

To: House Ways & Means Committee
From: Maura Collins, Executive Director
Date: February 18, 2026
Re: Comments on H. 775 as introduced

Thank you for including VHFA's Down Payment Assistance Program funding in this year's Miscellaneous Tax Bill. We are proud of the more than 2,100 Vermonter renters we have helped move into homeownership and believe that the investment the state has made in this program so far has had a wonderful return on investment, generating approximately \$15 of wealth for Vermonters for every \$1 loaned out.

VHFA has sold all of the previously allowed credits up through and including those for FY2026. And, as you know, we are requesting an increase from \$250,000 to \$350,000 for FY2027 through FY2031.

I am worried that the language in the bill as drafted in Draft 1.6 (page 17, lines 16-17) could lead some to think that VHFA has been authorized to sell the additional \$100,000 going back to FY2020. Because it currently reads:

(2) In fiscal year 2020 through fiscal year 2026 2031, the allocating agency may award up to \$250,000.00 \$350,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section.

To clarify, I would instead suggest creating a new section (h)(3) that reads:

(3) In fiscal year 2027 through fiscal year 2031, the allocating agency may award up to \$350,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section.

I believe the intention is the same in either case, but this makes clear that the increase only applies to future sales.