



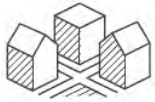
Community Planning + Revitalization

Overview

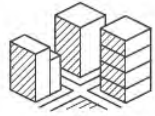
1. State Designation Programs
2. Downtown and Village Tax Credits
3. Neighborhood Development Areas
4. Zoning Modernization



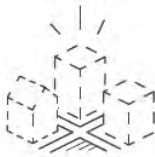
Number of State Designations: 246



Village Centers: 208



Downtowns: 23



New Town Centers: 2

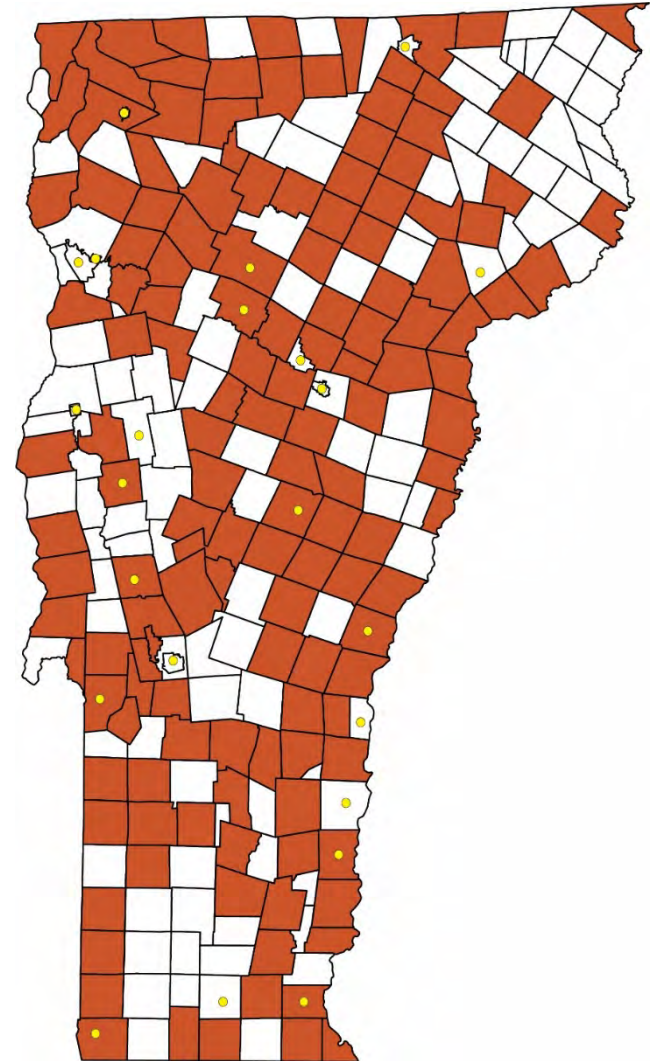
Add-On Designations



Neighborhood Development Areas: 7



Growth Centers: 6



Size of Downtowns

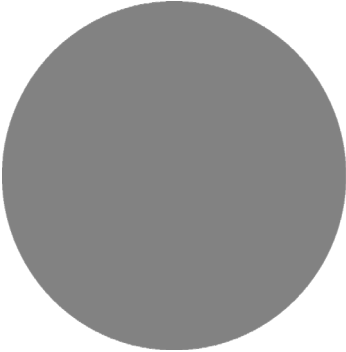
Burlington



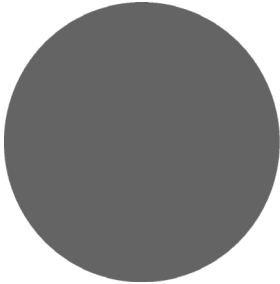
Bristol



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



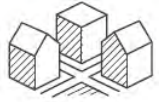
25%
100 +
ACRES



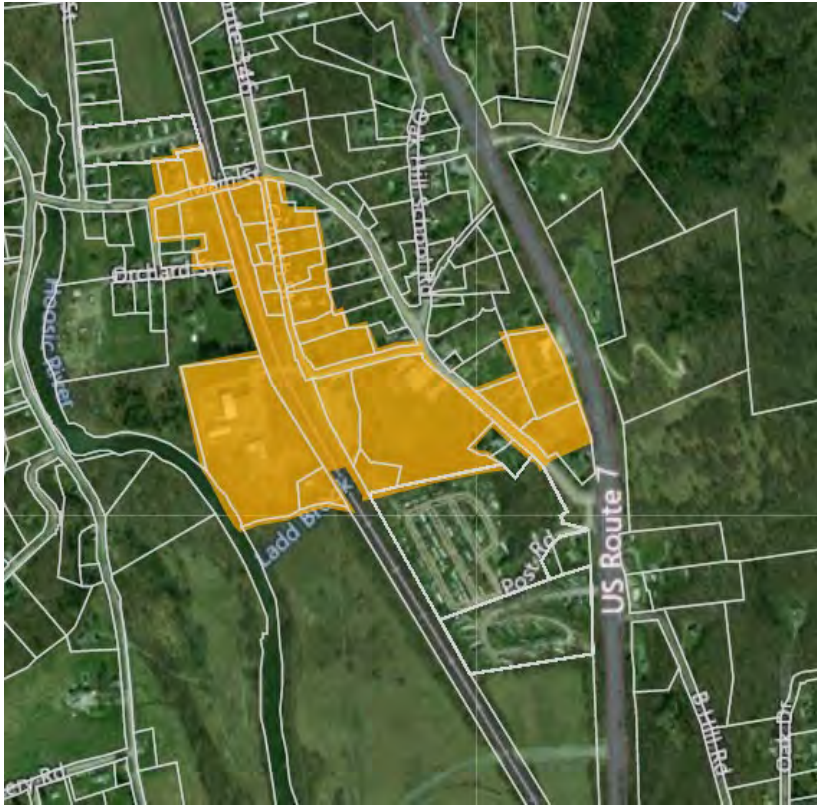
50%
50-100 ACRES



25%
<50 ACRES



Village Center Designation




Pownal



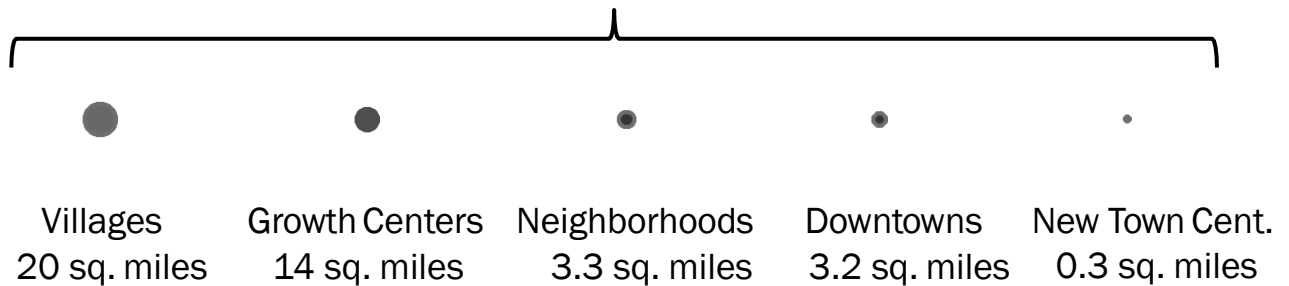
Island Pond

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

The Basics

- Goal to stimulate investment in commercial centers, large and small
- Award \$3 Million in credits annually
- Applications are competitive
- Project must be a Designated Downtown or Village Center



Hubbard's Store, Hancock



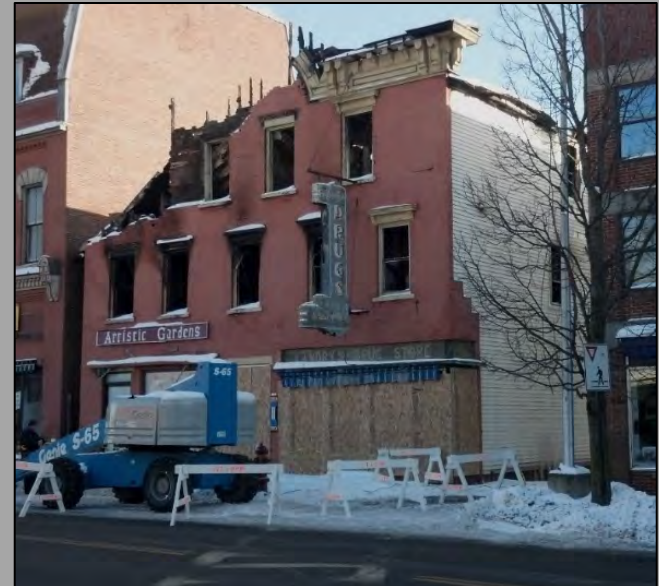
Downtown & Village Center Tax Credits

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

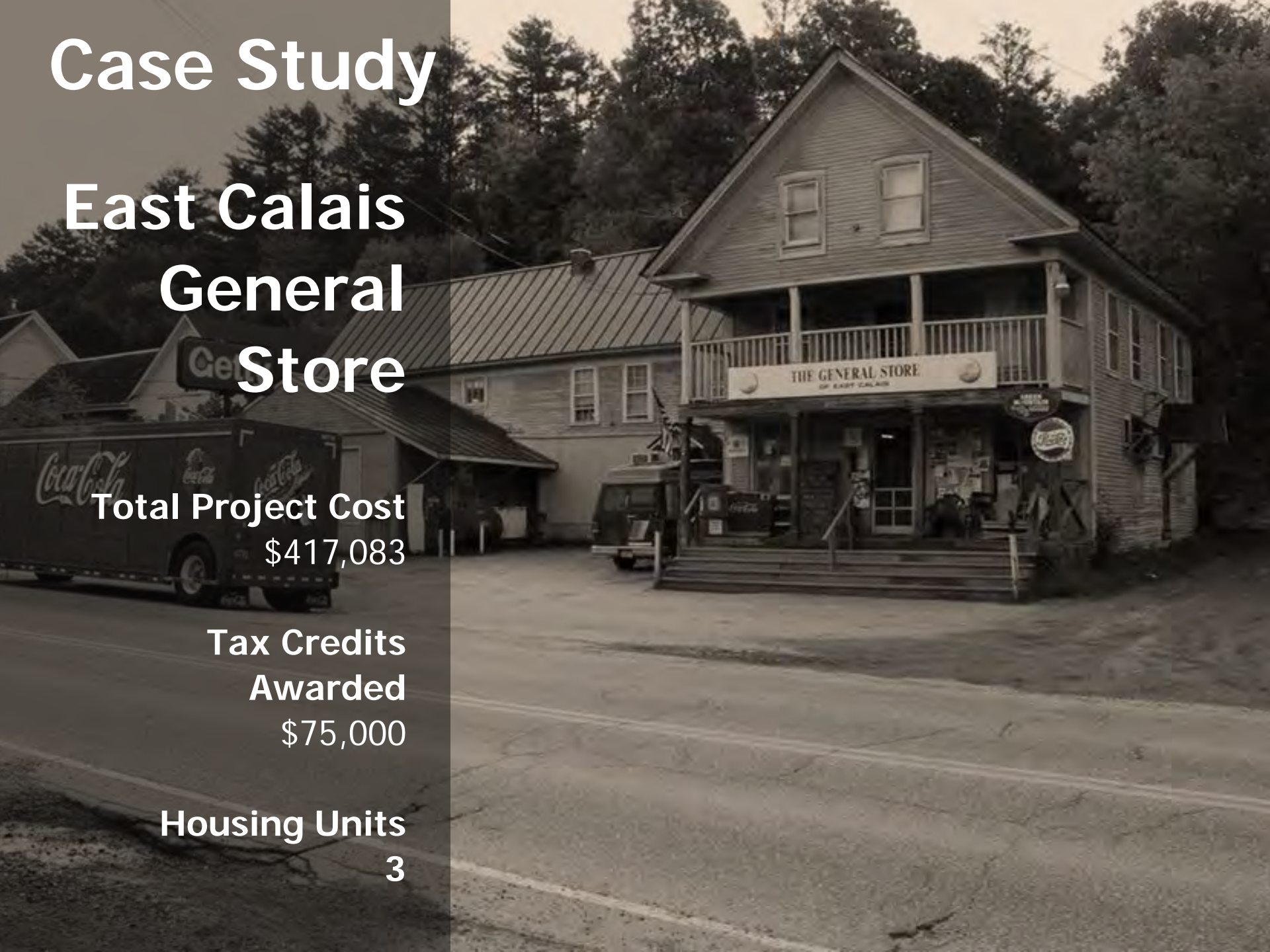
Case Study

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

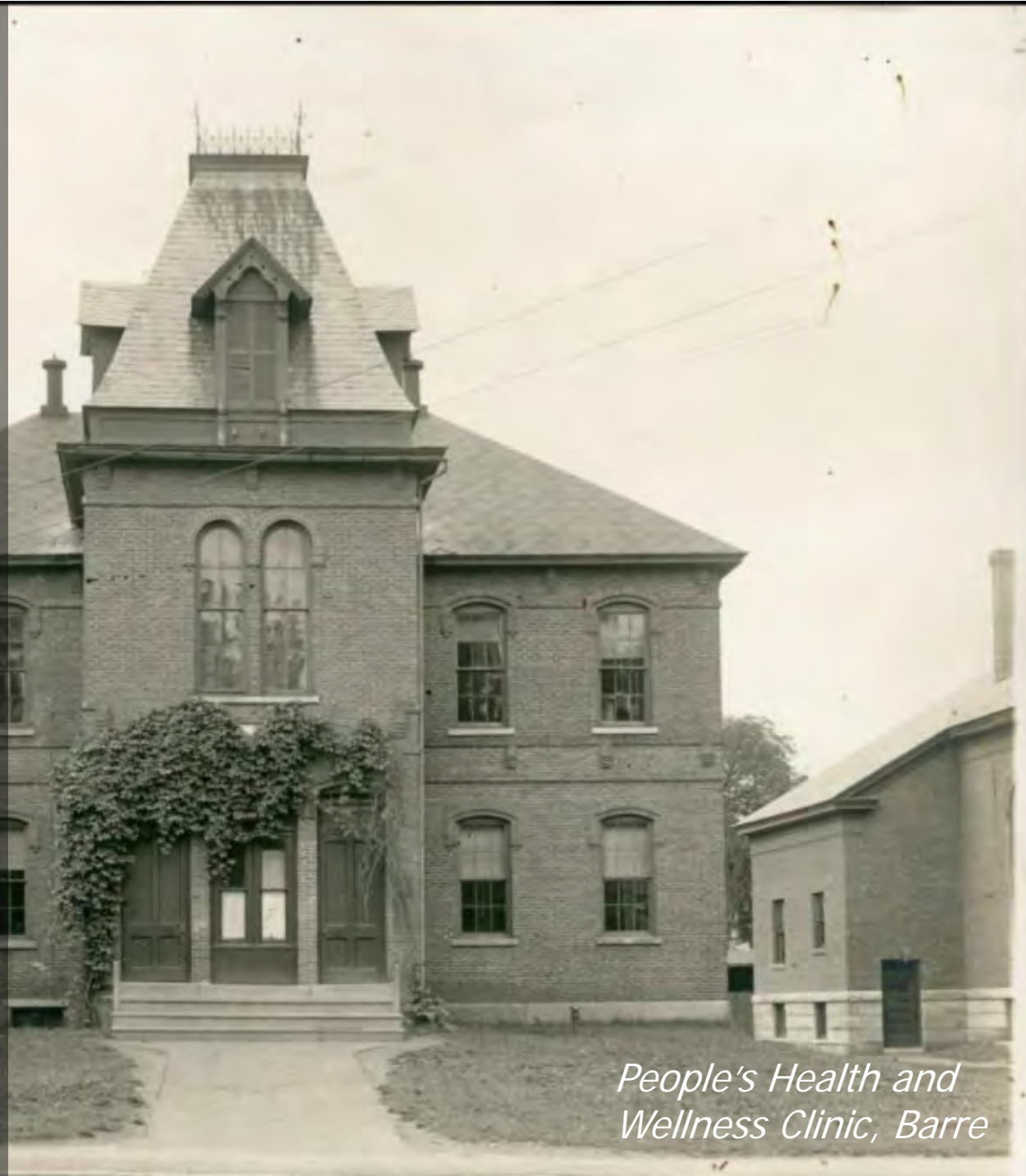
27

Total Value

\$160 million

Unfunded

\$2 million



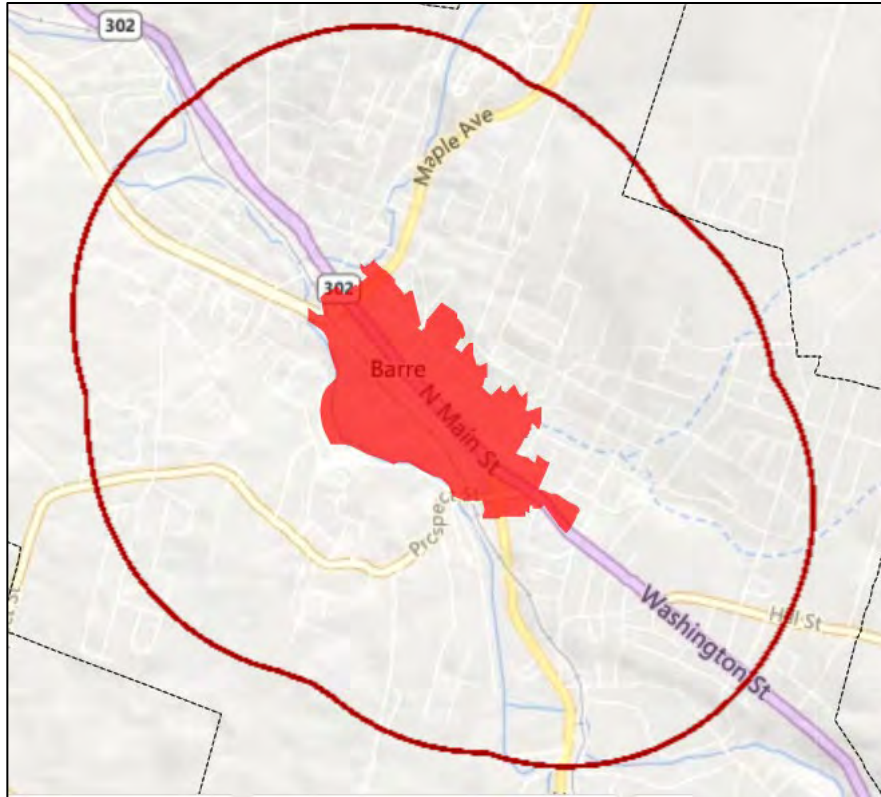
*People's Health and
Wellness Clinic, Barre*



Neighborhoods

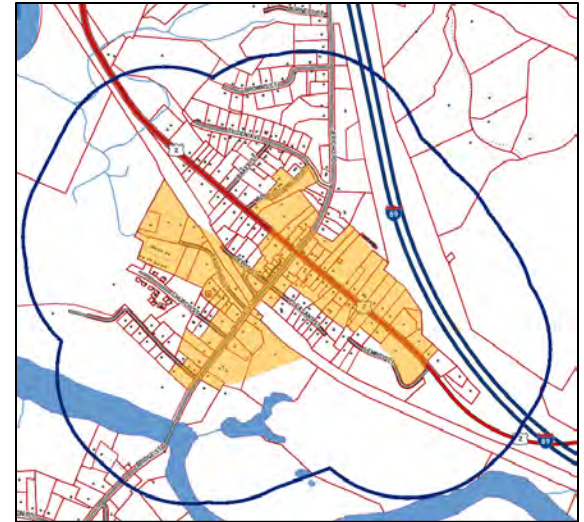


Neighborhood Development Areas



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





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



Antenna

Chimney

Attic window

Satellite dish

Window

Window

20
Door

Shuttered window

Blue container

Water tower

Neighboring house

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

Sponsors:

BDCC's SVEP, VNRC, DHCD, VAPDA, Chittenden County RPC, and AARP











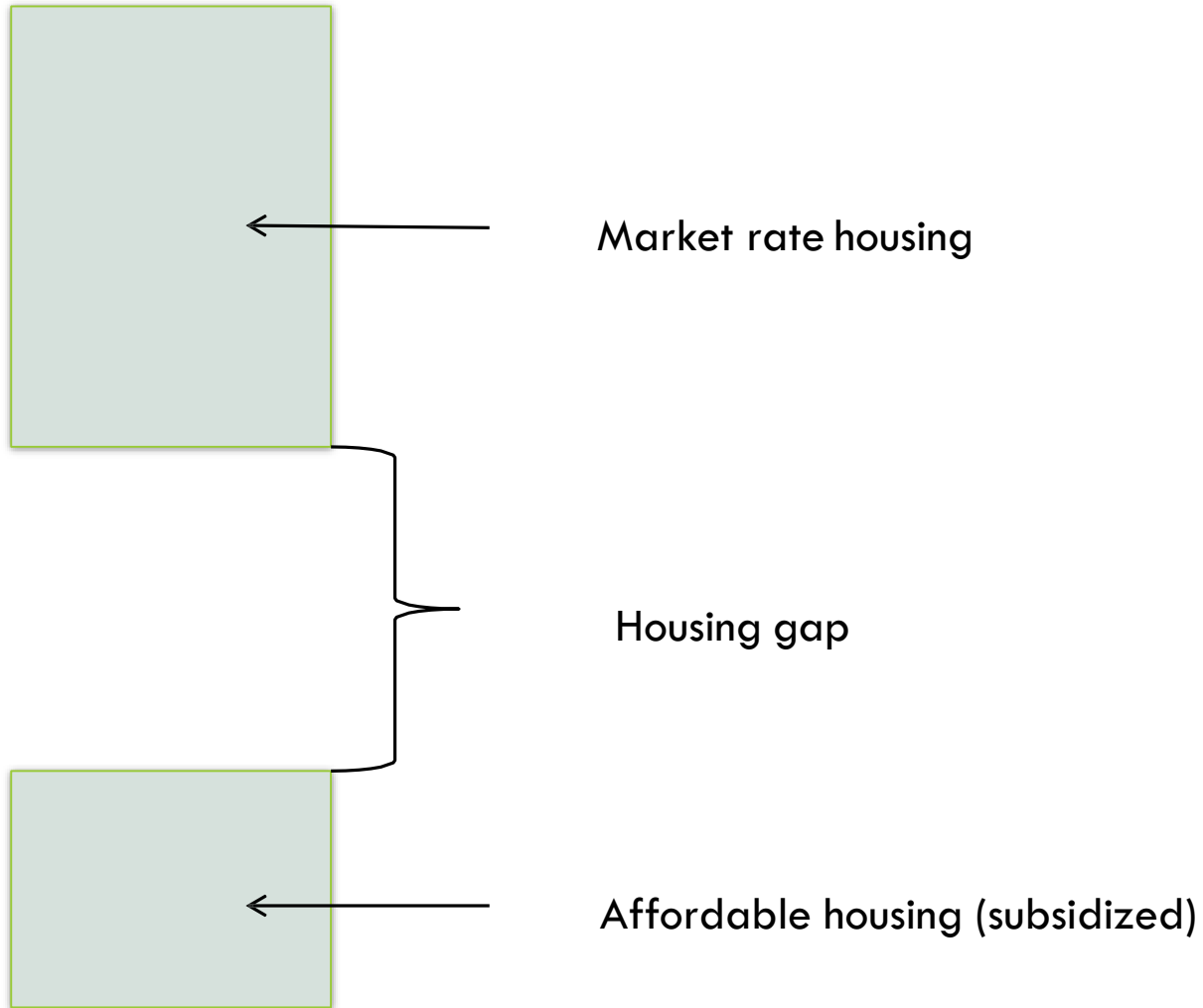


Municipalities Need Help

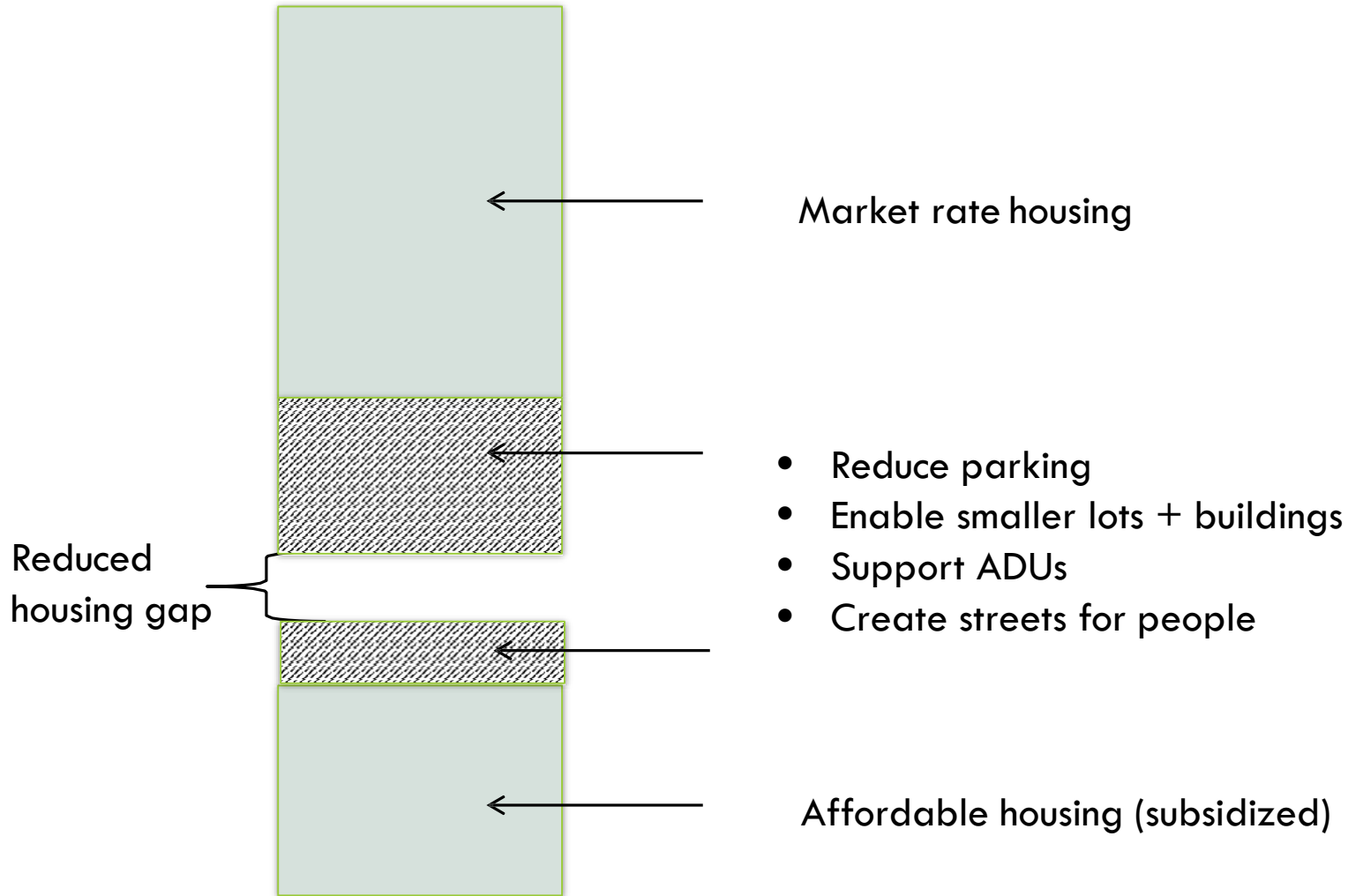


No existing buildings or lots fully conform

Housing Market



Housing Market



Housing Opportunities







**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



