## PRIORITY HOUSING PROJECT FLOW CHART

Effective through January 1, 2027 Is the proposed project: (1) a discrete project; (2) located on a tract(s) of land: (3) that exclusively consists of mixed income or mixed use housing or a combination thereof? If the project does not meet the definition of a Priority Housing Project, it might still be exempt from Act 250 permitting under the Where is the project located? Interim Housina See Interim Housing Exemption Map » Exemptions here. At least **51%** of the **New Town** parcel is within the  $\frac{1}{2}$ Center in a mile boundary of a Town: Entirely within a Downtown District. designated: Neighborhood Between Development Area, Less 6,000 Downtown or Growth Center. New Town than Designated and in an area with Center in a Town District. 6.000 Village Center 9,999 permanent zoning Neighborhood ≥10.000 and subdivision Development Number bylaws served by Area. or of Units: public sewer or water Growth Center services or soils that are adequate for < 50 wastewater disposal If the project does not meet these requirements, it No Act 250 permit might still be exempt from Act 250 permitting under required.\* the Interim Housing Exemptions here.

st Disclaimer: This flow chart is provided for informational purposes only. Review the relevant law, consult with an attorney, or contact the District Office for a jurisdictional opinion (JO).

For projects utilizing the exemption under 10 V.S.A. sec. 6001(3)(D)(viii)(III), a JO must be requested on or before June 30, 2026 and the project must be substantially completed by June 30, 2029. If a project involves the demolition of one or more listed or eligible historic buildings, exemption eligibility may be impacted.



## MIXED INCOME HOUSING



≥15 years in service;

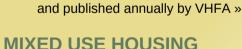
≥20% of the units have total annual cost of renting (rent, utilities, and condominium association fees) that does not exceed 30% of the gross annual income of a household at 80% of affordable housing standard.



## **OWNER OCCUPIED HOUSING**

≥20% of housing units have annual ownership costs (principal, interest, taxes, insurance, and condominium association fees) that do not exceed 30% of the gross annual income of a household at 120% of affordable housing standard.

The affordable housing standard is highest of the following income amounts, per HUD standards: (i) the county median income; (ii) the standard metropolitan statistical area median income or; (iii) the statewide median income adjusted for the number of bedrooms -- as established



Mixed use means construction of both mixed income housing and construction of space for any combination of retail, office, services. artisan and recreational and community facilities.



Mixed use does not include industrial



At least 40% of the gross floor area must be housing that meets the definition of mixed income housing.

