



# **Housing, Act 181, and Beyond**

Local Perspective to Senate Natural Resources & Energy

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**January 28, 2026**

# Key Takeaways

- City has embraced Acts 47 and 181; they set stage for next 25 years
- City has applied them in a manner that aligns to South Burlington principles
- Updated policies to meet / exceed all requirements while protecting local environmental priority areas
- Housing targets are achievable per zoning; will need to align public & private investments
- Recommendations:
  - Future Land Use: Emerging Centers
  - Disconnect Tier 1A/1B eligibility from non-rural Future Land Use Categories
  - Support RPC recommendations
  - Housing Targets Collaboration





# Local Planning Alignment

- Legislation coincided with adoption of City Plan 2024, built around Key Principles:

Climate-Resilient.

Inclusive, Fair, and Just.

People-Oriented, Thoughtful, and Sustainable Built Environment.

Collaborative and Engaged.

- City Plan clearly presents Future Land Use including conservation, thriving neighborhoods, mixed use, commercial/industrial
- Water and sewer ordinances updated to establish “planned service areas” to match land use policy
- Policies align to Act 47 and 181, distinguish between rural and other regional future land use categories





# Local Regulatory Updates: Zoning

## City Center

- Increased heights 12-14 stories; expanded most dense districts, removed “pain” points
- To date: 20 new buildings, ~950 homes & more.

## Missing-middle housing

- Eliminated “units per acre” density.
- Reduced min lot size and allowed up to a 4-plex
- Eliminated min lot size in mixed use areas

## Inclusionary zoning

- Updated to align to Act 47 bonus structure

## Mixed-use and infill zoning

- Fostering Shelburne Road transformation.
- Zoning allows 5 stories, up to 7 with bonuses

## Transferable Development Rights (TDR)

- Receiving to priority areas; align to inclusionary



Proposed Form District Changes: Massing Examples  
April 7, 2025

This study illustrates near maximum potential heights under zoning rule changes being considered by the South Burlington Planning Commission and is intended solely to inform the rule-making process. None of the massing examples represent actual proposed development or full compliance with all aspects of form based code such as fenestration or facade articulation.



# What's Next

## Act 181-Related

- Collaborating with CCRPC on Regional Plan
- First community in State to opt in to Tier 1B
- Preparing to Tier 1A application summer 2025; working closely with State partners on regulatory requirements; administration

## Local Policy and Partnerships

- Climate Action Plan – Adopted 2022
- Economic Development Strategic Plan – 2025
- Parks & Open Space Master Plan – Underway
- City Center TIF Projects – Capital Projects
- City Center San Remo Drive Brownfields - 2026
- Downtown Organization Launched – 2024/25





# Housing Targets

**HOW WERE THE NUMBERS ASSIGNED TO EACH CITY AND TOWN?**  
CCRPC worked with its Planning Advisory Committee, made up of city / town planning directors and commissioners, for over a year to develop a method to assign housing targets to each city and town in Chittenden County. Housing targets consider factors like **infrastructure**, **historic growth rates**, and **land available for development**

CITIES

**Burlington, Essex Junction, South Burlington, Winooski**

Receive **60%** of the regional housing target.

RURAL TOWNS

**Bolton, Buel's Gore, Charlotte, Huntington, St. George, Underhill, Westford**

Receive **3.8%** of the regional housing target and are encouraged to promote village development and protect working lands.

SUBURBAN TOWNS

**Colchester, Essex Town, Hinesburg, Jericho, Milton, Richmond, Shelburne, Williston**

Receive **36.2%** of the regional housing target, and weighting is applied based on accessibility of water and wastewater infrastructure.

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This approach allows Chittenden County to meet its goals for livable downtowns and villages, intact farm and forest land, and healthy natural resources - while still accommodating development in all cities and towns.



Draft

## CHITTENDEN COUNTY HOUSING TARGETS

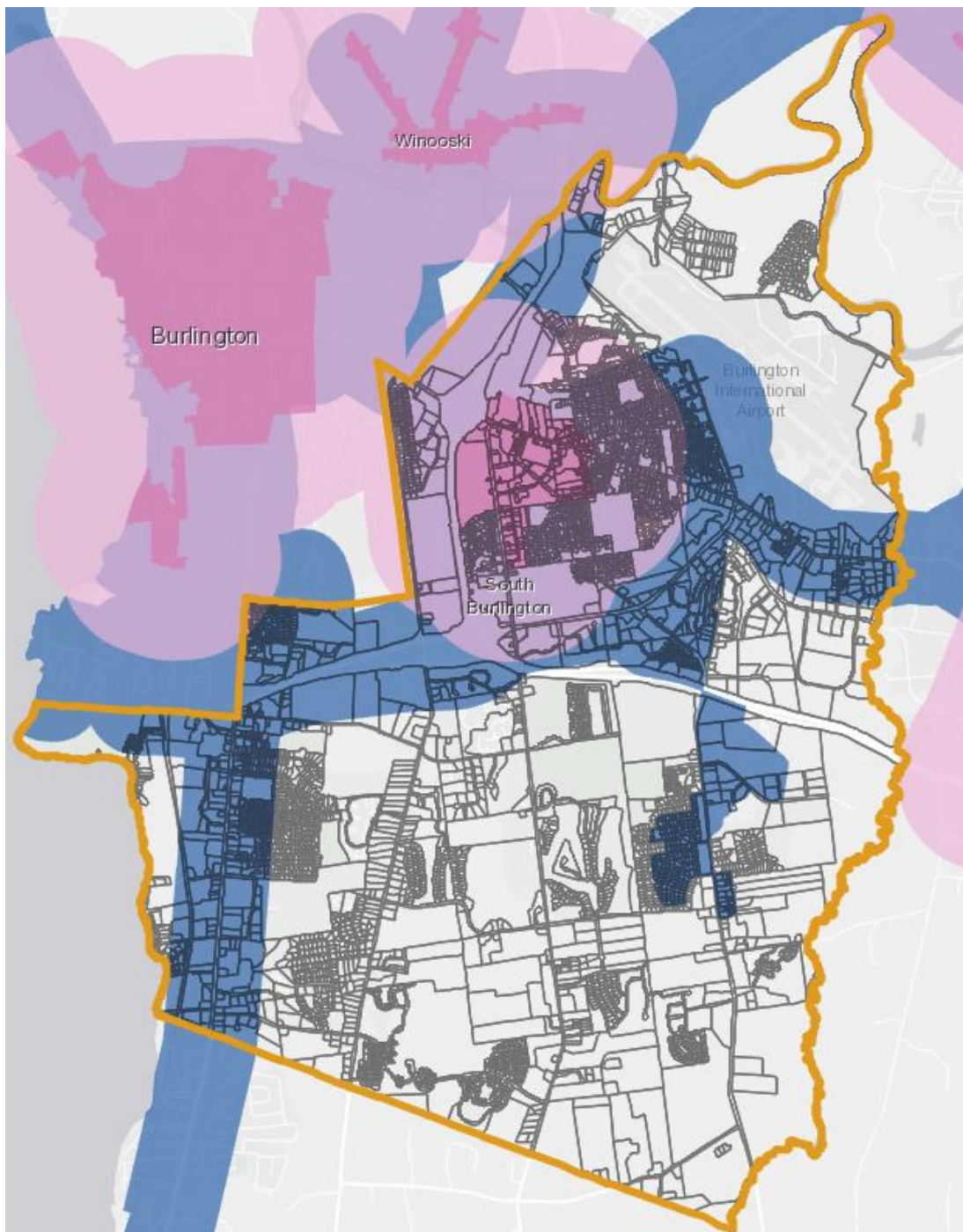
Review and comment by May 19! Visit [ccrpcvt.org/housing](https://ccrpcvt.org/housing) for more details.

Vermont's **HOME Act** (Act 47 of 2023) introduced new requirements for regional and municipal plans. One is that plans must now include housing targets for 2030 and 2050 to ensure an adequate supply of safe, affordable housing in locations that keep transportation costs low.

Below are the draft housing targets for 2050. CCRPC has divided its regional target range (15,783 - 47,407) into **LOW**, **MID**, and **HIGH** targets for each city and town.

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MID # and %		HIGH # and %			LOW	MID	HIGH
BOLTON	550	59	11%	118	21%	177	32%	6	2	5	7
BUEL'S GORE	12	1	11%	3	21%	4	32%	0	0	0	0
BURLINGTON	18,245	3,557	19%	7,120	39%	10,683	59%	77	142	285	427
CHARLOTTE	1,643	176	11%	353	21%	530	32%	6	7	14	21
COLCHESTER	7,673	848	11%	1,697	22%	2,546	33%	39	34	68	102
ESSEX	4,889	1,233	25%	2,467	50%	3,702	76%	51	49	99	148
ESSEX JUNCTION	4,955	1,462	30%	2,927	59%	4,392	89%	52	58	117	176
HINESBURG	2,071	375	18%	752	36%	1,128	54%	16	15	30	45
HUNTINGTON	876	94	11%	188	21%	282	32%	6	4	8	11
JERICH0	2,014	210	10%	419	21%	629	31%	10	8	17	25
MILTON	4,515	640	14%	1,282	28%	1,923	43%	42	26	51	77
RICHMOND	1,729	202	12%	404	23%	606	35%	8	8	16	24
SHELBURNE	3,529	802	23%	1,605	45%	2,409	68%	33	32	64	96
SOUTH BURLINGTON	9,921	3,788	38%	7,583	76%	11,378	115%	142 [175]	152	303	455
ST. GEORGE	314	34	11%	67	21%	101	32%	2	1	3	4
UNDERHILL	1,313	141	11%	282	21%	423	32%	9	6	11	17
WESTFORD	899	96	11%	193	21%	290	32%	6	4	8	12
WILLISTON	4,725	1,402	30%	2,807	59%	4,212	89%	70	56	112	168
WINOOSKI	3,665	663	18%	1,327	36%	1,991	54%	27	27	53	80
COUNTY TOTAL	73,538	15,783	21%	31,595	43%	47,407	64%	602	631	1,264	1,896





Act 250  
Interim  
Exemptions



Act 250  
Tier 1A/B  
Eligible



Note:

Map on right is draft  
from May 2025;  
Map does not include  
minor changes since or  
LURB guidance from  
12/2025

