

# State of Vermont, Vermont Economic Progress Council **Community and Housing Infrastructure Program (CHIP) Considerations for Amending the Definition of “Housing Development Site”**

## **Submitted To:**

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House Committee on General Housing  
House Committee on Ways and Means

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## I. Purpose

The Community and Housing Infrastructure Program (CHIP) is established under 24 V.S.A Chapter 53, Subchapter 7 to “encourage the development of new primary residences for households of low and moderate income across both rural and urban areas of all Vermont counties that would not be created but for the infrastructure improvements funded by the Program.”

Pursuant to Act 69 (2025), the purpose of this document is to consider amending the definition of “housing development site”, including a recommendation on whether to include immediately contiguous parcels in the definition.

## II. CHIP Guidelines “Housing Development Site” Definition

As described in the [CHIP Guidelines](#) published on November 12, 2025, and updated on November 17, 2025:

- ▶ **Housing Development Site:** The whole parcel or parcels where the housing development will occur. If the development is to occur over multiple parcels, the parcels must be contiguous (i.e., a parcel may be separated by a road). Only parcels where the housing development is to occur can be included in the Housing Development Site, unless contiguous parcels are under common ownership and share a School Property Account Number (SPAN), in which case they must also be included. Housing Development Sites must be formally designated by the municipality (24 V.S.A. § 1908) and approved by VEPC. Housing Development Site boundaries define the area within which

the original taxable value is established, and tax increment is generated. Once established, the boundaries of the Housing Development Site shall not change.

Clarification: The “housing development site” definition requires inclusion of contiguous parcels under common ownership that share a SPAN due to their treatment by the Department of Taxes as a single property with one tax bill. This is unrelated to the recommendation below concerning all other contiguous parcels.

### **III. Recommendation**

On December 11, 2025, the Vermont Economic Progress Council recommended not to make any changes to the definition of “housing development site” under 24 V.S.A. § 1906 and 1908. This includes the requirement of contiguous parcels as outlined in the CHIP guidelines. The Council agreed, at this time, the current definition is in keeping with the stated purpose of the legislation and the CHIP program. The Council agreed to revisit the definition in the future, if necessary.