

Hi,

*For the Senate Economic Development, Housing & General Affairs Committee and the House Committee on General & Housing will hold a joint public hearing on Feb. 16:*

For years now the state has emphasized the need for Vermont towns and cities to infill our village centers, especially areas already connected to municipal water and sewer. A noble cause, yet development itself is primarily left to market forces, that is, private developers who discover these areas through market research and elect to invest for the benefit of their corporations. This model does not foster housing development in historic downtowns/village centers that are as of yet undiscovered or otherwise considered less desirable -- and therefore less profitable -- for developers.

Please develop systems so that housing developers are incentivized to engage in projects in *all* Vermont village centers, including more rural ones where projected property values may be lower. Perhaps there could be state subsidies or tax breaks for developers to build housing in village centers where home values are proportionately lower than other more "desirable" parts of the state. These areas will then become more desirable, fostering more investment.

Thanks!

-Jared Pendak