

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. Bylaws  
12 updated under this section shall increase housing choice, affordability, and  
13 opportunity in smart growth areas. The Grants shall be funded by monies  
14 allocated from the municipality allocation of the Municipal and Regional  
15 Planning Funds established in subdivision 4306 (a)(3)(C) of this title and any  
16 other monies appropriated for this purpose.

17 (b) Disbursement to municipalities shall be administered by the  
18 Department of Housing and Community Development through a competitive  
19 process providing the opportunity for all regions and any eligible municipality  
20 to compete regardless of size.

1       (c) Funds may be disbursed by the Department in installments to ensure the  
2 municipal bylaw updates meet the goals of this section and may include a final  
3 bonus payment to a municipal housing commission to support bylaw  
4 implementation.

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

9       (e) These funds shall be used to assist municipalities in the adoption of  
10 bylaws that support a neighborhood development pattern that is pedestrian  
11 oriented and consistent with smart growth principles established in  
12 section 2791 of this title. The municipality shall commit to adopting bylaws  
13 that increase housing choice, affordability, and opportunity in smart growth  
14 areas that are located outside important natural resource areas and are located  
15 outside identified flood hazard areas and river corridors or are suitable for infill  
16 development as defined in § 29–201 of the Vermont Flood Hazard Area and  
17 River Corridor Rule.

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

19               (1) identify any municipal water supply and wastewater disposal  
20 capacity, opportunities, and constraints within mapped service areas in both  
21 traditional water and wastewater systems and smaller scale municipal systems.

1 including soil-based wastewater treatment and decentralized water and  
2 wastewater systems:

3 (2) allow duplexes within smart growth areas to the same extent that  
4 single-family dwellings are allowed;

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

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

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

16 (6) demonstrate how the bylaws support implementation of the housing  
17 element of its municipal plan as provided in 24 V.S.A. § 4382(a)(10) related to  
18 addressing lower and moderate-income housing needs.

19 (g) On or before September 1, 2021, the Department shall adopt guidelines  
20 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