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# Vermont League of Cities and Towns An Act Related to Housing



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### Municipal Zoning Appeals

VLCT supports efforts to enable the development of housing that communities have envisioned, planned for, and allow.

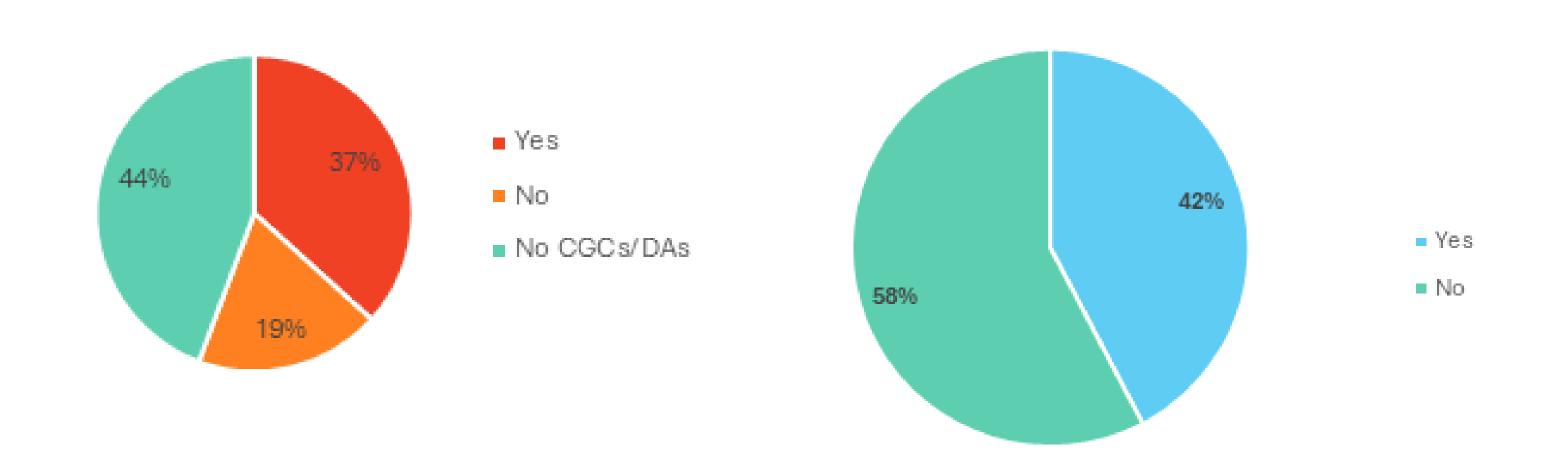
- This bill does not change appeals for denial of a municipal permit
- Administrative appeals require particular injury, removes petitioner appeals
- For appeals of decision by a municipal body, requires a decision 90 days from hearing and prioritizes hearings for appeals related to housing developments
- VLCT supports further amendments to constrict standing for appeals to a decision by a municipal body
- Accelerates LURB Act 250 Appeals Study

#### **Municipal Zoning Preemptions**

VLCT supports the **option** to adopt zoning preemtions without a hearing. Municipalities are on track to implement Act 47 & Act 181, with only 13% of survey respondents reporting they have "not started". Reasons include: other priorities, lack of Technical Assistance, lack of funding.

**Preemption Compliance** 

Minimum Provisions Exceeded



# \$2.5 Million for Brownfields Reuse

- Funding for Brownfield Reuse is a legislative priority for VLCT
- Brownfield funding was a successful use of State ARPA funds
- The bill would also direct a study for efficiency and improvement of the program (Related, Land Bank Study)
- Consistent with prior legislative action to promote housing density and redevelopment within designated areas
- Consider appropriations above \$2.5 million

#### **Local Option Tax for Short Term Rental**

VLCT supports expanded authority to tax and regulate STR's at the local level.

- The various housing market impacts and economic development opportunities presented by the Short Term Rental market vary community to community
- Why not just use a Rooms Tax?
  - All Meals & Rooms LOT adopted before FY26 were established through charter and likely obligate those revenues
  - Traditional lodging businesses contribute other state and local revenues and benefits
- The regulation of STR's create a municipal resource challenge:
  - Fire inspection & Public Safety demands
  - Registration, Compliance
  - Wastewater permitting vs. Occupancy

#### **Infrastructure Needs**

In VLCT's membership survey last October, 35 municipalities reported that they currently have plans to build or expand municipal water or sewer systems. From those 35 projects:

- 28% have received some state funding, 16% have received some federal funding.
- The average total cost for the project is about \$14 million, the median is about \$10.2 million
- Anticipated date of completion from 2025 to 2030
- Total anticipated costs from all survey respondents is \$393,871,000 and the funding secured to date is \$151,912,000.

That means that Vermont needs to find over \$240 million just to meet expected costs for local infrastructure projects underway.

## \$15 Million Infrastructure Sustainability Fund

- VLCT supports investments for municipal infrastructure to enable housing
- Eligible activities: VLCT survey found the top three needs for funding assistance were construction, planning and design, and project management (including finance/grants management)
- Consider expanded geographic application criteria, such as settlement areas, villages, fire districts
- Consider investment above \$9.1 million

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# Questions???

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