

# Vermont Housing and Conservation Board Supported Rental Units Coming Online and Affordability Levels

Prepared by Pollaiddh Major, VHCB (p.major@vhcb.org) -- February 2, 2026

100% AMI = \$78,200    60% AMI = \$46,920    30% AMI = \$23,450

80% AMI = \$62,550    50% AMI = \$39,100

*AMI calculated for 1-person, statewide*

**Average household income in tax credit-funded affordable housing = \$17,000**

<u>Project Name</u>	<u>Town</u>	<u>Homeless designated units</u>	<u>Housing Type</u>	<u>Housing SubType</u>	<u>New Units</u>	<u>Total Units</u>	<u>Anticipated / Actual Occupancy</u>	<u>&lt;= 100% AMI Units</u>	<u>&lt;= 80% AMI Units</u>	<u>Units &lt; 60% AMI</u>	<u>&lt;= 50% AMI Units</u>	<u>Target &lt;30% AMI</u>
Fox Run	Berlin	6	Rental	LIHTC Multi-Family Apartments	30	30	08/15/2025	6		14	10	4
Lakeview Housing	Newport City		Rental	Multi-family Apartments	0	16	08/29/2025		16			2
Reid Commons	St. Albans City	6	Rental	LIHTC Multi-Family Apartments	33	33	09/01/2025		5	17	11	4
Bay Ridge Apartments	Shelburne	20	Rental	LIHTC Multi-Family Apartments	48	68	09/15/2025			42	26	8
Marble Village	West Rutland	5	Rental	LIHTC Multi-Family Apartments	24	24	11/03/2025	5		11	8	3
Salisbury Square II	Randolph	3	Rental	LIHTC Multi-Family Apartments	12	12	11/21/2025		11			1
Soteria House	Burlington		Rental	Single room occupancy	0	8	01/15/2026	8				0
Post Apartments - VFW	Burlington	8	Rental	LIHTC Multi-Family Apartments	38	38	02/01/2026		8	30		3
Crystal Lake Housing	Barton		Rental	Multi-family Apartments	0	15	02/01/2026		10		5	2
Park Village I & II	Brandon		Rental	Multi-family Apartments	0	74	02/02/2026	14		40	20	8
Valley View I	Vergennes	3	Rental	Multi-family Apartments	0	24	03/02/2026		16		8	3
45 Water Street Renovation	Randolph		Rental	Single room occupancy	4	4	05/01/2026	4				0
Alice Holway Drive, Putney	Putney	5	Rental	LIHTC Multi-Family Apartments	25	25	05/15/2026	6	13		6	2
Marsh House	Waterbury	5	Rental	LIHTC Multi-Family Apartments	26	26	05/15/2026	6	12		8	3
Newport Crossing	Newport City	12	Rental	LIHTC Multi-Family Apartments	40	40	05/16/2026		3	28	9	5
Maplewood Commons	Rutland City	6	Rental	LIHTC Multi-Family Apartments	30	30	06/26/2026		6	14	10	3
		<b>79</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>467</b>		<b>49</b>	<b>100</b>	<b>196</b>	<b>121</b>	<b>51</b>

<u>Project Name</u>	<u>Town</u>	<u>Homeless designated units</u>	<u>Housing Type</u>	<u>Housing SubType</u>	<u>New Units</u>	<u>Total Units</u>	<u>Anticipated / Actual Occupancy</u>	<u>&lt;= 100% AMI Units</u>	<u>&lt;= 80% AMI Units</u>	<u>Units &lt; 60% AMI</u>	<u>&lt;= 50% AMI Units</u>	<u>Target &lt;30% AMI</u>
Stonecrop Meadows	Middlebury	6	Rental	LIHTC Multi-Family Apartments	35	35	08/03/2026		6	13	9	3
100 Cambrian	Burlington	8	Rental	LIHTC Multi-Family Apartments	40	40	08/05/2026		4	23	13	4
Mellishwood	Woodstock	4	Rental	LIHTC Multi-Family Apartments	39	39	12/01/2026		4	10	25	4
Benn High Redevelopment	Bennington	3	Rental	LIHTC Multi-Family Apartments	17	17	12/31/2026			11	6	2
St. Paul Street	Burlington		Rental	IDD	0	10	01/01/2027	10				
29 Faywood Road	Grand Isle	6	Rental	LIHTC Multi-Family Apartments	24	24	02/15/2027			14	10	3
Packard Court	St. Johnsbury	6	Rental	LIHTC Multi-Family Apartments	27	27	02/25/2027		6	12	9	3
Cora - Conant Comm	Brandon		Rental	Multi-family Apartments	0	41	02/26/2027	1		26	14	4
Arlington Village Center	Arlington		Rental	LIHTC Multi-Family Apartments	1	30	03/15/2027			20	10	3
Heaton Street Apartments	Montpelier	24	Rental	LIHTC Multi-Family Apartments	24	24	04/05/2027	10		6	8	3
West Brattleboro Terrace	Brattleboro		Rental	LIHTC Multi-Family Apartments	31	31	04/30/2027			21	10	3
Stevens Branch Apartments	Barre City	5	Rental	LIHTC Multi-Family Apartments	31	31	05/31/2027	2	19		10	3
Riggs Meadow	Hinesburg	3	Rental	LIHTC Multi-Family Apartments	36	36	06/14/2027	4	4	16	12	4
Holton Home	Brattleboro		Rental	LIHTC Multi-Family Apartments	0	21	06/25/2027		3	12	6	2
		<b>65</b>			<b>305</b>	<b>406</b>		<b>27</b>	<b>46</b>	<b>184</b>	<b>142</b>	<b>41</b>
Hedding Church Forest Rehab & I Randolph		8	Rental	LIHTC Multi-Family Apartments	7	32	07/15/2027			21	11	4
Three 33 Jones Drive	Brandon	3	Rental	LIHTC Multi-Family Apartments	29	29	07/01/2027			14	15	3
Chalet Phase I	Brattleboro	6	Rental	LIHTC Multi-Family Apartments	31	31	08/01/2027	7		14	10	3
Caledonia Renaissance	St. Johnsbury	3	Rental	LIHTC Multi-Family Apartments	0	18	08/31/2027			12	6	2
Caledonia Crossing	Peacham		Rental	LIHTC Multi-Family Apartments	10	26	09/01/2027	2		17	7	3
McClelland Hall	Johnson	3	Rental	Multi-family Apartments	25	25	09/01/2027		3	14	8	3
East Creek Commons	Rutland City	8	Rental	LIHTC Multi-Family Apartments	19	35	10/15/2027			24	12	4
255 Lafountain Street	Winooski	3	Rental	LIHTC Multi-Family Apartments	24	24	11/15/2027		5	11	8	3
Highgate Apartments	Highgate	5	Rental	LIHTC Multi-Family Apartments	30	30	04/03/2028		6	14	10	3
Sykes Mountain Apartments	Hartford	6	Rental	LIHTC Multi-Family Apartments	48	48	04/12/2028	10		22	16	6
		<b>45</b>			<b>223</b>	<b>298</b>		<b>19</b>	<b>14</b>	<b>163</b>	<b>103</b>	<b>34</b>

<b>Total</b>	<b>189</b>	<b>838</b>	<b>1171</b>	<b>95</b>	<b>160</b>	<b>543</b>	<b>366</b>	<b>126</b>
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**Shelter projects coming online**

<u>Project Name</u>	<u>Town</u>	<u>Type</u>	<u>New beds</u>	<u>Total beds</u>	<u>Anticipated / Actual Occupancy</u>
Good Samaritan Shelter Upgrade	Barre City	Shelter	Shelter	0	22 Occupied Rehab
Pearl Street Family Shelter	Burlington	Shelter	Shelter	6	20 01/23/2026
Good Sam Haven Shelter	Montpelier	Shelter	Shelter	18	18 03/16/2026
608 Main Street Shelter	Hartford	Shelter	Shelter	20	20 09/01/2026
Groundworks Adult Shelter	Brattleboro	Shelter	Shelter	6	40 09/01/2026
Moose River Warming Shelter	St. Johnsbury	Shelter	Shelter	20	40 10/16/2027
			<b>70</b>	<b>160</b>	

<b>FY2026</b>	
New Units	310
Total Units	467
<= 100% Units	49
<= 80% Units	100
Units < 60%	196
<= 50% Units	121
Target <30%	51
Total Homeless Units	79

<b>FY2027</b>	
New Units	305
Total Units	406
<= 100% Units	27
<= 80% Units	46
Units < 60%	184
<= 50% Units	142
Target <30%	41
Total Homeless Units	65

<b>Shelter</b>	
New Beds	70
Total Beds	160