

S.237

An act relating to promoting affordable housing

photo credit: Jason Duquette-Hoffman, Town of Middlebury



Jacob Hemmerick, Planning & Policy Manager
VT Dept. of Housing & Community Development

August 26, 2020
HCGHMA

S.237 Stakeholders Consulted

General Assembly Members

Senator Sirotkin, Chittenden County
Senator Cummings, Washington County
Representative Marcotte, Newport
Representative Kimbell, Woodstock
Representative Stevens, Waterbury
Representative Sheldon, Middlebury

Non-Profit Housing Developers

Nancy Owens and Kathy Beyer, Housing Vermont
Cindy Reid and Miranda Lescaze, Cathedral Square
Ludy Biddle, Neighborworks of Western Vermont
Jen Hollar, VHCB
Andrew Winter, Twin Pines Housing
Maura Collins and Seth Leonard, VHFA
Chris Donnelly and Amy Demetrowitz, Champlain Housing Trust
Erhard Mahnke, Vermont Affordable Housing Coalition
Tyler Maas, Vermont State Housing Authority

For-Profit Housing Developers

Chris Snyder, Snyder Homes
Erik Hookstra, Redstone Development
Katie Buckley, M+S Development

Municipal Leaders and Regional Planners

Sharon Murray, Front Porch Community Planning
Charles Baker and Regina Mahony, CCRPC
Meagan Tuttle, City of Burlington/VPA
Peter Gregory and Kevin Geiger, TRORC
Alex Weinhagen, Town of Hinesburg/VPA
Catherine Dimitruk, NRPC
Tasha Wallis and Seth Jenson, LCRPC
David Snedeker, NVDA
Steve Lotzspeich, Waterbury
Dominic Cloud and Chip Sawyer, City of St. Albans
Jeff Wennberg, City of Rutland
Jessie Baker, City of Winooski
David Rugh, Stitzel, Page + Fletcher/VPA
Elaine Haney, Essex
Jim Jutras, Essex Junction
Justin Rabdoux, City of South Burlington
Charles Safford, Stowe
Peter Elwell and Sue Fillion, Brattleboro
Miro Weinberger, Burlington
William Fraser, Montpelier
Mary Ann Goulette, West Rutland

State House Advocates

Vermont Mayors Collation
Paul Bruhn and Liz Gamache, Preservation Trust of Vermont
Andrew Brewer, DRM
Kelly Stoddard Poor and Philiene Taormine, AARP
Gwynn Zakov and Karen Horn, VLCT
Nancy Lynch, Vermont Association of Realtors
Tom Torti and Austin Davis, Lake Champlain Chamber of Commerce
Adam Necrason, Necrason Group
Brian Shupe, Jon Groveman and Kate McCarthy, Vermont Natural Resources Council
Charles Martin, Vermont Chamber of Commerce
Sandra Levine, Conservation Law Foundation
Chris D'Elia, Vermont Bankers Association
Angela Zalkowski, VT Landlords Association

Sister Agencies

Matt Chapman, Bryan Redmond, Rob Evans, and Billy Coster, ANR
Greg Boulbol and Evan Meenan, NRB
Douglas Farnham, Department of Taxes

Others

Eli Spevak, Orange Splot, Oregon
State Treasure Beth Pearce

Better Places Stakeholders

Kelly Stoddard Poor, AARP Vermont
Michele Bailey, Amy Cunningham, and Karen Mittleman, Vermont Arts Council
Maura Carroll and Abby Friedman, VLCT
Sarah Waring and Chelsea Bardot Lewis, Vermont Community Foundation
Beth Rusnock, National Life Foundation
Liz Gamache and Lisa Ryan, Preservation Trust of Vermont
Jenna Koloski, Vermont Council of Rural Development
Rebecca Sandborn Stone, Bethel Revitalization Initiative
Ward Joyce, Ward Joyce Design
Katherine Sims, Northeast Kingdom Collaborative
Shelby Semmes, Trust for Public Land
Kate McCarthy, Vermont Natural Resources Council
Karen Yacos, Local Motion
Ben Doyle, USDA-Rural Development
Suzanne Kelley, Department of Health
Alissa Matthews, Agency of Agriculture, Food, and Markets
Jackie Cassino and Jon Kaplan, VTrans
Jessica Savage, ANR - FPR
Gary Toth, Project for Public Spaces
The states of Michigan, Indiana, and Massachusetts

S.237, Key Provisions

An act relating not promoting affordable housing

Added to H.926 – Passed in the House, now in Senate Finance

Exempts Act 250 in State Designated Downtowns & Neighborhoods

- Modifies jurisdiction to exempt development-ready downtowns and neighborhoods, and villages
- Transitions existing permits to municipal review

One-stop State & Municipal Water/Wastewater Connection Permits

- Exempts state connections permits in willing and capable municipalities
- Requires communities to improve maps of their sewer and water infrastructure (Still in S.237).

S.237, Key Provisions

An act relating not promoting affordable housing

Unanimously Passed in Senate

Creates more housing opportunities in areas with sewer and water capacity

- Enables subdivision of small lots in residential zoning districts
- Allows more flexibility for ‘missing middle’ housing, like: ADUs, duplexes and small multi-family
- Provides funding priority for water and sewer systems, municipal planning grants, community development grants and downtown and village tax credits

Expands Downtown & Village Tax Credits to Neighborhoods/Flood Readiness

- Extends program benefits to designated neighborhood development areas to encourage housing investment around our commercial centers
- Enables credits to support “qualified flood mitigation” projects to encourage investments in flood resilience.
- Increases program cap from \$2.6M to \$3.9M (budgeted)

S.237, Key Provisions

An act relating not promoting affordable housing

Age-specific Housing Study by Jan. 2021

- Collaboration with Dept. of Disabilities, Aging, and Independent Living
- Focus on older Vermonters

Short-Term Rental Impacts and Regulation Report by Jan. 2021

- Allows collection of data on short-term rental impacts with emergency rules
- Asks for regulatory recommendations
- Enumerates municipal ordinance authority to regulate

S.237, Key Provisions

An act relating not promoting affordable housing

Mobile Home Park Infrastructure

- Directs DEC to structure state revolving loans funds to allow for relocation of homes and water/wastewater infrastructure improvements.
- Report on actions and recommendations by Jan. 15, 2021.
- Authorizes State Treasurer to provide financing for mobile home park infrastructure.

Vermont Housing Incentive Program

- Leverages private investment from small-scale landlords to bring rentals up-to-code and/or back and use.





