

State Designation Programs

Benefits Overview

DOWNTOWN
VILLAGE
CENTER
NEW TOWN
CENTER
GROWTH
CENTER
NEIGHBORHOOD
DEVELOPMENT
AREA

AUTHORITY					
Statute Section (24 V.S.A. Chapter 76A)	2793	2793a	2793b	2793c	2793e
Date Established	1998	2002	2002	2006	2013
PURPOSE					
Historic Preservation*	√	√		√	√
Economic Revitalization*	√	√		√	√
Smart Growth	√	√	√	√	√
Economic Development	√	√	√	√	√
BENEFITS					
10% State Historic Rehabilitation Tax Credit	√	√			
25% Façade Improvement Tax Credit	√	√			
50% Code Improvement Tax Credit	√	√			
50% Technology Tax Credits	√	√			
Downtown Transportation Fund	√				
Sprinkler System Rebate	√				
Special Assessment District	√	√	√		
Reallocation of Sales Tax on Construction Materials	√				
Traffic Calming Options	√				
Signage Options	√				
No appeal of decision on character of neighborhood for housing	√			√	√
Act 250 Threshold for Mixed-Income Housing & Mixed-Use Projects	√		√	√	√
Act 250 Limited Review & Criteria - "Downtown Findings"	√				
Act 250 Findings and Conclusions for Growth Centers				√	
Act 250 Master Plan Permit Application				√	
Act 250 Mitigation for Loss of Primary Agricultural Soils**	√		√	√	√
Act 250 fee reduction					√
Act 250 Existing Settlement under criterion 9(L)	√	√	√	√	√
Exemption from land gains tax	√	√	√	√	√
ANR Wastewater fee capped at \$50/application					√
PRIORITY CONSIDERATION***					
All State Agencies and Funding Programs - first priority	√	√			
Specific State Agencies and Funding Programs:					
Municipal Planning Grants	√	√		√	√
Bike/Ped and Transportation Alternatives Grants	√	√		√	√
Property Assessment Fund (Contaminated Sites / Brownfields)	√	√		√	√
Community Development Block Grants	√	√		√	√
ANR Wastewater funding	√	√		√	
State affordable housing funds	√	√		√	√
Locating State Buildings	√	√	√	√	

*May not apply to all growth centers.

**Agricultural soil mitigation benefits apply to designated neighborhood development areas only when they are associated with a designated downtown and applies only to new town centers created before 1/1/14.

***Statute establishes that designated downtowns and village centers should have greater priority for state funding and programs than new town centers and growth centers. (24 V.S.A. §2790(d) and 24 V.S.A. §2793c(i)(2)(A))

For more information, please contact:

Chris Cochran: chris.cochran@vermont.gov or 802.595.5410

Website: <http://accd.vermont.gov/community-development/designation-programs>

Comparison of Designation Programs

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ADMINISTRATIVE REQUIREMENTS					
Pre-application meeting with DHCD staff	√	√	√	√	√
Complete application submitted by the legislative body of a municipality*	√	√	√	√	√
Notice sent to RPC and RDC of intent to apply	√	√	√	√	√
Notice of application published in local newspaper	√				
Notice of application sent to adjoining towns and interested parties				√	
Map of proposed designation**	√	√	√	√	√
Preliminary application required				√	
Number of days to a designation decision after application received	45	45	45	90	45
Number of years the designation remains in effect (renewal required to maintain designation)	8	8	8	20	***
Interim review required (interval of years) ***	4		4	5	***
LOCAL CAPACITY AND CHARACTERISTICS					
Area listed or eligible for National Register of Historic Places	√				
Community reinvestment agreement - signed by municipality & others	√		√		
Source of funding for necessary improvements	√				
An organizational structure for long-term revitalization	√				
Meet requirements for sewage and water systems	√		√	√	√
Existing or planned multi-modal transport options including transit			√	√	
Existing or planned mix of uses				√	
Existing or planned civic and public buildings			√		
Existing or planned public spaces				√	
Existing or planned pedestrian friendly features				√	√
Right to use household energy conserving devices					√
PLANNING STATUS					
Confirmed Planning Process (Municipal Plan approved by RPC)	√	√	√	√	√
Plan addresses intention to apply for designation and support for goals****	√	√	√	√	√
20 year plan for growth with local and regional growth projections				√	
Adopted Zoning and Subdivision Regulations				√	√
Bylaw provisions that support the goals of designation	√		√	√	√
Non-regulatory programs that support the designation				√	
Capital budget and program for public infrastructure	√		√	√	
Municipal center plan			√		
Concept plan showing vision for the area				√	
Official Map (optional for Growth Centers)			√	√	
Maps showing resources and development constraints				√	√
Maps showing existing and planned public facilities				√	
Justification for designation location and boundaries			√	√	√
Plan for mixed income housing			√		
Impacts on natural resources avoided				√	√
Compatibility with cultural and historic resources				√	
Regional Planning Commission (RPC) description of regional context				√	
RPC confirms that designation is in conformance with regional plan				√	

* For Neighborhoods, landowners may apply directly. ** Growth Center map requirements differ from others.

*** Neighborhood review and renewal is concurrent with the underlying designation. **** Growth Center plan requirements differ from others.

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