



Land Access Opportunity Board

January 13, 2026
House General & Housing

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Land Access and Opportunity Board Touchstones:

1. Listen generously. Speak your truth from your heart & mind.
2. Make the way we work together an example of what's possible.
3. Trust that we all hold a piece of the puzzle & we need each other's pieces to understand the whole picture

Agenda for Today

1. Shared understanding - What is the LAOB?
2. Reflections on Vermont Housing Policies
3. Takeaways
 - Hope and Courage - we can do hard things
 - Invest in things that are working: LAOB
 - Slow down Act 181 roll out - measure twice, cut once
 - Acknowledge the friction - we are at a tipping point



What are the Land Access and Opportunity Board
(LAOB)'s Advisory Powers?

Act 182, 2022

10 V.S.A. § 325u (a) Creation.

There is created the Vermont Land Access and Opportunity Board to promote improvements in access to woodlands, farmland, and land and home ownership for Vermonters from historically marginalized or disadvantaged communities who continue to face barriers to land and home ownership.

Act 182, 2022

10 V.S.A. § 325u (f) Powers and duties of the Board.

LAOB has Advisory Powers → SOV and affiliated institutions

- Retain experts from disadvantaged communities
- Put data at the center of policy and program analysis
- Develop strategies to overcome structural barriers

LAOB has Grant Making Powers → marginalized communities & individuals

- Improve access to land, housing, safety, sustainability and health

What are the problems we see?

- Affordability & prosperity rely on us unlocking the power of our people and community-led solutions - **What do we have when we don't have enough money?**
- Vermont needs more people power: families, workers, participation in public processes.
- Disconnect between public institutions and the people they are supposed to serve.
- Silos and false objectives prevent us from working together to understand the real problems and create innovative solutions.
- Compounding crises are threatening our communities materially and psychologically.
- Those who are most vulnerable are hit hardest by all crises.
- The lack of effective solutions is inefficient, expensive & demoralizing.

Act 181/Act 250

- Need to slow the roll out & invest in comprehensive understanding and of disproportionate impacts and mitigations
- Tier 1 concerns
 - Community capacity to manage permitting
 - Risk for exclusionary participation
- Impacts on rural communities vs impacts on growth areas/downtowns

Land security - Housing security & Food security

- Need to map strategic community food lands
- Every Vermonter has walkable access to a place to grow food

Meaningfully address capacity gaps

- VERTA report → lack of civic capacity
- Fund Community Resilience Hubs

Act 69

- Disabilities Housing: Listen to the people closest to the problems.

Invest in the LAOB

- What do we do have when we dont have enough money → better problem solving

Next Steps

- Working together to understand the problem and make solutions
 - Land Use Planning - Seeing the whole picture
 - Right to grow food
 - Food Security Roadmap Coalition
- We have more to share, we'd like to come back and tell you about the programs we are working on.

Act 2022
creates LAOB

\$200,000
appropriated -
one time

Sunrise Report
submitted

\$1.2M
appropriated -
one time

\$1M
appropriated
- one time

\$1.63M
appropriated
- base

\$1M
reverted

2022

2023

2024

2025

LAOB
convened
by ORE

LAOB Priority
Objectives
Adopted

MOU signed with
VHCB for
administrative
services

2 Co-Directors Hired

Program Research
Systems Resource Mapping
Working Groups & Advisory
Powers

- Priority Housing Projects
- CCB - 166
- Act 59
- DDHI
- Community Resilience

3 Staff Hired

Program Development
Community Activation
Working Groups & Advisory
Powers

- FLU maps
- LURB rulemaking
- VERTA
- Land Banks
- Smarter Growth
- Act 59
- Food Land
- Community Resilience

FY26 Budget Adjustment - \$1M for LAOB to reinstate FY26 grant programs

Homes for All Grant Fund - \$750,000 to support pre-development & seed capital for emerging developers

Community Resilience Hub Grants - \$250,000 to support 5 additional Community Resilience Hub Projects. See [Community Resilience Hub Toolkit | Built by Vermont Flood Survivors](#)

FY27 Budget

| LAOB Budget | FY27 | Notes |
|--|---------------------|---|
| Land Access and Opportunity Board FY27 Budget | \$ 3,217,734 | |
| LAOB Staffing and Fringe - 10 FTE | \$ 1,764,302 | |
| LAOB Operating Costs - Staff mileage, staff conferences and travel communications including translation/interpretation, website launch, strategic planning. | \$ 118,232 | |
| LAOB Board Costs - Board member per diems, meeting costs, conference attendance, travel reimbursement | \$ 55,200 | |
| LAOB Programming Costs | \$ 1,280,000 | |
| Homes For All Grant Fund | \$ 400,000 | 20 Grants up to \$25,000/unit flex capital to advance project readiness for emerging developers |
| Homes for All Developer Community of Practice | \$ 150,000 | Online network platform \$20,000; Network workshops and events: \$30,000 |
| Secure Housing Coaches - Program Supplies | \$ 50,000 | Online network platform \$20,000; Network workshops and events: \$30,000 |
| Community Disaster Readiness Grants | \$ 400,000 | Grants up to \$50k x at least 8 communities for Resilience and Readiness Tool Kits: equipment, infrastructure, planning |
| Advisory Powers Work Groups and Collaborative Planning Initiatives | \$ 150,000 | Policy problem-solving workshops: Subject matter consultants; meeting costs, supplies |
| Community Governance Capacity Building Mini-Grants | \$ 130,000 | Grants to support civic engagement with public policy processes re: land use and housing |

| | |
|-------------------------------|---------------------|
| Revenue | \$ 3,305,734 |
| Proposed FY27 Appropriation | \$ 3,217,734 |
| SOV Carry Forward | |
| Contracted Revenue | \$ 68,000 |
| Donations and Fee for Service | \$ 20,000 |
| Net Income/(Loss) | \$ 88,000 |

Discussion & Questions

