

Sending on behalf of Pomerleau Real Estate:

Dear Senators - I am writing to support S.100 *as it passed out of the Senate Committee on Economic Development, Housing and General Affairs*. As you know, Pomerleau Real Estate has been involved in commercial real estate development across Vermont for decades. We have been involved in the Act 250 process since its inception and believe that it has served Vermont well.

There is always room for modernization and improvement and S.100 makes important changes to support increased housing opportunities. The state's housing needs are limiting economic progress, our ability to attract families and employees to our state, growing our tax base to improve our ability to afford maintaining our infrastructure and protecting our environment, and negatively impacting our children's educational and childcare opportunities.

S.100's amendments to Act 250 are significant steps in the right direction that will positively change the environment for developers to build desperately needed housing. Contrary to what others are saying, these provisions do not create pressure on our natural resources or promote sprawl. I urge you to move forward with the bill as it came to you and retain the following Act 250 changes.

In sections 16- 21 the bill:

- Raises the Act 250 jurisdictional threshold for housing units from 10 units to 25.
- Removes the cap on the number of priority housing projects that make a project exempt from Act 250.
- Removes the '5-year, 5-mile' rule for housing projects in designated areas and for subdivisions in neighborhood development areas.
- Amends the definition of priority housing projects to include projects located in designated village centers with permanent zoning and subdivision bylaws.
- Removes reference to the cap on the number of priority housing projects.
- No permit amendment is required for 24 units or fewer of housing.
- No Act 250 permit is needed for development or subdivisions in an enhanced designation area.
- A town may apply to the Natural Resources Board to have a designated area become an enhanced designation area by meeting the requirements in the section, which include adopting bylaws to address all of the Act 250 criteria and having sufficient staff to administer land use permits.
- The NRB shall draft model bylaws that towns may adopt which address all of the Act 250 criteria.

I urge you to adopt S.100 as it passed the Senate Committee on Economic Development, Housing and General Affairs and appreciate your efforts to improve Vermont's housing climate.

Sincerely,

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