



St. Johnsbury



Peacham



Rutland

State of Vermont Department of Housing and Community Development

Commissioner Josh Hanford
Deputy Commissioner Alex Farrell

 Staff: 41





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.

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
- Vermont Commission on Native American Affairs (VCNAA)
- Vermont Outdoor Recreation Economic Collaborative (VOREC)
- Community Development Block Grants (CDBG)



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
 - Municipalities
- ...and many more!

Program Spotlights

Better Places

📍 Stowe



Downtown &
Village Tax Credits

📍 West Brattleboro



Vermont Community
Development
Program (VCDP)

📍 Bennington

Program Spotlights

Downtown
Transportation
Fund

 Vergennes

AVAILABLE



suncommon



Electric Vehicle
Supply Equipment
(EVSE)

 Burlington


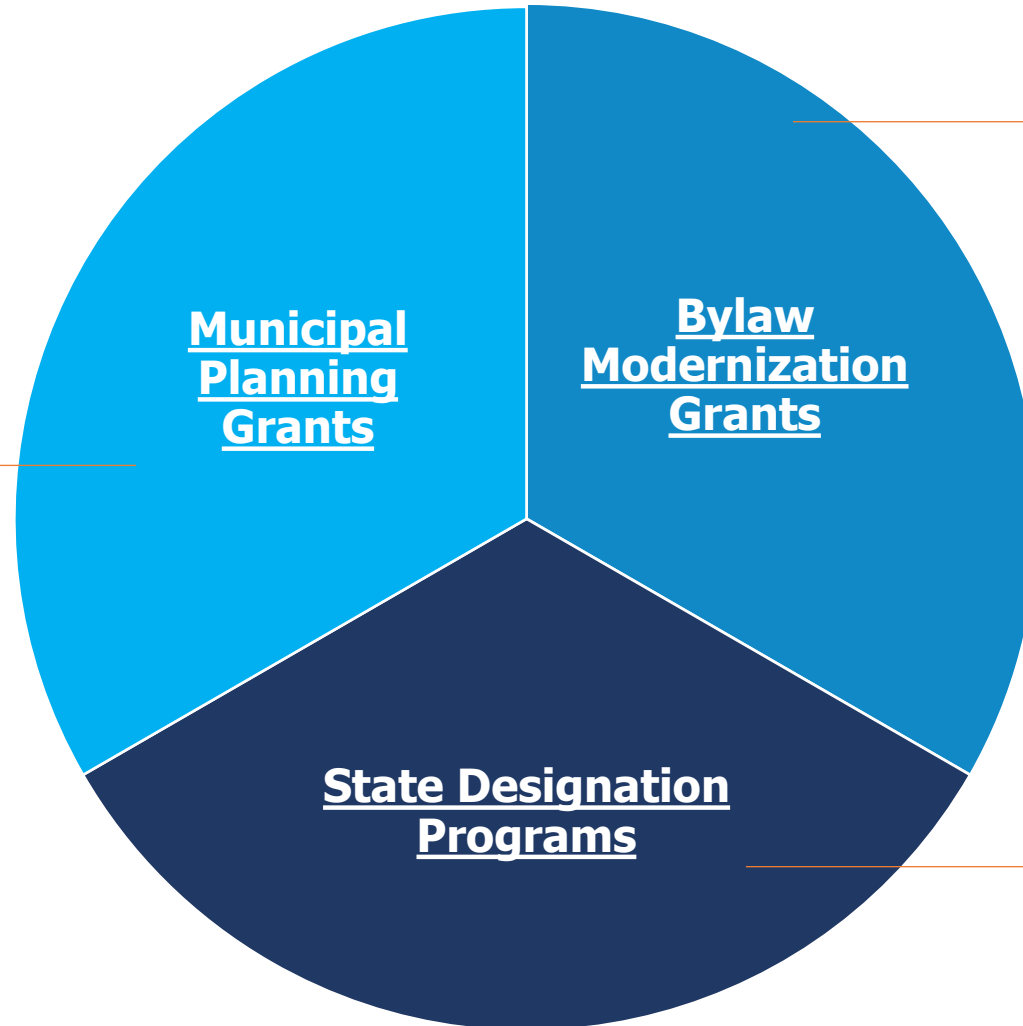
Historic
Preservation
Activities

 Saint Albans City

Community Planning Programs



\$693K
Funding for 24
planning projects
in FY22



\$764K
Funding grants for 53
communities across
the state



23
Designated downtowns and
222 designated villages
centers across the state

Community Planning Success



 Bristol





Vermont Community Development Program



234

**Affordable Housing
units created in FY22.**



\$6.1M

**Awarded to 23
projects around
the state in FY22.**



\$77M

**Total private dollars
leveraged across
awarded projects.**

Redevelopment Development Success

 Bennington



Program Spotlights

Missing Middle-
Income
Homeownership
Development
Program

 Winooski


Vermont Housing
Improvement
Program (VHIP)

 Newport

Manufactured Home
Improvement and
Repair Program
(MHIR)

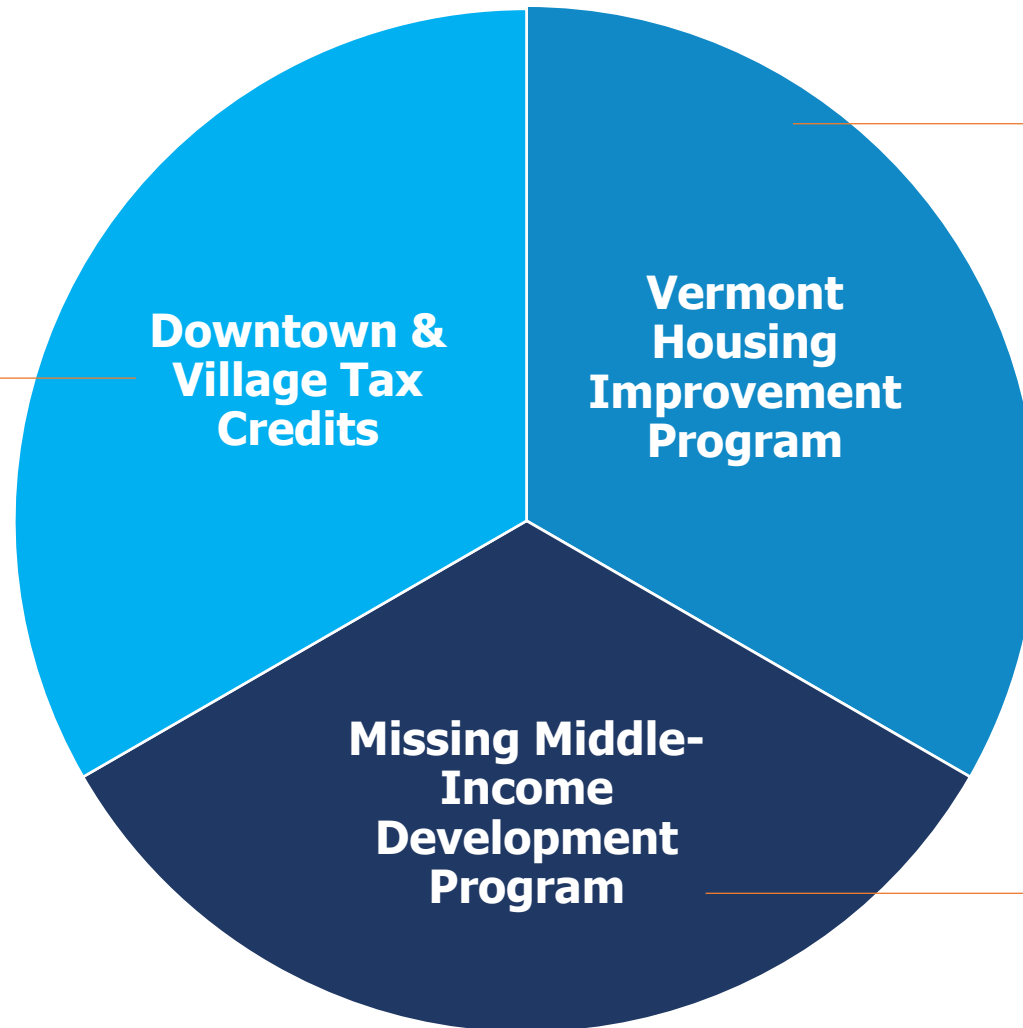
 Brattleboro

Creating New Housing Opportunity



\$14.8M
State tax credits
that leveraged
\$297M in private
investment across
62 towns.

Supported the
creation and/or
rehabilitation of 597
housing units.



408
Housing units
rehabilitated/created.
Average Cost to bring
each unit back
online \$31,000.

141
Proposed units
through the pilot
program.



Homeownership Center (HOC)	Tot. Units	Service Area	Units Completed	% all units	% units by HOC
Champlain Housing Trust	83	Chittenden	29	7%	20%
		Franklin	46	11%	
		Grand Isle	8	2%	
Downstreet Housing & Community Development	57	Lamoille	3	1%	14%
		Orange	17	4%	
		Washington	37	9%	
NeighborWorks of Western Vermont	96	Addison	8	2%	24%
		Bennington	43	11%	
		Rutland	45	11%	
Rural Edge	74	Caledonia	53	13%	18%
		Essex	5	1%	
		Orleans	16	4%	
Windham & Windsor Housing Trust	98	Windham	32	8%	24%
		Windsor	66	16%	

TOTAL UNITS 408

Grant Funding by HOC	Funds Obligated	% Total Funds	Enhancement Request	Total Thru SFY23
Champlain Housing Trust	3,860,302	20%	1,800,000	5,660,302
Downstreet Housing & Community Development	3,389,175	18%	500,000	3,889,175
NeighborWorks of Western Vermont	5,013,043	26%	1,000,000	6,013,043
Rural Edge	3,589,492	19%	500,000	4,089,492
Windham & Windsor Housing Trust	3,424,440	18%	2,650,000	6,074,440
TOTAL	\$ 19,276,453		6,450,000	\$ 25,726,453



Program Spotlight

Manufactured Home Improvement and Repair Program (MHIR)



\$2.5M

Park Improvements



\$750K

Home Repair



\$750K

Pad Installation

The desired outcome for MHIR is to prepare 125 to 300 vacant or abandoned lots for new manufactured homes, to maintain the habitability of 250 to 400 manufactured homes, and to install 25 to 75 new foundations.

Department Highlights

Housing and Community Development



408

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



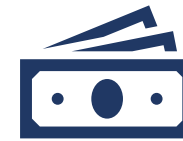
\$1.4M

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

Reports & Housing Data

HUD Consolidated Plan

Vermont Housing Needs Assessment

Vermont Housing Budget and Investment Report

Mobile Home Facts and Park Registry

Housing Success Stories



 St. Johnsbury

2022 State and Federal Funds and Private Equity Combined for Housing Development (Amounts Do Not Include Administrative Overhead / Operations)

SOURCES	VERMONT HOUSING AND CONSERVATION BOARD	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	VERMONT HOUSING FINANCE AGENCY	TOTALS
State Appropriation	\$4,967,002			\$4,967,002
State One-time General Funds	\$100,000,000			\$100,000,000
Federal Housing Program Revenue	\$6,146,548	\$4,326,979		\$10,473,527
Private Equity Generated by Federal Housing Credit*			\$25,758,885	\$25,758,885
Private Equity Generated by Federal Bond Credit**			\$65,274,220	\$65,274,220
Private Equity Generated by State Housing Tax Credit***			\$5,962,500	\$5,962,500
TOTAL SOURCES	\$111,113,550	\$4,326,979	\$96,995,605	\$212,436,134
USES				
Multi-family Rental Housing using Equity from State Housing Tax Credit			\$1,800,000	\$1,800,000
Down Payments for New Energy Efficient Manufactured Homes using Equity from State Housing Tax Credit			\$1,125,000	\$1,125,000
Down Payment Assistance for New Homes using Equity from State Housing Tax Credit			\$1,912,500	\$1,912,500
Down Payment Assistance for First Time Homeowners using Equity from State Housing Tax Credit			\$1,125,000	\$1,125,000
Programs providing grants/loans for affordable housing development projects	\$111,113,550	\$4,326,979	\$91,033,105	\$206,473,634
TOTAL USES	\$111,113,550	\$4,326,979	\$96,995,605	\$212,436,134

*Estimated based on 2022 allocation of \$3.03 million in federal 10-year credits and an average of prices paid by investors in recent years.

**Estimated based on \$7.7 million in federal 10-year bond credits provided in 2022 and average prices paid by investors in recent years.

***Estimated based on 2022 allocation of \$1.375 million in state 5-year credits and an average of prices paid by investors in recent years.

Local ARPA – Can it be used to support housing development?

(YES!)

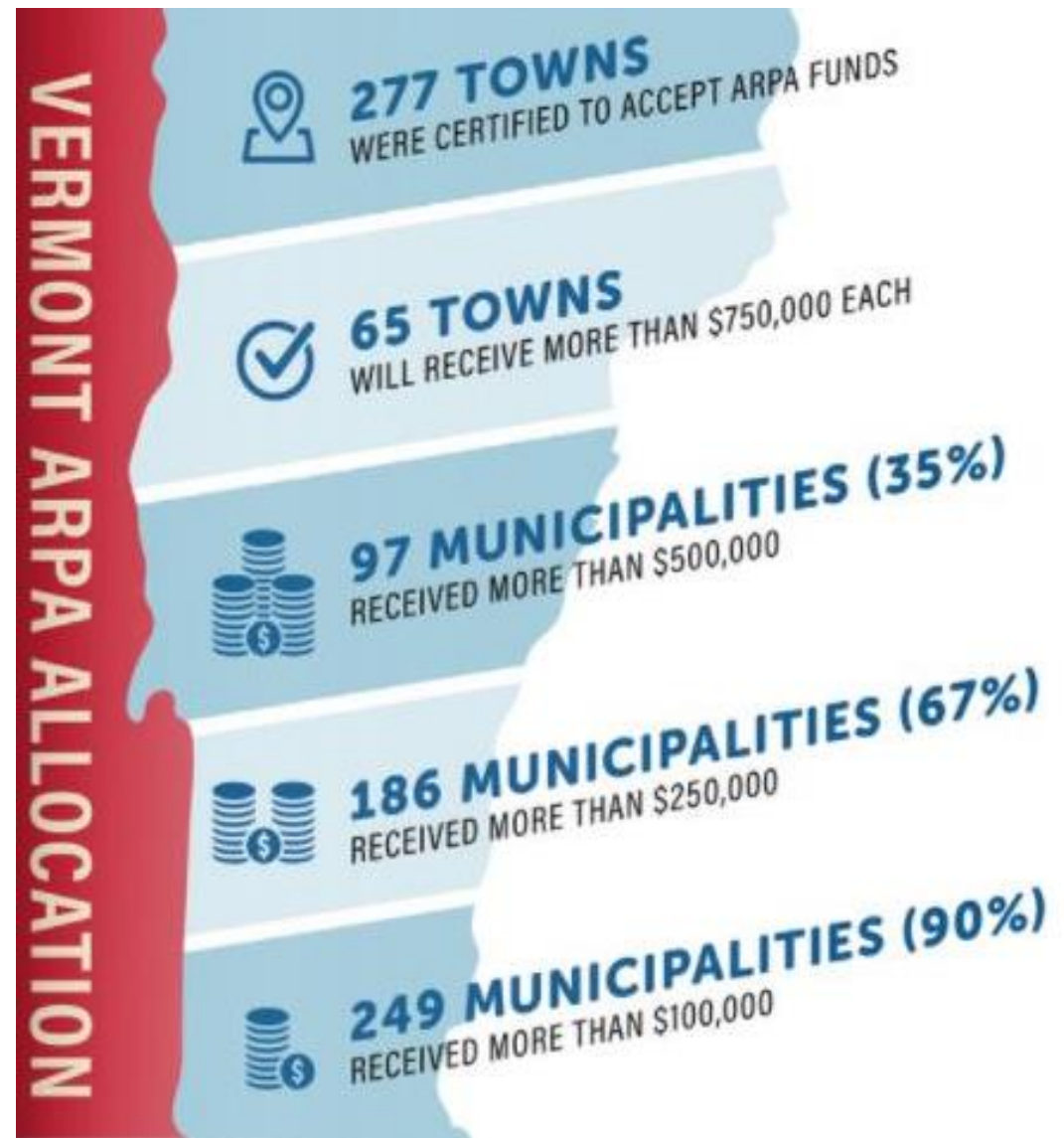
Local ARPA Funds:

Metro Cities	\$20,721,902
Non-Entitlement Units of Government (NEUs)	\$58,788,245
Counties*	\$121,202,550

TOTAL Local ARPA Funds: \$200,712,697

State of Vermont \$1,049,287,303**

TOTAL VERMONT ARPA: \$1,250,000,000



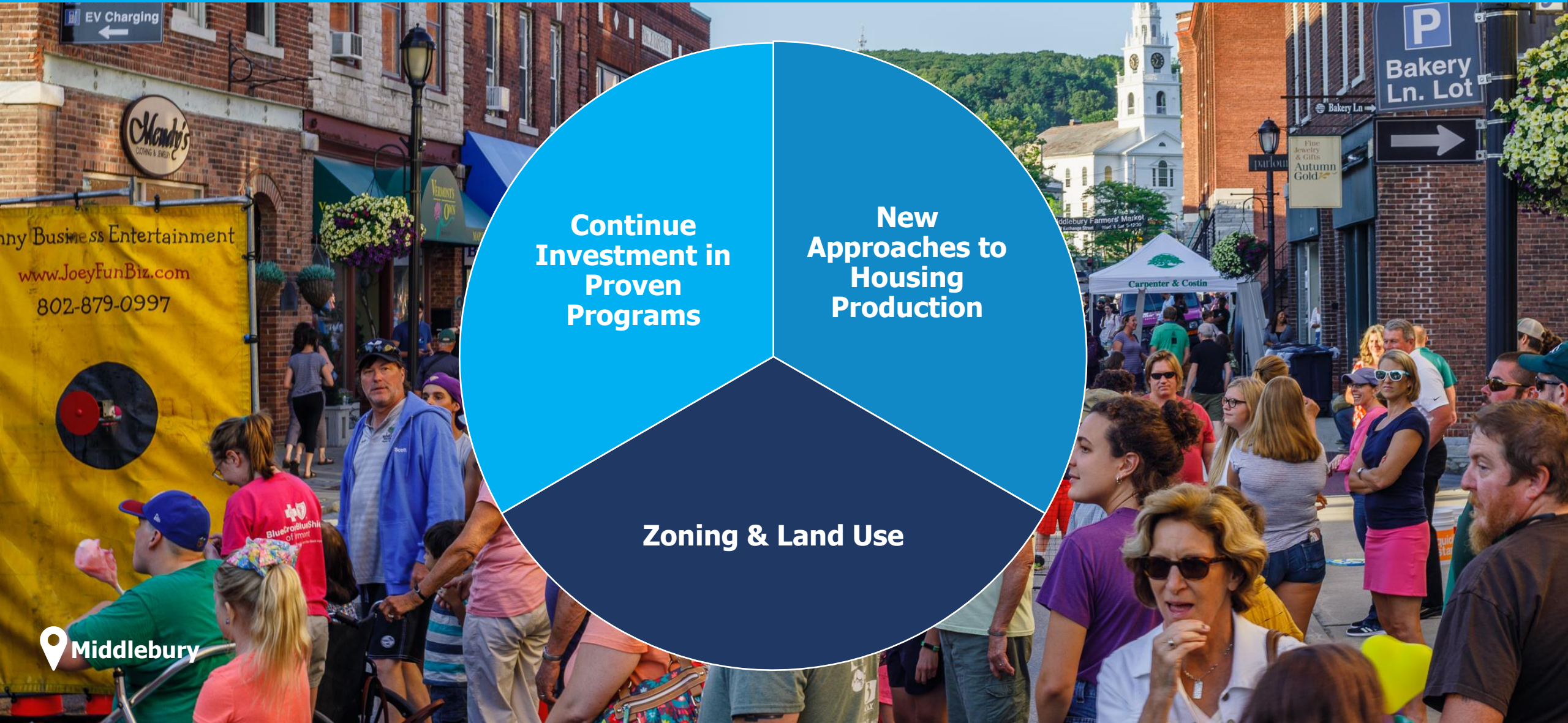
* County money has been reallocated to municipalities. Payments (local and county) can be found by clicking [HERE](#).

FUNDING SOURCE	PROGRAM NAME	AGENCY	AMOUNT
CARES Act (CRF general), passed 2020	VT Housing Improvement Program (VHIP-CRF)	DHCD	\$ 7,200,000
CARES Act (CRF general), passed 2020	Housing Funding	VHCB	\$ 32,899,499
FY2021 State General Funds	Housing the Homeless	VHCB	\$ 10,000,000
FY2022 State Budget	Housing Funding	VHCB	\$ 100,000,000
FY2022 State Budget	VT Housing Improvement Program (VHIP-ARPA)	DHCD	\$ 5,000,000
FY2022 ARPA State Fiscal Recovery Funds	ARPA-SRF Housing Recovery	VHCB	\$ 89,000,000
FY2023 ARPA State Fiscal Recovery Funds	ARPA-SRF Housing Recovery	VHCB	\$ 30,000,000
FY2023 State Budget	VT Housing Improvement Program (VHIP-ARPA)	DHCD	\$ 20,000,000
FY2023 State Budget	First Generation Home Buyers Grants	VHFA	\$ 1,000,000
FY2023 State Budget	Housing Funding	VHCB	\$ 10,000,000
FY2023 State Budget	Manufactured Home Replacement Program	VHFA	\$ 1,125,000
FY2023 State Budget	Manufactured Home Community Program	DHCD	\$ 4,000,000
FY2023 State Budget	Community Neighborhood Partnership	DHCD	\$ 1,000,000
FY2023 State Budget	Missing Middle Home Construction Program	DHCD/VHFA	\$ 15,000,000
Recovery Residence Funding 1, 2, 3	CDBG-Recovery Residence	DHCD	\$ 2,299,711
ARPA	HOME-ARP for Homeless	VHCB	\$ 9,564,691

NEW
State & Federal Funding
for Affordable Housing
March 2020-present

VHCB = Vermont Housing & Conservation Board	\$ 281,464,190
DHCD = Department of Housing and Community Development	\$ 39,499,711
VHFA = Vermont Housing Finance Agency	\$ 2,125,000
Total Partner Programs	\$ 15,000,000
TOTAL ALL	\$ 338,088,901

We can't let opportunity pass us by.



**Continue
Investment in
Proven
Programs**

**New
Approaches to
Housing
Production**

Zoning & Land Use