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S.328

Senators Watson and Hardy move that the report of the Committee on Economic Development, Housing, and General Affairs be amended as follows:

First: By striking out Sec. 8, 24 V.S.A. § 4303, in its entirety and inserting in lieu thereof a new Sec. 8 to read as follows:

Sec. 8. 24 V.S.A. § 4303 is amended to read:

§ 4303. DEFINITIONS

The following definitions shall apply throughout this chapter unless the context otherwise requires:

* * *

(42)(A) An area “served by municipal sewer and water infrastructure” means:

~~(i) an area where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and not prohibited by:~~

~~(I) State regulations or permits;~~

~~(II) identified capacity constraints; or~~

~~(III) municipally adopted service and capacity agreements; or~~

~~(ii) an area established by the municipality by ordinance or bylaw where residential connections and expansions are available to municipal water~~

1 and direct and indirect discharge wastewater systems or a fire district and

2 which may exclude:

3 ~~(I)~~(i) flood hazard or inundation areas as established by statute,
4 river corridors or fluvial erosion areas as established by statute, shorelands,
5 areas within a zoning district or overlay district the purpose of which is natural
6 resource protection, and wherever year-round residential development is not
7 allowed;

8 ~~(II)~~(ii) areas with identified service limits established by State
9 regulations or permits, identified capacity constraints, or municipally adopted
10 service and capacity agreements;

11 ~~(III)~~(iii) areas served by sewer and water to address an
12 identified community-scale public health hazard or environmental hazard;

13 ~~(IV)~~(iv) areas serving a mobile home park that is not within an
14 area planned for year-round residential growth;

15 ~~(V)~~(v) areas serving an industrial site or park;

16 ~~(VI)~~(vi) areas where service lines are located to serve the areas
17 described in subdivisions ~~(III)~~–~~(V)~~(iii)–(v) of this subdivision ~~(ii)~~, but no
18 connections or expansions are permitted; or

19 ~~(VII)~~(vii) areas that, through an approved Planned Unit
20 Development under section 4417 of this title or Transfer of Development

1 Rights under section 4423 of this title, prohibit year-round residential
2 development.

3 (B) Municipally adopted areas served by municipal sewer and water
4 infrastructure that limit sewer and water connections and expansions shall not
5 result in the unequal treatment of housing by discriminating against a year-
6 round residential use or housing type otherwise allowed in this chapter.

7 Second: By adding a reader assistance heading and a new section to be
8 Secs. 9a to read as follows:

9 * * * Housing Report * * *

10 Sec. 9a. FARMWORKER HOUSING REPORT

11 On or before January 15, 2027, the Vermont Housing and Conservation
12 Board shall provide an update to the Farmworker Housing Needs Assessment
13 of 2021. The update shall describe the farmworker housing program
14 established by the Board following the initial report, evaluate the program's
15 impact on farmworker housing in Vermont, and identify barriers to improving
16 and expanding farmworker housing.