

Enhanced Designation

[a better way to support strong communities and environmental health]



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Department of Housing and Community Development

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**YOUR HIGHWAY TAXES
AT WORK**

FEDERAL HIGHWAY TRUST FUNDS	STATE HIGHWAY FUNDS
\$3,252,000.	\$361,000.
U.S. DEPT. OF TRANSPORTATION Bureau of Public Roads	VERMONT DEPT. OF HIGHWAYS



Brookfield

16987



This



Not This



“The traditional rural scene in Vermont, characterized by **concentrated settlement in villages and open countryside dotted with farms, is disappearing.** The sharp distinction between village and countryside is blurring throughout the state. Highways between towns are becoming ribbons of residential and commercial development.”

Act 250 Criteria

Criterion 1: Air and water pollution

1(A): Headwaters

1(B): Waste disposal

1(C): Water conservation

1(D): Floodways

1(E): Streams

1(F): Shorelines

1(G): Wetlands

Criterion 2: Water supply

Criterion 3: Impact on water supply

Criterion 4: Erosion and capacity of soil to hold water

Criterion 5: Transportation

5(A): Traffic

5(B): Transportation

Criterion 6: Educational services

Criterion 7: Municipal services

Criterion 8: Aesthetics, scenic and natural beauty

Historic sites

Historic sites - archeology

Rare and irreplaceable natural areas

8(A): Necessary wildlife habitat

Criterion 9

9(A): Impact of growth

9(B): Primary agricultural soils

9(C): Productive forest soils

9(D): Earth resources

9(E): Extraction of earth resources

9(F): Energy conservation

9(G): Private utility services

9(H): Costs of scattered development

9(J): Public utility services

9(K): Public investments

9(L): Settlement patterns (*formerly* "Rural growth areas")

Criterion 10: Local and regional plans

Act 250 Jurisdiction

Towns with permanent zoning and subdivision bylaws:

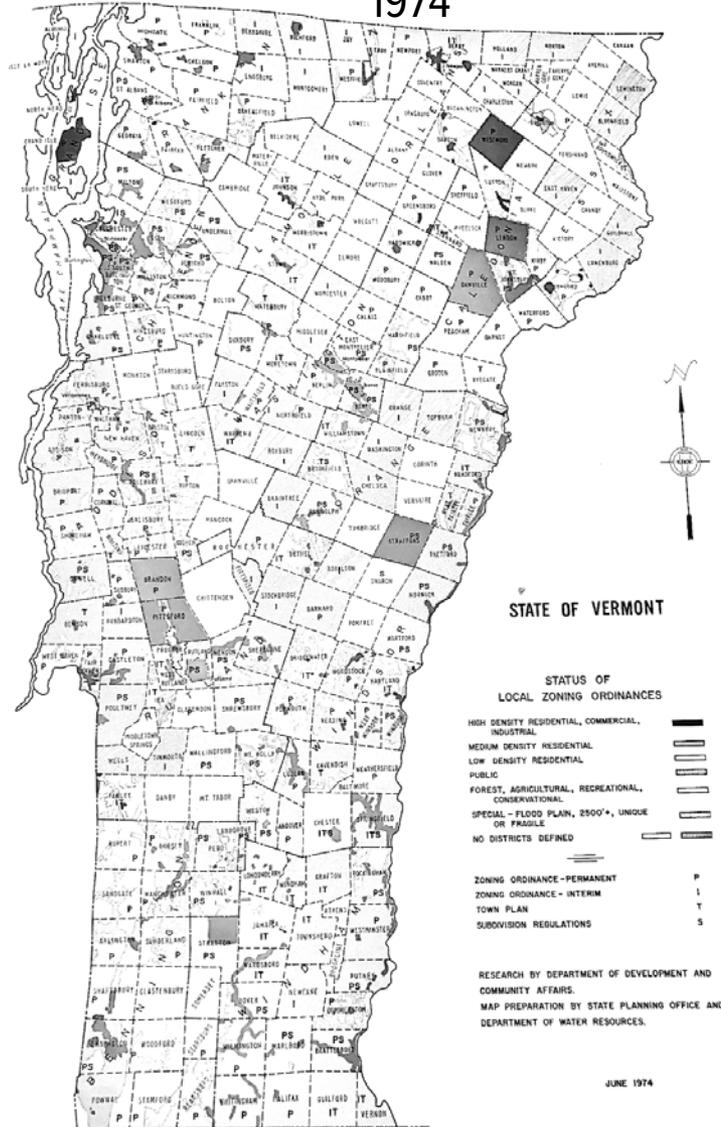
- The construction of improvements for any commercial or industrial purpose on more than 10 acres of land (excepting farming, logging, or forestry)
- The construction of 10 or more housing units
- Subdivision of land creating 10 or more lots of any size

Towns without permanent zoning and subdivision bylaws:

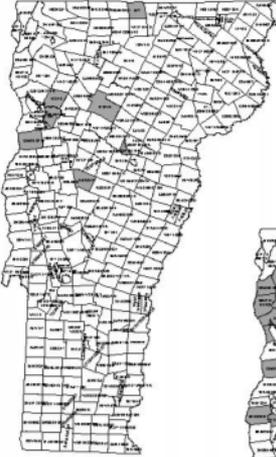
- One acre of land
- Subdivision of land creating 6 or more lots of any size

Municipalities with Zoning

1974



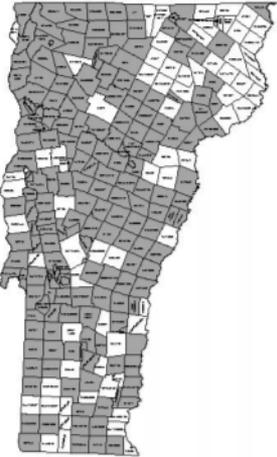
Municipalities with Town Plans and Land Use Regulations



1991

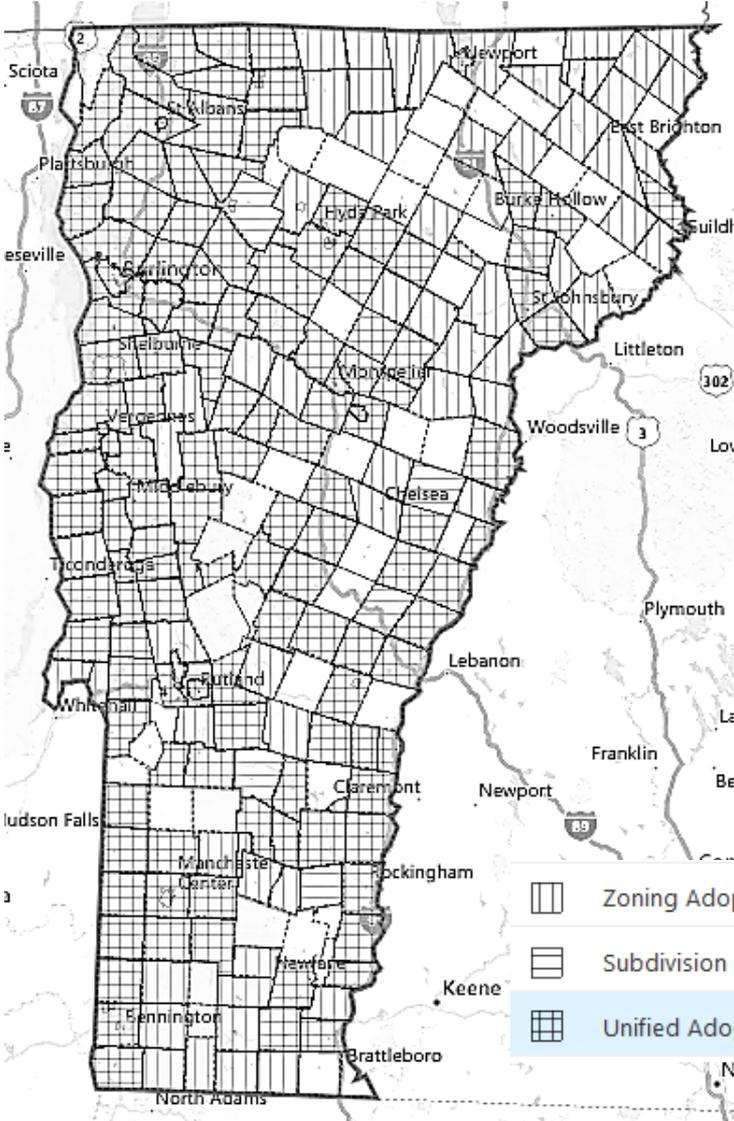


1997



2003

Municipal Plans approved by RPCs
 □ No plan, or plan not approved by RPC
 ■ Plan approved by RPC



2019

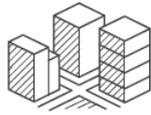
-  Zoning Adopted
-  Subdivision Adopted
-  Unified Adopted

The Five Designations

Core Designations



Village Centers – 157 (Est. 2003)



Downtowns – 23 (Est. 1998)



New Town Centers – 2 (Est. 2003)

Add-On Designations (must have a core designation to qualify)

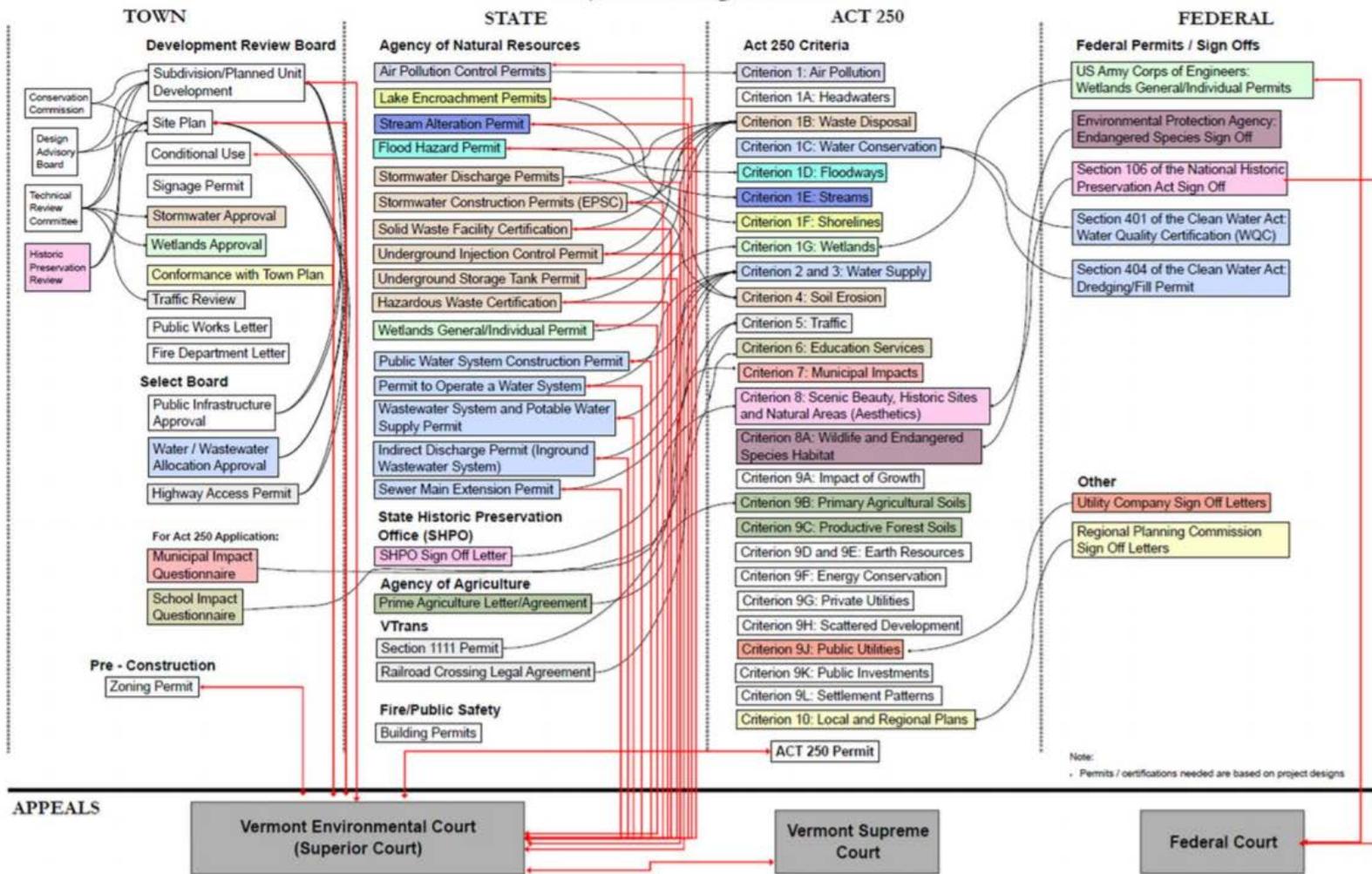


Neighborhood Development Areas – 5 (Est. 2013)



Growth Centers – 6 (Est. 2006)

Permitting Flowchart



Priority Housing Projects



Downtown

No permit or amendment needed

- 10 V.S.A. §6081 (p)(1)



New Town Center



Neighborhood Development Area

No permit amendment needed if the new development complies with existing conditions



Growth Center

- 10 V.S.A. §6081 (p)(2)

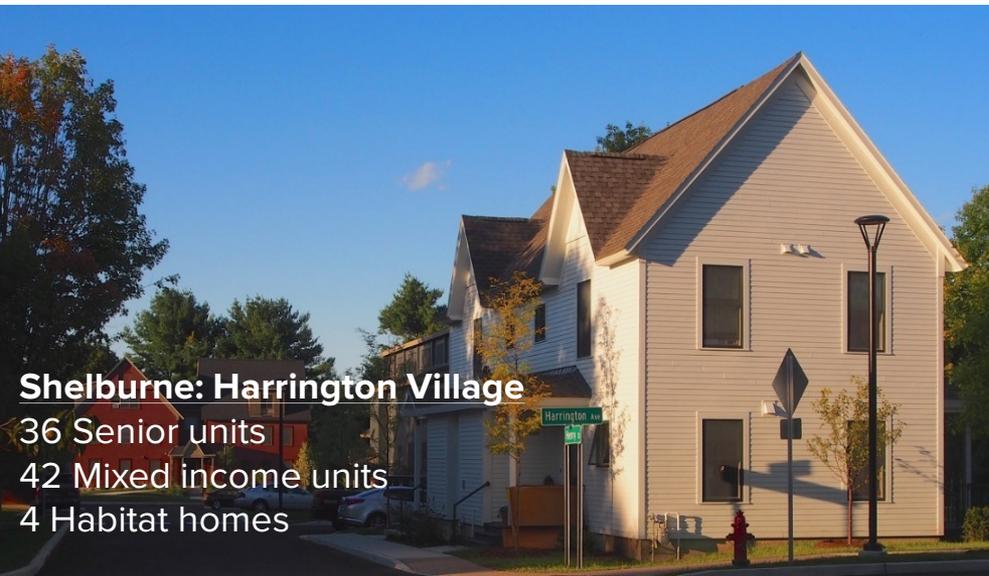
Priority Housing Projects

Supported the development of 586 housing units

Saved an average of \$50,000 in permit fees per project

Reduced permit timelines an estimated average of 7 months

- Act 157 Report 2016, updated 2017



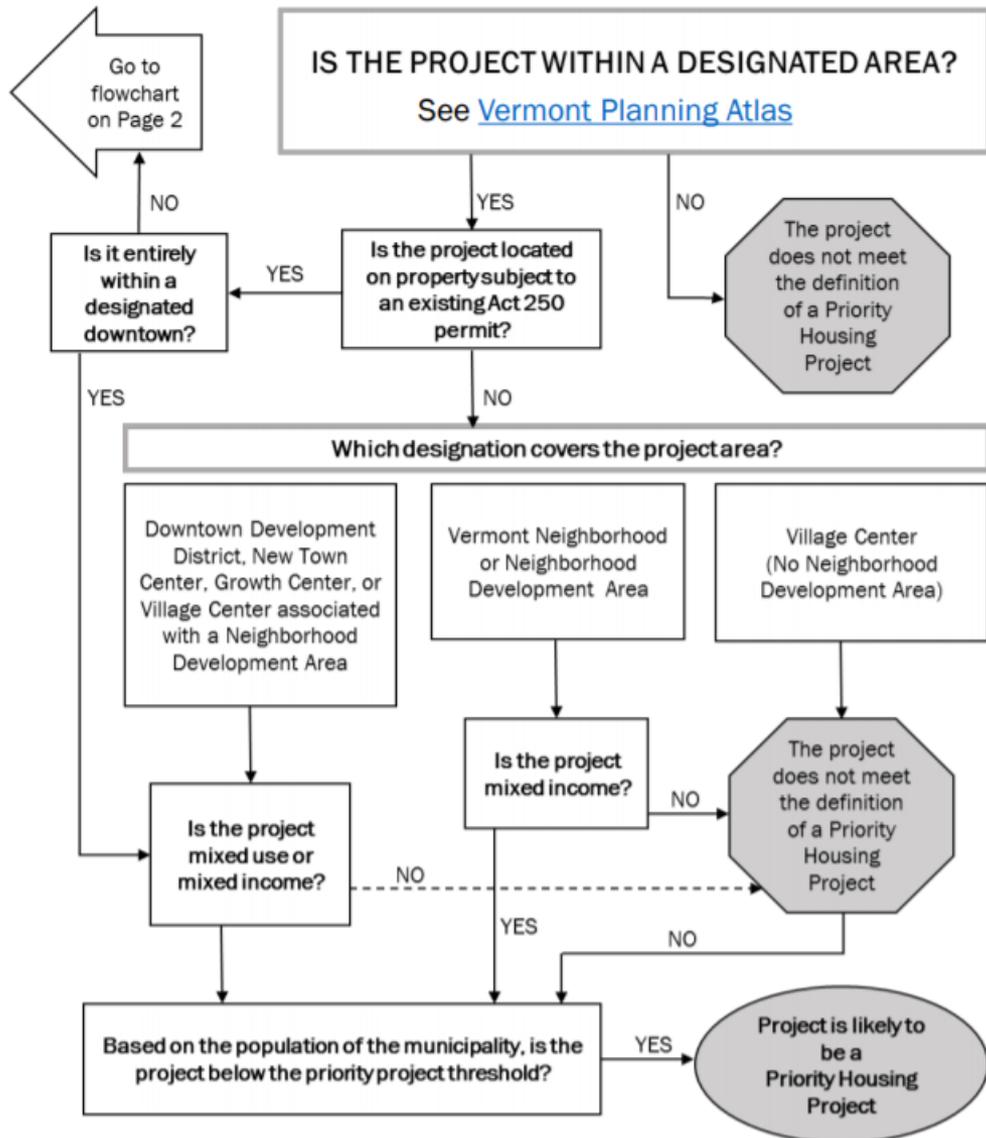
Shelburne: Harrington Village

36 Senior units
42 Mixed income units
4 Habitat homes



Winooski: Mill House Redevelopment
25 Market Rate Apartments
10 Townhouses

Priority Housing Projects Flowchart



Definition of Mixed Income Housing

Rental

At least 20% of units are affordable housing (rented to households not making more than 80% of MSA, County or State median income*) Cost of housing including rent, utilities and fees must be no greater than 30% of gross annual household income

Owner Occupied

At least **15%** of units initial price is equal to or less than 85% of [VHFA price limit](#) **OR** At least **20%** of units initial price is equal to or less than 90% of [VHFA price limit](#)

* Duration of rental affordability at least 15 years.

Definition of Mixed Use

Mixed use means construction of both mixed income housing and construction of space for any combination of retail, office, services, artisan and recreational and community facilities.

'Mixed use' does not include industrial use.

At least 40% of the gross floor area must be housing that meets the definition of "mixed income housing"

Population and Number of Units

Priority Housing Projects do not exceed the following limits based on municipal population. See annual [population estimates](#).

- 10,000 or more people - NO CAP ON NUMBER OF UNITS*
- 6,000 to 9,999 people - 75 UNIT CAP
- 3,000 to 5,999 people - 50 UNIT CAP
- Less than 3,000 people - 25 UNIT CAP

* Municipalities that qualify for no cap as of 2015 estimates: Bennington, Brattleboro, Burlington, Colchester, Essex, Rutland City South Burlington.



**FOR
SALE**



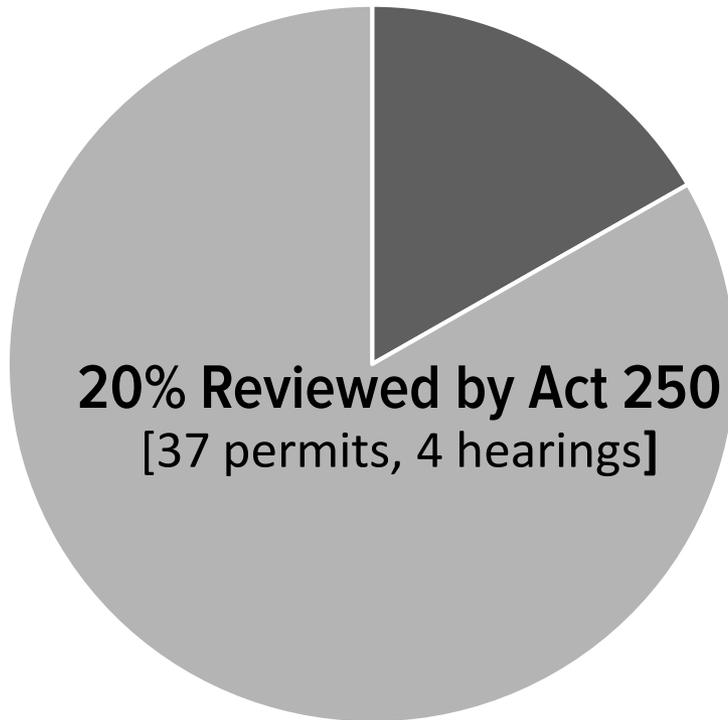






New Development in Bennington

2008-2018



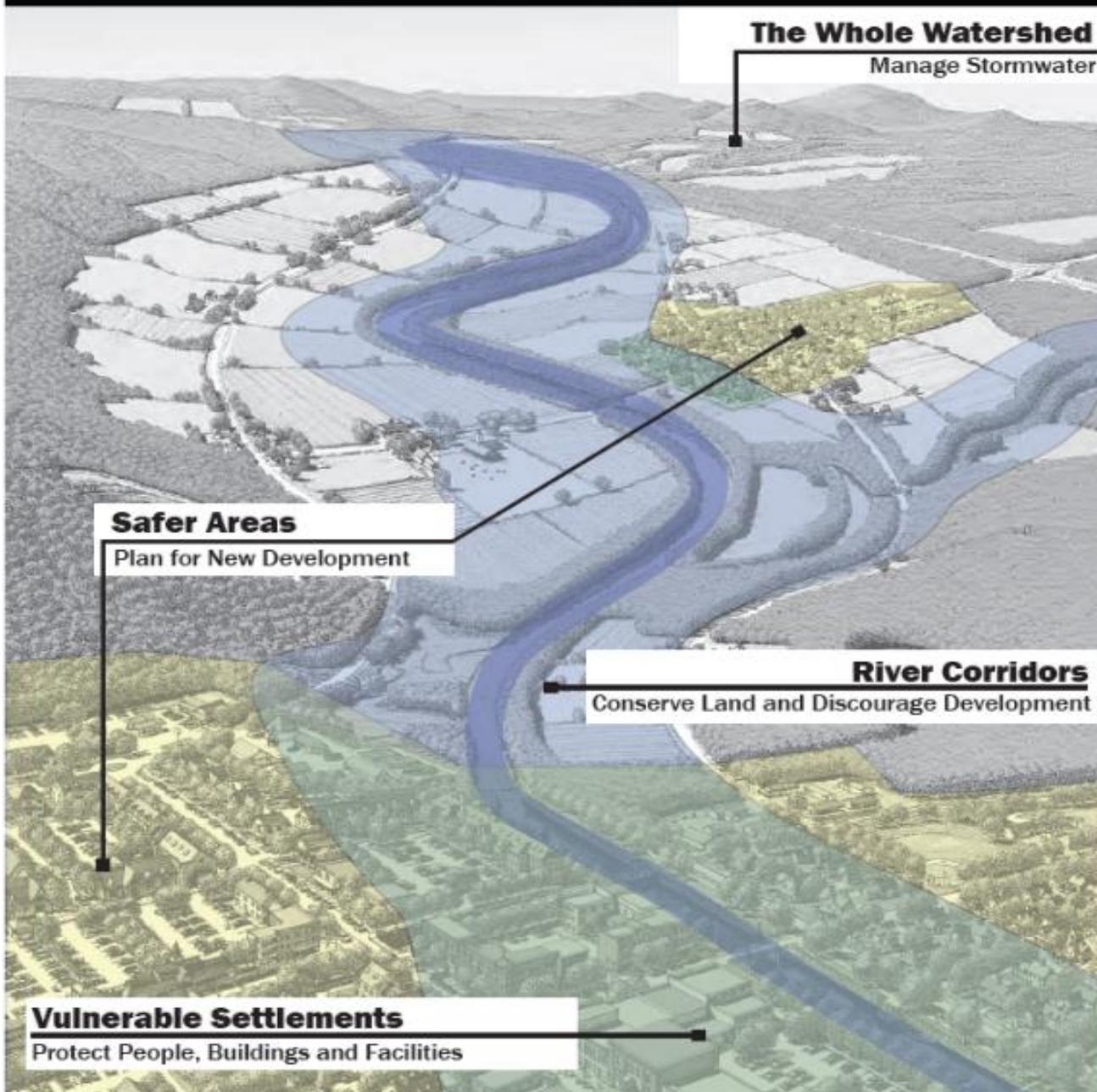
Act 250 Database:

Search of permit agenda dates after 1/1/2007

- 0 applications denied, withdrawn, dismissed, or abandoned
- 1 application issued findings
- 37 applications issued permits
- 4 applications had hearings

Local Permit Summary:

- 96 subdivision lots
- 650,000 square feet of new non-residential
- 181 new dwelling units





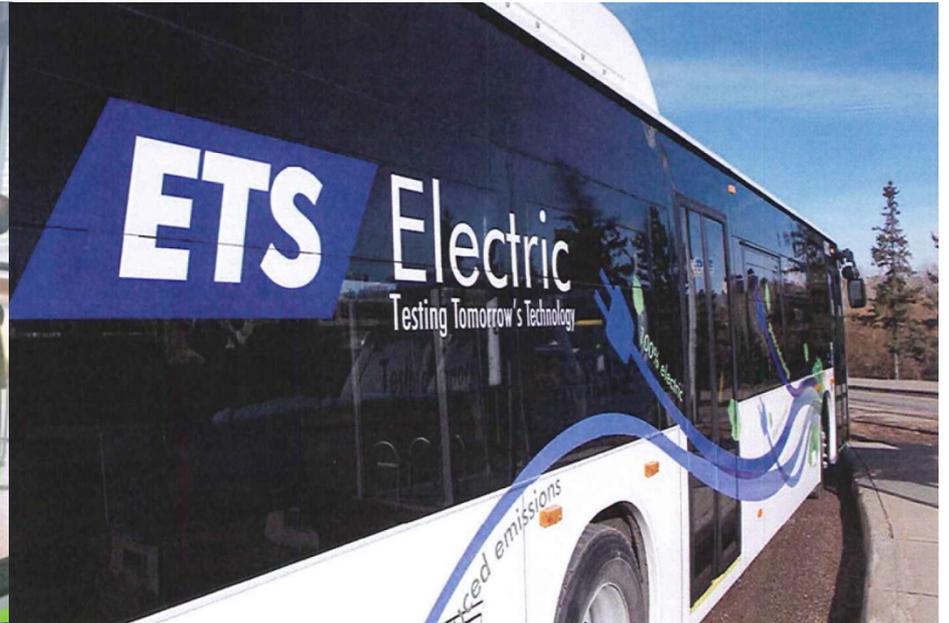
St. Johnsbury



Historic Preservation



Erosion



Transportation



Water and Wastewater

East Barre



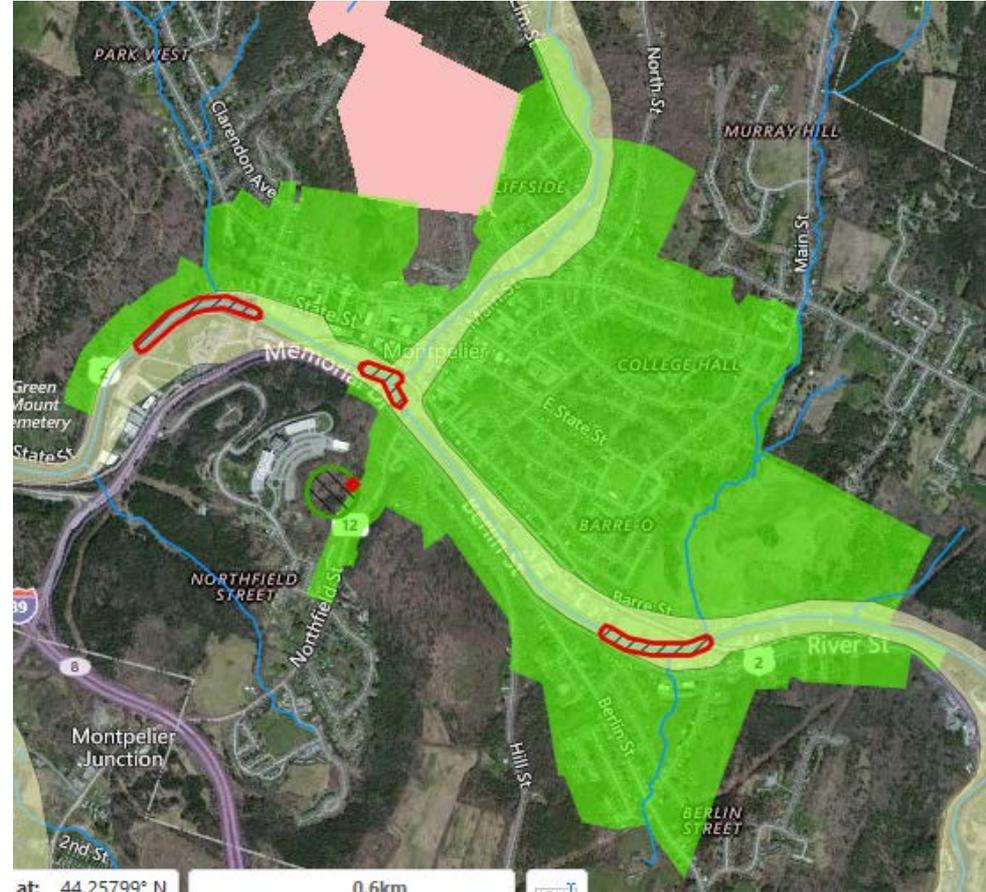
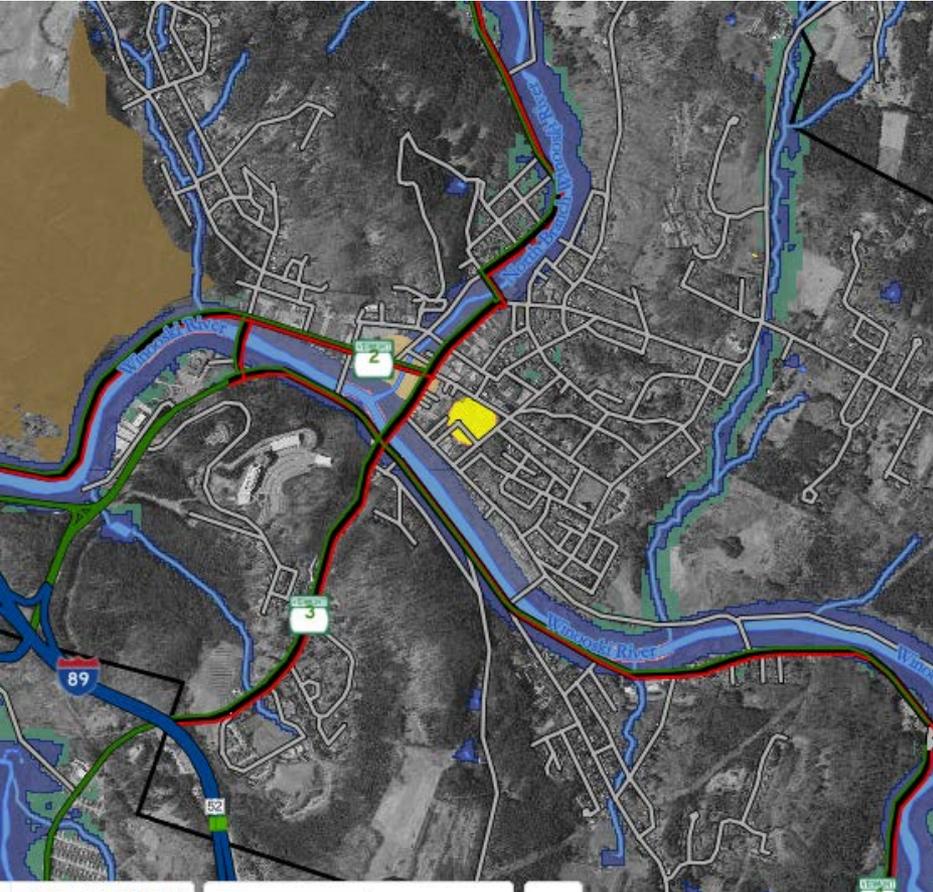
Settlement Pattern

Bennington



Settlement Pattern

Montpelier





Important Natural Resources



Necessary Habitat



Productive Soils



Education Services



- Brattleboro 2011

