

# House Committee on Energy and Digital Infrastructure

April 25, 2025



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Housing &  
Conservation  
Board

**Gus Seelig**

Executive Director

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Bayview Crossing, South Hero





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# 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

Dual goals  
in Shaftsbury



Lake Paran Village



Robert Frost Stone House Museum



Lake Paran

# VHCB Housing Impacts since 2020\*

**5,124 households served (rental & homeownership)**

**Total VHCB investment: \$387.7M → Total leverage: \$702.6M**

## HOMEOWNERSHIP

389 households supported  
170 new construction  
single-family homeownership units

## RENTAL

2,370 total units  
1,964 new units  
700 homes for unhoused Vermonters

## MANUFACTURED HOME COMMUNITIES

27 infill units  
1077 lots in 11 communities

## FARMWORKER HOUSING

68 repair projects  
6 replacement projects  
282 farmworkers to be served

## SHELTER

24 shelters served total  
10 new shelters  
571 beds  
269 new beds total

## RECOVERY RESIDENCES

4 projects  
59 residents benefitted

## LEAD ABATEMENT

90 households served  
70 apartments  
20 single-family homes

## ACCESSIBILITY IMPROVEMENTS

434 households received accessibility  
improvements

*\*January 1, 2020 – January 31, 2025*



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# Housing Vermont's Workforce

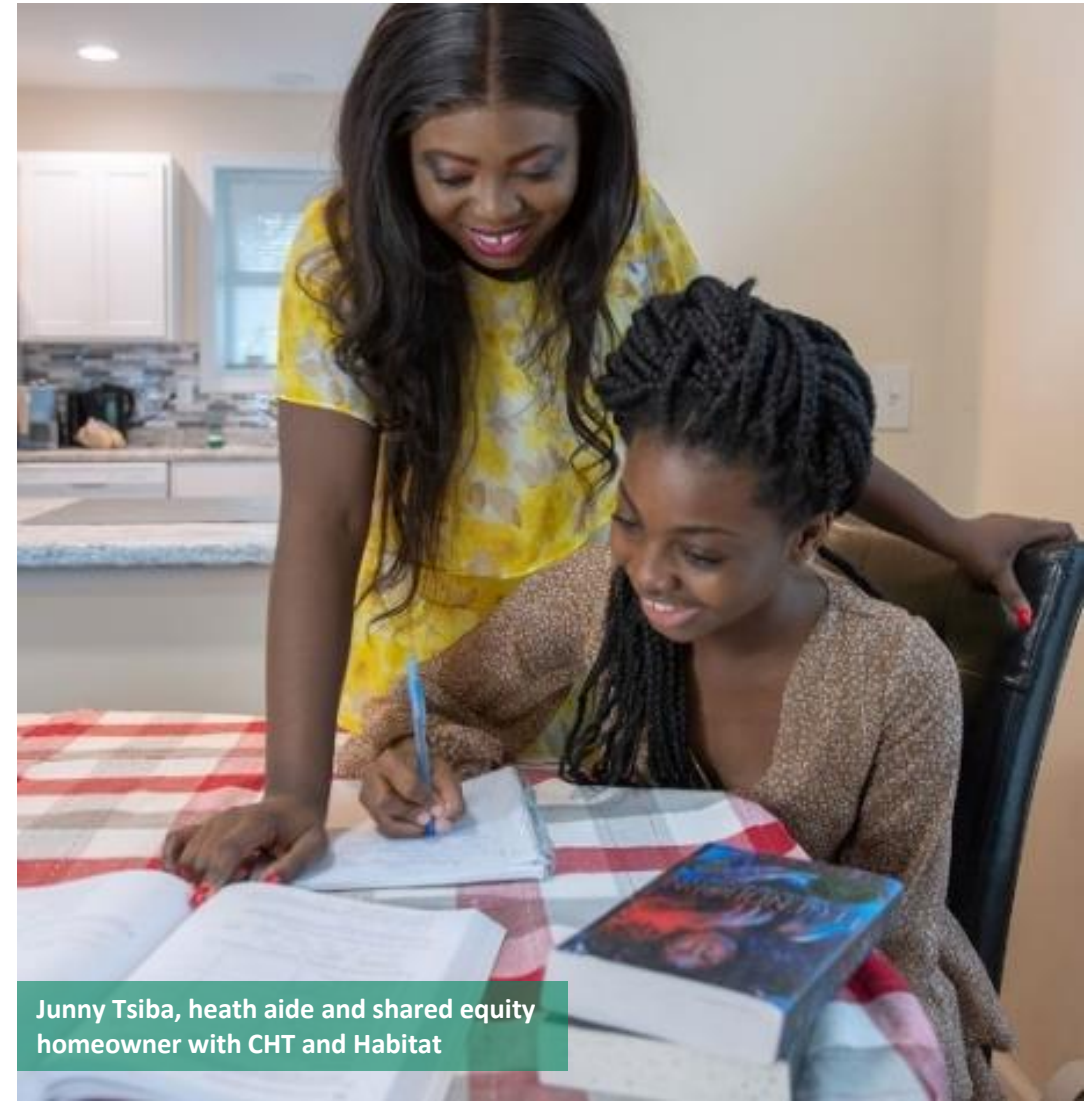
VHCB supports rental housing for Vermonters up to 100% AMI and homeownership for Vermonters up to 120% AMI\*

- **100% AMI for a one-person household = \$71,700**
- **100% AMI for a three-person household = \$92,100**
- **120% AMI for a one-person household = \$86,000**
- **120% AMI for a three-person household = \$110,600**

Occupations served by VHCB-funded rental housing:

- Childcare workers
- Medical assistants
- Mental health counselors
- Nursing assistants
- Community social service occupations
- Automotive mechanics
- Building maintenance workers
- Farmers and farmworkers
- Installation and repair workers
- Teachers
- Truck drivers

\* Based on HUD median income estimates for 2024



Junny Tsiba, health aide and shared equity homeowner with CHT and Habitat





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# Permanent Affordability

## Protects Vermonters



Copley Terrace, Morristown

## Protects Mixed-Income Communities



Cambrian Rise, Burlington

## Protects the State's assets



**Northgate Apartments in Burlington:**  
336 homes 100% owned and controlled  
by the Northgate Residents Ownership  
Corporation.





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# Conservation Programs & Impacts Since 2020



Wolcott Community Forest

**22,674** acres conserved across  
25 towns in 10 counties

## RECREATION & NATURAL LANDS

56 projects  
9,997 acres

## WETLANDS

843 acres of special water  
quality protection zones  
53 miles of surface water

## FARM & FOREST VIABILITY

850+ businesses supported  
\$12M+ in grants & loans  
accessed

## FARMLAND

78 farms  
12,677 acres

## HISTORIC PRESERVATION

14 projects  
12 towns  
8 counties

## REDI

*(Rural Economic Development Initiative)*  
66 total projects  
\$19.2M in awards made



# Flood Resilience



Seminary Street, Barre



Red Clover Commons, Brattleboro



Water Street River Park, Northfield



Whetstone Brook, Brattleboro



# Energy Equity



Whistlestop, Bradford



Taylor Street Apartments, Montpelier

- Low-income Vermonters, both homeowners and renters, consistently pay a disproportionately high share of their income toward energy costs, making energy burden a persistent equity concern.
- Energy efficiency can help to increase affordability, health and housing stability.
- VHCB's design standards meet and exceed state building energy standards
- VHCB supports an energy incentive structure that recognizes and seeks to address the energy burden of low-income households.







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# Energy Efficiency: Downtown Development



Brattleboro Food Coop,  
Brattleboro



French Block, Montpelier





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# Energy Efficiency: Manufactured Housing



Net-zero homes in Waltham

Jacob Hannah for the New York Times





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# Energy Efficiency: Manufactured Housing



Farmworker housing,  
Riverview Dairy, Franklin



ZER home for Willows Mobile  
Home Park, Bennington





# H.181



Elm Place, Milton

- **Working Group Extension** - VHCB supports the extension of the Building Energy Code Working Group (Sec. 2. (4)).
- **Attributing energy savings to code compliance** - VHCB supports the provision in H.181 that directs the Department of Public Service to establish a procedure for attributing energy savings to building code compliance.
- **Advisory Committee review of RBES** – VHCB supports including a stakeholder group of technical experts and professionals in the RBES process.
- **Tracking and reporting Green House Gas reductions** – This can help us better understand how our investments in our homes help Vermont meet its emission targets while improving habitability.



# THANK YOU

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