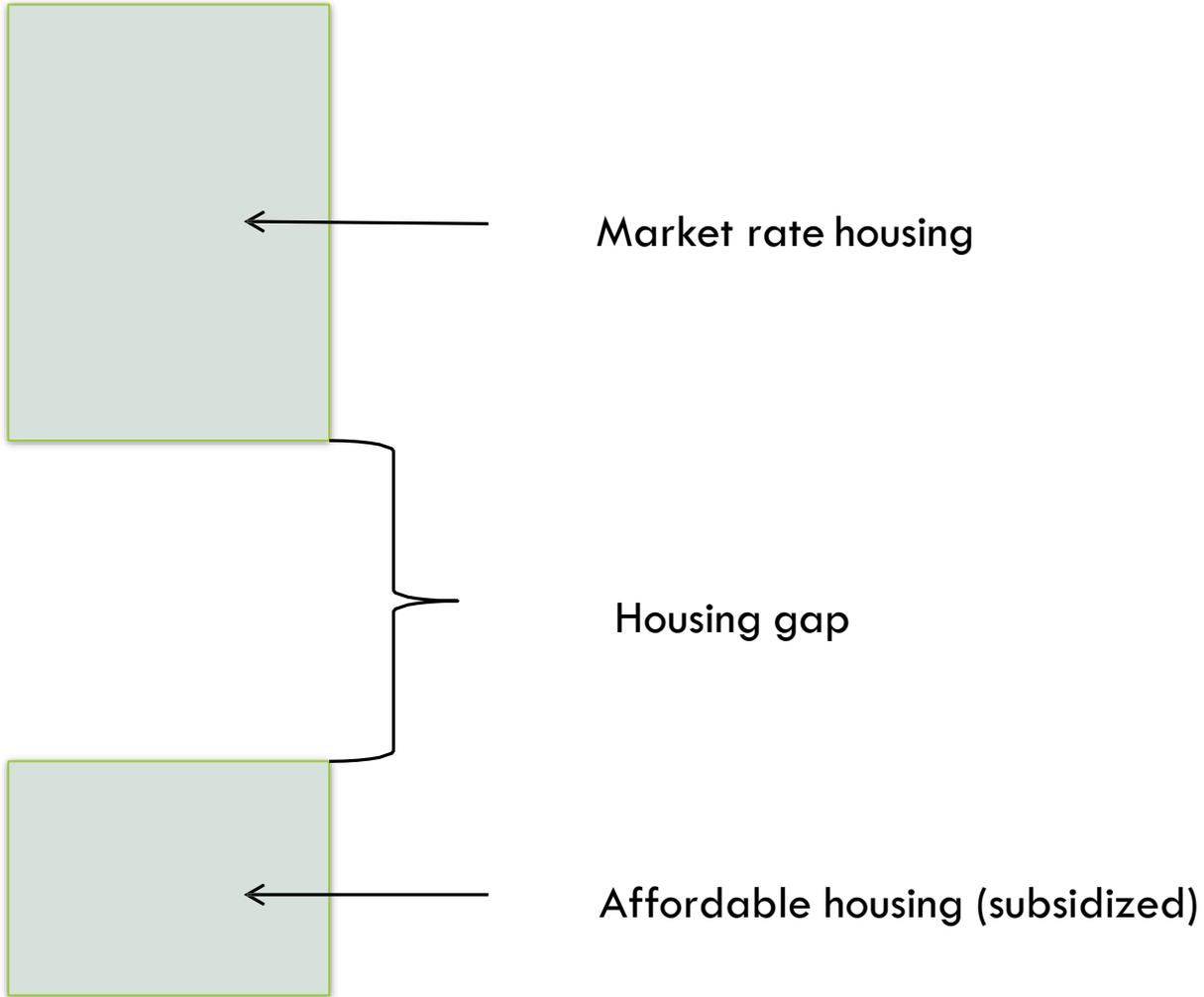




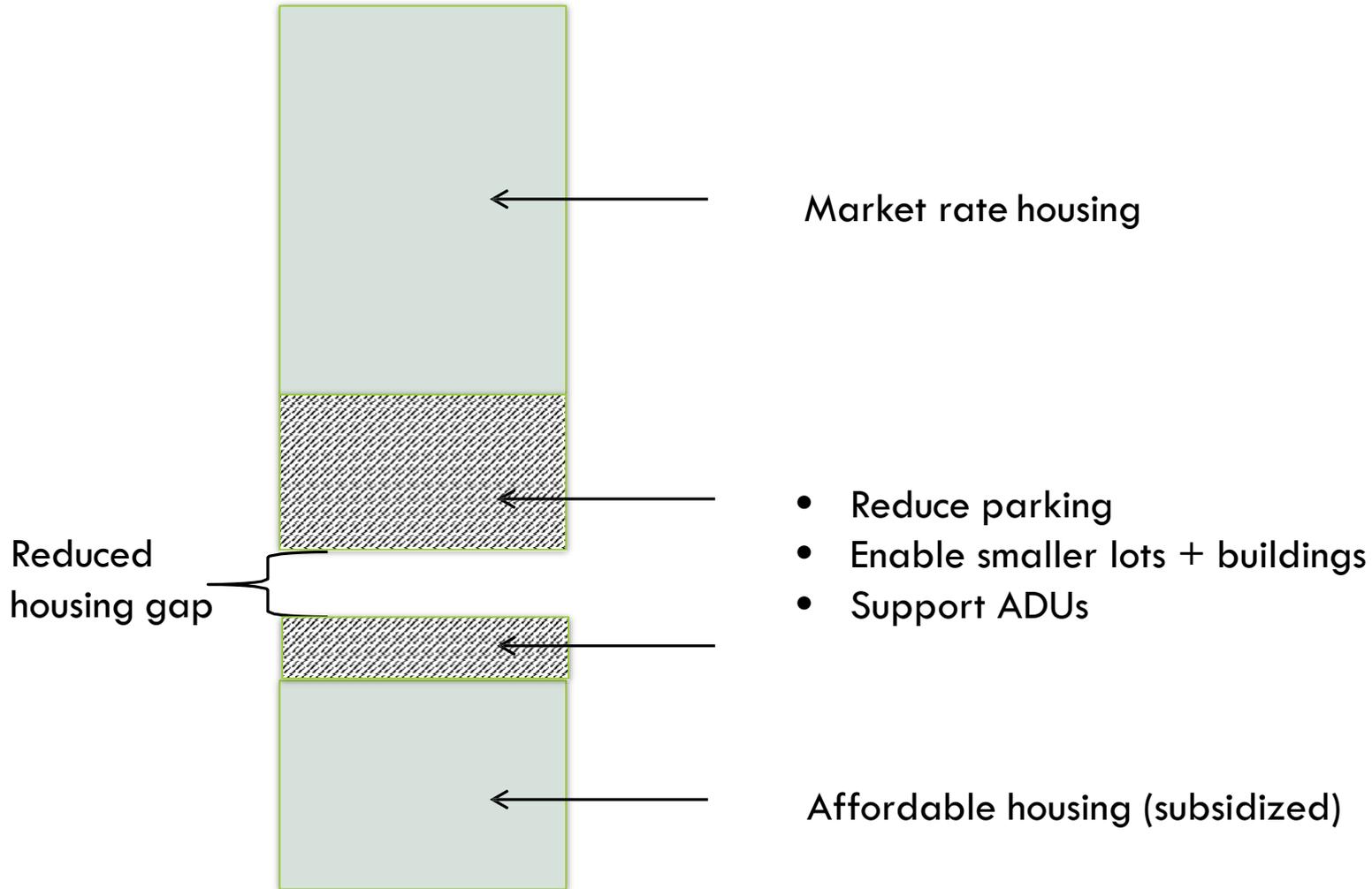




Housing Market



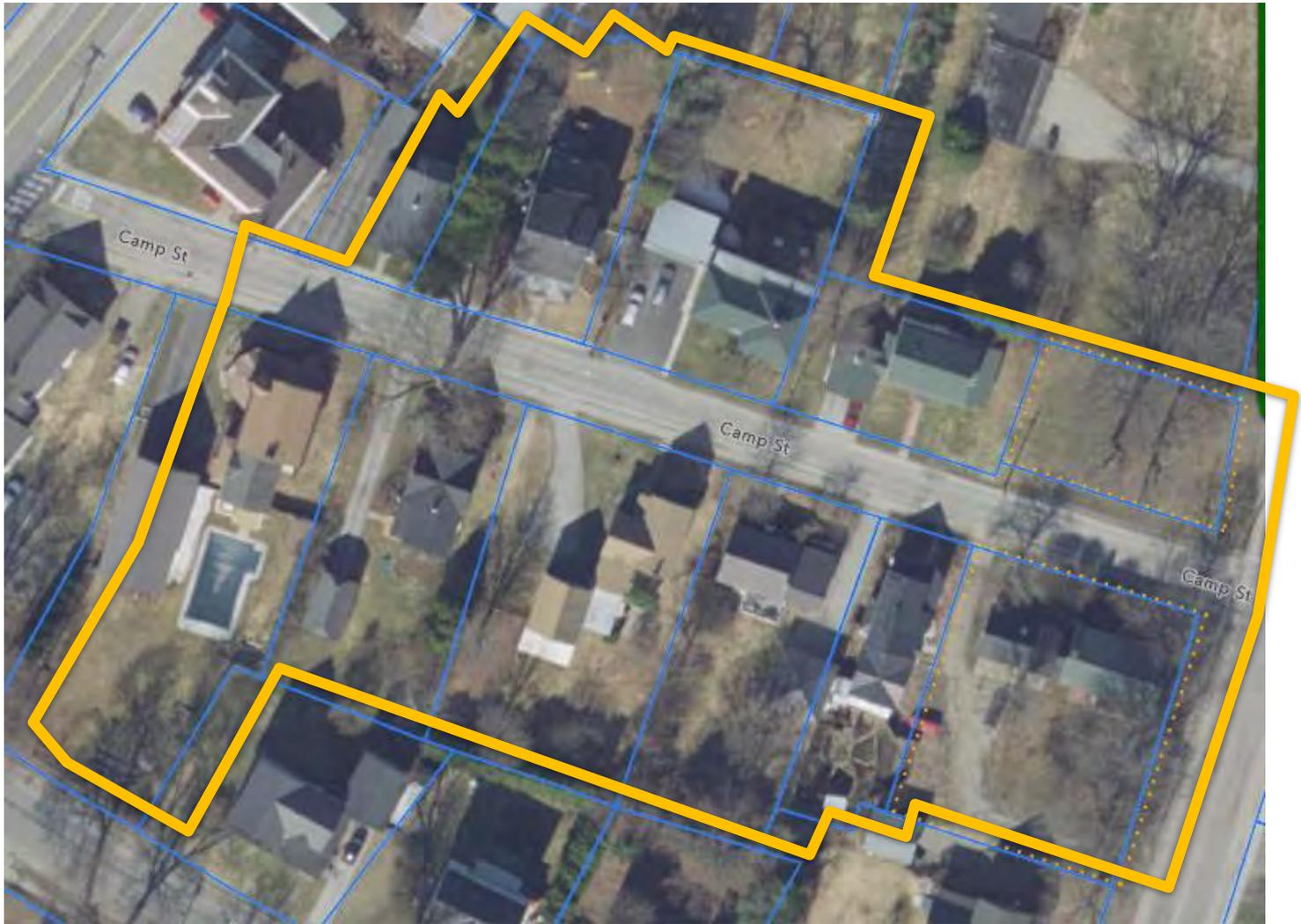
Housing Market



New Housing Opportunities



Municipalities Need Help



No existing buildings or lots fully conform



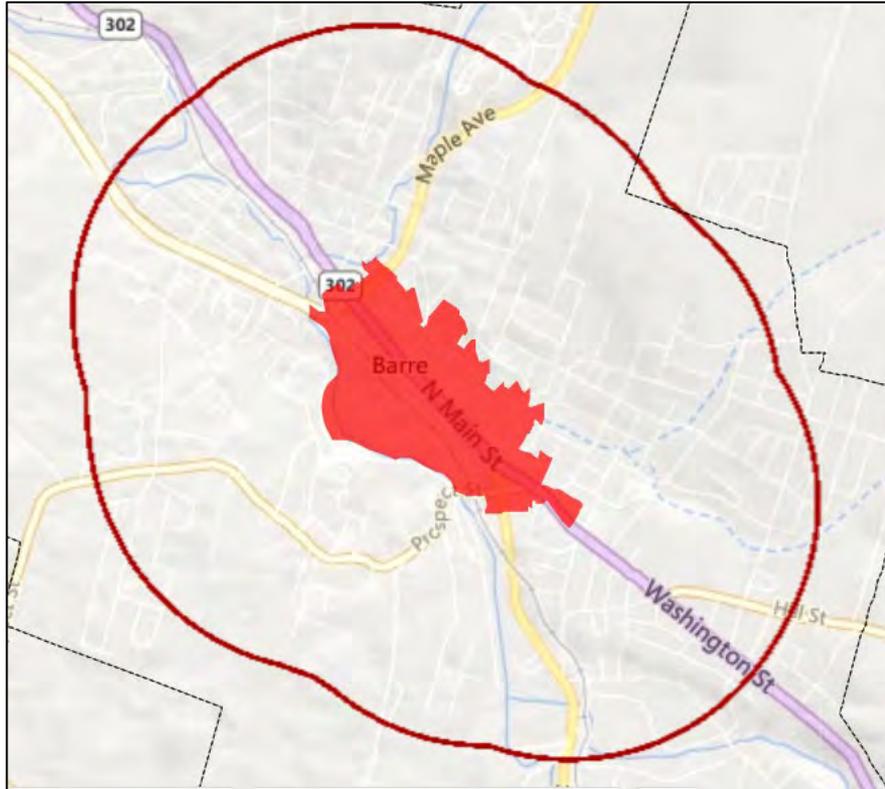




Neighborhoods

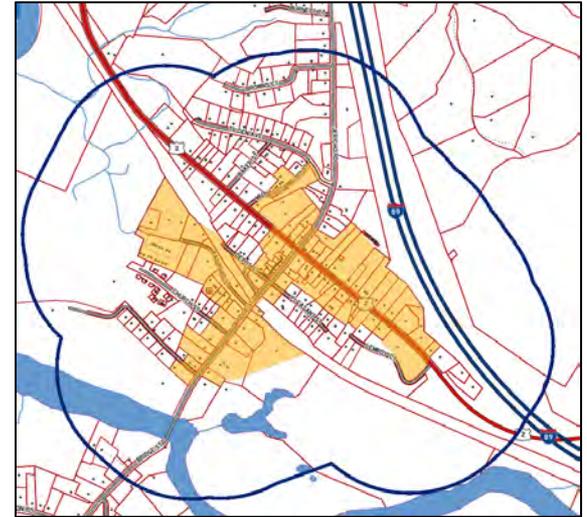


Neighborhood Development Areas



Downtowns – 1/2 mile

15 min walk



Village Center – 1/4 mile

5-10 min walk



Neighborhood Development Areas

1

Density

Minimum 4 DU/Acre

2

Building Design

Pedestrian Oriented

3

Transportation Network

Complete Streets

4

Natural Resources

No floodplains, avoid others



Neighborhood
Development Area
Designation
Program

Application
Guidelines



State Designation Programs
Community Planning + Revitalization
July 2017

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



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





North Calais



**ENABLING BETTER PLACES:
A ZONING GUIDE FOR
VERMONT NEIGHBORHOODS**



Vermont
Housing &
Conservation
Board



Real Possibilities in

Vermont



Vermont
Association of Realtors®

FY2021 Municipal Planning Grant Program Description



Community Planning + Revitalization
Vermont Department of Housing and Community Development
June 2020



FEBRUARY 23, 2021

Small Scale Development Seminar

GET THE BIG PICTURE VIEW OF SMALL SCALE REAL ESTATE DEVELOPMENT. LEARN HOW TO PICK A GOOD DEVELOPMENT PROJECT. TAKE THE FIRST STEPS TO MAKE IT A REALITY. DISCOVER WHERE YOU NEED HELP.



\$69 EARLY BIRD
\$89 REGULAR
\$109 LAST MINUTE

VIRTUAL FORMAT
VIA ZOOM PLATFORM



WWW.INCREMENTALDEVELOPMENT.ORG/EVENTS/VTSEMINAR





Preservation Trust of Vermont





