



Vermont
Housing &
Conservation
Board

Senate Economic Committee

February 6, 2026

Presenters:

Gus Seelig

Executive Director

Pollaidh Major

Director of Policy and Special Projects



Pipeline



Housing

FY26 and FY27
applications: \$70M+

FY27 Budget: Governor's Recommendation



Camp Dream, Fletcher



Stonecrop, Middlebury

FY 27 Housing Budget

Budget Categories	Dollar Amounts
Property Transfer Tax Housing Investment	21,000,000
HOME	2,900,000
National Housing Trust Fund	3,000,000
Congressionally Directed Spending	13,400,000
Total	40,300,000

Workforce Housing in Resort Economy



The Opportunity

Meeting Jay's workforce housing demand to sustain economic growth

The Solution

Rural Edge partnering to develop up to 60 homes.

Innovation

Modular construction to accelerate delivery



Modu-Lodge, Jay

Off-site Manufacturing for Affordable Homeownership



Shared Equity Home, E Montpelier

The Opportunity

Increasing home production at Habitat of Rutland County's off-site manufacturing plant.

The Solution

Vermont's Habitat for Humanity Chapters partnering on design and manufacturing to create more affordable homeownership options.

The Innovation

Off-site panel construction plant with full time manager enables year-round building, scaling from 2 to 10 homes annually

Shelter and Permanent Housing



The Opportunity

- Creating pathways from homelessness to stability

The Solution

- Phased development of 14-16 housing units with wraparound services (BROC Community Action) expanding to 4-story permanent building

Innovation

- Model includes tenant training and stability support to ensure long-term success



Loretto Home, Rutland

Community Development



Twin Pines Palmer Court
Housing, Norwich



Farmers Market, Norwich

The Opportunity

- Establishing affordable rental market in Norwich where none currently exists for families and workers

The Solution

- 30 permanently affordable homes with shared municipal infrastructure, close to essential services

Innovation

- Public transit connectivity plus expanded farmers' market to support local food security and rural economic development

Thank you!

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