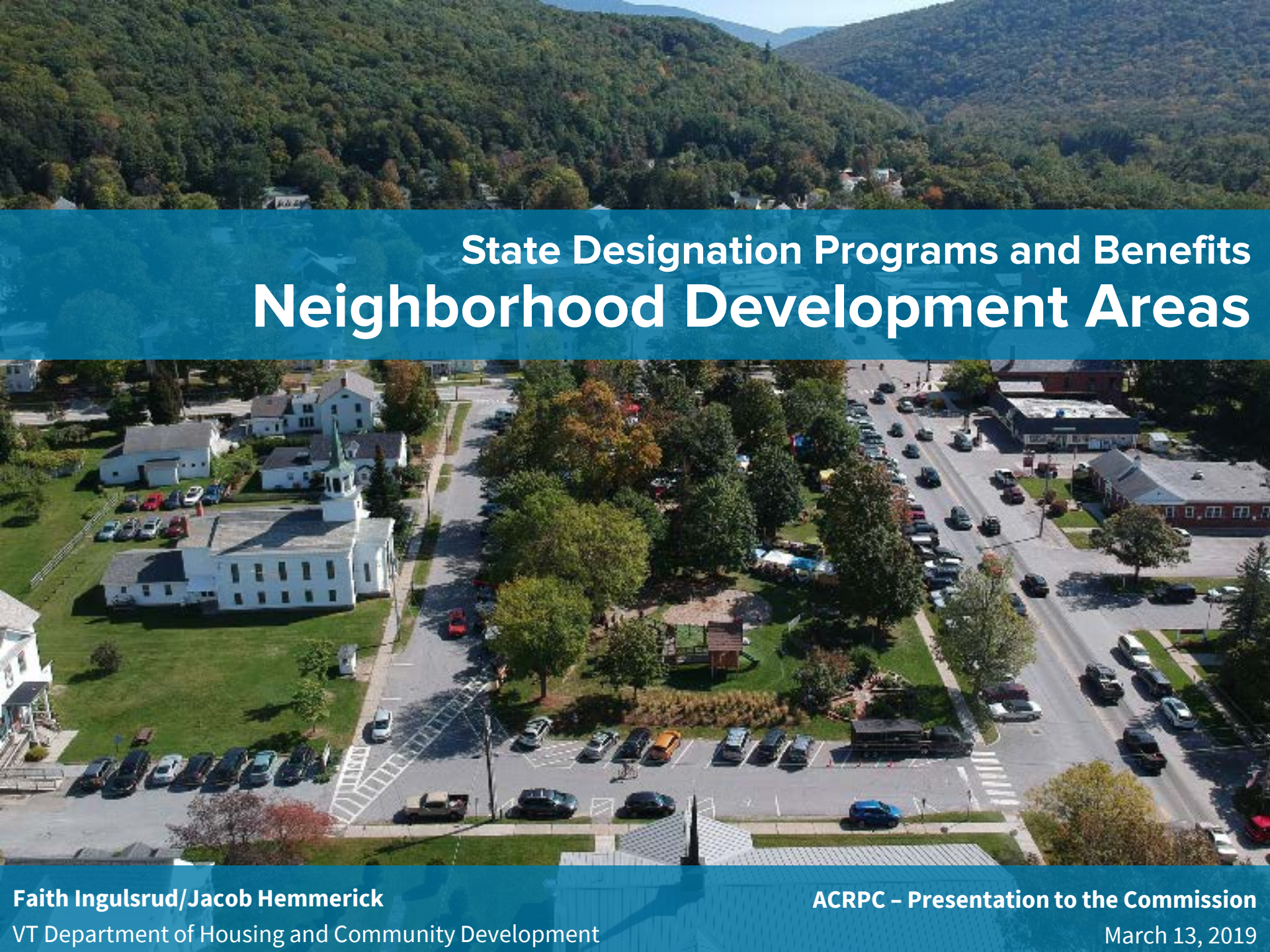


An aerial photograph of a town. In the foreground, there is a large white church with a steeple and a parking lot filled with cars. To the right of the church is a green park area with trees and a small wooden structure. Further right is a street with many cars parked along the side. In the background, there are rolling hills covered in dense green forest.

State Designation Programs and Benefits Neighborhood Development Areas

Community Planning + Revitalization Division

Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.



STATE OF VERMONT
Agency of Commerce & Community Development (ACCD)
Department of Housing & Community Development (DHCD)

Statewide Planning Goals

24 VSA Chapter 117 §4302(c)(1)



... plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside...



Value of State Designation

The Five Designations

Core Designations



Village Centers (Est. 2003)



Downtowns (Est. 1998)



New Town Centers (Est. 2003)

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



Neighborhood Development Areas (Est. 2013)



Growth Centers (Est. 2006)

Number of State Designations: 159



Village Centers: 152



Downtowns: 23



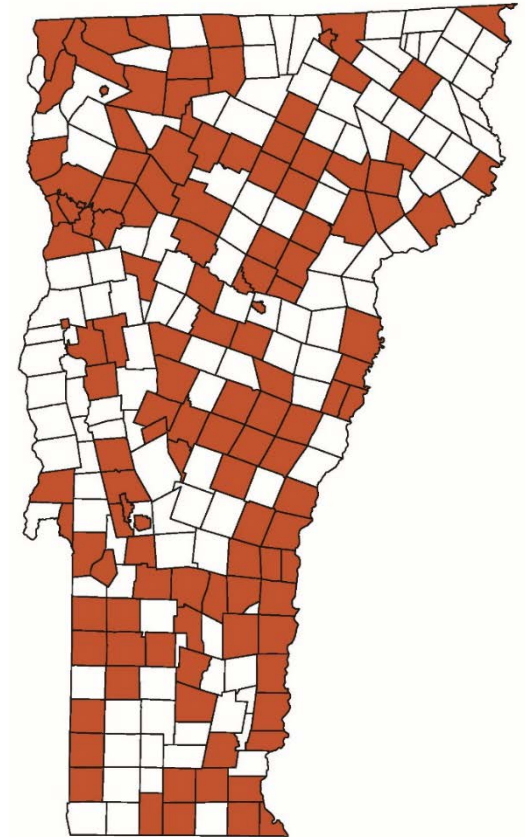
New Town Centers: 2



Neighborhood Development Areas: 5

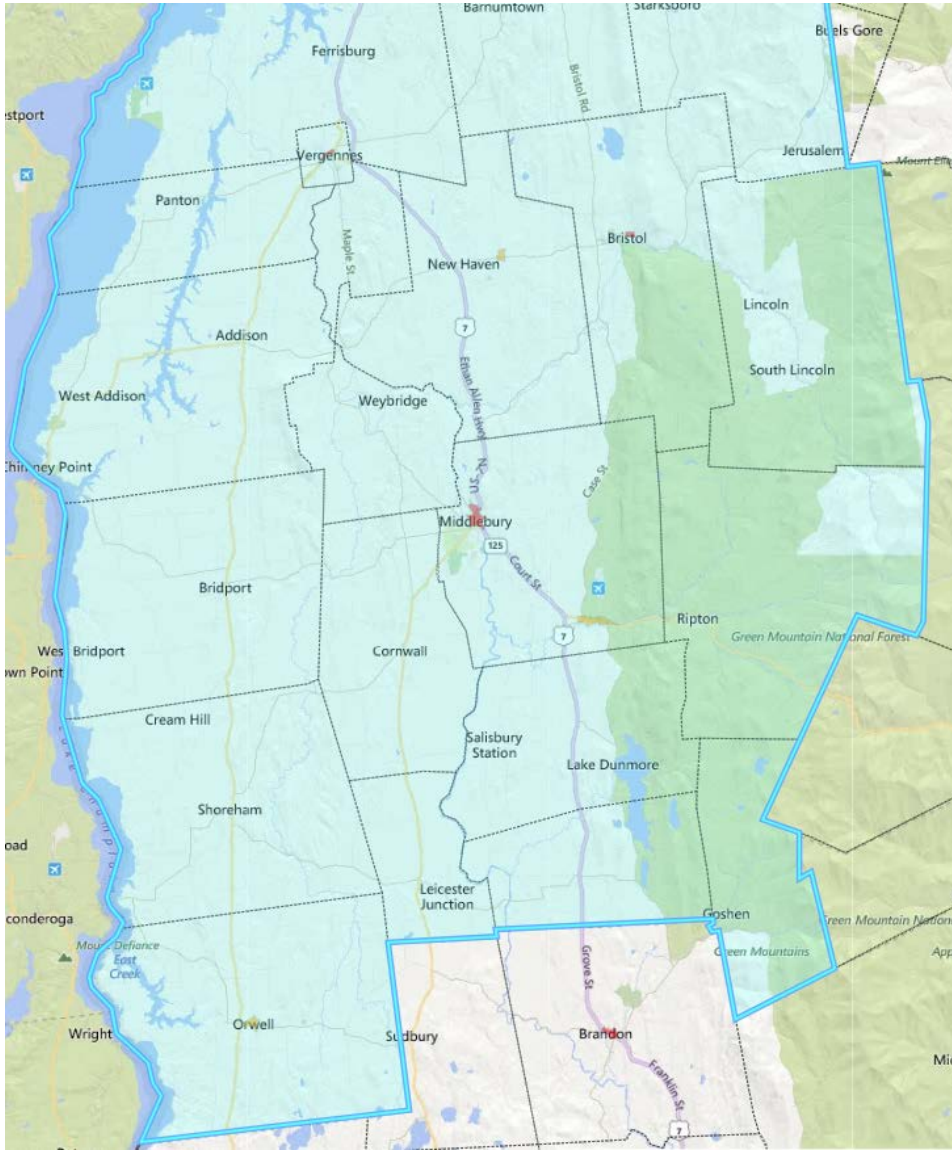


Growth Centers: 6



Designations in Addison County

Downtowns and Village Centers



EXISTING STATE DESIGNATIONS

Downtowns

Bristol

Middlebury

Vergennes

Village Centers

East Middlebury

New Haven

Orwell

Core Designations in Addison Co.

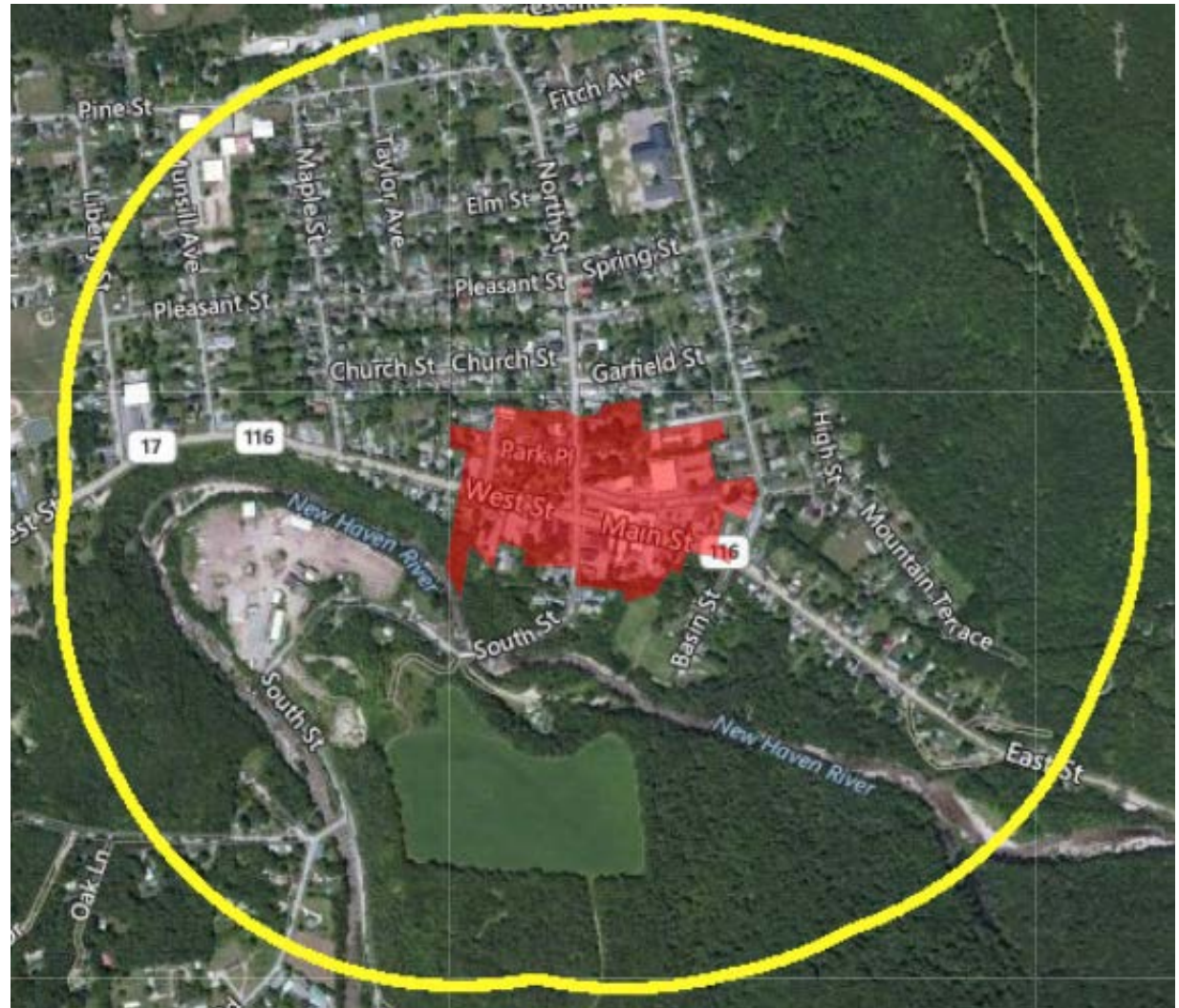
Downtowns and Village Centers – The Civic and Commercial Core



Bristol
State Designated
Downtown

Neighborhood Planning Area

Downtowns and Village Centers – Add-On Designations



Bristol

**1/2 mile walking distance
from downtown =**

The area eligible for
Neighborhood
Development Area (NDA)
Designation



The Benefits of Designation

Technical Assistance



State Grant Priorities

- VTrans Bike/Ped Grants
- VTrans Transportation Alternative Grants
- Vermont Community Development Program (CDBG)
- Historic Preservation Grants
- Municipal Planning Grants
- Brownfield Clean-up Grants
- And many others!



EVSE – Grant Program

State Electric Vehicle Supply Equipment (EVSE) Grant Program

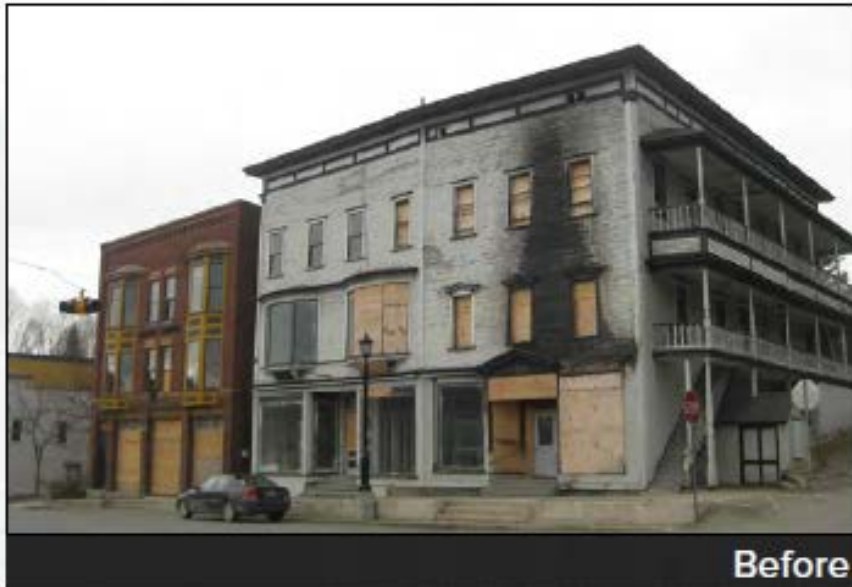
A program proposed for the Vermont Beneficiary Mitigation Plan for the Volkswagen Environmental Mitigation Trust



Downtown & Village Center Tax Credits

Hardwick, VT

Hardwick - Designation Sparks Revival



“The amount of new activity, life and excitement on Main Street is unprecedented. It’s clear to me that strong communities need vital urban cores -- and with the help of the tax credits, we’ve made a great start in Hardwick.”

Michael Gohl, local architect
and tax credit recipient

Benefits - Funding Directory

Designated Downtown and Village Centers Funding Directory

Downtown and Village Center Tax Credit*

State investment tax credit for qualified historic rehabilitation, façade, code and technology upgrades for properties constructed before 1983 located within a Designated Downtown or Village Center.
Range: 10 – 50% of eligible expenditures
Eligibility: Properties within Designated Downtown or Village Center
Deadline: Annually in July
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/downtown_village_tax_credit

Federal Rehabilitation Investment Tax Credit

Federal investment tax credit for 20% of the rehabilitation costs (including labor, materials and architects or other consultant fees) for income-producing historic buildings.
Range: 20% of eligible expenditures
Eligibility: Owners of income-producing historic buildings
Deadline: Rolling application deadline; file application before construction
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: <http://www.nps.gov/tps/tax-incentives.htm>

Sales Tax Reallocation Program*

Municipalities and the developer of a qualified project jointly apply for a reallocation of sales taxes on construction materials. Qualified projects must be located within a Designated Downtown.
Range: Based on sales tax generated in excess of \$100,000 to \$1M depending on the size of municipality
Eligibility: Joint application between municipality and developer located within Designated Downtown
Deadline: Annually in July
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/salestaxreallocation

Vermont Community Development Program (CDBG)*

Accessibility Modification Grants – Federal grants to bring existing municipal buildings and non-school libraries into compliance with the Americans with Disabilities Act (ADA).
Implementation Grants – Federal grants for economic development, housing, public facilities, and public services that will benefit low/moderate income individuals, eliminate slums or blight, or address an urgent need.
Planning Grants – Federal grants for community development planning, downtown planning studies, and project development to benefit people with low to moderate incomes and/or eliminate "slums and blight."
Range: \$30,000 - \$100,000
Eligibility: Municipalities and/or municipalities on behalf of organizations and private owners
Deadline: Open application with funding decisions made throughout the year
Contact: Josh Hanford, (802) 595-1385 josh.hanford@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/vcdp

Downtown Transportation Fund*

State grants for municipalities to finance transportation-related capital improvements in support of economic development, within or serving a Designated Downtown, including construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvements, rail or bus facilities or equipment, and underground relocation of electric utility, cable and telecommunications lines.
Range: 50% of overall project costs up to maximum of \$100,000
Eligibility: Municipalities with a Designated Downtown
Deadline: Annually in March
Contact: Gary Holloway, (802) 828-3220 gary.holloway@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/downtown_transportation_fund

* Grant program receives priority consideration due to state designation
For more information, please contact:
Richard Amore: richard.amore@vermont.gov or 802.828.5229
Gary Holloway: gary.holloway@vermont.gov or 802.828.3220

Designated Downtown and Village Centers Funding Directory

Municipal Planning Grant Program*

State grants for a wide range of municipal planning projects including municipal land use plans, zoning and subdivision bylaws, designated downtown, village and neighborhood planning.
Range: \$2,500 - \$20,000
Eligibility: Municipalities with adopted plans confirmed by their regional planning commission
Deadline: Annually in September
Contact: Annina Seiler, (802) 828-1948 annina.seiler@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/opportunities/funding/overview/municipal_planning_grants

Hazard Mitigation Grant Program

Provides grants to implement long-term hazard mitigation actions that reduce structure damage or loss of life due to natural disasters. Examples include upsizing culverts, floodproofing buildings and mitigation planning.
Range: No minimum or maximum. Local match of 25%.
Eligibility: Municipalities, state agencies, regional planning agencies, non-profits in select circumstances. Eligible entities on behalf of private owners.
Deadline: Funding available after a major disaster declaration. Rolling application deadlines.
Contact: Ray Doherty, 802-241-5258 ray.doherty@vermont.gov
Website: <http://vermont.gov/mitigation/applications>

State Historic Preservation Grants*

State 50:50 matching grants for the repair and restoration of historic buildings listed or eligible for listing in the National Register of Historic Places.
Range: \$1,000 - \$20,000
Eligibility: Municipalities and non-profit organizations
Deadline: Annually in October
Contact: Caitlin Corkins, (802) 828-3047 caitlin.corkins@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/preservation/grants/historic_preservation

Certified Local Government Program

Federal grants available for resource identification and planning, National Register nominations, downtown planning, public education, archeological studies, and building feasibility studies.
Range: \$500 - \$25,000
Eligibility: Municipalities that are enrolled as Certified Local Governments
Deadline: Annually in January
Contact: Devin Colman, (802) 828-3043 devin.colman@vermont.gov
Website: http://eccd.vermont.gov/strong_communities/preservation/planning/clgp

Brownfield Revitalization Fund*

Grants and loans for remediation of brownfield sites. The funds are made available to Vermont by the EPA and eligible applicants can be private developers, non-profits and municipalities.
Range: Grants are capped at \$200,000
Eligibility: Municipalities, non-profit organizations and private developers
Deadline: Rolling
Contact: Kiersten Bourgeois, (802) 793-4899 kiersten.bourgeois@vermont.gov
Website: http://eccd.vermont.gov/business/relocate_expand/capital/brownfields

Cultural Facilities Grant Program

Matching state grants for community facilities used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming.
Range: \$1,000 - \$30,000
Eligibility: Municipalities and non-profit organizations
Deadline: Annually in the spring
Contact: Michelle Bailey, (802) 828-3294 m Bailey@vermontartsCouncil.org
Website: <http://www.vermontartsCouncil.org/grants-and-services/organizations/cultural-facilities>

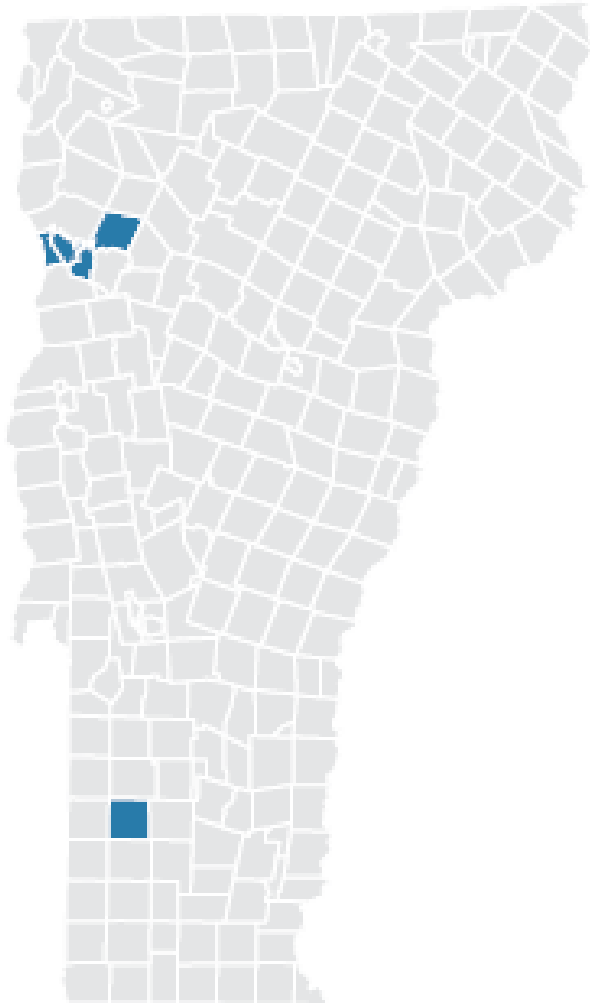
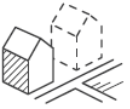
* Grant program receives priority consideration due to state designation
For more information, please contact:
Richard Amore: richard.amore@vermont.gov or 802.828.5229
Gary Holloway: gary.holloway@vermont.gov or 802.828.3220



Benefits – Act 250 Benefits

- Relief from Act 250 permitting for most projects in Downtowns and for Priority Housing Projects
- If a permit is required, projects in a designated area do not need address sprawl concerns under Criterion 9(L)
- May provide the basis for possible “Act 250-free” areas in future legislation

Neighborhood Development Areas



NDA Municipalities

Burlington

Essex Junction

South Burlington

Winooski

Manchester



**What can a
neighborhood
development area
designation do for
you?**



Develop More Affordable Housing



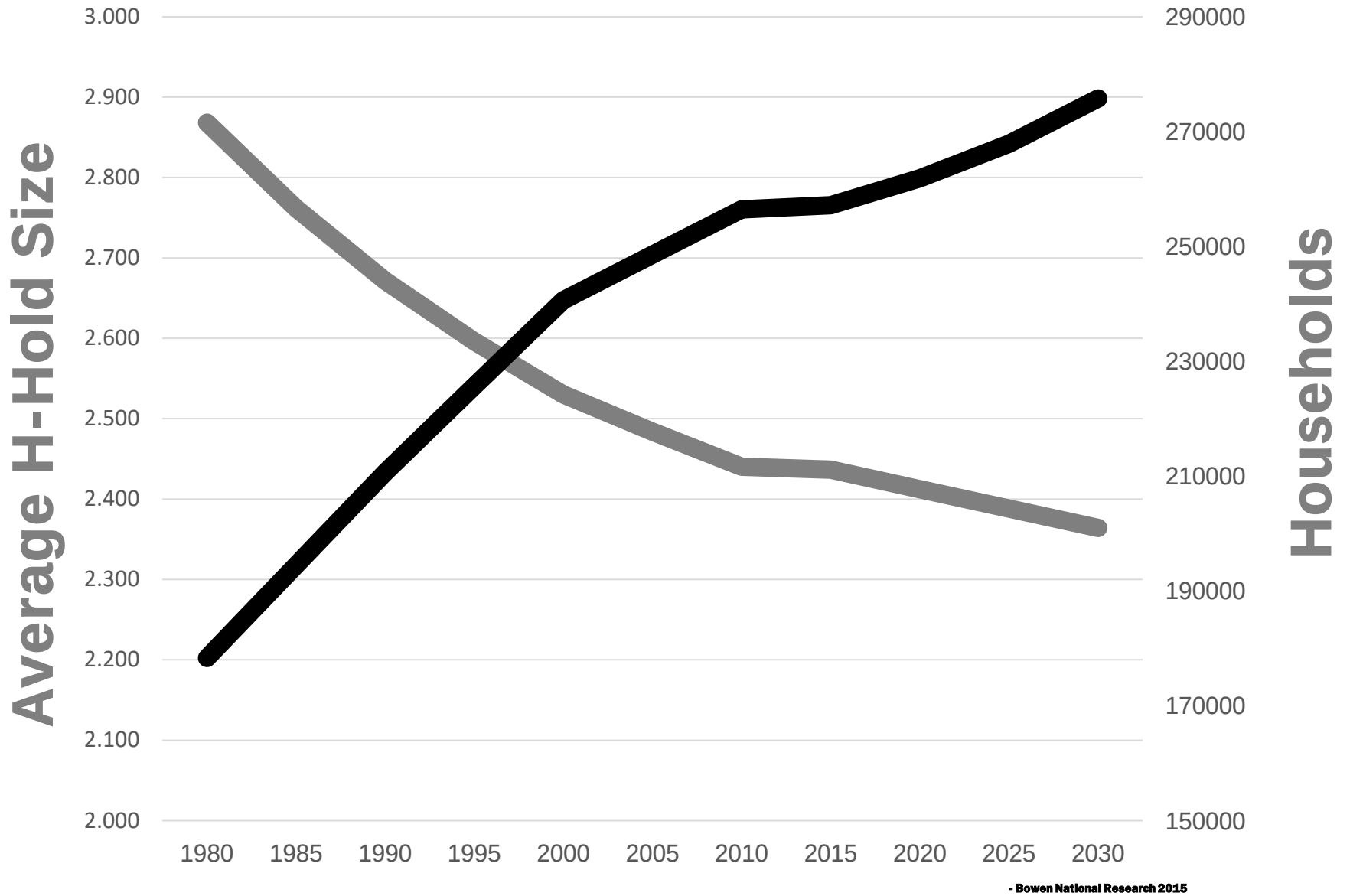
In Centered, Walkable Places



Using Traditional Neighborhood Design

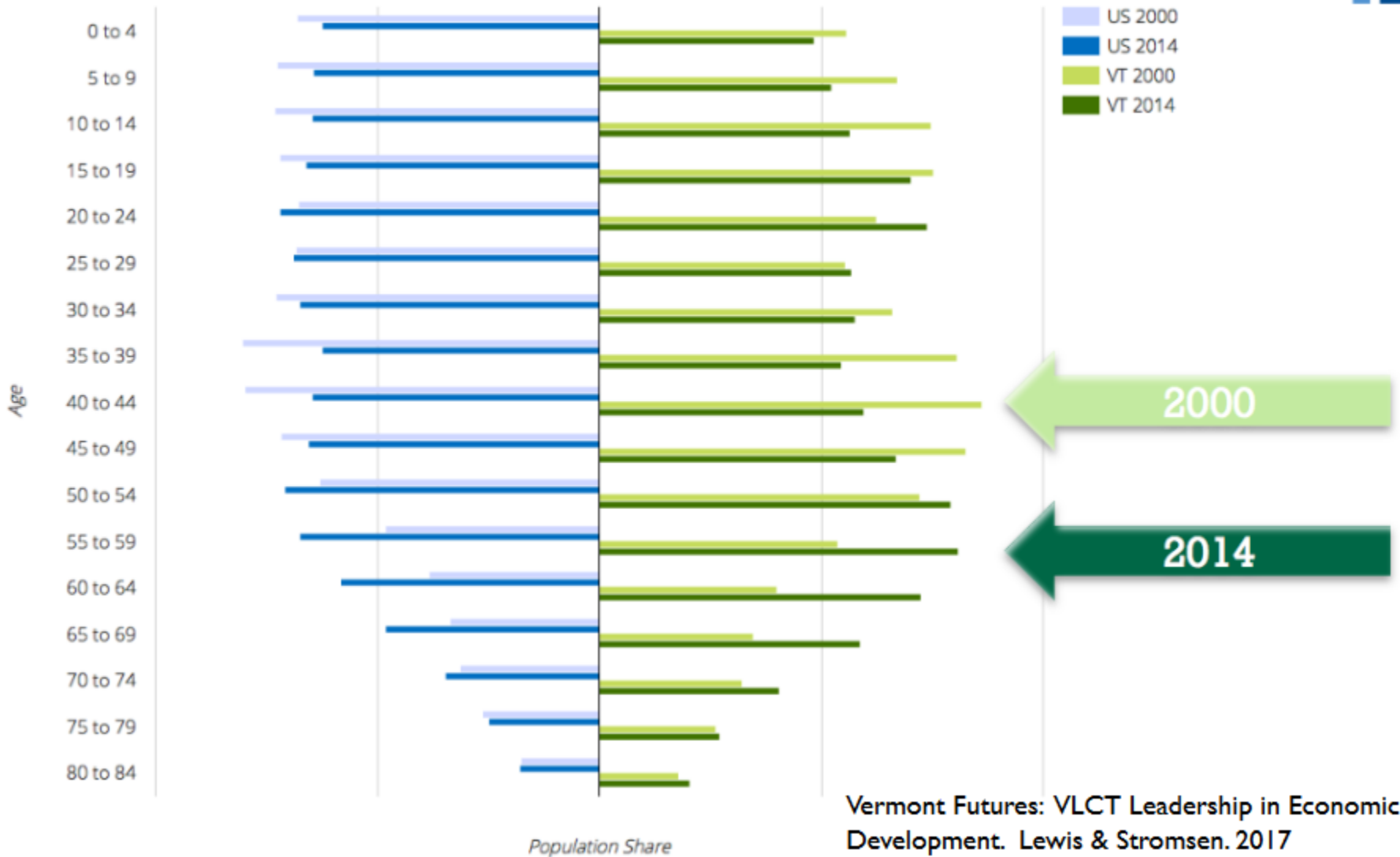
**How does housing
in walkable places help
Vermont and
Vermonters?**





More & Smaller Households

Vermont's Age Profile 2000-2014



Seniors & Millennials Dominate

WALKABLE



NEARBY AMENITIES



MANAGEABLE & AGE-FRIENDLY



ACTIVE & SOCIAL



They Share Tastes



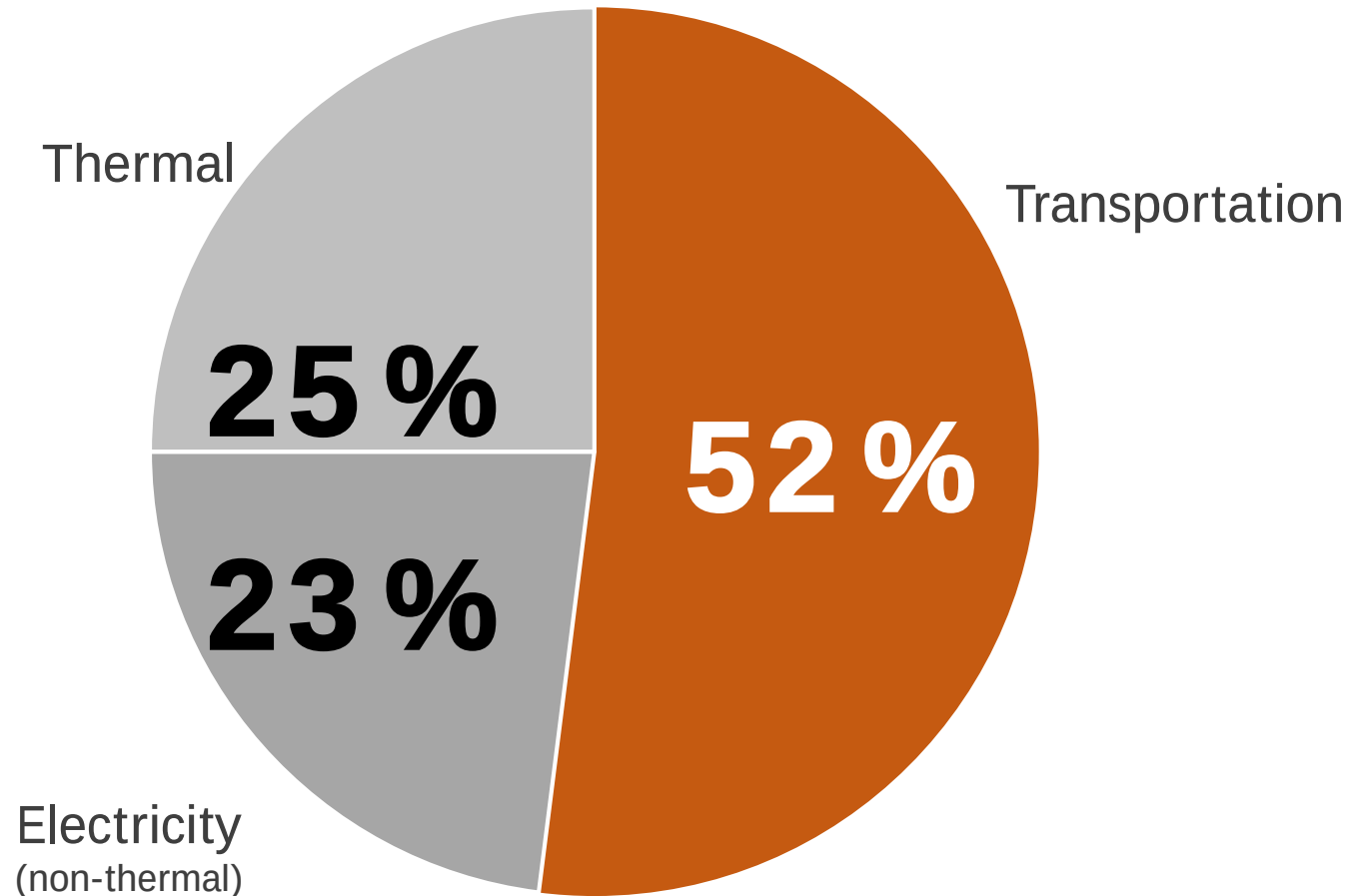
-The San Diego Foundation, Pillars of Age-Friendly Communities

Walkable Places Support Aging in Place



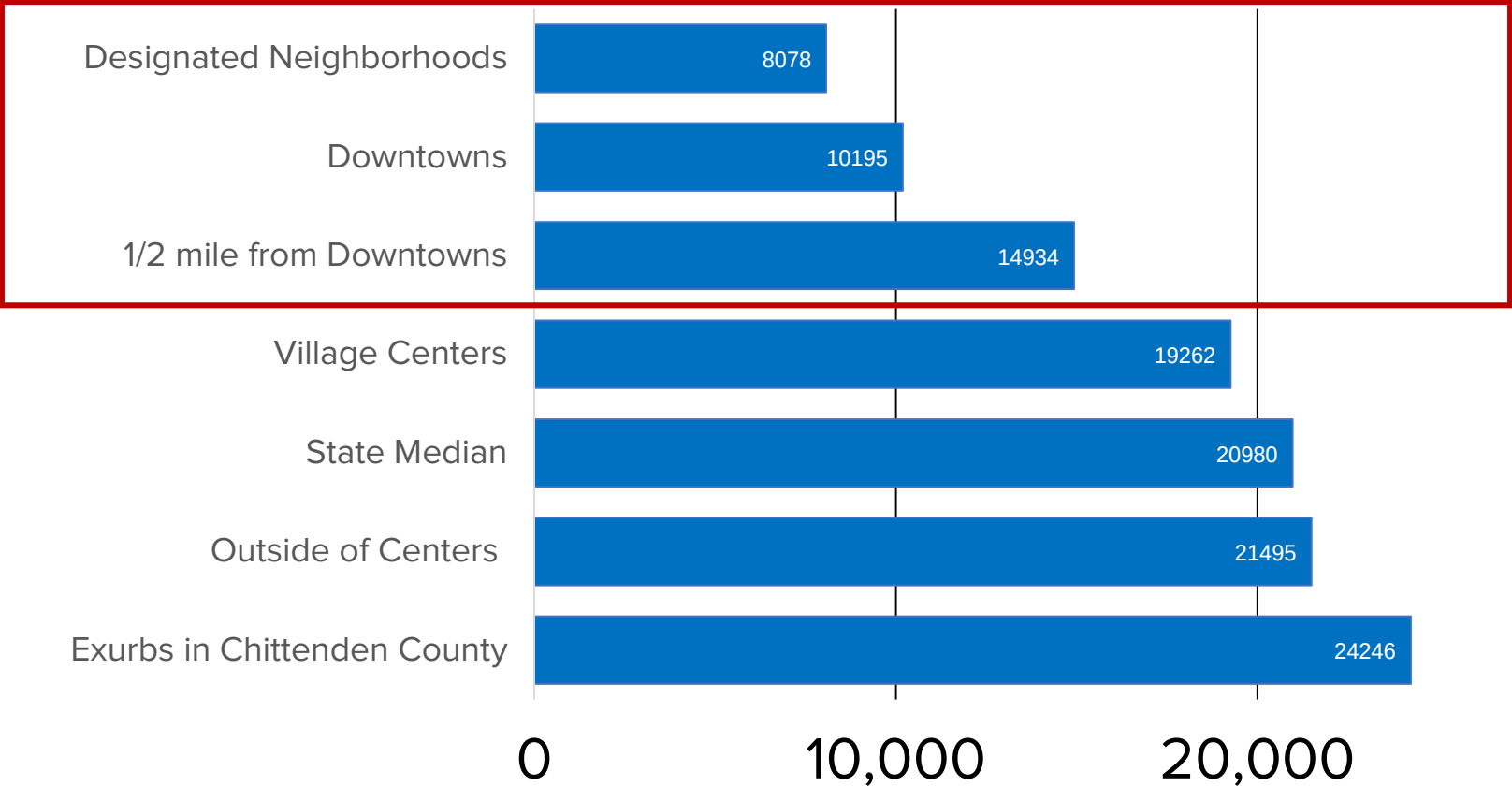
Major Demographic Changes

Total Energy Cost for Vermont Households



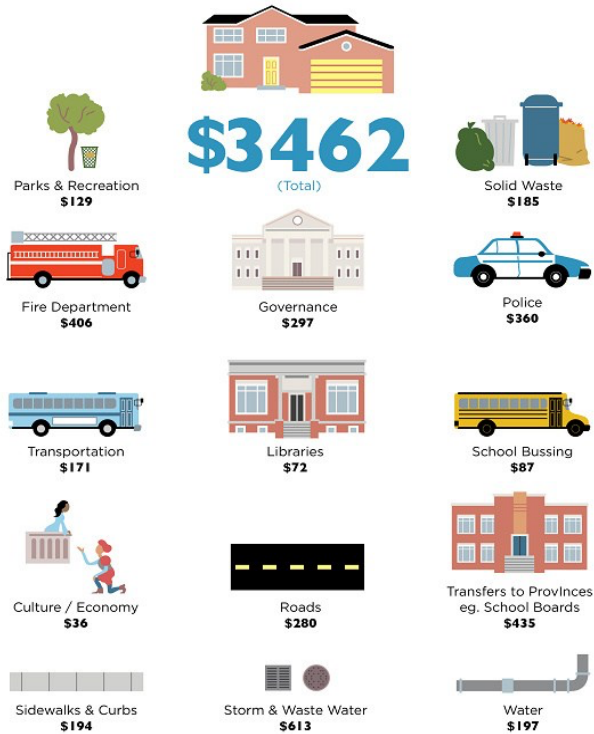
A Long Commute Costs

Median Household Annual Vehicle Miles Traveled by Area

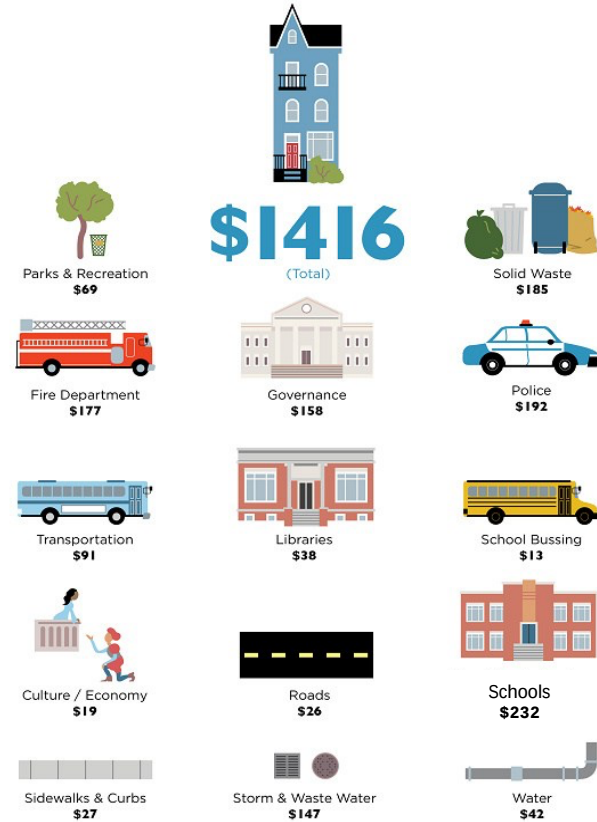


Walkable Places Save Transportation Costs

Rural/Suburban Town Annual Cost, per Household



Downtown Town Annual Cost, per Household

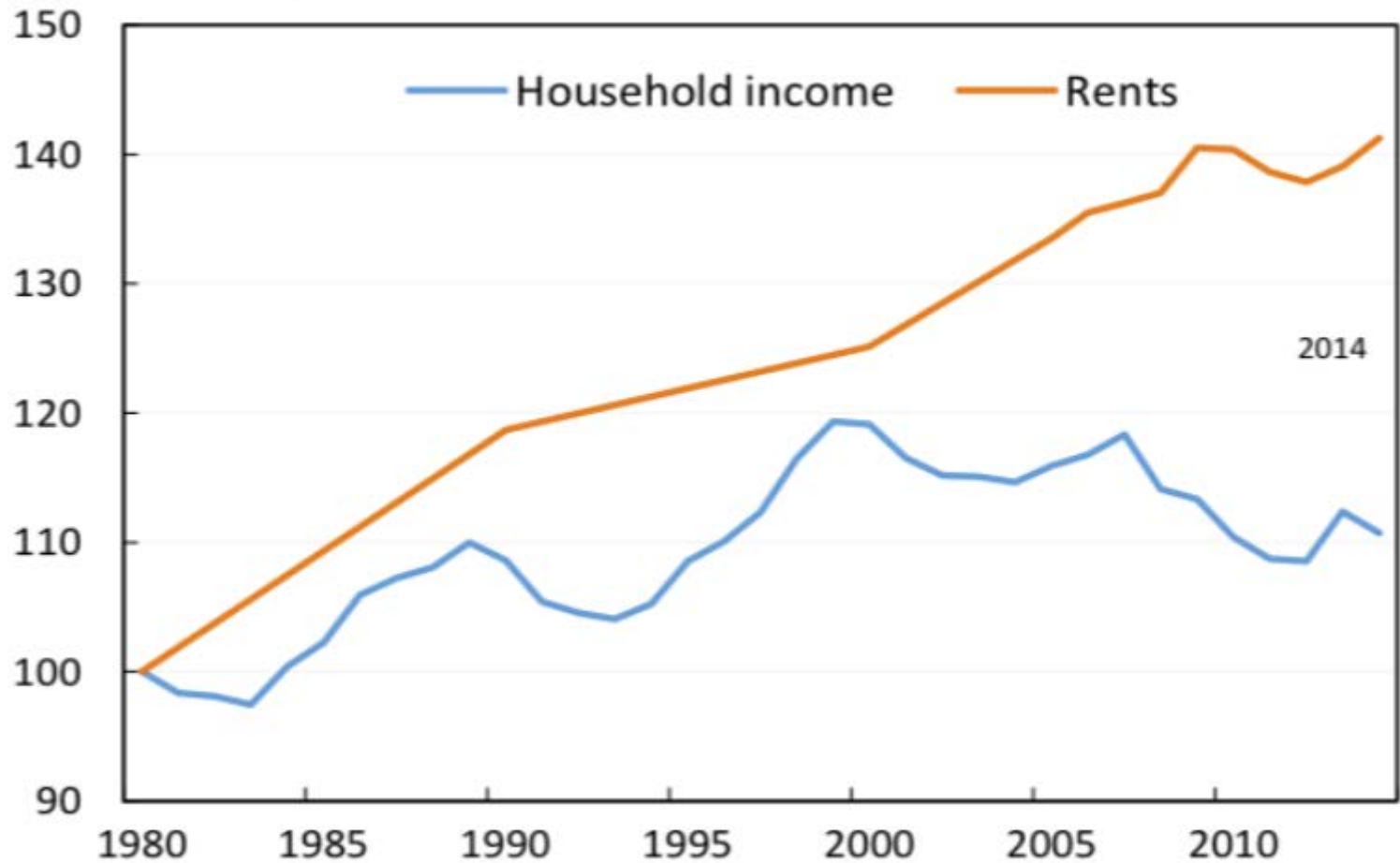


Sustainable Prosperity 2015

Save Infrastructure & Utility Costs

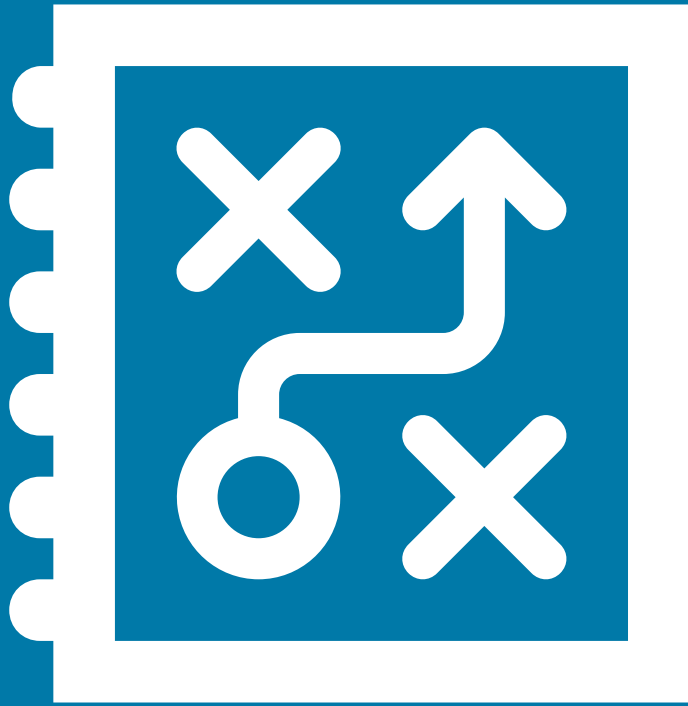
Median rents vs. median household income, 1980-2014

Indexed: 1980= 100

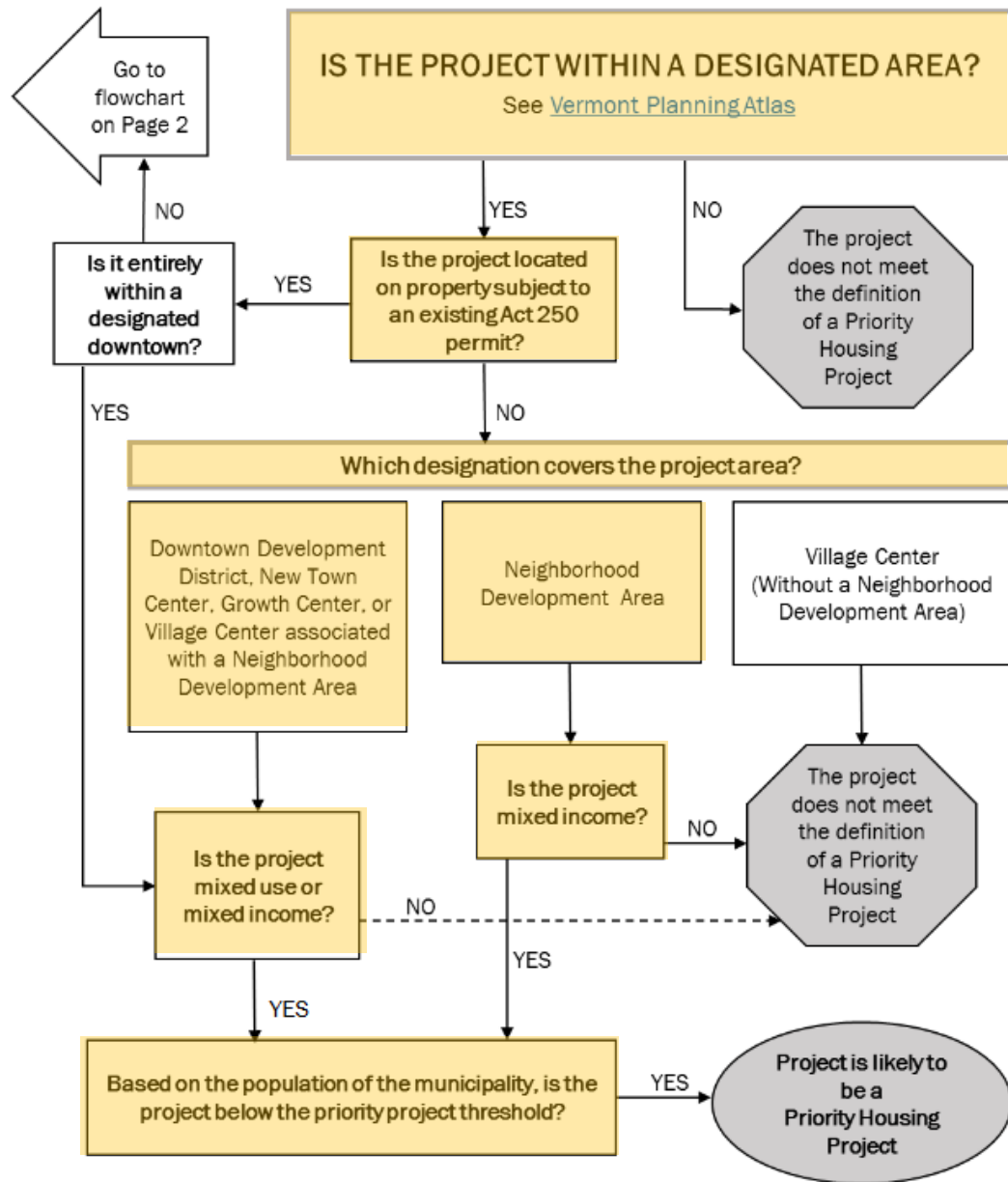


Source: Census Bureau; BLS; Haver; CEA calculations

Affordability is a Challenge



**What are the
benefits of an NDA?**

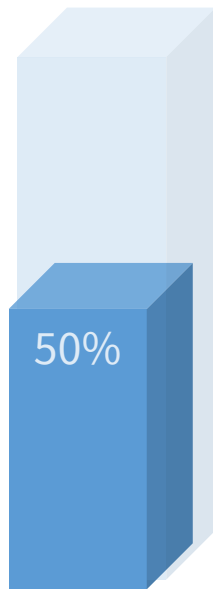


Page 1 - March 7, 2018

Act 250 Exemption for Priority Housing

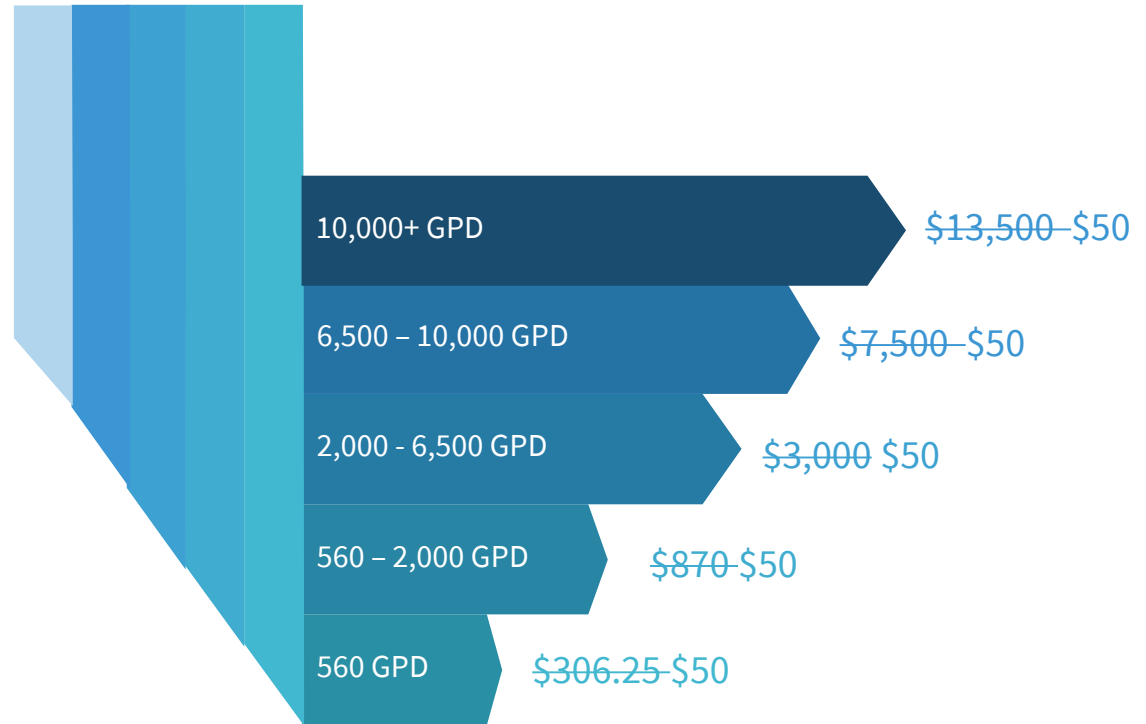
Act 250 Fee

For projects not
qualifying for
exemption



ANR Water & Wastewater Fee

All Capped at \$50



Act 250 & ANR Fee Reductions



Act 250: Reduced Agricultural Soil Mitigation Fees

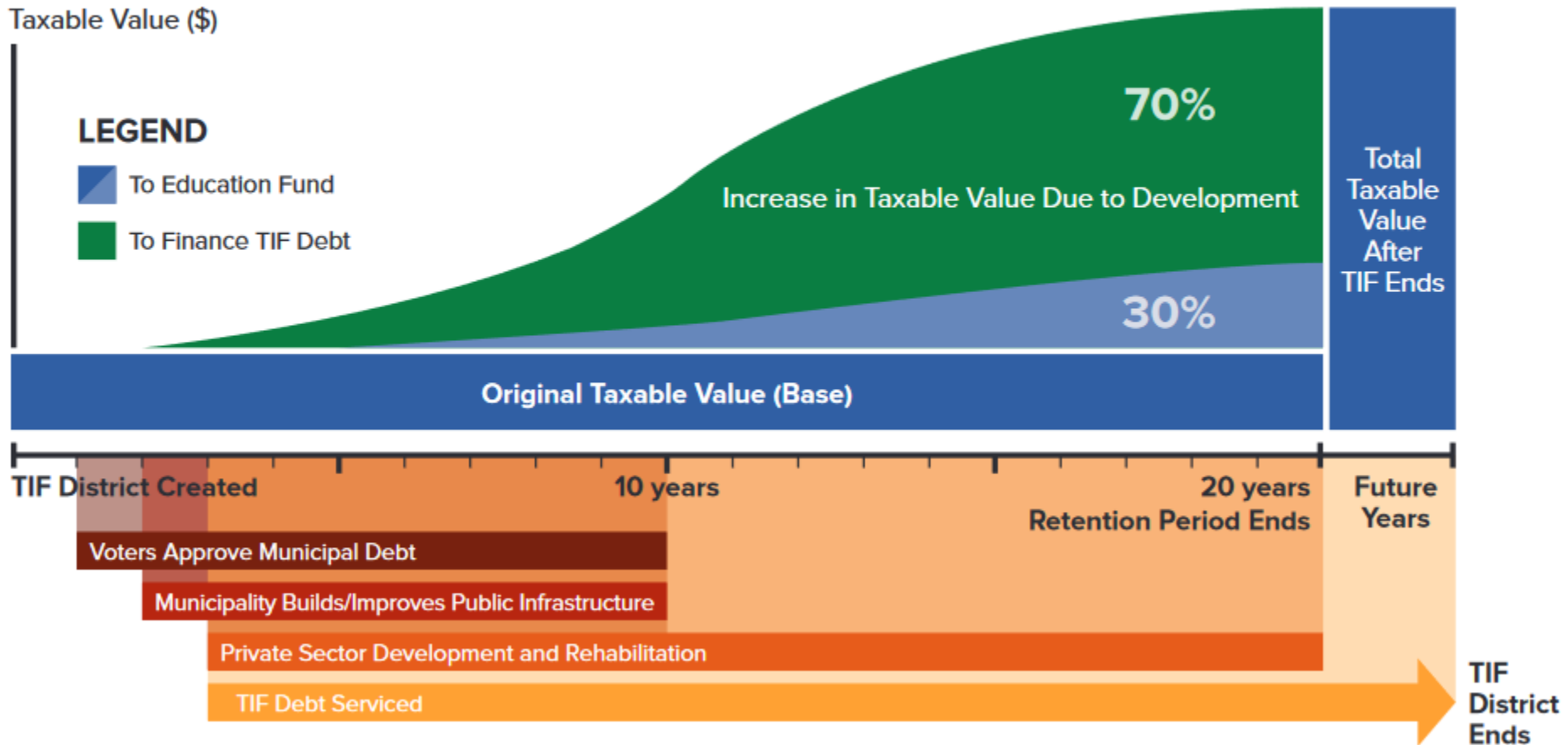


Limits Character of the Area Appeals

Years Land Held	Gain, as a Percentage of Basis		
	0-99%	100-199%	200% +
Less than 4 months	60%	70.0%	80%
4 months, but less than 8	35%	52.5%	70%
8 months, but less than 1 year	30%	45.0%	60%
1 year, but less than 2	25%	37.5%	50%
2 years, but less than 3	20%	30.0%	40%
3 years, but less than 4	15%	22.5%	30%
4 years, but less than 5	10%	15.0%	20%
5 years, but less than 6	5%	7.5%	10%

Land Gains Tax Exemption

Tax Increment Financing: Timeline and Revenue Distribution



Tax Increment Finance District Location



**How has the
program
made a
difference?**

Neighborhood Development Areas

- ✓ Supported the development of more than 600 housing units
- ✓ Saved an average of \$50,000 in fees per project
- ✓ Reduced project permit timelines by an estimated average of 7 months





**How to prepare an
application?**

Conclusion

A municipality adopts a plan in order to define the kind of community that it desires to be. The approval of a plan by the Regional Planning Commission supports this vision. In Vermont, a municipality is under no obligation to

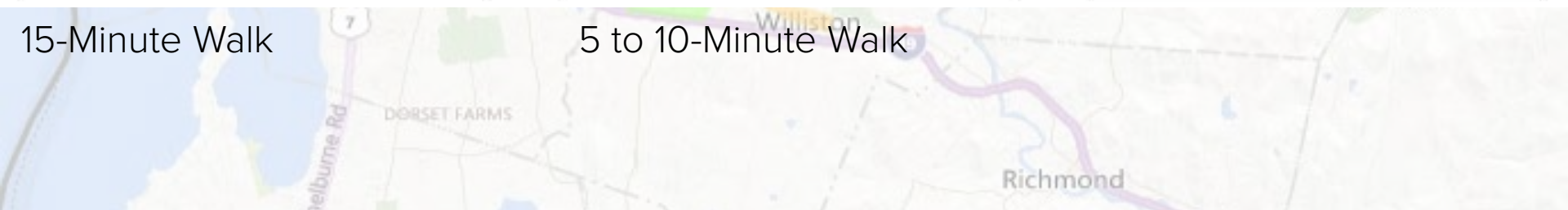
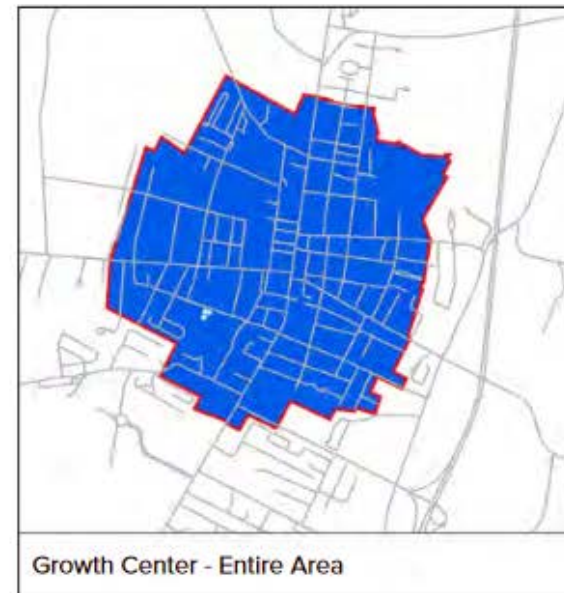
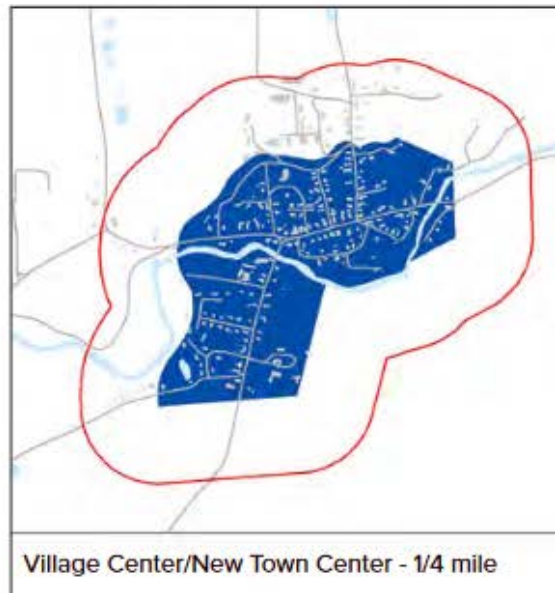
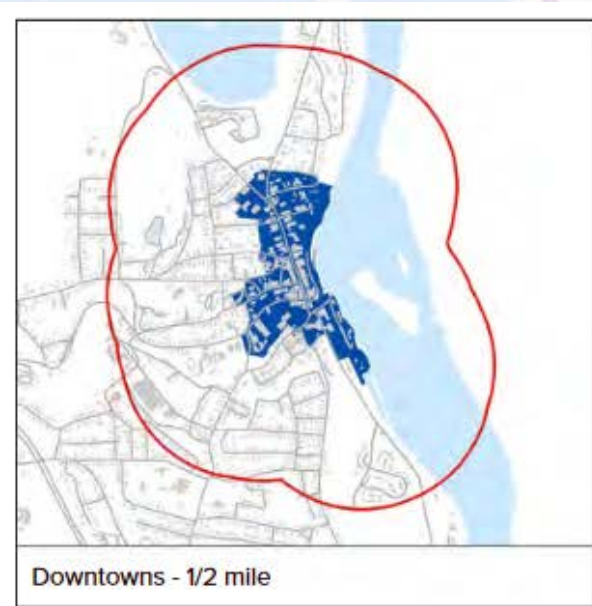
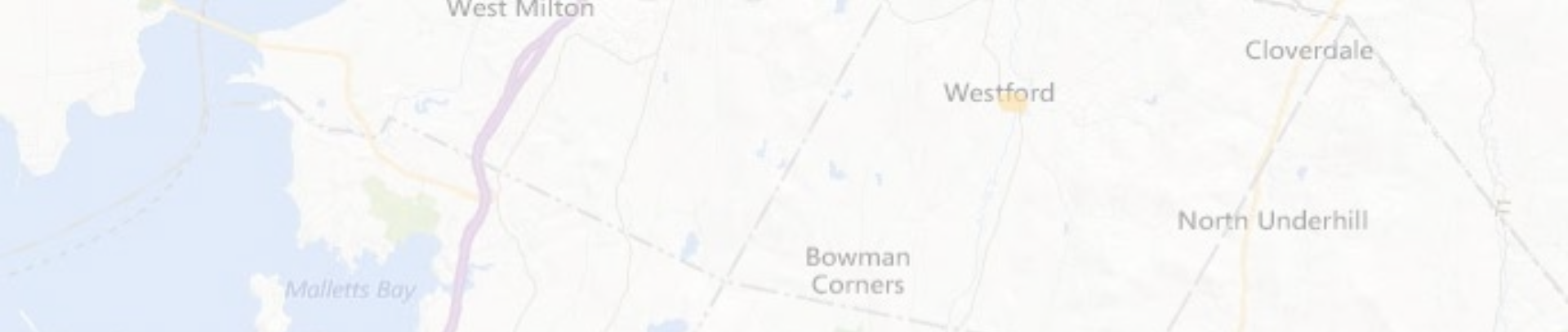
adopt a plan, have its plan be approved by a Regional Planning Commission, or have its municipal planning process be confirmed by a Regional Planning Commission. However, a municipality that elects to have its planning process be confirmed obtains these benefits (24 VSA § 4350(e)):

- Eligibility to charge impact fees, to apply for municipal planning grants, and to participate in State Designation Programs;
- Immunity from review by the Department of Housing and Community Affairs of the municipality's plan for compliance with affordable housing criteria established under 24 VSA § 4351; and
- State agency plans adopted under 3 VSA Chapter 67 must be compatible with the municipality's approved plan.

Role of the Regional Planning Commission

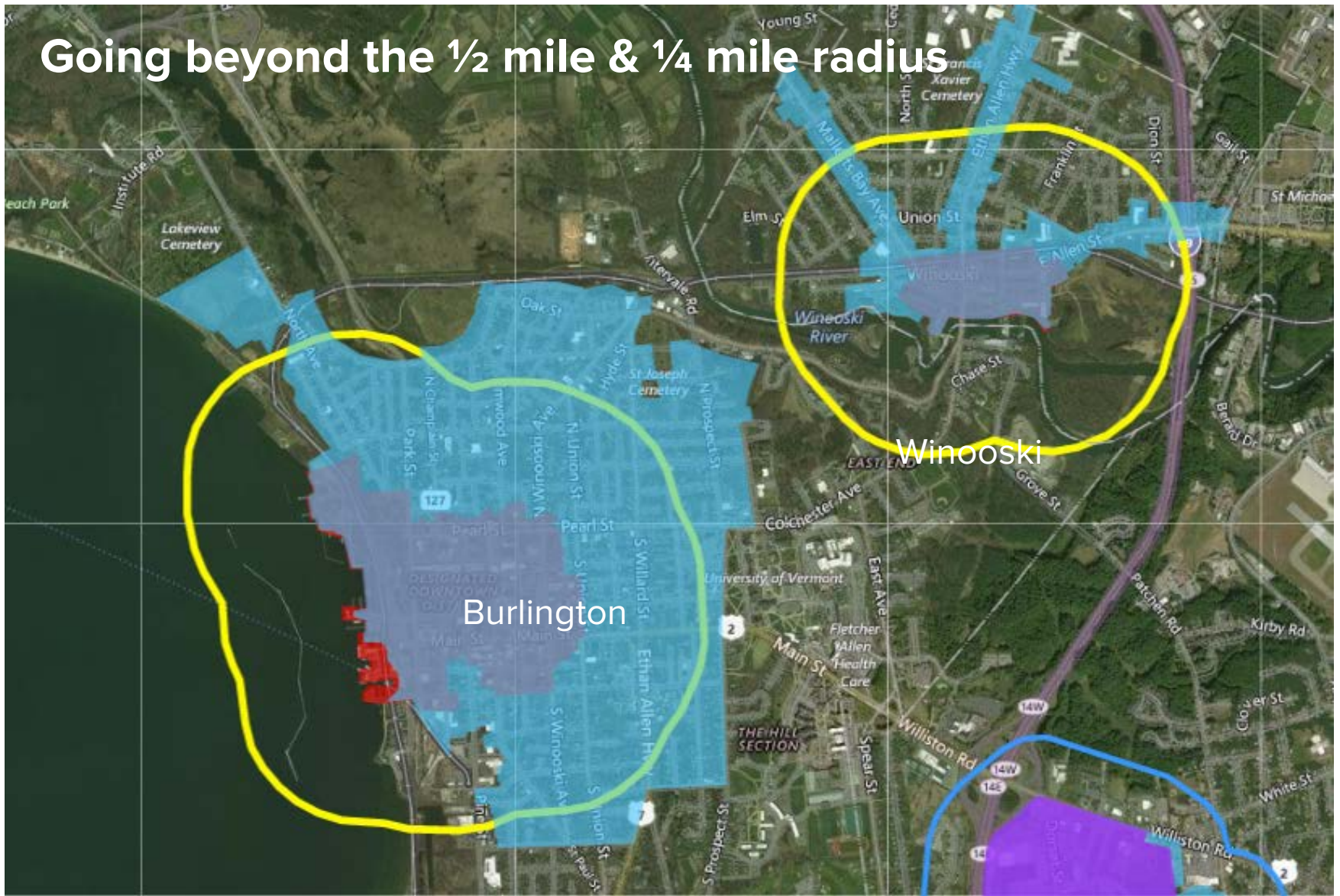
Vermont law [24 VSA § 4350(a)] requires each Regional Planning Commission to review the planning process of its member municipalities at least twice during an eight-year period (or more frequently at the request of a municipality). This "Guidelines" document identifies the procedures and standards that the Chittenden Regional Planning Commission (CCRPC) will use for approving the plans and confirming the planning process.

RPC-Confirmed Planning Process

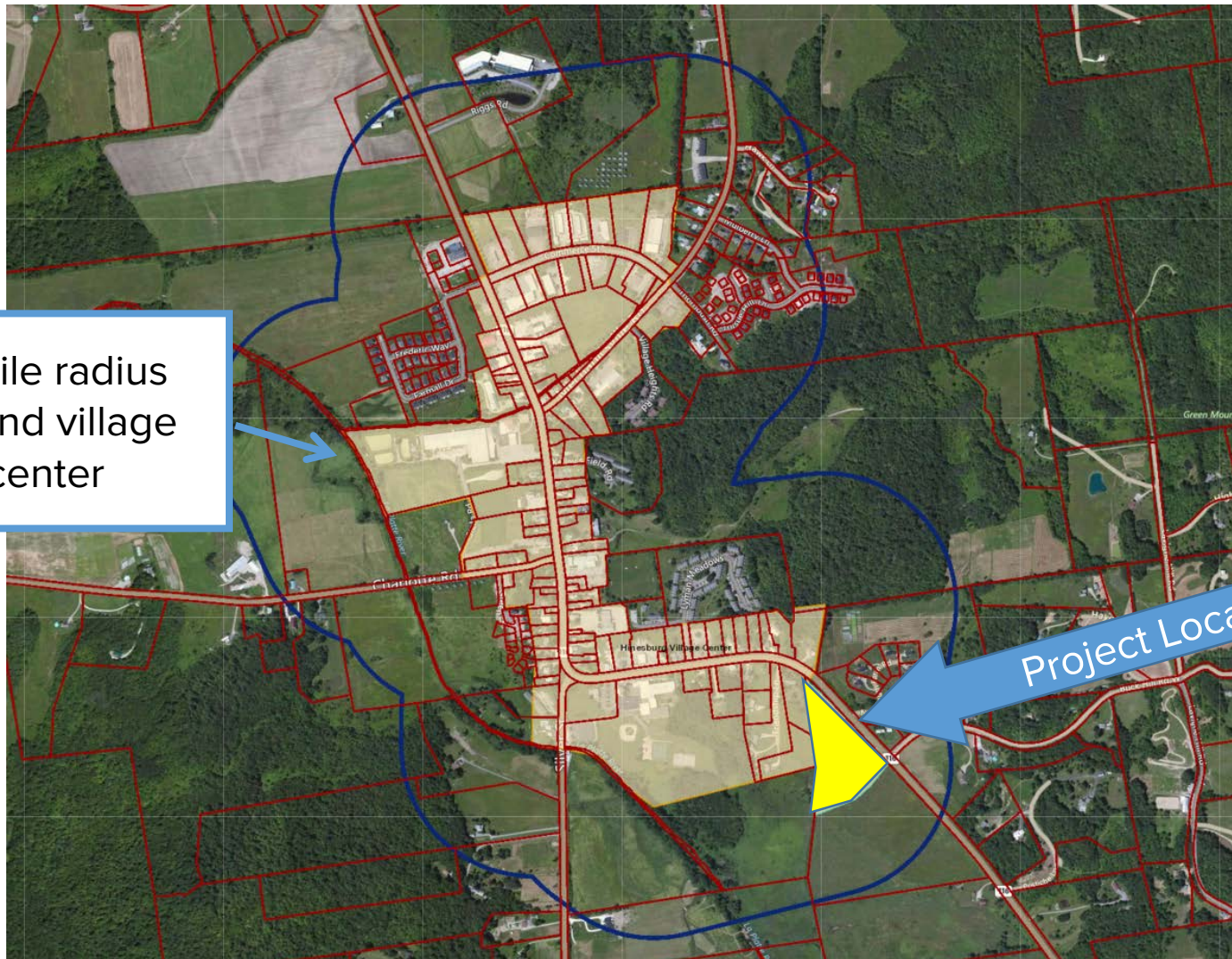


Neighborhood Planning Area

Going beyond the ½ mile & ¼ mile radius



Extensions Beyond Planning Area

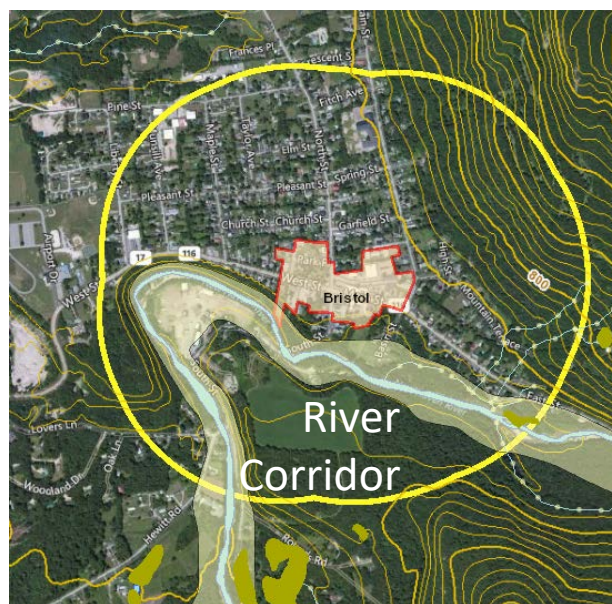
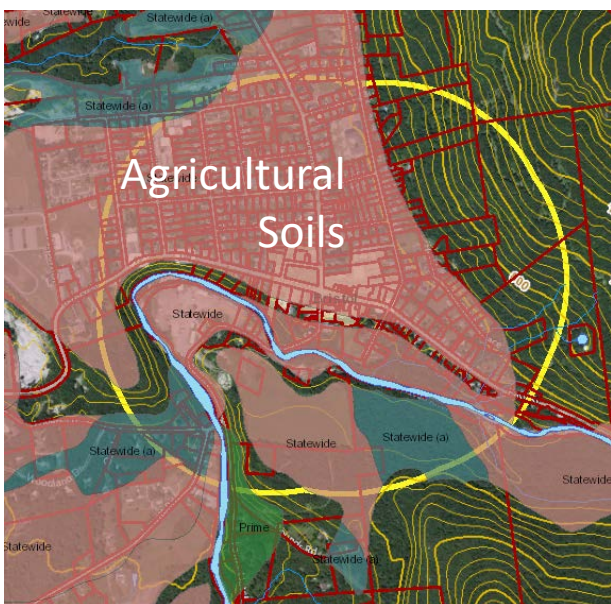


1/4 mile radius
around village
center

Project Location

Hinesburg

Site-Based, Developer-Led Designation



Natural Resource Avoidance

 Proposed NDA
 Village Center
 Quarter Mile Buffer
 ANR River Corridor
 Wetlands
 Flood Hazard
 Municipal Boundary

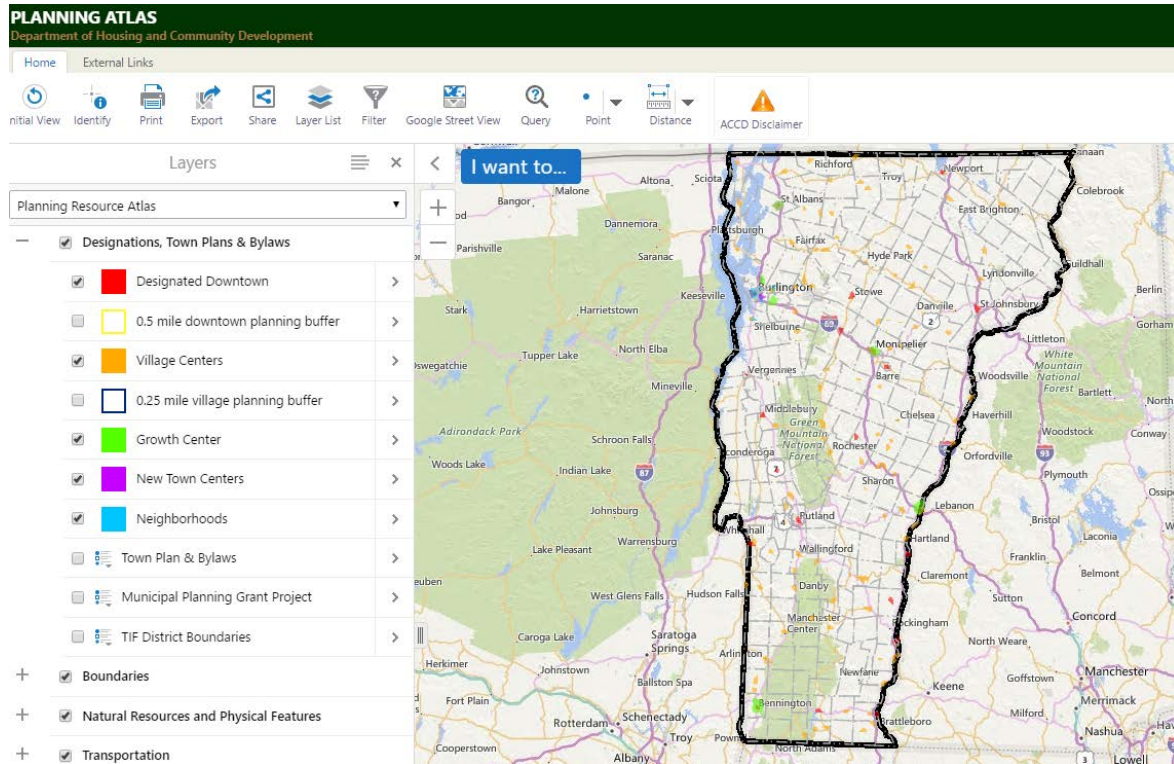
The proposed NDA excludes river corridor, flood hazard areas, wetlands, areas not served by sewer, and parcels falling in the Village of Manchester, a separate municipality.

Note: the municipal boundary shown here is only approximate. Parcel data more accurately reflect the boundary between the Town of Manchester and the Village of Manchester.



Natural Resource Avoidance

Vermont Planning Atlas



**Neighborhood
Development Area
Designation
Program**

**Application
Guidelines**

Website:

<http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas>

Mapping & Program Guide

1

Density

Minimum 4 DU/Acre

2

Building & Lot Patterns

3

Uses

4

Complete Streets



Neighborhood Development Area Designation Program

Application Guidelines



State Designation Programs
Community Planning + Revitalization
July 2017

 **VERMONT**
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

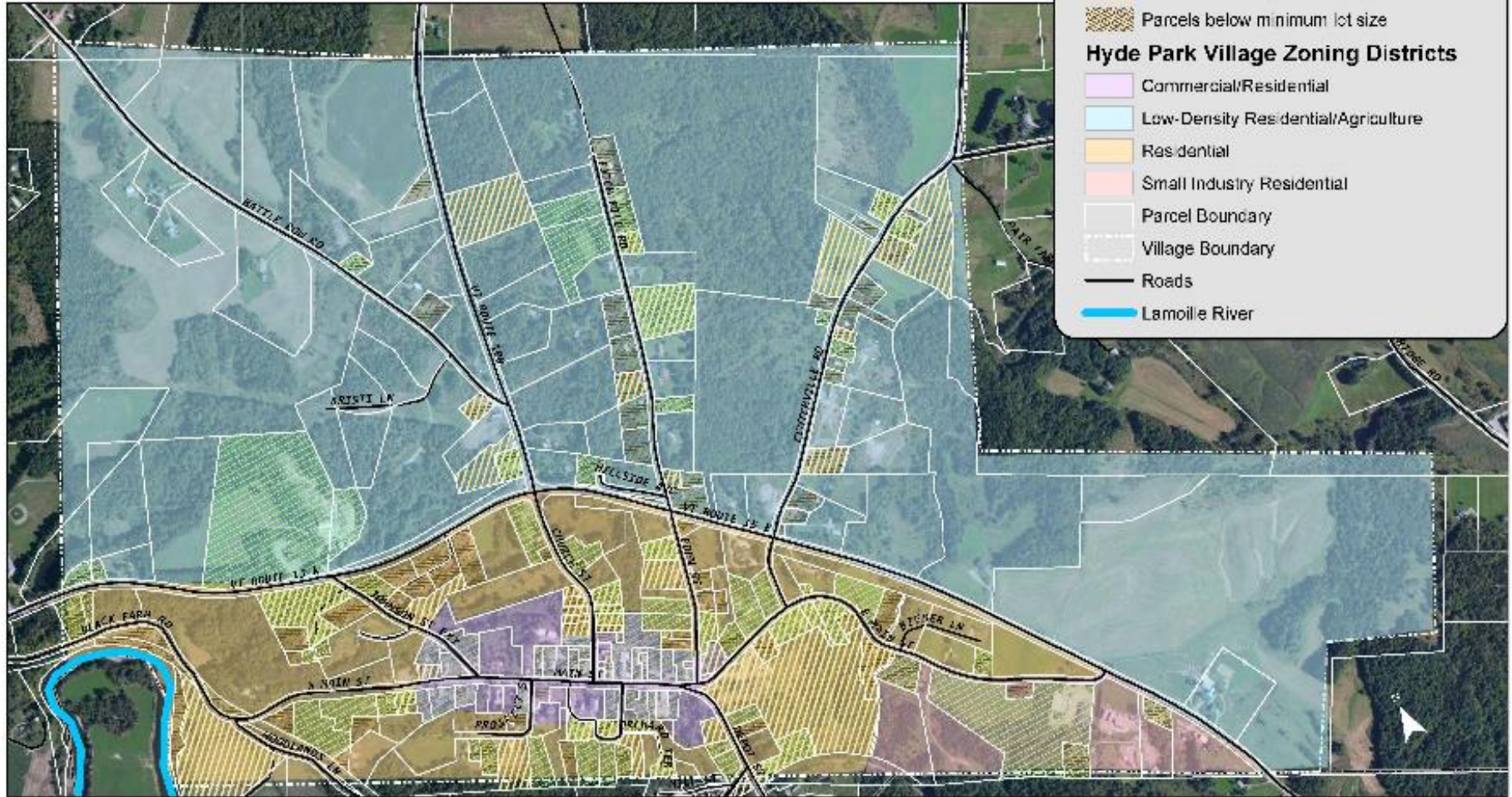
Policies & Bylaw Requirements

Hyde Park Village Structures and Lots

LCPC conducted a geographic analysis to determine nonconforming structures and lots (do not conform to the current zoning regulations within Hyde Park Village). The areas examined conformed to the following zoning conditions: minimum lot size, minimum lot width, road center setbacks, lot rear and side setbacks. The analysis was done by visual examination

of current aerial imagery and setback overlays, and by overlaying the parcel database by lot size and lot width. Detailed methodology is available upon request. Note that the results are general, and do not take other considerations such as wetlands into account. As such, these results should be used for planning purposes only, not for regulatory interpretation.

There are a total of 277 nonconforming occurrences, of which 55 are due to lot setback violations, 102 to road center setback violations, and 127 to parcels below the minimum lot size. A total of 109 out of 255 (82%) of parcels in the Village do not appear to conform to the current zoning bylaws.



Making Vermont's Historical Pattern Legal



22 units • 5.8 acres • 3.8 units / acre

Source: [Visualizing Density](#)

Density

Minimum 4 DU/Acre



Density

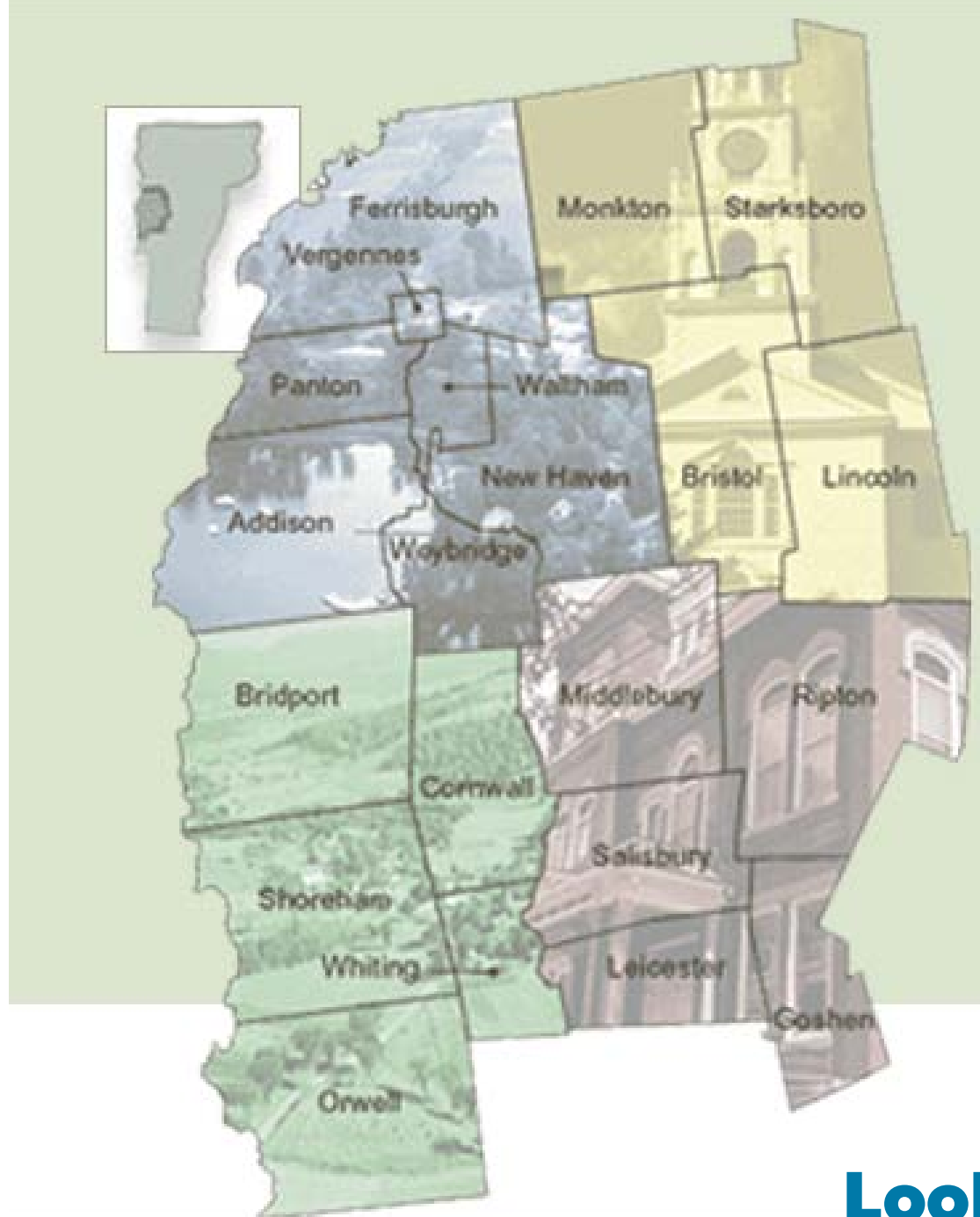


Uses, Lots, & Buildings

Measuring setbacks in Duxbury for a zoning update.



Complete Streets



Looking Ahead



Discussion & Questions

Thank You



Faith Ingulsrud

VT DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FAITH.INGULSRUD@VERMONT.GOV

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JACOB.HEMMERICK@VERMONT.GOV

(802) 828.5249