

Vermont Housing Improvement Program - All Iterations

January 5, 2026

Questions? VHIP@vermont.gov

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.

Coronavirus Relief

State Fiscal Recovery

State Funds



Beautiful! I have been watching this rehabilitation process on my commute. Such an awesome rescue!

- Elizabeth Vant, Neighbor



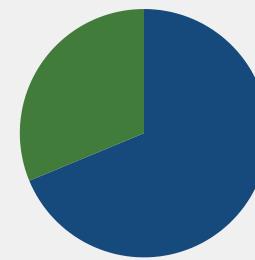
BEFORE



AFTER

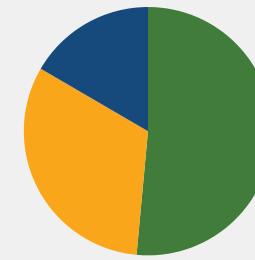
Complete gut rehab in Brandon, creating three new 3-bedroom units to serve vulnerable Vermonters.

Upcoming



368

Completed



783

\$45.2M

Total Granted

\$43.5M

Estimated Property Owner Investment

4,405

Years of Affordability

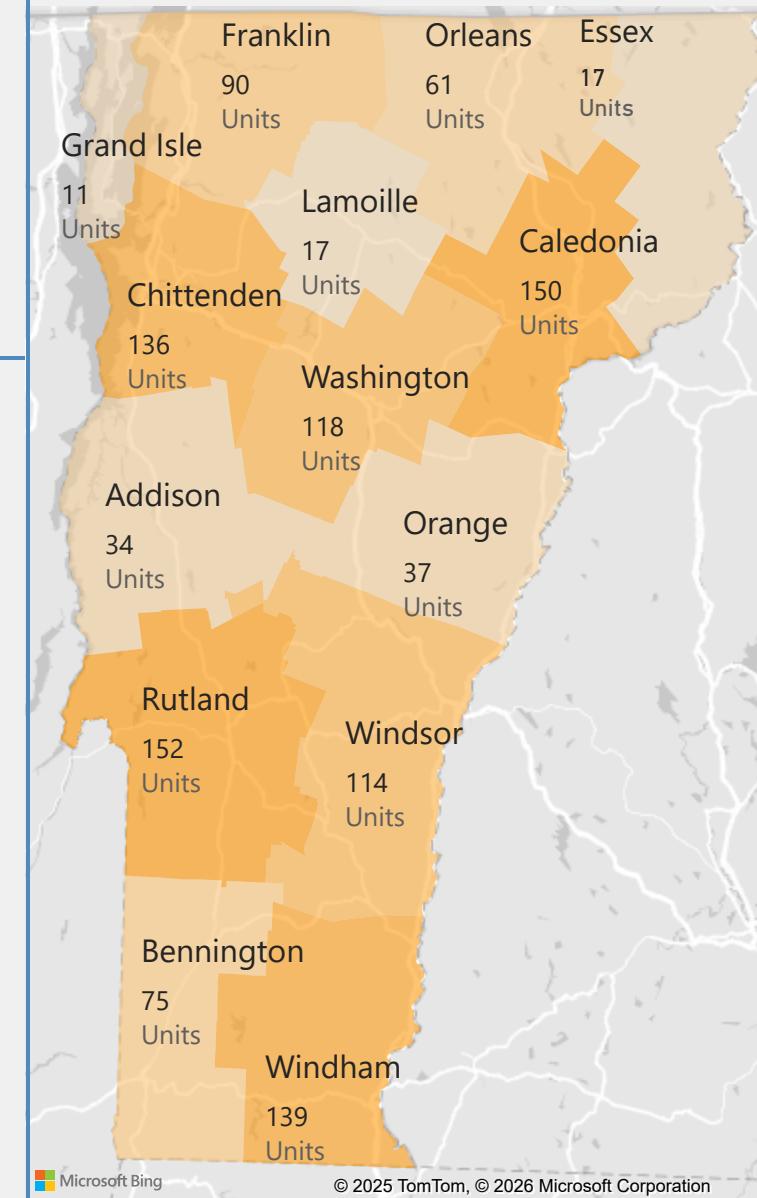
1,151

Units Funded

\$39K

Average Award per Unit

Completed & Upcoming

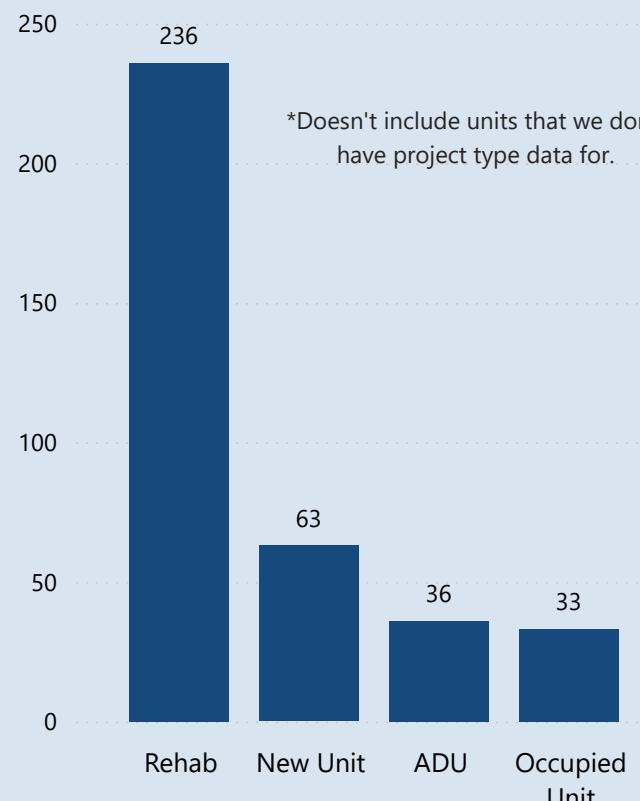


Vermont Housing Improvement Program 2.0

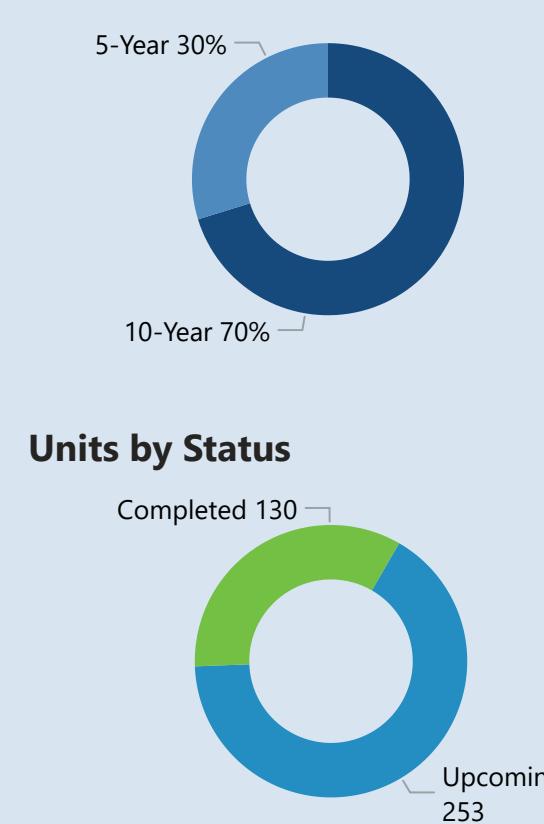
January 5, 2026
Update Date

Building on the insights from previous iterations, VHIP 2.0 enhances the commitment to expanding affordable housing by introducing limited new construction awards and a 10-year forgivable loan option, complementing the existing 5-year grants. The new option incentivizes landlords to rent units at fair market prices, without requiring referrals from Coordinated Entry Organizations. VHIP 2.0 is funded by State General Funds.

Units by Project Type



Units by Compliance Period



Units by Status



10-Year

5-Year



\$17.2M

Total Granted

\$20.5M

Property Owner Investment Est.

565

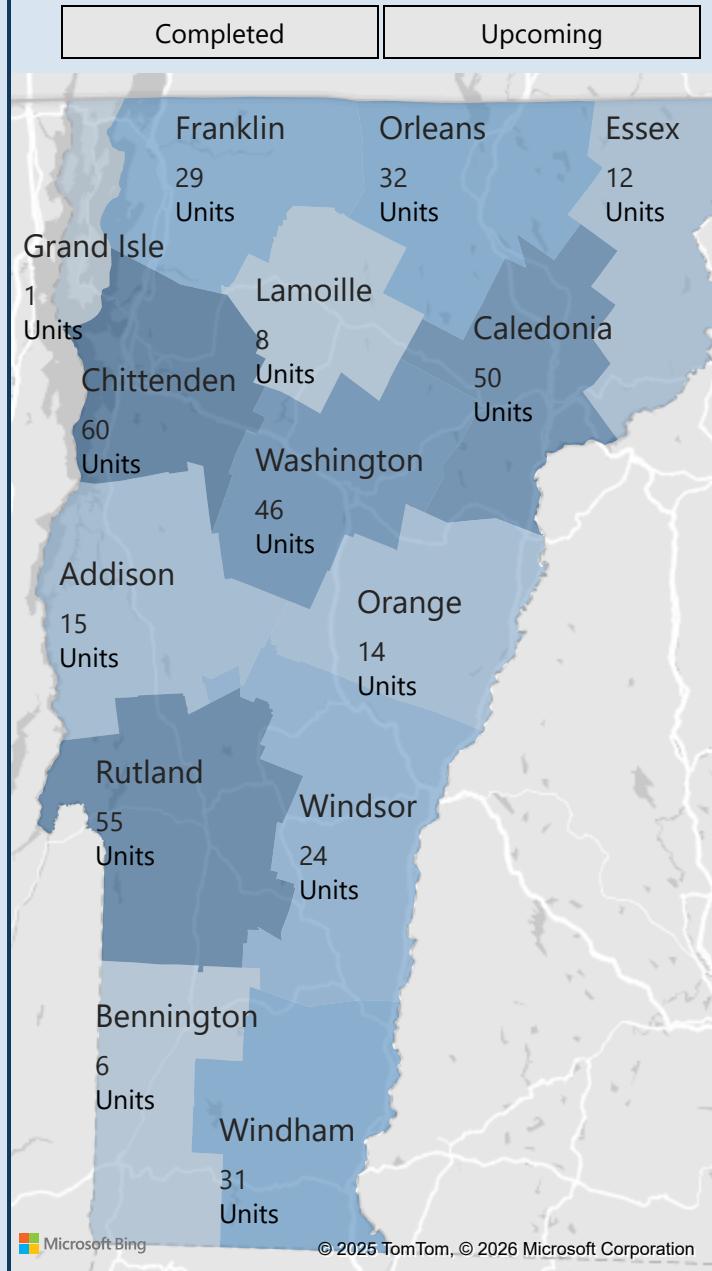
Years of Affordability

383

Units Funded

\$45K

Average Award per Unit

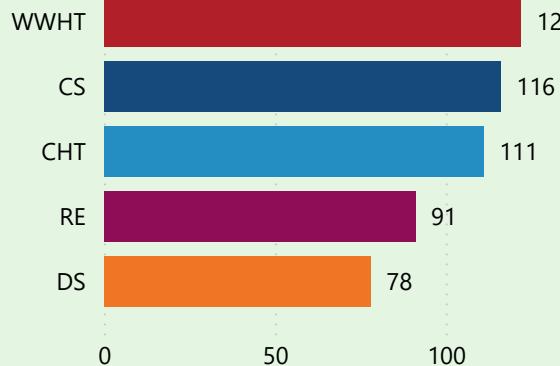


Vermont Housing Improvement Program 1.0

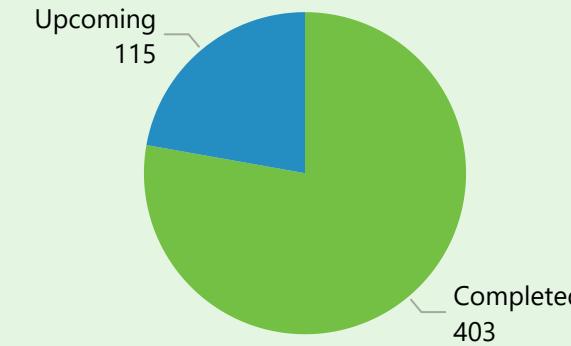
January 5, 2026
Update Date

VHIP 1.0 aims to tackle two key challenges in the state: the decline in rental unit quality and the difficulty homeless assistance programs face in securing suitable housing for clients. This version of the program includes a 5-year compliance period, requiring projects to uphold HUD Fair Market Rents and collaborate with Coordinated Entry Lead Organizations to find suitable tenants transitioning from homelessness (ADUs are exempt). VHIP 1.0 is financed by State Fiscal Recovery Funds.

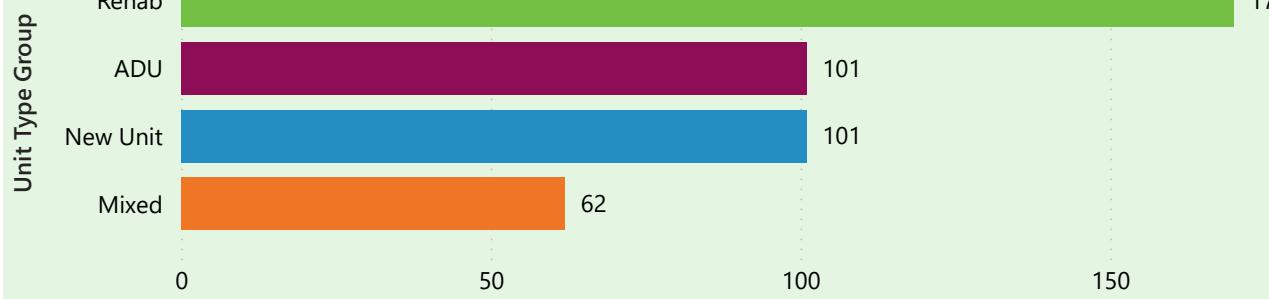
Units by HOC



Units by Status



Units by Project Type



*Does not include units that we do not have project type data for.



\$21.6M

Total Granted

\$21.8M

Property Owner Investment Est.

2,590

Years of Affordability

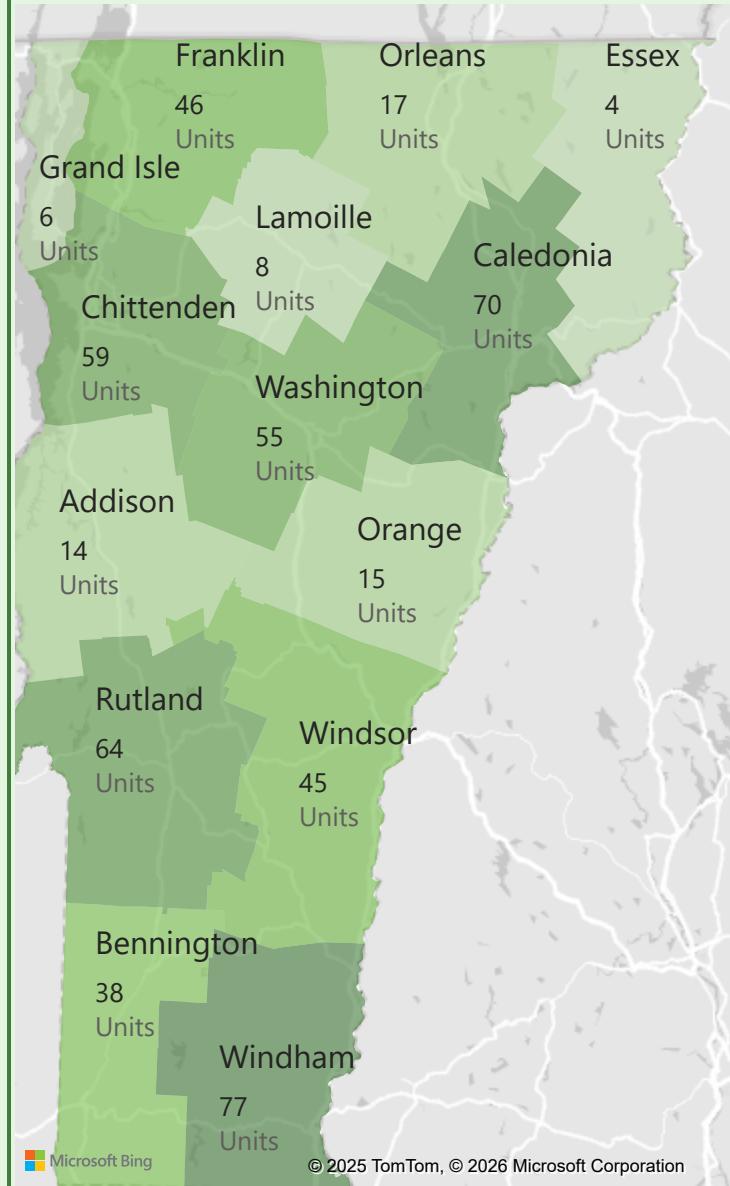
518

Units Funded

\$42K

Average Award per Unit

Completed	Upcoming
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Microsoft Bing

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Completed Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	16	27	1,087,177.00
Bennington	37	72	2,353,563.00
Caledonia	56	109	3,843,622.06
Chittenden	65	80	3,178,512.47
Essex	5	8	245,000.00
Franklin	31	66	2,230,996.85
Grand Isle	5	9	357,000.00
Lamoille	10	17	580,590.00
Orange	13	25	1,086,949.83
Orleans	24	39	1,529,458.00
Rutland	49	93	3,297,063.00
Washington	47	79	2,900,520.44
Windham	30	75	2,530,365.42
Windsor	46	84	2,814,648.29
Total	434	783	28,035,466.36

Completed Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	101	155	5,766,509.32
CS	102	192	6,737,803.00
DS	72	125	4,684,939.69
RE	83	152	5,501,200.64
WWHT	76	159	5,345,013.71
Total	434	783	28,035,466.36

Ongoing Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	4	7	290,000.00
Bennington	2	3	110,000.00
Caledonia	18	41	1,920,000.00
Chittenden	29	56	2,530,745.00
Essex	4	9	410,000.00
Franklin	16	24	1,260,000.00
Grand Isle	2	2	100,000.00
Orange	7	12	530,000.00
Orleans	10	22	855,000.00
Rutland	17	59	2,750,000.00
Washington	22	39	1,980,000.00
Windham	27	64	3,022,225.00
Windsor	18	30	1,390,000.00
Total	176	368	17,147,970.00

\$45.2M

Total Granted

1,151

Total Units

\$43.5M

Estimated Property Owner Investment

368

Upcoming Units

\$39K

Average Award per Unit

783

Units Complete

93%

Successfully Placed Tenants

12.4

Average of Months to Completion

Ongoing Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	47	82	3,890,745.00
CS	23	69	3,150,000.00
DS	29	51	2,510,000.00
RE	32	72	3,185,000.00
WWHT	45	94	4,412,225.00
Total	176	368	17,147,970.00

Unit Type Group

ADU	Mixed	New Unit	Occupied Unit	Rehab	Structural
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Compliance Period

10-Year	5-Year
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Completed Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	2	9	290,000.00
Bennington	2	3	150,000.00
Caledonia	18	24	970,189.00
Chittenden	18	20	859,019.00
Essex	1	3	75,000.00
Franklin	8	12	490,134.00
Lamoille	2	8	240,000.00
Orange	3	3	150,000.00
Orleans	7	11	510,000.00
Rutland	5	7	294,000.00
Washington	11	16	642,324.00
Windham	2	5	250,000.00
Windsor	6	9	430,000.00
Total	85	130	5,350,666.00

Ongoing Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	3	6	240,000.00
Bennington	2	3	110,000.00
Caledonia	12	26	1,310,000.00
Chittenden	17	40	1,790,000.00
Essex	4	9	410,000.00
Franklin	12	17	910,000.00
Grand Isle	1	1	50,000.00
Orange	6	11	480,000.00
Orleans	9	21	805,000.00
Rutland	12	48	2,280,000.00
Washington	18	30	1,590,000.00
Windham	15	26	1,262,225.00
Windsor	12	15	660,000.00
Total	123	253	11,897,225.00

Completed Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	26	32	1,349,153.00
CS	9	19	734,000.00
DS	16	27	1,032,324.00
RE	26	38	1,555,189.00
WWHT	8	14	680,000.00
Total	85	130	5,350,666.00

Ongoing Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	30	58	2,750,000.00
CS	17	57	2,630,000.00
DS	24	41	2,070,000.00
RE	25	56	2,525,000.00
WWHT	27	41	1,922,225.00
Total	123	253	11,897,225.00

\$17.2M

Total Granted

\$20.5M

Estimated Property Owner Investment

\$45K

Average Award per Unit

383

Total Units

253

Upcoming Units

130

Units Complete

98%

Successfully Placed Tenants

6.2

Average of Months to Completion

Unit Type Group

ADU	New Unit	Occupied Unit	Rehab	Structural
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Compliance Period

10-Year	5-Year
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Completed Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	11	13	650,000.00
Bennington	19	38	1,479,396.00
Caledonia	23	55	1,983,450.00
Chittenden	33	43	1,906,000.00
Essex	3	4	140,000.00
Franklin	10	39	1,340,000.00
Grand Isle	2	5	250,000.00
Lamoille	7	8	310,590.00
Orange	6	14	700,000.00
Orleans	11	16	659,458.00
Rutland	24	53	2,264,974.00
Washington	25	46	1,805,000.00
Windham	15	39	1,660,240.00
Windsor	20	30	1,180,000.00
Total	209	403	16,329,108.00

Ongoing Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	1	1	50,000.00
Caledonia	6	15	610,000.00
Chittenden	12	16	740,745.00
Franklin	4	7	350,000.00
Grand Isle	1	1	50,000.00
Orange	1	1	50,000.00
Orleans	1	1	50,000.00
Rutland	5	11	470,000.00
Washington	4	9	390,000.00
Windham	12	38	1,760,000.00
Windsor	6	15	730,000.00
Total	53	115	5,250,745.00

\$21.6M

Total Granted

518

Total Units

\$21.8M

Estimated Property Owner Investme...

115

Upcoming Units

\$42K

Average Award per Unit

403

Units Complete

Completed Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	45	87	3,496,000.00
CS	54	104	4,394,370.00
DS	38	68	2,815,590.00
RE	37	75	2,782,908.00
WWHT	35	69	2,840,240.00
Total	209	403	16,329,108.00

Ongoing Projects by HOC

HOC	Projects	Units	Amount Granted
CHT	17	24	1,140,745.00
CS	6	12	520,000.00
DS	5	10	440,000.00
RE	7	16	660,000.00
WWHT	18	53	2,490,000.00
Total	53	115	5,250,745.00

88%

Successfully Placed Tenants

11.5

Average of Months to Completion

Unit Type Group

ADU	Mixed	New Unit	Rehab

Projects by County

COUNTY	Projects	Units	Amount Granted
Addison	3	5	147,177.00
Bennington	16	31	724,167.00
Caledonia	15	30	889,983.06
Chittenden	14	17	413,493.47
Essex	1	1	30,000.00
Franklin	13	15	400,862.85
Grand Isle	3	4	107,000.00
Lamoille	1	1	30,000.00
Orange	4	8	236,949.83
Orleans	6	12	360,000.00
Rutland	20	33	738,089.00
Washington	11	17	453,196.44
Windham	13	31	620,125.42
Windsor	20	45	1,204,648.29
Total	140	250	6,355,692.36

\$6.4M

Total Granted

\$25K

Average Award per Unit

98%

Successfully Placed Tenants

250

Total Units

Projects by HOC

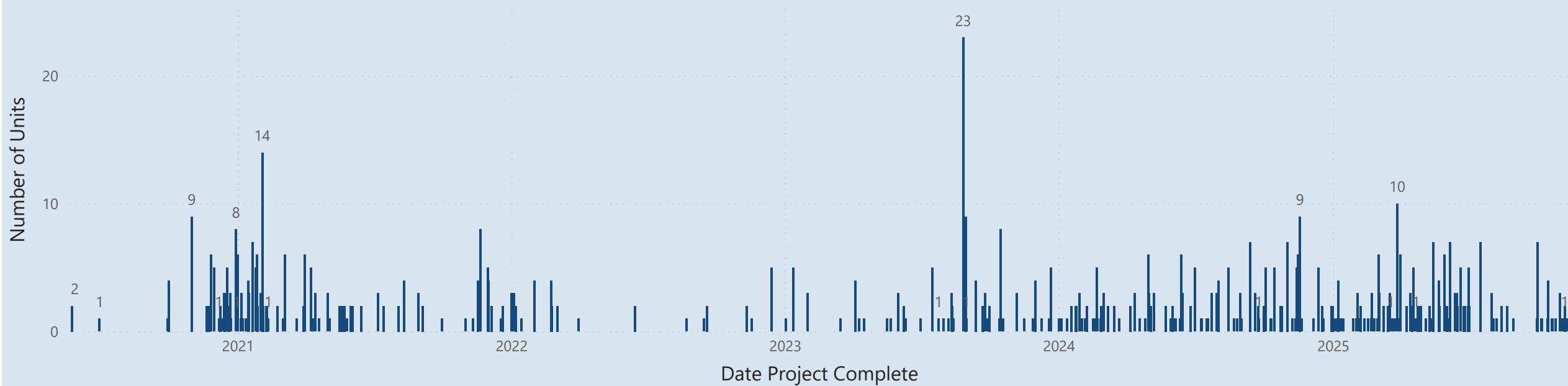
HOC	Projects	Units	Amount Granted
CHT	30	36	921,356.32
CS	39	69	1,609,433.00
DS	18	30	837,025.69
RE	20	39	1,163,103.64
WWHT	33	76	1,824,773.71
Total	140	250	6,355,692.36

\$1.3M

Estimated Property Owner Investment

Based on 20% match requirement since we don't have estimated project costs.

Completion Date



End of Compliance Period

