Chittenden County RPC

SUMMARY OF **ACT 181** *and* MUNICIPAL **HOUSING TARGETS**

More information available at: ccrpcvt.org/ecos-plan

Learn more

SUMMARY OF **ACT 181**

Act 181, passed into law June 2024, overhauls Vermont's planning framework for coordinating state, regional, and municipal land use. This document provides a summary of Act 181 and a Community Engagement Plan specific to the Chittenden County Regional Planning Commission (CCRPC).

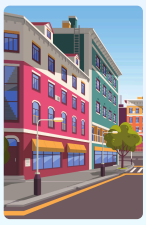
Goals of New Future Land Use Map & Housing Targets

The new **Future Land Use (FLU) Map** will guide development in Chittenden County by designating areas for growth, conservation, and other purposes based on **environmental**, **infrastructure**, and **community** factors.

The FLU Map will be used to determine Act 250 location-based jurisdiction. It will be adopted by the Regional Planning Commission (RPC) and approved by the State Land Use Review Board (LURB) based upon statutory definitions.

Additionally, The Department of Housing and Community Development has set regional housing targets, which will be disaggregated by municipality. CCRPC will work with each municipality to develop municipal plans that can meet these housing targets.

Location-Based Jurisdiction & Designated Centers



Act 181 modernizes how Vermont maps and directs public investments to designated centers and speeds up Act 250's transition to location-based jurisdiction.

This change is intended to recognize that some areas of Vermont are:

- PLANNED FOR GROWTH
- CONTAIN NECESSARY INFRASTRUCTURE (E.G. WATER, WASTEWATER)
- HAVE SUFFICIENT MUNICIPAL ZONING REGULATIONS IN PLACE TO ADEQUATELY REGULATE DEVELOPMENT

Who Makes What Decisions?

When updating the FLU map, CCRPC will attempt to build community consensus between all Interested and Affected Parties (IAPs) in each municipality.

Ultimately, the CCRPC Board must ensure the FLU Map complies with legal requirements (24 V.S.A. 4348a) in order to be approved by the State's Land Use Review Board (LURB).

Meaningful Participation & Environmental Justice

Act 181 revises the adoption process that regional plans undergo to provide the opportunity for a more robust and comprehensive public participation process, with a specific focus on environmental justice (EJ) focus populations as defined in 3 V.S.A. 6002.

It necessitates that RPCs evaluate the distribution of environmental benefits and burdens of regional plans, including the Future Land Use Map.

Interested and Affected Parties (IAPs) include:

MUNICIPAL SELECTBOARDS, PLANNING COMMISSIONS & OTHER COMMITTEES

MUNICIPAL COMMUNITY MEMBERS AND INTEREST GROUPS REPRESENTING EJ FOCUS POPULATIONS

REGIONAL AND STATEWIDE INTEREST GROUPS

MUNICIPAL **HOUSING TARGETS**

WHAT ARE MUNICIPAL **HOUSING TARGETS?**

Purpose

The **HOME Act** (Act 47 of 2023) introduced new requirements for regional and municipal plans. One is that the housing chapters must now include housing targets for 2029 and 2050 to ensure an adequate supply of safe, affordable housing in locations that keep transportation costs low.

The process starts with the **Vermont Statewide Housing Needs Assessment**, which includes a statewide housing target and targets assigned to each region.

Regional Planning Commissions are then responsible for allocating this regional housing target to their member municipalities.

Why it Matters

Housing targets are estimates of the number of housing units needed at the state, regional, and municipal levels to achieve and maintain a stable housing market. The targets are aspirational goals, not projections or quotas, that will help guide where and how communities plan for new homes to meet the needs of current and future residents while supporting compact, affordable, and environmentally responsible development.

These targets may require that some municipalities:

- Plan for water and wastewater systems that can support strategic housing growth.
- Analyze if local regulations allow for the development needed to meet targets.

What This Means for Municipalities

Municipalities are required to plan for housing by:

- Including housing targets provided to them by the Regional Planning Commission;
- Laying out the actions they'll take (a "recommended program") to achieve those targets and meet local housing needs.

Municipalities must plan to accommodate the substantial majority of the housing target in:

CENTERS | PLANNED GROWTH AREAS | VILLAGE AREAS

There is no penalty for failing to achieve the municipal housing targets provided that municipalities can demonstrate (through the process regional approval and confirmation of the municipal plan) that they're making substantial progress toward meeting the targets.

CONTACT

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OVERVIEW OF CCRPC'S ACT 181 COMMUNITY **ENGAGEMENT PLAN**

Goals of Engagement

- Ensure all 19 municipalities are fully informed about the Act 181 (H.687) requirements.
- Collect detailed input from each municipality and IAPs to help inform the new Regional Future Land Use Map through multiple forms of engagement.
- Foster a collaborative environment to attempt to build community consensus on the Regional Future Land Use Map, including with marginalized communities.
- Provide clear, accessible information and resources to all participants throughout the process.
- Develop a draft Regional Future Land Use Map with housing targets by **June 2025**.

Engagement Activities & Timeline

PHASE 1 | CCRPC Internal Planning & Coordination (*August 2024 - Ongoing*)

- Develop initial draft FLU maps and housing target disaggregation methodology.
- Create educational materials, including summaries and municipality-specific two-pagers.
- Develop municipal engagement templates and materials.

PHASE 2 | Inform & Educate about Act 181 & Engagement Process (*Fall 2024*):

- Hold educational meetings with selectboards and city councils to introduce the project, explain Act 181, and outline the engagement process.
- Distribute informational materials to municipalities, relevant regional and state agencies, and planning commissions.
- Develop customized engagement plans for each municipality based on their input.

PHASE 3 | Assess Environmental Benefits & Burdens (*Fall - Spring 2025; Ongoing*):

- Map environmental justice focus populations within Chittenden County.
- Define and visualize environmental benefits and burdens.
- Assess how the proposed map changes affect environmental justice (EJ) populations.

PHASE 4 | Engagement to Review Draft FLU Map (*Winter 2025*):

- Conduct municipal and regional meetings to review and amend the draft FLU map.
- Hold discussion groups and community meetings as per the municipal engagement plans.
- Distribute an interactive map to gather public feedback.

PHASE 5 | Review Final FLU Map Draft & Discuss Housing Targets (*Spring 2025*):

- Conduct review meetings with all interested and affected parties to reflect their input and reach consensus.
- Discuss housing target methodology and implications.
- Hold selectboard and planning commission meetings to review the final draft and housing targets.

PHASE 6 | Finalize Map & Housing Targets, Prepare for Formal Approval (*Summer 2025*):

- Present final map and housing targets to the LRPC, CCRPC Board, and the State Land Use Review Board for approval.

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