

New State Designation for Community Investment

A Resource on Vermont's Transition to the New Community Investment Designations under Act 181 of 2024

Vermont Department of Housing & Community Development

Last Updated May 2025

Overview of Legacy *New Town Center* Designation Transition

Act 181 Modernizes Vermont's Designation Programs

For nearly 30 years, the State of Vermont's "designation" programs – Downtowns, Villages, Growth Centers, New Town Centers, and Neighborhood Development Areas – have supported economic revitalization, community vitality, and smart growth. These programs work together to provide incentives, align policies and give communities the technical assistance needed to encourage new development and redevelopment in our vibrant and compact designated areas. The program's incentives are for



both the public and private sector within the designated area, including tax credits for historic building rehabilitations and code improvements, permitting benefits for new housing, funding for transportation-related public improvements and priority consideration for other State grant programs.

Facing an urgent housing crisis and a desire to better align planning and investment, in 2023 Vermont's General Assembly funded a review of Vermont's five designation programs. The result, the [Designation 2050 Report](#), guided legislative changes enacted by the General Assembly in 2024 in Act 181. The legislative changes make the program more accessible and help coordinate community investment. One major element of Act 181 is that it shifts the designation process to a new regional plan approval process, which expands access to the designation programs and transfers all legacy designations into the new framework.

Vermont Department of Housing & Community Development

Division of Community Planning + Revitalization

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The New Designations for Community Investment

The new designation framework simplifies the State’s five legacy designations, including designated Villages, into two categories: **Centers** surrounded by **Neighborhoods**. The **Center** designation will continue to recognize the legacy Downtown, New Town Center, and Village Center designations throughout the state, and the **Neighborhood** designation will continue to recognize the legacy Neighborhood Development Area and Growth Center designations.

The two new designations (**Centers** and **Neighborhoods**) are designed to support coordinated investments in compact places planned for efficient growth. Legacy New Town Center designations will become designated as new designated **Centers** upon approval of the Regional Plan Future Land Use Map.

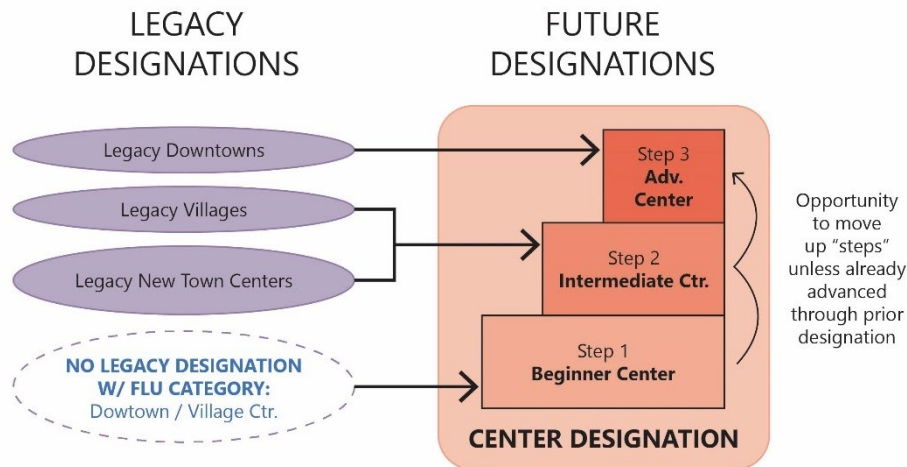
Centers are organized into three “steps” based on the characteristics of the community, local capacity, planning initiatives within the community, and their legacy designation. Through these three steps, **Centers** will gain access to varying levels of incentives, like the legacy designation structure. Communities will have the ability to advance move up “steps” and access greater levels of incentives and support through an application process that asks communities to demonstrate their alignment with goals of the designation program.

The Transition of Legacy New Town Centers to Step 2 Centers

Legacy New Town Centers will be mapped in the regional planning commissions’ Regional Plan Future Land Use (FLU) Map as downtown and village centers for approval by the State’s New Land Use Review Board (LURB). Legacy New Town Centers will enter the new program as a **Step 2 Center** upon approval of the regional plan by the LURB.

All legacy designated New Town Centers have a direct path to recognition in the new regional plan maps and future designation categories, and they will lose no benefits upon transition. Municipalities with legacy New Town Center designations will remain designated until the regional maps are adopted, prior to December 31, 2026. During this period, no renewal or check-ins will be required.

Municipalities may apply directly to Department staff to “step up” to a **Step 3 Center**. Applications and guidelines will be made available after State approval of the first Regional Plan by the Land Use Review Board (2025).



Benefits

- Better Places Grant funding under 24 VSA 5810 (not currently funded),
- [Downtown and Village Tax Credits](#) under 32 VSA 5930aa,
- Funding priority for developing and amending a municipal plan, visioning, and assessment under the Municipal and Regional Planning Resilience Fund 24 VSA 4306,
- Funding priority for special-purpose plans, capital plans, and area improvement reinvestment plans under the Municipal and Regional Planning Resilience Fund 24 VSA 4306,
- [Better Connections Grant](#) funding priority,
- Funding priority for infrastructure scoping, design, engineering, and construction under State Board and Community Investment program guidelines,
- Municipal authority to create a special taxing district under 24 V.S.A. Chapter 87 for area improvements,
- Priority consideration for State and federal affordable housing funding,
- Authority to lower speed limits less than 25 mph under 23 V.S.A. 1007(g),
- State wastewater permit fees capped at \$50 for residential development under 3 V.S.A. 2822,
- Exemption from the land gains tax under 32 V.S.A. 10002(p), and
- Assistance and guidance from the DHCD establishing municipal historic preservation regulations.

Requirements

- Meets Step 1 Center requirement by being mapped as, and meeting the requirements of, a **downtown and village center** (baseline criteria for a Center designation), or has a legacy designated Village Center or New Town Center prior to December 21, 2026,
- Has a confirmed municipal planning process under 24 V.S.A 4350, and
- Includes an area listed or eligible for listing in the National Register of Historic Places (i.e. anchored by historic settlement).

Contact

- If you have any questions, please contact Jacob Hemmerick (Jacob.Hemmerick@vermont.gov).