



# Pathway to Accelerate and Transform Housing (PATH) for Vermont

## Investment Initiatives: \$50M

**Goal:** Prime the homebuilding pipeline with direct public investments and incentives for private capital to create opportunities for our most vulnerable, revitalize our communities, foster resiliency, and grow the state's population and workforce.



### Strengthen the Foundation for Growth

- ▶ \$9.1M to establish the *Vermont Infrastructure Sustainability Fund (VISF)* to provide low-interest funding for infrastructure to enable housing production.
- ▶ *Strategic Projects for Advancing Rural Communities (SPARC)* program to help communities fund infrastructure, housing, and economic development projects.
- ▶ Expand the applicability of existing tools for communities to expand infrastructure, particularly the *Clean Water State Revolving Fund*.



### Expand and Accelerate Homebuilding

- ▶ \$15M to *VHFA Middle Income Homeownership Development Program*.
- ▶ \$15M to *VHFA Rental Revolving Loan Fund*.
- ▶ \$4M base funding to make the *Vermont Housing Improvement Program (VHIP)* permanent.
- ▶ Continue *Homes for All* initiative to expand the bench of small-scale developers and homebuilders.



### Revitalize Neglected Communities

- ▶ \$2M to make the *Manufactured Home Improvement & Repair program (MHIR)* permanent.
- ▶ Increase *Downtown & Village Center Tax Credits* from \$3M annually to \$5M annually.
- ▶ \$2M to fund the state *Brownfields Revitalization Fund* to clean up and repurpose brownfield sites.





## PATH for Vermont (cont.)

### Regulatory Reform

**Goal:** Reduce cost, time, and risk of homebuilding with targeted regulatory reforms in zoning, permitting, and appeals to accelerate housing unit creation and achieve and maintain a healthy housing market in Vermont.



#### Housing Appeals Reform

- ▶ Raise the standard for appeals to be brought against housing developments, reducing the likelihood of frivolous appeals.
- ▶ Raise the threshold for petition appeals from any 20 people to 20% of the municipality.
- ▶ Rebalance the appeals process to hold appellants accountable for legal fees incurred by homebuilders in the process of defending an appeal.
- ▶ Reform prioritization and timeline for Superior Court to hear appeals cases. (90 days)



#### Continued Reform of Act 181 of 2024

- ▶ Extend sunset of interim ACT 250 exemptions to 2035 and expand interim exemption areas to include all areas served by water/wastewater.
- ▶ Expand transit route interim ACT 250 exemption to include transit routes beyond Chittenden County.
- ▶ Adjust the threshold for Tier 1A & 1B to make permanent ACT 250 exemptions attainable for more communities.
- ▶ Change Tier 1B to require municipalities to opt out of having their community mapped (currently opt-in).
- ▶ Strike Tier 3 Implementation, replace with study of the need for a Tier 3.



#### Additional Regulatory and Programmatic Reform

- ▶ Streamlined municipal water and wastewater connection permitting by delegating review to the municipality with a General Permit.
- ▶ Modernize wetlands regulations to align with and support smart growth development.

