

2025 Housing Bills:

S.127: AIAVT supports the components of this bill, especially the Section related to “brownfields”, as the cost to mitigate ‘urban soils’ has significant cost implications for many projects, including housing projects.

H.479: AIAVT supports the components of this bill, especially its Section 10 regarding whether the Act 250 appeals process could be streamlined by transferring appeals to the Land Use Review Board (LURB).

H.181 (which did not make crossover): AIAVT supports the key components of this bill, at least some portions of which could be incorporated into a merger of S.127 and H.479.

AIA Vermont
11 Main St. Ste B110A,
Vergennes, VT 05491

T 802-448-2169
E info@aiaVT.org
www.aiaVT.org

AIAVT Supports Housing in Vermont

The Vermont Chapter of the American Institute of Architects (AIA-VT) supports programs that address our housing crisis while emphasizing the critical role architects play in designing safe and resilient communities. AIA-VT believes that streamlining processes and fostering innovation will lead to increases in all types of housing, including the very critical areas of affordable housing and workforce housing.

Architects can contribute to solving the housing crisis by designing projects that are innovative and affordable. AIA-VT urges the legislature to support pro-housing initiatives to reduce the length of the process of permitting and related appeals process and increase the supply of housing while empowering architects to create meaningful solutions for communities throughout our state.

There is ample evidence that we face both a statewide and nationwide housing crisis. Decades of insufficient investment, coupled with spikes in housing costs during the pandemic and rising expenses for land, labor, materials, taxes, utilities, and insurance, have made housing unaffordable for many Vermonters. In addition to these factors, the change in national leadership may mean that essential Federal programs such as the HOME Investment Partnership Program, Community Development Block Grants, and the Low-Income Housing Tax Credit may be at risk, necessitating more efforts at the state level.

OTHER IDEAS TO INCREASE HOUSING

- Develop policies to encourage the banking industry to lend construction and mortgage financing at reduced rates for affordable housing.
- Some areas in Vermont lack sufficient water capacity for sprinkler systems, which can result in less housing being built. Encourage DFS to include alternative methods of construction in lieu of sprinklers when adequate water service for full sprinklering is not available.
- Recognizing that second home development provides many benefits to our state (no pressure on schools, employment of skilled craftspeople and service industries, etc.), it also tends to drive land prices higher. Consider increasing the transfer tax on non-full-time occupancy dwellings, and use the increased proceeds from that tax to support initiatives to build affordable housing.

AIA Vermont is a Chapter of the American Institute of Architects with over 300 members