



House Committee on Natural Resources, Fish and Wildlife

Housing Bill – S.226

March 30, 2022



2 EAST ELEVATION
A6-2 1/8" = 1'-0"

Vermont Housing & Conservation Board Statutory Purpose



“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302



34 Years of Housing & Conservation

- 270,8183 acres of working forests, natural areas and recreational lands
- 14,236 affordable homes— rental and homeownership
- 167,572 acres on 771 farms
- 78 historic buildings have been restored for community use
- 850 businesses have enrolled in the Farm & Forest Viability Program

Permanent Affordability

Rental Housing

- Restricted by Housing Subsidy Covenants – Permanently Affordable
- Varies by project focus and funding sources
- Generally, affordable at 80% of the Area Median Income with one-third affordable at 50% AMI

Homeownership

- Housing Subsidy Covenants
- Generally, affordable at 100% of AMI. Up to 120% of AMI
- Shared Equity





Homeownership

VHCB funding creates new homes and helps new owners access home ownership. 1300 shared equity homes statewide have been home to more than 1900 families. These include 157 homes built with Habitat for Humanity. In Rutland, Hussam and Hazar Alhallak-Mansour moved their family into a new Habitat home on Crescent Street. In East Montpelier, the local Habitat chapter built a net-zero energy home.



Homes for Middle Income Families

Providing affordable housing is one of the best ways to make our communities inclusive.



Habitat homeowner Janet Brown and her son, Manchester



Butternut Grove Condominiums, Winooski



Safford Commons, Woodstock

Rental - New Homes in Old Buildings



Neagley & Chase Construction Co. photo

Lincoln Place, Rutland

In this former Catholic school, the Housing Trust of Rutland County created 19 apartments with 10 reserved for households experiencing homelessness.



Norton House, Bennington

Shires Housing is renovating this historic home, creating housing to replace the overcrowded shelter now operated by Bennington Coalition for the Homeless.

Revitalizing Downtowns and Village Centers



Guilford



Springfield



St. Albans



Brattleboro



Montpelier



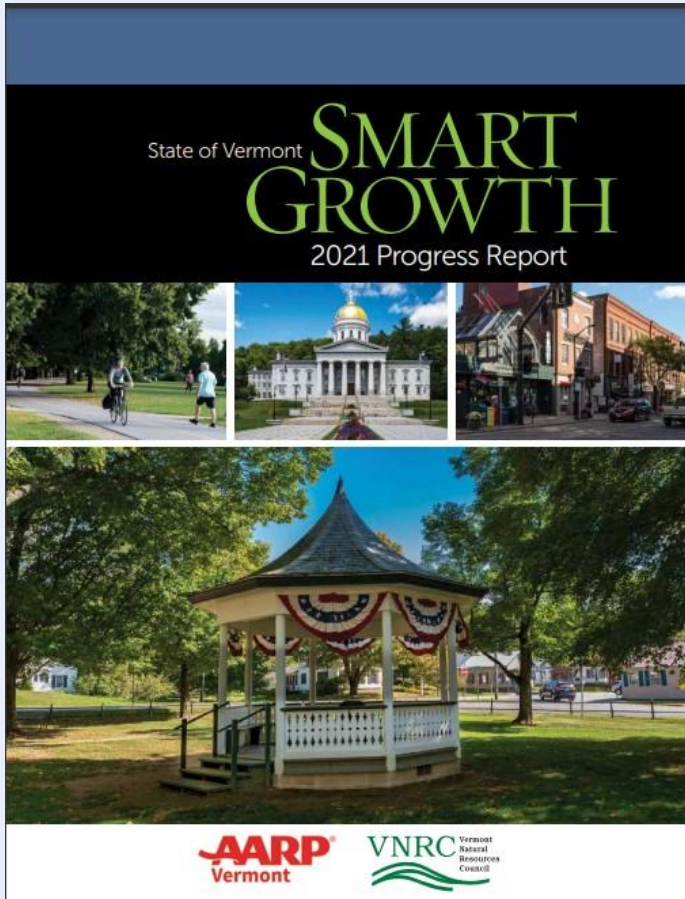
Lyndonville



New Construction - Stuart Avenue, Colchester

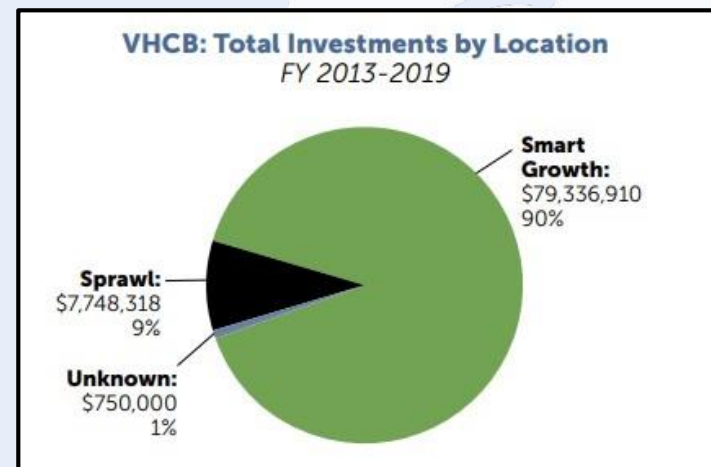
The Champlain Housing Trust is building 36 new family rental apartments in the Designated Growth Center at the intersection of Routes 2 and 127. Part of a larger community development project that will include more than 200 market rate apartments and condominiums, retail, commercial, and office space, restaurants, and a day care center.

Smart Growth



“All investments in new housing were in smart growth locations.

Of the projects in sprawl locations, all were improvements made to existing housing, including energy efficiency upgrades in mobile home parks, which are an important part of the state’s affordable housing stock”



American Rescue Plan Act – State Fiscal Recovery Funds for Housing Development Governing Authorities

[U.S Department of the Treasury Final Rule and Associated Guidance](#)

[State Appropriation](#) – ARPA-SFR was allocated to VHCB by Act 74 of 2021 “to provide housing and increase shelter capacity, with priority given to populations who may be displaced from the hotel/motel voucher problem or are currently without housing, including by providing permanent homes in mixed-income settings.”

[VHCB ARPA-SFR Guidelines and Procedures](#)

Priority on housing for those experiencing homelessness

Coordinated Entry and Supportive Services

Affordable up to 80% of Area Median Income

Permanent Affordability – Housing Subsidy Covenants

Smart Growth Locations



Flat Street, Brattleboro



Farm Worker Housing

532 Homes and Beds Funded with FY22 ARPA-SFR and State Funds Thus Far

- 431 Rental Units
 - 232 for Households Experiencing Homelessness
 - 18 Recovery Housing Units
- 50 Transitional Units or Shelter Beds for Households Experiencing Homelessness
- 51 Homeownership Units

Plus:

- 75 Home Accessibility Projects
- Infrastructure improvements for 242 mobile homes
- Farmworker Housing Rehab Loan Program
- Homeownership Development Risk Pool
- \$62M in applications for 400 homes under review now

Priority Housing Projects

10 VSA 6001 (35)

- The PHP provisions of Act 250:
 - Incent private developers to include affordable units
 - Direct housing to smart growth locations
 - Reduce costs and time to develop in projects
 - Eliminate a step for objecting to affordable housing
- The Natural Resources Board reports 21 housing developments in the last 5 years meet the definition of a priority housing projects. 40% of them are being developed by housing non-profits and 60% are private developments
- Thus far, VHCB has funded 17 projects with ARPA. (2 are mobile home communities that don't trigger Act 250 and 15 are rental housing developments.)
 - 7 of the 15 rental housing projects funded are subject to Act 250
 - Of those 7, 5 qualify as PHPs.

Land Use Elements of the Omnibus Housing Bill

- Housing Permit Reform (Based on H.511)
 - Updates to Neighborhood Development Designation
 - Requires NTCs to have density of 4 units per acre
 - Extends municipal permits to 2 years
 - Raises PHP cap to 50 in all towns under 6,000 pop.
 - Includes mixed use developments in PHPs for NDAs
 - Updates definition of mixed income housing
- Bylaw Modernization Grants Authorization
- Wastewater Connection Permits
- ADU Parking Requirements
- Add Study of State Designation Programs





Jen Hollar
Policy Director
(802) 793-7346
jennifer@vhcb.org



Alice Holway Drive, Putney
Mixed-Use Housing and Green Commons Space