

Date: April 22, 2024
To: Magali Stowell Aleman
From: Kim Hall
Subject: Housing Bill

Ms. Aleman,

Please post and copy the following for members of the Committee. Thank you

From the Planning Commission of the Village of North Bennington

Members of the Committee,

Please be aware of several facts that are beyond dispute as you consider the latest housing bill:

Not one single house, not one, not any are built by this bill.

More of the unelected are placed in positions of control over those who address the needs of our citizens directly, with daily, intimate, detailed knowledge of our municipalities.

Not one of the issues raised by the Vermont League of Cities and Towns was weighed, deliberated upon, or favored with an explanation concerning the previous Committee's outright rejection of VLCTs recommended changes.

Not one municipality was invited to speak to the previous Committee.

Not one working family unable to find a home to purchase in this State was interviewed concerning their desperation.

No statistical basis, no study, no report, or evidence whatsoever was provided establishing the validity of the concept that the sole determinant of high dwelling density should be the location or possible location of underground piping.

No demonstration of need, no statistical basis, no study, no report, or other evidence was provided concerning the validity of revising the dwelling unit density from 10 (5 + 5 ADUs) to 24 per acre.

No demonstration of need, no statistical basis, no study, no report, or other evidence was provided concerning the validity of revising the coverage of parcels regardless of size shall be not less than 50% should that parcel be served by municipal water and sewer infrastructure.

The previous Committee investigated no genuine solutions to the housing crisis, did not examine the history of this issue, undertook no survey of activities in other States, and brought forth no meaningful solutions to add to this legislation.

Nothing in this bill suggests that every new house that developers build in the future won't be at current market rates at sizes that are unaffordable to our workforce, unaffordable to dental hygienists, teachers, policemen, firefighters, nurses, cashiers, and Walmart clerks.

Nothing in this bill prevents every new home being built by developers from being second homes.

Nothing in the bill prevents every new home being built by developers from being used as short-term rentals and owned by out of state investors.

The deficit in workforce housing for those on modest means is untouched by this bill.

While solutions may exist, none are explored.

Believing that developers, cash in hand, are going to surge into the marketplace to solve our housing crisis because the regulatory thicket has changed complexion is without justification.

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