

Department Overview Housing and Community Development

Commissioner

Josh Hanford

Deputy Commissioner

Alex Farrell



Staff: 41

Department Mission Housing and Community Development

Mission

The Department of Housing and Community Development (DHCD) coordinates and oversees the implementation of the state's housing policy, works to support vibrant and resilient communities, promote safe and affordable housing for all, protect the state's historic resources, and improve the quality of life for Vermonters.

Department Buzzwords Housing and Community Development

Buzzwords

- “Designated Areas” (Downtowns, Villages, Neighborhoods, New Town Centers, and Growth Centers)
- Placed Based Community and Economic Development
- Better Places
- Zoning Bylaw Modernization
- Mobile Home Parks
- Fair Housing and Anti-Discrimination
- Affordable Housing
- Historic Preservation
- Historic Sites

Department Partners Housing and Community Development

Major Partners

- Regional Planning Commissions (RPC)
- Vermont Housing Finance Agency (VHFA)
- Vermont Housing Conservation Board (VHCB)
- Vermont State Housing Authority (VSHA)
- USDA-Rural Development
- U.S. Department of Housing and Urban Development (HUD)
- Regional/Public Housing Authorities
- Community Land Trusts & Housing Development Corporations
- Community Action Agencies
- Agencies on Aging
- NeighborWorks & Homeownership Centers
- Preservation Trust of Vermont
- Vermont Realtors' Association
- Vermont League of Cities and Towns
- Vermont Natural Resources Council
- Vermont Council on Rural Development
- Vermont Arts Council
- ...and many more!

Department Programs Housing and Community Development

Program Spotlights

Better Places: A non-competitive, community matching grant program empowering Vermonters to create inclusive and vibrant public places serving Vermont's designated downtowns, village centers, new town centers, or neighborhood development areas.

Downtown & Village Tax Credits: This program spurs investments in traditional commercial centers and provides incentives to encourage investments that make existing buildings safe and accessible. In 2022, \$4.1 million in state tax incentives helped 49 projects, supporting more than \$95 million in downtown and village center rehabilitation efforts.

Vermont Community Development Program (VCDP): The Community Development Block Grant (CDBG) program is a federal program, administered by VCDP (\$7M annual). CDBG funds enable communities to address local community development needs and expand economic opportunities geared to low-and moderate-income individuals

Department Programs Cont'd Housing and Community Development

Program Spotlights

Downtown Transportation Fund: The Downtown Transportation Fund supports revitalization efforts in designated downtowns (and villages that participated in Better Connections) each year with \$300,000 in base funding and \$5M in one time in funding. Past projects include streetscape improvements, parking facilities, rail or bus facilities, utility relocation, street lighting and wayfinding signage.

Historic Preservation Activities: The Vermont Division for Historic Preservation (VDHP) serves as the State Historic Preservation Office (SHPO) and plays an essential role in guiding the state's historic preservation agenda, keeping hundreds of years of history alive.

Department Programs Housing and Community Development

Program Spotlights

Vermont Housing Improvement Program (VHIP): Offers grants up to \$50,000 per unit for repairs needed to bring vacant rental units up to Vermont Rental Housing Health Code guidelines or to add new or accessory dwelling units (ADUs).

Missing Middle-Income Homeownership Development program: Administered by the Vermont Housing Finance Agency (VHFA), this program provides subsidies and incentives for home builders to construct or rehabilitate modest homes affordable to Vermont homebuyers at 60-120% Area Median Income.

Vermont Housing Improvement Program

Goal: Bring underutilized structures back into service for those most in need

Method: Public investment with private owners who agree to a service term of at least 5 years

Grants of up to \$50,000 for unit rehabilitation*

*max. amount dependent on unit size

Requirements:

- Rent amount set at HUD Fair Market Rent
- Owners house tenants exiting homelessness

Eligible uses:

- Property rehabilitation
- Creating an Accessory Dwelling Unit (ADU)
- Converting Commercial to Residential use

Outcomes to date (March 2020-Dec 2022):

- 408 Units
- Average \$31,000/unit

VHIP Production by County

Addison	Bennington	Caledonia	Chittenden	Essex	Franklin	Grand Isle
8	43	53	29	5	46	8

Lamoille	Orange	Orleans	Rutland	Washington	Windham	Windsor
3	17	16	45	37	32	66

* March 2020 – Dec 31, 2022

Department Programs Housing and Community Development

Program Spotlights

Manufactured Home Improvement and Repair Program (MHIR)



\$2.5M

Park Improvements

>125 lots



\$750K

Home Repair

~ 256 homes



\$750K

Pad Installation

~ 95 units

Department Highlights

Housing and Community Development



408

Housing units rehabilitated/created between Sept. 2020 – Dec 2022 with VHIP. 300+ Homeless units



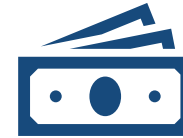
\$1.4M

Recovery Housing Program funding deployed to assist individuals in recovery and build recovery homes



18

Local projects supported by Better Places, which represents 1,257 unique donors & over \$201,000 crowdfunded



\$231M

Total Dollars Leveraged



4,976

Housing Units Created or Preserved since 2020