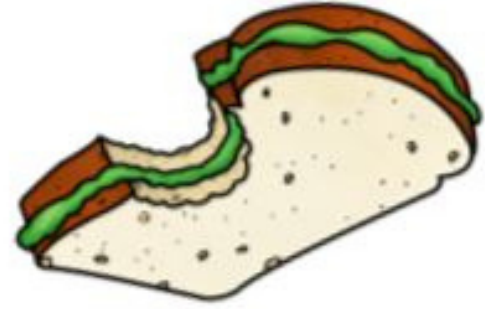


# Knowledge Bites



**Wednesday  
September 28  
12:00-12:45 p.m.**

***Learn while you lunch!***

**Bylaw Modernization Grant  
Program:** Special funding to  
update zoning for needed homes  
in great neighborhoods.

With Jacob Hemmerick, Planning & Policy Manager, Vermont Dept. of Housing and Community Development, and representatives from Windham Regional Commission and Bennington County Regional Commission



# State of Vermont Bylaw Modernization Grants State Fiscal Year 2023

**Special funding to update zoning for needed homes in great neighborhoods.**

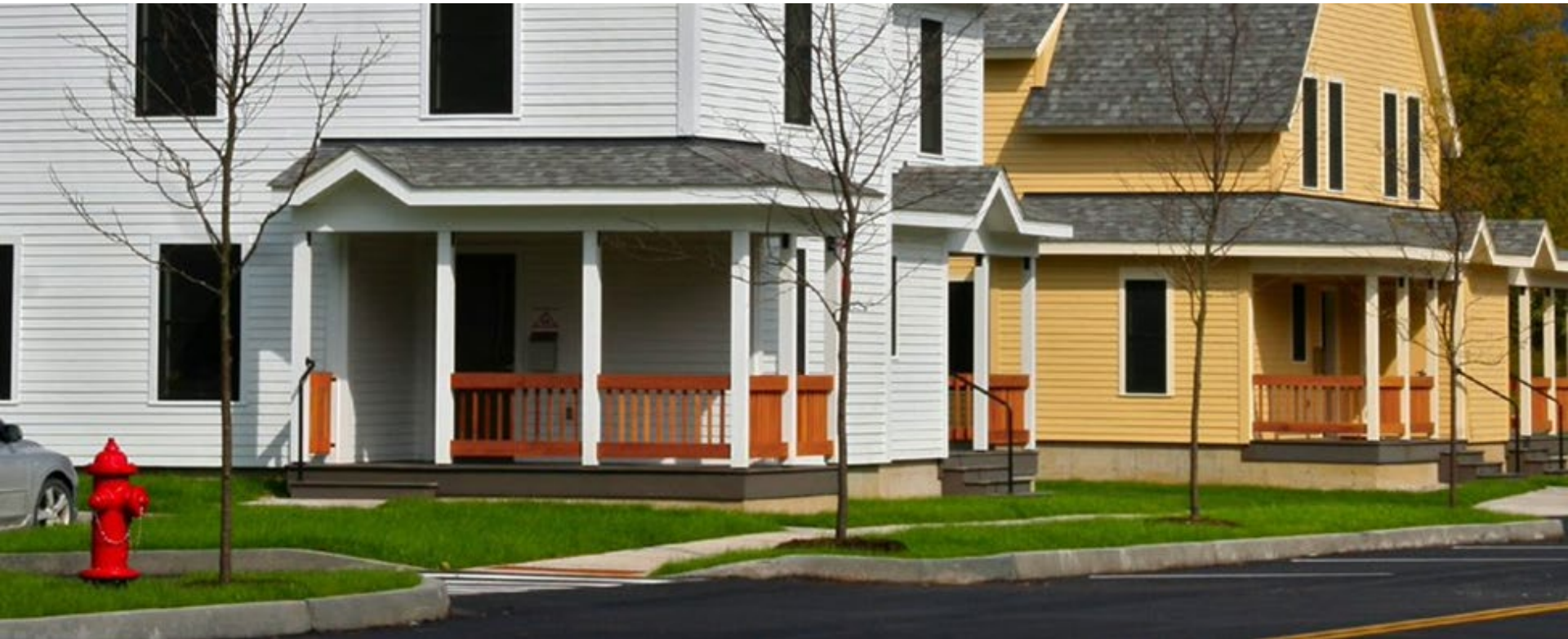
<https://accd.vermont.gov/content/bylaw-modernization-grants>

**September 28, 2022 / 12PM**

**Webinar / Knowledge Bites: Bylaw Modernization Grants**

**Host / Brattleboro Development Credit Corporation**

# Introduction



**Jacob Hemmerick, Community Planning & Policy Manager**

**Agency of Commerce & Community Development  
Vermont Department of Housing & Community Development  
Division of Community Planning & Revitalization**



# Community Planning + Revitalization



**We provide tools, training, grants and incentives for local leaders to plan and implement projects that support thriving communities.**

# Community Planning + Revitalization

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

[View this email in your browser.](#)

Department of Housing and Community Development

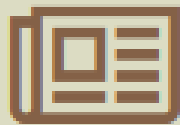


AUGUST 2022

## Funding to Help Municipalities Ready Areas for New Housing Investments

**About the Program:** [Bylaw Modernization Grants](#) are available for municipalities interested in funding to update bylaws, implement Zoning for Great Neighborhoods, and expand housing choice and opportunity in pedestrian-oriented neighborhoods. This program is accepting applications until November 1, 2022, and funding awards will be announced in January 2023.

**Example Grant Award Winner:** St. Albans Town (with Enosburgh, Highgate, Montgomery & Sheldon) partnered with the [Northwest Regional Planning Commission](#) to address the region's need for more housing options at affordable rates. The project will hold discussions on the region's housing needs, audit existing regulations, and work with the five Planning Commissions to develop draft regulations to reduce regulatory barriers to housing choice and affordability. Grant Funds Awarded: \$36,400 in 2022.



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Monthly



[accd.vermont.gov](https://accd.vermont.gov)



# Program Overview

- 1) **Competitive State Grant Program in its 2<sup>nd</sup> Year**
- 2) **Last year, 23 projects in 41 municipalities from Wilmington to Newport were funded**

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- 15) Applications will be scored by a staff at DHCD.**

# Eligible Projects

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**If a plan update is needed, you may update the municipal plan's housing element, if needed and as provided in subdivision 4382(a)(10) of the Act related to addressing lower- and moderate-income housing needs, and implement that element of the plan through the bylaw amendments.**

# Funding Amounts & Match

Municipalities may submit an **individual application for a maximum of \$25,000** or apply with other municipalities as part of a multi-town application.

Regional planning commissions may submit multi-town grant applications as an agent for and on behalf of member municipalities. **Multi-town applications are eligible for grants up to a maximum of \$60,000.**

Minimum Number of Participating Towns	Maximum Multi-Town Grant Amount
2	\$35,000
3	\$40,000
4	\$45,000
5	\$50,000
6	\$55,000
7	\$60,000

All applications are required to provide a **minimum local cash match of 10%**, which will be forgiven for all bylaw modernization projects where bylaw amendments are adopted prior to grant closeout.

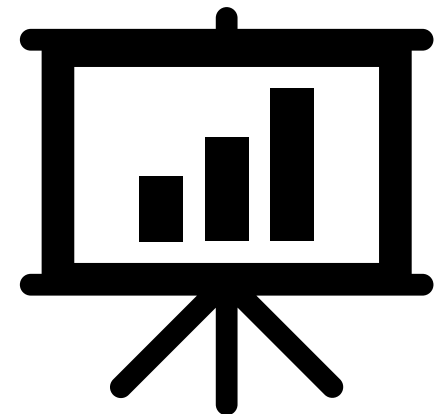
# RPC Partnership

- ✓ For **rural towns** with a population of less than 2,500 as defined in 24 V.S.A. §4303(25), the **regional planning commission may serve as an agent of the town for the Bylaw Modernization Grant.**
- ✓ RPCs may also serve as the agent for any **multi-town** group, including rural and non-rural towns.
- ✓ The agent is expected to prepare the application, support grant administration and will be exempt from competitive selection if serving as a project consultant, but the municipality must remain the financial administrator.



# Use of Funds

- ✓ **Underwrite expenses for public meetings and hearings, informational workshops, citizen surveys, outreach, and notification costs.**
- ✓ **Accommodations and incentives for survey, focus group, survey, or event participation by under-represented and lower-resourced people impacted by the project – such as event childcare or transportation reimbursement.**
- ✓ **Support research, data collection, capacity studies, inventories, and mapping.**
- ✓ **Pay consultants, interns, regional planning commission staff, or legal fees associated with the project.**
- ✓ **Purchase materials needed to produce a bylaw or implement or administer the project -- like writing supplies, maps, and copies.**
- ✓ **Conduct other non-prohibited activities.**



# Scoring



CATEGORY	Points
Community Need	25
Project Approach & Budget	25
Priority Locations	25
Public Outreach	25
TOTAL	100



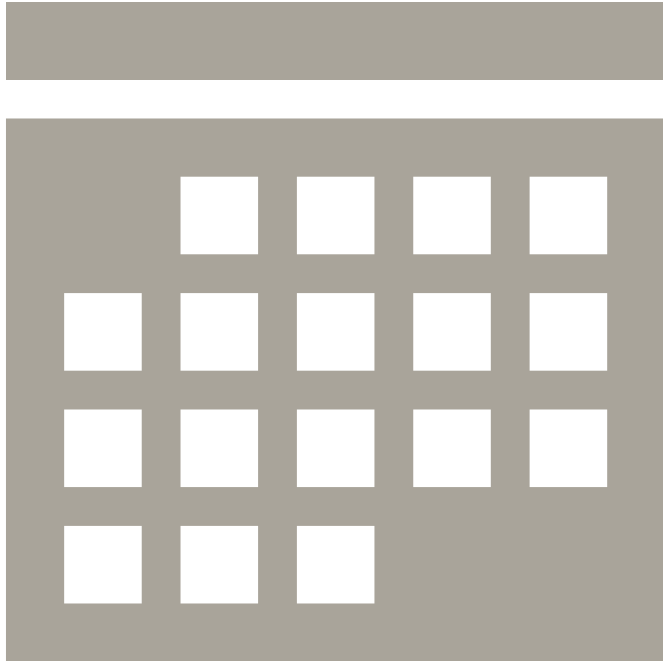
# Scoring

## PRIORITY LOCATIONS

- ✓ High-demand housing markets with limited affordability and cost-burdened households.
- ✓ Projects that relate to state designated areas (downtown, village, etc.) in accordance with [24 V.S.A. Chapter 76A](#)
- ✓ Redevelopment-ready and infill-ready areas served by unconstrained water and wastewater
- ✓ Projects that relate to areas likely to result in near-term housing development
- ✓ Projects that relate to areas eligible for [Neighborhood Development Area](#) (NDA) designation (also known as ‘neighborhood planning’ areas mappable on [Vermont’s Planning Atlas](#))
- ✓ Municipalities that will use this funding to prepare for and pursue [NDA designation](#)

# Timeline

- ✓ **Deadline is November 1 at 6PM**
- ✓ **Announcements in December/January**
- ✓ **24 Months to Complete a Project**



# Program Webpage & Guide

VERMONT OFFICIAL STATE WEBSITE



STATE OF VERMONT

## Agency of Commerce and Community Development

SEARCH

FUNDING AND INCENTIVES PROGRAMS RESOURCES FREQUENTLY ASKED QUESTIONS NEWS AND EVENTS

Home  
Economic Development  
Housing  
Community Development

Planning Your Town's Future  
Planning for Tomorrow's Flood  
State Designation Programs  
Funding and Incentives

Vermont Community Development Program (VCDP)  
CDBG Disaster Recovery (CDBG-DR)  
Downtown and Village Center Tax Credits  
Downtown Sales Tax Reallocation  
Federal Rehabilitation Investment Tax Credits  
Downtown Transportation Fund  
Electric Vehicle Supply Equipment (EVSE) Grant Program  
Municipal Planning Grant (MPG)  
Bylaw Modernization Grants  
Tax Increment Financing (TIF)

## BYLAW MODERNIZATION GRANTS

*Special funding to update zoning for needed homes in great neighborhoods.*

### Overview

This fiscal year 2023 (July 1, 2022 - June 30, 2023), the Vermont Department of Housing and Community Development (DHCD) has up to \$650,000 to grant to Vermont municipalities for land use, development, and zoning bylaw updates in support of a pedestrian-oriented development pattern that increases housing choice, affordability, and opportunity in areas planned for pedestrian-oriented smart growth and in accordance with Vermont's smart growth principles ([24 V.S.A. §2791](#)).

This special funding from Act 182 is intended to help municipalities confront the State's housing shortage and ready areas for new housing investments.

### [Program Description & Program Details](#)

Prospective applications can find detailed information about this special funding to update zoning for needed homes in great neighborhoods in the program description.

### [Application Form](#)

If interested, please complete the Bylaw Modernization Grant application.

- [Municipal Resolution Form](#)

### [Application Deadline](#)

Tuesday, November 1, 6pm.

[2022 Bylaw Modernization Award Recipients](#)

[2022 Annual Report](#)

# Application Form & Resolution

## Bylaw Modernization Grant Application | 2023 Vermont Department of Housing & Community Development

*Application deadline: November 1, at 6 p.m. Refer to the [Program Description](#) for full details.  
E-mail complete application forms to [jennifer.lavoie@vermont.gov](mailto:jennifer.lavoie@vermont.gov).*

### GENERAL INFORMATION

#### Single Municipality Application

Name of municipality

#### Multi-Town Application

Name of lead municipality

Name(s) of other applicant municipalities

**Regional Planning Commission (RPC) Agent Status** *(check one; see program description for 'agent status' details)*

☐ RPC **is not** serving as agent for the application

☐ RPC **is** serving as agent for the application & RPC staff is listed as the primary contact below.

**Primary Contact for Application** *(this includes single and multi-town applications)*

Name

Organization

Complete mailing address

Email

# Questions





# Contact Information

**Jacob Hemmerick, Community Planning & Policy Manager**

**Agency of Commerce & Community Development  
Vermont Department of Housing & Community Development  
Division of Community Planning & Revitalization  
[accd.vermont.gov](http://accd.vermont.gov)**

**[jacob.hemmerick@vermont.gov](mailto:jacob.hemmerick@vermont.gov)**

**802-828-5249**

**1 National Life Drive | Deane C. Davis Bldg., 6<sup>th</sup> Floor | Montpelier, VT 05620**



# Resource Slides

# Eligible Projects

- ❑ Increase housing choice, affordability, and opportunity in areas planned for pedestrian-oriented smart growth, which may include areas within and adjacent to [State designated areas](#).
- ❑ Consult Vermont Housing Finance Agency's [community housing profile](#) and [housing-ready toolbox](#).
- ❑ Consult the [Enabling Better Places: A Zoning Guide for Vermont Neighborhoods](#).
- ❑ Consult the [Neighborhood Development Area](#) designation checklists as a model for pedestrian-oriented smart growth neighborhoods, as appropriate.
- ❑ Identify municipal water and wastewater disposal infrastructure, municipal water and sewer service areas, and the constraints on that infrastructure based on the best available data;
- ❑ Increase allowed housing types and uses, which may include duplexes, to the same extent as single-family homes;
- ❑ Include parking waiver provisions in areas planned for smart growth consistent with smart growth principles [as defined in section 2791 of this title](#) and as appropriate;
- ❑ Review and modify street standards that implement the complete streets principles as described in [19 V.S.A. § 309d](#) and that are oriented to pedestrians
- ❑ Reduce nonconformities by making the allowed standards principally conform to the existing settlement within any area designated under chapter 76A of this title and increase allowed lot, building, and dwelling unit density by adopting dimensional, use, parking, and other standards that allow compact neighborhood form and support walkable lot and dwelling unit density, which may be achieved with a standard allowing at least four units per acre or allowing the receipt of a State or municipal water and wastewater permit to determine allowable density or by other means established in guidelines issued by the Department;
- ❑ Restrict development of and minimize impact to important natural resources, including new development in flood hazard areas, undeveloped floodplains, and river corridor areas, unless lawfully allowed for infill development in §29-201 of the [Vermont Flood Hazard Area and River Corridor Rule](#);
- ❑ Update the municipal plan's housing element, if needed and as provided in subdivision [4382\(a\)\(10\)](#) of this title related to addressing lower- and moderate-income housing needs, and implement that element of the plan through the bylaw amendments; and
- ❑ Comply with State and Federal Fair Housing Act, including the fair housing provisions of Vermont's Planning and Development Act.



## Windham Regional Commission

**Susan Westa**, Senior Planner

[swesta@windhamregional.org](mailto:swesta@windhamregional.org)

(802) 257-4547 ext: 108

*Community Development, Regional Plan Update, Municipal Planning*

**Matt Bachler**, Senior Planner

[mbachler@windhamregional.org](mailto:mbachler@windhamregional.org)

(802) 257-4547 ext: 112

*Regional and Municipal Planning*

## Bennington County Regional Commission

**Jim Sullivan** | Executive Director

[jsullivan@bcrcvt.org](mailto:jsullivan@bcrcvt.org) | 802-442-0713 x5

*Supervision of BCRC staff and overall management of BCRC programs. Environmental reviews, energy planning, community planning, and representing BCRC on local and statewide organizations and ad hoc committees. Working with all staff to keep projects and initiatives tracking toward achievement of sustainable communities objectives.*

**Catherine Bryars, AICP** | Director of Planning / Senior Planner

[cbryars@bcrcvt.org](mailto:cbryars@bcrcvt.org) | 802-442-0713 x310

*Municipal planning and implementation projects, including plan and bylaw updates, village center and downtown designations, energy planning, and more.*

# Local Resources

