



Update on Housing Initiatives and Administration Priorities

January 8, 2026



CONTEXT: What have we done?

INVESTED: Over **\$700M** of state and federal funds invested in housing unit creation during FY21-FY25

- Affordable Housing, Age-specific Housing, Substance use Recovery Housing, Moderate Income

INNOVATED: Created new programs with high efficiency and new unit creation networks

- MHIR: Manufactured Housing Communities
- VHIP: Reinvestment in Dilapidated Structures & Conversion of Commercial to Residential
- Homes for All Initiative: Broaden the base of small-scale developers
- VHFA Middle-Income Homeownership Development Program & Rental Revolving Loan Fund

REINVIGORATED: Utilized tools for Infrastructure Investment & Site Cleanup

- Brownfields Revitalization Fund, Healthy Homes Fund, Tax Increment Financing (TIF), CHIP

REFORMED: Regulatory & Financing Reform

- Statewide Reform of Local Zoning – **HOME Act (Act 47 of 2023)**
- Statewide Land Use and Permitting Reform – **Act 181 of 2024**
- Housing Infrastructure Financing and Investments – **Act 69 of 2025**

January 5, 2026

Questions? VHIP@vermont.gov

Vermont Housing Improvement Program - All Iterations

Since 2020, the Vermont Housing Improvement Program (VHIP) has created new affordable housing units. Administered by Vermont's five regional Homeownership Centers, these units serve Vermont's most vulnerable populations, including people exiting homelessness, refugees, survivors of domestic abuse, and people exiting foster care and incarceration. The program has gone through multiple iterations since its creation, but the commitment to expand the affordable housing stock for a minimal public investment has remained.



Beautiful! I have been watching this rehabilitation process on my commute. Such an awesome rescue!
- Elizabeth Vant, Neighbor



BEFORE



AFTER

Complete gut rehab in Brandon, creating three new 3-bedroom units to serve vulnerable Vermonters.

Upcoming



368

Completed



783

\$45.2M

Total Granted

\$43.5M

Estimated Property Owner Investment

4,405

Years of Affordability

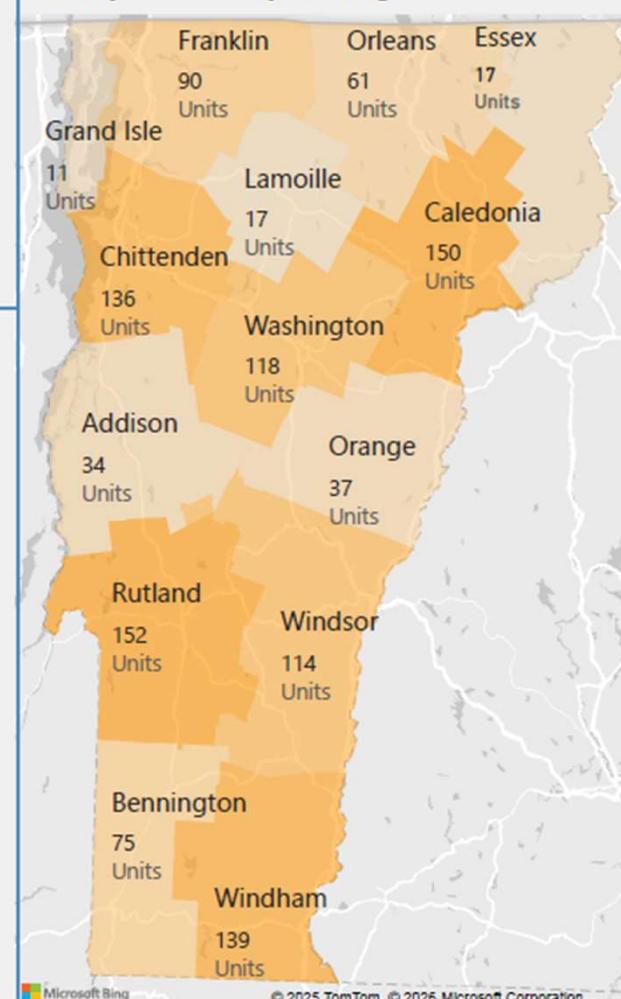
1,151

Units Funded

\$39K

Average Award per Unit

Completed & Upcoming



CONTEXT: What have we done?

HOME Act (Act 47 of 2023)

Primary focus: Municipal Planning & Bylaws

Goal: Reduce barriers to housing at the local level, enabling greater housing density, especially in areas with municipal water and sewer.

Reforms:

- Duplexes in all residential zoning areas
- Mandatory Density Standards, including 1/5-acre cap on minimum lot size in W&S areas
- Multi-unit up to 4 units in areas served by municipal sewer and water
- Caps on minimum parking requirements in zoning (1 per unit in W&S area, 1.5 per unit elsewhere)
- Statewide and Regional Housing Targets established

CONTEXT: What have we done?

Act 181 of 2024

Primary focus: Statewide Land Use Permitting (Act 250 jurisdiction)

Goal: Reduce barriers to housing at the state level, streamline permitting, enable greater density.

Reforms:

- Establishes new Land use Review Board (LRB) to replace Natural Resources Board (NRB)
- Enacted immediate 'Interim Exemptions' to Act 250 for Housing
- Established new location-based jurisdiction of Act 250
 - Tier 1A & 1B: New Exemptions for Centers
 - Tier 2: Maintained Jurisdiction + Road Rule (outside of Tier 1A & 1B)
 - Tier 3: New Expanded Critical Resource Jurisdiction
- DHCD must measure progress toward the Housing Targets

CONTEXT: What have we done?

Act 69 of 2025

Primary focus: Housing Infrastructure Investments

Goal: Provide financing and funding mechanisms for infrastructure to support housing development.

Reforms:

- Established a project-based TIF program, the Community & Housing Infrastructure Program (CHIP)
 - Up to **\$2B** of financing (\$up to \$200M per year) over 10 years
- Funded the Vermont Infrastructure Sustainability Fund (VISF)
 - \$7.5M for Bond Bank fund

CONTEXT: Executive Order 06-25 Overview

Regulatory Relief for Residential Construction

- Wetlands – rulemaking underway
- Energy Codes – rulemaking underway

Permitting Process Improvement

- Permitting Timelines and Priority
- Fee relief
 - Deferred Payment of fees
 - Requests proposals to reduce fees

Permitting & Housing Teams

- Permit Modernization task force & Multi-Disciplinary Team
- Governor's Housing Leadership Team

State-owned lands

- Inventory of state-owned lands potentially suitable for housing
- Develop Expedited Disposal Process

Brownfields

- BERA Program extended
- Requests proposals to improve DEC's method for adopting soil standards

Appeals Recommendations to Judiciary

Statewide & Regional Housing Targets

Housing Targets established in Act 47 of 2023 (the HOME Act):

“To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide **Housing Needs Assessment**; current and expected demographic data; the current **location, quality, types, and cost of housing**; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title... The regional planning commission’s assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.”

Report on Housing Targets Progress established in Act 181 of 2024:

“(a) Upon publication of the Statewide Housing Needs Assessment setting out the statewide and regional housing targets required pursuant to 24 V.S.A. § 4348a, the Department of Housing and Community Development, in coordination with regional planning commissions, shall develop metrics for measuring progress toward the statewide and regional housing targets,”

Housing Targets

To accommodate **projected household growth** and meet other **current housing market needs**, Vermont will need to produce between 3,160 and 6,880 homes per year.

In 2010-2020, Vermont's housing stock increased by an average rate of 0.4% (1,178 homes per year).

Total additional home targets, 2025-2030 and 2025-2050

Region	2025-2030		2025-2050	
	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwest Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers-Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
Vermont	27,867	41,185	79,018	172,044

2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.

2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.

All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.

Local Housing Targets - CCRPC

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES			ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #'S*		
		LOW # and %	MID # and %	HIGH # and %		LOW	MID	HIGH
BOLTON	550	59 11%	118 21%	177 32%	6	2	5	7
BUEL'S GORE	12	1 11%	3 21%	4 32%	0	0	0	0
BURLINGTON	18,245	3,557 19%	7,120 39%	10,683 59%	77	142	285	427
CHARLOTTE	1,643	176 11%	353 21%	530 32%	6	7	14	21
COLCHESTER	7,673	848 11%	1,697 22%	2,546 33%	39	34	68	102
ESSEX	4,889	1,233 25%	2,467 50%	3,702 76%	51	49	99	148
ESSEX JUNCTION	4,955	1,462 30%	2,927 59%	4,392 89%	52	58	117	176
HINESBURG	2,071	375 18%	752 36%	1,128 54%	16	15	30	45
HUNTINGTON	876	94 11%	188 21%	282 32%	6	4	8	11
JERICHO	2,014	210 10%	419 21%	629 31%	10	8	17	25
MILTON	4,515	640 14%	1,282 28%	1,923 43%	42	26	51	77
RICHMOND	1,729	202 12%	404 23%	606 35%	8	8	16	24
SHELBOURNE	3,529	802 23%	1,605 45%	2,409 68%	33	32	64	96
SOUTH BURLINGTON	9,921	3,788 38%	7,583 76%	11,378 115%	142	152	303	455
ST. GEORGE	314	34 11%	67 21%	101 32%	2	1	3	4
UNDERHILL	1,313	141 11%	282 21%	423 32%	9	6	11	17
WESTFORD	899	96 11%	193 21%	290 32%	6	4	8	12
WILLISTON	4,725	1,402 30%	2,807 59%	4,212 89%	70	56	112	168
WINOOSKI	3,665	663 18%	1,327 36%	1,991 54%	27	27	53	80
COUNTY TOTAL	73,538	15,783 21%	31,595 43%	47,407 64%	602	631	1,264	1,896



Housing Development Dashboard

Measuring progress towards Vermont's 2030 Housing Targets (BETA v0.1)

Select Region
 Statewide

Select Town
No Town Selected

Filter Map
2021-Cu

2025-2030

Target

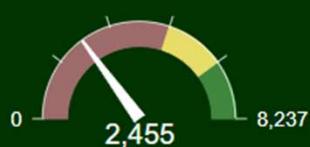
41,184

Annual need: 8,237

On Pace to Build

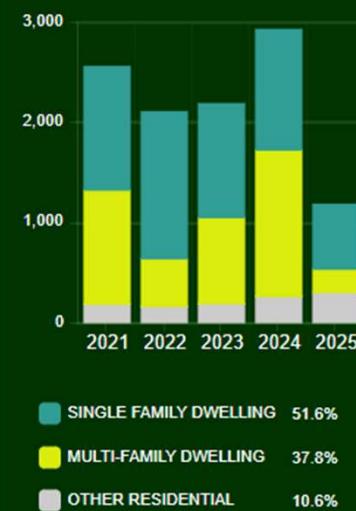
12,273

Annual avg: 2,455

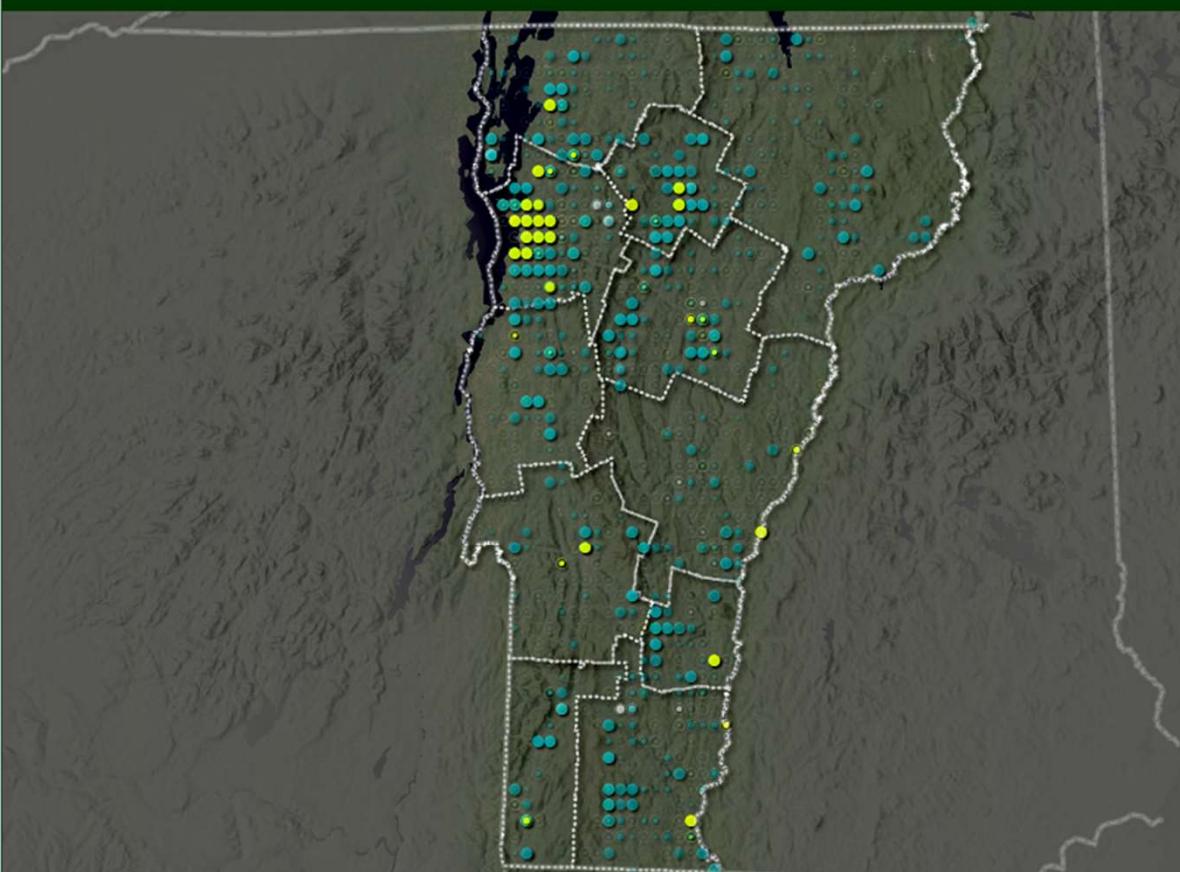


Annual Home Construction: 2021-2024
Average vs Target

Units Built



New **Single** and **Multi** Family Homes (2021-Current)



Earthstar Geographics | VCGI, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Energy, Energy Information Administration

What are we doing to leverage these reforms,
and where are we heading next?

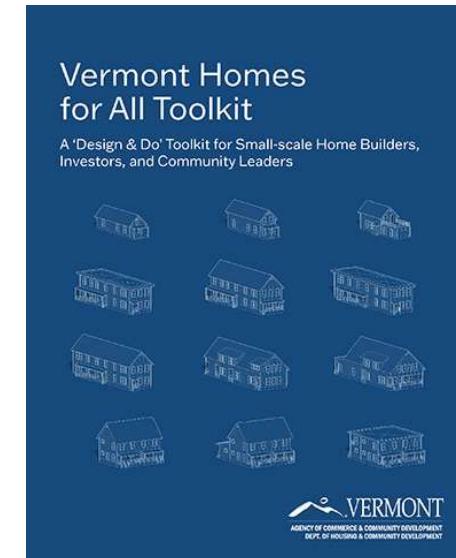
UNDERWAY: Homes for All Initiative



**Homes for All phase I:
Design & Do Toolkit**
Published: March 2024

**Homes for All phase II:
H4A Training Cohort**
Workshops begin February 2026

**Homes for All phase III:
802 Homes catalogue of pre-
approved 1-4 –unit designs**
*Pilots underway in Essex Junction,
Hartford, and Manchester*





SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to-build housing

802 Homes



Age-In-Place

Narrow Lot

Village

Side-by-Side

"Telescoping Home"
Aggregation Pattern



Illustration Credit: Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England by Thomas C. Hubka

Variants on Base Model



Variants on Base Model

Neighborhood Infill Case Studies

Rutland City

Vermont Agency of Commerce & Development

Rutland City Case Study Parcel
Parcel Address: 104 South Street

Infrastructure & Regulatory Constraints

Water Access	Municipal
Wastewater Access	Municipal
Max # of Dwelling Units Allowed	4 units
# Parking Spaces Per Unit	no parking
Setbacks (Front / Side / Rear)	20' / 10' / 20' - 50' (20% of lot depth)
Minimum Lot Size	0.21 ac / 8,747 m ²

Context & Goals

This vacant corner site is walking distance to Rutland's train station and bike path, shopping center, and the surrounding grid of streets. This gridded neighborhood is highly walkable with many existing and new developments ranging from one to three and a half stories. The corner of this site is already engaged in a gut rehab of a property to free blockage of the street. The goal of this site is to maximize its potential as a rental property for one and two-bedroom units.

Siting Considerations

The site is flat and relatively unconstrained for a dense neighborhood. The one South Street is the primary frontage and has a mix of existing and new buildings past. Primary siting considerations are preserving the existing buildings on South Street as the primary frontage, preserving existing mature trees, fitting in the existing context, and arranging the parking to allow for the primary access to the site while ensuring convenient and accessible access to the rear lot.

Home Typology Considerations

The Side-by-Side Plus One, with its square footprint and naturally efficient interior layout, was chosen for this site for three reasons:

1. Its dimensions fit the developable lot area well.
2. The unit types and sizes are a good fit for local housing need.
3. It works well with a corner lot that can accommodate efficient side parking, preserving more usable open space.

Development Metrics

Number of Units	3 Units
Number of Bedrooms per Unit	(1) 1 Bedroom, (2) 2 Bedroom
Unit Type (Age-Friendly)	Multi-generational, 2D/Conventional
Ground Square Footage per Unit	634 ft ² / 1,000 ft ² / 1,000 ft ²
Building Footprint	40' x 40'

194 Part 3. Community Infill Design Vermont Homes for All Toolkit

Vermont Department of Housing & Community Development

Site Plan

The site plan anticipates the building sitting close to the street to activate the South Street sidewalk and the opportunity to engage the walkable neighborhood. This position on the parcel also helps prevent the building from being isolated with a segregated ramp to the rear accessible unit and ample usable open space associated with the corner lot. The placement of the building to the northern side of the site will increase the building's appealing south-facing kitchen garden opportunities.

Buildout Visualization

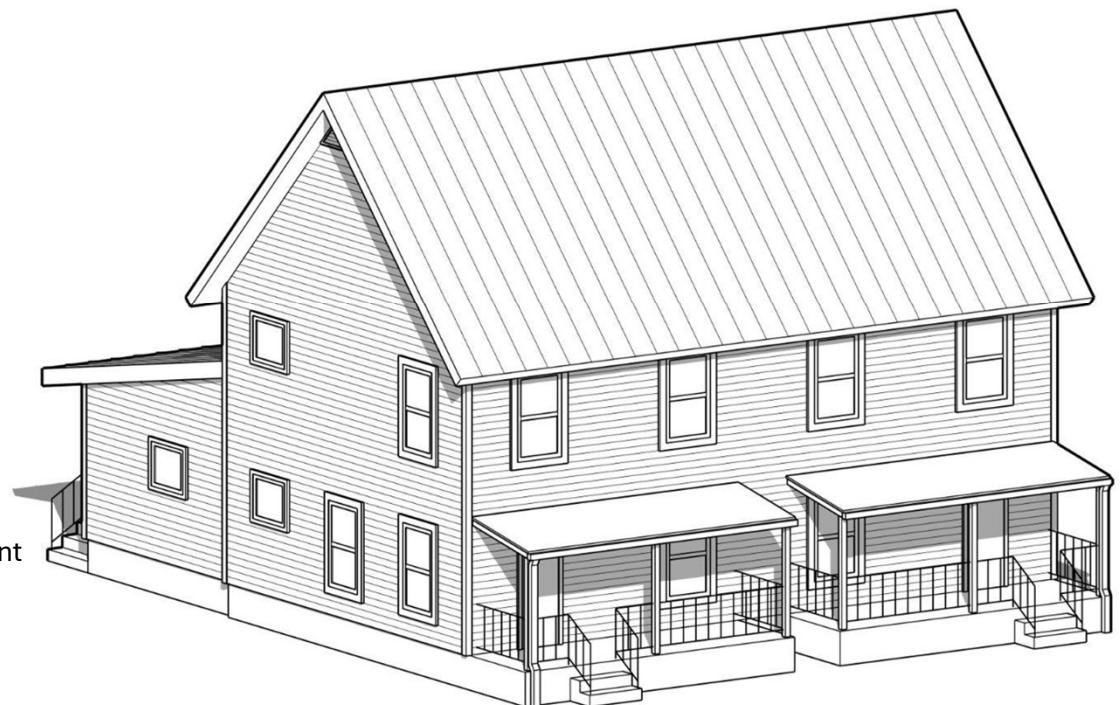
A pitched roof form has been selected to align with the neighborhood. The building design could be further tailored to its context by adding design features that reflect the surrounding neighborhood front porch culture. This typology also allows for the integration of rear-facing second floor porches. The rear accessible unit on the first floor if desired at a future point.

195 Part 3. Community Infill Design

Home Typology Considerations

The Side-by-Side Plus One, with its square footprint and naturally efficient interior layout, was chosen for this site for 4 reasons:

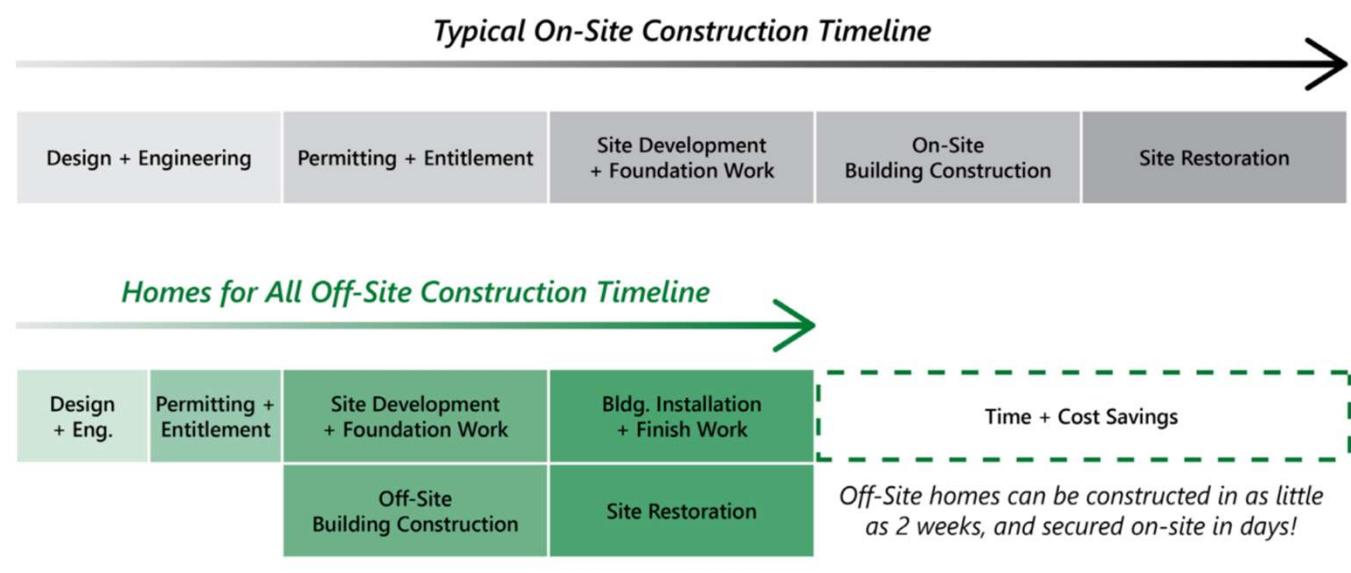
- Its dimensions fit the developable lot area well.
- The unit types and sizes are a good fit for local housing need.
- It works well with a corner lot that can accommodate efficient side parking, preserving more usable open space.
- The pitched roof form aligns with the norms of nearby homes



UNDERWAY: Off-Site Construction Efforts

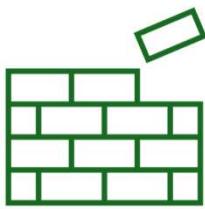
Steps to foster more off-site construction in Vermont:

- Improve lender familiarity and underwriting comfort through education
- Adopt statewide off-site construction code
- Align state & local permitting and inspection processes with in-factory construction (shift inspection and other processes to the factory)
- Statewide pre-approved designs
- Signature modular demonstration project



*Diagram adapted from T. Salama, Modular Building Institute, 2016

Up next: 2026 Legislative Proposals



Expand by-right housing for infill housing designs to all municipalities statewide

- The **802 Homes** initiative will put 10 construction-ready, context-sensitive plans of **ADUs, Single-family homes, and 3- and 4-unit multifamily buildings** in the hands of small-scale developers to accelerate the timeline from site selection to move-in day.
- This proposal will make certain designs pre-approved statewide – including 802 Homes designs – as of July 1, 2027, providing greater predictability, and reduced time and cost for new housing construction.
- Timeline includes 1-year comment and feedback period following current pilot.



Incorporate Housing Targets in municipal planning

Act 47 of 2023 (the HOME Act) established statewide and regional housing targets which have been used to establish municipal housing targets statewide. This provision will require that municipal plans:

- demonstrate how the municipality will accommodate their housing targets, *or if they cannot,*
- the municipality must catalogue the constraints to achieving the housing targets.