



Central Vermont Regional Planning Commission

BOARD OF COMMISSIONERS

February 11, 2020 at 6:30 pm

Central VT Chamber of Commerce Conference Room, 963 Paine Turnpike North, Berlin

6:15 pm – Social and pizza

<u>Page</u>	<u>Time</u>	<u>AGENDA</u>
	6:30¹	Adjustments to the Agenda Public Comments
3	6:35	Draft Basin 14 Tactical Basin Plan, Danielle Owczarski, VT Department of Environmental Conservation (enclosed) Basin includes lands in Orange and Washington.
10	7:15	Interstate 89 2050 Study, Charlie Baker, Chittenden County Regional Planning Commission Evaluation of the Interstate 89 corridor through Chittenden County leading to policy, planning, and infrastructure recommendations.
13	7:50	Commission Appointments (enclosed) ² Appoint Nominating Committee
19	8:00	Central Vermont Regional Plan Amendment, Clare Rock (enclosed) ² Review proposed plan amendments and set public hearing date.
75	8:20	Meeting Minutes – January 14, 2020 (enclosed) ²
80	8:25	Reports (enclosed) Staff, Executive Director, Legislative, and Committee Reports
	8:30	Adjournment

¹ Times are approximate unless otherwise advertised.

² Anticipated action item.

Next Meeting: March 10, 2020

Persons with disabilities who require assistance or special arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

What is a Tactical Basin Plan?

Tactical basin planning is carried out for the Vermont Agency of Natural Resources (VANR) by the Water Investment Division (WID) in collaboration with the Watershed Management Division and in coordination with watershed partners. Tactical basin plans (TBPs) are developed in accordance with the [Vermont Surface Water Management Strategy](#) (VSWMS) and the [Vermont Water Quality Standards](#) (VWQS) to protect, maintain, enhance, and restore the biological, chemical, and physical integrity of Vermont's water resources. The basin-specific water quality goals, objectives, strategies, and actions described in the TBPs aim to protect public health and safety and ensure public use and enjoyment of VT waters and their ecological health.

The TBP process allows for the issuance of plans for Vermont's fifteen basins every five years, as required by statute 10 V.S.A. § 1253. The plans incorporate the U.S Environmental Protection Agency's (EPA) 9-element framework for watershed plans (Environmental Protection Agency) and meet obligations of the Vermont Clean Water Act.

The basin planning process includes:

1. Monitoring water quality
2. Assessing and analyzing water quality data
3. Identifying strategies and projects to protect and restore waters
4. Seeking public comment and developing the plan
5. Implementing and tracking plan priorities (which is ongoing throughout the planning cycle).



Figure 3. Steps in the tactical basin planning process

The plans communicate opportunities for protection by providing a list of recommended waters for special state designations, conservation, and local ordinance protection based on water quality data. They justify opportunities for restoration by providing a list of waters with an explanation of their causes and sources of pollution, and in some cases, identify reductions needed to restore water quality including those necessary to meet Total Maximum Daily Load (TMDL) targets.

One of the most utilized parts of the plan is the implementation table in Chapter 5 that lists targeted actions to meet protection and restoration goals. The 2015 Basin 14 Report Card located in Appendix A provides a status update for each of the objectives identified in the [previous basin plan](#). These actions target individual projects that are tracked via its online counterpart, the Watershed

Projects Database (WPD). The WPD is found on ANR's [Clean Water Portal](#) and is continuously updated to capture project information from the TBP process, on the ground assessments, and emerging projects due to natural and anthropogenic events.

ANR's [Clean Water Portal](#) is an online platform that houses a variety of clean water tools to assist with project planning, searching existing projects, funding opportunities, and more. Tools on the portal used for watershed planning include:

- Clean Water Project Explorer
- Watershed Projects Database (WPD) Search
- Water Quality Project Screening Tool
- Funding Opportunities Tool

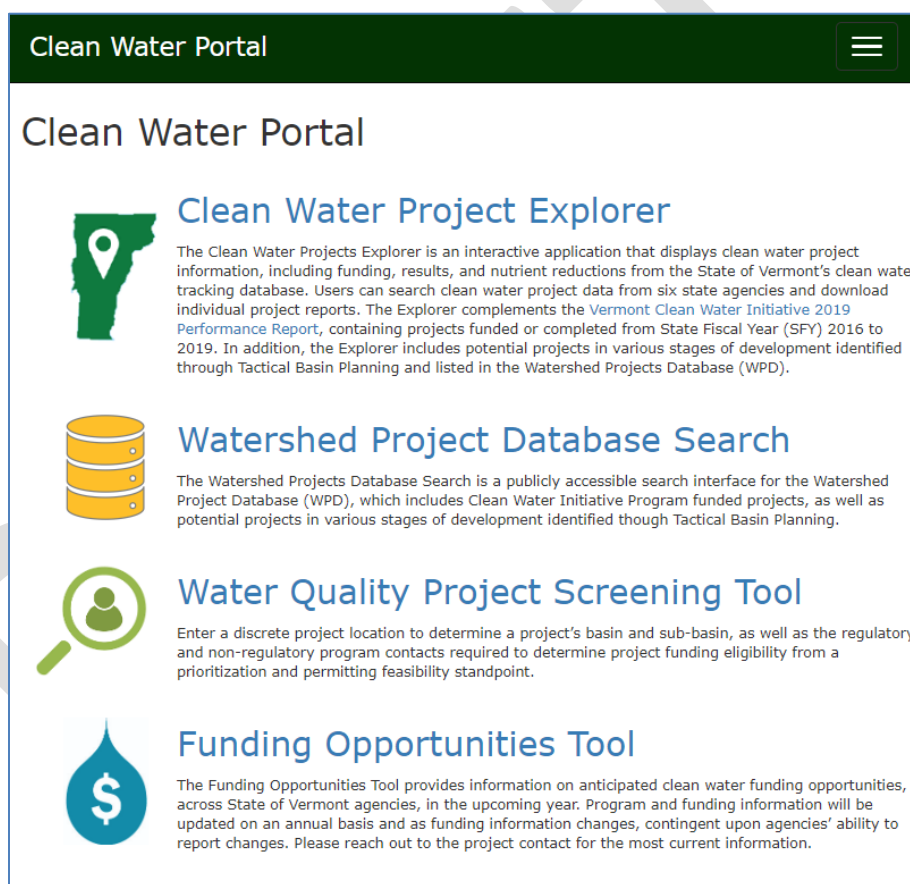


Figure 4. The ANR Clean Water Portal is a tool used by watershed partners to identify, assess, and track water quality projects statewide. Web address: <https://anrweb.vt.gov/DEC/cleanWaterDashboard/>.

TBPs target actions and prioritization of resources to those projects that will have the greatest impact on surface water protection or remediation. As a result, these plans can be considered a strategic guidebook for VANR and watershed partners to protect and restore Vermont's surface waters.

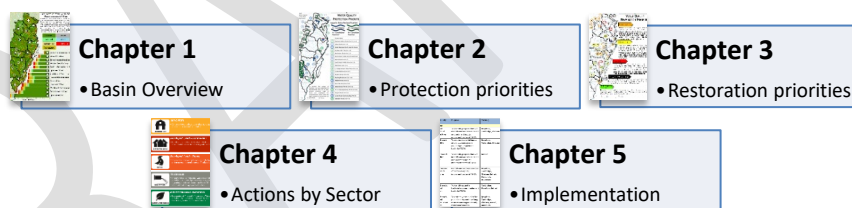
Executive Summary

The chief challenge facing the future of [water quality statewide](#) and in Basin 14 is [climate change](#). In [Vermont, climate change](#) is causing [increased storm intensity](#) and [total precipitation](#), which leads to land and stream channel erosion and stormwater runoff. Actions like [floodplain](#) and [river corridor protection](#), [forest conservation](#), [wetland restoration](#), [riparian woody vegetation plantings](#), and the application of [green stormwater infrastructure](#) are all key actions prioritized in this plan to help mitigate the effects of climate change and protect our water quality. These actions will decrease the economic impacts to our natural and built infrastructure from erratic weather patterns. Enhancing and protecting Vermont's natural infrastructure is the highest priority and [most economical solution](#) for water quality and natural resource protection.

The Basin 14 Tactical Basin Plan (TBP) provides a detailed description of current watershed condition and identifies actions to protect and restore water quality in its rivers, lakes and wetlands.

The first four chapters in the Basin 14 TBP provide a framework to summarize basin-wide water quality activities and information, and the final chapter provides an updated list of actions for 2020 and a status update of actions identified in the 2015 TBP (see graphic below).

Basin 14 comprises multiple sub-basins including the Stevens, Wells, Waits, and Ompompanoosuc Rivers, and five Connecticut River tributaries. The basin stretches south, from Peacham to Hartford, draining portions of Caledonia, Orange, Windsor, and Washington counties and covers significant areas of 17 individual towns.



Between 2015 and 2019 over 790 water quality monitoring events took place at 34 lakes, 2 reservoirs, 56 rivers, and 10 wetlands in Basin 14. Water quality monitoring is carried out by the Vermont Department of Environmental Conservation (VDEC) and citizen scientists. Biological monitoring of aquatic biota (fish and macroinvertebrates) and plants is carried out by VDEC and the Vermont Department of Fish and Wildlife.

Based on monitoring data, the plan describes priorities to protect surface waters. In this plan, thirty-nine surface waters and wetlands have been identified for protection (Figure 1). Fourteen of the waters identified for protection require additional sampling to determine if they meet reclassification criteria. The nine wetlands identified as potential Class I candidates may require additional assessment. In 2017, the [Peacham Bog Wetland Complex](#) was designated as a Class I wetland.

Based on results from water quality and biological monitoring, most surface waters in Basin 14 meet the VT Water Quality Standards, but despite strong efforts to protect and restore our waters, some

areas of the basin show signs of decline. A total of 26 lakes, ponds, or river segments have been identified for restoration. Three rivers and 10 lakes are stressed, 7 river segments and 2 lakes are impaired, 2 lakes are altered by invasive aquatic species, and 4 river segments and 1 lake have altered flow regimes (Figure 1). **Six primary stressors** that impact water quality in Basin 14 have been identified with the waterbodies they impact below.

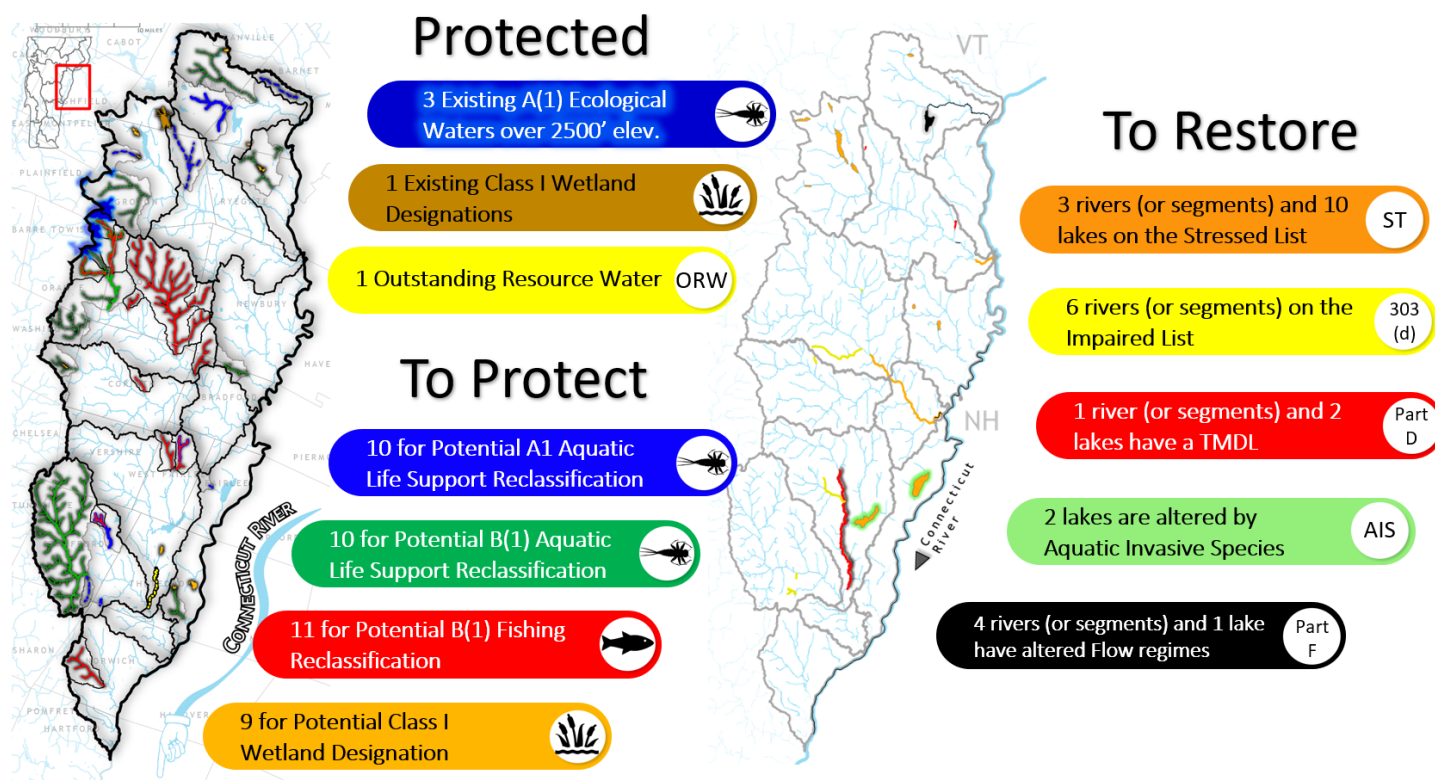


Figure 1. Protection and restoration priorities for the 2020 Basin 14 plan.

1. **Toxic substances** in the form of metals from mining sources (Pike Hill Brook, Schoolhouse Brook, Copperas Brook, Lords Brook, Lower Wells River);
2. **Pathogens** from sources that likely stem from bacterial communities in waste runoff from out-of-date and failed septic systems and domesticated animals and livestock (Ompompanoosuc River);
3. **Non-Erosion Nutrient Loading** caused by unbuffered agricultural activities adjacent to surface waters (Ticklenaked Pond, Tabor Branch Tributary #6);
4. **Acidity** caused by long distant transport and deposition of atmospheric pollutants (commonly referred to as acid rain) and through mining activities (Levi Pond, Ricker Pond, Osmore Pond, Groton Pond, Kettle Pond, Noyes Pond, Cookville Brook);
5. **Stream channel erosion** caused by undersized crossing structures, lack of riparian vegetation for bank stabilization, and unmitigated increases in stormwater flow and volume (Basinwide with focus on the Waits River and South Peacham Brook); and
6. **Thermal Stress** caused by channelization of rivers and the removal of vegetated buffers along lakeshores and riverbanks (Waits River).

The priority actions described to protect and restore Basin 14 surface waters are in the 2020 Implementation Table. These actions are pursued throughout the basin planning cycle by the state and federal government, municipalities, watershed groups, and other watershed stakeholders.

The 2015 plan identified eighty-five actions to address protection and restoration of surface waters in Basin 14. Of the 85 projects identified, 21 are complete, 25 are ongoing, 21 are in progress, 15 are awaiting action, and 3 have been discontinued (Figure 2). This means that 79% of the actions identified in the 2015 TBP are active or complete¹. The Basin 14 report card in Appendix A includes the 2015 list of strategies with detailed updates on progress.

While water quality improvements are being made in Basin 14, a lack of funding, people resources, and interest are the main challenges to implementation. Although the actions highlighted in the plan are a priority for water quality, they may not be a priority for municipalities, businesses, or individuals that are balancing workloads and budgets. However, making water quality a priority results in increased recreational choices, new and expanded business opportunities, improved property values, expanded educational and research options, and greater peace of mind regarding the condition of the natural heritage we pass on to future generations.² Despite these incentives the perceived upfront cost and time commitment for towns and businesses can seem impractical and some landowners express concern with paying taxes on land used for water quality protection that cannot be developed. However, the benefits of restoring and protecting water quality should outweigh the costs in the long run³.

Public input was solicited during the development of this plan and the 51 actions identified for priority in the 2020 Basin 14 TBP reflect input from the public, state and federal water quality staff, watershed groups, and regional planning commissions.

**2015 BASIN 14 ACTIONS
STATUS UPDATE**
N=85

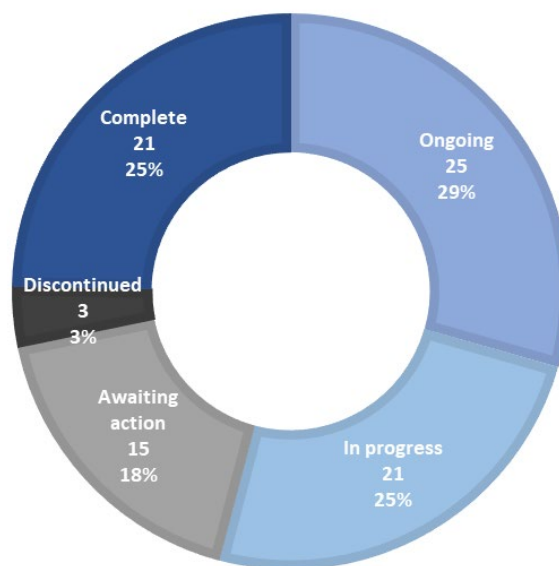


Figure 2. Basin 14 2015 implementation table status.

¹ Actions listed as “complete” are have an explicit start and end point. Actions listed as “in progress” are actively being pursued and have the potential for completion. Actions listed as “ongoing” are in progress programmatic strategies or initiatives that have no defined end date. Actions listed as “awaiting action” have not been initiated for various reasons such as a lack of resources or local support, or low priority (i.e. other projects need to be completed first).

² USEPA Costs and Benefits of Water Quality Protection.

³ Kansas State University. "Freshwater Pollution Costs US At Least \$4.3 Billion A Year." ScienceDaily. ScienceDaily, 17 November 2008. <www.sciencedaily.com/releases/2008/11/081112124418.htm>.

Target Watershed Areas for Restoration & Protection

Target areas for restoration and protection were identified by evaluating the list of waters identified for protection (Chapter 2), the priority waters list (Chapter 3), monitoring and sector-based assessments (Chapter 4). Associated actions for these priorities are found in Chapter 5.

Table 1. Fourteen priority actions, watersheds, and water quality issues identified in Basin 14 for restoration and protection.

Priority Waterbodies and Sub-basins	Priority actions	Water Quality Issues
Ticklenaked Pond in Ryegate	Continue to apply farm, road and shoreline best management practices (BMPs) as identified in the TMDL plan. Continue water quality monitoring on Scotch Burn tributary to the lake to assess agricultural phosphorus contributions. Continue in-lake lay monitoring and cyanobacteria monitoring. Assess condition of previous BMPs and implement maintenance where necessary. Work with municipality where runoff issues are identified on town lands. Implement Lake Wise practices on shoreline properties.	Runoff of phosphorus from roads, rural residential and agricultural lands leading to nutrient pollution that causes toxic cyanobacteria blooms. Internal nutrient loading due to low dissolved oxygen at depth. Affects the swimming and aesthetic uses.
Ompompanoosuc River from West Fairlee to Thetford	Form an <i>E. coli</i> workgroup to review monitoring data and existing conditions and devise recommendations to target the impaired waters and identify sources of <i>E. coli</i> . Carry out monitoring to identify sources if possible. Target outreach to farms on the impaired segment where waste may be running off into waters.	Runoff of pollutants from unidentified sources flowing into the West Fairlee segment of the river contributing to high levels of <i>E. coli</i> . Sources likely stem from agricultural and residential sources of domestic waste. Affects the swimming and other primary and secondary contact recreation uses.
Levi Pond, Ricker Pond, Groton Pond, Kettle Pond, & Noyes Pond in Groton, Osmore Pond in Peacham	Continue to monitor, track, and report on acid stressed and impaired waters through the Vermont Acid Precipitation Monitoring Program of VT Department of Environmental Conservation (VDEC).	Atmospheric acid deposition of sulfur dioxide and nitrogen oxide from electric power plants, coal burning power plants, and vehicle emissions (local source). Affects aquatic life support.
Lake Fairlee in West Fairlee, Thetford, and Fairlee	Focused ag BMP identification and outreach on Middle and Blood Brook. Watershed focus area for Required Agricultural Practice (RAP) inspections. Water quality monitoring on tributaries to Lake Fairlee and continued Lay Monitoring in-lake. Outreach to shoreland owners on Lake Wise BMPs. Road improvements around the lake to minimize runoff. A three-town water quality committee is developing a lake action plan to address phosphorus concerns. Continue aquatic invasive prevention activities.	Land runoff from agricultural land, roads, and developed shoreline leading to increased nutrient pollution. Monitoring shows signs of a negative water quality trend. Has potential to affect primary and secondary recreational uses and aesthetics. Presence of aquatic invasive species affecting recreational, aquatic habitat, and aesthetic uses.
Lake Morey in Fairlee	Continue tributary monitoring in 2020 to establish baseline chemistry inputs into the lake. VDEC to continue support for in-lake volunteer Lay Monitoring and cyanobacteria monitoring. Continue support for aquatic invasive species management. Target Lake Wise outreach and assessments to developed shoreline properties on the lake.	Volunteer Lay Monitoring data has shown a significant increase in summer nutrient levels and shoreland habitat is in fair condition. Potential to affect recreational uses and aesthetics.
Waits River in Topsham, Corinth & Bradford	Pursue strategic wood addition to increase habitat and channel stability. Pursue other restoration opportunities along Waits using the River Corridor plan for reference. Target outreach for riparian restoration (plantings), Conservation Reserve Easement Program (CREP), and River Corridor Easements (RCEs) in this area. VDEC to provide watershed partners with messaging about benefits of wildlife, habitat, pollinators to help explain value of riparian buffers.	Elevated temperatures causing loss of habitat to fisheries. Physical alteration (berming, gravel removal, vegetation mowing) and erosion of river corridor leading to poor geomorphic conditions and loss of habitat for fisheries. Affects fishing use and aquatic habitat.

Priority Waterbodies and Sub-basins	Priority actions	Water Quality Issues
Tabor Branch Tributary #6 in Topsham	General outreach to landowners along the tributary to determine BMPs to restore surface waters.	Not meeting state biological and water chemistry standards. Affects aquatic life use.
Harveys Lake & South Peacham Brook in Barnet	Initiate outreach to lakeshore residents about poor shoreland habitat condition rating. Follow with Lake Wise assessment and implementation. Implement high priority road projects for hydrologically connected roads to Harveys Lake and South Peacham Brook. Target outreach to agriculture community along South Peacham Brook and identify practices to protect surface waters. Continue to explore design options for the removal of the dam on South Peacham Brook to lessen stormwater backwash into Harveys Lake and restore stream equilibrium.	The lake has a poor condition rating for shoreland habitat on the VT Lakes Scorecard. Dissolved oxygen levels in lake have decreased over time degrading Lake Trout habitat. Backwash from storm-related floodwaters backing up from the dam on South Peacham Brook deposit stormwater runoff into the outlet of Harveys Lake. Fishing and aquatic habitat uses are affected.
Cookville Brook Trib #4 and Pike Hill Brook in Corinth, Schoolhouse Brook in Vershire, Copperas Brook & Lord Brook in Thetford	Develop remediation plan and define extent of contamination for Cookville Tributary and Pike Hill Brook. Finalize and implement remedial design for clean-up for Schoolhouse and Ely Brooks. Continue monitoring restoration at the Elizabeth Mine for Copperas and Lord Brooks.	Surface waters not meeting water quality standards. Affects aquatic life use, fishing, aesthetics and all contact recreation.
Halls Pond in Newbury	Complete survey in 2020 to confirm presence or absence of variable-leaved milfoil.	Plant survey completed in 2018. Variable-leaved milfoil not present. As a general rule, 5-years absence is considered an eradication success. A more thorough survey can formalize the eradication when staff resources are available.
Fosters Pond in Peacham	Continue to support volunteer Lay Monitoring of pond. Determine why spring nutrient trends are significantly increasing.	Fosters Pond is one of two oligotrophic lakes in Basin 14 but is the only lake with a significantly increasing spring total phosphorus trend. Summer total phosphorus trends remain stable.
All High-Quality Waters identified in the plan in towns with high-quality waters	VDEC to provide support for monitoring and further study of potential high-quality waters. VDEC to provide technical and advisory support for reclassification to towns, landowners, watershed groups, regional planning commissions, and natural resource conservations districts to petition protections for high-quality waters.	Monitoring has shown that many rivers, lakes and wetlands in Basin 14 would benefit from additional protection in the form of reclassification, increased local protection, and land conservation. These waters include A(1) and B(1) candidates for aquatic biota, B(1) candidates for fishing and Class I Wetland candidates, and oligotrophic lakes. Protects all uses of surface waters.
Stevens River, Wells River, Waits River, & Ompompanoosuc River	Revisit River Corridor Plans to evaluate high priority projects for implementation.	Stream Geomorphic Assessments and River Corridor Plans were completed for these surface waters. Many reaches were identified in poor to fair condition. Pursuing and implementing actions identified in these plans will help to restore stream equilibrium.
Basinwide in all towns	Increase Emergency Relief Assistance Fund (ERAF) rating by increasing municipal protections of water resources through local ordinances and the adoption of recommended standards and plans: river corridor protection, national floodplain insurance program, local emergency management plan, and local hazard mitigation plan. Continue to keep these plans up-to-date and implement their recommendations. Protect local wetlands with flood storage and water quality functions by updating wetland mapping. Develop and implement stormwater runoff recommendations identified in Stormwater Mapping Reports and Master Plans.	Increased high intensity rain events leading to flooding, washing of manmade debris and toxic materials into surface waters, and increased stormwater runoff into surface waters. Affects all uses of surface waters.



MEMO

Date: February 05, 2020
To: CVRPC Board of Commissioners
From: Bonnie Waninger, Executive Director
Re: Nominating Committee

➔ **ACTION REQUESTED:** Provide input into the study.

Project Overview¹

Chittenden County is home to a little over 37 miles of Interstate 89 which is the only primary interstate highway within Chittenden County. An additional 1.5-mile spur of auxiliary Interstate 189 is accessed via Exit 13. Seven interchanges are within Chittenden County spanning the numbered designations of 11 through 17. Congestion and safety issues on Interstate 89 have long been a topic of conversation and were last systematically examined in the 1997 Chittenden County I-89 Corridor Study.

Proposed new interchanges and multi-modal mobility issues at existing ones have been examined over the years and study reports can be found on the [CCRPC Studies and Reports Database](#). Off ramps at Exits 11, 12, 14 and 15 have been expanded via additional lanes. In addition, plans for major improvements at Exits 16 and 17 are currently at various stages of development by VTrans. During the 2018 update to the CCRPC's [ECOS/Metropolitan Transportation Plan](#), it was determined it is time for a fresh look at the Interstate 89 corridor within Chittenden County.

Additional Opportunities to Provide Input

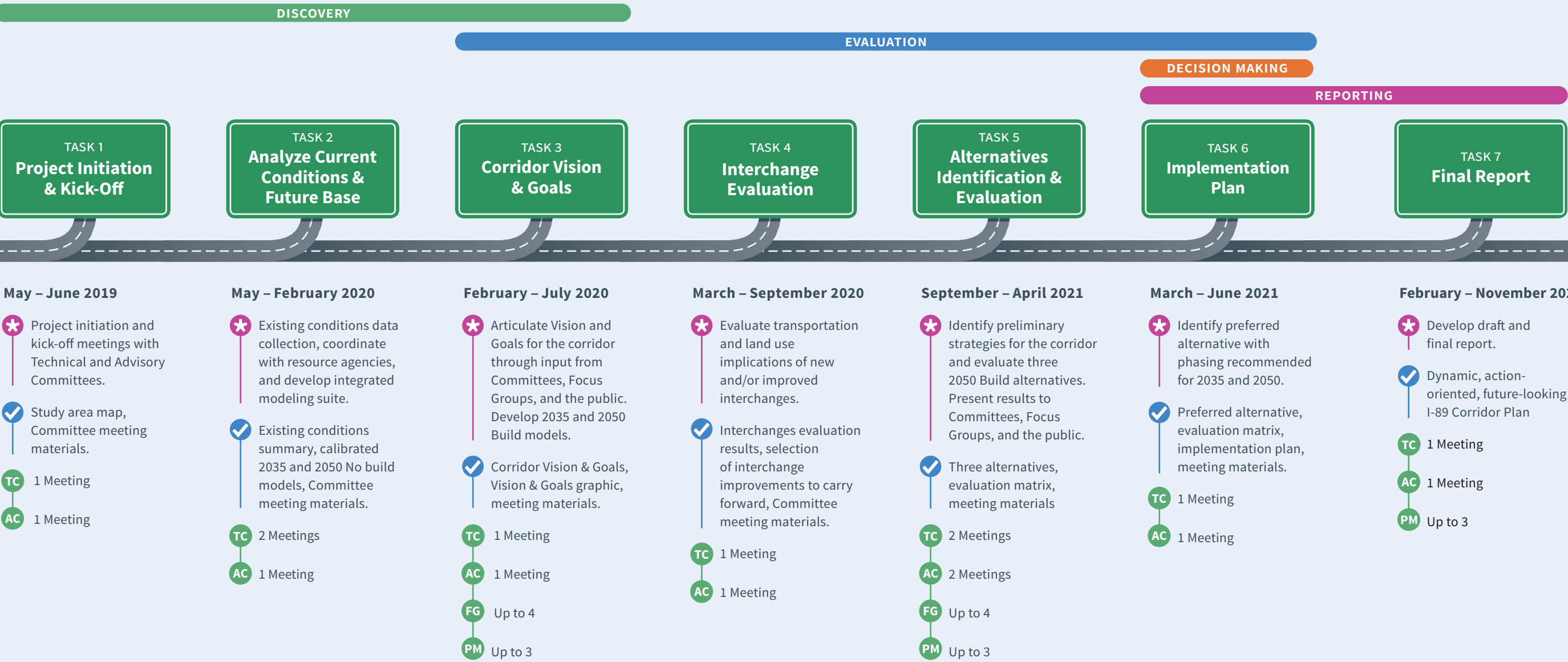
- attending one of two public meetings:
 - February 13 from 6-8 pm at the Williston Town Hall, 7900 Williston Road
 - March 11 from 6-8 pm at the Winooski City Hall, 27 W Allen Street
- completing a brief online survey at https://envision89.com/public-meeting?tool=survey_tool#tool_tab.
- live streaming the public meetings via <https://envision89.com/public-meeting>.

¹ From <https://envision89.com/>.



Chittenden County I-89 2050 Study Project Overview

Our schedule for successfully moving from project kick-off through stakeholder engagement and technical evaluations to develop a comprehensive, forward-looking plan for the I-89 corridor.





Chittenden County I-89 2050 Study

DRAFT Vision Statement

The 2050 Vision for the I-89 Corridor through Chittenden County is an interstate system (mainline and interchanges) that is safe and resilient and provides for reliable and efficient movement of people and goods in alignment with state, regional, and municipal plan.

Overview: The Vision, Goals, and Objectives for the I-89 Corridor will shape the direction of the overall study and guide decisions related to screening and selection of alternatives. The draft text below has been developed in coordination with the Technical and Advisory Committees. Public input will be taken into consideration as the Technical and Advisory Committees finalize the Vision and Goals later in 2020.

DRAFT Goals & Objectives

1. **Safety: Enhance safety along the I-89 Study Corridor and Adjacent Interchanges for all users.**
 - a) Reduce the frequency and severity of crashes along the I-89 Study Corridor and at adjacent interchanges.
 - b) Enhance safety of bicyclists and pedestrians at interchanges.
 - c) Improve incident response.
2. **Mobility & Efficiency: Improve the efficiency and reliability of the I-89 Corridor and Adjacent Interchanges for all users.**
 - a) Accommodate current and anticipated future traffic demand.
 - b) Maintain reliable travel times for people and goods along the corridor.
 - c) Improve network connectivity to support walking & bicycling through the study area interchanges.
 - d) Accommodate current and future public transportation services.
3. **Environmental Stewardship & Resilience: Establish a resilient I-89 Corridor that minimizes environmental impacts associated with the transportation system.**
 - a) Improve water quality and stormwater treatment.
 - b) Improve the ability to withstand and recover from extreme weather events.
 - c) Reduce greenhouse gas emissions associated with fossil fuels used in transportation.
 - d) Improve wildlife and habitat connectivity.
4. **Economic Access & Vitality: Improve economic access and vitality in Chittenden County.**
 - a) Support anticipated economic growth in the region.
 - b) Accommodate freight and goods movement served by the I-89 Corridor.
5. **Livable, Sustainable and Healthy Communities: Promote livable, affordable, vibrant, and healthy communities.**
 - a) Encourage transportation investments that result in land use patterns that are consistent with state, regional and municipal goals and plans.
 - b) Ensure that transportation improvements do not disproportionately impact low income and minority populations.
6. **System Preservation: Preserve and improve the condition and performance of the I-89 Corridor.**
 - a) Provide for sound and effective maintenance and preservation activities to achieve a State of Good Repair of the I-89 Corridor.



MEMO

Date: February 4, 2020
To: CVRPC Board of Commissioners
From: Laura Hill-Eubanks, Chair
Re: Nominating Committee Appointment

➔ **ACTION REQUESTED:** Elect three Commissioners to the 2020 Nominating Committee.

CVRPC's Bylaws require that a Nominating Committee, consisting of three Commissioners, be elected by the Commission. The Nominating Committee identifies and recommends to the Board:

- a slate of candidates for the positions of Chair, Vice Chair, Secretary/Treasurer and at-large members of the Executive Committee.
- candidates for Standing and Special Committees and CVRPC representatives appointed by the Board to other organizations.

The Nominating Committee will nominate candidates for FY21, which begins July 1, 2020.

Under CVRPC's newly adopted Bylaws, the Executive Committee nominates candidates for the Nominating Committee, and the Board of Commissioners elects candidates. The Executive Committee nominates the following Commissioners to the 2020 Nominating Committee:

Janet Shatney, Barre City, Committee Chair
Michael Gray, Woodbury
TBD (provided at meeting)

The Nominating Committee presents an initial slate of Officers and at-large Executive Committee members at the Board's April meeting, with a final slate of candidates presented at the May meeting. The Nominating Committee presents a slate of other Standing and Special Committee members and other appointed representatives at the Board's May meeting. Additional candidates for Executive Committee, other Standing and Special Committee members, and other appointed representatives may be nominated from the floor at the May meeting, at which time nominations will be closed, and those nominations added to the slate.



Nominating Committee Guidelines

Adopted by the Commission March 9, 1999

The prime consideration of the Nominating Committee should be the best interest of the Commission and its future.

The Nominating Committee shall seek to balance the interests of the Commission in order to have the Executive Committee as reflective of the Commission as possible.

As long as one member of the Nominating Committee wants an individual considered, the entire Committee will objectively evaluate that potential candidate. The Nominating Committee, having any reasonable interest in a qualified candidate, shall request that the candidate express his or her interest in being considered.

The quality of Executive Committee participation is more important than length of stay on the Committee. Candidates willing to dedicate one year to the Executive Committee should be considered.

The Nominating Committee feels that in order to continuously provide fresh views it is good to have a small turn over in members of the Executive Committee.

The Chairperson will be elected with the assumption that the Chairperson will serve for two terms. The Nominating Committee will first consider a previous vice-chair (if at all possible). A service record that shows dedication to the Commission shall be considered.

To be nominated for vice-chairperson, the person should have previously served on the Executive Committee for at least one year and have an attendance record that shows dedication to the Commission. It is assumed the vice-chair will succeed to the chair.

The treasurer, secretary, and three members-at-large will also be nominated. The following requirements must be met by the candidates:

- served on the Commission for at least one year;
- participated on one or more committees during their term; and
- an attendance record that shows dedication to the Commission.

May 2007

Chair: Larry Hebert, Williamstown

Vice-Chair: Stan Walker, Duxbury

Treasurer: Gunner McCain, Fayston (to replace M. Torizzo 12/07)

Secretary: Rhonda Shippee, Calais

At large: Paul Bicia, Plainfield; George Malek 12/07; John Hurley, Berlin 1/08

May 2008

Chair: Stan Walker, Duxbury

Vice-Chair: Paul Bicia (Gunner McCain elected 3/2009 to fill the unexpired term.)

Treasurer: John Hurley, Berlin (Tim Carver elected 9/2008 to fill the unexpired term.)

Secretary: Rhonda Shippee, Calais

At large: Tom Frazier, Roxbury; Don La Haye, Warren; Larry Hebert, Williamstown

May 2009

Chair: Stan Walker, Duxbury

Vice-Chair: Tom Frazier, Roxbury

Treasurer: Don La Haye, Warren

Secretary: Rhonda Shippee, Calais

At large: Tim Carver, East Montpelier; Ron Krauth, Middlesex; David Borgendale, Montpelier

May 2010

Chair: David Borgendale, Montpelier

Vice-Chair: Don LaHaye, Warren

Treasurer: Bob Wernecke, Berlin

Secretary: Tim Carver, East Montpelier

At large: Ron Krauth, Middlesex, Ray McCormack, Washington, Stan Walker, Duxbury

May 2011

Chair: Bob Wernecke, Berlin

Vice-Chair: Don LaHaye, Warren

Treasurer: Ray McCormack, Washington

Secretary: Tim Carver, East Montpelier

At large: Ron Krauth, Middlesex; George Malek, Orange; Byron Atwood, Town of Barre

May 2012

Chair: Bob Wernecke, Berlin

Vice-Chair: Don LaHaye, Warren

Treasurer: Byron Atwood, Barre Town

Secretary: Tim Carver, East Montpelier

At large: Ron Krauth, Middlesex; George Malek, Orange; Michael Miller, Barre City

May 2013

Chair: Don La Haye, Waitsfield

Vice-Chair: Byron Atwood, Barre Town

Treasurer: Michael Miller, Barre City

Secretary: Tina Ruth, Montpelier

At large: Bob Wernecke, (past chair) Berlin; George Malek, Orange; David Strong, Plainfield

May 2014

Chair: Don La Haye, Waitsfield

Vice-Chair: Byron Atwood, Barre Town

Treasurer: ~~Michael Miller, Barre City~~ David Strong, Plainfield (to fill unexpired term)

Secretary: Tina Ruth, Montpelier

At large: Bob Wernecke, (past chair) Berlin; George Malek, Orange; ~~David Strong, Plainfield~~ Julie Potter, East Montpelier (to fill unexpired term)

May 2015

Chair: Byron Atwood, Barre Town

Vice-Chair: Julie Potter, East Montpelier

Treasurer: David Strong, Plainfield

Secretary: Tina Ruth, Montpelier

At large: Don La Haye (past chair) Waitsfield; Laura Hill-Eubanks, Northfield; Larry Hebert, Williamstown

May 2016

Chair: Byron Atwood, Barre Town

Vice-Chair: Julie Potter, East Montpelier

Treasurer: David Strong, Plainfield

Secretary: Tina Ruth, Montpelier

At large: Don La Haye (past chair) Waitsfield; Laura Hill-Eubanks, Northfield; Larry Hebert, Williamstown

May 2017

Chair: Julie Potter, East Montpelier

Vice-Chair: Laura Hill-Eubanks, Northfield

Treasurer: Michael Gray, Woodbury

Secretary: Dara Torre, Moretown

At large: Byron Atwood (past chair), Barre Town, Don La Haye, Waitsfield, Steve Lotspeich, Waterbury

May 2018

Chair: Julie Potter, East Montpelier

Vice-Chair: Laura Hill-Eubanks, Northfield

Treasurer: Michael Gray, Woodbury

Secretary: Dara Torre, Moretown

At large: Byron Atwood (past chair), Barre Town, Don La Haye, Waitsfield, Steve Lotspeich, Waterbury

May 2019

Chair: Laura Hill-Eubanks, Northfield

Vice-Chair: Steve Lotspeich, Waterbury

~~Treasurer: Michael Gray, Woodbury~~

Treasurer/Secretary: Dara Torre, Moretown

At large: Julie Potter (past chair), East Montpelier; Janet Shatney, Barre City; Michael Gray, Woodbury; Jerry D'Amico, Roxbury

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Nominating Committee Members

Executive Director serves as ex officio member

2003	Harrison Snapp, Waitsfield Carol Davis, Washington Kathleen Lott, Northfield
2004	Peter Comart, Worcester Ed Larson, Montpelier Tim Carver, East Montpelier
2005	Mark Nicholson, Barre Town Rhonda Shippee, Calais Margaret Torizzo, Fayston
2006	Stan Walker, Duxbury Carol Davis, Washington Harrison Snapp, Waitsfield George Malek, Orange
2007	Ed Larson, Montpelier John Hurley, Berlin Tom Frazier, Roxbury Dick Payne, Cabot
2008	Harrison Snapp, Waitsfield Tim Carver, East Montpelier Don La Haye, Warren
2009	Tom Frazier, Roxbury Larry Hebert, Williamstown Ray McCormack, Washington Gunner McCain, Waterbury
2010	Robert Wernecke, Berlin Tim Carver, East Montpelier Rhonda Shippee, Calais
2011	Larry Hebert, Williamstown Gunner McCain, Waterbury George Malek, Orange

2012	Bill Arrand, Worcester Tim Carver, East Montpelier Byron Atwood, Barre Town
2013	Gunner McCain, Waterbury Bob Wernecke, Berlin Larry Hebert, Williamstown
2014	Faeterri Silver, Marshfield Tina Ruth, Montpelier Ron Krauth, Middlesex
2015	Bob Wernecke, Berlin Dara Torre, Moretown Laura Hill-Eubanks, Northfield
2016	Don La Haye, Waitsfield Bill Arrand, Worcester Steve Lospeich, Waterbury
2017	David Strong, Plainfield (Chair) Byron Atwood, Barre Town Ivan Shadis, Marshfield
2018	Don La Haye, Waitsfield (Chair) Ron Krauth, Middlesex Brian Fitzgerald, Duxbury
2019	Byron Atwood, Barre Town (Chair) Robert Wernecke, Berlin Alan Quackenbush, Duxbury
2020	



MEMO

Date: February 4, 2020

To: CVRPC Board of Commissioners

From: Dara Torre, Regional Plan Committee Chair

Re: Proposed Amendments to 2016 Regional Plan

✉ **ACTION REQUESTED:** Approve amendments to the 2016 Regional Plan as recommended by the Regional Plan Committee and set public hearing date for amendment process.

The Regional Plan Committee is recommending amendments to the 2016 Regional Plan, primarily to:

- Remove the Regional Housing Distribution Plan from the Housing Element; and
- Amend the Regional Center boundary around Montpelier as depicted on the Future Land Use Map.

Attached to this memo please find the following documents:

- *Proposed Changes to the Land Use Map* dated 12-12-2019. Background information and rationale for changing the Future Land Use Map.
- *2016 Regional Plan – Proposed Amendment Section Only – Jan 2020*. Document includes only the sections of the Regional Plan which include proposed changes.

To view the current Regional Plan or the entire Regional Plan with the proposed changes included please visit: <http://centralvtplanning.org/programs/regional-planning/regional-plan/>

Explanation of Amendments

Regional Housing Distribution Plan and Chapter 6 Housing Element - The housing chapter currently contains the Regional Housing Distribution Plan which requires municipalities in the region to contain detailed map(s) showing the town's preferred locations for future housing units. The requirement also requires towns to demonstrate a community's intent to meet the proposed unit numbers laid out in the Housing Distribution Plan. The proposed numbers were based upon a 2003 demographic forecast and projected future housing unit numbers out to the year 2020. As the Housing Distribution Plan only projected new housing growth to 2020, the requirement is no longer relevant nor applicable to local planning efforts. The Regional Plan Committee recommends the regionally imposed housing distribution plan and its requirements

for Central Vermont municipalities are removed from the current regional plan.

Future Land Use Map – The regional Future Land Use Map identifies general planning areas that are used to guide land use and development in the region. The Regional Plan Committee recommends the *Regional Center* future land use planning area around Montpelier is amended to align with the City’s approved State Designated Growth Center Boundary. Alignment will ensure compatibility of future planned development between the Regional Plan and the City of Montpelier Plan and the goals of the State Growth Center Program. Only a change to the map is proposed, no changes to the Land Use text is proposed. Additional information about the proposed change is contained within the attached document titled “Proposed Changes to the Land Use Map” dated 12-12-2019. The amended Future Land Use Map is located on the last page of the document titled *2016 Regional Plan – Proposed Amendment Section Only – Jan 2020*.

Summary of all changes as contained within attachment titled *2016 Regional Plan – Proposed Amendment Section Only – Jan 2020*:

- Minor changes to Cover and inside pages
 - A history of recent Regional Plan amendments and adoptions added to the inside cover page, other minor formatting and updates to staff and commissioners names.
- Minor changes to Table of Contents
 - Table of Contents (TOC) amended, primarily in re: Chapter 6 Housing Element. TOC contents amended to reflect the removal of the Housing Distribution Plan.
 - Other TOC changes include removal of Appendix A-1 and removal of map titled Regional Housing Distribution Plan.
- Amendments to the Chapter 6 Housing Element and associated Appendices and Map.
 - Introductory paragraph added.
 - References of Central Vermont Community Land Trust (CVCLT) changed to Downstreet Housing & Community Development (to reflect organizations name change.)
 - Removal of the Regional Housing Distribution Plan – see HOUSING 6-15 page.
 - Other minor formatting and clarifying changes made.
 - Removal of Appendix A-1 titled Regional Housing Distribution Plan Methodology – new page added indicating A-1 has been removed, rather than renumber all other appendices.
 - Removal of Map titled Regional Housing Distribution Plan
- Amendment to the Future Land Use Map
 - Regional Center land use planning area boundary was amended around the City of Montpelier to align with the City’s State Designated Growth Center Boundary. A description of the proposed change is included on the following pages.

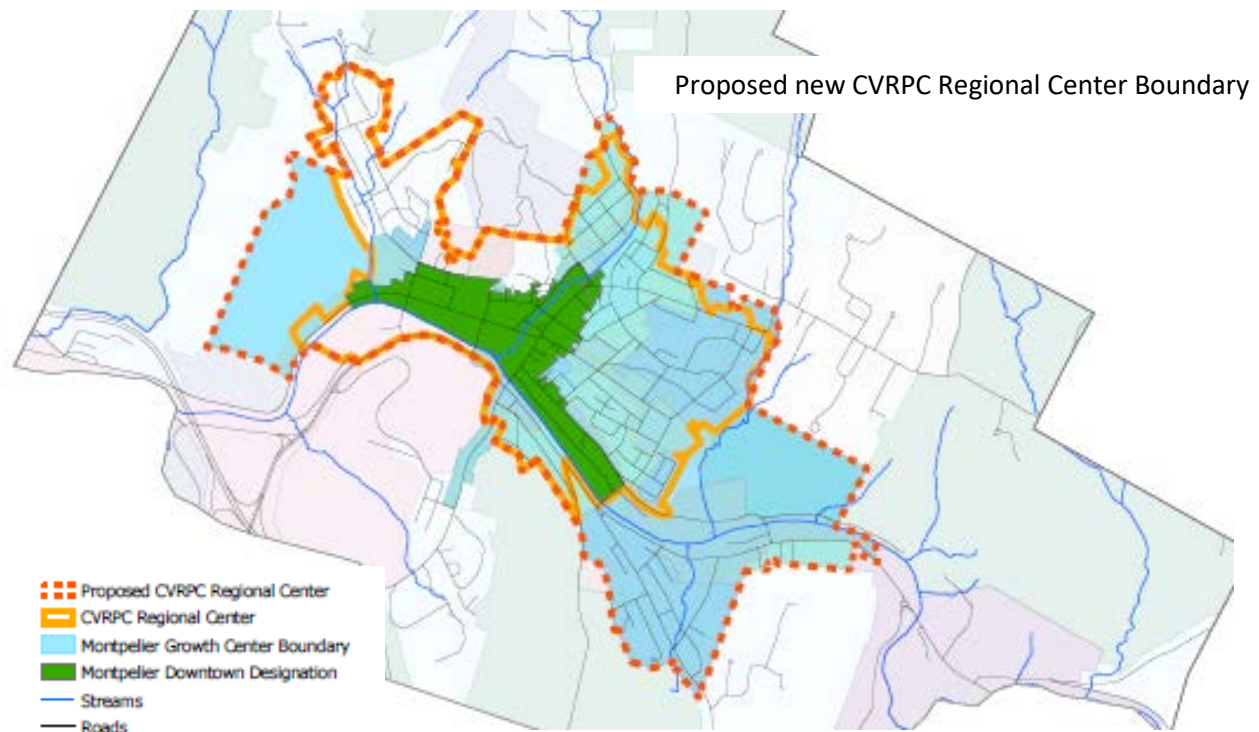
Proposed Changes to the Land Use Map

Overview

As specified in the Regional Plan, State Statute directs Regional Plans to include a “land use element, which shall consist of a map and statement of present and prospective land uses.” (24 V.S.A. § 4348). The Map identifies general Planning Areas that will be used to guide land use and development in the Central Vermont Region.

The Regional Plan Committee is considering an amendment to the Future Land Use Map which would result in a modification of the Regional Center boundary that surrounds the City of Montpelier. The change would result in an alignment of the Regional Center boundary with areas of Montpelier which are designated for higher density development. The changes as proposed are demonstrated to be in conformance with the regional definition of a Regional Center and meet the criteria which has been used in designating future land uses.

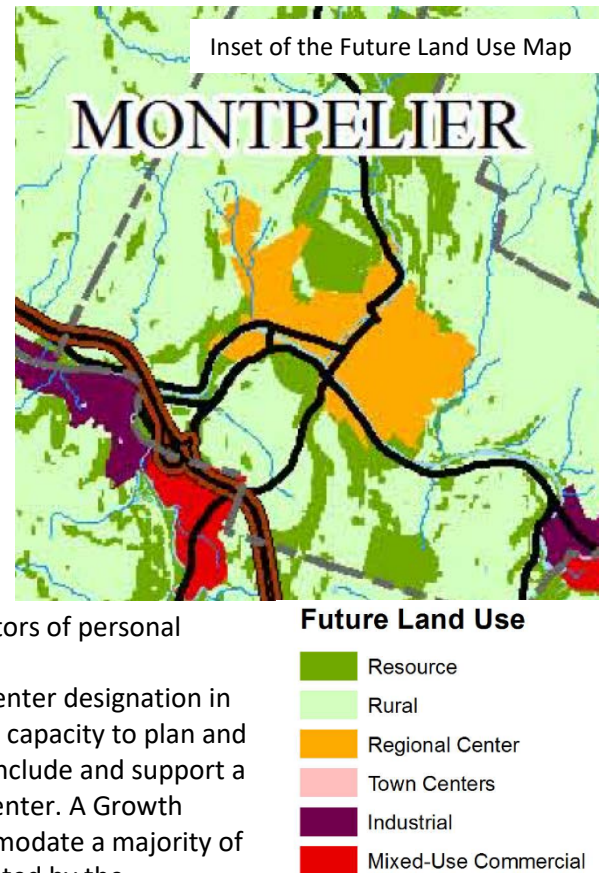
In making this determination staff reviewed the Regional Plan, the Montpelier Master Plan, the Montpelier Zoning, and the Montpelier Growth Center Boundary. The map below depicts the *proposed new CVRPC Regional Center boundary*. No changes to the regional plan text are necessary. The proceeding pages contain excerpts from the various plans which were reviewed.



CURRENT FUTURE LAND USE PLANNING AREAS AND FUTURE LAND USE MAP

The Regional Plan defines a Regional Center as (page 2-20):

- defined by core downtowns, plus their surrounding mixed- use neighborhoods, which accommodate high density commercial, institutional, industrial and residential uses;
- contain a state- designated Downtown district and infrastructure that includes urban road networks, sidewalks, public spaces and public water and wastewater systems;
- provide regional services and employment and are areas where efforts to reduce travel demand through ridesharing, transit and multi-modal transit options are critical;
- attract work and personal business (vehicular) trips in the Region, and attract significant numbers of trips from the outside the Region;
- contain the Region's greatest concentrations of office space, retail space, banking services and other generators of personal business;
- **contain a State-designated Growth Center.** Growth Center designation in Vermont recognizes municipalities that demonstrate a capacity to plan and invest in vital, walkable, mixed-use centers and must include and support a designated Downtown, Village Center or New Town Center. A Growth Center has clearly defined boundaries that can accommodate a majority of commercial, residential, and industrial growth anticipated by the municipality or municipalities over a 20-year period.



The Regional Plan identifies the following criteria used in designating Future Land Uses (page 2-20)

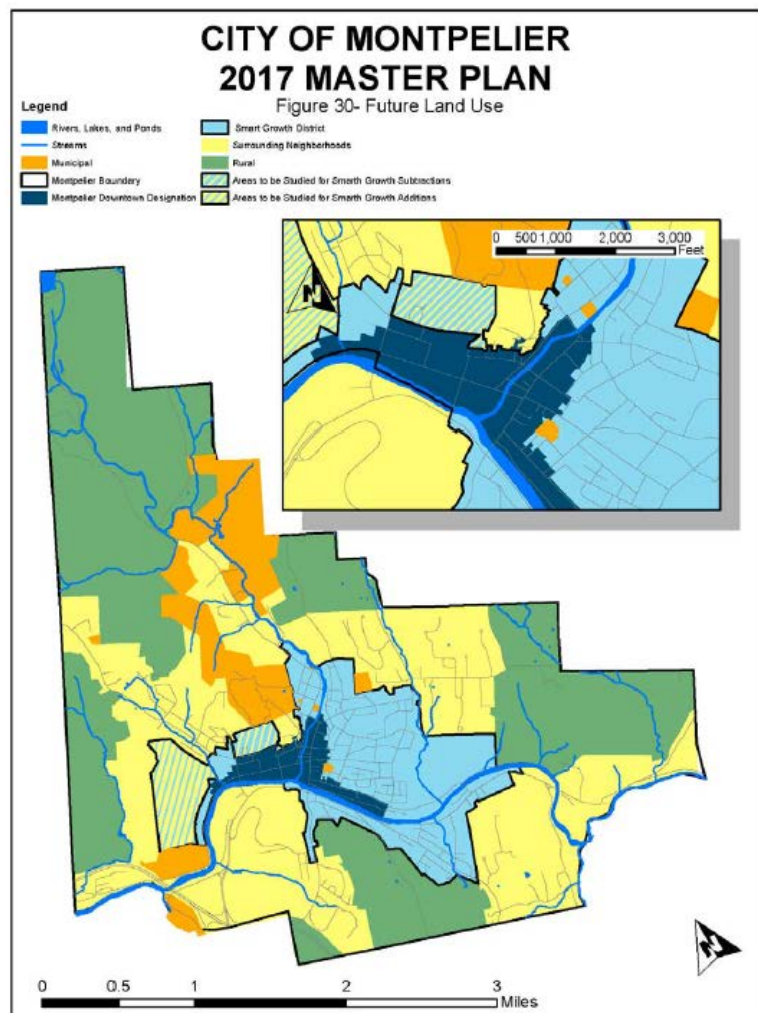
1. Is it consistent with the state land use planning goals found in 24 V.S.A., §4302 (compact centers surrounded by rural areas)?
 - Proximity to villages/downtowns/growth centers designated by the Vermont Downtown Board and/or recognized hamlets, town centers or regional centers identified by CVRPC's Regional Plan
 - Is the area walkable (compact configuration allowing for less than ¼ to a ½ mile round trip)?
 - Is there a visual or physical break (river, steep slope, change in density or type)?
2. Proximity to existing infrastructure
 - Public wastewater, water, sidewalks, highways and transit, schools, recreation parks, other town services
3. Current Conditions
 - Orthophotos: development density and extent
 - Road network: potential access and connections

- Resource constraints: conserved lands, steep slopes, rare threatened and endangered species and significant natural communities, wetlands, floodplains, elevations about 2500 ft, and lake shore buffers.
- 4. Town planning and zoning
 - What does the locally adopted and regionally approved Town Plan say?
 - Do the town zoning districts match current infrastructure and future land use plans?

MONTPELIER MASTER PLAN

In 2017, CVRPC approved the Montpelier Master Plan. The City's Future Land Use Plan identifies its Smart Growth District as:

Smart Growth District: *The Smart Growth District is defined by the City's Designated Downtown and Growth Center areas. Within the Smart Growth District, the goal will be to promote housing and economic development that reflects Smart Growth principles. These areas should therefore have higher density and be pedestrian oriented with a mix of uses but recognizing that certain residential neighborhoods should be maintained and protected. This district changes from time to time with applications to the Downtown Board for new designations and amendments to boundaries. Two areas are identified for future study. The first is the hillside behind the statehouse which may be removed from the growth center. The second is a portion of Crestview neighborhood which was included as a part of the City's original growth center designation in 2010, and was removed in 2016. The City believes, based on the qualities and location of this parcel that it should return to the Growth Center and strongly recommends that the City work with the land owner to begin the process for readmission to the growth center. The City also expects to review the types of designations in the Smart Growth District over the life of this plan. The City may consider New Neighborhood Designation over Growth Center Designation if that program's goals and benefits better support this Master Plan.*



MONTPELIER ZONING MAP

The City went through the process of amending zoning to ensure compatibility with the Master Plan and to support necessary criteria for maintaining and modifying its State-approved Growth Center Boundary.

MONTPELIER GROWTH CENTER BOUNDARY

The City of Montpelier sought and received Growth Center designation in 2008. In 2018 the City submitted the requisite 10-year Growth Center renewal report. As part of the report the City requested a boundary change. The boundary change was granted.

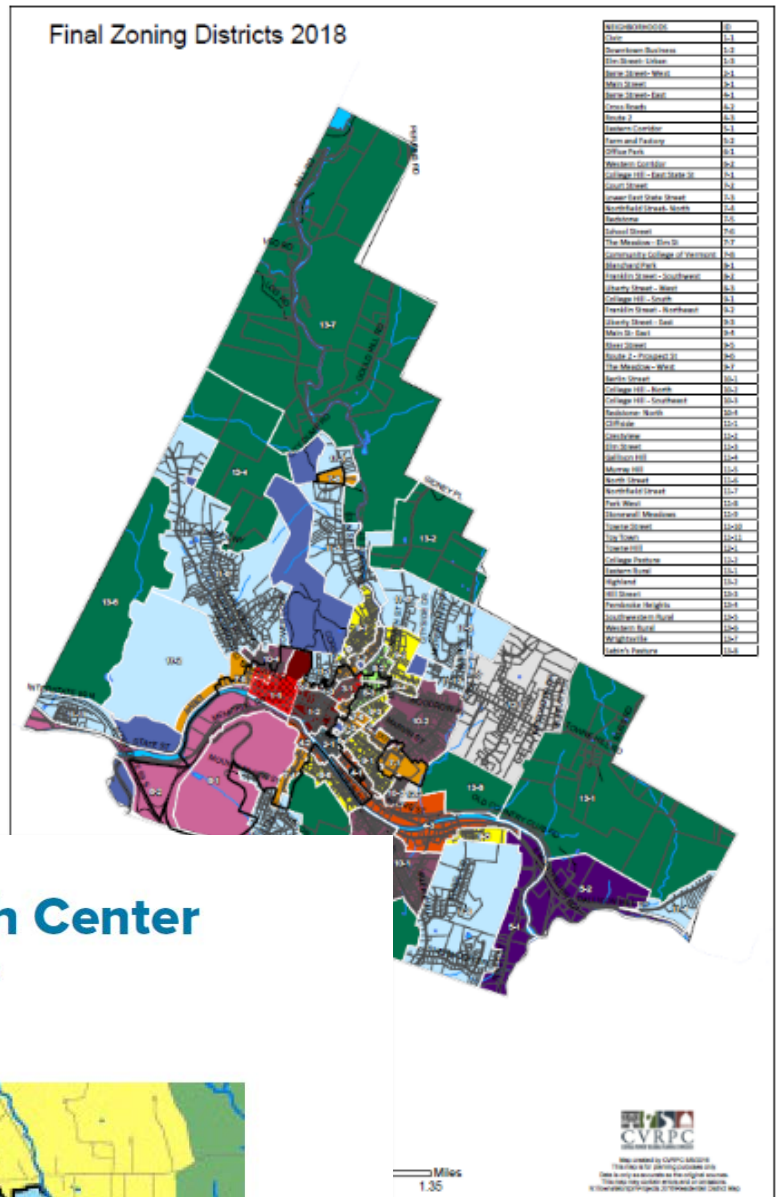
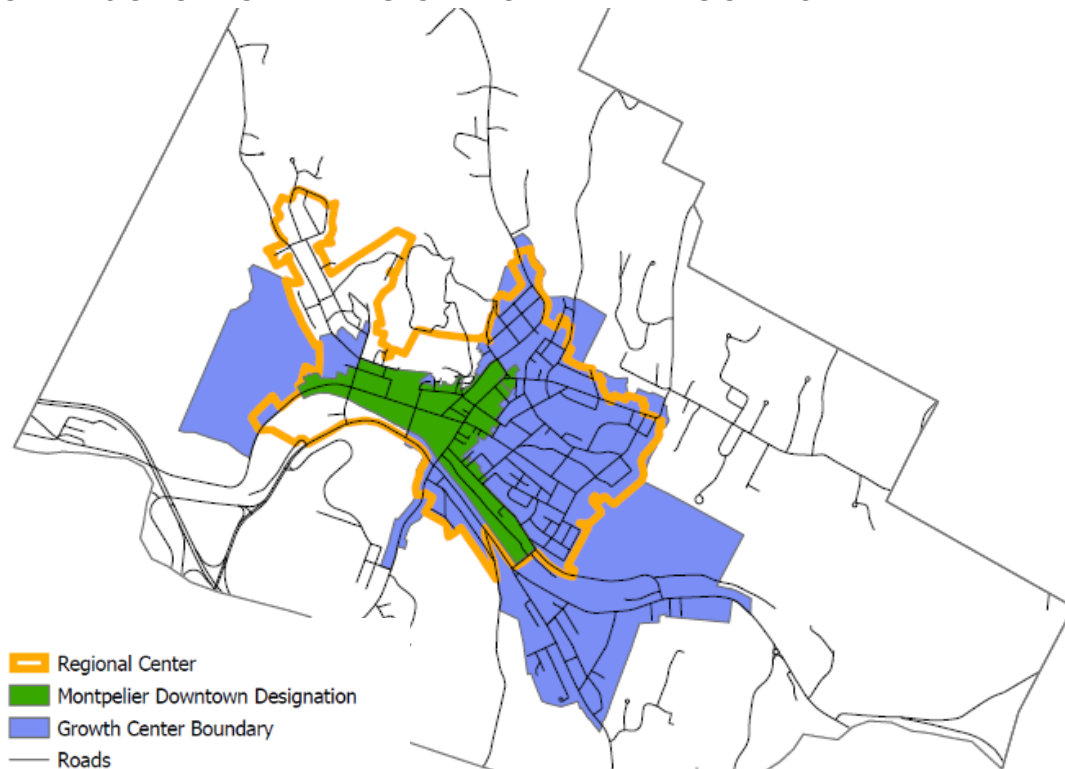


Image from Montpelier Renewal Application Packet, requesting a boundary change to the Growth Center.

COMPARISION OF MONTPELIER GROWTH CENTER AND REGIONAL CENTER

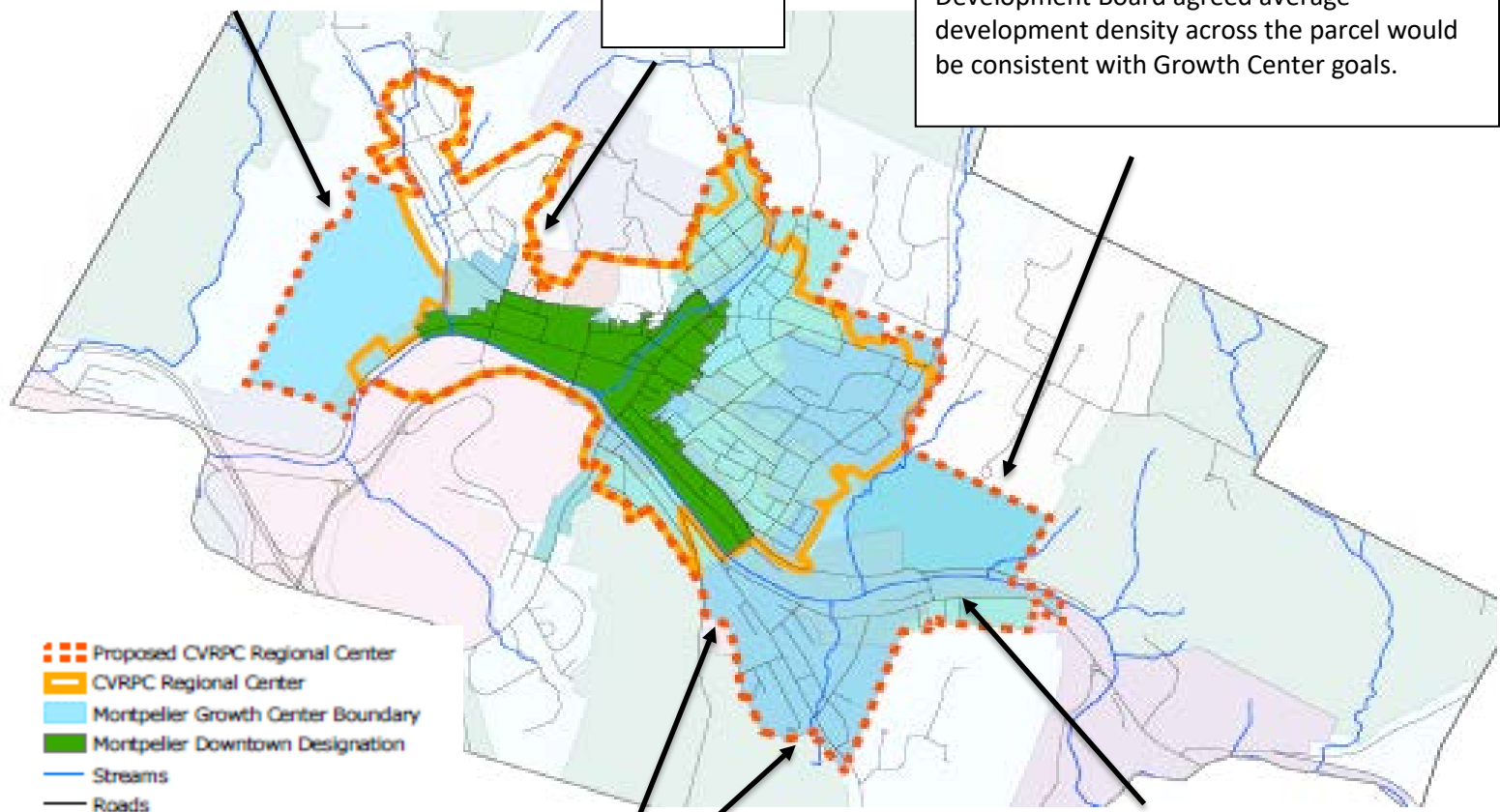


PROPOSED CHANGE TO THE REGIONAL CENTER DESIGNATION

Adding "Crestview": An undeveloped large tract of land on the west side of the City. This area was originally within Montpelier Growth Center Boundary, and was subsequently removed in 2014. The City requested reinstating this area as it demonstrated meeting all the statutory requirements for Growth Center designation. Reinstating was approved.

Keep
boundary
the same

Adding "Sabin's Pasture": An undeveloped large tract of land on the east side of the City. The City has identified this area as a location for future growth which is served by municipal infrastructure and a portion of which is contained within the City's TIF District. The City made zoning changes to accommodate a higher density of development on the lower portion of the undeveloped tract. And while the tract is split between 2 zoning district (one being lower density) the State Downtown Development Board agreed average development density across the parcel would be consistent with Growth Center goals.



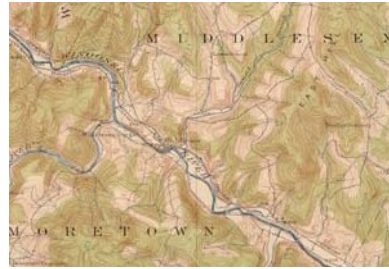
Include Residential 3000 zoning district: located on east side of town. All other Res 3000 are included in the Regional Center.

Include Residential 6000 neighborhood on south of town: All other Res 6000 are included in the regional center.

Capturing all of the Riverfront Zoning District: Currently the Regional Center map captures the northern portion of the City's Riverfront Zoning District. The purpose of the Riverfront Zoning District is to "to encourage compact, higher-density infill development, particularly multi-unit housing, within walking distance of downtown."

Amended sections only WITH TRACK CHANGES

(Cover and inside pages, Table of Contents, Chapter 6, Appendix A-1, and Future Land Use Map

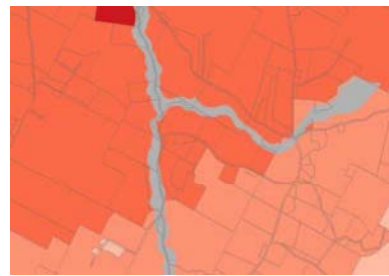


Central Vermont Regional Plan



Adopted June 12, 2018
Effective July 17, 2018

Proposed Amendment
January 2020





Central Vermont Regional Planning Commission

Central Vermont Regional Planning Commission
29 Main Street, Suite 4, Montpelier, Vermont 05602-2952
Phone: 802-229-0389 Fax: 802-223-1977
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Central Vermont Regional Plan 2016

<u>2008</u>	<u>CVRPC adopts 2008 Regional Plan (expiration 2013), includes <i>new</i> Housing Distribution Plan</u>
<u>2010</u>	<u>Regional Plans move from a 5-year planning cycle to an 8-year cycle, 2008 Regional Plan now expires in 2016</u>
<u>2015</u>	<u>CVRPC amends the 2008 Plan with the following chapters updated:</u>
	<u>Economic Chapter</u>
	<u>Utilities, Facilities, and Services Chapter</u>
	<u>Land Use Chapter and <i>new</i> Land Use Map</u>
<u>2016</u>	<u>CVRPC adopts the 2016 Regional Plan (expiration 2024), includes <i>new</i> Implementation Schedule</u>
<u>2018</u>	<u>CVRPC amends the 2016 Plan with the following changes:</u>
	<u>Updated Energy Chapter and new Regional Energy Plan</u>
	<u>Updated Land Use Chapter to address forest integrity requirement and new Natural Resources Map - 3</u>
	<u>Vermont Public Service Department grants the amended Regional Plan a Certificate of Energy Compliance</u>
<u>January 2020</u>	<u>CVRPC considers amendments to the 2016 Regional Plan with the following changes:</u>
	<u>Removal of the Housing Distribution Plan and associated appendices</u>
	<u>Amendment to the Land Use map to adjust the Regional Center boundary around Montpelier to align with Montpelier's State Designated Growth Center Boundary</u>

Staff:

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Senior Planner	Clare Rock
Senior Planner	Pam DeAndrea
Planner	<u>Ashley Andrews</u>
Planner	<u>Grace Vinson</u>
<u>Assistant Planner</u>	<u>Zach Maia</u>

Central Vermont Region

The Central Vermont Region is comprised of 23 municipalities in Washington and Orange Counties. As its name implies, the Region lies at the geographic heart of the State. Accordingly, it embodies many of the most celebrated qualities of Vermont's culture and landscape, and also serves as its political hub.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

<u>Municipality</u>	<u>Commissioner</u>
<u>Barre City</u>	Janet Shatney
<u>Barre Town</u>	Byron Atwood
<u>Berlin</u>	Robert Wernecke
<u>Cabot</u>	Amy Hornblas
<u>Calais</u>	John Brabant
<u>Duxbury</u>	Alan Quackenbush
<u>East Montpelier</u>	Julie Potter
<u>Fayston</u>	Carol Chamberlin
<u>Marshfield</u>	Robin Schunk
<u>Middlesex</u>	Ronald Krauth
<u>Montpelier</u>	Marcella Dent
<u>Moretown</u>	Dara Torre
<u>Northfield</u>	Laura Hill-Eubanks
<u>Orange</u>	Lee Cattaneo
<u>Plainfield</u>	Bram Towbin
<u>Roxbury</u>	Gerry D'Amico
<u>Waitsfield</u>	Don La Haye
<u>Warren</u>	Alison Duckworth
<u>Washington</u>	Peter Carbee
<u>Waterbury</u>	Steve Lotspeich
<u>Williamstown</u>	Richard Turner
<u>Woodbury</u>	Michael Gray
<u>Worcester</u>	Bill Arrand

Acknowledgements

The Central Vermont Regional Planning Commission would like to recognize and thank all past and present Commissioners and staff members for their contributions and expertise to the 2016 update of the Central Vermont Regional Plan.

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Newspaper

Television

Voice Communication

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Fiber Optic

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Police Protection

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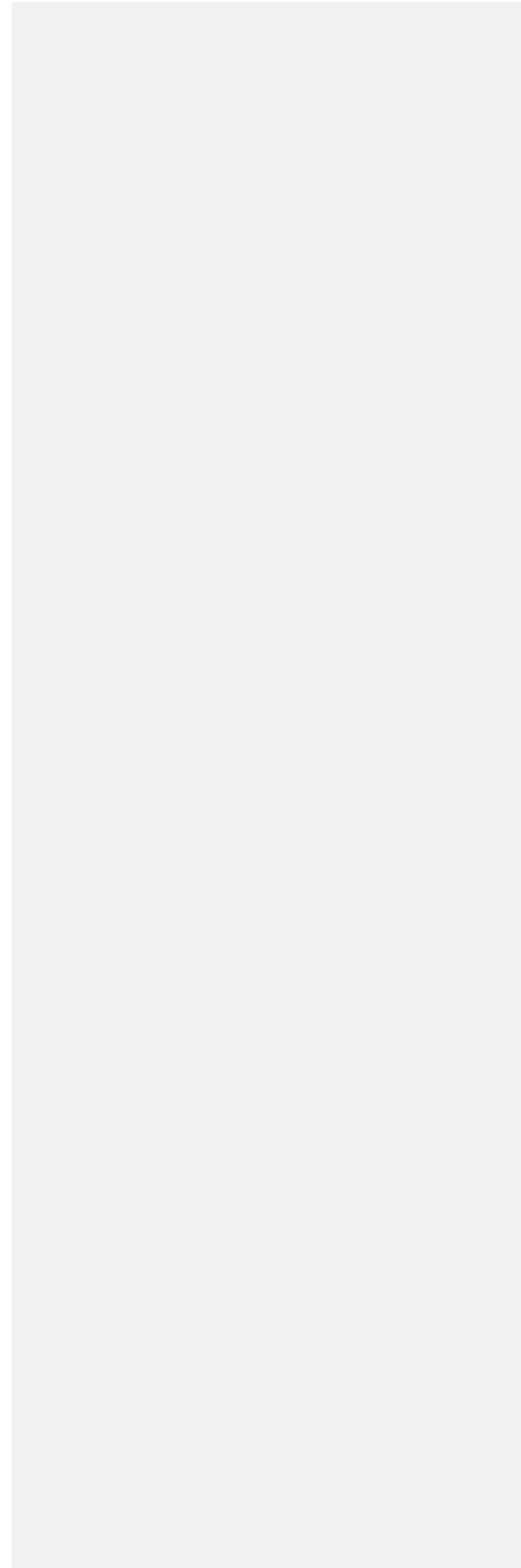
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NATURAL RESOURCES 2
NATURAL RESOURCES 3
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EMERGENCY MANAGEMENT
EDUCATIONAL FACILITIES
PUBLIC RECREATIONAL RESOURCES
POPULATION CHANGE
REGIONAL HOUSING DISTRIBUTION PLAN
ZONING BY TOWN

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Housing Element

The 2020 amendments to the Housing Element removed discussion of the Regional Housing Distribution Plan, which has been discontinued. Data presented in this element have not been updated; data will be updated in the next iteration of the plan.

Housing is the foundation of our historic towns and villages. The size, location and cost of housing shape the communities in which we live. Providing a range of housing options for a variety of income levels and lifestyles contributes to the vitality of our communities. Housing impacts local economic development, school enrollment, land use, and traffic patterns, among others. Currently in Central Vermont:

- Average household sizes are decreasing; yet new construction house size is increasing;
- The population of people between ages 45 to 69 is expected to grow more rapidly than any other age group;
- Incomes are not keeping pace with dramatically increasing home costs;
- ~~New housing creation is falling just short of the 5-year demand for housing;~~
- Much of the recent housing growth in the Region is happening outside of town and village centers.

This chapter reviews the number and types of housing units currently in existence, future trends in housing demand and costs, and outlines strategies to meet identified housing needs. Finally, it concludes with a list of resources that can be used by town officials and residents who are interested in this important issue.

DISCUSSION: TRENDS

Population & Households

The 2000 Census showed the population of the Central Vermont Region at 63,276 and estimates the Region's 2005 population to be at 64,842.¹ According to the EPR Forecast, the Central Vermont Region's population was expected to reach 67,297 by 2010 and 73,080 by 2020.² ~~This is an~~ increase of 6.3% between 2000-2010 and an

Central Vermont Population and Household Growth, 2000- 2020

	2000	2010	2020	% Change (2000-2010)	% Change (2010-2020)
Total Population	63,276	67,297	73,080	6.3%	8.6%

Total Households	25,675	28,708	33,534	11.8%	16.8%
Household Size	2.46	2.34	2.18	(4.8%)	(6.8%)

SOURCE: US Census 2000 and EPR Forecast (2010, 2020)

¹ U.S. Census. 2000. American Factfinder www.factfinder.census.gov.

² Economic & Policy Resources, Inc. 2001. Economic & Demographic Forecast: Central Vermont Region 2000-2020

Households, By Age of Householder, 2000-2010 (Washington County)

Age Group	2000	2005	2010	%Change (2000-2010)	Change in # Households (2000-2010)
15-24	1,040	1,116	1,158	11%	118
25-34	3,514	3,402	3,367	-4%	(147)
35-44	5,402	5,315	5,225	-3%	(177)
45-54	5,593	6,083	6,414	15%	821
55-59	1,855	2,230	2,509	35%	654
60-64	1,432	1,634	1,892	32%	460
65-69	1,286	1,348	1,501	17%	215
70-74	1,145	1,197	1,235	8%	90
75-79	1,002	943	955	-5%	(47)
80-84	751	820	870	16%	119
85+	639	683	767	20%	128
Total	23,659	24,771	25,893	9%	2,234

SOURCE: VT Dept of Housing & Community Affairs

increase of 8.6% between 2010-2020.

Between 1970 and 2000, the Region's population increased at an average rate of just 8% while the Region's number of households increased at an average rate of 20%. The reason for the significant difference between population growth and household growth ~~is~~ the increasing population ~~has been~~ distributed into a greater number of smaller households.

The average household size in 2000 was 2.47 people, down from 2.64 people in 1990. The number of households in the Central Vermont Region ~~was expected to~~ increase from

25,675 in 2000 to 28,708 in 2010 and 33,534 in 2020. This is an increase of 16.8% between 2010- 2020. One reason ~~is~~ the average household size is projected to continue to decrease to 2.34 persons in 2010 and 2.18 persons in 2020. The increasing number of households containing a smaller number of people will have a significant effect on housing demand.

Central Vermont will experience substantial changes in the growth and decline of certain age groups between 2000-2010. Most notably, householders between the ages of 25-44 are expected to decline while most of the growth will occur in house-

holders between ages 45-69. There will also be a fairly significant increase in the number of householders over 80 years old.

In 2000, there were 5,287 households with residents aged 65 years or older, representing 21% of all the households in the Central Vermont Region. According to the [2005](#) Washington County Housing Needs Assessment, between 2000-2010 these households are expected to grow by 12.25%.³ These types of households generally require smaller units with one or two bedrooms and as they age, may need access to housekeeping, personal-care, or medical services.

According to the Vermont Department of Housing and Community Development, “In 2000, more than 1,800 Washington County elderly households had some type of mobility and/or self care limitation. The problem was noted especially for elderly or extra-elderly (age 75+) owner households. However, non-elderly households experienced even higher levels (21% of renter and 35% of owner households). The total number of households with mobility and/or self care limitations represents 17 percent of all Washington County households.”

General Housing Demand by Age Group		
Age Group	Characteristics	Housing Demand
20s	-lower incomes -high mobility -small households	Apartments
30s	-beginning families -small children -low savings -growing income	1 st time homebuyer Mobile homes Condos
40s	-growing families -growing income	Step up to larger house Additions, home improvements
50s	-stable housing -empty nest -income peak	Live in existing homes Renovate and improve housing
60s	-end of income producing years	Begin process of “downsizing”
70s	-retirement -reduced income -risk of frailty	Smaller homes Condos Retirement developments
80's/90's	-risk of frailty or dementia -more single (widowed) households than couples	Assisted living At risk of institutional care

SOURCE: VT Dept. of Housing & Community Affairs, VT 2005 Housing Needs Assessment

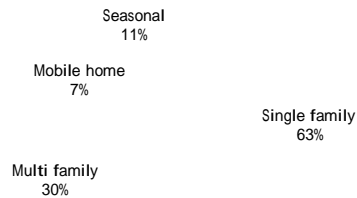
Number & Type of Housing Units

The [2000](#)~~last~~ Census found ~~there~~ were 29,912 total housing units in the Central Vermont

³ VT Department of Housing and Community Affairs. 2005. Washington County 2005 Housing Needs Assessment.

Region ~~(2000 Census)~~. Of this total 3,285, or 11% of the total, are seasonal units leaving 26,627 year-round units that are occupied or available for occupancy. Having 11% of the total housing stock as seasonal, recreational, or occasional use housing is well above the national average of only 3% and points to the strong vacation home market in Central Vermont.

Composition of Housing Stock, 2000



~~Single family homes make up the majority of the housing stock in the Region (63%). Thirty percent (30%)~~

Total housing units = 29,912

Single family homes make up the majority of the housing stock in the Region (63%). Thirty percent (30%).

~~of~~ the housing stock consists of homes that contain more than one housing unit, for example — condominiums, two-family houses, or apartment buildings, and the remaining 7% are mobile homes. If trends over the last 30 years continue, about 70% of these households will be owners and 30% will be renters.

Average Home Size 1975 & 2005

~~and 30% will be renters.~~ The high cost of housing could push many households out of the home buying market. (See Housing Affordability section)

2005 - 2,556 sq. ft.

1975 - 1,575 sq. ft.

While the average household size is shrinking, the average single-family house size continues to increase. According to the Vermont Finance Agency "the average size of a newly-constructed home has increased dramatically over the past 30 years. According to Census data, in 1975, the average new

home in the Northeast measured 1,575 square feet of living space. By 2005, that average new home had grown by 62 percent, to 2,556 square feet." ⁴ (For more information see: Land Use & Energy Elements)

One measure of a healthy housing market can be indicated by the vacancy rate. In general, a rental vacancy rate is considered healthy when it is approximately 5% and a healthy ownership vacancy rate is 3%. Any rate below the one considered "healthy" indicates that choices will be limited and prices generally increased. On the other hand, vacancy rates much above 5% for rental units and 3% for owner-

ship units may signify an oversupply of that type of housing or disinvestment in a |

⁴ Vermont Housing Finance Agency. 2006. Housing Matters Newsletter.

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Central Vermont Housing Supply- 2000

	Number	Percent of Total Units
Year-Round Housing Units	26,627	89%
Seasonal Housing Units	3,285	11%
Occupied Units	25,675	86%
Owner-Occupied Units	17,926	70%
Renter-Occupied Units	7,749	30%
Vacant Units (includes Seasonal)	4,237	14%
Vacancy Rate*		3.6%

*Vacancy Rate = (Year-Round Units- Occupied Units)/ Year-Round x 100

SOURCE: Census 2000

particular area. According to a housing ~~needs analysis~~needs analysis performed by the state, there is concern about the health of Washington County's housing market because at the time of the ~~2000~~last Census, it had a rental vacancy rate of 3.3% and an ownership va-cancy rate of 1.4%, well below the rates considered healthy (Vermont Dept. of Housing & Community Affairs, 2005).

Any ~~discussion~~ of the quantity of housing units available should also include the quality of those units. One rough measure of the quality of the housing stock is its age. In Washington County, 38.1% of the housing units were built prior to 1939 and only 6% of the units were built since 1999.

Housing Affordability

Housing costs in Vermont have increased significantly over the last ten years. It is not uncommon for housing prices to rise as wages and income rise, yet throughout Vermont housing costs are rising much faster than income. A few facts from the Vermont Housing Awareness Campaign's "Between a Rock and Hard Place" 2007 Update on housing and wages in Vermont illustrate this issue:

- A Vermont household would need an annual income of \$66,000 to purchase the median-priced single family home (\$197,000). Sixty-seven percent of Vermont's households have incomes below that figure.
- The average Fair Market Rent for a modest, two-bedroom apartment in Vermont reached \$797 in 2006, a 10 percent increase since the year before and a 42 percent increase since 1996.
- A Vermont household would have to earn \$15.34 per hour, or \$31,897 annually,

Working with ~~the~~
Downstreet Housing &
Community Development Central
Vermont Community Land Trust

Many towns and community groups in the Region have worked with Downstreet Housing & Community Development Central Vermont Community Land Trust (CVCLT) to develop affordable housing to meet the needs of their community.

River Station Apartments: CVCLT Downstreet (formerly named the Central Vermont Community Land Trust – CVCLT) worked closely with the City to gain funding for the project. “The Central Vermont Community Land Trust has played a vital role in helping to address Montpelier’s need for new affordable housing. This project was extremely challenging. It involved a difficult site, a multitude of funding sources, environmental issues, and permitting difficulties. The Central Vermont Community Land Trust’s years of experience and expertise were essential to bringing this project to completion” said George Seiffert, former Community Development Specialist for Montpelier, about working with Downstreet CVCLT.

River Station Apartment, Montpelier

Cabot ~~Senior Housing~~ Senior Housing: Cabot Senior Housing was developed to

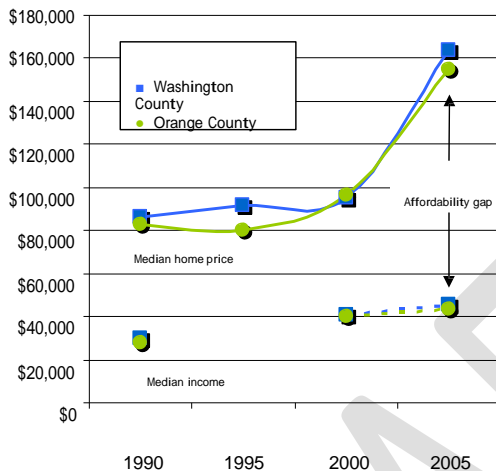
allow area elderly residents and past residents to live in town. ~~This project~~ This became project ~~became~~ a reality through the hard work of a community group called Cabot Commons who partnered with Downstreet CVCLT to build and manage eight units of senior housing in Cabot. According to Sue Carpenter, Board President of Cabot Commons, “This project has been very successful. There is a real internal support system for the residents as well as a great deal of community involvement in providing services and activities for these residents.”

Evergreen Place: This project, completed in May 2006, contains 18 units of housing for elderly or disabled residents as well as the senior center and local food bank. It is located within walking distance to the cafés & stores in Waitsfield. All of the units in this project will be affordable to low income households.

For more information on these projects or on how
your community can partner with the
[DownstreetCVCLT](#), call (802) 476-4493

Evergreen Place, Waitsfield

Median Home Price vs.
Median Household Income



to afford that Fair Market Rent. At least 59 percent of Vermont's non-farm employees – more than 163,000 people – work in occupations with median wages below that level.⁵

Housing costs are identified as a “burden” by State planning statute (Ch. 117) if they consume more than 30% of the household's income. In the Central Vermont Region, according to the 2000~~t~~ the last Census in 2000, 23% of all homeowner households and 36% of all renter households lived in homes that cost more than 30% of the household income. Many of these residents are earning less than the area median income. These

residents include families, schoolteachers, child care workers, and service workers.

In Washington County, the median home price increased by just 10% between 1990 and 2000, but by as much as 73% in the five years between 2000- 2005. In order to afford a median home in Washington County in 2005 a household would need to earn a yearly salary of \$59,169.

According to the 2005a Housing Needs Assessment undertaken by the Vermont Department of Housing and Community Affairs in 2005, the gap between the income needed to buy the median priced home and the actual median income of residents in Washing-

Comparison of Affordable Home Prices and Incomes, Washington County

	Median Income	Median Home Price	Affordable home based on median income	Income needed to afford median home	Gap between affordable home and median home price	Gap between income needed and median income
2000	\$41,387	\$95,000	\$110,719	\$43,235	\$15,719	\$1,848
2005	\$47,857	\$158,562	\$139,187	\$59,169	(\$19,375)	(\$11,312)
2010	\$54,089	\$192,809	\$115,987	\$88,752	(\$76,822)	(\$34,663)

| SOURCE: Vermont Department of Housing and Community Affairs, Washington Co. Housing Needs Assessment
|

⁵ Vermont Housing Council. Between a Rock and a Hard Place. 2006.

CV Region Housing Cost Burden 1989 & 1999*

Tenure	Number of burdened households	Percent of total households
Owners		
1989	1878	20%
1999	2459	23%
Renters		
1989	2360	36%
1999	2657	36%

*Selected monthly owner costs (or gross rent) as a percentage of household income _____

SOURCE: Housingdata.org (from Census)

median home price. ~~This leaves This - lessleaves -~~

ton County is \$11,312 and expected to

increase by 306% (to \$34,663) by the year 2010. It should be noted that according to the Washington County Needs Assessment "the estimated 'affordable homes based on median income' decreases in 2010 because the calculation includes expenses beyond the mortgage, such as taxes and insurance which are based on the increasing ~~in less in- come-available~~ income available for mortgage payments."

The number of burdened households will rise given the significant increase in median house prices over the last five years. This increasing gap between what families are forced to pay for housing costs and what their incomes afford has several negative side effects on quality of life and the local economy. Burdened households may not be able to afford medical or educational costs. These households also have less disposable income to spend in local stores, restaurants and entertainment venues.

For many low income residents of the Region, homeownership is not an option. In 2005 a household in Washington County would need to earn \$13.15 or \$27,360 annually in order to afford a two-bedroom apartment. In ~~Orange County~~ the 2005 housing wage was \$12.54 or \$26,080 for the same size apartment.

According to Between a Rock and Hard Place, out of the ten occupations employing the most Vermonters only two of them paid median wages above both the Washington

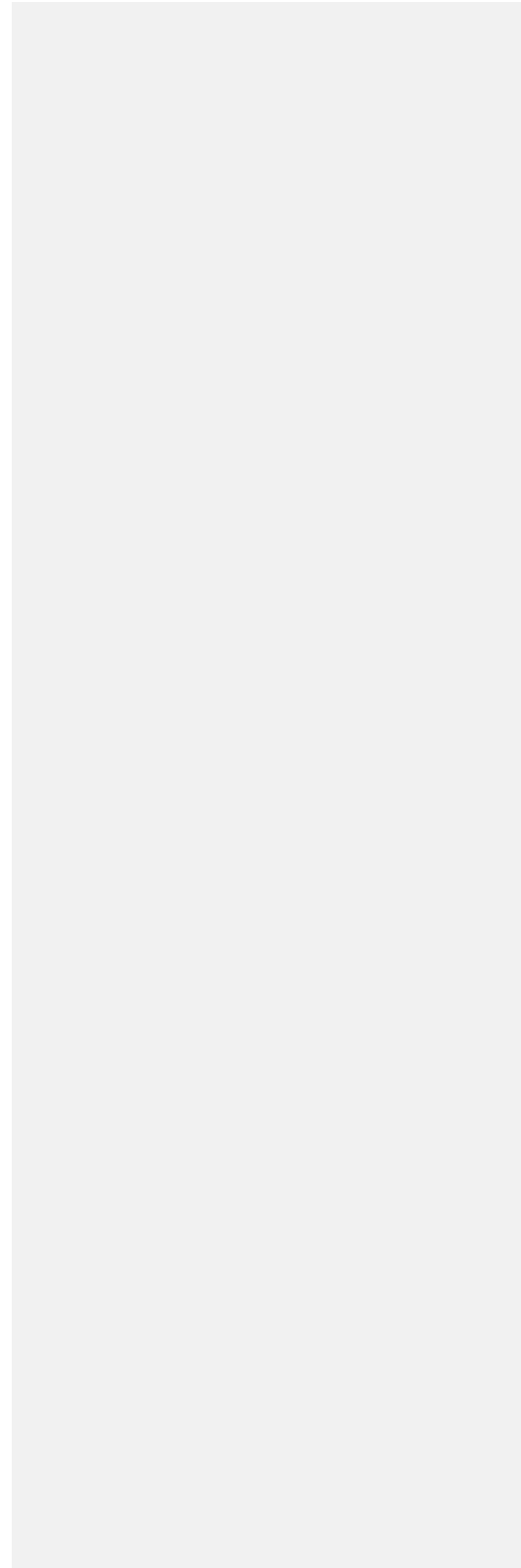
and Orange County housing wage. (For more information about jobs in Central Vermont see: Economic Element). The Vermont Department of Housing & Community Affairs estimates that households earning \$38,286 per year (80% of the county median household income) can afford to pay about \$957 monthly for rent (including utilities). There are 5,111 households with incomes below 80% of the county me-

CV Region Number of
Subsidized Rental Units, 2006

Number of Bedrooms	Total
SRO	39
0	142
1	651
2	254
3	114
4	13
TOTAL	1,213
Elderly or disabled only	(750)
Total unrestricted	584

SOURCE: Vermont Directory of Affordable Housing

dian.



In 2005, an estimated 7,058 affordable rental units were available in Washington County with rents below \$978. However, more than half of these units are estimated to be occupied by upper income households (i.e., not low or moderate income) and an additional 5% are assumed to be vacant at any given point in time, leaving only 2,978 available for low-income renters. In 2005, there were an estimated 3,053 very low-income households (those making less than 30% of the county median income, see Table A above) and only 1,213 subsidized rental units in the Central Vermont Region. Seven hundred and fifty of them are restricted to elderly or disabled residents only. According to the Washington County 2005 Housing Needs Assessment this creates an estimated shortage of 2,134 affordable rental units in Washington County.

Many households find more affordable housing farther away from employment centers causing long commutes and reduces the amount of time to spend with family. The cost savings on a home farther from town centers may be deceptive. Commuting costs increase substantially as families move farther away from jobs. These households also have less disposable income to spend in local stores, restaurants, and entertainment venues. (Also see Location of Housing section.)

	Costs of Commuting*	
	40 mile round trip commute	15 mile round trip commute
Monthly Costs	\$404	\$151.5
Yearly Costs	\$4,848	\$1,818

*Assumptions: commuting 5 days per week x 2008 IRS rate (\$0.505 per mile).

Long commuting times have an impact on more than just quality of life, traffic, air pollution levels, natural resources. (For more information see: Land Use & Transportation Elements) These long commutes also cost residents a significant amount of money. According to the Internal Revenue Service's 2008 standard mileage rate a resident who drives 40 miles round trip per day to work will spend about \$404 per month (\$4,848 per year) on commuting expenses alone, a 15 mile round trip commute would cost significantly less. Current development patterns which locate housing far from jobs and services are costing residents both time and money.

In any market area there is a percentage of the units which are rented or sold at affordable rates, yet they may be in older buildings or in less desirable locations.

⁶ Internal Revenue Service. 2008 Standard Mileage Rate. The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile.

However, in Central Vermont public housing authorities and Downstreet Housing the community land trust are working to provide our Region with perpetually affordable rental and homeownership units. Affordable housing developers can use Federal and State funding resources in order to subsidize units that will be maintained at affordable rates for income eligible tenants. Affordability covenants or deed restrictions can be added to homeownership units to ensure homes remain affordable for a set period of time, even during re-sale, a mechanism used by community land trust model. (For more information see section: Working with Downstreet the Central Vermont Community Land Trust.)



Housing Growth

During the ten-year period between the 2000 and 2010 last two Censuses, 2,141 home-owner units and 915 rental units were created, representing a growth rate of 13.5% for all occupied housing units. Over this same time period, the total number of single-family units grew while the number of multi-family and mobile home units declined. If this trend continues, it could/will present a problem as multi-family and mobile home housing is a necessary option for households that require more affordable affordable forms of housing.

The CVRPC Regional forecast states that "as the Region's population has grown, population densities in the less dense areas tend to show a pattern of dramatic increase" indicating the more rural towns are experiencing the greatest housing growth. According to data collected by CVRPC, 1,709 building permits for housing have been issued in the Region between 2001 and 2005. Of these permits, only 138 have been for multi-family units, the rest for single-family units. While building permits issued cannot be considered the same as the number of housing units that have actually been constructed, it does give us some idea of the number and type of units that are being produced between Censuses.

Central Vermont is falling just short of the 5-year demand for housing—forecasted at 1,755 housing units. It will be important to at least keep this pace, if not increase it, over the next 15 years to meet projected demand for housing. According

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~~need to be created between 2005 -- 2015.~~

It should be noted that all projections of future trends are the best guesses of experts and computer models. Anything as complex and dynamic as the Region's housing market must be constantly monitored to identify any changes in supply or demand and respond to them. ~~It is therefore recommended that housing needs analyses be updated at least every five years.~~

Care should be taken to create the type of units, in both size and price that are needed by the Region's current and future residents. Keeping prices from soaring higher will require not just a raw increase in the number of housing units but the production of specific types of housing units, in the locations that are needed in the Region. The sections above show a growing demand for housing that fits the needs of people ages 45-69 as well as householders over 80 years old.

Location of Housing/Density

In the early twentieth century towns and villages were characterized by compact neighborhoods; yet today much of the housing growth in the Region is happening outside of town and village centers. According to the 2007 CVRPC Northwest Build-Out Study, most municipalities within the study area support 'smart growth' principles as a matter of policy, but have not been able to put them into practice.⁷ (For more information about the Northwest Study visit www.centralvtplanning.com)

Low-density scattered development has been a significant concern to many towns in the Region as reflected in their town plans. Most towns now have land use and housing goals that include some version of the following statement: "Goal: The preservation of the Town's historic settlement pattern, defined by compact villages surrounded by rural countryside." (Warren Town Plan 2005) The benefits of developing more dense, compact housing within or close to village and town centers at historic settlement densities are numerous and include:

- decreased land costs due to smaller lot sizes
- decreased development costs due to proximity to existing infrastructure
- increased opportunities to develop a variety of housing options for different lifestyles
- decreased automobile dependency due to proximity to amenities such as schools, shops, services and jobs
- increased viability of mass transportation
- preservation of natural resources such as agricultural land and water resources.⁸

⁷ Central Vermont Regional Planning Commission. 2007. CVRPC Northwest Build-out Study Summary Report.

⁸ Local Government Commission and U.S. EPA. 2003. Creating Great Neighborhoods: Density in Your Community.

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In spite of these benefits, rural municipalities continue to see higher housing growth than larger communities with the infrastructure available to support more dense growth. While it is widely believed that this is driven by market forces/consumer preference, that perception may not be the entire story. In fact, a 2005 survey by the Vermont Forum on Sprawl concluded that 80% of Vermont residents believe that "action should prevent sprawl," and, more surprisingly, that 33% of Vermonters would choose to live in an urban/village setting over a rural one if such a choice was available. This latter figure represents a 65% increase over the number making this choice in a 1998 poll.

Local regulations and attitudes may be compounding the problem as well. GIS "Density Sampling", conducted as part of the Northwest Build-out Project indicated that, in many traditional village and urban areas, allowable densities are often considerably less than that displayed by existing neighborhoods. NIMBY-ism (not-in-my-back-yard) has also been cited as a factor occasionally inhibiting denser new development.

Rural communities can also do more to promote compact housing by providing density bonuses and other incentives for "clustered" development, or finding suitable locations for village expansion or the development of new villages and "rural hamlets." (For more information on residential development patterns see Land Use Element)

In addition to the cost of land, there are other factors that affect the real cost of housing. The fact that housing development is occurring farther away from village and town centers also generally means that people are located farther from the sources of employment. Over the ten years between 1990 and 2000, the percentage of Central Vermont Region residents who drive 60 minutes or more roundtrip to work each day increased from 22% of working residents in 1990 to 27% of working residents in 2000. (See Housing Affordability section.)

In May 2006 the Growth Centers bill (S.142) was approved by the State legislature. CVRPC has endorsed the growth centers concept for over a decade and this legislation has created a new process for the designation of growth centers. According to the Vermont Growth Center Planning Manual, a growth center is "a compact area planned for concentrated, mixed-use development." Like the Village, Downtown and New Town Center designation programs, the Growth Center program offers financial and regulatory incentives to promote planned growth, including housing.

Homelessness & Transitional Housing

Homelessness in Central Vermont is growing yet it is a problem which is not easily tracked. Homeless persons are not counted in the Census and many times they do not seek assistance or shelter at local facilities. Some 'couch surf' at homes of friends and family, some seek shelter in tents or in their cars. Others may find shelter in abandoned lots or buildings.

Currently there is one overnight shelter in Central Vermont, the Good Samaritan Haven in Barre. It operates on a first-come-first-serve basis and is open from 6 p.m. to 7 a.m. in the winter and from 7 p.m. to 7 a.m. in the summer. In addition to the overnight shelter there is one transitional housing site. Transitional housing provides the bridge between homelessness and permanent housing. Good Neighbors offers both short term housing and case management to assist families transitioning from homelessness into permanent housing.

According to the 2005 Washington County Needs Assessment average stays at the Good Samaritan Shelter have have dramatically increased in the last 10 years. In 1998 the average stay was between eight days to two weeks, in 2004 the average stay was two months. More people who are seeking shelter are not transient but are local Vermonters who are working multiple jobs and can not afford rent.

Fair Housing Laws & Municipal Responsibility

State and Federal housing laws help protect against housing discrimination. Under the Federal Fair Housing Act and its 1988 amendments, individuals may file complaints alleging housing discrimination on the basis of race, color, national origin, religion, gender, handicap, or familial status. Individuals may also allege related acts of discrimination that are governed by other federal laws such as the Civil Rights Act of 1964. Vermont law (9 VCS 4503) prohibits any person from engaging in unfair housing practices such as the refusal to sell or rent, as well as many other actions involved in the advertisement, financing, and brokering of a dwelling.

A municipality has fair housing responsibilities regardless of whether or not the Federal government has funded the activity that is the basis for the complaint. A fair housing violation does not require a discriminatory intent; a violation can be found simply because municipal officials carried out regular activities in a routine way and failed to recognize their special fair housing responsibilities. In addition Chapter 117 section 4412 outlines required provisions and prohibited effects by which municipalities must abide.

Municipalities carry out four broad categories of activities that affect housing. Each can trigger municipal fair housing responsibilities:

- Regulatory activities – When a municipality enacts and administers regulations (e.g. zoning or building codes) that affect existing or potential residential properties;
- Provision of services – When a municipality provides routine services in residential areas or to residents;
- Provision of subsidies – When a municipality offers financial incentives (e.g. grants, loans, or loan guarantees) or special services (e.g. infrastructure projects or housing rehabilitation services) to residential property owners or to residents; and
- Proprietary activities – When a municipality buys or sells real property, particularly if the property was used or will be used as a residence.

Under the Fair Housing Act, a person who believes that he or she is a victim of housing discrimination may file either a complaint with the Department of Housing and Urban Development (HUD) or a lawsuit in federal or state court. If a municipality must defend itself against a complaint based on the Fair Housing Act, or if it is found to have violated the Act, the costs can be considerable. For more information on Fair Housing laws, visit the HUD website at <http://hud.gov>.

MEETING CURRENT & FUTURE NEEDS

Advocacy & Housing Committees

In February 2006, the Central Vermont Economic Collaborative, of which CVRPC ~~was~~ is a member, initiated a Regional summit called "Housing Strategies 2006". Seventy-five Central Vermont residents attended this meeting and many of them volunteered to be on one of three task forces in order to work on the following issues:

- Planning / Zoning / Permitting
- Incentives to create or purchase housing
- Public Awareness / Education / Involvement

Each task force ~~has~~ developed strategies for implementation that could foster increased housing. The Planning/Zoning/Permitting Committee (of which CVRPC ~~was~~ is a member) created a GIS model to identify land available for housing development within towns with municipal sewer and water systems. The Incentives group identified five financial incentives which currently do not exist in Central Vermont which would benefit the creation, rehabilitation and purchase of homes. They are: 1) development of low-interest loans for landlords to renovate existing apartments, 2) develop more incentives/tax breaks/abatements/credits and assistance to attract the private sector to develop housing within existing infrastructure, 3) expand assistance for accessory apartment conversion, 4) develop community support for

creating mixed uses and mixed housing types, and 5) develop employee pre-tax house savings accounts. The Public Awareness/Education/Involvement committee developed an educational flyer and compiled a comprehensive list of media contacts and other forms of information outlets. ~~T~~Currently, the Collaborative ~~is working on~~ a housing guidebook (entitled "The Central Vermont Housing Menu") combining the efforts of all committees.

The Mad River Valley Housing Coalition (MRVHC) is organized as a not-for-profit housing group and continues to work on the following projects in the Fayston, Waitsfield and Warren area:

- research and develop an accessory apartment program,
- implement the recommendations of the Mad River Housing Study;
- support local housing projects;
- educate the public on local housing needs.

The Montpelier Housing Task Force (MHTF) was organized in 1999 to assist with the preservation and enhancement of residential opportunities in Montpelier for households of all income levels. Working with community residents, City staff and elected officials, landlords and financial institutions, and community organizations, recent accomplishment of the task force include:

- creation of a City housing trust fund,
- implementation of an accessory apartment program,
- recommended changes to municipal ordinances
- conducted public outreach and education,
- continuation of tracking City housing data.

Local housing groups have proven effective at addressing local housing needs and can be a valuable resource in assisting town select boards and planning commissions in decision making. Yet no single municipality acting alone can address the Region's housing needs. All 23 cities and towns can work together in advocacy and partnership with other housing organizations (see [DownstreetGVCLT](#) feature on p. ~~6~~ 95) in order to meet current and future housing needs in sustainable ways. ~~The Regional Housing Distribution Plan, as detailed below, is one way the Region's municipalities can continue to work cooperatively towards this important goal.~~

~~Regional Housing Distribution Plan~~

~~The Regional Housing Distribution Plan is a pro-active Regional approach developed by CVRPC and designed to assist local towns in their planning for housing. It is a critical step in the Region's on-going effort to address the housing needs of Central Vermont residents. Given the interdependent economy and society of the Region,~~

Commented [CR1]: Double check page ref. once finalized

~~the housing needs of the Region affect every community. The purpose of the Housing Distribution Plan is to establish a long-term vision for Central Vermont and is to be used to measure progress.~~

~~The number of housing units for which each town is expected to plan was derived from the report titled Economic and Demographic Forecast: Central Vermont Planning Region 2000-2020 prepared by Economic and Policy Research, Inc (EPR) for CVRPC. In the year 2000 each town contributed a certain percentage of housing units to the Regional total. The EPR forecast indicated that the larger towns in our Region, with infrastructure capacity, are projected to contribute lower percentages to the Regional housing total as the year 2020 approaches. (This is in part due to a combination of factors including land costs are cheaper in more rural areas, causing an increase in scattered residential development outside of town and village centers. This pattern of decreasing population in our larger towns has been the basis for future forecasts.) Therefore, the Housing Distribution Plan was formulated with the aim to ensure that all towns continue to contribute similar percentages of the Regional total, or more, as they were in the year 2000 to fulfill the needs of the future. The Regional Housing Distribution Plan results in planning for a total of 8,835 new housing units in Central Vermont between 2000 and 2020. (See Appendix)~~

~~Under § 4347 of Chapter 117, the State mandates CVRPC to plan for anticipated growth and promote the development of housing suitable to the needs of the Region. In § 4348a, the State also mandates that the Regional plan housing element "identifies the need for housing for all economic groups in the Region and communities." Therefore the Regional Housing Distribution Plan is a method to be used by municipalities, in conjunction with information contained within this Housing Element, to help meet the future housing demand.~~

- ~~■ The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations.~~
- ~~■ Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan into their town plan housing element.~~
- ~~■ The Regional Planning Commission has established a town-by-town housing distribution plan at least 15 years into the future. The formula and allocation will be reviewed and updated with each Regional Plan's five year update.~~
- ~~■ Town plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units — consistent with current or proposed zoning* — for 80 percent of the anticipated 10 to 15~~

Regional Housing Distribution Plan
Number of net, year-round, housing units to be planned for per municipality

Municipality	2000-2004	2005-2009	2010-2014	2015-2020	TOTAL
Barre City	110	163	199	295	767
Barre Town	107	199	268	382	956
Berlin	112	139	125	116	492
Cabot	37	43	23	57	160
Calais	40	100	88	118	346
Duxbury	54	82	90	106	332
E. Montpelier	74	94	87	206	461
Fayston	48	55	89	134	326
Marshfield	44	55	46	72	217
Middlesex	76	68	84	151	379
Montpelier	97	206	177	299	779
Moretown	60	86	98	129	373
Northfield	62	138	113	197	510
Orange	31	37	40	53	161
Plainfield	18	28	22	42	110
Roxbury	13	15	25	36	89
Waitsfield	73	75	76	88	312
Warren	85	87	69	143	384
Washington	24	37	38	51	150
Waterbury	109	138	148	269	664
Williamstown	84	131	140	184	539
Woodbury	37	33	57	63	190
Worcester	35	26	24	53	138
TOTAL	1,430	2,035	2,126	3,244	8,835

~~year housing demand. ("Demand" is the difference between the number of units at the time of town plan approval and the Housing Distribution number at least 10 years thereafter.)~~

- ~~• Town plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.~~
- ~~• Towns and cities are required to demonstrate the community's intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution Plan when approving a municipal plan.~~
- ~~• CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers, and suggest programs of local actions to address those barriers. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.~~
- ~~• The Regional Housing Distribution Plan is not proposing quotas that municipalities must achieve within the time frame of their next municipal plan update; rather it is to identify the locations where the Region welcomes and encourages the housing residents need.~~

~~*For towns without zoning bylaws: Town plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units consistent with the town plan's housing goals and policies and be compatible with other plan elements as outlined in § 4382 "the plan for a municipality." (See Appendix.)~~

~~Note: The Distribution Plan total numbers are somewhat higher than the actual projected unit totals for the Region, as well as for some individual municipalities. The Distribution Plan numbers are not meant to replace the projections that appear elsewhere in this Plan, but rather are intended to ensure that communities plan for potential demand.~~

~~H~~HOUSING

RESOURCES Advocacy

- ~~• —Vermont Affordable Housing Coalition. www.vtaffordablehousing.org.
Organiza-
tion working to promote awareness and policies for affordable housing.~~

- Vermont Coalition to End Homelessness. www.helpingtohouse.org. Organization working to monitor the needs and stream line the services and housing.

Data Sources

- American Factfinder. www.factfinder.census.gov. Data base of Regional and national statistics.
- Vermont Housing Data. www.housingdata.org. Data base of Vermont including a directory of affordable housing, housing profiles and policy resources.

Guides

- Affordable Housing Design Advisor. www.designadvisor.org. U.S. Department of Housing and Urban Development website which includes tools, resources, ideas and a guide to affordable housing design.
- Central Vermont Housing Resource Guide. www.centralvtplanning.org. A guide to renters and homeowners looking for information about subsidized housing; mobile homes; and mortgage and home improvement financing. Hard copies are available at CVRPC Offices, 29 Main Street, Montpelier.
- Housing and Vermont's School Enrollment, VHFA Issues Paper. www.vhfa.org. Explores the relationship between home building and school enrollment levels. Includes a guide to help communities make decisions about the impact of housing development on school enrollment.
- HUD's Regulatory Barriers Clearinghouse. www.huduser.org/rbc/. U.S. Department of Housing and Urban Development's guide to solutions to state and local regulatory barriers to affordable housing.
- Vermont Housing Needs Assessment Guide. www.housingdata.org. Guide to help community groups determine the need for affordable housing within their cities or towns.

Organizations

- ~~Downstreet Housing and Community Development~~ ~~Central Vermont Community Land Trust.~~ www.downstreet.org. Organization working to develop and manage affordable rental and homeownership housing opportunities in Central Vermont.
- ~~Vermont Housing and Conservation Board.~~ www.vhcb.org. ~~Vermont Forum on Sprawl.~~ www.vtspawl.org. ~~Organization dedicated to promoting research-based smart growth. Includes resources to assist towns with including density and affordable housing.~~

~~Statewide organization that works with nonprofit housing and conservation organizations to fund the creation of affordable housing and protection of the state's agricultural and forest land.~~

Field Code Changed

HOUSING GOALS, POLICES & ACTIONS

Goals:

1. To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.
2. To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts.
3. To promote preservation of the existing housing stock and the development of future housing in the village/town and employment centers of the Region, or those areas designated as Growth Centers.
4. To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing.
5. Encourage large employers to explore and implement employer assisted housing.

Policies:

1. The Region's towns, non-profits, and state agencies should work collaboratively to address the Region's housing needs.
2. Municipal plans should assess the community's ability to meet the goals set out in the Regional Housing Distribution Plan.
3. Municipalities should encourage housing at the maximum densities allowed by local plans and regulations and at densities at or above those of their traditional/existing neighborhoods.
4. Municipalities should seek to ensure at least 20 percent of the housing stock is affordable, as defined by 24 VSA, Chapter 117, Section 4303.
5. The majority of new housing should be constructed in town centers and designated growth centers.
6. The Region's existing housing stock should be preserved and renovated. Adaptive re-use of older and historic buildings should be encouraged especially in town centers.
7. Housing units that are affordable to households below the area median income

and housing near employment centers should be encouraged.

Actions

- Assist towns in finding the resources needed to carry out housing needs analyses to identify the specific types of housing most needed by the community.
- ~~Provide communities with the tools and resources needed to implement the Regional Housing Distribution Plan.~~
- Encourage the adoption of local land use regulations and bylaws that allow concentrated development where appropriate infrastructure can be made or is available.
- Review town plans to assure that all towns in the Region have a housing element that identifies housing issues and outlines steps through which housing needs will be addressed.
- Assist towns with the process of designating growth centers.
- Help towns to identify potential partners for affordable housing development.
- Continue advocating for state policies and funding initiatives that increase housing opportunities for the Region's residents.
- Make Geographic Information System technology and other tools available to communities so they may analyze the impact of existing and/or proposed zoning policy on the potential for housing development.
- Continue support of local housing groups.
- Promote the density building land use strategies discussed in this Chapter and in the Land Use Element as a matter of course through our technical assistance programs.
- ~~Provide municipalities with copies of "The Central Vermont Housing Menu" when completed.~~
- Actively participate in the Act 250 process to support appropriate housing development.
- ~~Actively support the economic incentives identified by the Central Vermont Eco-~~

~~nomic Collaborative (see page Advocacy & Housing Committees section.)~~

- ~~• Continue to assist any municipalities which have not yet adopted the 2004 housing-related changes to 24 VSA, Chapter 117.~~
- Encourage towns to develop a streamlined permitting process for housing along with density bonuses and lowering of impact fees in growth centers, village centers and downtowns, and other areas where housing growth is desired.

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|

Appendices

A-1 REGIONAL HOUSING DISTRIBUTION PLAN METHODOLOGY

In August 2006, the Central Vermont Regional Planning Commission formed a Housing Committee to discuss a pro-active approach to planning for housing in Central Vermont. Commissioners representing the Towns of Calais, East Montpelier, Middlesex, Plainfield, Orange, Waitsfield, and Williamstown met monthly for seven months. The result of the Committee's work is the Regional Housing Distribution Plan.

The Housing Distribution Plan is based upon the "Economic and Demographic Forecast: Central Vermont Planning Region 2000-2020" prepared for the Central Vermont Economic Development Corporation, Central Vermont Chamber of Commerce and Central Vermont Regional Planning Commission in November 2001 by Economic & Policy Resources, Inc. (EPR). The formula for the housing plan is based upon historical patterns and trends in population and employment change.

The following steps outline how the number of net, year-round, housing units to be planned for per municipality was formulated:

1. The EPR forecast projects the Region's need to develop approximately 7,800 new housing units between 2000 and 2020, bringing the total from 25,675 to 33,534.

2. In 2000 each town was contributing the following percentage of housing units to the regional total:

Town	Housing units in 2000	Percent (%) of region	Town	Housing units in 2000	Percent (%) of region
Barre City	4220	16.44%	Orange	362	1.41%
Barre Town	2951	11.49%	Northfield	1819	7.08%
Berlin	1109	4.32%	Plainfield	487	1.90%
Cabot	452	1.76%	Roxbury	227	0.88%
Calais	616	2.40%	Waitsfield	734	2.86%
Duxbury	498	1.94%	Warren	742	2.89%
E. Montpelier	1007	3.92%	Waterbury	2011	7.83%
Favston	484	1.89%	Washington	406	1.58%
Marshfield	575	2.24%	Williamstown	1248	4.86%
Middlesex	663	2.58%	Woodbury	329	1.28%

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Montpelier	3739	14.56%		Worcester	346	1.35%
Moretown	650	2.53%		Total	25.675	100.00%

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3. Each town's 'percent (%) of region' was calculated for the years 2005, 2010, 2015, and 2020 housing forecast.

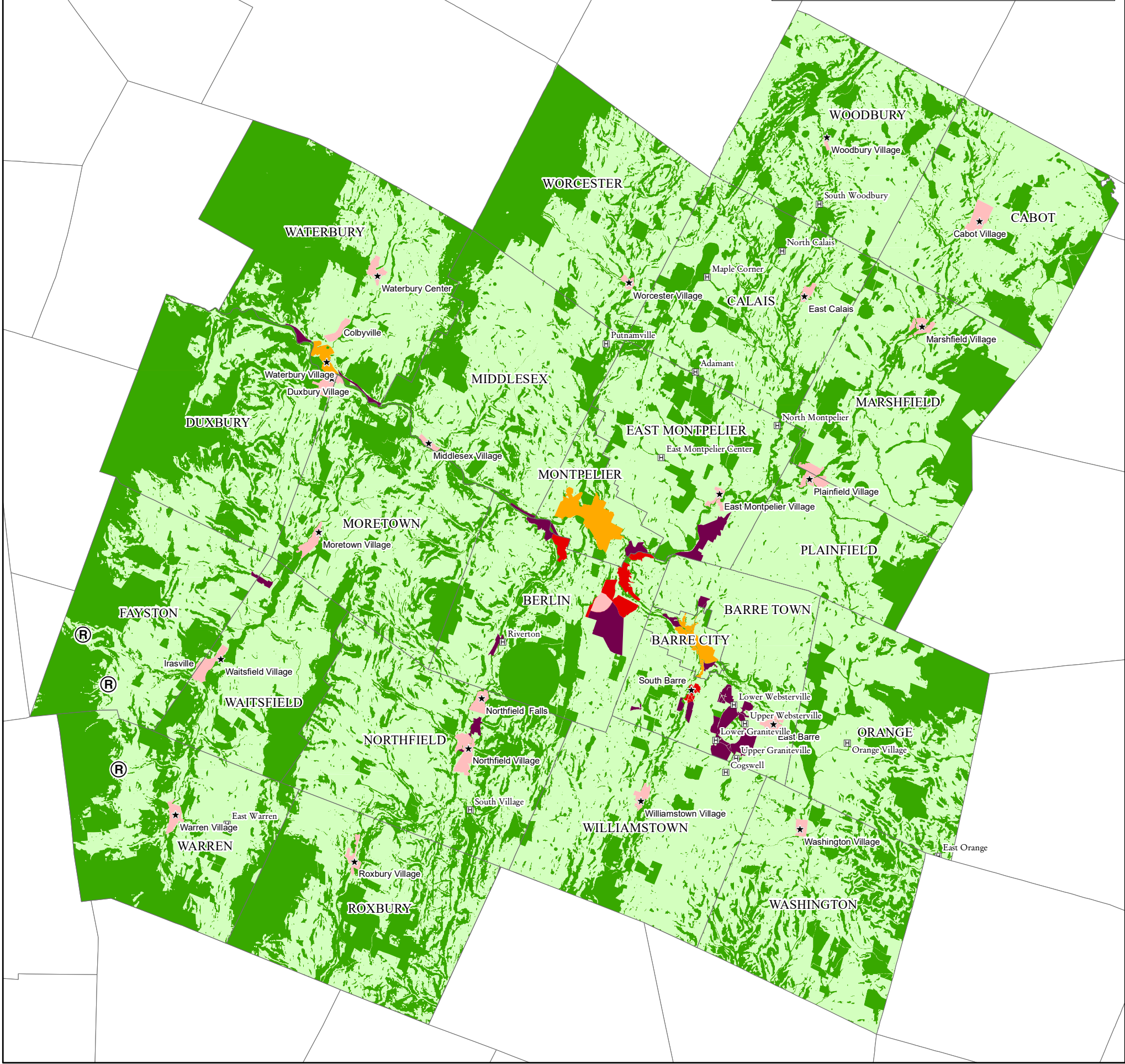
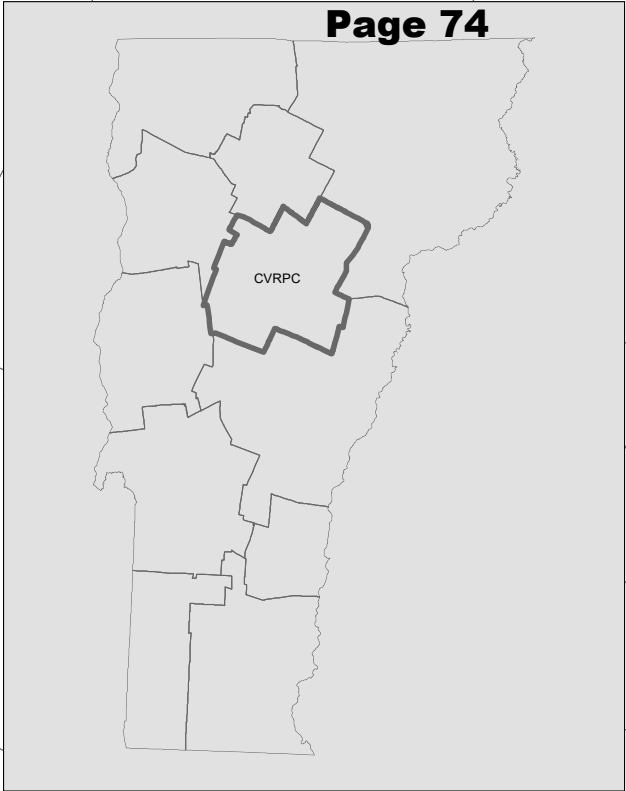
4. Each town's 'percent (%) of region' in the year 2000 was applied to the 2005, 2010, 2015, and 2020 forecast.

5. If each town's 'percent of region' for the years 2005, 2010, 2015, and 2020 was higher than the 'percent of region' in the year 2000 then the EPR forecasted housing projections were used as is (which was the case for the majority of towns in the region.) If the town's 'percent of region' for the years 2005, 2010, 2015 and 2020 was less than the 'percent of region' in the year 2000, then the mid-point between the projection and the 'percent of region' in the year 2000 total was applied. This was the case for Barre City, Montpelier, Northfield and Plainfield.

The Housing Distribution Plan results in planning for a total of 8,835 housing units in Central Vermont between 2000 and 2020, ensuring the region is prepared for future housing growth and encourages towns to continue to contribute similar percentage levels of housing units into the future.

It should be noted that all projections of future trends are the best guesses of experts and computer models. Anything as complex and dynamic as the Region's housing market must be constantly monitored to identify any changes in supply or demand and respond to them.

It is, therefore, recommended that local and regional housing needs analyses, economic and demographic forecasts, and the Regional Housing Distribution Plan be updated every five years.



Future Land Use

- Resource
- Rural
- Regional Centers
- Town Centers
- Industrial
- Mixed-Use Commercial

- Hamlets
- Resort Centers
- Villages



0 1.25 2.5 5 7.5 10 Miles

Map Adopted: 10/13/2015
Updated: 12/19/2019
Readopted: _____

Data should be verified during permitting process per the provisions of the regulatory authority. This map is for general planning purposes only. This map may contain errors and omissions. See page 2-19 and 2-31 of the Land Use Element for a complete explanation.



CENTRAL VERMONT REGIONAL PLANNING COMMISSION
DRAFT MINUTES
January 14, 2020

Commissioners:

<input checked="" type="checkbox"/>	Barre City	Janet Shatney	<input checked="" type="checkbox"/>	Moretown	Dara Torre, Secretary
<input type="checkbox"/>		Heather Grandfield, Alt.	<input type="checkbox"/>		Joyce Manchester, Alt
<input checked="" type="checkbox"/>	Barre Town	Byron Atwood	<input type="checkbox"/>	Northfield	Laura Hill-Eubanks, Chair
<input type="checkbox"/>		George Clain, Alt.	<input checked="" type="checkbox"/>	Orange	Lee Cattaneo
<input checked="" type="checkbox"/>	Berlin	Robert Wernecke	<input checked="" type="checkbox"/>	Plainfield	Bram Towbin
<input type="checkbox"/>		Karla Nuissl, Alt.	<input type="checkbox"/>		Paula Emery, Alt.
<input checked="" type="checkbox"/>	Cabot	Amy Hornblas	<input checked="" type="checkbox"/>	Roxbury	Jerry D'Amico
<input checked="" type="checkbox"/>	Calais	John Brabant	<input checked="" type="checkbox"/>	Waitsfield	Don La Haye
<input type="checkbox"/>		Jan Ohlsson, Alt.	<input type="checkbox"/>		Harrison Snapp, Alt.
<input checked="" type="checkbox"/>	Duxbury	Alan Quackenbush	<input type="checkbox"/>	Warren	Alison Duckworth
<input checked="" type="checkbox"/>	E. Montpelier	Julie Potter	<input type="checkbox"/>		J. Michael Bridgewater, Alt.
<input checked="" type="checkbox"/>		Jack Pauly, Alt.	<input checked="" type="checkbox"/>	Washington	Peter Carbee
<input type="checkbox"/>	Fayston	Carol Chamberlin	<input checked="" type="checkbox"/>	Waterbury	Steve Lotspeich, Vice-Chair
<input checked="" type="checkbox"/>	Marshfield	Robin Schunk	<input checked="" type="checkbox"/>	Williamstown	Richard Turner
<input checked="" type="checkbox"/>	Middlesex	Ron Krauth	<input type="checkbox"/>	Williamstown	Jacqueline Higgins, Alt.
<input checked="" type="checkbox"/>	Montpelier	Marcella Dent	<input checked="" type="checkbox"/>	Woodbury	Michael Gray, Treasurer
<input type="checkbox"/>		Mike Miller, Alt.	<input checked="" type="checkbox"/>	Worcester	Bill Arrand

Staff: Bonnie Waninger, Nancy Chartrand, Dan Currier, Zachary Maia, Ashley Andrews, Pam DeAndrea
 Guests: Sue Minter, Capstone Community Action; Jamie Stewart, Central Vermont Economic
 Development Corp.; Dona Bate, Stewart Clark, John Hoogenboom, Clean Water Advisory Committee;
 Karen Bates, Agency of Natural Resources

Call to Order

Vice-Chair Lotspeich called the meeting to order at 6:31 pm. Quorum was present to conduct business.
 The meeting began with introductions.

Adjustments to the Agenda

None

Public Comments

None

Daniel Currier Recognition of Service

S. Lotspeich asked D. Currier to provide details on his upcoming transition. Currier advised that he has
 accepted a position as a Public Transit Coordinator for the Agency of Transportation. Lotspeich read a

1 resolution recognizing outstanding service by Currier. The resolution is available on CVRPC's website.

2
3 *R. Wernecke moved to adopt the resolution; A. Quackenbush seconded. Plainfield and Calais*
4 *representatives noted Currier would be missed, and all towns affirmed this. Motion carried.*
5

6 **Central Vermont Economic Development Corporation**

7 Jamie Stewart stated there were big announcements for Northfield and Waterbury; the Darn Tough
8 expansion will replace a majority of the Keurig jobs lost (approx. 100). The greatest concern is finding
9 100 employees. CVEDC and Vermont Department of Labor Vocational Rehabilitation are working on a
10 program with Community College of Vermont, Vermont Technical College, and area high schools to help
11 students learn skills needed for these jobs.

12
13 Stewart described CVRPC's partnership with work based learning coordinators at area high schools for
14 an advanced manufacturing day. Students spend half of the day meeting with businesses and half of the
15 day working with manufacturing equipment in a mobile lab. This event will be repeated in April at the
16 Barre Granite Museum with a focus on the Barre Granite industry in addition to other manufacturers.

17
18 Stewart noted wages for entry-level jobs are increasing along with benefits packages. Many area
19 businesses are funding of educational programs for employees.

20
21 Stewart commended Bonnie Waninger for leading the Working Communities grant team through its
22 application process. The team has been chosen to interview. Stewart said Waninger did an excellent
23 job organizing the stakeholders and helping them develop a strategy. He offered kudos to all involved
24 and the management of the process.

25
26 Stewart noted that the Act 250 process is in legislature this session. It will be important to monitor it.
27

28 **Capstone Community Action**

29 Sue Minter, Executive Director of Capstone Community Action also commended Waninger for her work
30 with the Working Communities team. Minter provided an overview of Capstone. It was founded in
31 1965, and serves Washington, Orange, Lamoille, and parts of Windsor Counties. She noted their
32 programs include: Crisis Services – meeting basic needs such as crisis fuel assistance, food shelf, housing
33 and homelessness prevention. Family Supports – Head Start, Family Literacy Center, weatherization
34 and efficiency services, supervised visitation, child care food program. Economic Self-Sufficiency –
35 financial empowerment programs to move people out of poverty such as Community Kitchen Academy,
36 Micro Business Development, Tax Preparation Program, and Savings and Credit Programs.

37
38 Minter provided information on the 2019 Community Needs Assessment highlighting:

- 39 • while Vermont's poverty rate only has increased ~ 2%, 20% of children 0-4 live below the
40 federal poverty level;
- 41 • 37% of people in Capstone's service area are not going beyond High School;
- 42 • low income females earn less than males (10-12K); and

- while there is a less than 1% vacancy rate for housing, people are paying 30 to 50% of their incomes for housing.

She relayed that the Community Needs Survey noted the following priorities: Housing & Utilities Transportation, Health/Mental Health, Food, Jobs.

Minter highlighted the upcoming Census 2020, as much relies on Census numbers. Capstone is spearheading a statewide campaign - Everybody Counts - and invites every town to participate.

There was an attempt to load a video for viewing which was unsuccessful, so the video will be posted on CVRPC's website. It was also requested that Minter provide additional Census information for distribution and posting.

There was an inquiry if there are other opportunities for Capstone to work with the Commission. Minter noted THRIVE is a key one; the Working Communities grant if awarded; and also the Downstreet Housing project in Berlin which includes a proposed childcare center. Karen Bates of ANR suggested looking at community wastewater system development assistance, which may in turn help with increasing housing. Minter also noted that weatherization is another partnership area; Capstone is presenting at CVRPC's upcoming weatherization roundtable.

Election of Secretary/Treasurer and Appointment of Executive Committee Member at Large

Lotspeich gave a brief overview of the need to make this adjustment. CVRPC's new bylaws combined the Secretary and Treasurer positions into one position. The Executive Committee proposed appointing one member to the Secretary/Treasurer position and one to serve as a member at large.

G. D'Amico moved to appoint Dara Torre as Secretary/Treasurer and Michael Gray as Member At Large on the Executive Committee for the remainder of the FY20 term; R. Wernecke seconded. Motion carried.

Clean Water Advisory Committee

Lotspeich introduced the water quality concerns letter from the Clean Water Advisory Committee and introduced Amy Hornblas, Chair of CVRPC's Clean Water Advisory Committee (CWAC). It was noted Hornblas participated in the January Executive Committee meeting to discuss the letter in detail.

Lotspeich also introduced Karen Bates of Agency of Natural Resources (ANR), who coordinated the Winooski River Basin Planning process.

The Basin Plan was approved; however, the CWAC has concerns around water quality issues and compiled a letter expressing them. Since the committee is an advisory committee, any action on the letter requires approval of the Board of Commissioners. Lotspeich invited Hornblas to go through the letter and welcomed comments and questions.

Hornblas thanked Bates for her work on the plan and acknowledged that federal directions were followed in the planning process. She noted the Committee worked together on the letter during

1 portions of their meetings since April; many subjects were thoroughly discussed, and the letter edited as
2 a collaborative effort. She thanked the Committee for its hard work. CWAC member Dona Bates
3 continued with a brief presentation on how the Committee approached its charge to review the Basin
4 Plan. They looked at the purpose of the basin plan as resulting in clean water and undertook that as
5 their charge. They felt their purpose was to give the Commission and the State their input on the plan;
6 and now they have follow-up concerns to share.

7
8 A robust discussion ensued raising several points related to the Basin Plan and the letter. There was a
9 question raised regarding what we need to do to accomplish solutions versus just disagreeing and
10 stating concerns. It was noted that the plan appropriately addressed phosphorus, but there are other
11 pollutants that need to be considered; that the planning directive was too narrow, and the letter was
12 the Committee's best effort to get the information on the table. It was suggested that if the purpose of
13 the plan is cleaner water and the plan is too narrow and needs to address broader issues, that should be
14 stated in the first paragraph of the letter.

15
16 Disappointment was voiced about increased permitting by ANR for spraying on fields next to the
17 Winooski River. Comment also was made that the Agency of Agriculture regulates spreading of manure
18 and can waive land application rule requirements in emergency cases. It was expressed that all requests
19 to spread on snow were granted as an emergency and enforcement actions are not being taken.

20
21 A question was raised that if the Commission approves and sends the letter, does CWAC anticipate any
22 action at the ANR level? Comment was made that it would be followed up on in an attempt to see
23 action; and also that it depends on what the Commission does with the letter, such as go into the record
24 in other venues. It was noted that the Basin Plan is likely not to be changed, but the letter could raise
25 awareness. Additionally, the CWAC hope the letter could accompany the Basin Plan as a reference.

26
27 Further comment was made that we have never faced what we are facing now with climate change and
28 that stormwater needs to be controlled. Does the Basin Plan have enough teeth to do that?

29
30 Discussion then ensued regarding process and who the letter would be addressed to and who it would
31 sign it. Hornblas confirmed the intent was to address the letter to ANR initially; she also suggested it
32 be sent to other CWAC's. She anticipated the CWAC would sign it. It was noted that CWAC is an
33 advisory committee, and the letter should be sent by the Board.

34
35 A question was raised about when the plan would next be updated. It was confirmed the plan would be
36 reviewed and revised in three years. Clarification was requested as to whether the Basin Plan starts
37 with waters already on the impaired list, but is not targeted at keeping waters off the impaired list.
38 Bates confirmed the plan is a five-year plan for specific waters that have been identified as impaired. If
39 surface water is not on impaired list, it could be added to a list for more monitoring. She advised a
40 large section of the plan is based on EPA's requirements on how phosphorus is being addressed. Other
41 issues in the plan (i.e. chlorides) are also outlined, as well as winter management strategies, which are
42 more of a voluntary effort. Bates further noted that pesticides are outlined in Vermont Surface Water
43 Management Strategies instead of the Basin Plan; and monitoring is being discussed with the Agency of

1 Agriculture. Since no surface water is currently impaired by pesticides, pesticides are not part of the
2 plan. She noted that perhaps these items need to be referenced so folks know where they are being
3 addressed if not in the plan itself.

4
5 Further comment was made that the context of basin plan is in a policy framework. ANR is attempting
6 to do strategic and tactical basin plans to make them more actionable and sets priorities. While we may
7 not agree with some of the choices made, a letter that outlines we don't like your priorities and you
8 didn't listen to our comments may not be route to go. The Basin Plan is the State's plan, not ours. Not
9 all comments will get addressed.

10
11 Lotspeich suggested the CWAC make adjustments to the letter to address Commissioner comments and
12 present it again at the next Commission meeting. A specific request was made to address the letter to
13 specific party (ANR Secretary) with recommendation to have the Executive Director sign it.

14
15 A suggestion was made to do a straw poll among Commissioners to see who would be in favor of
16 moving forward with the letter. Lotspeich elected to move forward without the straw poll, noting that
17 any motion deserves an opportunity for discussion and that discussion could be lengthy. He requested
18 CWAC come back with a final draft for the Board to discuss and vote on. He thanked the Committee for
19 attending the meeting and for its work.

20
21 Additional comment was made that there may be a misconception that the phosphorus issue is being
22 dealt with as ANR increases spraying of material next to Winooski and that spraying in winter should be
23 addressed.

24 25 **Meeting Minutes**

26 *P. Carbee moved to approve the minutes; A. Hornblas seconded. Motion carried.*

27 28 **Staff, Executive Director, and Committee Reports**

29 There were no comments or questions.

30 31 **Adjournment**

32 *D. La Haye moved to adjourn at 8:36 pm; B. Arrand seconded. Motion carried.*

33
34 Respectfully submitted,

35
36 Nancy Chartrand

37 Office Manager

Central Vermont Regional Planning Commission

P: 802-229-0389

Staff Report, January 2020

F: 802-223-1977

LAND USE PLANNING & COMMUNITY DEVELOPMENT**Municipal Planning & Plan Implementation:**

- Developed Town Plan maps for Plainfield and continued support on its municipal plan update.
- Assisted Cabot with its QGIS software and parcel map updates.
- Assisted Montpelier and Berlin with recreation grant applications.
- Meet with new Waitsfield planning and Zoning Administrator to discuss recent permit activity and share planning resources.
- Discussed Village Center Designation for Orange Village and East Orange with Planning Commission.
- Discussed potential funding sources for a Community Center with Waterbury.

Training & Education:

- Began planning for weatherization roundtable in March with guest speakers from Waterbury LEAP and Capstone Community Action.

Regional Planning and Implementation:

- Discussed partnership with CVEDC for regional housing summit.
- Met with Let's Grow Kids, a childcare advocacy group, to discuss possible approaches to childcare challenges in Central Vermont. Let's Grow Kids (LGK): See Executive Director's Report.
- Finalized update to Regional Land Use Map amendment.
- Met with Vermont Natural Resources Council representative and two other RPCs to discuss VNRC's effort to assess municipal plan compliance with Act 171, which addresses forest integrity.

EMERGENCY MANAGEMENT PLANNING**Local/Regional Planning:**

- Attended January 6th LEPC 5 meeting
- Advertised upcoming Tier II EPCRA workshop with local partners (EMDs, EMCs, and RPC emergency management planners) and with advertisements and press releases. The work resulted in 89 registrants and tremendous appreciation from EPA staff for the robust attendance.
- Contacted Emergency Management Directors (EMDs) to gather ideas for upcoming roundtable.
- Participated in two meetings for the Twin City Communications project. Barre and Montpelier are working to modernize dispatch and communications equipment. One meeting was with US EDA and USDA about potential funding. The second meeting was a strategy session. CVRPC's role will be to assist the municipalities with project development, funding package identification, and potentially writing grant applications.

- Participated in the state Hot Weather Workgroup, which is focused on developing a system and protocols for cooling shelters. These shelters are expected to be needed as Vermont's weather results in an increasing number of 90+ degree days. Research has shown that health impacts begin occurring in Vermont when temperatures reach 88 degrees. Cooling shelter identification is included in the Local Emergency Management Plan template used by municipalities. CVRPC represents RPCs on the workgroup.

State Emergency Operations Center (SEOC) Support: Participated in two National Weather Service calls regarding a potential weather event and SEOC activation.

Local Hazard Mitigation Plans (LHMP): Contact Grace Vinson, vinson@cvregion.com, for assistance. Staff supported communities in the development, review, and adoption of local hazard mitigation plans.

Calais – Contacted the Town to initiate planning team formation. Met with Calais Selectboard to discuss the project, a potential planning team, and a Memorandum of Agreement for local match.

Moretown – Received Approval Pending Adoption from VEM.

Washington – Met with planning team to discuss public engagement opportunities, a schedule, a plan template, and worksheets the team will complete to contribute local information.

Montpelier - Met with Fire Chief to discuss planning process and planning team formation.

Williamstown – Submitted revised plan to Planning Commission Chair for final approval. Plan awaiting Selectboard review ahead of final submission to VEM for Approval Pending Adoption.

TRANSPORTATION

Field Services: Contact Ashley Andrews, Andrews@cvregion.com, to be put on a list for 2020 counts and inventories.

Traffic Counts: 2019 Season is complete

Ash Tree Inventories: No active inventories.

Bike and Ped Counters: Conducting pedestrian counts for Montpelier.

Transportation Studies:

Cabot Trail Planning (Municipal Planning Grant): Scheduled meeting with Tom Sexton of Rails to Trails to discuss connection of Lamoille trail to Cross Vermont Trail.

Northfield Trails (Better Connections Grant): Worked with the Northfield Steering Committee and the SE Group to organize its first community event at Common Spirit.

Transportation Resilience Planning Tool: Worked with VTrans, the consultant team, and other RPCs to provide guidance on GIS methodology for data input into the tool. Awaiting data from UVM, which is calculating criticality on structures or road segments.

Public Transit: CVRPC represents Central Vermont on the Green Mountain Transit (GMT) Board of Commissioners. Staff participated in the following GMT meetings:

Board of Commissioners – See Committee updates.

Leadership Committee – Celebrated arrival of two electric buses. Discussed short payment by Milton for GMT's FY20 assessment. Received updates on Vermont Labor Relation Board hearing regarding unionization of supervisors and on two pending civil rights lawsuits. Discussed transition of the Chair role. Discussed Board meeting approach for the FY21 budget discussion. Held Executive Session related to personnel. No action was taken.

Strategy Committee – Previewed preview the new on-time performance and run-time. Discussed staff work on a FY21 service modification proposal. Reviewed specific recommendations for the urban system. Heard brief explanation of the new transit rate. Finance staff discovered that GMT has not been billing fully for the Non-Emergency Medial Trips due to how the rate is applied; this has been corrected. Discussed Bolton Valley Resort request for seasonal service. Recommended Bolton Valley conduct ridership surveys to help assess route productivity.

Operations Committee – Discussed quarterly Performance Improvement Plan report. Received information about complaints and how they are tracked. Previewed preview the new on-time performance and run-time

General Manager Search Committee – Reviewed applications from 11 of 28 candidates for General Manager. The Committee invited five (5) candidates to interview with the Search Committee.

GMT Board of Commissioners Chair Role Activities: Bonnie assumed the Chair position on the GMT Board in January. This leadership role is expected to benefit CVRPC and transit in Central Vermont.

- Testified in Senate Transportation Committee regarding GMT's FY21 budget deficit closure activities.
- Met with VTrans Public Transit Program Manager and staff to discuss grants and services.
- Met with Chittenden Area Transportation Management Association (CATMA) Executive Director to learn about CATMA's services and discussion ideas for partnerships with GMT.
- Participated in Electric Bus event (<https://vermontbiz.com/news/2020/january/28/green-mountain-transit-bed-unveil-first-two-electric-buses>). Two smaller electric buses are expected to be purchased for Montpelier services within two years.
- Met with Interim General Manager to discuss service changes strategy and Board meeting planning.
- Participated in multiple telephone calls with a consultant regarding planning and facilitation of a GMT Board of Commissioners' Retreat.

Other Transit Activities:

- Sent out a survey in conjunction with transit partners for older adults and people with disabilities
- Attended a meeting of the VT Public Transit Advisory Council as the RPCs representative.
- Worked with VTrans and the consultant team to complete the vulnerability analysis and passed the data onto UVM to calculate criticality on the structures or road segments.
- Facilitated a meeting of a working groups focuses on the planning of a transit week campaign for Central VT, to be held on May 2-9.

Municipal Assistance:

- Developed ash tree location maps for Waterbury and Northfield.

- Met with Northfield and Orange to review and update their Road Service Management Software data.
- Worked with Northfield and Orange on MRGP Road Erosion Inventory Capital Plans.

Regional Activities:

- Completed edits to the Elderly and Persons with Disability survey and mailed it to all clients of that service in Central VT.
- Participated in VPSP2 team meeting to provide input into the testing of the project worksheets and RPC project qualification checklist. VPSP2 is a VTrans workgroup to redesign its project prioritization process.
- Participated on the I-89 Advisory Committee and contributed to the discussion of the study vision, goals and objectives.
- Participated in the Green Mountain Byways Committee and discussed needed updates with its website and maps.
- Participated on the Transportation Alternatives Grant Review Committee to review and score applications. CVRPC represents RPCs on the Committee.
- Met with community partners about a Vermont Outdoor Recreation Economy grant application focused on linking public transit and recreation facilities.
- Monitored VTrans presentation to Senate Transportation Committee on the Montpelier-Barre Rail Line study.
- Met with the creator of The Hitching Post, a ride share effort equivalent to organized hitchhiking (https://www.timesargus.com/news/local/coffee-pooling-program-taking-off/article_43bd0c32-f214-536e-9786-960839b1ce8b.html). As an outgrowth of CVRPC's Energy Committee Roundtable in fall 2019, staff is working to support expansion of The Hitching Post concept throughout Central VT. Staff also has been coaching its creator regarding working with municipalities and identifying grant sources that may support development of a User's Guide to the Hitching Post and system expansion activities. CVRPC is exploring whether to serve as a temporary fiscal sponsor for this effort.
- Participated in Regional Elderly and Persons with Disabilities Advisory Committee (REDPAC) meeting to discuss financial support for Free Wheelin', a volunteer driver program serving the Mad River Valley. REDPAC is a partnership of organizations in Central Vermont who receive state funding to provide E&D transportation services. CVRPC facilitates REDPAC meetings through its Transportation Planning Initiative.

NATURAL RESOURCES

Contact Pam DeAndrea, deandrea@cvregion.com, unless otherwise noted.

Tactical Basin Planning Assistance:

- Continued communication with Basin 14 Basin Planner on the Tactical Basin Plan development.
- Continued project development with Winooski Basin Planner, Winooski Natural Resources Conservation District, Friends of the Winooski River, and the Friends of the Mad River for projects within the Winooski River Basin.

- Submitted grant application to the Vermont DEC for project development in partnership with the Lamoille County Planning Commission.

Design Implementation Block Grant Program (formerly Clean Water Block Grant Program): Funding for projects >\$20,000 is now available for implementation of clean water projects. Significant changes in the program include no match requirement, and the municipality may be the direct applicant/grantee for these projects. All projects must be completed and closed out prior to December 31, 2021. If your town's project is ready for implementation funding, please contact Pam DeAndrea at deandrea@cvregion.com to determine eligibility.

Staff submitted an application for the >\$20,000 design/implementation block grant for the Town of Berlin. Last year, the CVRPC managed a clean water block grant for the final design for a gravel wetland to treat stormwater at the Berlin Town Office and Garage. The Town now has a final design completed and is eligible for implementation funding. This site is also listed as a 3-acre stormwater site. It is required to have stormwater treatment under the new 3-acre general stormwater permit. The funding for final design and implementation will allow the Town achieve compliance with this permit.

The Health Center, Plainfield Stormwater Final Design: This gully stabilization project emerged from the Plainfield Stormwater Master Plan. The consultant met with the project stakeholders including Health Center staff and Town officials to review the 90% design and finalize details of the plan and report. CVRPC staff and the consultant also presented the 90% design to the Plainfield Selectboard. The final design will be complete in February 2020. Implementation funding will be sought in FY21 or FY22.

Berlin Stormwater Final Designs: Watershed Consulting Associates (WCA) and Civil Engineering Associates (CEA) completed the 60% designs for the three sites: Berlin Elementary School, Chimney Sweep, and Berlin Fire Station. The team will present the designs to the Berlin Selectboard in March and other stakeholders in February. The final designs are expected to be completed in May 2020.

Public-Private Partnership on 3-Acre Stormwater Sites (P3): This project involves identifying stormwater sites subject to the stormwater general permit 3-acre rule where a collaborative treatment approach may be more prudent. CVRPC is assisting Watershed Consulting Associates, LLC (WCA) to work with municipalities and private landowners to design treatment solutions that will satisfy the permit's requirements. WCA is currently prioritizing possible partnership sites to narrow the list to 10 sites within the Lake Champlain Basin. If any of these sites are in the Central Vermont, CVRPC and WCA will meet with those municipalities and landowners for stormwater design ideas. 30% stormwater designs will be provided to the 10 selected sites.

604b: CVRPC will map water quality monitoring sites for watershed groups (Friends of the Winooski River and Friends of the Mad River) within their websites. The website will allow communities to view the water sampling results.

Forest Integrity: Finalized draft wood products survey and circulated for partner preview and comment.

Based on the effectiveness of CVRPC's previous work with municipalities, the Department of Forests, Parks, and Recreation has offered RPCs \$25,000 to provide statewide municipal assistance. CVRPC will act as grant administrator and subgrant the majority of funds to other RPCs.

COMMUNITY DEVELOPMENT

Brownfields: Contact Clare Rock, rock@cvregion.com.

Received a call from the Barre Area Development Corporation (BADC) Executive Director. A recent fire destroyed a granite shed in Barre. BADC requested CVRPC's assistance to organize an assistance meeting for the business owner to help the owner understand response requirements and prospective support available for business recovery. This is similar to CVRPC's work to organize All Funders meetings for community projects. CVRPC brings various state and federal agencies together to discuss a project. These joint meetings provide project sponsors with an overview of resources available for their project and insights into the resource agencies requirements for accessing funding.

Partnerships for Progress:

Hunger Council - Attended the quarterly meeting to discuss next steps for the food access map.

THRIVE – Transportation Collaborative Action Network (CAN) identified and discussed existing transportation resources/initiatives and gaps. Leadership Partners discussed strategic planning and next steps, and received update from the Finance Committee on its work to develop a budget. CVRPC participates on this efforts Meeting Design Team and co-chairs the Transportation CAN. Participated in CAN chair training with consultant aimed at strengthening CAN outcomes.

Working Communities Challenge: Participated in grant interview with Barre Region team. CVRPC was awarded \$15,000 to assist the team with planning activities to address workforce system changes that support single women with children. Met with private citizen interested in the effort. Met with Vermont Technical College (VTC) staff to discuss its Strengthening Working Families Initiative (SWFI), a workforce development effort to train individuals in advanced manufacturing practices. The program is aimed at families with children under 14 years old. Linked VTC to THRIVE partners.

OFFICE & ANNOUNCEMENTS

Office:

- Distributed 2019 Wrightsville Beach Recreation District annual report to municipalities.
- ESRI Boston asked Ashley Andrews to share a description of her work and the Food Accessibility Map with its team lead.
- Participated in Bordertown Podcast interview. Bordertown is an ongoing conversation about resiliency, equity and justice. Learn more at <http://www.bordertownonline.com/>. Interview is not posted yet.
- Participated in informational interview with planner who expects to move to Vermont and wanted to explore regional planning and its job opportunities.
- Four staff participated in the annual Welcome Legislators event hosted by the City of Montpelier, Central Vermont Chamber of Commerce, and other organizations like CVRPC. The event offers hosts

the opportunity to meet 1:1 with legislators and showcases the City's restaurants. Staff highlighted CVRPC's work on childcare, housing, and transportation, using local examples to convey needs.

- Responded to a Public Records request regarding CVRPC's services to the City of Montpelier.
- Drafted a Request for Proposal for accounting services. CVRPC's accountant has submitted a letter notifying CVRPC she will be ending services on June 30 due to a lack of flexibility in her time to meet the increasing demands of administering grants. Grant administration has grown increasingly complex with continuing changes to federal regulations.
- Drafted a new personnel evaluation template, which was approved by the Executive Committee.

Professional Development/Leadership:

- Clare participated in a Vermont Planners Association Professional Sub-Committee conference call to plan for a spring GIS/mapping workshop/training.
- Grace, Nick, and Zach participated in an Efficiency Vermont conference call with other RPCs to discuss Efficiency Vermont data for 2019, 2020 and how it should be used.

Upcoming Meetings:

Please verify meeting location at www.centralvtplanning.org by viewing meeting agendas.

<u>February</u>		
Feb 11	1 pm	Governor's Press Conference on Municipal Planning Grant Awards (highlights Central Vermont Projects, Central VT Medical Center, Berlin)
Feb 11	6:30 pm	Board of Commissioners, Central VT Chamber, Berlin
Feb 13	4 pm	Clean Water Advisory Committee, CVRPC Office
Feb 17		<i>President's Day HOLIDAY, CVRPC Office Closed</i>
Feb 17	4 pm	Regional Plan Committee, CVRPC Office
Feb 20	4 pm	Project Review Committee, CVRPC Office
Feb 20	7 pm	Mad River Valley Planning District, MRVPD Office, Waitsfield
Feb 25	6:30 pm	Transportation Advisory Committee, Central VT Chamber, Berlin
Feb 25	5 pm	Emergency Management Directors Roundtable, Waterbury Municipal Center
<u>March</u>		
Mar 2	4 pm	Executive Committee, CVRPC Office
Mar 10	6:30 pm	Board of Commissioners, Central VT Chamber, Berlin
Mar 12	TBD	Green Mountain Transit General Manager Candidate Public Event, GMT, Burlington
Mar 26	4 pm	Project Review Committee, CVRPC Office
Mar 26	7 pm	Mad River Valley Planning District, MRVPD Office, Waitsfield
Mar 24	6:30 pm	Transportation Advisory Committee, Central VT Chamber, Berlin

Visit CVRPC's web site at www.centralvtplanning.org to view our blog and for the latest planning publications and news.

Executive Director's Report

January 29, 2020

Early Childhood Education in Vermont

Building Bright Futures recently released its *2019 How are Vermont's Young and Families Report*. The report is a data-driven assessment of the state of young child and family well-being in Vermont. It notes progress on selected indicators and outcomes for the early care, health, and education system, and recommendations on how best to improve child and family well-being. The Report is available online at through the Building Bright Futures [website](#).

The Report offers regional snapshots of the data. While the number of children under age 9 living in poverty *decreased* by 7% statewide since 2012, it *increased* by 36% in Central Vermont. This dramatic decline for Central Vermont is one reason that the Barre Region [Working Communities Challenge](#) team chose its focus of increasing and stabilizing employment for single women with children by providing supports to both the employee and the employer. CVRPC acted as a neutral facilitator for the multi-sector Working Communities team as it developed its focus.

Why should municipalities read the report? The report contains information that can assist municipalities to address VT's childcare goal - *To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development* [24 V.S.A. § 4302(b)(13)]. The report suggests that strategies to increase family economic well-being and to insure healthy childhood development should be priorities for Vermont.

Municipalities are welcome to contact CVRPC staff (Clare Rock & Zach Maia) regarding ideas to address the goal. For 2020, CVRPC's workplan includes:

- building an "idea guide" for municipal and regional actions,
- partnering with other regional entities on a childcare access analysis, and
- hosting roundtables and making presentations to encourage conversation and increase action.

Towards that end, we're recently met with Let's Grow Kids to discuss a regional analysis of child care needs. Let's Grow staff expressed enthusiasm for the analysis and idea guide and offered to partner with CVRPC on development of both.

If you are interested in scheduling a presentation/discussion for your community, please contact Clare Rock at rock@cvregion.com.

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Central Vermont Regional Planning Commission
Committee & Appointed Representative Reports
January 2020

Meeting minutes for CVRPC Committees are available at www.centralvtplanning.org.

EXECUTIVE COMMITTEE (Monday of week prior to Commission meeting; 4pm)

- Reviewed 12/31/19 draft financials. CVRPC is projecting a substantial net income due. The net income results from planned contributions to strengthen its reserve fund, over recovery of indirect costs (will adjust for this in second half of year), a substantial net income for one project, and timing of product based payments versus actual costs (work done in FY19 was paid in FY20).
- Authorized signature of three agreements
 - Vermont Department of Environmental Conservation – Moretown Elementary School Stormwater Final Design.
 - Vermont Department of Environmental Conservation – Woodbury Elementary School & Fire Department Stormwater Final Design.
 - Southern Windsor County Regional Planning Commission – 2019 Design/Implementation Block Grant, Woodbury/Calais Final Designs.
- Approved the FFY20 Transportation Planning Budget Initiative adjustment 1.
- Appointed Michael Gray, Julie Potter, and Steve Lotspeich to the Personnel Policy Workgroup.
- Discussed risks and benefits of providing fiscal sponsor services for The Hitching Post. Agreed staff could incur costs to explore legal and insurance considerations.
- Discussed three properties under consideration as office space. CVRPC's existing lease expires in September 2020. Two final proposals are still pending.
- The Executive Director advised the Committee that CVRPC will wait to advertise its transportation position until the FY21 budget is drafted. This will help ensure appropriate funding is in place. She also advised that Nick Kramer has obtained employment and will be leaving VISTA service early.
- The Executive Director advised the Committee that CVRPC was the recipient of a program audit from the Department of Public Safety for the 2018 Emergency Management Performance Grant. The auditor seemed impressed with the systems in place. There was a finding due to delayed billing, which needs to be responded to and addressed.
- The Executive Director notified the Committee that CVRPC had received a resignation letter from its contracted accountant. The resignation is effective June 30, 2020. A Request for Proposals will be issued shortly.
- Held an Executive Session to discuss personnel. No action was taken.

NOMINATING COMMITTEE (February and March; scheduled by Committee)

Did not meet.

PROJECT REVIEW COMMITTEE (4th Thursday, 4pm)

- Pre-application presentation from the Central Vermont Medical Center regarding its proposed expansion plans for the Berlin hospital campus. Concept is to build new emergency department wing with new mental health department on upper floor. Will include increased parking with incorporation of electric charging stations and solar panels. Anticipates 100 new employees. Recognizes need for good pedestrian access from hospital to mall site and is interested in furthering the access and usability of an on-site trail system.
- Overview of recent comments on the Spruce Place Act 250 application.

REGIONAL PLAN COMMITTEE (as needed; scheduled by Committee)

- Discussed the possible format, outreach and engagement plan, tentative timeline and vision statement for the new regional plan.
- Scheduled next meeting for February 18 at 4 pm.

MUNICIPAL PLAN REVIEW COMMITTEE (as needed; scheduled by Committee)

Did not meet.

TRANSPORTATION ADVISORY COMMITTEE (4th Tuesday; 6:30 pm)

- Hear presentation about the Diverging Diamond Interchange at Exit 16.
- Approved TPI Budget Adjustment.

BROWNFIELDS ADVISORY COMMITTEE (4th Monday, 4pm)

This Committee will not be meeting regularly until new grant funds are secured.

CLEAN WATER ADVISORY COMMITTEE (2nd Thursday, 4pm)

- Discussed the meeting that the Chair and Stewart Clark had with the Executive Committee regarding the letter describing concerns about the Winooski River Basin Tactical Plan.
- Discussed CWAC rules of procedure and membership voting.
- Heard summary of grant applications for a Partnership Project Development grant, Design/Implementation Block Grants, and an Education and Outreach grant through the Lake Champlain Basin Program to expand on work done through the High Meadows program on forested headwaters protection.

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES

Had not met prior to preparation of the Commission meeting packet.

VERMONT ECONOMIC PROGRESS COUNCIL

No activities from Central Vermont.

GREEN MOUNTAIN TRANSIT

- Bonnie Waninger assumed the role of GMT Board Chair.
- Celebrated arrival of GMT's first two electric buses, which will be used in Chittenden County.
- The Board discussed a proposed agenda for its annual retreat.
- Approved an adjustment to the FY20 Capital budget.
- Adopted the FY21 Operating budget after closing a \$1 million deficit by adding funding from a rooftop solar lease, using legacy funds (equivalent to reserve funds) to balance the Urban Operating budget; using additional funds from VTrans to balance the Rural Operating budget; and setting specific targets to reduce costs through internal efficiencies and service changes.
- Reviewed a draft spreadsheet to help the Board understand potential rural service changes.
- Held an Executive Session to discuss personnel. No action was taken.

MAD RIVER VALLEY PLANNING DISTRICT

Did not meet in January.

Legislative Report

February 5, 2020

This report is adapted from a Legislative Update developed by Alex Weinhagen for the Vermont Planners Association.

Act 250 Reform

The House Natural Resources, Fish, and Wildlife Committee selected components it liked from the original committee bill and from the new ANR/VNRC alternative. The Committee asked legislative counsel to redraft the committee bill. They are reviewing it this week and discussing sticking points. *It is likely they will finalize the bill and vote it out of Committee by the end of this week or sometime next week.* Presumably, it will then head to at least one or two other House committees before getting a vote by the full House.

Drafts of the bill will eventually be posted to the House Natural Resources committee webpage - <https://legislature.vermont.gov/committee/document/2020/12/Bill/188679#documents-section>

Some highlights from the last week's discussions thanks to VPA's legislative intern's notes:

- Retain District Commissions (reject enhanced NRB) and make proceedings on the record to smooth appeals. Note – ANR/VNRC still pressing enhanced NRB concept; committee may revisit this week.
- Expanded ridgeline jurisdiction still up on the air (i.e., may not make it into the bill).
- Rejected the transportation exceptions from the ANR/VNRC alternative proposal.
- Decided to keep the original bill language regarding interstate interchange expanded jurisdiction.
- Decided to add the ANR/VNRC joint proposal language regarding floodways and flood hazard areas.
- Approved the traffic criterion updates from the ANR/VNRC joint proposal.
- Reluctantly decided to keep municipal impact language from the ANR/VNRC joint proposal, but will likely revisit.
- Approved the 9(k) public investment effects language from the ANR/VNRC joint proposal.
- Kept the 9(f) language from the committee bill.
- Approved the ANR/VNRC joint proposal's climate change criterion language (9(m)), and kept the change to the first paragraph of Criterion 1 (air & water).
- Kept the committee proposal regarding criteria 10, but wanted to discuss regional plan approval further – hence RPC testimony this week.
- Kept the changes to the Act 250 goals adding goal 20 regarding climate change, and modifying goal 2 regarding ecosystem protection.
- Approved the 30-day advanced notice provision from the ANR/VNRC joint proposal.
- Approved the forest based enterprise language from the ANR/VNRC joint proposal.
- Approved alternative 2 from the ANR/VNRC joint proposal regarding prime ag land mitigation.

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Agency of Commerce and Community Development

SECRETARY Lindsay Kurrle
DEPUTY SECRETARY Ted Brady

Comprehensive Agency Strategies



Illuminate the Vibrancy of Vermont

Market Vermont effectively to increase the number of people visiting, living, and working here.



Deploy a 21st Century Workforce

Develop a continuum of education and job re/training to enable a robust, modern workforce.



Ensure Housing for All

Increase the availability and affordability of housing for all Vermonters.








Accelerate Business Growth & Recruitment

Grow/scale existing businesses and recruit new businesses via a network of technical assistance, access to capital and increased deal flow.



Strengthen Vibrant Regional Economies & Ecosystems

Focus on place-making to develop and celebrate a shared vision across regional communities and economies, and provide the tools to build and maintain modern infrastructure.

2020 Initiatives					
Community Investment Package (H. 782)		\$1 M Vermont Housing Incentive Program <ul style="list-style-type: none">Create housing provider grants to bring unsafe, blighted and vacant rental units up to code and back online	\$350,000 Make Developing Housing in Designated Centers Easier <ul style="list-style-type: none">Best practice zoning to encourage small scale residential development\$300,000 for municipal planning assistance for inclusive housing development\$50,000 for missing middle housing developer and landlord training	\$1.4 M Increase the Downtown and Village Center Tax Credit <ul style="list-style-type: none">Set a new \$4 million annual cap, the largest increase to the Downtown and Village Center Tax Credit in history	\$250,000 ‘Better Places’ Crowd-Granting Program <ul style="list-style-type: none">Establish a framework to leverage funding from private foundations and individuals for ‘placemaking’ in designated centers
Accelerate Business Growth and Recruitment (H. 642, H. 641, H. 676)		\$1 M Capital Investment Loan Pilot Program <ul style="list-style-type: none">\$1 million appropriation for the Capital Investment Loan Pilot Program, a new convertible VEDA loan product to encourage small businesses to create jobs in VermontSets specific job and capital expenditure targets, that if met, reduce the loan	\$3 M Vermont Investment Incentive Program <ul style="list-style-type: none">Create a new incentive that encourages regionally-significant businesses to continue to invest in VermontWill allow businesses with at least 100 employees, who are also projecting \$20 million in capital expenditures or more, to apply for an “investment incentive”Reserves \$3 million for the new program	\$1 M Technology Based Economic Development <ul style="list-style-type: none">Stimulates research and development in Vermont high-tech companiesEncourages Vermont small businesses to apply for federal Small Business Innovation Research grants with a matching program	\$3.15 M Clean Grid Modernization Growth Incentive <ul style="list-style-type: none">Enact recommendations from Governor Scott’s Climate Commission to grow climate businesses\$2 million seed capital fund\$250,000 clean grid optimization pilot\$400,000 in deferred revenue from tax incentives\$500,000 to facilitate a new fully-refundable R&D tax credit
Market Vermont		\$250,000 Economic Development Marketing Program <ul style="list-style-type: none">Continue and expand the ThinkVermont campaign and other worker recruitment efforts	\$500,000 Increase Vermont Department of Tourism and Marketing Promotional Budget	\$250,000 Promotion of Outdoor Recreation Opportunities <ul style="list-style-type: none">Promotion of fishing and hunting license sales and state park visitation	
Strengthen Regional Economies (H. 642, H. 782)		Zero General Fund Project Based Economic Development Financing (H. 642) <ul style="list-style-type: none">A new small, rural town financing mechanism that supports the creation of basic infrastructure tied to smaller economic development opportunities			Zero General Fund Enact Act 250 and Permitting Reforms <ul style="list-style-type: none">Act 194 industrial park master permitting recommendationsAct 250 exemptions for designated downtowns, villages and centers (H. 782)
Miscellaneous		<ul style="list-style-type: none">Purchase the Main Street Redevelopment Site in Newport City to facilitate construction of a new court house and multi-use building (\$1.5 million capital bill appropriation) (Capital Bill)\$25,000 for the USS Vermont Commissioning (Budget Adjustment)Enable the Northern Border Regional Commission to utilize, and fully pay for, Vermont’s benefit system to attract talent (no cost)Modernize the New Worker Relocation Grant Program to include remote workers (no cost) (S. 256)Exempt housing in federally designated Opportunity Zones from capital gains taxes when used for primary residences			

Community Investment Package



WHAT: The [community investment package](#) helps the state tackle its housing, revenue, and demographic challenges by aligning state and local regulations with new funding to increase housing quality, supply, and affordability within Vermont's downtowns, villages, and neighborhoods.

WHY: Jobs are going unfilled, employees are driving farther and farther from work to find homes they can afford, and the most vulnerable among us are struggling to find or maintain the foundation to well-being – a decent, warm, dry, safe, and secure place to call home.

A recent survey by the Department of Housing and Community Development found that high land and construction costs, unnecessarily complicated regulations (local zoning and Act 250), limited water and wastewater infrastructure, and too few tools or incentives to help cities and towns support new development have constrained the market's ability to meet Vermont's housing needs.

Aligning regulations and funding within Vermont's walkable centers will create more housing opportunities, supercharge successful community revitalization efforts, help expand the workforce, and ensure the state's economy can meet its full potential.

WHO: The proposal aims to help first-time homebuyers and renters; downsizing older adults; middle-income and workforce Vermonters (80–120% AMI); employers seeking workers and workforce housing; struggling downtowns, villages, and neighborhoods; landowners and homebuilders; and state and municipal revenue.

HOW: The package takes a comprehensive approach to address Vermont's housing, revenue, and demographic challenges. Specifically, the proposal:

- 1 **Speeds permitting for new and rehabilitated housing units by exempting certain state designated centers from Act 250 and state water and wastewater connections permits.**
- 2 **Provides new tools, funding, and training to help municipalities adopt 'housing ready' bylaws.**
- 3 **Trains the next generation of builders and landlords to help jump-start housing investment in all counties.**
- 4 **Makes rental housing in state designated Neighborhood Development Areas eligible for Downtown and Village Center Tax Credits.**
- 5 **Offers new grants to bring unsafe, blighted, and vacant rental units up to code and back online.**
- 6 **Eliminates the capital gains on the sale of improved homes located within federally designated Opportunity Zones.**
- 7 **Establishes a framework to leverage funding for 'placemaking' projects within state designated centers.**



Exempt State Designated Downtowns and Neighborhoods from Act 250 Review

WHAT: Reduce double-permitting by eliminating state Act 250 review in state designated downtowns and neighborhood development areas; and transition existing Act 250 permits to municipal review in these locations.

WHY: Encouraging development and reinvestment in our downtowns and adjoining neighborhoods helps revitalize our historic centers, supports small businesses, attracts private investment, employers and workers, improves access to jobs, increases property values and is responsive to the needs generated by the state's demographic shifts.

Municipalities that qualify for downtown and neighborhood development designation have demonstrated the capacity to guide development consistent with their community goals and standards. This can make Act 250 review redundant.

Exempting certain designated centers from Act 250 review means housing and commercial development within designated downtowns and neighborhoods will be less expensive and more predictable.

WHO: When municipal planners were asked what state benefit (other than funding) would be most beneficial to state designated centers, the top response was to eliminate Act 250 review in those areas. Doing so would help level the playing field with greenfield developments and allow small-scale home builders, developers, and businesses to secure permits more efficiently. The proposal aims to help first-time homebuyers and renters; downsizing older adults; middle-income and workforce Vermonters (80–120% AMI); employers seeking workers and workforce housing; struggling downtowns, villages, and neighborhoods; landowners and homebuilders; and state and municipal revenue.

HOW: Update the Act 250 statute to eliminate the need for a permit and enhance municipal review in state designated downtowns and neighborhood development areas in the following ways:

- No development will be subject to Act 250 permitting in state designated downtown and neighborhood development areas.
- Update the local development review requirements for designated downtowns to ensure the local development review process adequately guides development.
- Improve the requirements for designated neighborhood development areas to better address flood resilience in vulnerable places.

FUNDING: No new funding needed. This will be part of a larger Act 250 reform package that may include a funding request to support other components of the bill.

For more information, please contact:

Chris Cochran: chris.cochran@vermont.gov

802-595-5410



One Stop State and Municipal Water/Wastewater Service Connections

WHAT: Create a process for one stop, municipal permitting of new connections to municipal water and wastewater systems and statewide maps of municipal water and sewer systems.

WHY: Currently a state issued wastewater system and potable water supply permit is necessary for any new building that connects to a municipal sewer or water line – in addition to obtaining a local approval, unless the municipality has undertaken a process to issue state permits through partial delegation. To date, only two municipalities have chosen delegation. The proposed change in statute allows municipalities to approve a sanitary sewer service line and a water service line from a building to the collection line or water main to reduce cost, time, and complexity in the permitting process. The proposed change would also result in statewide maps of water and sewer service area lines, facilities, and service areas.

WHO: This will benefit landowners engaged in development within municipalities that choose to meet minimum standards for the safe regulation of sewer and water connections by eliminating the need for both local and state applications, reducing any additional time and cost caused by interaction with two separate review authorities, and mapping water and sewer lines, facilities, and service areas.

HOW: This section proposes a change to statute, establishing a relatively simple process for the Secretary of the Agency of Natural Resources to grant municipalities, through registration rather than delegation, the authority to review and approve sanitary sewer service lines and water service lines. The legislation also requires that municipalities map water and sewer lines and service areas if/when they update their 8-year plans.

FUNDING: No new funding will be requested.

For more information, please contact:

Chris Cochran: chris.cochran@vermont.gov

802-595-5410



Modernize Municipal Regulations for Inclusive Housing

WHAT: Expand small-scale and ‘missing middle’ residential development opportunities in state designated downtowns and neighborhood development areas; provide technical assistance to municipalities to help them adopt zoning that welcomes inclusive housing; offer training for missing middle developers and landlords to grow the next generation of local housing providers.

WHY: Vermont’s housing supply is mismatched with demand. While high construction costs contribute to this mismatch, surveys and studies have also shown that 1970s style suburban and auto-oriented zoning frequently require excessive land and parking requirements to create new housing and these outdated zoning regulations subject small multi-unit projects to outsized review. These regulations can delay, limit, or block the types of housing needed for young workers looking to move to Vermont, increase the cost living, and they can lead to gentrification.

New funding and training is needed to help communities adopt more inclusive housing regulations – especially in places where transportation, public services, and utilities are present, affordable, and sustainable. Providing tools and resources to create more opportunities for safe and conveniently located homes in areas with jobs and services helps protect the vulnerable and makes Vermont more affordable.

WHO: This package builds a big tent of stakeholders ready to benefit from more homes – from the 20-something looking for rental housing near work, to the downsizing senior wanting a new downtown apartment, to the employer who can’t fill open jobs because of a lack of adequate housing. For municipalities, welcoming more homes grows the grand list, helps maintain population to support commercial and social vitality, and – most importantly – improves the affordability and financial solvency of municipal infrastructure that’s becoming increasingly harder to sustain without federal support. Farmers, foresters, smart-growth advocates, and conservationists can also appreciate that encouraging more development in these areas eases development pressures on working lands and natural areas.

HOW: Rental properties within neighborhood development area designations receive tax credits to improve the quality and habitability of units. [Modern housing ready bylaws and guidance](#) (available this spring) and additional funds for municipal planning grants and regional planning commissions would help cities and towns take steps to modernize their zoning. New training developed in partnership with consulting experts and non-profit partners would help create a new generation of landlords and small-scale developers working to ensure the new tax credits and grants improve the quality of housing in all of Vermont’s fourteen counties.

FUNDING: \$300,000 – Municipal planning assistance for inclusive housing development
\$50,000 – Missing middle housing developer and landlord training

For more information, please contact:

Chris Cochran: chris.cochran@vermont.gov

802-595-5410



Expand Tax Credits and Improve Rental Housing

WHAT: Expand the successful [downtown and village center tax credit program](#) to support the improvement of rental housing in neighborhood development areas; and strengthen community flood preparedness by providing tax credits to floodproof buildings within flood hazard areas.

WHY: The downtown and village tax credits are a proven way to jump start the revitalization seen in Vermont's historic centers. These investments in community vitality support small businesses, attracts private investment, employers and workers, improves access to jobs, and increases property values. Expanding this existing program to improve rental housing would increase the supply, quality, and flood resilience of rental housing in and around Vermont's historic centers.

WHO: The proposal would help community supported enterprises, small businesses and employers, private and non-profit housing, and commercial property developers. Enhancing the tax credits to increase private investment in existing housing stock, helps attract younger Vermonters seeking housing opportunities near work, downsizing older adults wanting to live closer to shops and services, employers struggling to fill open jobs because of a lack of adequate housing, and help qualified owners flood proof their property. For municipalities, stimulating rental housing investment increases the value of the grand list, improves flood readiness, helps maintain the population needed ensure their long-term vitality and viability, and makes the operation of schools, and the repair and maintenance of municipal infrastructure, more affordable.

HOW: Amend the tax laws to enable rental properties within neighborhood development areas to qualify for downtown and village center tax credits; and expand tax credit-eligible building improvements to include flood mitigation work within special flood hazard areas.

FUNDING: Increase the cap by \$1.4M, for a total of \$4M.

For more information, please contact:

Chris Cochran: chris.cochran@vermont.gov

802-595-5410



Small Grants to Rehabilitate Rental Housing

WHAT: The Vermont Housing Incentive Program (VHIP) aims to incentivize small-scale, private apartment owners to re-invest in rental units that have been closed due to housing quality concerns. By providing grants to be matched with private investments, VHIP will allow for the owners of blighted and vacant units to make the necessary safety and weatherization improvements to increase the availability of affordable housing units to middle-income households. The program will be available to landlords with holdings of four or fewer units who agree to maintain affordable rental rates for at least five years after completion of the rehabilitation.

WHY: Vermont has some of the oldest housing stock in the country. This is especially true of our rental housing. Of Vermont's rental housing stock, 80% is more than 40 years old, and nearly half of these units are more than 80 years old.

WHO: Of Vermont's rental housing units, only 17% are subsidized or otherwise publicly supported. The remaining 83% of Vermont's rental housing stock is held by private landlords and has not benefited from recent investments made to increase our affordable housing stock. Many of these landlords are not professional property managers and are low-moderate income earners themselves.

In many areas of the state the cost of these important investments requires rental rates that are not affordable to households in the middle-income brackets. Offering small grants, coupled with attractive loan terms, has proven to be a cost-effective way to incentivize small-scale rental property owners to invest in underutilized and poor-quality housing stock. This not only adds quality rental units affordable to middle-income households but represents an important investment in the existing buildings in our communities.

HOW: VHIP will be administered by the Department of Housing and Community Development (DHCD). Modeled after a successful pilot program undertaken in Bennington, owners of four or fewer rental units can apply for grants for necessary health, safety, and weatherization improvements on vacant rental units. Grants will require a two-to-one match of private funds and the improved units are to be rented at rates affordable to households making 80% or less of the area median income. Specific application parameters and monitoring is to be determined by DHCD in consultation with the Home Ownership Centers.

FUNDING: \$1M in grant funds.

For more information, please contact:

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Tax Incentives to Spur Housing Investment within Opportunity Zones

WHAT: Expand the personal income tax exemption for any capital gain realized from the sale of a primary residence within Vermont's [17 federally designated opportunity zones](#) where the buyer intends to use it as their primary residence.

WHY: Vermont's housing stock is among the oldest in the nation and many Vermont communities with [federally designated opportunity zones](#) lack resources to reverse neighborhood disinvestment trends. This proposal aims to help tackle this challenge by exempting homeowner improvements from capital gains. This would promote investment new and existing residential housing stock and simulate construction activity – an important part of the economy that pays living wages and generates tax revenues. It would also enhance federal investment incentives within Vermont's 17 opportunity zones.

WHO: While the proposed tax credits and grants help rental property owners, this incentive is aimed at homeowners who sell new or improved housing within Vermont opportunity zones. This is a benefit already enjoyed by Vermonters who sell their primary residence and expanding it would help create new and rehabilitate existing owner-occupied housing in these areas. For municipalities, stimulating housing investment within the opportunity zone increases the value of the grand list, helps maintain the population needed to ensure their long-term vitality and viability, and makes the operation of schools and the repair and maintenance of municipal infrastructure more affordable. It also helps employers who struggle to fill open jobs because of a lack of adequate housing.

HOW: Amend the tax laws to exempt any capital gain included in the taxpayer's adjusted gross income from the sale of homes located within a federally designed opportunity zone sold to a person who occupies the home as their primary residence.

FUNDING: There are just under 22,000 residential parcels in opportunity zones around Vermont. Creating this exemption is expected to reduce personal income tax revenues from an estimated 300 real estate transactions. Forgone revenue is estimated at less than \$100,000.



Create Better Places Grant Program to Spark Community Revitalization

WHAT: Establish a scalable, 50/50 matching community grant program that strategically coordinates the efforts of several funders who support place-based economic development projects like walking and biking trails, public art, parks, and farmers markets.

WHY: Existing grant programs have incompatible timelines and administrative requirements which often means it can take several years to secure the funding needed to launch projects. The Better Places proposal aims to simplify the funding process by creating a one-stop-shop for funders to collaborate and provide communities a more nimble, flexible source to quickly fund, and launch local placemaking projects.

WHO: This proposal supports local leaders across the state working on projects to improve the livability and quality of life in their communities. The [new funding platform is aimed at smaller 'quick build' projects](#), that create a shared community focus, help build social capital, and empower local leaders. Tackling small projects together can restore confidence, rebuild capacity, and renew local pride of place – critical elements proven to spark larger community transformations that attract businesses, new workers, residents, and visitors to Vermont.

HOW: Through a partnership between state, nonprofit, and philanthropic organizations, the Better Places proposal utilizes an innovative 'crowdgranting' funding model to support community development efforts in Vermont's downtowns, villages, and neighborhoods. Specifically, the proposal:

- Establishes enabling legislation to create the Better Places program to accelerate local projects that improve streets and parks, walking and biking trails, and vacant properties.
- Streamlines and integrates grantmaking of multiple funders so residents, businesses, and community organizations achieve more immediate results.
- Empowers local leaders to play an active role in shaping their communities, building social capital, local pride, and community leadership.

FUNDING: \$250,000 in grant funds will leverage an additional \$250,000 from program partners and private philanthropies.

For more information, please contact:

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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 Hoekstra, 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 Weinhausen, Town of Hinesburg/VPA
 Catherine Dimitruk, NRPC
 Tasha Wallis and Seth Jenson, LCRPC
 David Snedeker, NVDA
 Steve Lotspeich, 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 Rabidoux, 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 Philene Taormina, 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 Zaikowski, 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 and Paul Costello, Vermont Council of Rural
 Development
 Rebecca Sandborn Stone, Bethel Revitalization Initiative
 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

For more information, please contact:

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GROWING THE ECONOMY

Helping Job Creators Survive & Grow Statewide Business Portal



-
- **WHAT:** The Administration, through the Departments of Taxes and Labor, and Agencies of Commerce and Community Development and Digital Services, with the Secretary of State's Office, are working together to create an online business portal that will allow business to register with the State through a one-stop process that integrates requirements of all agencies in a single, unified, application process.
 - **WHY:** The process to start a business and comply with the various agencies in state government is often complex and unclear. This portal will help businesses by simplifying the process for starting, registering and operating a business. This investment will replace the outdated systems and current processes with an IT solution that streamlines business registrations, payments, reporting, and compliance. This will overall simplify the navigation of state government for businesses.
 - **WHO:** Entrepreneurs and business, from existing businesses to start-ups of all sizes and industries statewide will be able to access, use, and benefit from this online tool.
 - **HOW & FUNDING:** The Governor's FY21 budget includes \$1 million for this initiative. The IT revolving loan fund, created in the FY20 BAA, can be explored as a tool to fund the rest of the implementation costs if needed.

###

GROW THE ECONOMY

Helping Job Creators Survive & Grow

Clean Grid Optimization Acceleration



- **WHAT:** Encourage companies that focus on energy storage, demand control, grid monitoring, distributed generation and generation control to start and grow in Vermont.
- **WHY:** As the Vermont Council on Rural Development's Vermont Climate Change Economy Council stated: "Vermont has a tremendous opportunity to systematically advance economic activity that addresses the challenge of climate change by reducing and mitigating carbon impacts while spurring innovation and creativity, encouraging entrepreneurship, attracting youth and building jobs for the future." Vermont's mix of start-up and mature clean grid companies, a grid-optimization-enabling regulatory environment, and a collection of clean grid-savvy utilities make the sector an obvious target for growth.
- **WHO:** An example of potential benefiting firms include:
 - Packetized Energy: A small 10-person, Burlington-based firm that evolved out of the University of Vermont is poised to revolutionize virtual battery storage – using software and smart appliances to better manage energy usage.
 - Northern Reliability: The Waterbury-based company employs 21 people making energy storage systems for customers across the globe.
 - Dynapower: Employing approximately 200 people in South Burlington, the firm specializes in power conversion solutions – including energy storage systems.
- **HOW:** The Clean Grid Optimization Acceleration package would encourage companies to start and scale here by making research and development activities eligible for a fully-refundable research and development tax credit; encouraging these companies to grow here by providing \$2 million in capital and technical assistance; encouraging climate economy corporations to do business here by eliminating the corporate income tax; and creating a pilot program that enables these companies to deploy their technologies in cooperation with utilities. The mix of incentives balances retention and recruitment, targeting non-Vermont businesses for recruitment and incumbent growth stage businesses operating in Vermont - where most of the job creation is likely to happen.
- **FUNDING:**
 - \$2 million in one-time funding for the Agency of Commerce and Community Development to create the innovative capital special fund
 - \$250,000 in one-time funding to support pilot projects that expand grid optimization technologies
 - \$500,000 in deferred annual revenue to fund and cap the R&D tax credit
 - \$400,000 in deferred annual revenue from corporate income tax from new and existing clean grid optimization companies operating in Vermont

GROWING THE ECONOMY

Revitalize our County Economic Centers

Completion of the Lamoille Valley Rail Trail



- **WHAT:** The Lamoille Valley Rail Trail (LVRT) is a historic treasure extending across some of Northern Vermont's most beautiful landscapes. The 93-mile trail spans the breadth of Northern Vermont from the Connecticut River to within two miles of Lake Champlain. The LVRT is a four-season, multi-purpose recreation and transportation corridor. After two decades of research, planning and construction, 33 miles are now open. This investment will complete the construction of the remaining 60 miles.
- **WHY:** A healthy outdoor recreation economy directly supports related businesses and organizations. It also contributes to numerous other aspects of the Vermont economy and culture, including the encouragement of healthy communities and individuals, enhancement of the Vermont lifestyle and the Vermont brand, increased connection to nature and the attraction of high-quality employers and sustainable workforce in all economic sectors. The open 33 miles have already become an economic engine for the 18 towns and villages on its route. Lamoille County describes the LVRT as a win-win, with the creation of new businesses and enhancing the bottom line of existing ones. The Town of Danville sees the LVTR as a critical tool in connecting its community assets such as Joe's Pond, Danville Village and local businesses.
- **WHO:** The economy in Vermont benefits from our shared love and use of the outdoors. Direct spending at outdoor retailers and service providers as well as per trip expenditures adds up to \$2.5 billion annually in consumer spending. By expanding and promoting our recreational infrastructure assets and businesses, we will be able to sustainably support this sector and help drive the overall growth of Vermont's economy. The 60 miles of additional trail will run through the towns of Walden, Hardwick, Wolcott, Morristown, Cambridge, Fletcher, Bakersfield, Fairfield, Sheldon, Highgate and Swanton.

The following is a resolution presented to the Town of Highgate Select Board for town meeting:

- Shall the Town make the following statement of support:
We, the citizens of Highgate, strongly support the completion of the Lamoille Valley Rail Trail. We urge the Governor and the Legislature to jointly develop a plan that will ensure the Lamoille Valley Rail Trail is completed by 2025.
- **HOW:** The 60-mile project will be divided into smaller sub projects. Approximately 4 miles from Highgate to Swanton, 19.5 miles from Greensboro Bend to Morristown, 18.5 miles from Cambridge to Sheldon Junction, 11 miles from Danville to Greensboro Bend and

approximately 6 miles from Sheldon Junction to Highgate. This project will be managed through the Agency of Transportation.

- **FUNDING:** Total cost will be \$14,150,000. The state's 20 percent share will be \$2,830,000 with the \$11,320,000 balance coming from federal transportation funds. A request for the state's share of funds will be included in the Governor's FY21 Capital Budget Adjustment Request.

###

GROWING THE ECONOMY

Expanding the Workforce

New American Labor Force Expansion Initiative

- **WHAT:** Creation of two programs to welcome more New Americans to Vermont:
 1. **Grants** to support the development of community-based system(s) for relocating refugees, asylum seekers, and other legal immigrants in partnership with the Vermont Relocation Assistance Program (VRAP at VDOL) and the State Refugee Resettlement Office (AHS).
 2. **New American Workforce Expansion Initiative:** VDOL is directed to work with the Agency of Human Services, Secretary of State's Office, Agency of Commerce and Community Development, and community partners, to establish a coordinated program for recruiting and retaining new Americans. The purpose is to advance the State's workforce expansion goals through increased legal immigration and to support currently employed new Americans in fully participating, and advancing, in Vermont's economy and valuing the contributions their skills and life experiences offer.
- **WHY:** Vermont's refugee communities have made countless contributions to our state. Refugees help ensure a healthy sized and diverse student population. They help employers fill open positions, contributing to the community and local economy, and pay federal, state and local taxes. In recent years, refugees have entered employment in critical economic sectors including construction, health care, hospitality and hotels, manufacturing, customer service, education, environmental services, food service, maintenance, meat processing, office/accounting, packing, retail, transportation, and warehouse. Vermont has more open jobs than people to fill them; refugee communities are vital to Vermont's economic health.

An average of 90-94% of these new Americans are economically self-sufficient within eight months of arrival in Vermont. In fact, the rate for fiscal year 2019 is 100%.
- **WHO:** Since 1989, Vermont has welcomed almost 8,000 refugees, primarily from Bhutan, Burma, Bosnia, Burundi, Democratic Republic of Congo, Iraq Somalia, Sudan, and Vietnam. Prior to 2017, Vermont was resettling an average of approximately 325 refugees per year. These programs will benefit communities, employers, and New Americans statewide.
- **HOW:** This is a multi-pronged proposal that includes the creation of a grant program to support communities to assess, plan, and prepare to become better positioned to receive New Americans. Grantees must make available their findings and best practices at the conclusion of the grant for the purpose of supporting and informing other Vermont communities in developing their own New American relocation assistance systems.

Additionally, to advance the State's workforce expansion goals through increased immigration and to support currently employed New Americans, the Department of Labor will lead an effort to expand the enrollment of New Americans in registered apprenticeship and other training programs leading to a credential of value, conduct recruitment and job placement activities specific to New Americans, support the culmination and publication of employer-focused toolkits and resources currently under development by interested stakeholders, building a network of career mentors to assist New Americans in advancing in their career path, and other activities that support recruitment, entry, retention, and advancement of New Americans in Vermont's workforce.

- **FUNDING:** The Governor's proposed budget includes \$150,000 to the Vermont Department of Labor for this work.

###

GROW THE ECONOMY

Revitalizing County Economic Centers

Newport Redevelopment



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- **WHAT:** The City of Newport is poised for a once in a generation redevelopment. The state will begin planning for the construction and site acquisition of a new courthouse in the City to replace the outdated facility the state currently operates in.
 - **WHY:** The City has undertaken thoughtful planning. They are investing in their downtown and leveraging the outdoor economy. And thoughtful leaders are laser focused in redeveloping the Main Street Redevelopment site. We hope the courthouse redevelopment can be part of a larger redevelopment that brings public and private developers together to implement a larger vision for the City. This investment demonstrates to the City that the state of Vermont supports Newport's renaissance.
 - **HOW & FUNDING:** Capital bill includes \$1.5 million to begin planning for the construction and site acquisition of a new courthouse.

###

GROWING THE ECONOMY

Revitalize our County Economic Centers

Northern Gateway Project



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- **WHAT:** The Administration, through the Agency of Transportation (AOT), Department of Buildings and General Services (BGS), and Agency of Community and Commerce Development (ACCD), is exploring how to ensure our current ecosystem of welcome centers, rest stops, and information centers are adequately dispersed geographically, with the right levels of service for all those utilizing Vermont roads and highways. In particular, this work prioritizes improving the network of service areas in the northwestern corridor of the state through initiating the 'Northern Gateway Project.'
 - **WHY:** There is an opportunity to better balance federal requirements, needed infrastructure investments, operational costs, visitor counts, future projections for Vermont's traffic streams and composition, access and distance to services off the interstate, economic development opportunities, and alternative service delivery models of our various service locations in a way that will elevate the services we currently provide to Vermonters and tourists alike.
 - **WHO:** The Vermont Information Center Division (VICD) network is comprised of 17 centers; 12 sites are staffed with State employees; 4 centers (Bennington, Georgia South, Williston North, Williston South) are staffed through contracts with two chambers of commerce; and the White River Junction location is supported by an annual grant. Additionally, VICD has established one Public-Private Partnership (PPP) at the Berlin/Exit 7 on I-89.

Particular to the Northern Gateway Project, the Alburgh Welcome Center's visitor statistics for calendar years 2017 through 2019 show a consistently low level of visitations from November through April, which prompted the consideration of operating this center seasonally to serve the needs of travelers during Vermont's peak tourist season while simultaneously addressing other coverage gaps in this region. There is an identified need, and regional desire, for a Welcome Center near the Canadian Border, for the ease of those crossing the border.

- **HOW:** AOT will issue a Request for Proposals (RFP) to contract for an independent statewide review of all Vermont's welcome centers, rest stops, and information centers with a prioritized focus on Franklin County. The assessment will include an alternatives matrix that compares the cost over a 20-year period to maintain and operate all centers as they are today, along with other alternatives that consider targeted investments and other service delivery models. The report will culminate in a series of recommendations in the fall of 2020 that meets programmatic objectives and requirements in a fiscally sustained manner.

- **FUNDING:** \$138,000 has been budgeted for this study using funding from VTrans and the Federal Highway Administration.

###

GROW THE ECONOMY

Revitalizing County Economic Centers

Project Based Tax Increment Financing



- **WHAT:** The creation of a program that enables Vermont's rural communities to be approved to use municipal and education tax increment from select parcels to fund qualifying infrastructure projects (i.e.; stormwater, wastewater, brownfield remediation and redevelopment, transportation enhancements) that will spur specific private development. This tool will provide the gap funding to get necessary public improvement projects over the finish line that otherwise wouldn't be able to move forward.
- **WHY:** This program is sized for rural communities. TIF District designations have been a powerful tool for our regional economic drivers but the required level of planning and execution on a larger scale can be difficult especially for smaller communities. This new program will expand the opportunity for financing public improvements with tax increment more equitably to rural communities. Project based economic development will be simpler and easier to implement, administer, and monitor – and will allow rural municipalities around Vermont, where we know development is the hardest, to advance key community driven development and redevelopment opportunities.
- **WHO:** Small, rural communities, rural industrial parks, village centers and downtowns who are outside of a designated TIF district. Communities that are looking to spark economic development and redevelopment in their communities and have a project that needs funding to do so.

The small town of Westford has a population of 2,200. Their designated village center has a stagnant grand list and they struggle to create a sense of place for its citizens with a center that is underutilized and underdeveloped. The barrier is a lack of wastewater capacity. Westford has invested in the land to build a wastewater facility and done the necessary planning and design. They know the cost and have identified resources that could help pay for this project, but they know that there will be a gap and the small community cannot afford the user fees that it would take to bridge that gap. If the community could use incremental tax revenues from the three parcels in the Village Center that are targeted for private development, they could successfully complete this project.

- **HOW:** Infrastructure improvements increase the value of the property. The increase value produces additional increment to fund the improvements.
- **FUNDING:** While the infrastructure debt is being repaid, the entire Original Taxable Value, or base level of annual property taxes generated within the District goes to the Education Fund. For Districts created and approved by VEPC after 2017, up to 70 percent of the increased property tax revenue is retained by the municipality to finance infrastructure

debt. A minimum of 30% of the increased revenue is sent to the Education Fund. After 20 years, the grand list value of the properties within the TIF District are substantially increased because the infrastructure investment supports and enables increased private sector investment. From that point forward, the base and the entire increase in property tax revenue are paid to the Education Fund in perpetuity.

###

GROWING THE ECONOMY

Helping Job Creators Survive & Grow

Technology Based Economic Development (TBED) Program



- **WHAT:** This proposal would create a Technology-Based Economic Development (TBED) program to strengthen Vermont's economic base by creating a climate where technology-based businesses can thrive. This program would:
 1. Help provide Vermont small businesses doing R&D research an advantage in applying for federal Small Business Innovation Research (SBIR) grants;
 2. Help accelerate a business's time to market by providing matching grants to companies awarded federal SBIR grants;
 3. Create greater collaboration between industry and higher education in order to keep our existing tech and advanced manufacturing companies relevant in an ever-changing global market; and
 4. Ensure a healthy pipeline of new technologies coming out of our research institutions and further our goal of seeding more high-tech companies in Vermont by providing grant support to early stage technologies with commercial potential.
- **WHY:** The opportunity exists for Vermont to take a long-term view towards strengthening its economic base by creating an environment where technology-based businesses can thrive. Vermont has an opportunity to tip the scale towards technology and advanced manufacturing sector jobs with higher than average wages.
- **WHO:** The TBED Program will help Vermont small businesses looking to commercialize new technologies developed through research and development activity. It will help existing tech and advanced manufacturing companies in Vermont remain relevant in the market by strengthening collaboration between industry and higher-ed. And in the long-term it will help Vermonters who want the opportunity to work at companies on the cutting edge of innovation. This will help raise the median wage, lower the overall tax burden, and keep Vermont competitive in the national and global economies. For example:

Whiteout Solutions, Lyndonville: Christine Heinrich and Matt Clark, co-founders of a Lyndonville based technology startup were interested in applying for an SBIR grant through the USDA to further development of their custom software and machine learning technologies. Their software combined with remote sensing technologies deployed on UAV's has multiple applications that would be useful to the forestry and wood products industry. Unfortunately, they lacked the experience required to navigate the federal SBIR grant process. They would have greatly benefited from the technical assistance that would be available through our TBED proposal and the matching grants to accelerate their time to market.

Benchmark Space Systems, South Burlington: Ryan McDevitt co-founded Benchmark Space Systems to provide the most cost-effective propulsion solution for small scale satellites. The technology is based on research the co-founders were working on as researchers at the University of Vermont. Since leaving UVM to found their company, they have been able to successfully apply for a phase I and phase II SBIR grants through the United States Air Force to further development of their satellite propulsion technology. These SBIR awards have brought over 700 thousand dollars to the company, helped them raise over \$2mm in private investment and they have grown the business to 11 employees, several of whom are recent UVM grads and others they've attracted from out of state with significant experience working large aerospace contractors. Vermont is now home to a company on the cutting edge of what's been estimated to be a 20-billion-dollar industry. We hope to help cultivate more companies like benchmark through our TBED proposal.

- **HOW:** The Administration has shared enabling legislation with the House Commerce and Senate Economic Development Committees.
- **FUNDING:** The Governor's proposed budget directs \$1,000,000 to the ThinkVT Innovation Fund to support this work.

###

GROW THE ECONOMY

Revitalizing County Economic Centers

Increase Overall Funding for State Marketing of: Economic Development, Tourism and Outdoor Recreation



- **WHAT:** Increase the State's investment in selling Vermont as a place to live, work and play by \$1,000,000.
- **WHY:** Vermont has the smallest tourism and marketing budget in New England, the second smallest tourism budget in the country, and no on-going budget for economic development to market the state to businesses and potential residents. Vermont's tourism industry brings \$2.8 billion into our economy and supports 32,000 jobs, nearly 10 percent of the state's workforce. In 2017 the sector contributed \$391 million in tax revenue – the equivalent of a \$1,450 reduction in tax costs per Vermont household. Additionally, hunting, fishing and related activities contribute roughly \$117 million Vermont's Gross Domestic Product. Increased resources for marketing would allow the Agency of Commerce and Community Development (ACCD) to scale targeted advertising to bring visitors and potential residents to the state, promote our fishing and hunting opportunities to support the stewardship of our natural landscape, launch new recruitment tools on ThinkVermont.com to help reverse our state's demographic slide and embark on more onsite activation and earned/owned media activities to make the case that Vermont is the ideal place to live, work, recreate and do business.

It would also allow the Departments of Fish and Wildlife and Forests Parks and Recreation, in coordination with ACCD, to expand a current digital marketing campaign encouraging Vermonters and visitors to engage in outdoor recreation, an effort which is already showing results, for example in increases in non-resident fishing license sales. This effort will encourage State Parks visitation through targeted direct marketing to ensure a continuation of recent record levels of attendance, as well as encourage use of parks not yet operating at full capacity.

- **WHO:** An increase in the investment of marketing funds will allow ACCD to support existing businesses, attract new businesses and expand Vermont's workforce by attracting and retaining people to the state. An increase in funding to market Vermont as a global tourism destination will attract more visitors, bring economic activity to our rural communities and sustain our iconic brand. An increase in the ability to conduct outreach campaigns will tout and promote Vermont's quality of life, including our great schools and outdoor recreation opportunities, and expanded partnerships with colleges and universities, will help connect employers with available employees and convert visitors to residents.

Smaller, locally owned businesses benefit disproportionately from the marketing of Vermont's hunting and fishing opportunities, and from visitations to Vermont's State Parks. That is because these activities typically occur in more rural and isolated parts of the state where economic opportunities have historically lagged.

- **HOW & FUNDING:** The Governor's proposed budget includes a \$1,000,000 appropriation in the Agency of Commerce and Community Development's base budget for FY21.

###

GROWING THE ECONOMY

Helping Job Creators Survive & Grow

Vermont Investment Incentive Program



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- **WHAT:** The creation of a new “investment incentive” program. Modifications to Vermont’s current business incentive language, will allow businesses with at least 100 employees, who are also targeting \$20 million in capital expenditures or more, to apply for a “investment incentive.”
 - **WHY:** As large businesses invest in their capital equipment and expansion of facilities they may not necessarily need to or are able to add to their current headcount. This new incentive would help Vermont retain these large businesses, maintain significant payroll and economic value and encourage concurrent capital improvements in the predominantly rural reaches of the state.
 - **WHO:** These firms are located within virtually all Vermont counties and are the anchor businesses in Vermont’s rural towns – providing integral economic and workforce support. Many of the companies eligible for this program are multi-state and multinational firms, and this is intended to incentivize the corporate headquarters of these firms to continue to make investments here in Vermont, rather than those other states.
 - **HOW:** Enabling legislation has been shared with the House Commerce and Senate Economic Development Committees.

Firms with at least 100 employees and who are poised to spend at least \$20mm in capex over the next 5 years would be eligible. The business is required to maintain (within 10%) their base payroll in order to stay active in the program. Authorization for the for the incentive will be based on modeling, and then capex targets will be required to be met and maintained.

- **FUNDING:** \$3,000,000 is included in the Governor’s proposed budget.

###

GROWING THE ECONOMY

Helping Job Creators Survive & Grow

Working Lands Enterprise Fund



- **WHAT:** The Administration proposes to increase the investment in the Working Lands Enterprise Fund. Vermont's rural communities are intricately tied to our economy, identity and way of life. At the same time, all of Vermont suffers when our farm and forestry sectors falter. The Working Lands Program is taking steps to build on our strengths and innovate for the future. By increasing funding the program will stimulate rural economic development and bring Vermont products to people throughout the Green Mountains and beyond.
- **WHY:** This program is an important tool for Vermont's rural economy, and supports small businesses that are dedicated to growing the economies, cultures, and communities of Vermont's working landscape. This investment will support our rural farm and forest economies by expanding opportunities for businesses to grow, create jobs, and support the production of high-quality food and forestry products.
- **WHO:** The Working Lands Enterprise Initiative awards grants to businesses and organizations that support our Working Lands economy. These grants give our working lands businesses the same access to markets and growth potential as other businesses.
- **HOW & FUNDING:** The Governor's FY21 budget includes an additional investment of \$750,000 to continue this program, bringing the total proposal to more than \$1.3 million dollars. The Working Lands Enterprise Initiative is administered by the Agency of Agriculture, Food and Markets in partnership with the Vermont Department of Forests, Parks & Recreation, and the Vermont Agency of Commerce and Community Development. The initiative is led by the Working Lands Enterprise Board, made up of public and private sector members involved in agriculture, food, forestry, and wood products.

We all can appreciate savory Vermont cheese, crisp Vermont produce and fruit, top-of-the-line meats, a favorite Vermont brew or cider, delicious specialty, top-notch forest products and so much more. At the same time, these monumental numbers behind the foods we love illustrate the magnitude of Vermont farmers' contribution, as well as the strength – and potential – in the Vermont food and farm industry. In collaboration with a wide variety of farmers, producers and business development experts, the Working Lands program sets the table for the future of rural Vermont by growing the economy.

###