

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on General and Housing to which was referred House Bill
3 No. 686 entitled “An act relating to measuring progress toward statewide and
4 regional housing targets” respectfully reports that it has considered the same
5 and recommends that the bill be amended by striking out all after the enacting
6 clause and inserting in lieu thereof the following:

7 Sec. 1. VERMONT STATEWIDE AND REGIONAL HOUSING TARGETS
8 PROGRESS; REPORT

9 (a) Upon publication of the Statewide Housing Needs Assessment setting
10 out the statewide and regional housing targets required pursuant to 24 V.S.A.
11 § 4348a, the Department of Housing and Community Development, in
12 coordination with regional planning commissions, shall develop metrics for
13 measuring progress toward the statewide and regional housing targets,
14 including:

15 (1) for any housing target, a timeline separating the target into discrete
16 steps with specific deadlines; and

17 (2) for any regional housing target:

18 (A) a rate measuring progress toward the total needed housing
19 investment published in the regional plan for a region subject to the regional
20 housing target by separate measure for each of price, quality, unit size or type,
21 and zoning district, as applicable; and

1 (B) steps taken to achieve any actions recommended to satisfy the
2 regional housing needs published in the regional plan for a region subject to
3 the regional housing target.

4 (b) The Department shall employ the metrics developed under subsection
5 (a) of this section to set annual goals for achieving the statewide and regional
6 housing targets required pursuant to 24 V.S.A. § 4348a.

7 (c) Within one year following publication of the Statewide Housing Needs
8 Assessment setting out the statewide and regional housing targets required
9 pursuant to 24 V.S.A. § 4348a and annually thereafter through 2030, the
10 Department shall publish a report on progress toward the statewide and
11 regional housing targets, including:

12 (1)(A) annual and cumulative progress toward the statewide and
13 regional housing targets based on the metrics developed pursuant to subsection
14 (a) of this section; and

15 (B) for any statewide or regional housing target the Department
16 determines may not practicably be measured by any of the metrics developed
17 pursuant to subsection (a) of this section, an explanation that the statewide or
18 regional housing target may not practicably be measured by the Department's
19 metrics and a description of the status of progress toward the statewide or
20 regional housing target;

1 (2) progress toward the annual goals for the year of publication set
2 pursuant to subsection (b) of this section;

3 (3) an overall assessment whether, in the Department's discretion,
4 annual progress toward the statewide and regional housing targets is
5 satisfactory based on the measures under subdivisions (1) and (2) of this
6 subsection and giving due consideration to the complete timeline for achieving
7 the statewide and regional housing targets; and

8 (4) if the Department determines pursuant to subdivision (c)(3) of this
9 section that annual progress toward the statewide and regional housing targets
10 is not satisfactory, recommendations for accelerating progress. The
11 Department shall specifically consider whether the creation of a process that
12 permits developers to propose noncompliant housing developments under
13 certain conditions, like a builder's remedy, or a cause of action would be likely
14 to accelerate progress.

15 (d) The Department shall have broad discretion to determine any timeline
16 or annual goal under subsection (a) or (b) of this section, provided the
17 Department determines that any step in a timeline or annual goal, when
18 considered together with the other steps or annual goals, will reasonably lead
19 to achievement of the statewide or regional housing targets published in the
20 Statewide Housing Needs Assessment.

1 (e) If the statewide and regional housing targets are not published in the
2 Statewide Housing Needs Assessment published in 2024, the Department shall
3 develop and publish the required housing targets within six months following
4 publication of the Statewide Housing Needs Assessment. Any reference to the
5 statewide and regional housing targets published in the Statewide Housing
6 Needs Assessment in this section shall be deemed to refer to the housing
7 targets published under this subsection, and any reference to the date of
8 publication of the Statewide Housing Needs Assessment in this section shall be
9 deemed to refer to the date of publication of the housing targets published
10 under this subsection.

11 Sec. 2. EFFECTIVE DATE

12 This act shall take effect on passage.

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18 (Committee vote: _____)

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Representative _____

FOR THE COMMITTEE