



# Community Planning + Revitalization

**S.226 - An act relating to expanding access to safe and affordable housing**  
VT Department of Housing and Community Development

**House Natural Resources**  
March 30, 2022

# Community Planning + Revitalization

Providing **tools, training, grants, and incentives** for local leaders to plan and implement projects that support **thriving, walkable communities.**

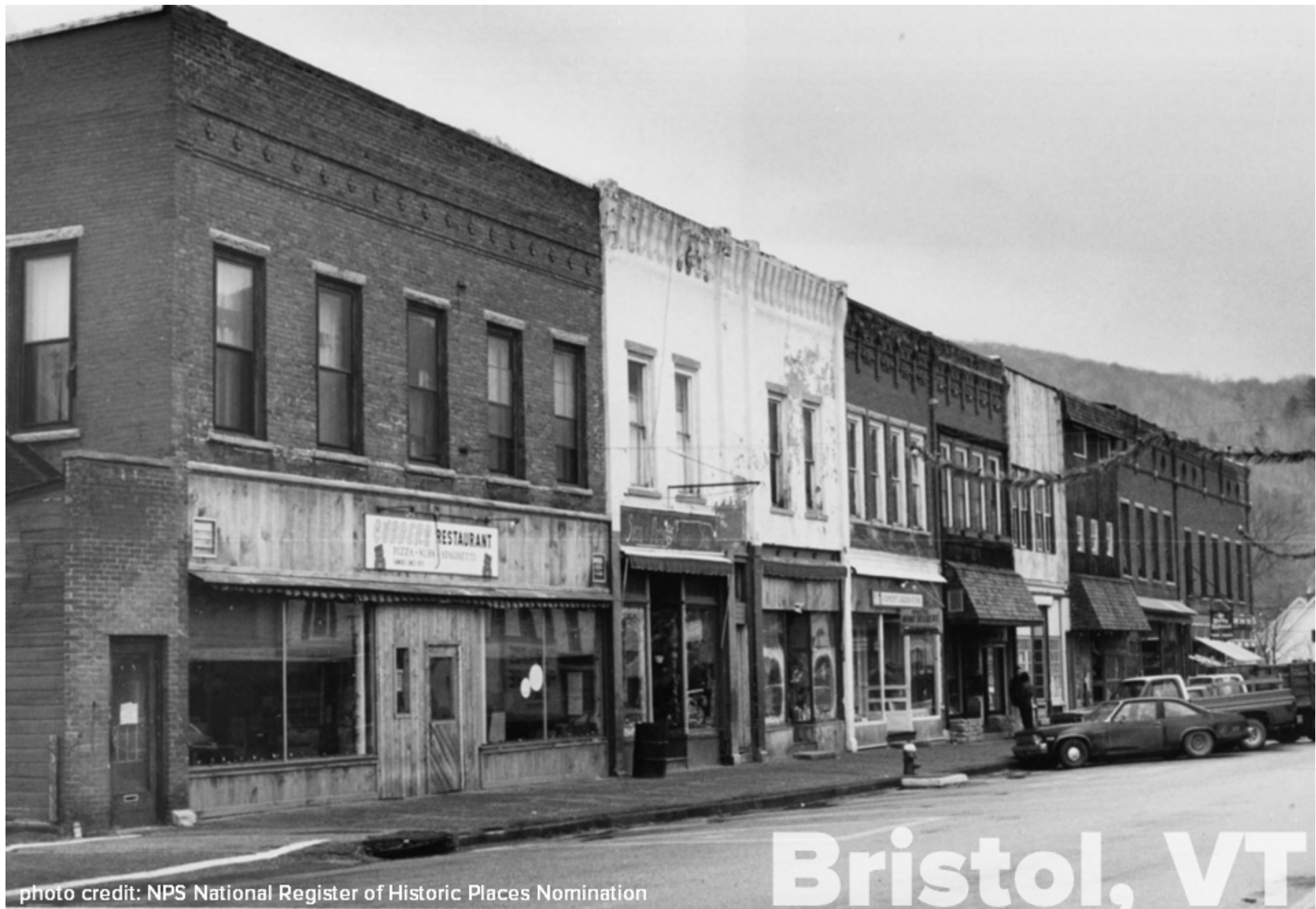


photo credit: NPS National Register of Historic Places Nomination

# Bristol, VT





# Vibrant Places

SEE THE RESTAURANT FOR FULL MENU IN LANGDON



# Downtowns

INVENTORY  
REDUCTION  
SALE!



# Villages



# Neighborhoods



# Number of State Designations: 262



**Village Centers: 221**



**Downtowns: 23**



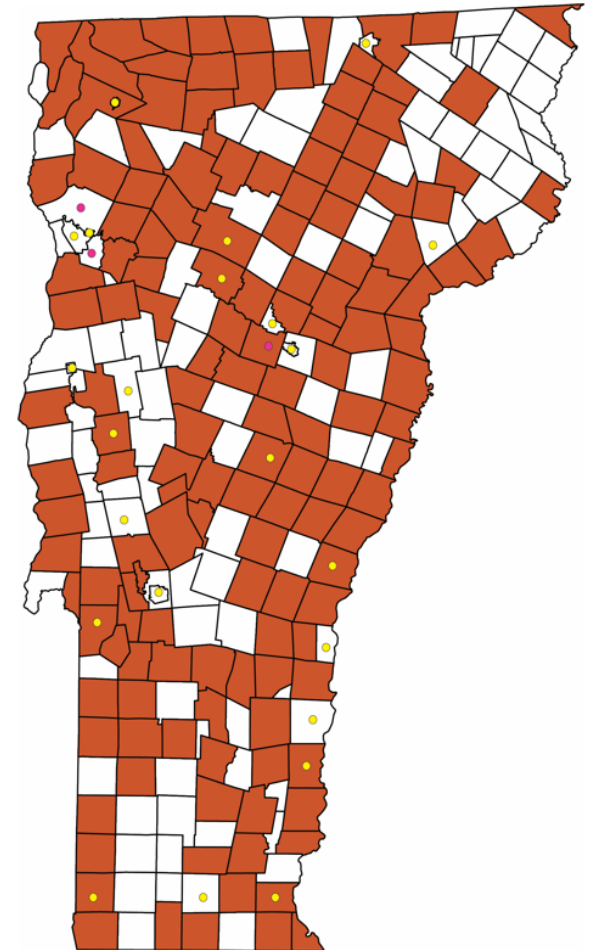
**New Town Centers: 2 (1 pending)**



**Neighborhood Development Areas: 10**




**Growth Centers: 6**

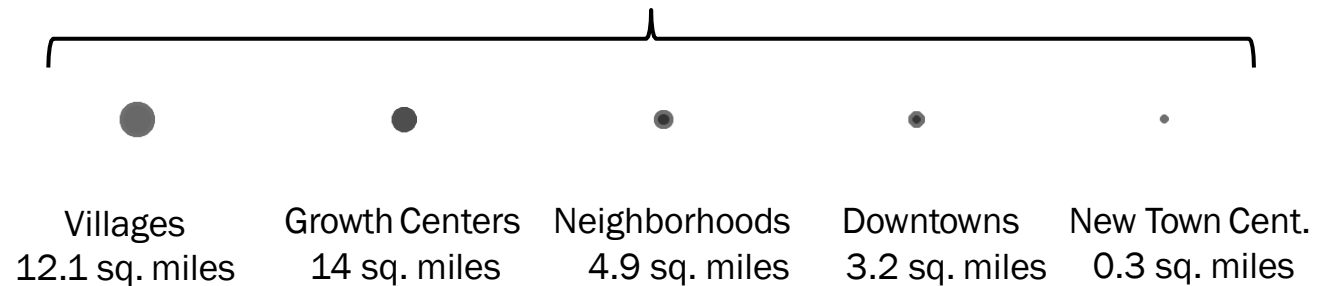


# Relative Size of Land Areas

## Area of Designated Centers is **1/355** total area of Vermont



Vermont  
9623 sq. miles

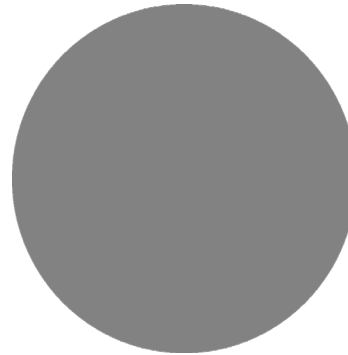


# Size of Downtowns

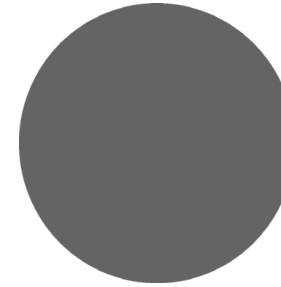
Burlington



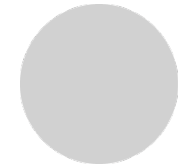
About half of Vermont's downtowns are between 50 and 100 acres.



**25%**  
100 +  
ACRES



**50%**  
50-100 ACRES

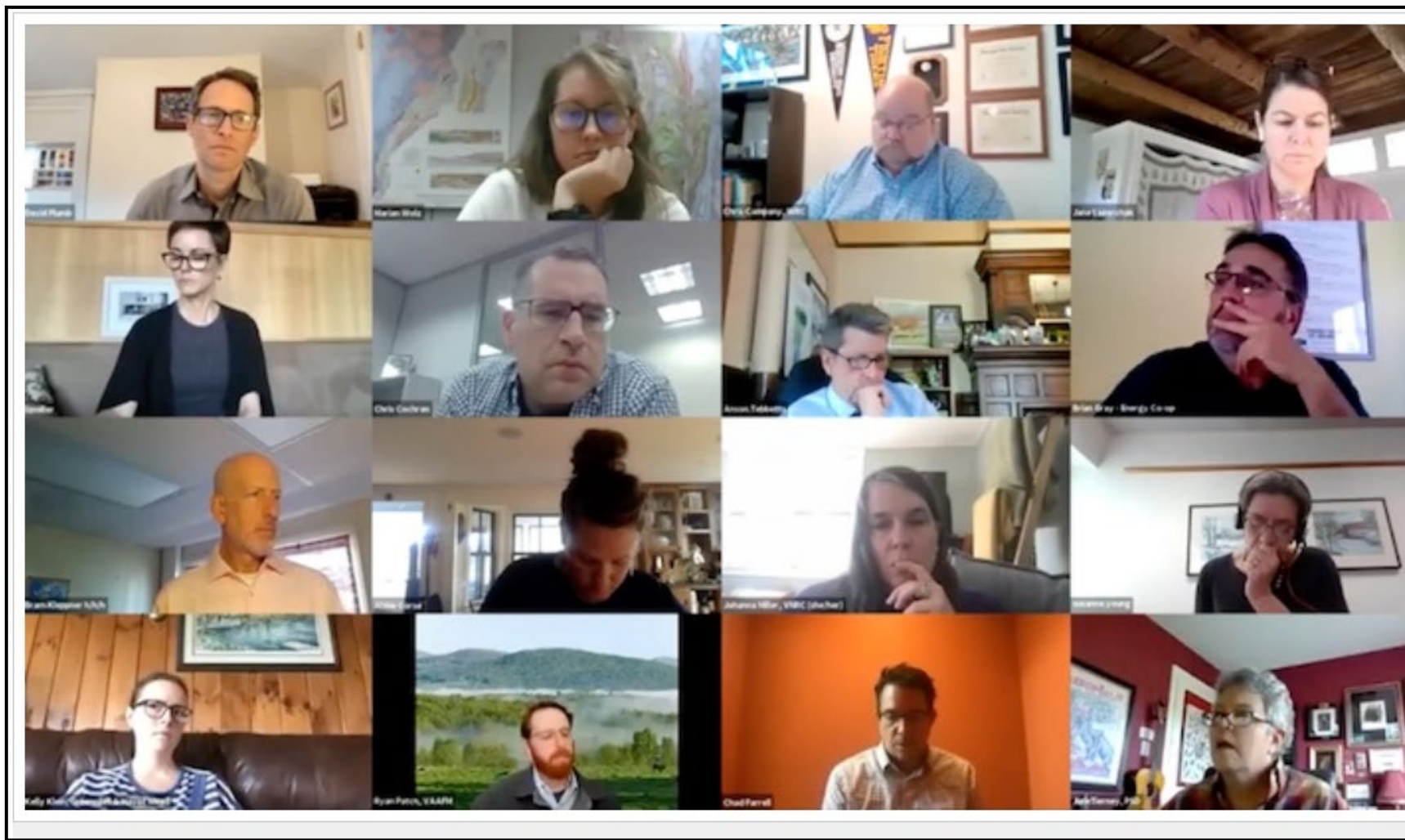


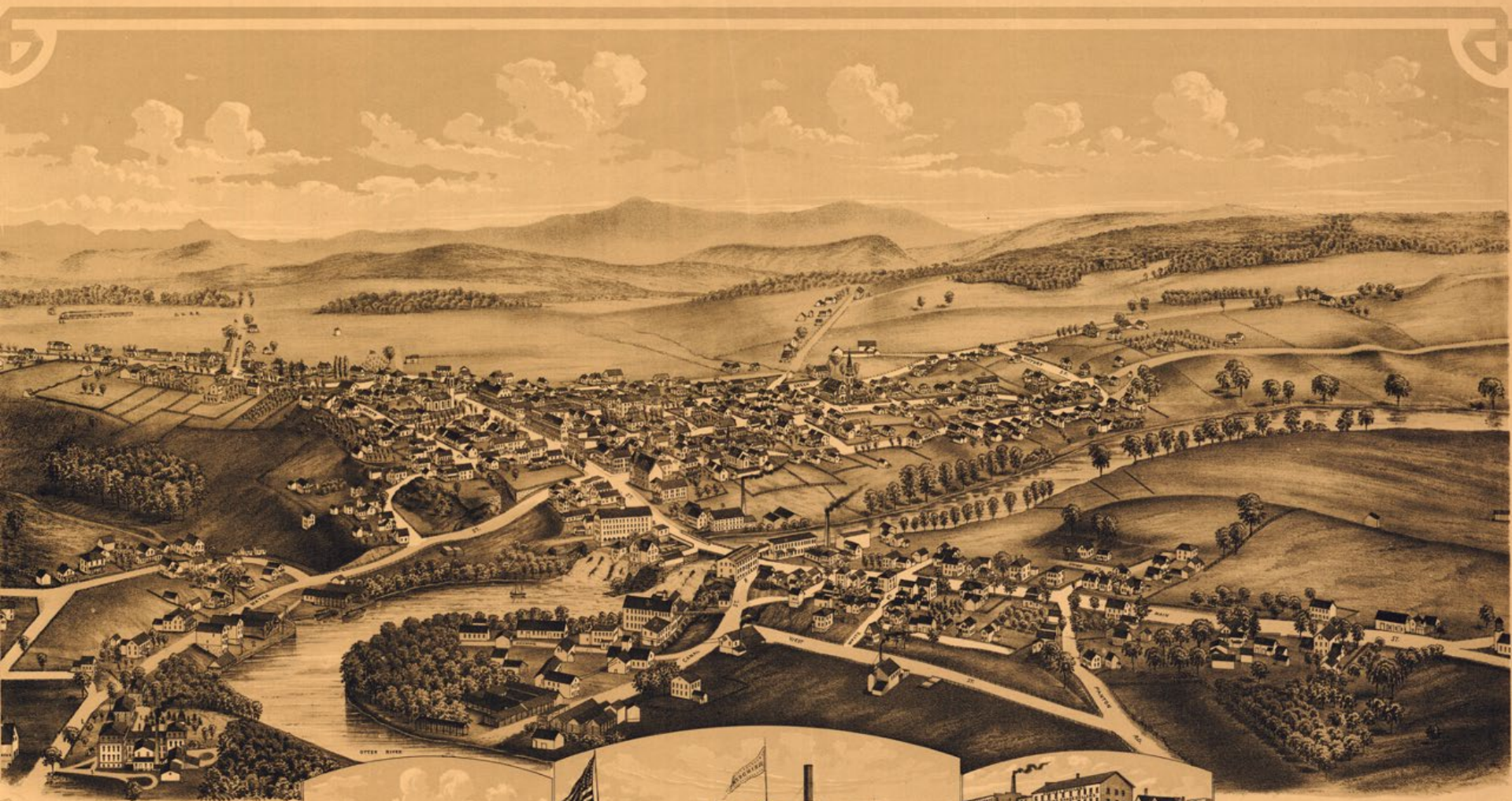
**25%**  
<50 ACRES

Bristol



# Vermont Climate Council





- |  |  |
|--|--|
| 1 State Normal School.                   | 15 Laboratory Ingham's Service Pail      |
| 2 Steamboat Landing.                     | 16 Zoroastrian                           |
| 3 National Stone Mill Co.                | 17 Vergennes Graded School.              |
| 4 Norton & Hayward, Shade Rollers.       | 18 Methodist Episcopal Church.           |
| 5 Vermont Shade Roller Manufacturing Co. | 19 St. Paul's Episcopal Church.          |
| 6 Norton's Flouring Mills.               | 20 City Hall.                            |
| 7 City Water Works.                      | 21 Old City Cemetery.                    |
| 8 Smith & Kirtland, Furniture Factory.   | 22 National Bank of Vergennes.           |
| 9 Kirtland's Tannery.                    | 23 Farmers National Bank.                |
| 10 Baptist Church.                       | 24 Savings House.                        |
| 11 Congregational Church.                | 25 American Home.                        |
| 12 St. Peter's Roman Catholic Church.    | 26 C. V. & N. J. F. Whelan, Station Agt. |
| 13 St. Peter's Parochial School.         | 27 Canada Bridge.                        |
| 14 Roman Catholic Cemetery.              |  |



NATIONAL HORSE NAIL COMPANY'S WORKS.



# VERGENNES, VT.



NEVUS & HAVLAND'S SHADE ROLLER WORKS.

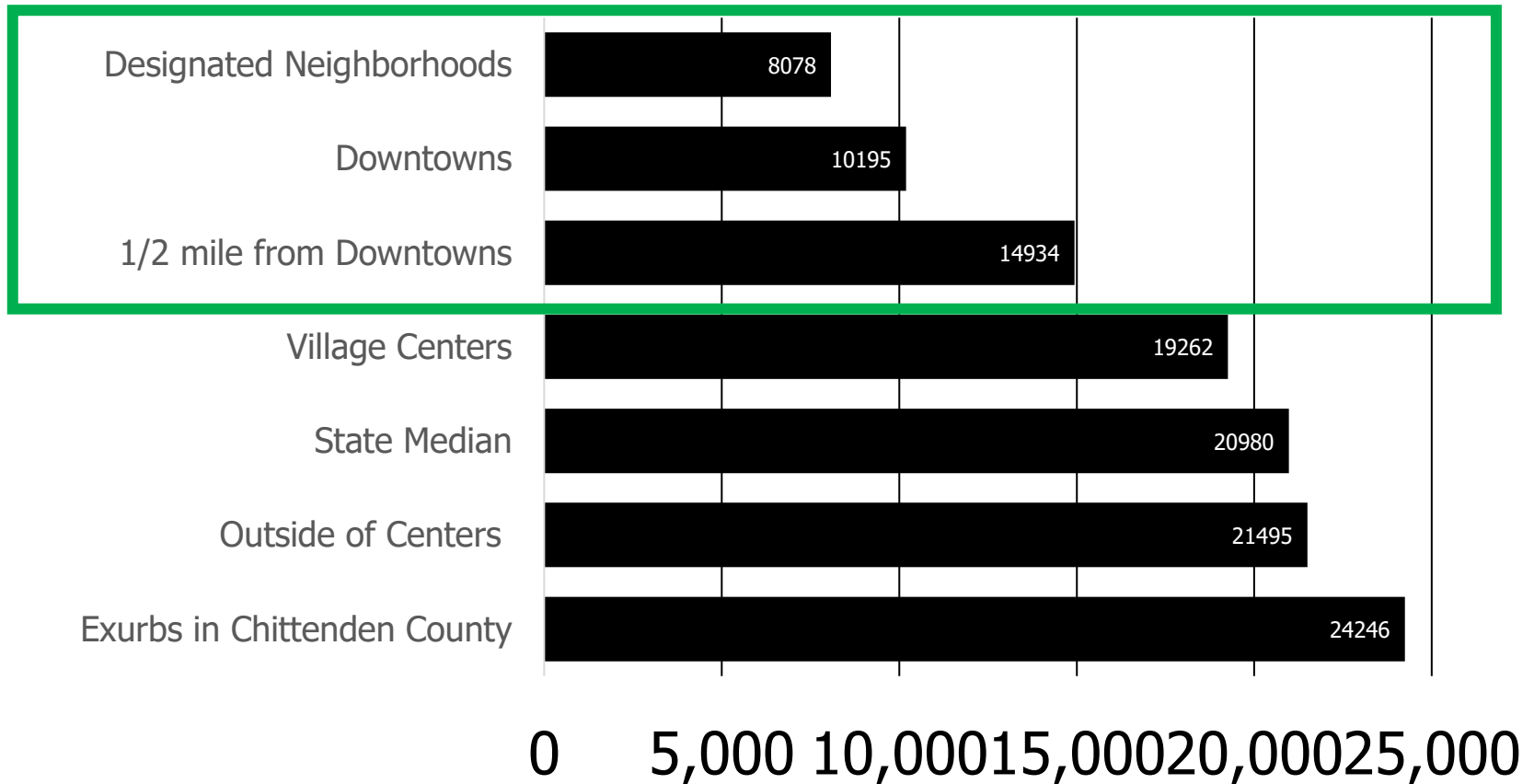
## CITY OF VERGENNES

Incorporated Oct. 20, 1836.  
REVER STATISTICS

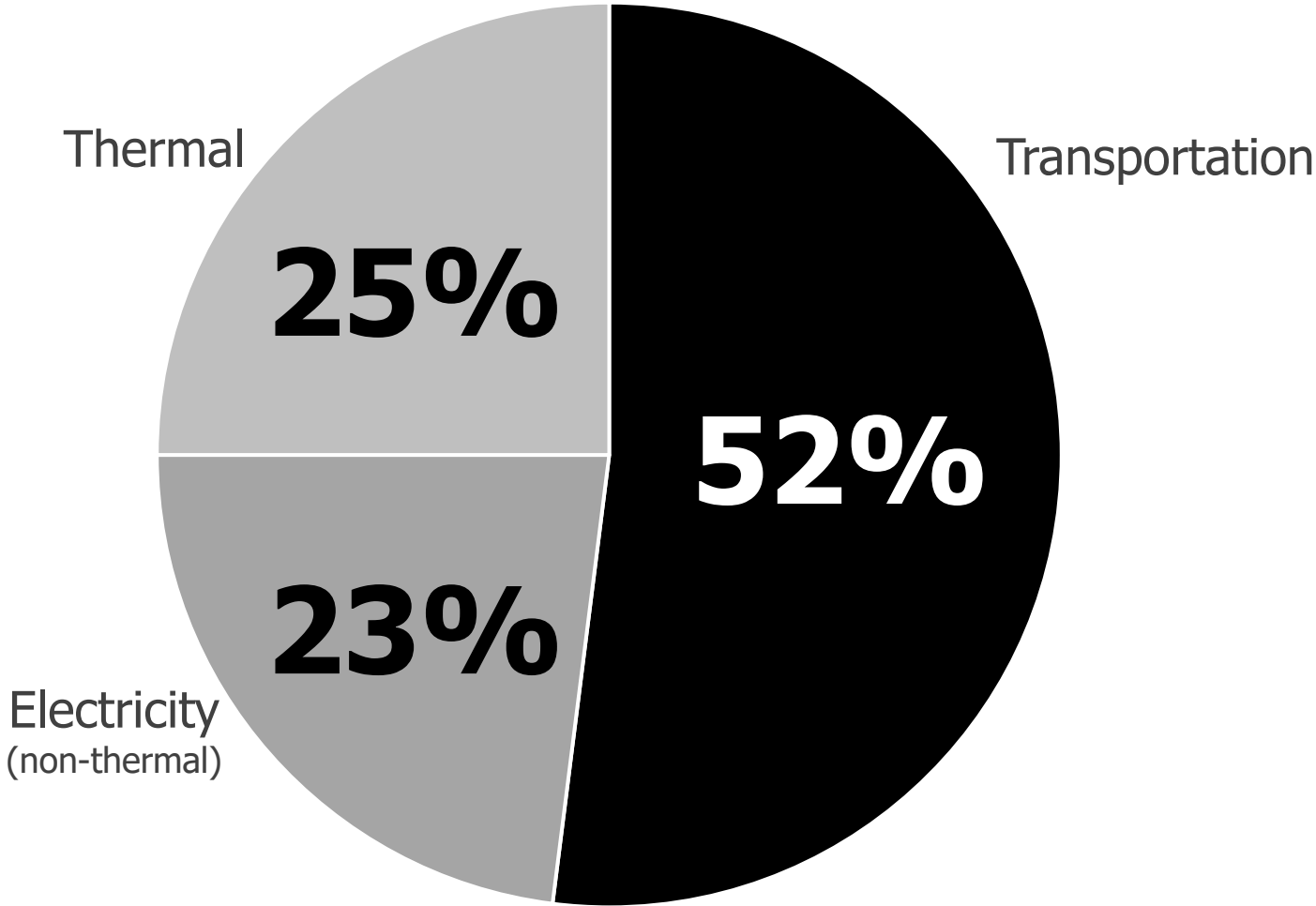
From ascent to Vergennes Falls 99 miles.  
From falls to mouth 8 miles.  
Depth at low water from falls to lake 8 feet. (Government water.)  
Distance from falls to lake 13 inches.  
Width of falls 200 feet.  
Height of falls 20 feet.  
Total power, 3000 horse power.  
Absolute immunity from damage by freshets or ice.  
The river is navigable for the largest boats on Lake Champlain.  
Freights from New York and Montreal are brought to the wharves without breaking bulk.



# Median Household Annual Vehicle Miles Traveled by Area

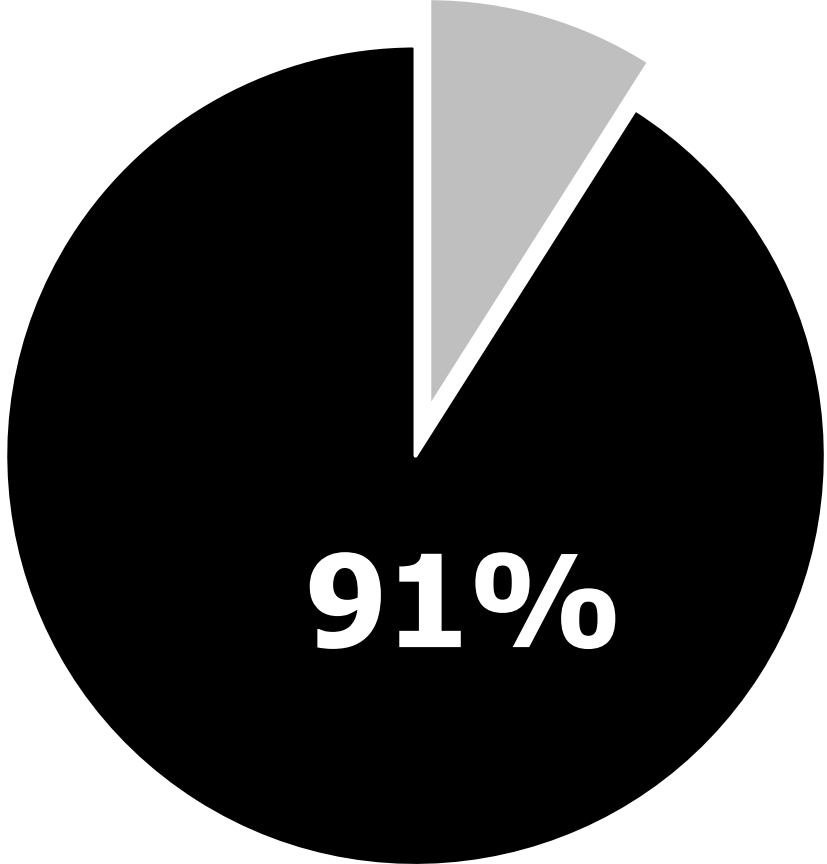


# Total Energy Cost for Vermont Households





I would walk to work, school, shopping or other activities if they were close enough...



# Zoning for Great Neighborhoods

Virtual Training via ZOOM



While mid-century cars and clothing are cool, would you be surprised to know that the zoning in most communities are from the same era? Did you know that local solutions to housing affordability, community revitalization, climate change, and social justice are often stymied by decisions made in the 1970s? A lot has changed since then, from infrastructure spending, to household composition, to consumer preferences – but a lot of Vermont’s mid-century zoning bylaws aren’t keeping up with the times.

Many Vermonters are not getting the outcomes they urgently need because the cumbersome and costly process of overhauling a zoning bylaw is out of reach for most cities and towns. This training will help local leaders identify and select small-scale, incremental changes that can be made without having to overhaul all the zoning bylaws.

The training is built upon [Enabling Better Places: Zoning for Great Neighborhoods](#), a how-to manual that promotes practical, small steps that Vermont’s cities, towns and villages can take to address widespread regulatory barriers that limit the choice of homes available to Vermont residents at prices people can afford. This guide stems from the Congress of the New Urbanism’s (CNU) [Project for Code Reform](#), a strategic initiative to support cities and towns as they reform outdated zoning bylaws in favor of more walkable urbanism.

### Who should attend?

The curriculum is designed for Vermont’s elected officials, select board members, developers, designers and architects, housing and planning professionals, municipal staff, or municipal volunteers serving on a planning commission, development review board, housing or conservation commission, relators, and others.

### When?

January 26th, 1:00 – 2:00 PM  
January 28th, 1:00 – 2:30 PM

### Cost?

Free

### AICP Certification Maintenance Credits?

2.5 CM credits for planners

**“Many municipalities are recognizing that zoning regulations can suppress housing supply, drive up housing costs, and widen racial and economic disparities. It’s clear that we must do more, legislatively and otherwise, to help cities and towns find ways to remove unnecessary and costly barriers to creating more affordable housing options.”**

Senator Michael Sirotkin  
Chittenden County

### Sponsors:





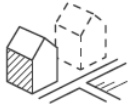
# House Impossible: How the Real Estate Rush and Other Factors Have Pushed Homeownership Out of Reach for Many Vermonters

By MATTHEW ROY [@EMROY](#)    

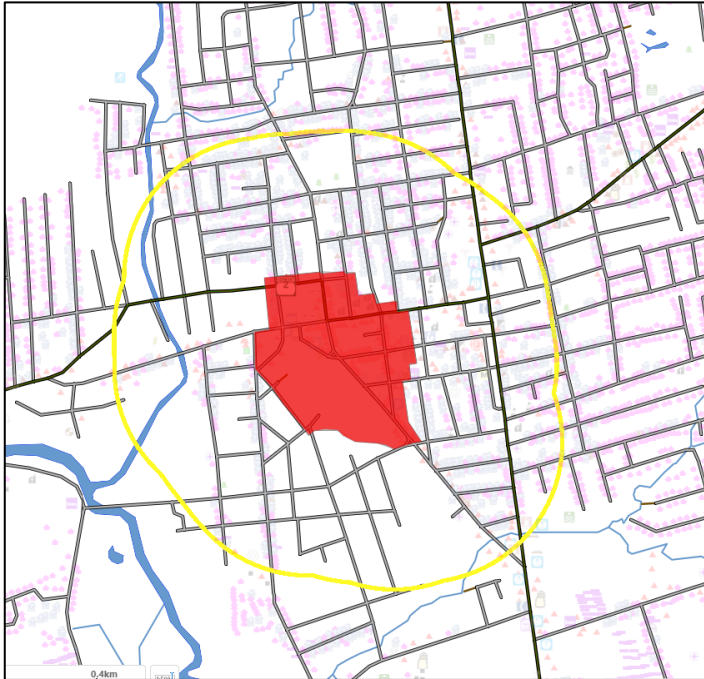




# Neighborhoods

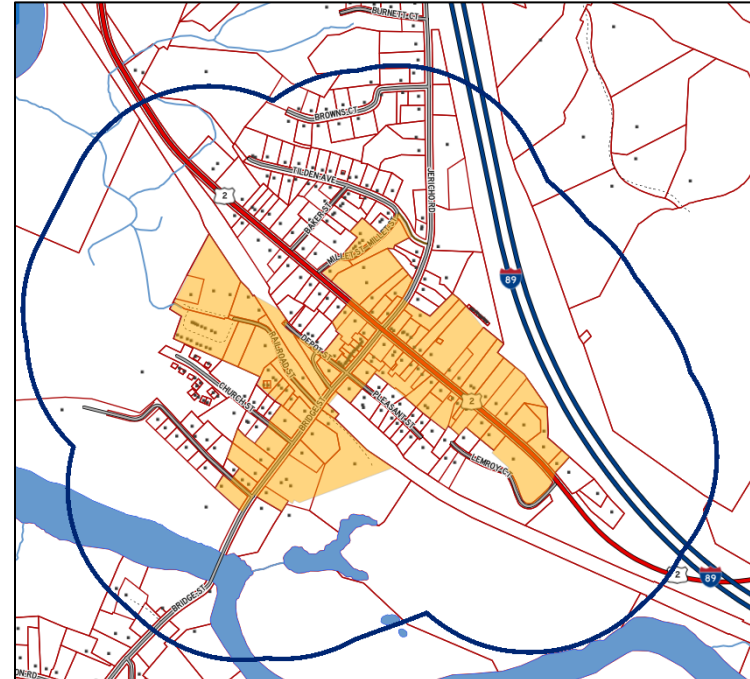


# Neighborhood Development Areas



**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

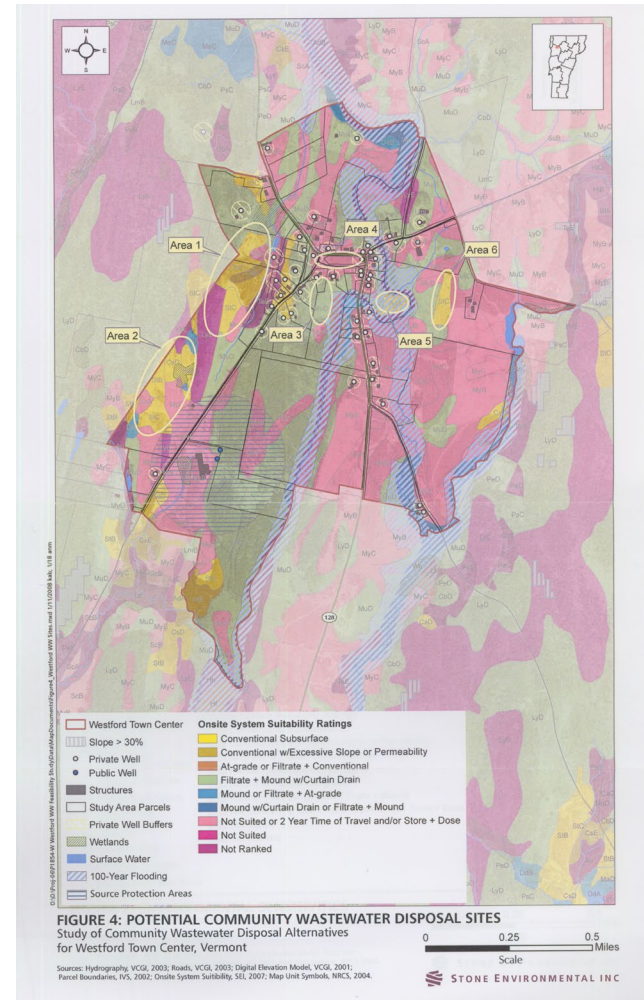
Application  
Guidelines



State Designation Programs  
Community Planning + Revitalization  
July 2017

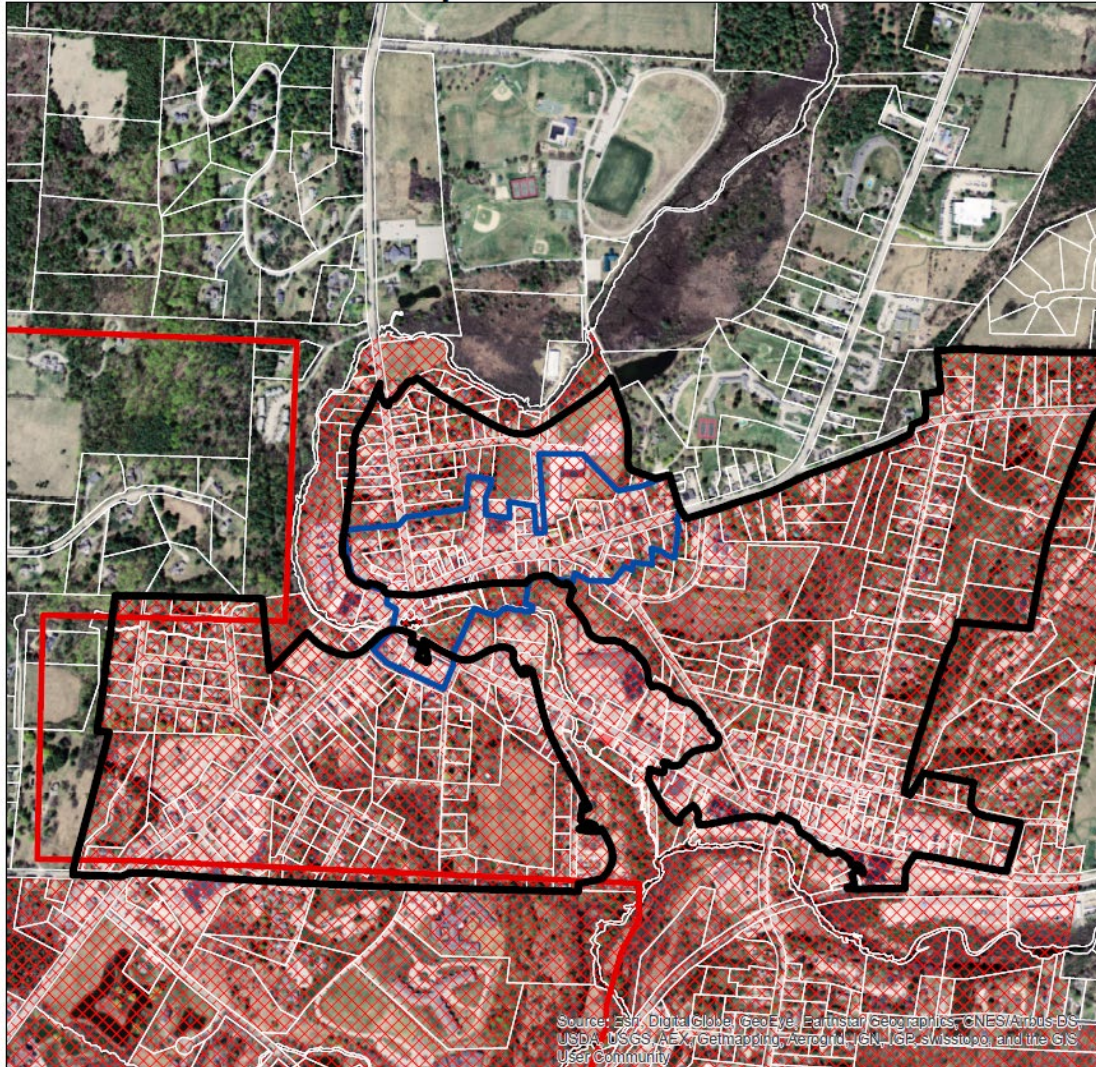
 VERMONT  
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

# Designating Unsewered Areas



# Designating Unsewered Areas

## Sewer Service Area Map



### Legend

-  Proposed NDA
-  Village Center
-  Municipal Boundary
-  Sewer Service Area

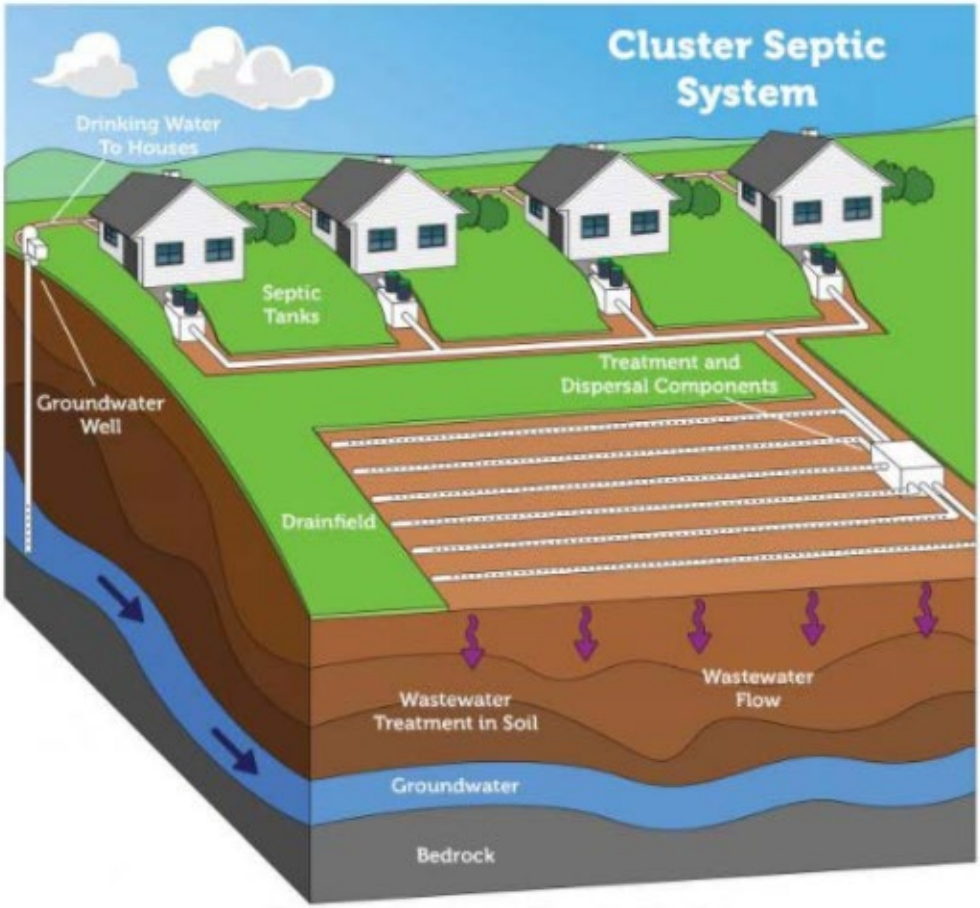
Note: the municipal boundary shown here is only approximate. Parcel data more accurately reflect the boundary between the Town of Manchester and the Village of Manchester.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, GE, SwissTopo, and the GIS User Community



# Decentralized Wastewater

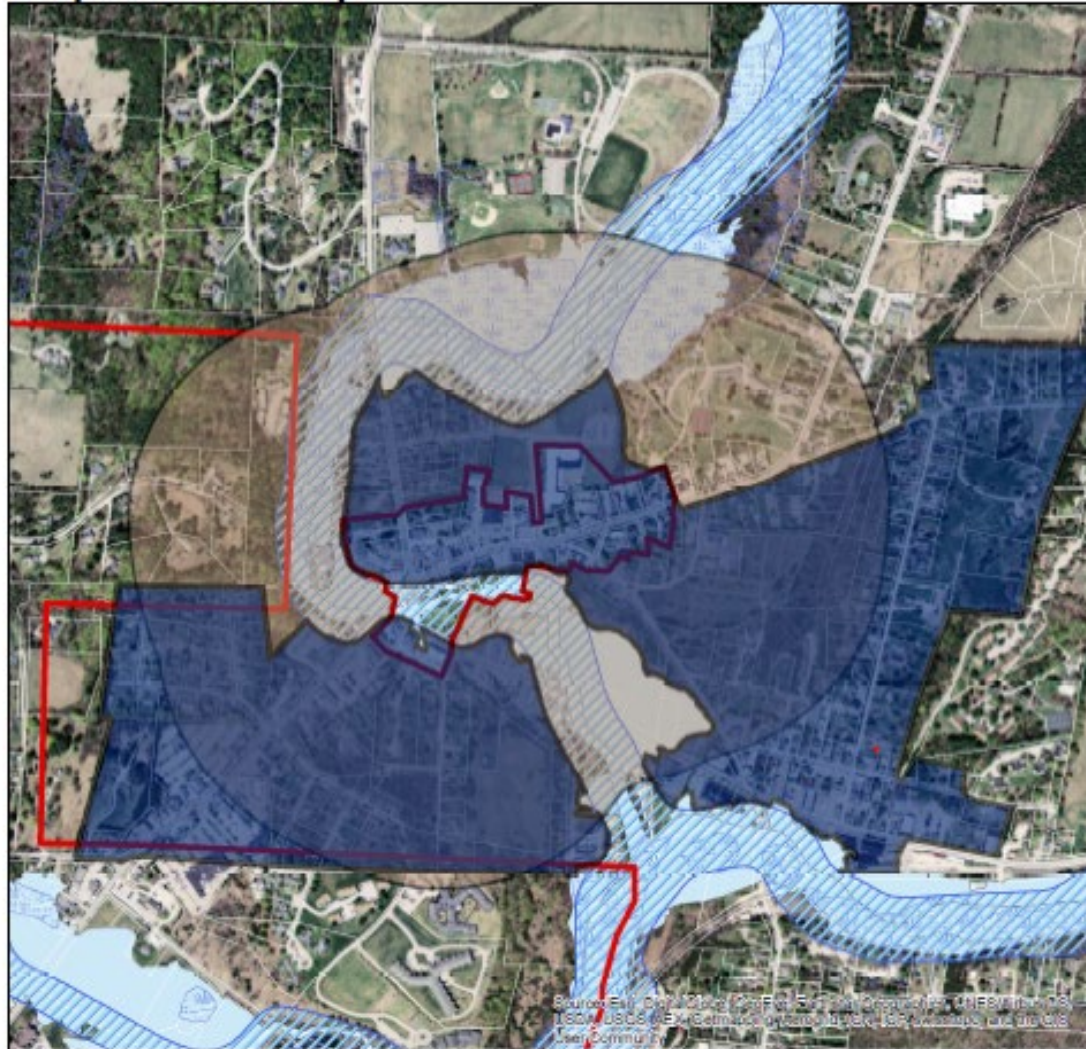


Please note: Septic systems vary. Diagram is not to scale.

*Courtesy of US EPA*

# River Corridors

## Proposed NDA Map



## Legend

- Proposed NDA
- Village Center
- Quarter Mile Buffer
- ANR River Corridor
- Wetlands
- Flood Hazard
- Municipal Boundary

The proposed NDA excludes river corridor, flood hazard areas, wetlands, areas not served by sewer, and parcels falling in the Village of Manchester, a separate municipality.

Note: the municipal boundary shown here is only approximate. Parcel data more accurately reflect the boundary between the Town of Manchester and the Village of Manchester.

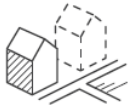


Source: City of Manchester, GIS Department, 2018. Data provided by the City of Manchester, GIS Department, 2018. All rights reserved. Use is limited to the City of Manchester. All other rights reserved.



# Allowing Safe Infill

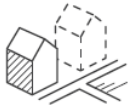




# Neighborhood Development Areas

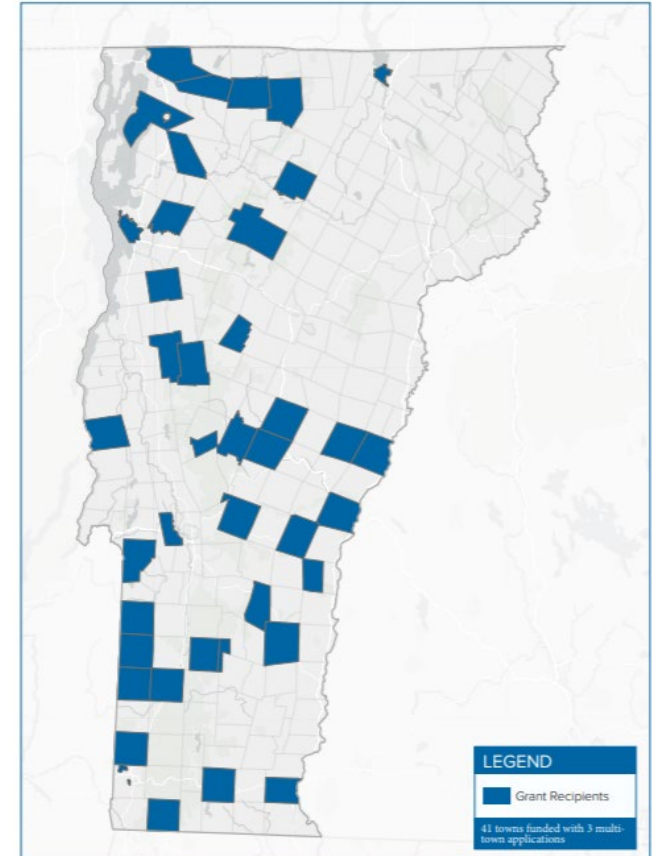
- 1. Burlington**
- 2. Essex Junction**
- 3. Manchester**
- 4. South Burlington**
- 5. Winooski**
- 6. Westford**
- 7. Brattleboro**
- 8. Randolph**
- 9. Putney**
- 10. Hinesburg**





# 41 Bylaw Modernization Grants

1. Bethel
2. Brattleboro
3. Bristol
4. Burlington
5. Chester
6. Enosburgh
7. Essex
8. Fairfax
9. Hartford
10. Highgate
11. Hinesburg
12. Hyde Park
13. Killington
14. Landgrove
15. Lincoln
16. Ludlow
17. Manchester
18. Montgomery
19. Newport City
20. North Bennington Village
21. Old Bennington Village
22. Pawlet
23. Peru
24. Poultney
25. Randolph
26. Rochester
27. Rupert
28. Sandgate
29. Shaftsbury
30. Sheldon
31. Shoreham
32. St. Albans Town
33. Stamford
34. Stowe
35. Strafford
36. Thetford
37. Waitsfield
38. West Rutland
39. West Windsor
40. Wilmington
41. Woodstock



# Act 250 Regulatory Benefits

Affordable housing projects (20% affordable) located in a downtown, neighborhood, new town center, growth center

Over 2,500 units were not subject to Act 250 review in the last five years

Many units are perpetually affordable

S.226 proposes several changes to help small towns take advantage of this benefit









