



Vermont
Housing &
Conservation
Board

House Committee on Human Services

February 3, 2026

Presenters:

Gus Seelig
Executive Director

Pollaidd 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



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

HOME OWNERSHIP

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

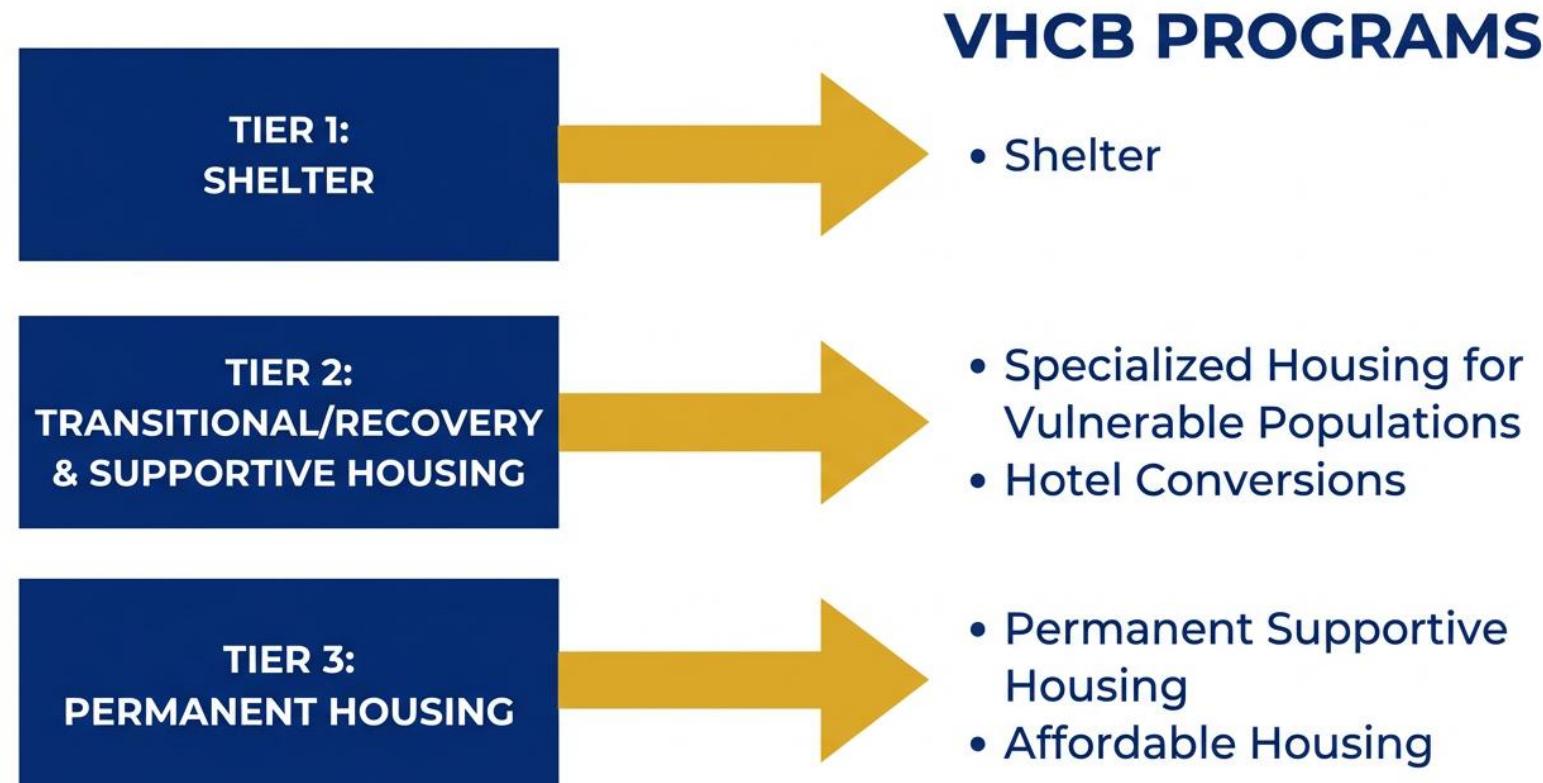


Lincoln Place, Rutland



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



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...”



VHCB Funding Increases Affordability



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
Total Rental Units VHCB Funded Since 2020	2,721

Marsh House, Waterbury

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 councilors
- Truck drivers
- Medical assistants
- Installation and repair workers



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%



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

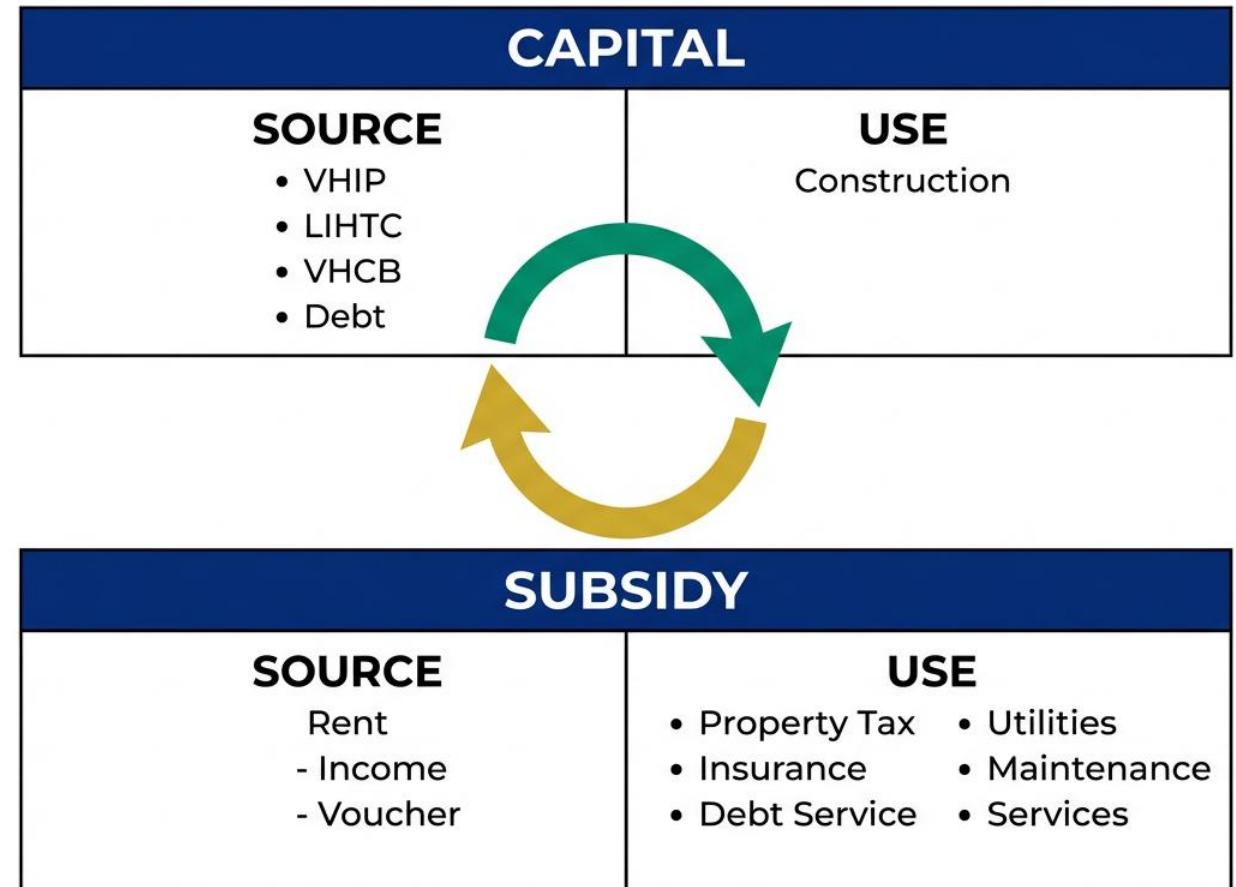
295 households supported with payments towards rent arrears

\$250,000 arrears paid

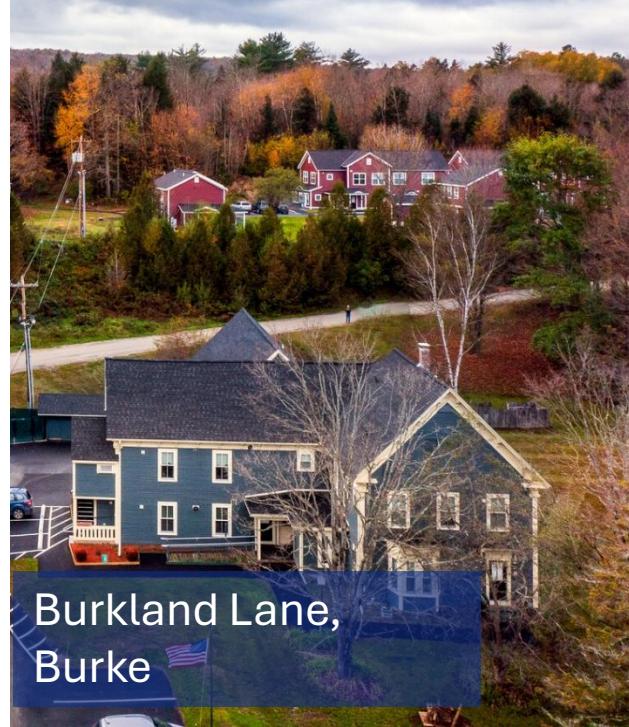
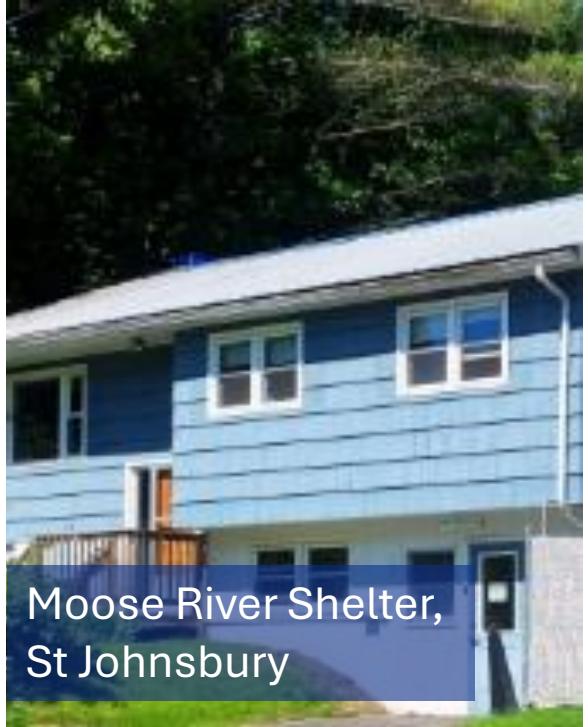
329 at risk of eviction, 89% prevented.



VHCB Funding Increases Affordability



Investments from Shelter to Homeownership



Thank you!

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