

April 22, 2023

**To: Rep. Amy Sheldon, Chair, and Members of the House Committee on Environment & Energy**

**Subject: Need for Passage of S.100**

I strongly urge you to advance S.100, including the zoning reform measures and other improvements as passed by the Senate, so that Vermont can more effectively address our severe shortage of affordable and accessible housing across the State.

I've lived in South Burlington for 23 years, specifically in the Southeast Quadrant, and served on the Development Review Board for several years. I have also led municipal and regional infrastructure planning and investment projects in Vermont and across the country. I believe S.100 is critical to addressing Vermont's severe shortage of accessible and affordable homes, especially close to growing job centers. It is time for Vermont to prevent local exclusionary zoning measures, such as those enacted recently in South Burlington, that reduce allowable housing density near existing infrastructure, jobs, and services. By enacting S.100 as passed by the Senate, the Legislature would facilitate people living near jobs and critical health care, education, and social services, thus mitigating increases in automobile miles traveled and supporting Vermont's fight against climate change.

As elected officials with a lens extending beyond town boundaries, you can help create housing opportunities for new neighbors across Vermont that are near jobs and water and utility infrastructure by removing local barriers that may otherwise continue to proliferate. This bill will make zoning and building requirements more consistent and predictable across the state, thus making homebuilding less costly and facilitating housing affordability for all.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter E. Plumeau". The signature is fluid and cursive, with the first name being the most prominent.

Peter E. Plumeau

33 Knoll Circle

South Burlington, VT 05403