

Federally Funded Housing Vouchers

A Lifeline Under Threat

Vermont Summary

A Presentation for House Committee on General and
Housing, Senate Committee on Economic Development

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Vermont State Housing
Authority



Funding shortfalls and policy changes have resulted in the downward spiral of the program

In the mid-1990's Congress shifted from multiyear funding to annual appropriations – creating funding instability

Funding Shortfalls and Sequestration: Severe renewal funding shortfalls in the mid-2000s, and again in 2013 and 2017, combined with the Budget Control Act of 2011's sequestration cuts, caused the number of families using vouchers to fall sharply

Inadequate Inflation Adjustments: Over the years, funding for the program has often not kept pace with rising rental costs. Vouchers are tied to rental costs, so flat funding (or increases below the rate of rent inflation) effectively acts as a cut, forcing PHAs to serve fewer households.

Decreasing Success Rates: Tight rental markets and stagnant funding have made it harder for families who do receive vouchers to actually use them to secure a lease. The national success rate fell from 66% in 2018 to 57% in 2022

Persistent Unmet Need: Despite the program's success in housing low-income families, the need has consistently outpaced the supply of vouchers. Only about one in four eligible households receives federal rental assistance, with wait times for a voucher often lasting years

Housing Choice Voucher - Per Unit Cost (PUC)

Select a State:

Select a Public Housing Authority:

MTW?:

Clear All Filters:

Data is current as of July 2025.

VT

All

All



Top 10 PHAs with Highest Increases in PUC over 5 Years *

PHA Code	PHA Name	Current Year PUC	5 Yr % Change PUC
VT008	Montpelier Housing Authority	\$752.20	39.88%
VT005	Barre Housing Authority	\$868.19	39.55%
VT901	Vermont State Housing Authority	\$920.19	37.39%
VT001	Burlington Housing Authority	\$1,074.52	30.11%
VT002	Brattleboro Housing Authority	\$645.15	29.08%
VT004	Springfield Housing Authority	\$464.32	25.49%
VT003	Rutland Housing Authority	\$615.83	23.82%
VT006	Winooski Housing Authority	\$782.41	20.52%
VT009	Bennington Housing Authority	\$569.76	16.57%

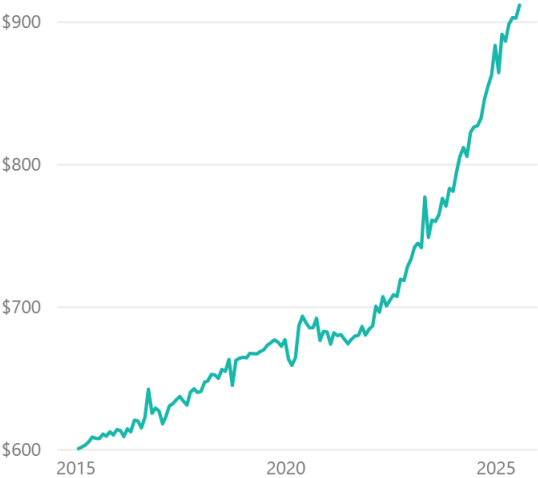
Top 10 PHAs with Largest Reductions in PUC over 5 Years *

PHA Code	PHA Name	Current Year PUC	5 Yr % Change PUC
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Current Average Per Unit Cost *

\$911.37

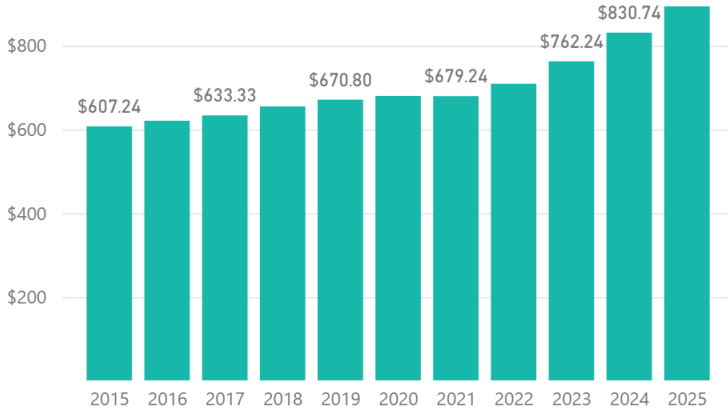
Average Per Unit Cost since 2015 *



Average Yearly PUC 2019-2025 *

PHA Code	2019	2020	2021	2022	2023	2024	2025
VT001	\$788.50	\$825.86	\$833.72	\$871.39	\$931.59	\$1,000.81	\$1,074.52
VT002	\$547.82	\$499.80	\$494.56	\$482.95	\$508.66	\$567.04	\$645.15
VT003	\$485.60	\$497.37	\$483.90	\$469.79	\$512.73	\$590.01	\$615.83
VT004	\$376.26	\$370.02	\$375.55	\$382.45	\$397.20	\$435.33	\$464.32
VT005	\$629.55	\$622.14	\$640.64	\$688.11	\$740.91	\$788.09	\$868.19
VT006	\$887.98	\$649.20	\$645.06	\$675.14	\$696.96	\$735.32	\$782.41
VT008	\$521.11	\$537.75	\$547.15	\$588.74	\$621.01	\$664.19	\$752.20
VT009	\$518.12	\$488.77	\$487.65	\$486.04	\$503.48	\$546.81	\$569.76
VT901	\$636.12	\$669.78	\$673.79	\$714.05	\$775.72	\$853.43	\$920.19

Average PUC Year over Year *



* Charts with an asterisk (*) may be impacted by the MTW program reporting. MTW PHAs may expend HCV funds on any MTW-eligible purpose, including local, non-traditional activities. These reports reflect what PHAs have reported in HUD systems, in some cases the MTW reporting in a given month may create data irregularities on this chart.



Housing Choice Voucher - Summary Page

Summary Page:

This page defaults to a national view. Please select the State and Public Housing Authority you are interested in viewing using the dropdown menus below. The data will adjust based on your selection.

Data is current as of July 2025.

Select a State:

VT

Select a Public Housing Authority:

All

MTW?:

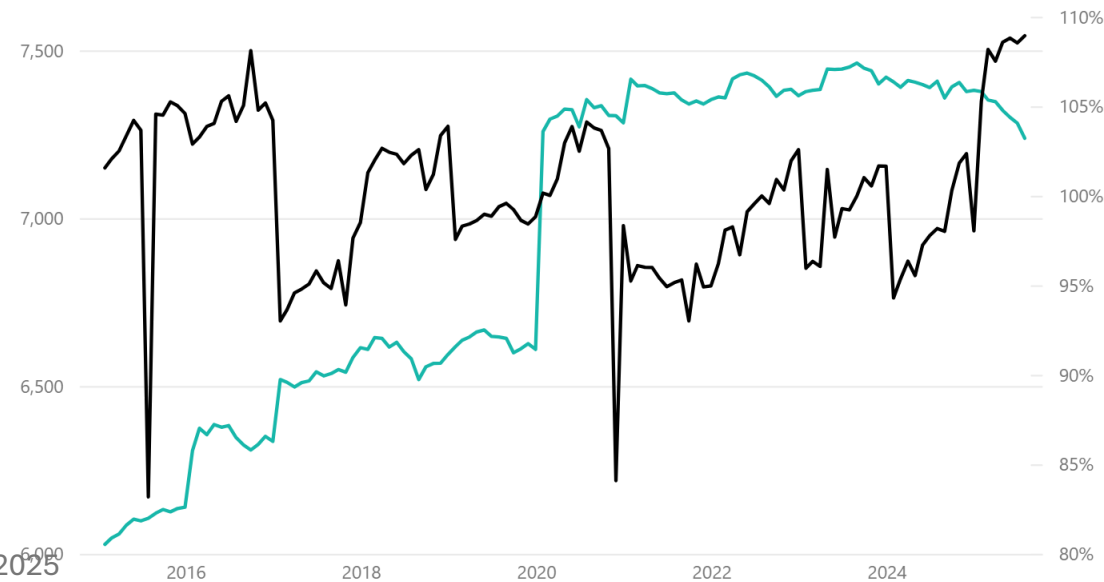
All

Clear All Filters:



Vouchers Leased and Budget Utilization since 2015

● Vouchers Leased ● % Budget Utilization



Budget & Leasing Overview:

Current Reported Leasing

7,238

2025 YTD Spending as a Percentage of Annual Budget Authority

107.98%

Average Per Unit Cost *

\$911.37

2025 YTD HAP Expenditures vs 2025 YTD Budget Authority (BA)



HCV Total Reserves as of 12/31/2024 *

\$5,931,923

Calendar Year 2025 funding cuts



February

Last February I was before this committee testifying on the topic of anticipated funding reductions to Vermont's Federally funded Housing Choice Voucher Program



Mar. 2025

These funding reductions were memorialized with the passage of the Fiscal Year 2025 Continuing Resolution in March 2025

Impact of Calendar Year Funding Reductions

Vermont Summary: October 2025

PHA	UMA's 1/1/25	UML's 1/1/25	Projected UML's 12/31/25	Estimated HAP Shortfall	Estimated number of Households
VSHA	4495	3908	3860	\$630,000	522
Burlington	2467	2364	2232	\$312,000	312
Montpelier	120	110	109	\$20,000	22
Barre	185	99	97	\$46,124	51
Springfield	196	158	160	0	0
Brattleboro	419	320	310	0	0
Bennington	406	396	366	0	0
Winooski	558	466	449	0	0
Rutland	481	326	433	\$49,143	36
TOTALS:	9327	8147	8016	\$1,057,267	943
UMA = Unit Months Available					
UML = Unit Months Leased					

Impact of Calendar Year 2025 Reductions

Vermont Summary: October 2025

The 12/31/25 estimated shortfall of \$1,057,267 previously illustrated represents a portion of Housing Assistance Payments for December 2025 only.

To continue to support 943 households for a one-year period, we would need an appropriation of \$10,000,000 based on the current statewide voucher cost of \$911/household/month.

How will Public Housing Authority's manage the Calendar Year 25 HAP funding shortfall

Participant's will not be excited from the program at the end of this year (12/25)

For December only

Vermont Public Housing Authority's have committed to making a one-time investment using 'other' resources to cover spending shortfalls.

- Without an appropriations bill, Public Housing Authority's will not be able to pay housing assistance beginning January 1, 2026.

Investment needed to fully-fund Public Housing Authority's Federally-funded Housing Choice Voucher Programs

	Vouchers under contract	Vouchers Eligible for Funding start of CY2025	Unfunded Vouchers October 2025	Agency Per Unit Cost (avg subsidy)	Funds required to Fund <i>Unfunded Vouchers</i> (One Year)
VSHA	4495	3860	635	\$920.19	\$7,011,847.80
Burlington HA	2467	2364	103	\$1,074.52	\$6,111,869.76
Montpelier HA	125	110	15	\$752.20	\$216,633.60
Barre HA	185	99	86	\$868.19	\$1,020,991.44
Springfield HA	196	158	38	\$464.32	\$367,741.44
Brattleboro HA	419	320	99	\$645.15	\$983,208.60
Bennington HA	406	396	10	\$569.76	\$68,371.20
Winooski HA	558	466	92	\$782.41	\$1,173,615.00
Rutland HA	481	326	155	\$615.83	\$1,300,632.96
Totals:	9332	8099	1233		\$18,254,911.80



Why is Public Investment necessary?

Not a new issue – it's a worsening one

VERMONT ASSOCIATION
of
PUBLIC HOUSING DIRECTORS

155 Main Street
Montpelier, VT 05602
(802) 229-9232

December 23, 2013

Representative Martha Heath
Chair, House Appropriations Committee
115 State Street
Montpelier, Vermont 05633-5501

Senator Jane Kitchel
Chair, Senate Appropriations Committee
115 State Street
Montpelier, Vermont 05633-5501

Dear Ms. Heath and Ms. Kitchel:

The eight local public housing authorities (PHAs) and the Vermont State Housing Authority administer Section 8 Housing Choice Voucher Programs that provide rental assistance to over seven thousand very low income households across the state. Last spring we provided you with a chart showing the number of units authorized and the number actually in use.

I am writing again to make you aware of the continued loss of rental assistance resources in Vermont. While the passage of the Bipartisan Budget Act of 2013 may restore some funding in calendar year 2014, this does not mean that Vermont PHAs will immediately be able to issue vouchers to those households. Many of us have operated with deficits to avoid terminating families from our programs. We will have to recover those losses before we can issue new vouchers.

Attached is an updated chart which shows the number of vouchers administered by each housing authority and the actual number of vouchers under lease as of December 1, 2013. The number of authorized vouchers is higher than on the earlier chart due to small increases in vouchers for the Burlington and Vermont State Housing Authorities and the inclusion of 220 Mainstream vouchers administered by the Vermont State Housing Authority that were omitted from the earlier chart. The number of vouchers in use is the actual number. The funding amounts are estimates based on the payment standards in the counties where the vouchers are in use. As you can see, the situation has been getting worse since our last report.

This continued loss in rental subsidy resources will have an impact on many Agency of Human Services programs, including homelessness assistance and the Reach Up program.

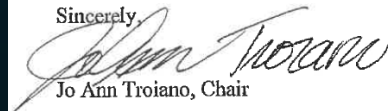
As you consider program initiatives and funding for FY2015, we encourage you to consider ways to mitigate this loss of federal assistance, including a closer link between the short-term state rental assistance program and long-term PHA rental assistance.

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December 23, 2013

Please let me know if you have questions or need additional information. We would be happy to discuss this matter in more detail with you or other members of your committees.

Sincerely,



Jo Ann Troiano, Chair

Enclosure

SECTION 8 VOUCHER REDUCTION IN VERMONT - CY2013

Housing Authority	Updated 12/9/2013	Vouchers Supported with CY2013 Funding	Vouchers Not Used due to inadequate funding and sequestration	
	HUD Authorized Vouchers			
Barre	185	133	52	
Bennington	207	168	39	
Brattleboro	187	135	52	
Burlington	1836	1715	121	
Montpelier	122	104	18	
Rutland	194	181	13	
Saint Albans	85	71	14	
Springfield	61	51	10	
Vermont State	3842	3307	535	
Winooski	320	263	57	
TOTALS	7039	6128	911	12.9%
ANNUAL FUNDING	Needed to Support Authorized Vouchers*	Provided to PHAs CY2013*	Funding Shortfall - CY2013*	
	\$50,985,000	\$44,796,000	\$6,189,000	

**Approximate*

The difference in total vouchers from the previous chart is due to the inclusion of 220 Mainstream vouchers operated by VSHA that were inadvertently omitted and 27 new vouchers received since the last chart was published (7 for Burlington, and 20 VASH vouchers for VSHA)

Cuts are disrupting our Systems of Care

State-funded Rapid Re-Housing Programs will not have access to permanent rental assistance (Home vouchers and VT Rental Subsidy)

- Costing the state more money through extensions to keep families housed
 - *Or possibly exiting families into homelessness.*

Cuts will challenge Public Housing Authority's ability to provide Project-Based Vouchers: A *Critical Tool*



Project-based vouchers support **housing providers** and ensure housing for lowest-income households.



They offer **guaranteed income** to landlords, enabling **development and rehab** of affordable housing.



Without Project-based voucher's many projects **cannot meet funding restrictions** (Low-income Housing Tax Credit, Housing Trust Fund, and HOME).



What about Calendar Year 2026 funding?

Government is shutdown

Congress has not passed a spending bill for
Calendar Year 2026

The voucher program is funded based on
congressional appropriation and a formula of
prior years expenditures

- Vouchers that are taken out of circulation due to inadequate funding **are not renewed** as part of the Public Housing Authority's authorization the next year.
- To date, 1233 vouchers are unfunded
- Without intervention, the downward spiral will continue

Strategy for investing in Housing Choice Voucher Program

Public Housing Authority's are authorized to use prior years earned Administrative Fees to support leasing and voucher costs.

If used, these funds are added to the Agency's base renewal eligibility for **the following year.**

- Administrative fees support PHA operations
- PHA's cannot commit to using Administrative fees to bolster leasing without a commitment from the General Assembly to replace these funds.

*Time is of the essence, every month that passes, VT will lose renewal funds for CY27 and beyond. **We encourage the General Assembly to invest in Vermont's Housing Choice Voucher Program***



Closing Appeal

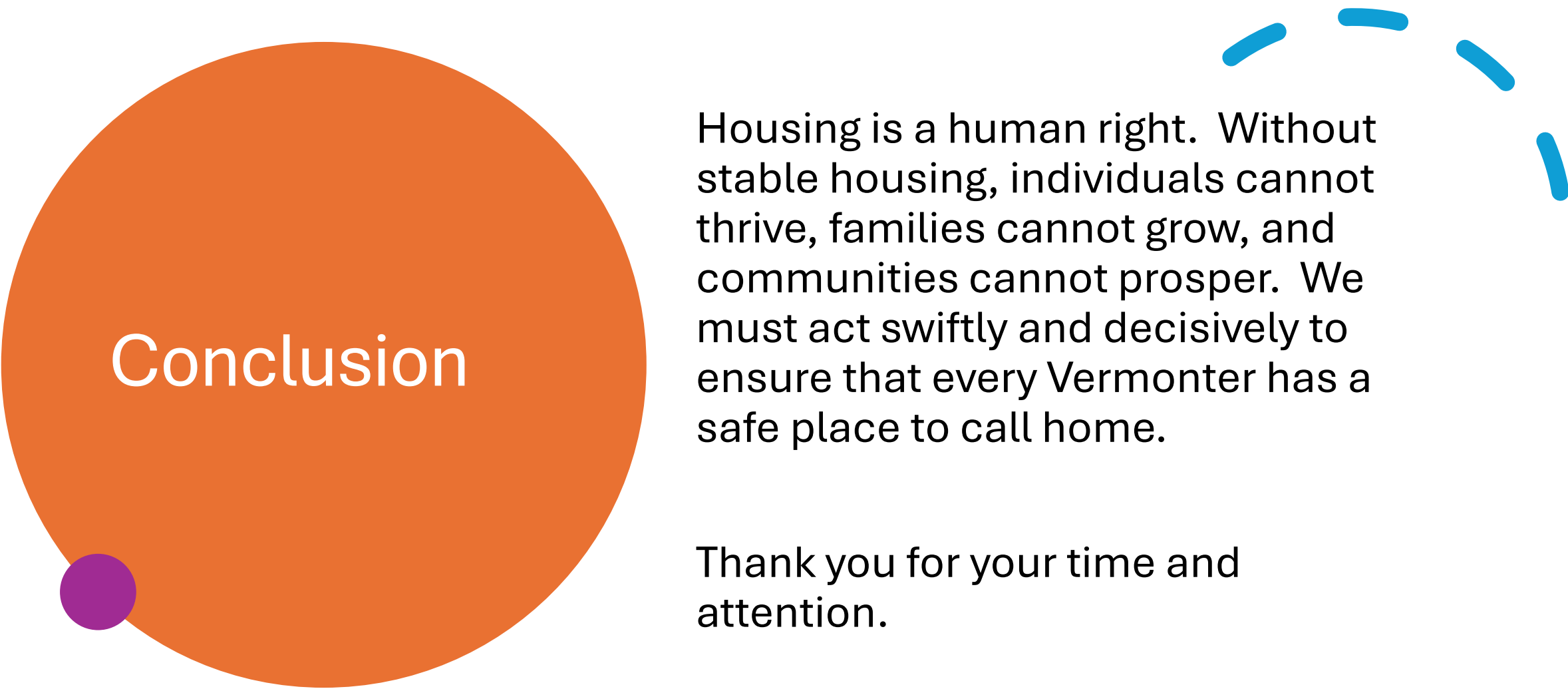
We urge the Committee to:

Advocate for restoration and expansion of federal funding.

Support state-level solutions to bridge the gap in affordable housing.

Invest in Public Housing Authorities

- **Appropriate General Funds for Housing Assistance Payments to stabilize voucher loss, prevent the termination of families from the program, secure the max base renewal funding for CY 2027.**



Conclusion

Housing is a human right. Without stable housing, individuals cannot thrive, families cannot grow, and communities cannot prosper. We must act swiftly and decisively to ensure that every Vermonter has a safe place to call home.

Thank you for your time and attention.