

# Omnibus Housing Bill

## VCGI BACKGROUND & OVERVIEW

Senate Committee on Economic Development, Housing and General Affairs  
January 23<sup>rd</sup> 2023

John E. Adams  
Director, Vermont Center for Geographic Information



# WHAT VCGI DOES

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## **BUILD**

Foundational  
Datasets



## **LEAD**

Development and  
use of Statewide  
Geographic Information  
System (GIS) and the  
Coordination it requires



## **EMPOWER**

Data access,  
visualization and use

# WHAT VCGI DOES

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**ELEVATION**

[Learn More](#)



**IMAGERY**

[Learn More](#)



**PARCELS/BOUNDARIES**

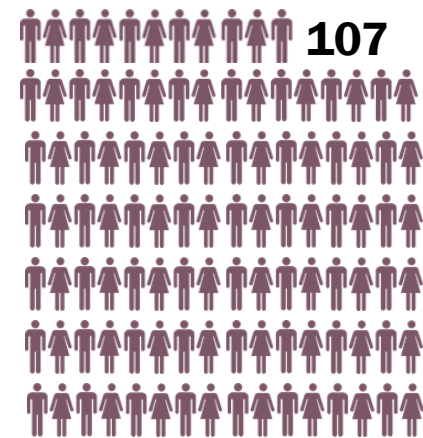
[Learn More](#)

**Example of our primary data stewardship programs.**

# 1992



**17** MB



TODAY



APPS



DATA DOWNLOAD



SERVICES

> 17 ~~MB~~ TB



Photo Credit: Taylor Vick

1850: Pop. 314,120

1930: Pop. 359,611

# A Very, Very, Brief History of Land Use Patterns and Related Policies in 20th Century Vermont + Maps

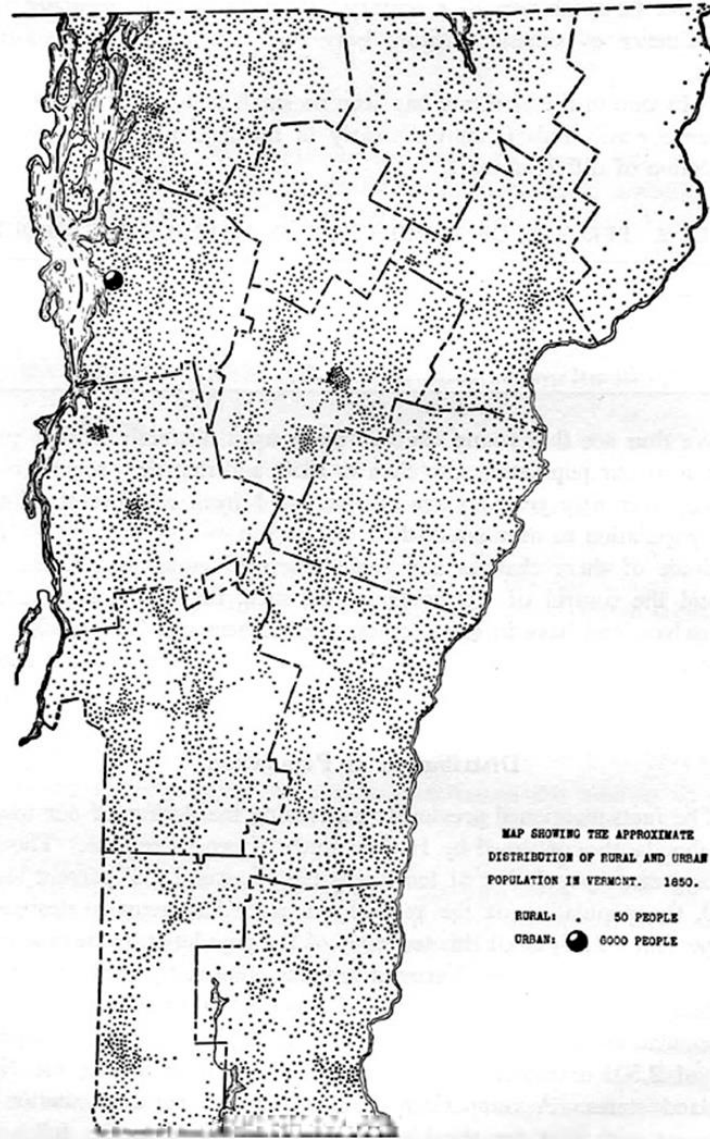


FIG. 1. This map shows the approximate distribution of the 314,120 people who lived in Vermont in 1850. Comparison with Fig. 2 shows the shifting of population in total areas and its concentration in the cities and larger villages.

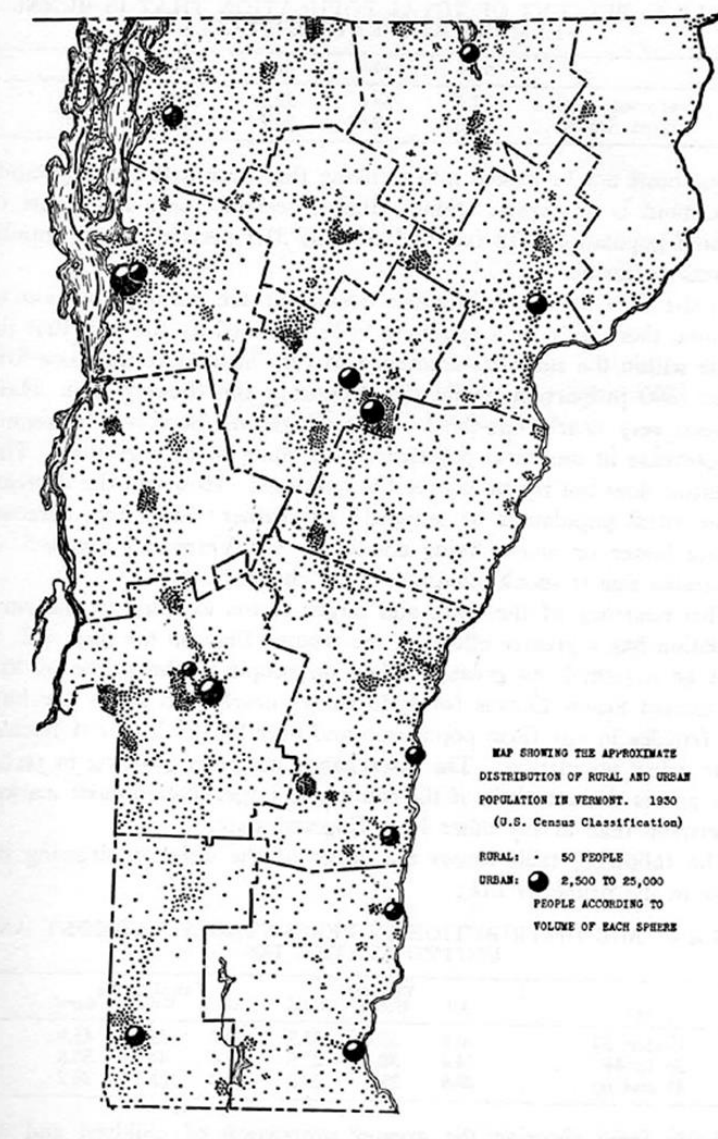


FIG. 2. This map shows the approximate distribution of the 359,611 people who lived in Vermont in 1930. Though rural population has decreased materially since 1850, the population of the state as a whole has increased more than 14 percent.





**Norwich University  
circa 1919**

**Church and garage,  
public library and  
cobbler's shop,  
residence and  
blacksmith shop should  
no longer be side by  
side.**



**"K.R.B."**

**K.R.B Flint (1919)**

**TOWN PLANNING:  
A Program of Civic Preparedness  
for Vermont Communities**

Image: Norwich Record courtesy of UVM.



*It is hereby enacted by the General Assembly of the State of Vermont:*

SECTION 1. *Creation and membership.* Any city, town or incorporated village is hereby authorized to create a

commission to be known as the municipal planning commission, by resolution of the voters at the annual city, town or village meeting or at a special meeting duly warned for the purpose.

When such a commission is created, it shall consist of five persons. The mayor, chairman of the board of selectmen, president of the village or chairman of the board of village trustees, as the case may be, shall be ex officio one of the members of the commission during his term of office. The other four commissioners shall be appointed in cities, by the mayor; in towns, by the board of selectmen; and in villages, by the village trustees. Said appointed commissioners shall be appointed for the term of four years, except that when the commission is created, one commissioner shall be appointed for a term of four years, one for a term of three years, one for a term of two years, and one for a term of one year. Any appointment to fill a vacancy shall be for the unexpired term.

SEC. 2. *Expenses; assistance; reports.* The body creating a municipal planning commission shall, by ordinance or resolution, provide what compensation, if any, each of such commissioners shall receive for his services. The commission shall have authority to employ such expert and clerical assistance as may be necessary to accomplish the purposes for which it was created, provided that the total cost for the same shall not exceed the appropriation that may be made by the city, town or incorporated village for the use of said commission. Each city town or incorporated village is hereby authorized to make such appropriations as it may see fit for such compensation and assistance, such appropriation to be made by those officers or bodies in such city, town or incorporated village having charge of the appropriation of the public funds.

The commission shall make an annual report to the body which created it.

SEC. 3. *Powers.* The commission shall have power except as otherwise provided by law:

1. To prepare or acquire a comprehensive plan for the future development of the city, town or incorporated village which shall be based primarily upon convenience, utility and public welfare.

When said plan shall be adopted by the voters of a city, town or incorporated village at the annual city, town or village meeting or at a special meeting duly warned for the purpose, it shall be known and designated as the official municipal plan; and no highway, street, bridge, viaduct, park, playground, square, statue, monument, street fixture, park fixture, sewerage system, water sy ing, or any other public improvement pr

or constructed wholly or in part from public funds and not included in said plan as adopted by the municipality, shall be authorized to be erected or constructed within the municipality until the location of the same has been submitted to the planning commission for its approval or disapproval.

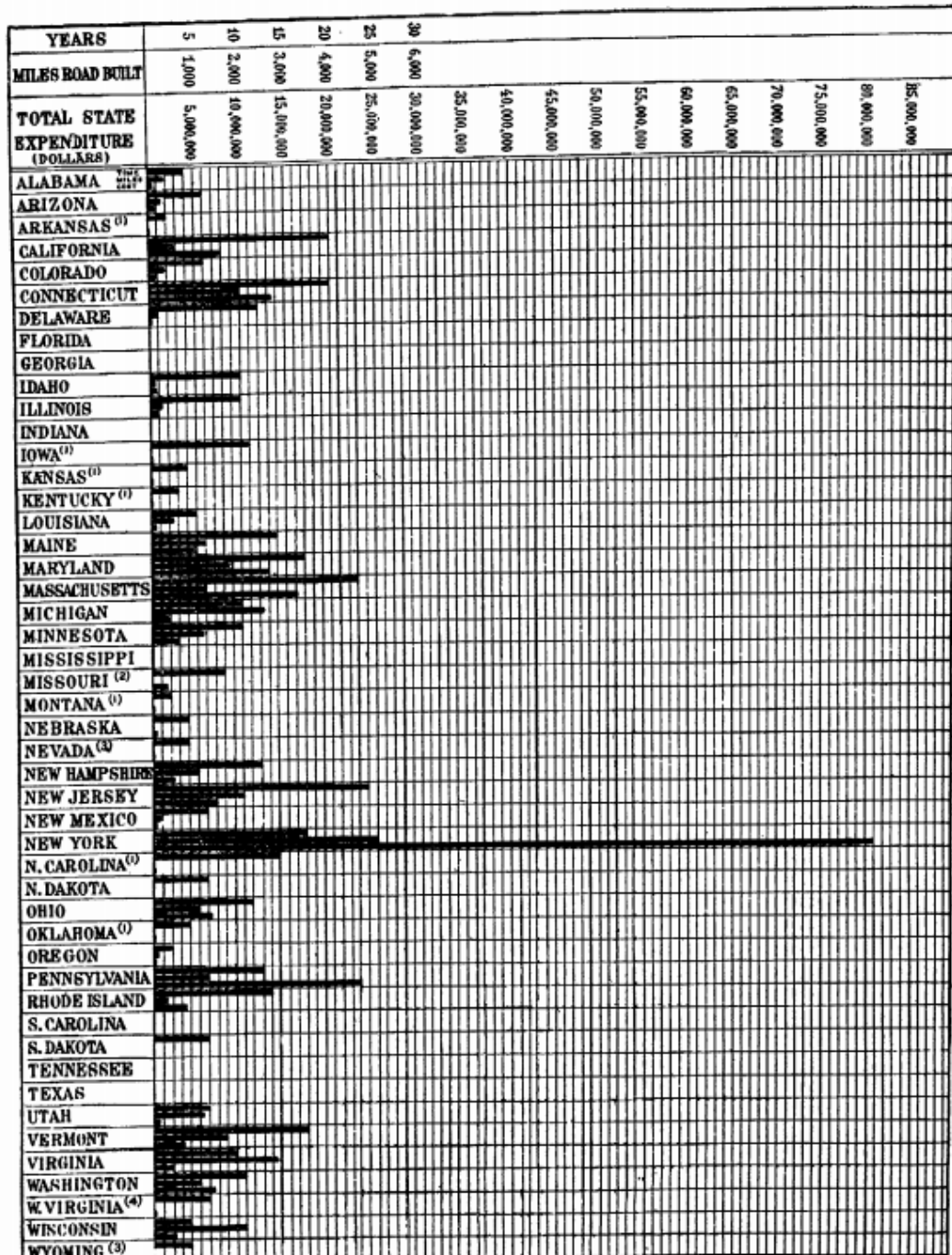
Said plan shall be deemed to be approved by the commission if reasons for disapproval are not transmitted to the city council, selectmen, or village trustees as the case may be, within thirty days after they are received by the commission. In case of disapproval, the commission shall transmit its reasons for disapproval in writing to the city council, selectmen or village trustees who may, by a majority vote, overrule such disapproval.

2. From time to time to prepare and recommend to the proper officers of the municipality such amendments to the official municipal plan as in its judgment shall be necessary or desirable.

3. To recommend to the governing authority of the municipality such ordinances, resolutions or bylaws for the division of the municipality into districts or zones based upon the height, ground area and use of buildings and structures as may be consistent with existing law.

SEC. 4. This act shall take effect from its passage. Approved February 22, 1921.

“bylaws for the division of the municipality into districts or zones based upon the height, ground area and use of buildings and structures”



**Fundamentals of Road Economics: So vitally important is the matter that the fundamental principles should be visualized by the Vermont public.**

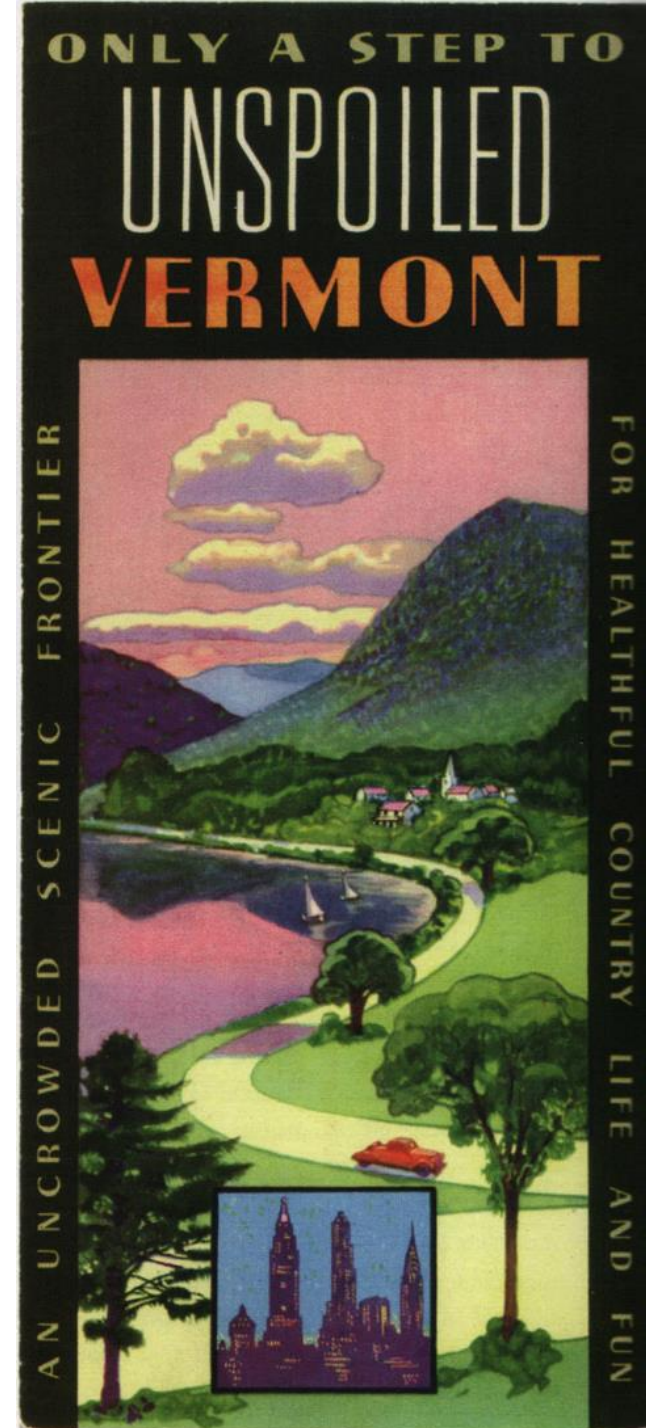
TOWN PLANNING A Program of Civic Preparedness for Vermont Communities  
 Search: ACCD Planning Publications

FOR MAINTENANCE OF HIGHWAY DEPARTMENT. STATE DOES NOT GRANT MONEY FOR ROAD CONSTRUCTION  
 LARGER PORTION DISTRIBUTED TO COUNTIES FROM VARIOUS FUNDS.  
 EQUIPMENT FOR STATE CONVICT ROAD CAMPS, ETC.  
 STATE ROAD FUND RETURNED TO COUNTIES, 1911.

# Rural Vermont: A Program for the Future (1931)

“Improvement of our  
highways as rapidly as  
may be possible”

Vermont Commission on Country Life

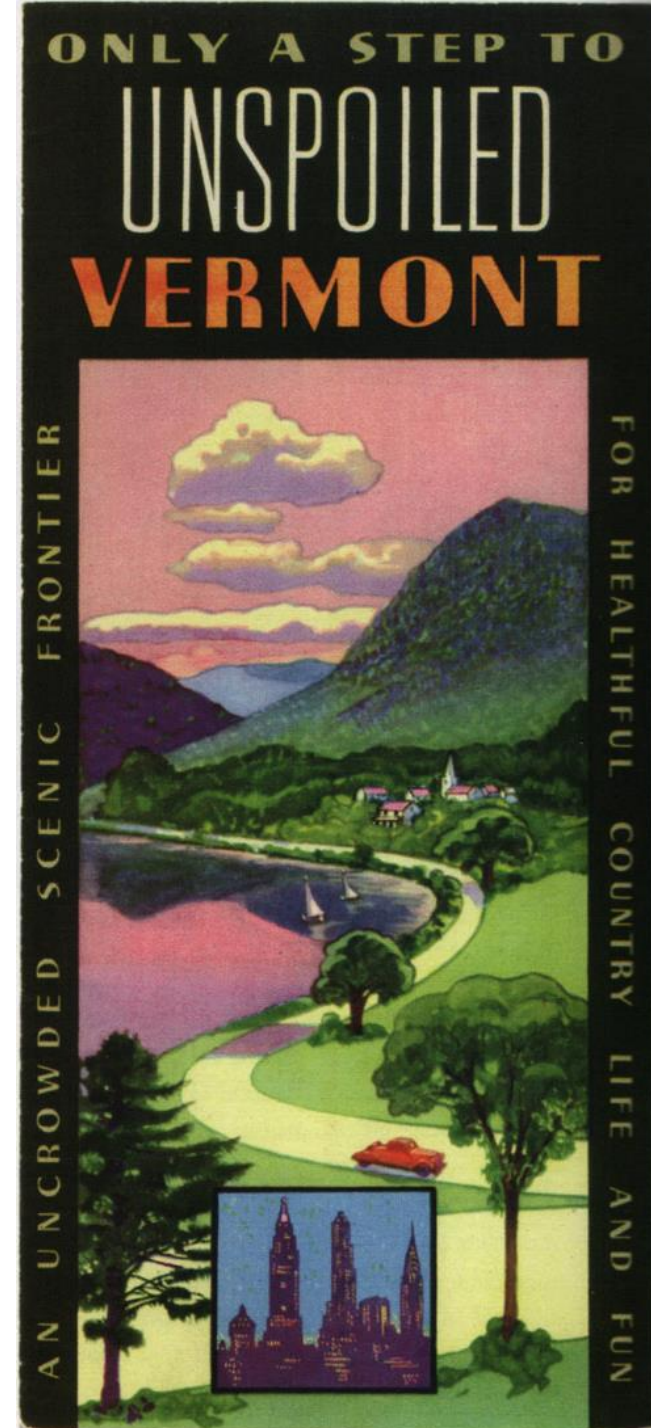


# Rural Vermont: A Program for the Future (1931)

“The betterment of the race is a far more important matter than can be measured in dollars.”

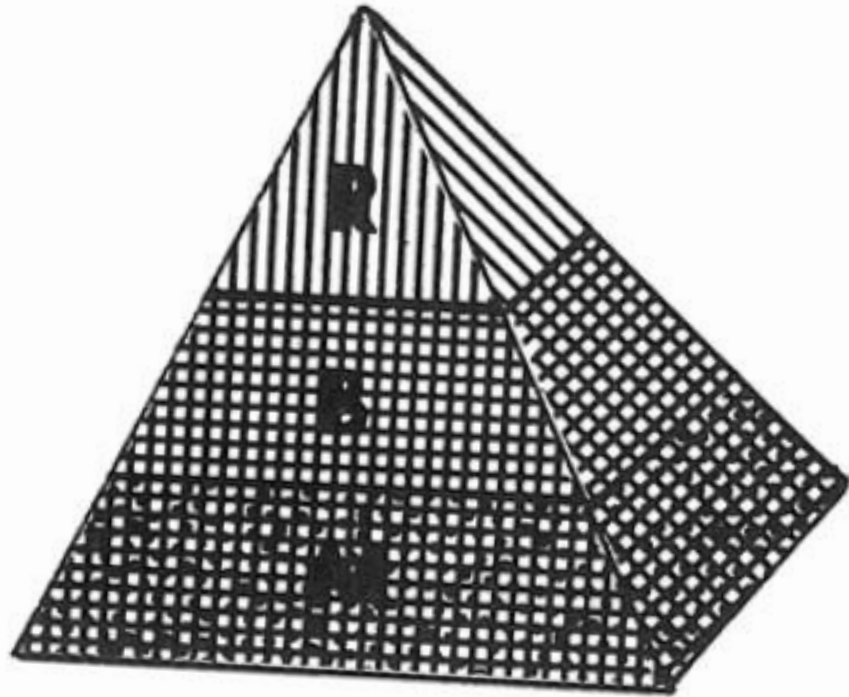
**Henry F. Perkins**

Photo: UVM Archives  
<http://www.uvm.edu/~eugenics/perkins.html>



# Euclidean Zoning and Segregation

R-1
R-2
R-3
R-4
C-1
C-2
C M
M-1
M-2



“[apartments are] a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district” <sup>(1926)</sup>

Village of Euclid, Ohio v. Ambler Realty Co., 272 U.S. 365

1921

Planning Commission

1931

Zoning Commissions

1968

Planning and Development Act

Act 250

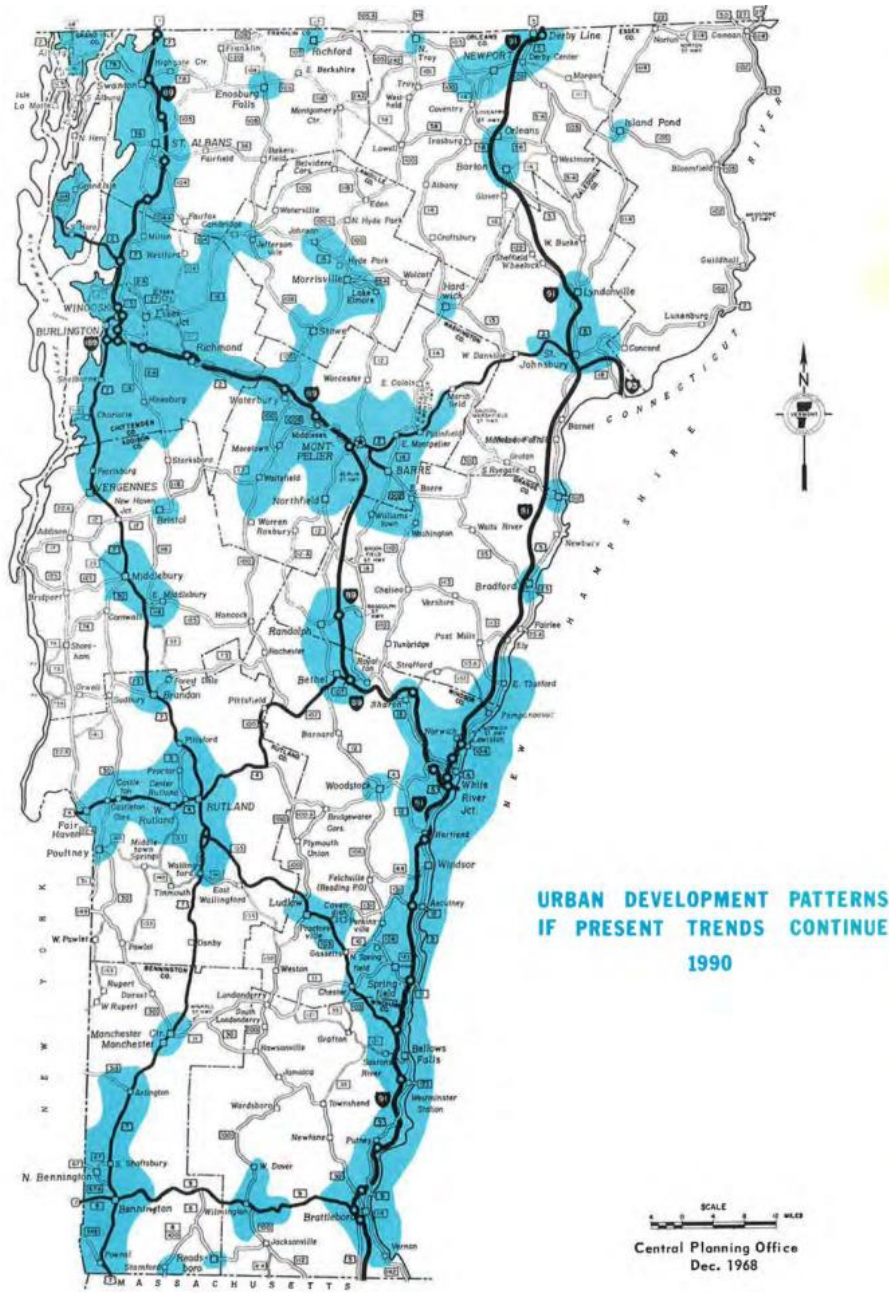
1987

Act 200

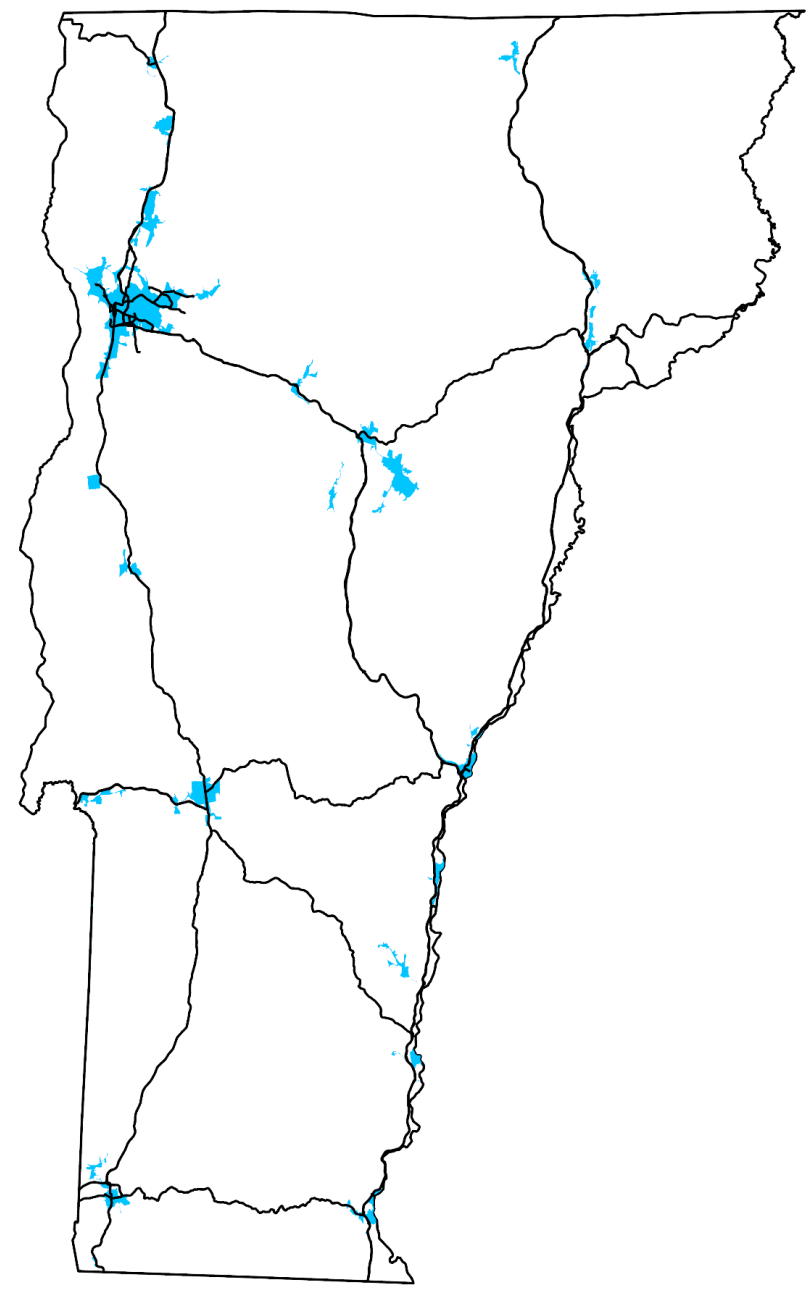
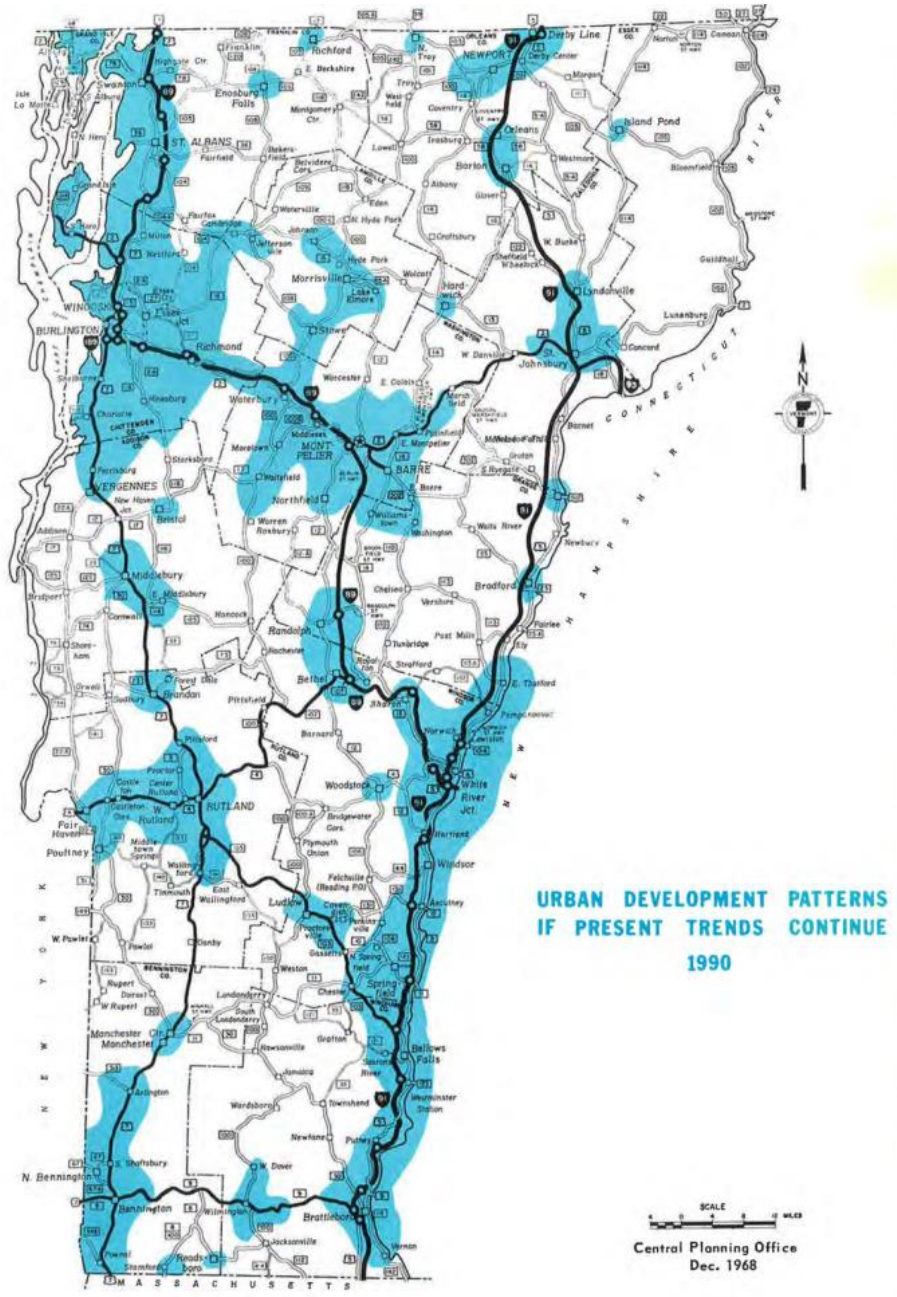
2004

117 Updates





“The traditional rural scene in Vermont, characterized by concentrated settlement in villages and open countryside dotted with farms, is disappearing.”





A large, white, two-story house with a porch and an American flag, set against a background of trees. The house has white siding, dark shutters, and a white picket fence in front. An American flag is flying on a pole to the right of the house. The scene is framed by large trees in the foreground.

**Goal: 'Maintaining historic settlement pattern of compact village and urban centers separated by rural countryside'**  
**24 V.S.A. § 4302**

**1921**  
Planning Commission

**1931**  
Zoning Commissions

**1968**  
Planning and Development Act

Act 250

**1987**  
Act 200

**1998**  
Downtown Development Act



1850: Pop. 314,120

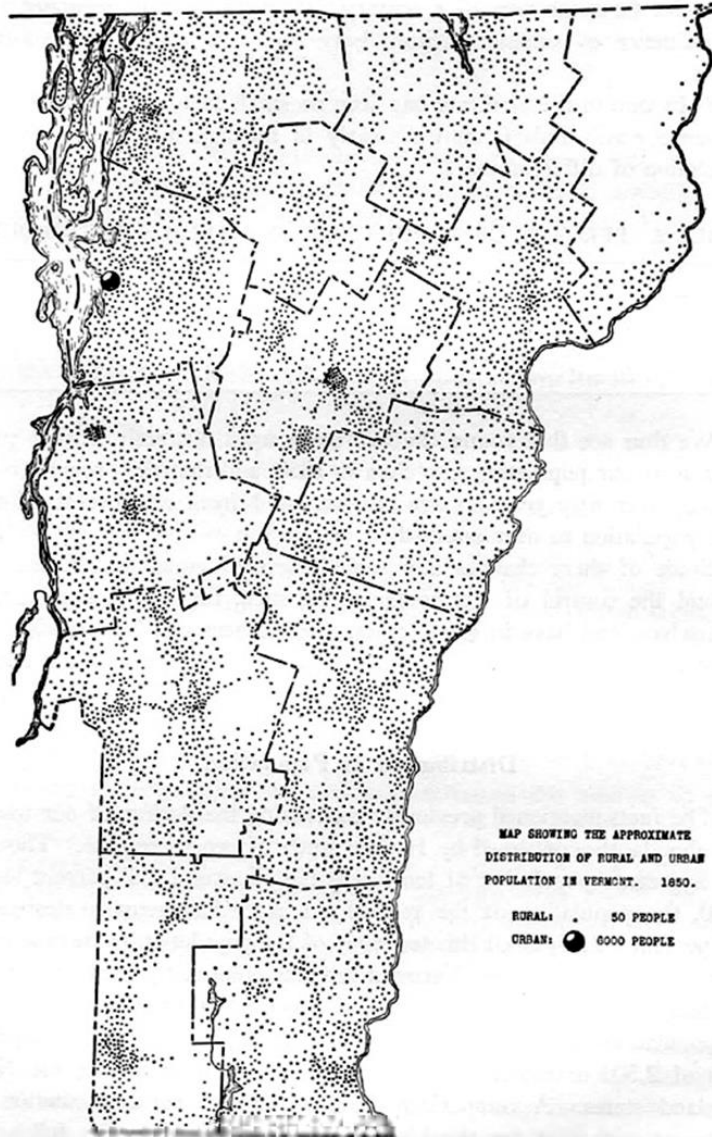


FIG. 1. This map shows the approximate distribution of the 314,120 people who lived Vermont in 1850. Comparison with Fig. 2 shows the shifting of population to rural areas and its concentration in the cities and larger villages.

1930: Pop. 359,611

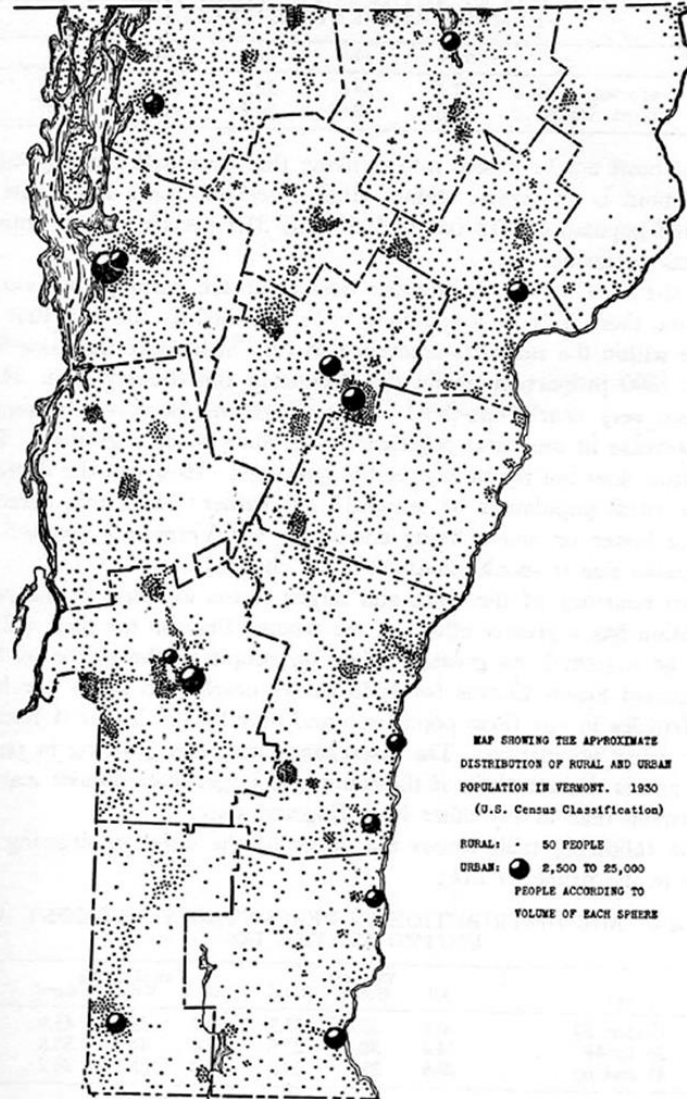
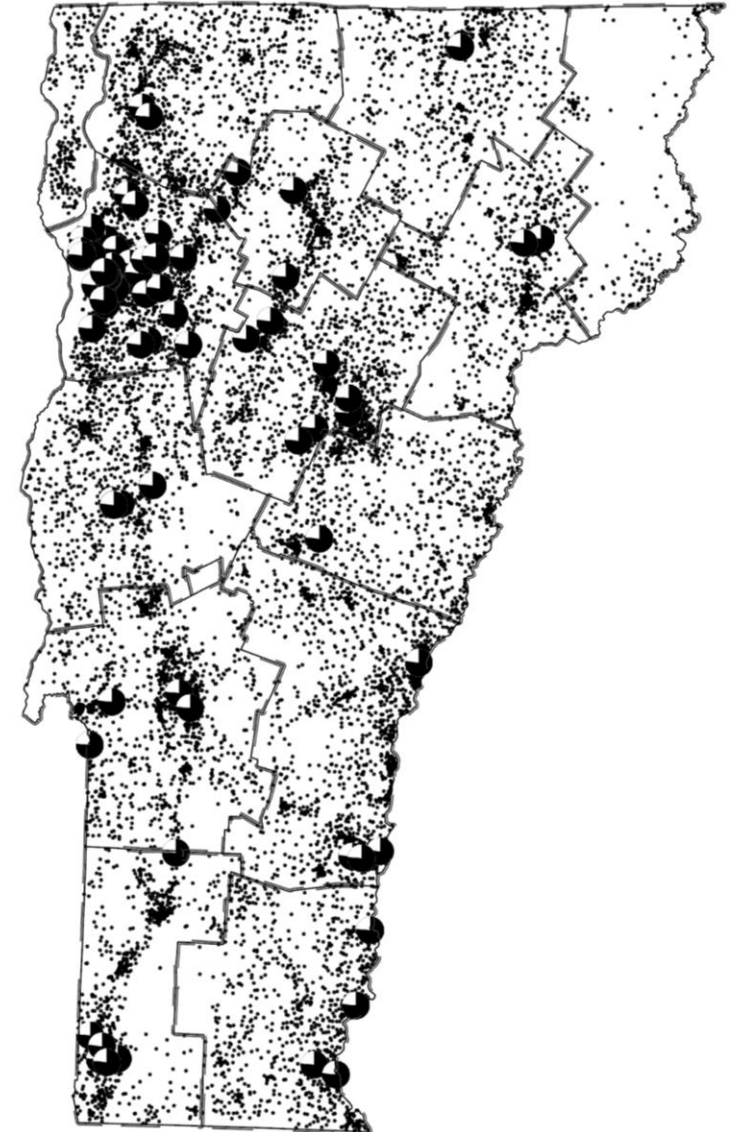


FIG. 2. This map shows the approximate distribution of the 359,611 people who lived Vermont in 1930. Though rural population has decreased materially since 1850, the population of the state as a whole has increased more than 14 percent.

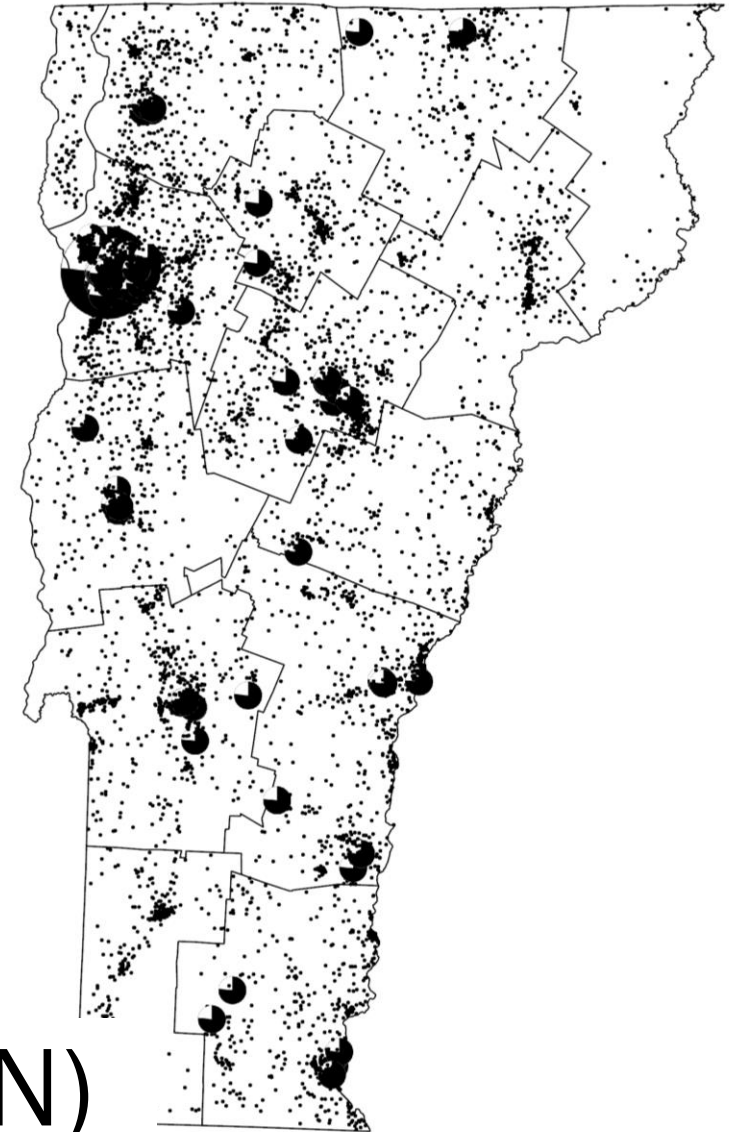
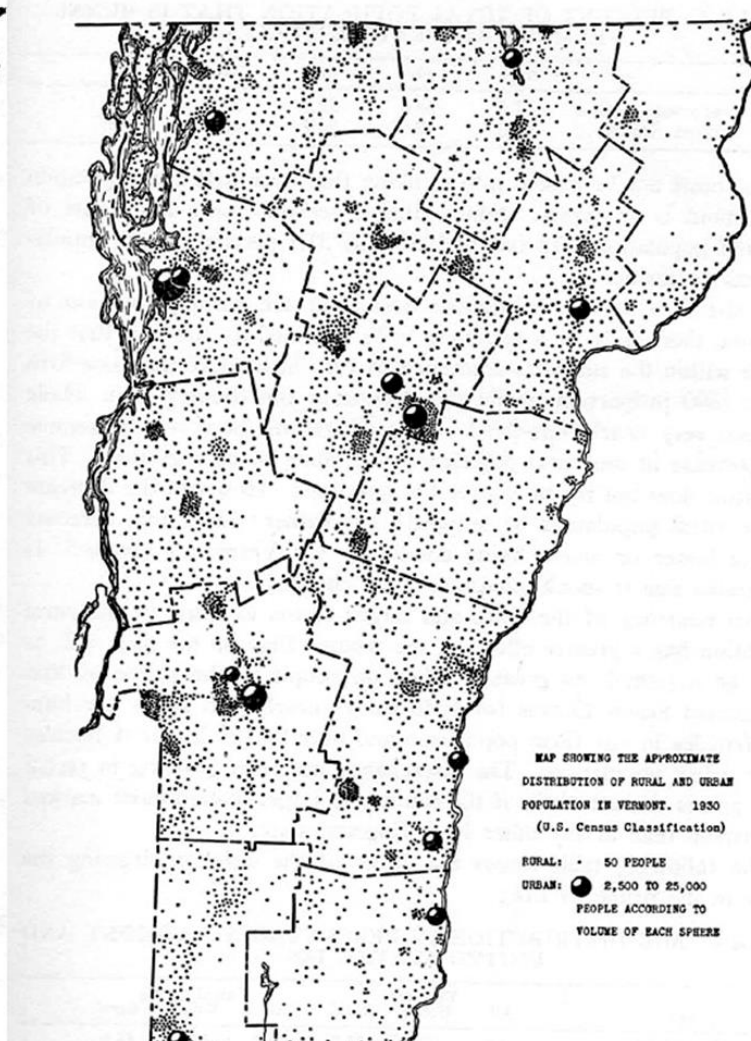
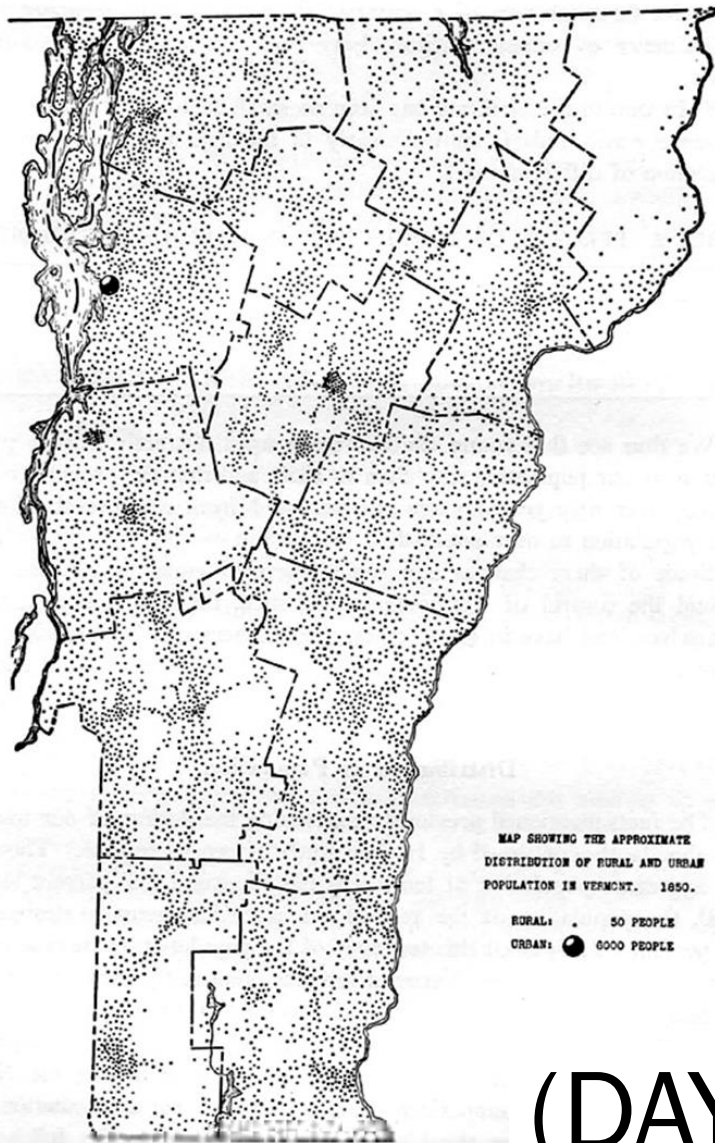
2010: Pop. 625,741



1850: Pop. 314,120

1930: Pop. 359,611

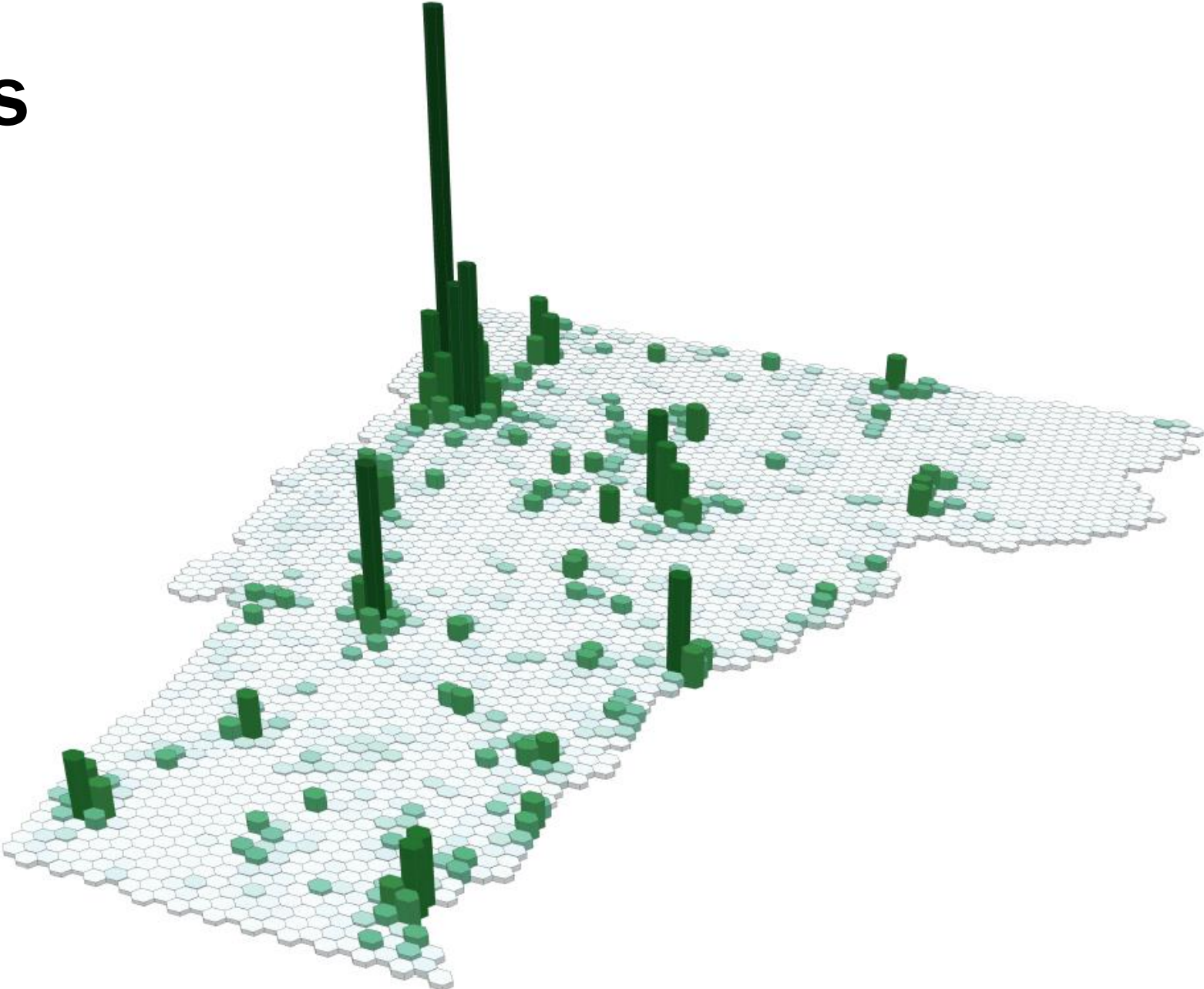
2010: Pop. 625,741



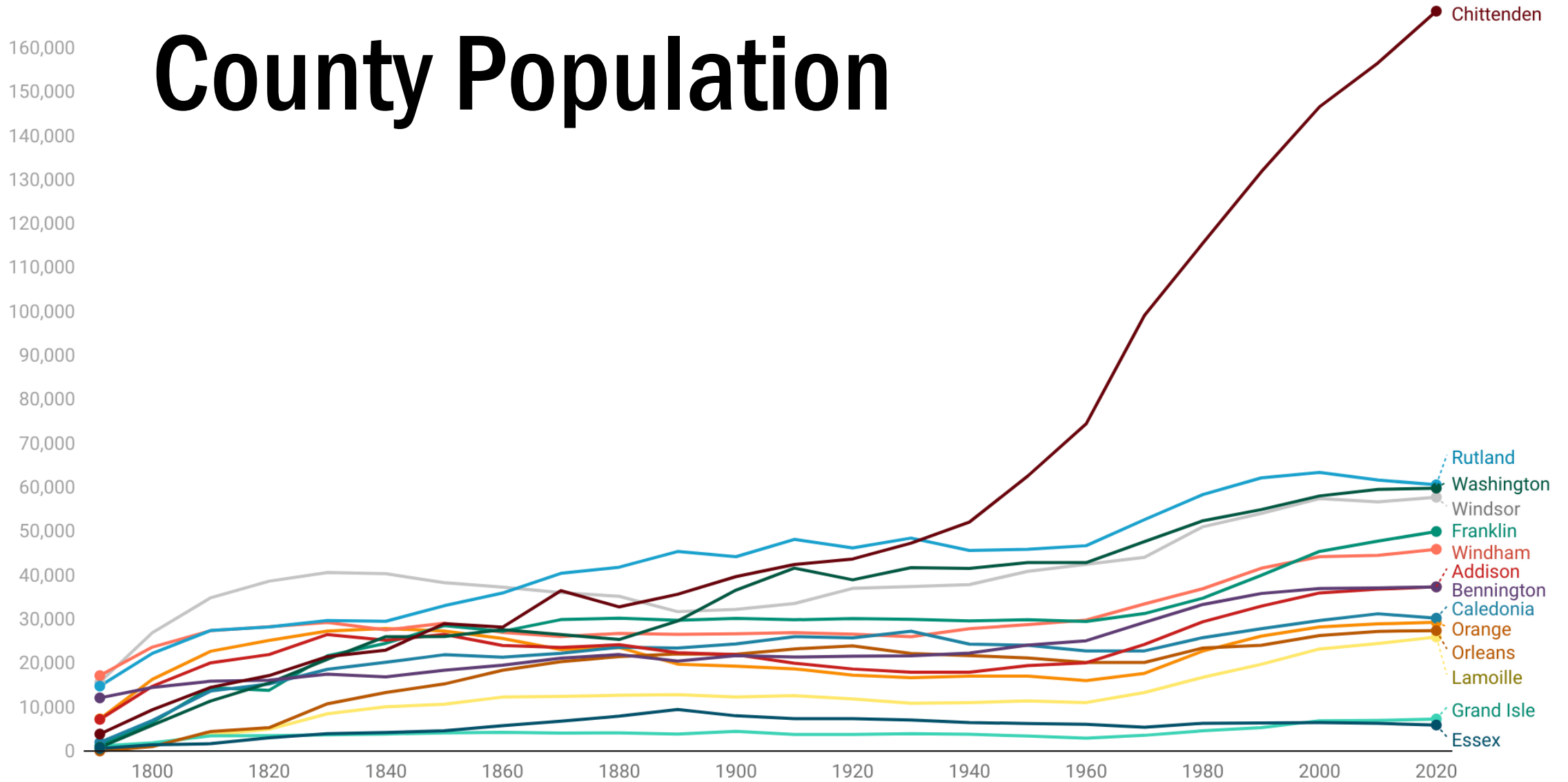
(DAYTIME POPULATION)

FIG. 1. This map shows the approximate distribution of the population in VERMONT. Comparison with FIG. 2 shows the total increase in population of the state as a whole has increased more than 14 percent.

# Jobs

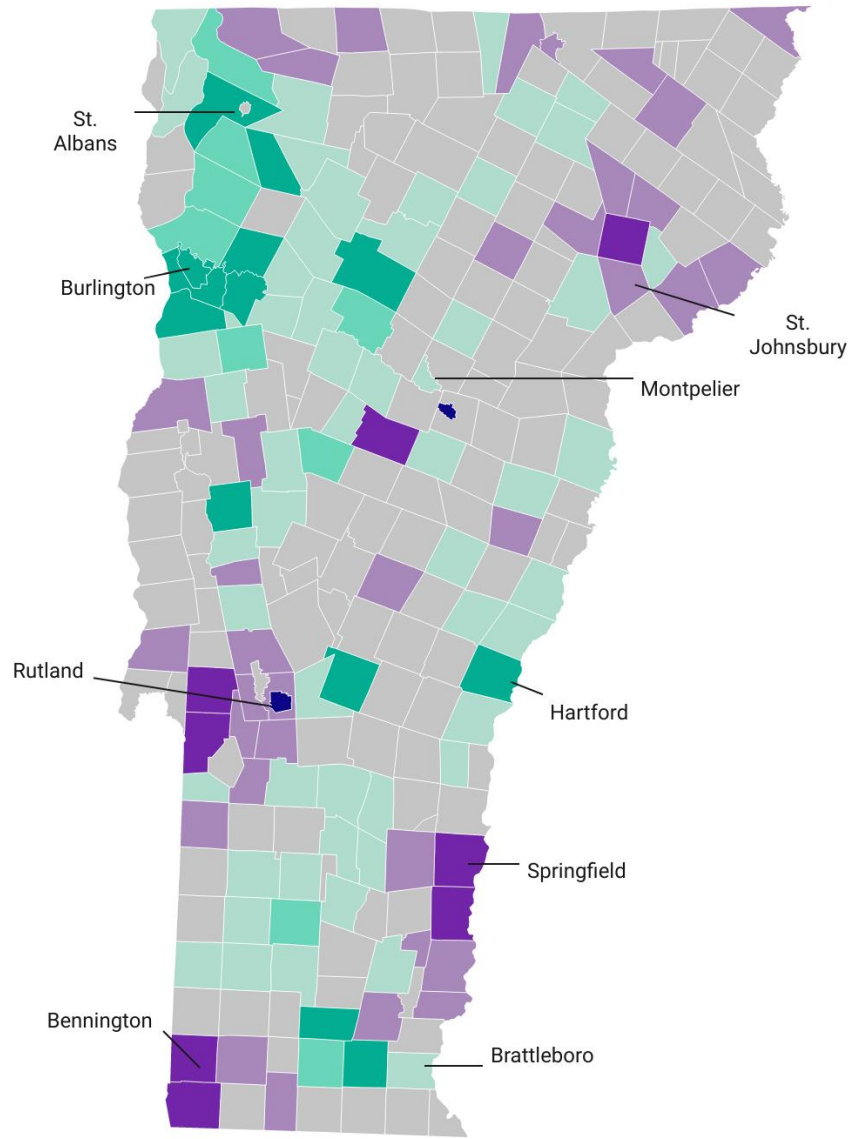
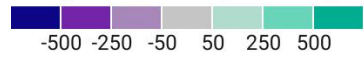


# County Population



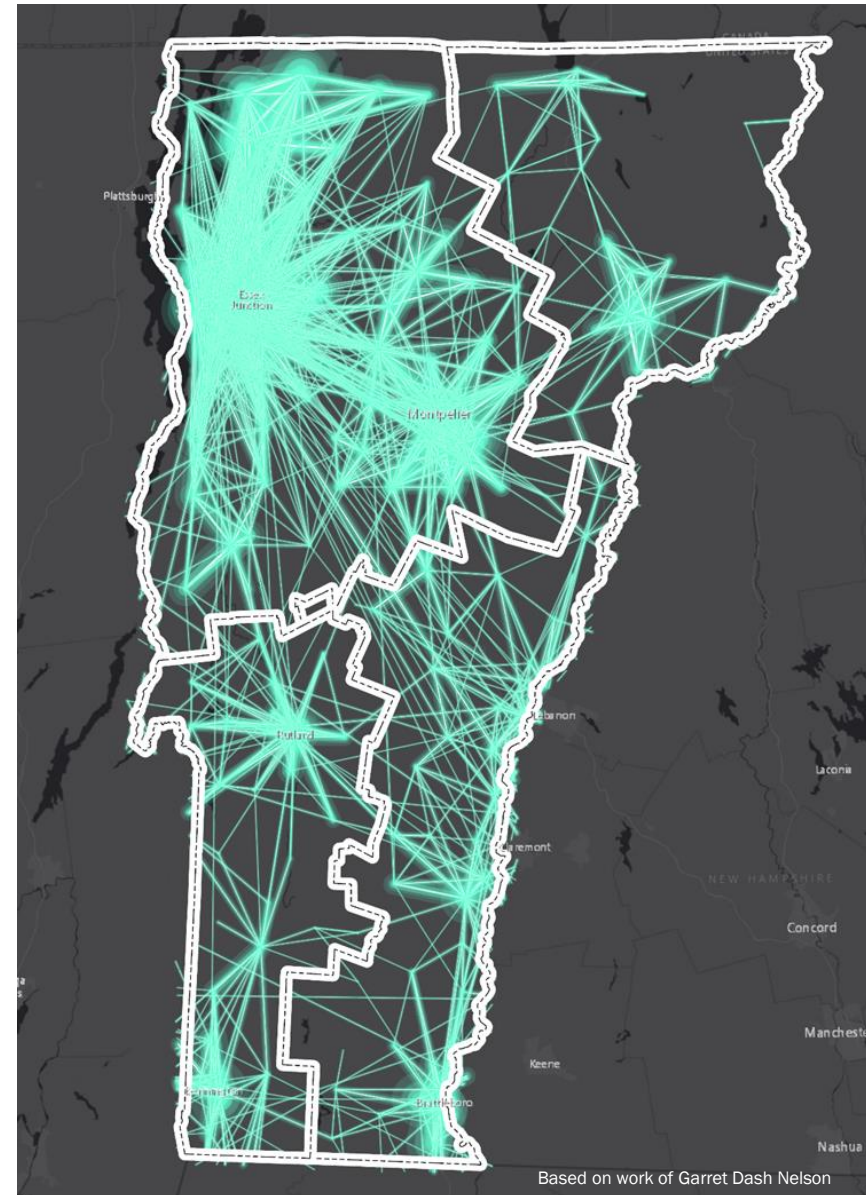
Data Source: US Census

Change in Population (2010-2020)



Data Source: US Census

Commuting Patterns

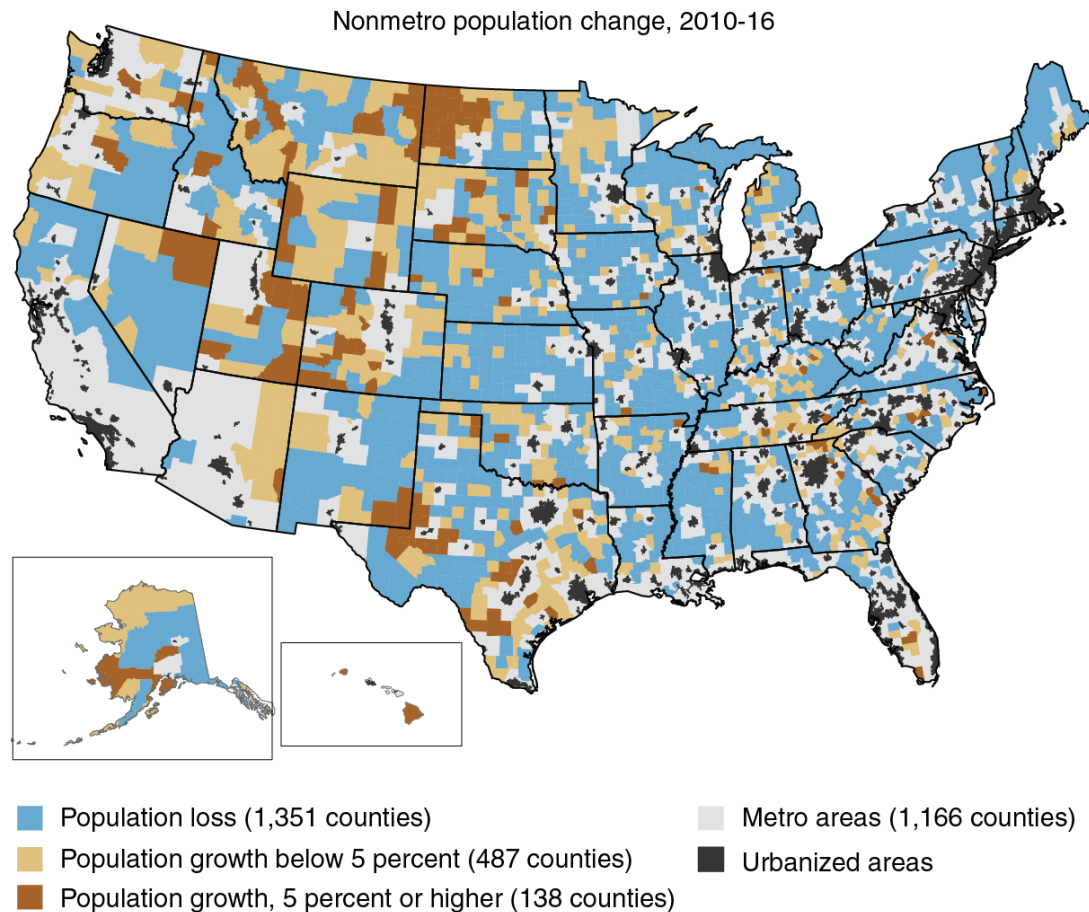


Based on work of Garret Dash Nelson

# Rural America Lost Population Over the Past Decade for the First Time in History

(See work [Kenneth Johnson, UNH Demographer.](#))

## Population loss now widespread in the Eastern United States



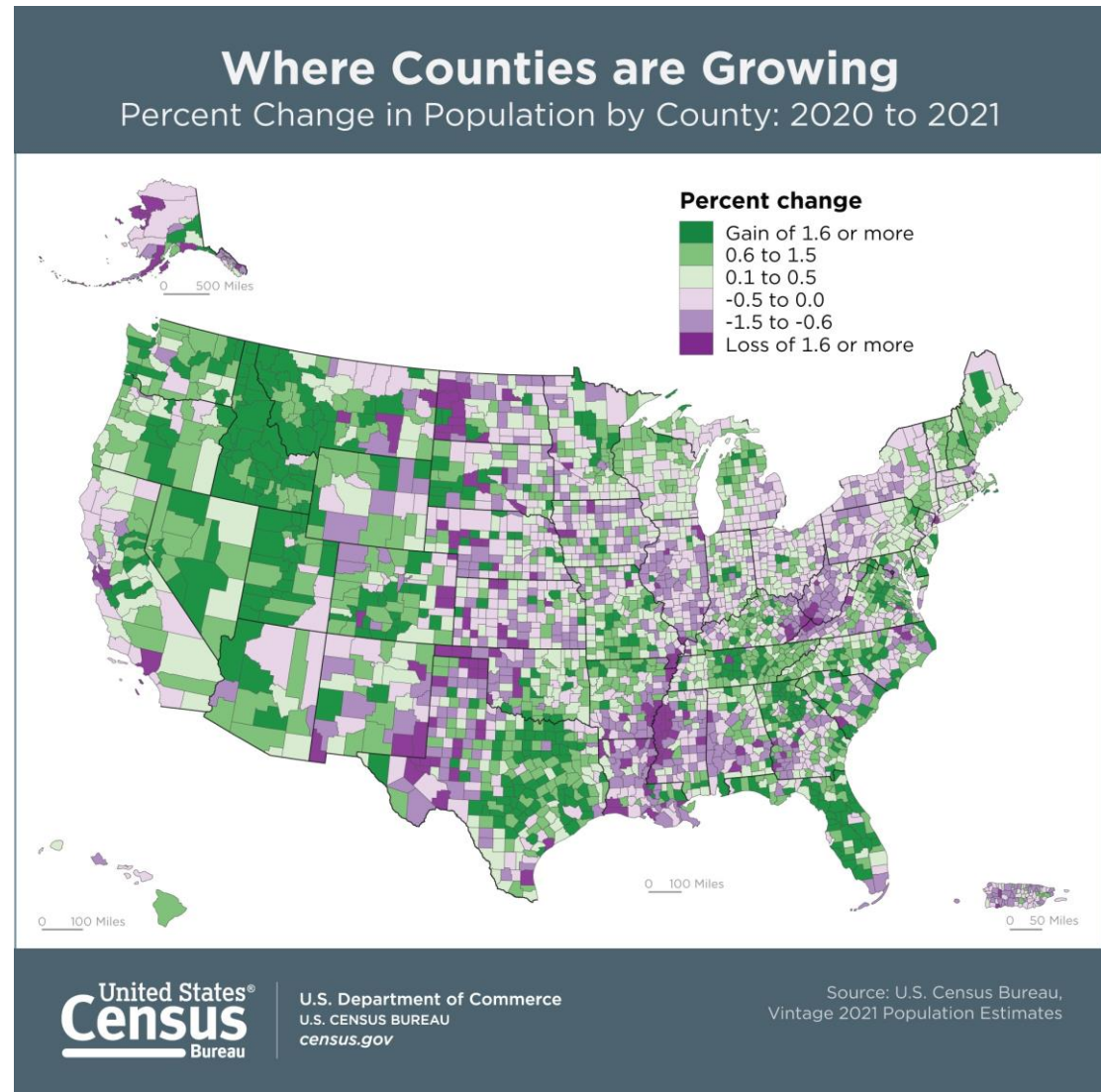
Source: USDA, Economic Research Service using data from the U.S. Census Bureau.



# 2021 Estimates

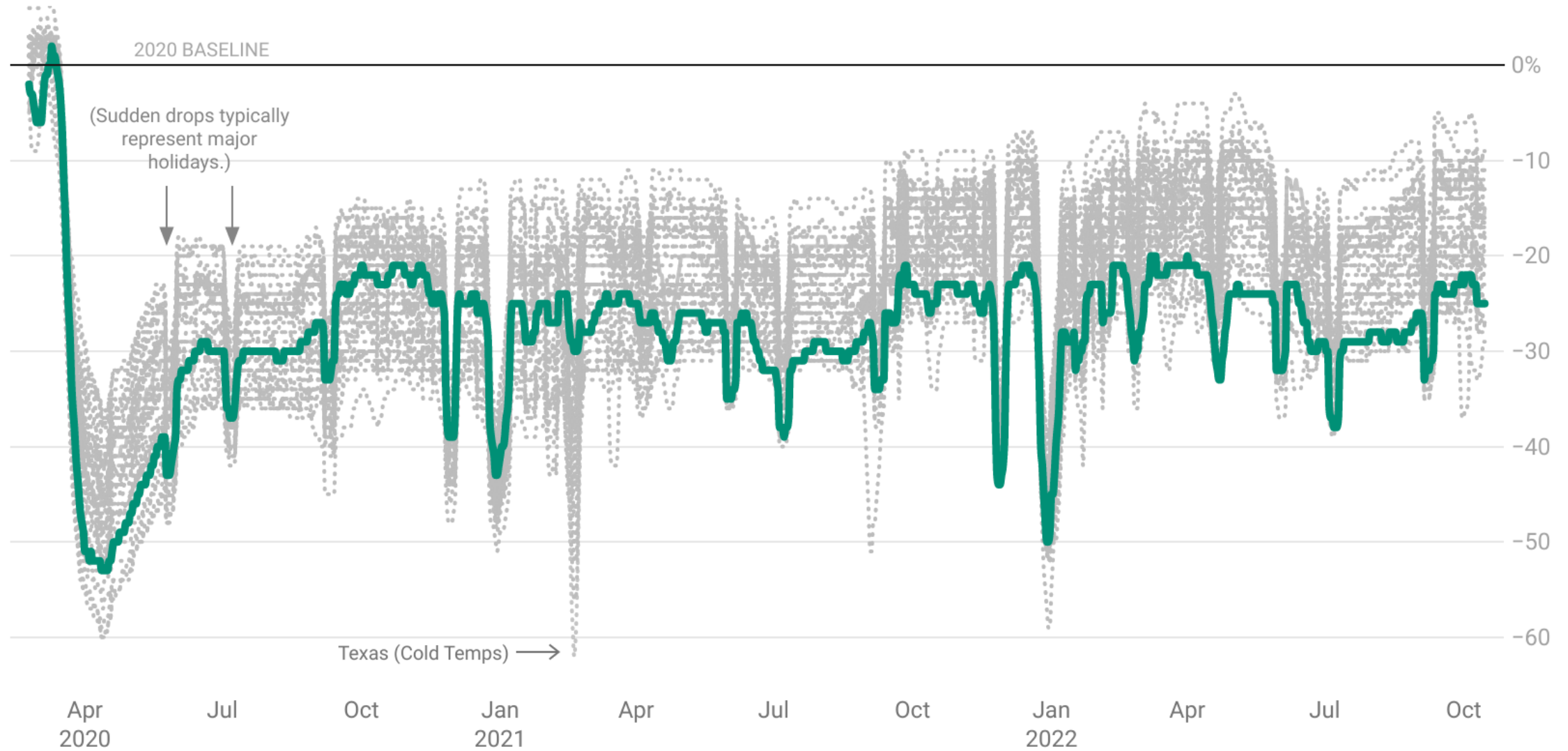
“On average, smaller counties tended to have increases in net domestic migration this past year, while larger counties (those with populations of 500,000 or more) tended to have decreases in net domestic migration.”

**For first time in years, some counties in VT are seeing positive net migration.**



# Travel to Workplace

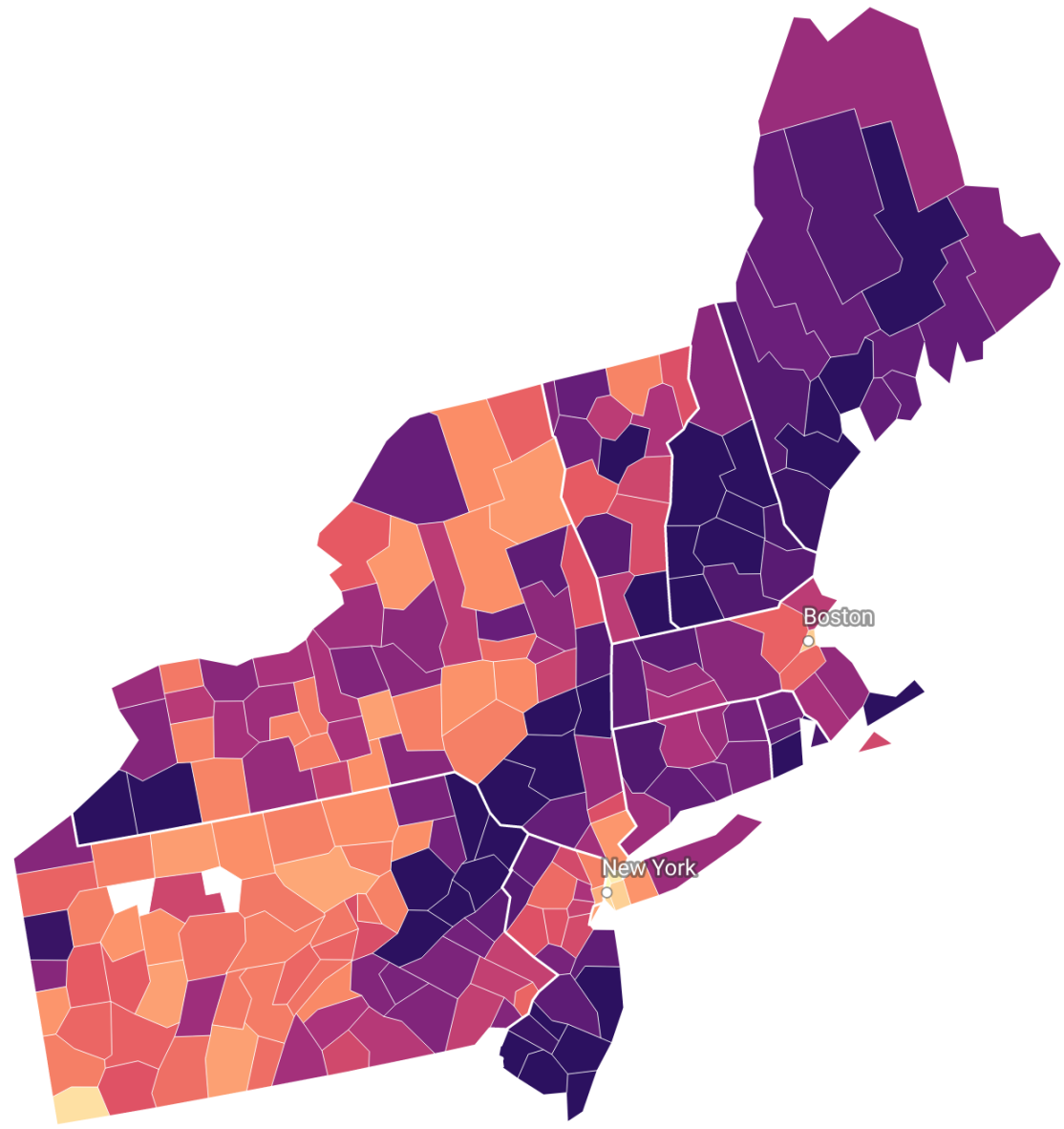
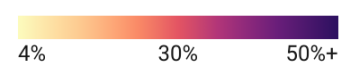
**Vermont** Other States



7-Day Average  
Data Source: Google

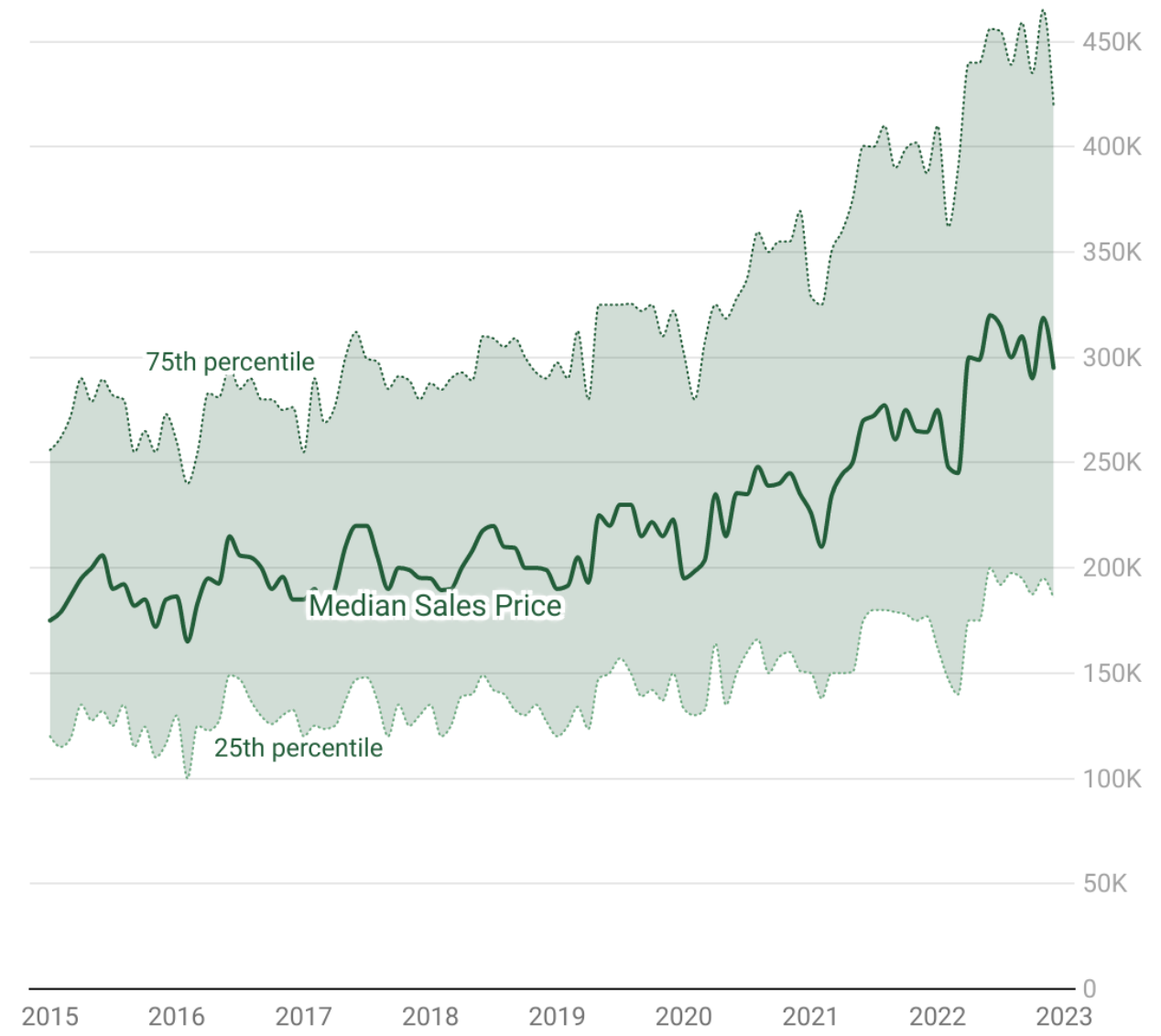
# % Change in Typical Home Value Since Early 2020

Change in Zillow Home Value Index from 3/2020 to latest available



Last updated December 22, 2022, with data from previous month.

# Sales Price of Primary Residences in Vermont



Data includes all sales over \$20,000 where buyer indicated use as 'primary residences'. Updated weekly. Data for most recent months include all reported transactions by closing date, however will vary over time due to lag in property transfer reporting.

Chart: VCGI • Source: Property Transfer Tax Data • Created with Datawrapper

# Referenced Publications

## [Report of the Governor's Commission on Vermont's Future: Guidelines for Growth \(1988\)](#)

-Commission established by Governor Kunin by Executive Order No. 50 in 1987

## [Land Capability Plan \(1971\)](#)

- State of Vermont Planning Office

## [Vision and Choice: Vermont's Future, The State Framework Plan \(1968\)](#)

-Vermont Planning Council

## [Rural Vermont: A Program for the Future, \(1931\)](#)

-Vermont Commission on Country Life

## [Town Planning: A Program of Civic Preparedness for Vermont Communities \(1919\)](#)

-K.R.B. Flint



# Learn More: 2022 Year in Review

