

1 Introduced by

2 Referred to Committee on

3 Date:

4 Subject: <Subject>

5 Statement of purpose of bill as introduced: This bill proposes to <Purpose>

6 An act relating to <Title>

7 It is hereby enacted by the General Assembly of the State of Vermont:

8

9 \* \* \* Vermont Rental Housing Improvement Program \* \* \*

10 **Sec. 1.** 10 V.S.A. § 699 is amended to read:

11 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

12 (a) Creation of Program.

13 \* \* \*

14 (5)(A) The Department may cooperate with and subgrant funds to State  
15 agencies and governmental subdivisions and public and private organizations  
16 in order to carry out the purposes of this subsection.

17 (B) Solely with regards to actions undertaken pursuant to this  
18 subdivision, entities carrying out the provisions of this section, including  
19 grantees, subgrantees, and contractors of the State, shall be exempt from the  
20 provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers,

1 mortgage loan originators, sales finance companies, and loan solicitation  
2 companies).

3 \* \* \*

4 (d) Program requirements applicable to grants and forgivable loans.

5 (1)(A) A grant or loan shall not exceed:

6 (i) ~~\$70,000.00 per unit, for rehabilitation or creation of an eligible~~  
7 ~~rental housing unit meeting the applicable building accessibility requirements~~  
8 ~~under the Vermont Access Rules; or~~

9 (ii) \$50,000.00 per unit, for rehabilitation or creation of any other  
10 eligible rental housing unit. Up to an additional \$20,000.00 per unit may be  
11 made available for specific elements that collectively bring the unit to the  
12 visitable standard outlined in the rules adopted by the Vermont Access Board.

13 \* \* \*

14 (e) Program requirements applicable to grants ~~and five-year forgivable~~  
15 ~~loans. For a grant or five-year forgivable loan awarded through the Program,~~  
16 the following requirements apply for a minimum period of five years:

17 (1) A landlord shall coordinate with nonprofit housing partners and local  
18 ~~coordinated entry~~ homelessness service organizations approved by the  
19 Department to identify potential tenants.

20 (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a  
21 landlord shall lease the unit to a household that is:

1 (i) exiting homelessness, including any individual under 25 years  
2 of age who secures housing through a master lease held by a youth service  
3 provider on behalf of individuals under 25 years of age;

4 (ii) actively working with an immigrant or refugee resettlement  
5 program; or

6 (iii) composed of at least one individual with a disability who  
7 receives or is eligible approved to receive Medicaid-funded home and  
8 community based services or Social Security Disability Insurance; or

9 (iv) with approval from the Department in writing, an organization  
10 that will hold a master lease that explicitly states the unit will be used in  
11 service of the populations described in this subsection (e).

12 \* \* \*

13 (4)(A) A landlord may convert a grant to a forgivable loan upon  
14 approval of the Department and the housing organization that approved the  
15 grant.

16 (B) A landlord who converts a grant to a forgivable loan shall receive  
17 a ~~10 percent~~ pro-rated credit for loan forgiveness for each year in which the  
18 landlord participates in the Program.

19 (f) Requirements applicable to 10-year forgivable loans. For a 10-year  
20 forgivable loan awarded through the Program, the following requirements  
21 apply for a minimum period of 10 years:

1           ~~(1) A landlord shall coordinate with nonprofit housing partners and local~~  
2           ~~coordinated entry organizations to identify potential tenants~~ The total cost of  
3           ~~rent for the unit, including utilities not covered by rent payments, shall not~~  
4           ~~exceed the applicable fair market rent established by the Department of~~  
5           ~~Housing and Urban Development, except that a landlord may accept a housing~~  
6           ~~voucher that exceeds fair market rent, if available.~~

7           ~~(2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a~~  
8           ~~landlord shall lease the unit to a household that is:~~

9                     ~~(i) exiting homelessness, including any individual under 25 years~~  
10           ~~of age who secures housing through a master lease held by a youth service~~  
11           ~~provider on behalf of individuals under 25 years of age;~~

12                     ~~(ii) actively working with an immigrant or refugee resettlement~~  
13           ~~program; or~~

14                     ~~(iii) composed of at least one individual with a disability who is~~  
15           ~~eligible to receive Medicaid-funded home and community based services.~~

16           ~~(B) If, upon petition of the landlord, the Department or the housing~~  
17           ~~organization that issued the grant determines that a household under~~  
18           ~~subdivision (2)(A) of this subsection (f) is not available to lease the unit, then~~  
19           ~~the landlord shall lease the unit:~~

20                     ~~(i) to a household with an income equal to or less than 80 percent~~  
21           ~~of area median income; or~~



1        (a) There is created within the Department of Housing and Community  
2        Development the Manufactured Home Improvement and Repair Program. The  
3        Department shall design and implement the Program to award funding to  
4        statewide or regional nonprofit housing organizations, or both, to provide  
5        financial assistance or awards to manufactured homeowners and manufactured  
6        home park owners to improve existing homes, incentivize new slab placement  
7        for prospective homeowners, and incentivize park improvements for infill of  
8        more homes.

9        (b) The following projects are eligible for funding through the Program:

10        (1) The Department may award up to \$20,000.00 to owners of  
11        manufactured housing communities to complete small-scale capital needs to  
12        help infill vacant lots with homes, including disposal of abandoned homes, lot  
13        grading and preparation, the siting and upgrading of electrical boxes,  
14        enhancing E911 safety issues, transporting homes out of flood zones, and  
15        improving individual septic systems. Costs awarded under this subdivision  
16        may also cover legal fees and marketing to help make it easier for home-  
17        seekers to find vacant lots around the State.

18        (2) The Department may award funding to manufactured homeowners  
19        for which the home is their primary residence to address habitability and  
20        accessibility issues to bring the home into compliance with safe living  
21        conditions.

1           (3) The Department may award up to \$15,000.00 per grant to a  
2           homeowner to pay for a foundation or federal Department of Housing and  
3           Urban Development approved slab, site preparation, skirting, tie-downs, and  
4           utility connections on vacant lots within a manufactured home community.

5           (c) The Department may adopt rules, policies, and guidelines to aid in  
6           enacting the Program.

7                           \* \* \* Vermont Infrastructure Sustainability Fund \* \* \*

8           **Sec. 3.** 24 V.S.A. chapter 119, subchapter 6 is amended to read:

9   Subchapter 6: Special Funds

10   \* \* \*

11           § 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND

12           (a) Creation. There is created the Vermont Infrastructure Sustainability  
13           Fund within the Vermont Bond Bank.

14           (b) Purpose. The purpose of the Fund is to provide capital to extend and  
15           increase capacity of water and sewer service and other public infrastructure in  
16           municipalities where lack of extension or capacity is a barrier to housing  
17           development.

18           (c) Administration. The Vermont Bond Bank may administer the Fund in  
19           coordination with and support from other State agencies, government  
20           component parts, and quasi-governmental agencies.

21           (d) Program parameters.

1           (1) The Vermont Bond Bank, in consultation with the Department of  
2           Housing and Community Development, shall develop program guidelines to  
3           effectively implement the Fund.

4           (2) The program shall provide low interest loans or bonds to  
5           municipalities to expand infrastructure capacity. Eligible activities include:

6                   (A) preliminary engineering and planning;

7                   (B) engineering design and bid specifications;

8                   (C) construction for municipal waster and wastewater systems;

9                   (D) transportation investments, including those required by municipal  
10           regulation, the municipality’s official map, designation requirements, or other  
11           planning or engineering identifying complete streets and transportation and  
12           transit related improvements, including improvements to existing streets;

13                   (E) other eligible activities as determined by the guidelines produced  
14           by the Vermont Bond Bank in consultation with the Department of Housing  
15           and Community Development.

16           (e) Application Requirements. Eligible project applications shall  
17           demonstrate:

18                   (1) the project will create reserve capacity necessary for new housing  
19           unit development;

20                   (2) the project has a direct link to housing unit production; and



1           (3) the municipality has a commitment to own and operate the project  
2           throughout its useful life.

3           (f) Application Criteria. In addition to any criteria developed in the  
4           program guidelines, project applications shall be evaluated using the following  
5           criteria:

6           (1) whether there is a direct connection to proposed or in-progress  
7           housing development with demonstrable progress toward regional housing  
8           targets;

9           (2) whether the project is an expansion of an existing system and the  
10          proximity to a designated area;

11          (3) the project readiness and estimated time until the need for financing;

12          (4) the ranking of the community on the Vermont Department of  
13          Finance and Management, Vermont Community Index; and

14          (5) the demonstration of financing for project completion or completion  
15          of a project component.

16          (g) Award terms. The Vermont Bond Bank, in consultation with the  
17          Department of Housing and Community Development, shall establish award  
18          terms that may include:

19               (1) the maximum loan or bond amount;

20               (2) the maximum term of the loan or bond amount;

21               (3) the time by which amortization shall commence;

1           (4) the maximum interest rate;

2           (5) whether the loan is eligible for forgiveness and to what percentage or  
3 amount;

4           (6) the necessary security for the loan or bond; and

5           (7) any additional covenants encumbering the improved properties to  
6 further secure the loan or bond.

7           (h) Revolving fund. Any funds repaid or returned from the Infrastructure  
8 Sustainability Fund shall be deposited into the Fund and used to continue the  
9 program established in this section.

10                           \* \* \* Universal Design Study Committee \* \* \*

11 **Sec. 4. RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY**  
12 **COMMITTEE; REPORT**

13           (a) Creation. There is created the Residential Universal Design Study  
14 Committee to explore implementation of statewide universal design standards  
15 for all residential buildings.

16           (b) Membership. The Committee shall be composed of the following  
17 members:

18                   (1) one member of the House of Representatives, who shall be  
19 appointed by the Speaker of the House;

20                   (2) one member of the Senate, who shall be appointed by the Committee  
21 on Committees;

1           (3) one member, appointed by the Vermont Builders and Remodelers

2           Association;

3           (4) one member, appointed by the Vermont Chapter of the American

4           Institute of Architects;

5           (5) the Director of Fire Safety, or designee;

6           (6) one member of the Vermont Access Board, appointed by the Chair;

7           (7) one member, appointed by the Vermont Housing Finance Agency;

8           (8) one member, appointed by the Vermont Housing Conservation

9           Board;

10          (9) one member, appointed by the Housing & Homelessness Alliance of

11          Vermont;

12          (10) one member, appointed by the Vermont Center for Independent

13          Living;

14          (11) one member, appointed by the Vermont Developmental Disabilities

15          Council;

16          (12) one member of the Land Access and Opportunity Board;

17          (13) one member, appointed by the American Association of Retired

18          Persons Vermont;

19          (14) the Commissioner of the Department of Housing and Community

20          Development, or designee;

1           (15) one member, appointed by the NeighborWorks of Western

2           Vermont;

3           (16) one member, appointed by the Vermont Mortgage Bankers

4           Association;

5           (17) one member, appointed by the Vermont Bankers Association;

6           (18) one member, appointed by the Association of Vermont Credit

7           Unions;

8           (19) one member, appointed by the Vermont Leagues of Cities and

9           Towns;

10          (20) one member, appointed by the Vermont Assessors and Listers

11          Association;

12          (21) one member, appointed by the Vermont Association of Realtors;

13          and

14          (22) one member, appointed by ADA Inspections Nationwide, LLC.

15          (c) Powers and duties. The Committee shall study the development and

16          implementation of statewide universal design standards for residential

17          buildings, including identification and analysis of the following issues:

18               (1) existing federal and state laws regarding Americans with Disabilities

19          Act, 42 U.S.C. §§ 12101–12213, standards and building codes;

1           (2) existing federal, state, and international best practices and standards  
2           addressing accessibility and adaptability characteristics of single-family and  
3           multiunit buildings; and

4           (3) opportunities and challenges for supporting the residential building  
5           industry in meeting universal design standards, including considerations of  
6           workforce education and training;

7           (4) cost benefits and impacts of adopting a universal design standard for  
8           residential buildings;

9           (5) opportunities and challenges with enforcement of identified  
10          standards; and

11          (6) impacts to the valuation and financing of impacted buildings.

12          (d) Assistance. The Committee shall have the administrative, technical,  
13          and legal assistance of the Office of Legislative Counsel and the Joint Fiscal  
14          Office.

15          (e) Report. On or before November 1, 2025, the Committee shall submit a  
16          written report to the House Committee on General and Housing and the Senate  
17          Committee on Economic Development, Housing and General Affairs with its  
18          findings and any recommendations for legislative action.

19          (f) Meetings.

20                 (1) The member of the House of Representatives shall call the first  
21                 meeting of the Committee to occur on or before June 1, 2025.

1           (2) The Committee shall select a chair from among its members at the  
2 first meeting.

3           (3) A majority of the membership shall constitute a quorum.

4           (4) The Committee shall cease to exist on December 1, 2025.

5           (g) Compensation and reimbursement. For attendance at meetings during  
6 adjournment of the General Assembly, a legislative member of the Committee  
7 serving in the member’s capacity as a legislator shall be entitled to per diem  
8 compensation and reimbursement of expenses pursuant to 2 V.S.A. § 23 for  
9 not more than six meetings. These payments shall be made from monies  
10 appropriated to the General Assembly.

11           (h) Appropriation. The sum of \$200,000.00 is appropriated from the  
12 General Fund in fiscal year 2026 for per diem compensation and  
13 reimbursement of expenses for members of the Committee and to engage the  
14 services of one or more experts as necessary to assist the Committee in its  
15 work pursuant to this section.

16                           \* \* \* Tax Department Housing Data Access \* \* \*

17 **Sec. 5.** 32 V.S.A. § 5404 is amended to read:

18 § 5404. DETERMINATION OF EDUCATION PROPERTY TAX GRAND  
19 LIST

20                           \* \* \*

1 (b) Annually, on or before August 15, the clerk of a municipality, or the  
2 supervisor of an unorganized town or gore, shall transmit to the Director in an  
3 electronic or other format as prescribed by the Director: education and  
4 municipal grand list data, including exemption information and grand list  
5 abstracts; tax rates; an extract of the assessor database also referred to as a  
6 Computer Assisted Mass Appraisal (CAMA) system or Computer Assisted  
7 Mass Appraisal database; and the total amount of taxes assessed in the town or  
8 unorganized town or gore. The data transmitted shall identify each parcel by a  
9 parcel identification number assigned under a numbering system prescribed by  
10 the Director. Municipalities may continue to use existing numbering systems in  
11 addition to, but not in substitution for, the parcel identification system  
12 prescribed by the Director. If changes or additions to the grand list are made  
13 by the listers or other officials authorized to do so after such abstract has been  
14 so transmitted, such clerks shall forthwith certify the same to the Director.

15 \* \* \*

16 \* \* \* Sales & Use Tax Exemption \* \* \*

17 **Sec. 6.**

18 \* \* \* VHFA First Generation Homebuyer Program and Down Payment

19 Assistance Program \* \* \*

20 **Sec. 7.** 32 V.S.A. § 5930u is amended to read:

21 § 5930u. TAX CREDIT FOR AFFORDABLE HOUSING

1 (a) Definitions. As used in this section:

2 \* \* \*

3 (11) “First-generation homebuyer” means a homebuyer who self-attests  
4 that the homebuyer is an individual:

5 (A) whose parents or legal guardians:

6 (i) do not have and during the homebuyer’s lifetime have not had  
7 any residential ownership interest in any state; or

8 (ii) lost ownership of a home due to foreclosure, short sale, or  
9 deed-in-lieu of foreclosure and have not owned a home since that loss; or

10 (B) who has at any time been placed in foster care.

11 \* \* \*

12 (g) Credit allocation.

13 (1) In any fiscal year, the allocating agency may award up to:

14 (A) \$400,000.00 in total first-year credit allocations to all applicants  
15 for rental housing projects, for an aggregate limit of \$2,000,000.00 over any  
16 given five-year period that credits are available under this subdivision (A).

17 (B) \$675,000.00 in total first-year credit allocations for loans or  
18 grants for owner-occupied unit financing or down payment loans as provided  
19 in subdivision (b)(2) of this section consistent with the allocation plan,  
20 including for new construction and manufactured housing, for an aggregate  
21 limit of \$3,375,000.00 over any given five-year period that credits are



1 available under this subdivision (B). Of the total first-year credit allocations  
2 made under this subdivision (B), \$250,000.00 shall be used each fiscal year for  
3 manufactured home purchase and replacement.

4 (C) \$250,000.00 in total in total first-year credit allocations for grants  
5 to first-time homebuyers who are also first-generation homebuyers as provided  
6 in subdivision (b)(3)(D) of this section, for an aggregate limit of \$1,250,000.00  
7 over any given five-year period that credits are available under this subdivision  
8 (C).

9 (2) If the full amount of first-year credits authorized by an award are not  
10 allocated to a taxpayer, the Agency may reclaim the amount not allocated and  
11 re-award such allocations to other applicants, and such re-awards shall not be  
12 subject to the limits set forth in subdivision (1) of this subsection.

13 (h) Credit allocation; Down Payment Assistance Program.

14 (1) In fiscal year 2016 through fiscal year 2019, the allocating agency  
15 may award up to \$125,000.00 in total first-year credit allocations for loans  
16 through the Down Payment Assistance Program created in subdivision (b)(2)  
17 of this section.

18 (2) In fiscal year 2020 through fiscal year 2026, the allocating agency  
19 may award up to \$250,000.00 in total first-year credit allocations for loans  
20 through the Down Payment Assistance Program created in subdivision (b)(3)  
21 of this section.



1 **Sec. 9.** 10 V.S.A. §8504 is amended to read:

2 §8504. APPEALS TO THE ENVIRONMENTAL DIVISION

3 \* \* \*

4 (h) De novo hearing. The Environmental Division, applying the  
5 substantive standards that were applicable before the tribunal appealed from,  
6 shall hold a de novo hearing on those issues that have been appealed, except in  
7 the case of:

8 (1) a decision being appealed on the record pursuant to 24 V.S.A.  
9 chapter 117;

10 (2) a decision of the Commissioner of Forests, Parks and Recreation  
11 under section 2625 of this title being appealed on the record, in which case the  
12 court shall affirm the decision, unless it finds that the Commissioner did not  
13 have reasonable grounds on which to base the decision;

14 (3) a decision from an appropriate municipal panel on a housing  
15 development, in which case to prevail, a party appealing the decision shall  
16 demonstrate the application for the housing development is consistent or  
17 inconsistent with the municipal bylaw or land use regulation that directly  
18 affects the property.

19 \* \* \*

20 (k) Limitations on appeals. Notwithstanding any other provision of this  
21 section:

1 (1) there shall be no appeal from a District Commission decision when  
2 the Commission has issued a permit and no hearing was requested or held, or  
3 no motion to alter was filed following the issuance of an administrative  
4 amendment;

5 (2) a municipal decision regarding whether a particular application  
6 qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject  
7 to appeal;

8 (3) if a District Commission issues a partial decision under subsection  
9 6086(b) of this title, any appeal of that decision must be taken within 30 days  
10 following the date of that decision; ~~and~~

11 (4) it shall be the goal of the Environmental Division to issue a decision  
12 on a case regarding an appeal of an appropriate municipal panel decision under  
13 24 V.S.A. chapter 117 within 90 days following the close of the hearing; ~~and~~

14 (5) except for cases the Court considers of greater importance, appeals  
15 of an appropriate municipal panel decision under 24 V.S.A. chapter 117  
16 involving housing development, take precedence on the docket over other  
17 cases and shall be assigned for hearing and trial or for argument accordingly.

18 \* \* \*

19 \* \* \* Municipal Appeal Standing \* \* \*

20 **Sec. 10.** 24 V.S.A. § 4465 is amended to read:

21 § 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER

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\* \* \*

\* \* \*

(b) As used in this chapter, an “interested person” means any one of the following:

~~(3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, who can demonstrate a physical or environmental impact on the person’s interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality particular injury that is attributable the decision.~~

~~(4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an~~



1 stakeholder group that at a minimum shall be composed of a representative of  
2 environmental interests, attorneys that practice environmental and  
3 development law in Vermont, the Vermont League of Cities and Towns, the  
4 Vermont Association of Planning and Development Agencies, the Vermont  
5 Chamber of Commerce, the Land Access and Opportunity Board, the Office of  
6 Racial Equity, the Vermont Association of Realtors, a representative of non-  
7 profit housing development interests, a representative of for-profit housing  
8 development interests, a representative of commercial development interests,  
9 an engineer with experience in development, the Agency of Commerce and  
10 Community Development, and the Agency of Natural Resources in preparing  
11 the report. The Board shall provide notice of the stakeholder meetings on its  
12 website and each meeting shall provide time for public comment.

13 (b) The report shall at minimum recommend:

14 (1) whether to allow consolidation of appeals at the Board, or with the  
15 Environmental Division of the Superior Court, and how, including what  
16 resources the Board would need, if transferred to the Board, appeals of permit  
17 decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural  
18 Resources can be consolidated with Act 250 appeals;

19 (2) how to prioritize and expedite the adjudication of appeals related to  
20 housing projects, including the use of hearing officers to expedite appeals and  
21 the setting of timelines for processing of housing appeals;

1 (3) procedural rules to govern the Board’s administration of Act 250 and  
2 the adjudication of appeals of Act 250 decisions. These rules shall include  
3 procedures to create a firewall and eliminate any potential for conflicts with  
4 the Board managing appeals and issuing permit decisions and jurisdictional  
5 opinions; and

6 (4) other actions the Board should take to promote the efficient and  
7 effective adjudication of appeals, including any procedural improvements to  
8 the Act 250 permitting process and jurisdictional opinion appeals.

9 (c) The report shall be submitted to the Senate Committees on Economic  
10 Development, Housing and General Affairs and on Natural Resources and  
11 Energy and the House Committee on Environment and Energy.

12 \* \* \* Brownfields \* \* \*

13 **Sec. 16.** 10 V.S.A. § 6641 is amended to read:

14 § 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION;  
15 POWERS

16 (a) There is created the Brownfield Property Cleanup Program to enable  
17 certain interested parties to request the assistance of the Secretary to review  
18 and oversee work plans for investigating, abating, removing, remediating, and  
19 monitoring a property in exchange for protection from certain liabilities under  
20 section 6615 of this title. The Program shall be administered by the Secretary  
21 who shall:



1 \* \* \*

2 (c) When conducting any review required by this subchapter, the Secretary  
3 shall prioritize the review of remediation at a site that contains housing or that  
4 is planned for the construction or rehabilitation of single-family or multi-  
5 family housing.

6 **Sec. 17. BROWNFIELDS PROCESS IMPROVEMENT; REPORT**

7 On or before November 1, 2025 the Secretary of Natural Resources shall  
8 report to the House Committees on Environment and on Housing and General  
9 Affairs and the Senate Committees on Economic Development, Housing, and  
10 General Affairs and on Natural Resources and Energy with proposals to make  
11 the program established pursuant to 10 V.S.A. chapter 159, subchapter 3  
12 (brownfields reuse and liability limitation) substantially more efficient. At a  
13 minimum, the report shall include both of the following:

14 (1) A survey of stakeholders in the brownfields program to identify  
15 areas that present challenges to the redevelopment of contaminated properties,  
16 with a focus on redevelopment for housing. The Secretary shall provide  
17 recommendations to resolve these challenges.

18 (2) An analysis of strengths and weaknesses of implementing a licensed  
19 site professional program within the State. The Secretary shall make a  
20 recommendation on whether such a program should be implemented. If the

1 Secretary recommends implementation, the report shall include any changes to  
2 statute or budget needed to implement this program.

3 **Sec. 18.** 2024 Acts and Resolves No. 87 Sec. 43 is amended to read:

4 Sec. 43. 2023 Acts and Resolves No. 78, Sec. B.1103 is amended to  
5 read:

6 Sec. B.1103 CLIMATE AND ENVIRONMENT – FISCAL YEAR 2024

7 ONE-TIME APPROPRIATIONS

8 \* \* \*

9 (h) In fiscal year 2024, the amount of \$2,500,000 General Fund is  
10 appropriated to the ~~Department of Environmental Conservation~~ Environmental  
11 Contingency Fund established pursuant to 10 V.S.A. § 1283 for the  
12 Brownfields Reuse and Environmental Liability Limitation Act as codified in  
13 10 V.S.A. chapter 159. Funds shall be used for the assessment ~~and cleanup,~~  
14 planning, and cleanup of brownfields.

15 Sec. 19. [Reserved.]

16 \* \* \* VHFA Off-Site Construction \* \* \*

17 **Sec. 20.** VHFA OFF SITE CONSTRUCTION REPORT

18 (a) The sum of \$250,000.00 is appropriated from the General Fund in fiscal  
19 year 2026 to the Department of Housing and Community Development granted  
20 to the Vermont Housing Finance Agency to further develop recommendations  
21 from the 2025 “Opportunities to Utilize Off-Site Construction to Meet

1 Vermont’s Housing, Workforce and Climate Goals” report. The Vermont

2 Housing Finance Agency shall:

3 (1) identify and recommend a set of State policy objectives and  
4 priorities related to off-site housing construction;

5 (2) explore opportunities for using bulk purchases of single- and multi-  
6 family homes produced through off-site construction to achieve lower  
7 construction costs;

8 (3) gather input from potential manufacturers about how to best achieve  
9 cost savings through a bulk purchase program;

10 (4) determine any business planning support needed for existing  
11 Vermont businesses seeking to develop or expand off-site construction;

12 (5) explore creating a working group of neighboring states that  
13 considers a regional market and shared approach; and

14 (6) estimate the funding and structure needed to support greater  
15 development of off-site homes.

16 (b) The Vermont Housing Finance Agency shall submit an interim report  
17 on or before January 15, 2026 to the House Committee on General and  
18 Housing and the Senate Committee on Economic Development, Housing and  
19 General Affairs and a final report on December 15, 2026.

20 \* \* \* Appropriations \* \* \*

1 **Sec. 21. DEPARTMENT OF HOUSING AND COMMUNITY**

2 **DEVELOPMENT; POSITIONS; APPROPRIATION**

3 (a) Three full-time, classified positions are created in the Department of  
4 Housing and Community Development. The sum of \$450,000.00 is  
5 appropriated from the General Fund to the Department in fiscal year 2026 for  
6 the purposes of funding these positions.

7 (b) The sum of \$300,000.00 is appropriated from the General Fund in fiscal  
8 year 2026 for the purposes of funding two existing limited-service positions for  
9 fiscal years 2026 and 2027. One limited-service position shall provide  
10 technical assistance to municipalities, nonprofit organizations, and private  
11 developers to aid in the development of infill and missing middle-income  
12 housing through the Homes for All initiative. One limited-service position  
13 shall coordinate funding to distribution amongst State entities and gather and  
14 analyze housing data to ensure efficient use of funds.

15 **Sec. 22. APPROPRIATIONS**

16 The following shall be appropriated from the General Fund in fiscal year  
17 2026:

18 (1) The sum of \$40,000,000.00 to the Vermont Housing Conservation  
19 Board to provide support and enhance capacity for the production and  
20 preservation of affordable mixed-income rental housing and homeownership  
21 units, including improvements to manufactured homes and communities,

1 permanent homes and emergency shelter for those experiencing homelessness,  
2 recovery residences, and housing available to farm workers, refugees, and  
3 individuals who are eligible to receive Medicaid-funded home- and  
4 community-based services.

5 (2) The sum of \$39,835,000.00 to the Department of Housing and  
6 Community Development for the following purposes:

7 (A) \$15,000,000.00 granted to the Vermont Housing Finance Agency  
8 to continue implementation of the Middle-Income Homeownership  
9 Development Program;

10 (B) \$15,000,000.00 granted to the Vermont Housing Finance Agency  
11 to continue implementation of the Rental Housing Revolving Loan Fund;

12 (C) \$9,100,000.00 granted to the Vermont Bond Bank to implement  
13 the Vermont Infrastructure Sustainability Fund;

14 (D) \$500,000.00 granted to the five NeighborWorks America  
15 affiliated HomeOwnership Centers for the purpose of providing homebuyer  
16 education, financial literacy counseling, and foreclosure prevention programs;  
17 and

18 (E) \$235,000.00 granted to Homeshare Vermont for the purpose of  
19 funding case management positions and an intake coordinator.

20 (3) The sum of \$2,635,000.00 to the Agency of Human Services for the  
21 following purposes:

1           (A) \$2,000,000.00 to implement the Resident Services Program  
2           established in Sec. 88 of 2024 Acts and Resolves 181; and

3           (B) \$400,000.00 granted to Cathedral Square to continue the Support  
4           and Services at Home (SASH) for All pilot program.

5           (4) The sum of \$373,000.00 to the Vermont State Colleges System for  
6           the purpose of supporting the creation of new apprenticeships, curriculum  
7           development, employer partnerships, and faculty training in the field of  
8           heating, ventilation, and air conditioning. The Vermont State Colleges System  
9           shall, on or before January 31, 2027, issue a report to the House Committee on  
10           General and Housing and the Senate Committee on Economic Development,  
11           Housing, and General Affairs describing how the funds appropriated pursuant  
12           to this section have been spent, how any remaining funds appropriated  
13           pursuant to this section will be spent, and how the creation of these new  
14           programs have improved workforce development issues in the State.

15           (5) The sum of \$149,500 to the Department of Labor to grant to the  
16           Vermont Chapter of the Association of General Contractors for the purpose of  
17           promoting and expanding their training and certification programs specific to  
18           construction and the building trades. The Vermont Association of General  
19           Contractors shall, on or before January 31, 2027, issue a report to the House  
20           Committee on General and Housing and the Senate Committee on Economic  
21           Development, Housing and General Affairs describing how the funds

1 appropriated pursuant to this section have been spent, how any remaining  
2 funds appropriated pursuant to this section will be spent, and how the  
3 expansion of their programs have improved workforce development issues in  
4 the State.

5 **Sec. 23.** EFFECTIVE DATE

6 This act shall take effect on July 1, 2025.

DRAFT