

# 2026



Housing Advocacy

## Housing Justice Priorities: **Action Summary**

**CVOEO's Statewide Housing Advocacy Programs** are committed to ensuring every Vermonter has equitable access to securing and maintaining a home, free from discrimination. Please review our full Legislative Action Toolkit which details these key priorities to address housing stability for Vermont residents.

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**Limit Annual Rent Increases** to protect tenants from excessive housing expenses and promote stability. This measure would set reasonable limits on annual rent increases, ensuring predictability and preventing economic displacement.

**The average Vermont renter earns \$17.67/hr. but needs 1.7 full-time jobs just to afford fair market rent.**

**"No Cause" terminations are 2x more common than "For Cause" terminations, creating constant housing instability.**

**Limit security deposits statewide to one month's rent** to reduce financial barriers for Vermonters seeking housing. Capping deposits will make move-in costs more attainable and help renters secure stable homes without undue financial strain.

**Average rents of \$2,471 mean move-in costs often exceed \$5,000 Capping deposits ensures access for the 51% of VT renters who are already cost-burdened.**

**Support a Lot Rent Increase Cap for Mobile Home Park Residents** to provide stability and transparency for homeowners.

Reasonable annual limits and justification requirements will prevent unpredictable cost spikes and support long-term affordability.

**More than 6,700 Vermonters live in manufactured housing communities (MHCs).**

# Impact Stories. Your Legislative Action Can Make a Difference

## Priced out of Town

A Burlington resident, who had been **renting the same carriage house apartment for 25 years**, shared his experience navigating increasing rents, a lack of maintenance, and poor communication with his landlord. He ultimately decided to move to another town.

*"Over the years the rent fairly and slowly went up commensurate with the increases I assume in property tax, water, plowing etc. with few improvements added by the landlord," he explained. "When COVID hit, over three years my rent went up an additional 60% percent due to 'all the crazy increased prices,' claimed my landlord's son, who had recently taken over the financial affairs from the father. In the last two years my house was broken into and my car was broken into twice in my driveway. I paid for cameras and active security lights—the landlord never once even commiserated or offered to help cover the cost of increased security. This year I had enough. I decided to leave the home I had loved and cared for, for 25 years and moved out of Burlington. I gave my notice in writing legally as I was informed to do so, but the landlord responded aggressively with multiple threatening texts."*

## Fixed Income Seniors Struggle

*"I've been here 52 years... I can't understand why they need to raise the rent so much. If they keep on raising it up, I don't know what's going to happen here in the future. I have other bills I have to pay too besides the rent, and the rent is almost half of what I make from Social Security."*

**- Virginia Durphy, 93**  
Resident of Windsor, VT

Virginia's **lot rent has risen an average of 6.3% annually since 2021, outpacing her average Social Security adjustment of 4.1%**. Her most recent increase came in just below the mediation threshold. When lot rent consumes 50% of a Social Security check, there is no margin for error. Every increase that exceeds COLA pushes residents like Virginia closer to homelessness. We cannot wait while seniors and other Vermonters on fixed incomes are priced out of the homes they have lived in for half a century.

## Paying More For Less

*"The current threshold for triggering mediation is set above the Consumer Price Index (CPI) and surpasses the Cost of Living Adjustment (COLA) for many. This is causing mobile home parks to be less affordable. The mediation process itself remains cumbersome and difficult for many residents to participate in. Compounding these issues, there is no overall cap on allowable increases, leaving tenants vulnerable to escalating costs without meaningful safeguards, while many landlords fail to address larger infrastructure and basic maintenance issues."*

**- Manufactured Housing Community Advocates of Vermont**

Manufactured Housing Community Advocates of Vermont (MHCA-VT) is a newly formed grassroots group aiming to represent the interests of residents of Vermont's manufactured housing communities.