

Municipal Water/Wastewater Allocation Scoring System

Possible addition to the Zoning Regulations – new section (5.30)

To be utilized in conjunction with a water/wastewater ordinance revisions – see “ordinance considerations” document for more information.

For February 12, 2020 Planning Commission public hearing

As outlined in the Town water and wastewater allocation ordinances, applications for municipal water and wastewater allocation over a certain threshold will be evaluated and ranked by the Development Review Board using the criteria in this section. The purpose of this scoring system is to better ensure that the provision of municipal water and wastewater resources helps further implementation of the community’s goals, objectives, and action items as detailed in the Town Plan. It is consistent with the statewide planning purposes outlined in 24 V.S.A 4302, and is specifically authorized as a planning tool pursuant to 24 V.S.A 3315 (municipal waterworks), 3625 (municipal wastewater allocation), and 4410 (regulatory bylaws).

For projects that meet the minimum scoring requirement, the Development Review Board will assign available allocation for that year to the highest scoring project first, and then to the next highest scoring project, and so on. Scoring and weighting of each criteria are summarized below, with a maximum score of 100. Although this is a quantitative scoring system, qualitative judgements will be necessary, sometimes more so for certain criteria. As such, the awarding of points is solely at the discretion of the Development Review Board within the framework outlined below. Points are awarded based on how robustly a project addresses each criteria. Even with bonus points, the maximum number of points cannot be exceeded within each criteria.

<u>Scoring Criteria</u>	<u>Maximum Score</u>
Public Infrastructure	20
Job Creation	15
Housing Needs	15
Stormwater Treatment	15
Location, Redevelopment, Innovation	20
Energy Efficiency, Renewable Technology	15

Minimum Score Requirement

Purely non-residential projects must score at least 12 points to be considered for any allocation.

Residential projects and mixed use projects (residential and non-residential) must score at least 20 points to be considered for any allocation.

Scoring Criteria

Public Infrastructure. *Maximum points = 20.* Points are awarded for projects that will provide public infrastructure that fits both of the following two criteria:

- 1) Above and beyond what the project would be required to provide pursuant to the relevant zoning regulations and subdivision regulations.
- 2) Desired by the Town as shown or described in: Official Map, Capital Budget and Capital Improvement Plan, Town Plan, or land use regulations. Other public infrastructure may also qualify after consultation and recommendation by the Select Board.

Scoring in this criterion is additive. In other words, projects that provide different types of public infrastructure can be awarded points for each type, up to the maximum number of points for the criterion. Public infrastructure types listed below are merely examples – not meant to be a definitive or exhaustive list. Stormwater treatment is a separate criterion; therefore, such project elements shall receive no points under the public infrastructure criterion.

<u>Score</u>	<u>Public Infrastructure</u>
0 points:	No public infrastructure provided that is above and beyond that required by the regulations.
2 points	Trails that connect to public spaces or existing public trail networks. Including associated public easements or dedication of land.
4 points	Roads or sidewalks or improved multi-use paths that provide access to public spaces/facilities or that connect to existing public transportation infrastructure. Including associated public easements or dedication of land.
8 points	Transportation infrastructure crossings of major streams - e.g., Patrick Brook, the Canal; and/or, Transportation improvements that address existing or projected future issues not caused by the proposed development – e.g., intersection improvements, bike lanes, rehabilitation of existing sidewalk, etc.
10 points	Dedication of land suitable for sizable future community facilities beyond the transportation items mentioned above. Such land must be suitably sized and be capable of supporting the possible facilities indicated by the Town.
15 points	Wastewater pre-treatment systems designed to a standard deemed adequate by the Select Board.
20 points	Developed public space, public buildings, or community infrastructure. For example: park space with passive and active recreational opportunities, and supporting infrastructure (e.g., benches, shelter, pedestrian access, parking); a municipal building with access, parking and stormwater treatment; a town vehicle (e.g., fire truck, highway department truck, sidewalk snow plow vehicle, etc.); a municipal well with supporting infrastructure; etc.
bonus points	Ecological Practices. Up to three bonus points may be awarded for the provision of public infrastructure that promotes integration of ecological practices to improve water quality, reduce the use of fossil fuels, or help sequester carbon – e.g., restore wetlands, restore floodplain and or natural stream channels, permanently conserve land of a certain size, install renewable energy production that would serve public institutions, etc. Fiber Ready Development. Three bonus points will be awarded for projects designed and built to accommodate the extremely high speed, broadband internet consistent with fiber optic networks. The intent is to incentivize fiber-ready development, so that homes and businesses have the option if/when the internet service provider makes this level of service available.

Job Creation. *Maximum points = 15.* Points are awarded for projects that will bring jobs to Hinesburg with extra emphasis on jobs with benefits and that pay a living wage, as well as jobs in particular sectors. The term “job” means a position of averaging at least 30 hours per week or 130 hours per month. The term “new jobs” means jobs that are new to Hinesburg, even if these jobs existed in another community prior to the project. The number of new jobs shall be those anticipated within the first three years of the business expansion or relocation to Hinesburg. Anticipated jobs must be based on an actual business, and a business plan or other evidence that is submitted to demonstrate the number, type, and time horizon of the new jobs to be created. In other words, points will not be awarded for speculative jobs where the actual business hasn’t been identified (e.g., commercial building still seeking a tenant).

Scoring in this criterion is a sliding scale from zero to 12 plus any bonus points.

<u>Score</u>	<u>Job Creation Attributes</u>
0 points	No jobs created – e.g., residential project, business expansion without additional jobs.
2 points	At least two new jobs created.
5 points	At least five new jobs created.
10 points	At least ten new jobs created.
12 points	20 or more new jobs created.
bonus points	Priority Sectors. Two bonus points will be awarded if the majority of the new jobs created are in any of the following priority business sectors: agriculture, food, and wood products; outdoor recreation; energy efficiency and renewable energy; light manufacturing and light industry.

Living Wage. Bonus points will be awarded based on the number of new jobs that pay a living wage as defined for the single person household category in the most recent “Basic Needs Budget and Livable Wage” report created by the VT Legislative Joint Fiscal Office. The bonus points shall equal 25% of the number of new livable wage jobs – rounded to the nearest whole number as noted below*. The livable wage listed in the January 15, 2019 report for a single person household was \$18.09 per hour (single person family type, urban area – Chittenden County).

Employee Benefits. Bonus points will be awarded based on the number of new jobs that include health insurance and retirement benefits. The bonus points shall equal 25% of the number of new jobs that provide these benefits – rounded to the nearest whole number as noted below*.

* Rounding procedure. If new jobs provide both a living wage and employee benefits, the bonus points for each shall first be added together and then rounded to the nearest whole number. If new jobs provide just one or the other, the bonus points shall be calculated for the one category and rounded to the nearest whole number.

Mixed Use. Two bonus points will be awarded if the new jobs created are located in a building that also includes residential homes. If the new jobs are created in multiple mixed use buildings, these bonus points accrue for each of those buildings.

Housing Needs. *Maximum points = 15.* Points are awarded for projects that will provide affordable housing, senior housing, assisted living, and other forms of special needs housing. Limited points are

also available to projects that provide smaller homes, since these tend to be more reasonably priced housing, make more efficient use of available space, and require less energy for heating, cooling, electricity. The term “home” includes both ownership and rental dwelling units. The term “affordable housing” is defined by the US Department of Housing and Urban Development (HUD) as:

Owner-occupied – Housing owned by inhabitants whose gross annual household income does not exceed 80 percent of the standard metropolitan statistical area (MSA) median income, as defined by the US Dept. of Housing and Urban Development (HUD), and the total annual cost of the housing, including principal, interest, taxes, and insurance, is not more than 30 percent of the household’s gross income.

Renter-occupied – Housing that is rented by its inhabitants whose gross annual household income does not exceed 80 percent of the standard metropolitan statistical area (MSA) median income, as defined by HUD, and the total annual cost of the housing, including rent, utilities, and condominium association fees, is not more than 30 percent of the household’s gross income.

The term “senior housing” means age-restricted housing for individuals 62 years old or older with exceptions for disabled residents per the HUD definition, but also with exceptions for households with one person of a qualifying age and one person of a younger age (e.g., spouses of different ages). The term “assisted living” is defined in Vermont State Statute (33 V.S.A. Section 7102) as, “a program which combines housing, health, and supportive services for the support of resident independence and aging in place. Within a homelike setting, assisted living units offer, at a minimum, a private bedroom, private bath, living space, kitchen capacity, and a lockable door.” The term “special needs housing” is a broad term that includes populations who either need adaptive home environments (e.g., disabled persons) or supportive services in order to live independently. Examples of special needs housing populations include, but are not limited to: persons with physical, sensory, cognitive, developmental and/or mental disabilities; at-risk youth; persons in need of transitional housing to avoid homelessness.

The term “smaller home” means a home in which the livable floor area does not exceed 1500 square feet for a single-family dwelling and 1200 square feet in a two-family or multi-family dwelling.

Scoring in this criterion is a sliding scale from zero to ten plus any bonus points.

<u>Score</u>	<u>Housing Need Attributes</u>
0 points	No special housing types created – e.g., non-residential project, fully market rate housing project.
2 points	At least 50% of the new homes qualify as smaller homes.
4 points	At least 75% of the new homes qualify as smaller homes.
6 points	At least 25% of the new homes constitute perpetually affordable housing.
8 points	At least 50% of the new homes constitute perpetually affordable housing.
10 points	75% or more of the new homes constitute perpetually affordable housing.
bonus points	Greater Affordability. One bonus point will be awarded for each home that is perpetually affordable relative to 50 percent of area median income or below. Alternatively, two bonus points will be awarded for each home that is perpetually affordable relative to 30 percent of area median income or below.

Senior, Assisted Living, and Special Needs Housing. Two bonus points will be awarded for senior housing with at least five homes, and to assisted living or special needs housing with facilities to serve at least five individuals. Four bonus points will be awarded for senior housing with ten or more homes, and to assisted living or special needs housing with facilities to serve ten or more individuals.

Affordable Senior Housing. One bonus point will be awarded for each senior housing home that is perpetually affordable relative to 80 percent of area median income or below. Alternatively, two bonus points will be awarded for each senior housing home that is perpetually affordable relative to 50 percent of area median income or below.

Affordable Assisted Living. Two bonus points will be awarded for each assisted living unit/dwelling that is perpetually eligible for and made available to residents on Medicaid.

Mixed Housing Types. Two bonus points will be awarded for projects in which affordable, senior, assisted living, or special needs housing are integrated with other housing types (e.g., market rate single-family homes, apartments, etc.).

Stormwater Treatment. *Maximum points = 15.* Points are awarded for projects that minimize stormwater runoff and include treatment practices and infrastructure that go above and beyond the requirements and allowances in the most current version of the Vermont Stormwater Manual. The term “green stormwater infrastructure” is defined in the Town Plan as, “Systems and practices that restore and maintain natural hydrologic processes in order to reduce the volume and water quality impacts of the built environment while providing multiple societal benefits.”

Scoring in this criterion is additive. In other words, projects that provide different types of above and beyond stormwater treatment can be awarded points for each type, up to the maximum number of points for the criterion. Stormwater treatment types listed below are merely examples – not meant to be a definitive or exhaustive list.

<u>Score</u>	<u>Stormwater Treatment Attributes</u>
0 points	Projects that simply meet the requirements and allowances outlined in the VT Stormwater Manual and Hinesburg’s regulations.
2 points	Projects with under 10,000 square feet of new impervious surface, but demonstrating compliance with the standards outlined in the VT Stormwater Manual and in Hinesburg’s regulations for projects at/above 10,000 square feet of new impervious surface.
4 points	Projects that utilize green stormwater infrastructure in combination with or in place of traditional gray infrastructure (e.g., culverts, catch basins, detention ponds).
6 points	Projects with stormwater treatment infrastructure that provide visual interest and address other planning standards as outlined in Hinesburg’s land use regulations - e.g., recreation, significant wildlife habitat, landscaping, etc.
12 points	Developed stormwater treatment systems that substantively address treatment of areas outside of the development – e.g., surrounding roads, existing/neighborhood developments that lack adequate stormwater systems, etc.

- 15 points On-site infiltration of 75% or more of stormwater generated by the project during the water quality storm event as defined in the VT Stormwater Manual.
- bonus points Better Practices. Bonus points will be awarded for stormwater practices that go above and beyond the standards in the current VT Stormwater Manual. Four bonus points will be awarded for projects where infiltration is not feasible, but still meet the water quality standard using practices that equal the Tier 1 removal efficiency (from the VT Stormwater Manual).
- Existing Impervious Treatment. For projects with 5,000 square feet or more of existing impervious surface that receives no stormwater treatment or treatment to a standard below that outlined in the current VT Stormwater Manual. The following bonus points will be awarded for treatment of the specified percentage of the total existing impervious surface to the current stormwater standards (State and Town): 25%+, two points; 50%+, four points; 75%+, six points; 100%, eight points.

Location, Redevelopment, and Innovation. *Maximum points = 20.* Points are awarded for projects that are in or proximate to the existing village core and the Ballards Corner Road commercial zoning district, in order to prioritize growth near existing development areas rather than a patchwork of less connected development across the growth area. Points are also awarded to projects that enhance the community by redeveloping existing properties or by utilizing design innovation as detailed below. Points are also awarded for projects that utilize existing structures, whether that be simply occupancy, rehabilitation/renovation, or renovation combined with additions.

Scoring in this criterion is additive. In other words, projects that address multiple scoring possibilities can be awarded points for each type, up to the maximum number of points for the criterion.

<u>Score</u>	<u>Location</u>
2 points	Projects located in the Village Northwest, Village Northeast, Residential 1, or Residential 2 zoning districts that include a phasing program such that initial stages of the project will be built as coherent extensions of existing development in the Village or Commercial zoning districts.
8 points	Projects located in the following zoning districts: Village, Commercial, Industrial 3, Industrial 4.
Score	Redevelopment
6 points	Projects that substantially improve properties that are already developed. Such redevelopment shall include site and structural improvements. Structural improvements include: renovations to existing structures, replacement of existing structures with new structures, construction of new structures on vacant properties that previously had structures.
bonus points	Historic Structure Use. Two bonus points will be awarded for projects that retain and actively utilize a structure built (in whole or part) prior to 1940. Such projects may relocate, renovate, and add on to the historic structure as long as no more than 25% of the structure's existing footprint (pre-1940 portion) is removed. Four bonus points will be awarded if redevelopment of the historic structure is projected to cost 25% or more of the structure's assessed value (per current Town assessment, prior to redevelopment).

Contaminated Brownfield Sites. Four bonus points will be awarded for projects on properties with demonstrated soil contamination that may complicate the expansion, redevelopment, or reuse of the property.

Design Innovation. Between one and six bonus points may be awarded for projects that include exemplary design features. Such innovative design must go above and beyond Town of Hinesburg and State requirements. Examples include, but are not limited to:

- Public transportation accommodations such as bus shelters.
- Protected bicycle parking and storage.
- Landscaping to counter “heat island” effects from rooftops, roadways, parking, etc. (e.g., green roofs).
- Innovative water use and wastewater disposal systems (e.g., recycled use of gray water, pre-treatment of wastewater, etc.).

Energy Efficiency and Renewable Technology. *Maximum points = 15.* Points are awarded for projects that commit to higher building energy efficiency and/or implementation of renewable energy technologies in order to reduce the carbon footprint of development and reduce use of fossil fuels.

Scoring in this criterion is a sliding scale from zero to 10 plus any bonus points.

<u>Score</u>	<u>Energy Attributes</u>
0 points	Projects that simply meet minimum State energy efficiency standards.
2 points	All new single-family homes will meet Efficiency Vermont’s certified base level of energy efficiency.
6 points	All new non-residential buildings, and non-residential portions of mixed use buildings, will meet Efficiency Vermont’s certified high performance level of energy efficiency.
10 points	All new single-family homes will meet Efficiency Vermont’s certified high performance level of energy efficiency. All new homes within multi-family dwellings or mixed use buildings (non-residential and residential in the same building) will meet Efficiency Vermont’s certified high performance track of energy efficiency.
	All new non-residential buildings, and non-residential portions of mixed use buildings, will meet Efficiency Vermont’s net zero performance level of energy efficiency.
bonus points	Net Zero Homes. Five bonus points will be awarded if 50%+ of the homes/units (single-family, multifamily, mixed use building homes) meet or exceed Efficiency Vermont’s certified high performance level of energy efficiency, and utilize renewable energy technologies to be net zero homes.
	Solar-Ready Roofs. Two bonus points will be awarded to projects where 75%+ of new structures will be constructed to allow for installation of roof-top solar (photovoltaic and/or hot water) – i.e., proper aspect, roof loading, electrical conduit, service and circuit breaker capacity.

Electric Vehicle Charging. Bonus points will be awarded to projects that provide infrastructure to facilitate electric vehicle charging. For non-residential uses, two bonus points will be awarded for each level two or level three charging station installed. For residential uses, this means infrastructure to ensure ready and proximate access to an outlet suitable for at least level two charging (i.e., 240 volt outlet). Four bonus points will be awarded if enough infrastructure is provided such that 50%+ of the residential homes/units can simultaneously charge a vehicle. Six bonus points will be awarded if the infrastructure allows for 75%+ of the residential homes/units to simultaneously charge a vehicle.