

Community Housing Network Legislative Priorities 2026

The community housing network supports the following as top priorities for the 2026 legislative session and will focus on these items. There are other housing initiatives that we may support or oppose, but these are our priorities.

A. Supporting Housing Programs That Work

The network supports continued funding for programs that create, preserve, and support access to housing, such as base funding the Vermont Housing & Conservation Board, Vermont's Affordable Housing Tax Credits, Vermont Housing Improvement Program, and investments in manufactured home communities.

B. Funding for Permanently Affordable Housing

Vermont's Housing Needs Assessment projects a housing shortage of about 30,000 homes by 2030, with about 15,000 homes needed for households earning less than 80% of the HUD Area Median Income and 5,000 needed for households earning between 80% and 120% of HUD AMI. Both of these groupings – amounting to two-thirds of the housing needed – require State investment to create affordability and to create a lasting solution, the investment should come with permanent affordability covenants. Without new appropriations for permanently affordable housing, the State will be on track to create between 150-200 homes per year instead of the 4,000 needed. We call on the Administration and Legislature to appropriate \$45 million in housing capital in addition to base funding for existing programs.

C. Addressing Cost

Housing development faces long, multi-layered approval and appeals processes that add years and cost to building. We support a more predictable and expedited pathway for housing that meet defined affordability, environmental, and location standards that match the State's priorities. Addressing other construction material, regulatory, or energy requirements that drive up cost is critical to build as much housing as possible.

D. Landlord-Tenant Law and Community Safety

The eviction process is lengthy and costly for landlords and impacts the wellbeing of other residents of properties. Tenants should also be protected from no-cause evictions and unreasonable rent increases. Property owners need clearer legal tools and consistent statewide guidance to address trespassing quickly and safely, in coordination with local law enforcement and service partners.

E. Preventing Additional Homelessness

The State has an opportunity to shore up the housing of people with federal Housing Choice Vouchers and avoid a spiraling loss of rental subsidy and ensuing homelessness for our most vulnerable Vermonters. We support the State's Public Housing Authorities' proposal to ensure we sustain as many federal vouchers as possible.