



Vermont  
Housing &  
Conservation  
Board

# House Committee on Human Services

February 3, 2026

## **Presenters:**

**Gus Seelig**

Executive Director

**Pollaidh Major**

Director of Policy and Special Projects



Soteria House, Burlington

# VHCB Statutory Purpose



“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302



Bay Ridge, Shelburne

# Conservation



Camp DREAM, Fletcher



Camp Sunrise, Benson



VT Adaptive, Rochester

# VHCB Housing Impacts Since 2020



TOTAL VHCB INVESTMENT: \$450,998,013.55



Total Leverage: \$828,194,698.16

## HOMEOWNERSHIP

448 households supported  
191 new construction single-family  
homeownership units

## RENTAL

2,721 total units  
2,253 new units  
718 homes for unhoused Vermonters

## MANUFACTURED HOME COMMUNITIES

24 infill units  
1077 lots in 10 communities

## FARMWORKER HOUSING

74 repair projects  
6 replacement projects  
305 farmworkers to be served

## SHELTER

26 shelters served total  
13 new shelters  
629 beds  
313 new beds total

## RECOVERY RESIDENCES

4 projects  
59 residents benefitted

## LEAD ABATEMENT

90 households served  
70 apartments  
20 single-family homes

## ACCESSIBILITY IMPROVEMENTS

471 households received  
accessibility improvements

**5,651**  
Households  
Served

Average Per  
Unit  
Investment:  
**\$80,000**

# Permanent Affordability



**Protects  
Vermonters**



**Bellows Falls Garage**

**Protects  
Mixed-Income  
Communities**



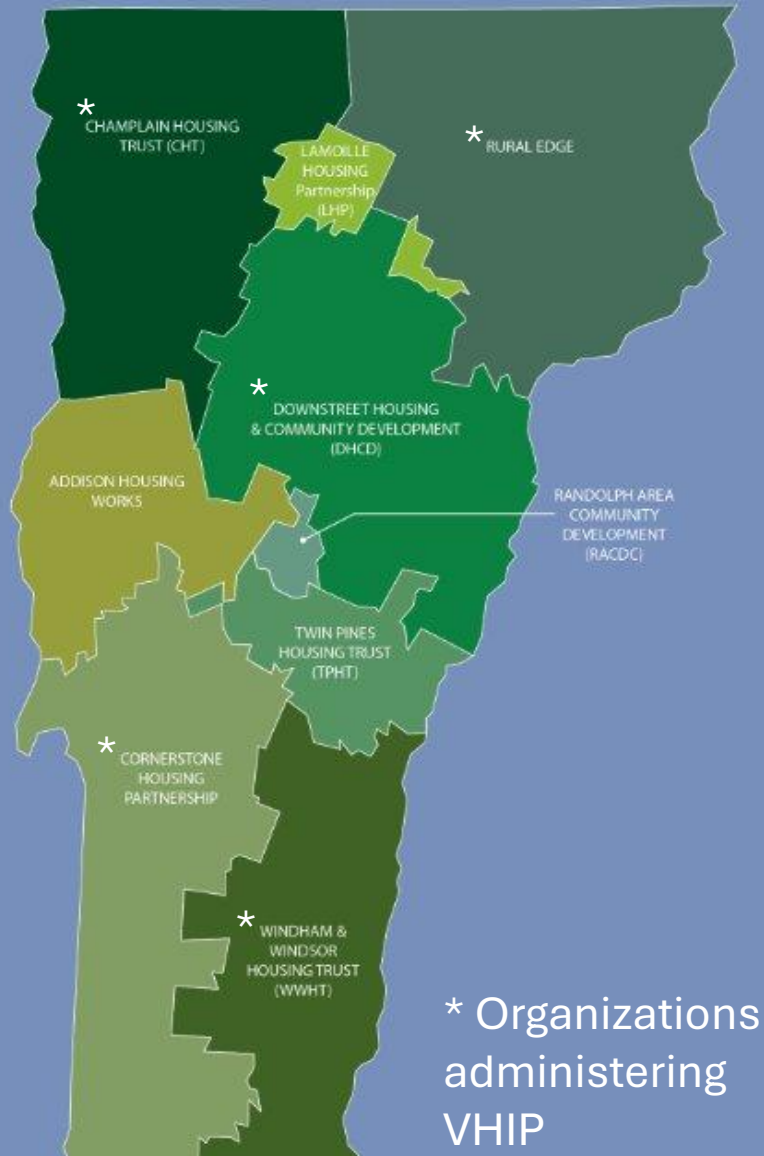
**Cambrian Rise, Burlington**

**Protects  
the State's Assets**



**Northgate Apartments in Burlington:**  
336 homes 100% owned and controlled  
by the Northgate Residents Ownership  
Corporation.

# Community Housing Providers



Addison Housing Works  
Cathedral Square  
Champlain Housing Trust\*  
Cooperative Development Institute  
(statewide)  
Cornerstone Housing Partnership\*  
Downstreet Housing & Community  
Development\*  
Evernorth (statewide)  
Habitat for Humanity Chapters  
Randolph Area Community Development  
Corporation  
Rural Edge\*  
Twin Pines Housing Trust  
Windham & Winsor Housing Trust\*  
Housing Foundation Inc. (statewide)

# Community Partnerships - Shelter



## VHCB Partners:

- Champlain Housing Trust
- Champlain Valley Office of Economic Opportunity

## Comprehensive Support

- Assigned rooms for up to six months
- Onsite health care
- Employment Assistance
- Housing Advocacy
- Life Skills Programming

# Community Partnerships - Rutland

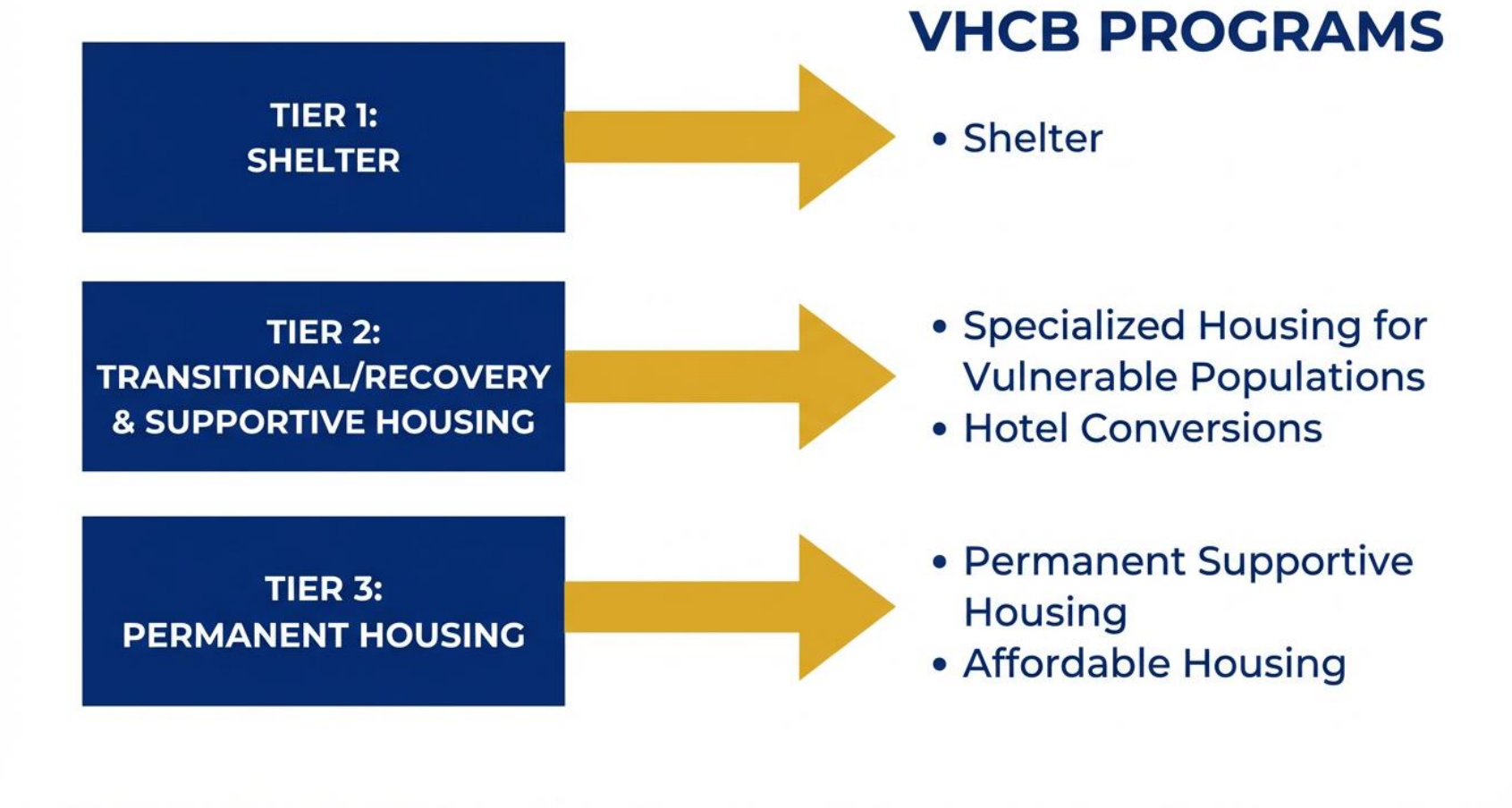


Lincoln Place, Rutland



Bridge Housing, Rutland Housing Authority

# H594: Tiered Continuum of Care



# Investing in Vermont's Shelter System



**VHCB investments helped to double the capacity of Vermont's shelter system (2020-2025)**

Shelter Projects: **26**

Shelter Projects w/ AHS Emergency Shelter Funding: **9**

Total Shelter Beds: **629**

Total New Beds: **313**

Total VHCB Invested in Shelter since 2020, including AHS:  
**\$47,713,233**



Lamoille Community House, Hyde Park

# Specialized Shelter



Spectrum Youth  
Shelter, St Albans

# Speranza Inn, Barre



42 beds  
Individual and  
Families exiting  
homelessness

Partnership with  
AHS and  
Downstreet  
Housing

On-site services,  
public  
transportation,  
community  
space



Speranza, Barre

# Hotels to Housing and Shelter



Mountainvale  
Apartments

## VHCB funds the conversion of hotels to housing and shelter

- First conversion funded:  
Rochester, 1989
- Hotels to Housing since 2020:
  - 7 hotels
  - 299 homes created
- Hotels to Shelter since 2020:
  - 5 hotels
  - 124 shelter units

# Recovery Residences



Recovery House, Essex Junction



Squire House, Bennington



612 Gage Street, Bennington

# Permanent Supportive Housing



Co-developers: Evernorth & COTS

Operated by: COTS

**16 permanently affordable homes**  
for families formerly living in  
emergency shelters or motels

**Permanent, service-enriched  
housing** as well as continued  
access to COTS support services



# Housing for Intellectual and Developmental Disabilities (IDD)



- **Act 186** resulted in **5 pilot projects** creating homes for Vermonters with developmental disabilities.
- **30 units** created statewide, specifically for intellectual disabilities.
- Leverages **Medicaid waivers and federal/state funds** for sustainability.



# Housing for Vermont Elders



## Reid Commons, Senior Housing

**33-Unit Mixed-Income Senior Community** –with **6 units** designated as permanent supportive housing for **formerly homeless individuals**

**Comprehensive On-Site Services** – SASH program provides care coordinator, wellness nurse, and social-emotional clinician delivering health coordination and wellness programs at **no cost to residents**



“

“...No older adult should have to choose between paying rent, buying groceries, or covering medical expenses...”

Reid Commons, St Albans

# VHCB Funding Increases Affordability



Marsh House, Waterbury

## Units Coming Online Since 2020 - Breakdown of Rents by AMI

Category	Units
Not in Covenant Units	138
≤ 120% AMI Units	32
≤ 100% AMI Units	204
≤ 80% AMI Units	1,117
< 60% AMI Units	724
≤ 50% AMI Units	501
30% AMI Units	6
Homeless Unit Set Aside***	718
<b>Total Rental Units VHCB Funded Since 2020</b>	<b>2,721</b>

# Affordability for Vermont's Workforce



50% AMI for a one-person household = \$39,100



80% AMI for a one-person household = \$62,550



Average tenant income in tax credit affordable housing = \$17,000/year

## Occupations served by VHCB-funded housing

- Childcare workers
- Automotive mechanics
- Teachers
- Building maintenance workers
- Community social service occupations
- Nursing assistants
- Farmers and farmworkers
- Mental health counselors
- Truck drivers
- Medical assistants
- Installation and repair workers

\*Based on HUD Median Income Estimates 2025



**Junny Tsiba, Heath Aide and Shared Equity Homeowner with CHT and Habitat**

# Deep Affordability



## Affordable Housing Units Newly Leased to Households Experiencing Homelessness

2,033

Formerly homeless households that VHCB helped to house (2020-2025)

1	Units turned over July 1, 2023 - December 31, 2025	2,636
2	Of these units, number leased to households who experienced homelessness	940
3	Percentage of units newly leased to households experiencing homelessness	36%

“

“Because of my housing, I am safe, healthy, and happy. This is what stability looks like.”



Zephyr Place, Williston

# Resident Service Coordinator Program



Place based service coordination using an assertive community engagement model

3-year pilot funded by philanthropy

Over **1,300 individuals served statewide**

295 households supported with payments towards rent arrears

\$250,000 arrears paid

329 at risk of eviction, 89% prevented.

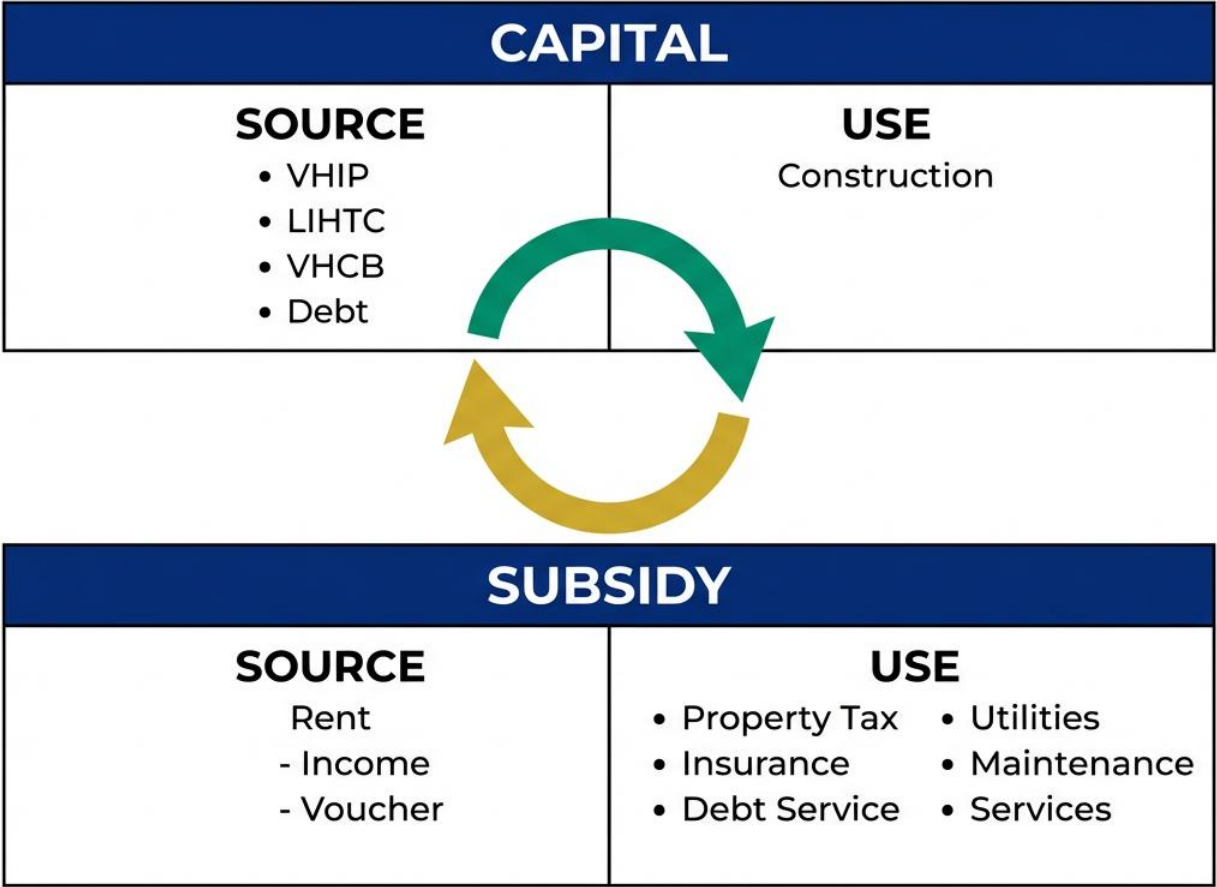


Resident Services Conference

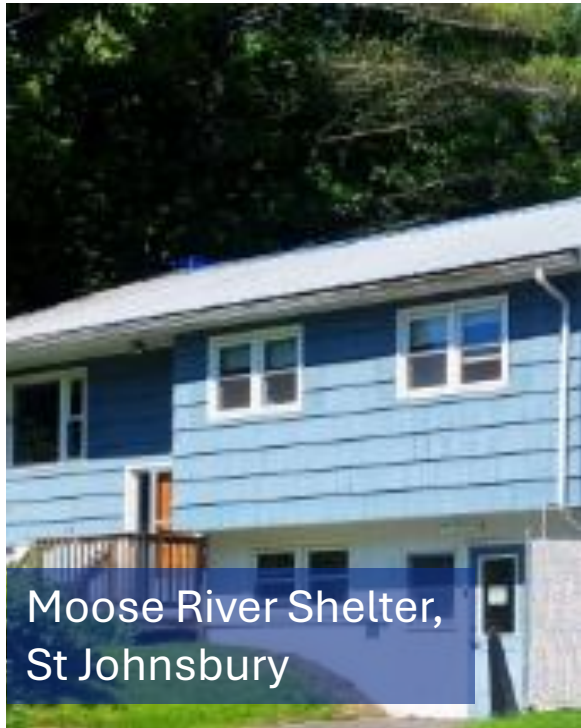
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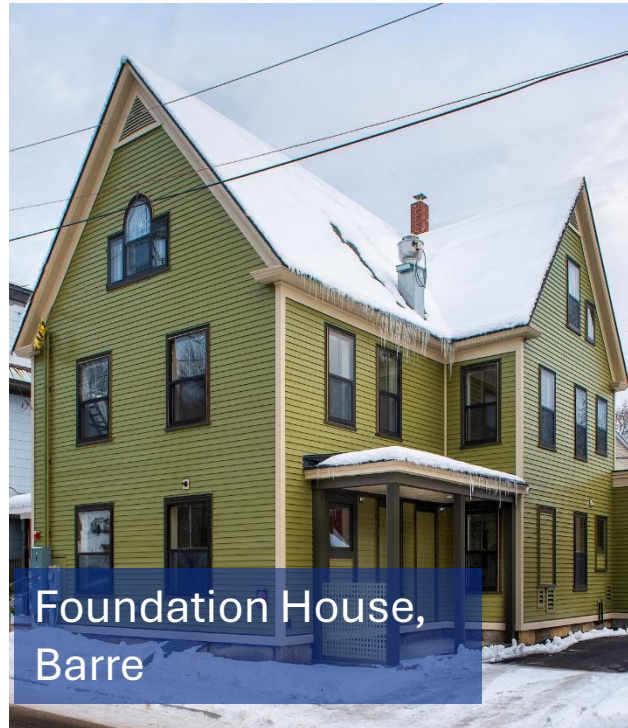
Lake Paran, Shaftsbury



# Investments from Shelter to Homeownership



Moose River Shelter,  
St Johnsbury



Foundation House,  
Barre



Burkland Lane,  
Burke



Shared Equity  
Homeowner, Barre



# Thank you!

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gus@vhcb.org

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pollaidh@vhcb.com



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