



Vermont  
Housing &  
Conservation  
Board

# Senate Committee on Institutions

February 26, 2026

## Presenters:

**Gus Seelig**

Executive Director

**Stacy Cibula**

Associate Conservation Director

**Pollaidh Major**

Director of Policy and Special Projects



# Who We Are and What We Do



**VHCB** invests in permanently affordable housing and in the conservation of farms, forests, natural areas, and historic sites to ensure equity, resilience, and vitality for Vermont communities.



## Housing & Affordability:

Creates and preserves permanently affordable homes through grants, loans, and support for Vermont's network of housing nonprofits, ensuring homes remain affordable for generations.



## Conservation & Rural Development:

Conservation of Vermont's farms, forests, and natural areas while advancing farm viability, clean water, rural economic development, and historic preservation to keep working lands productive and communities resilient.



Muddy Moose,  
Morristown



## FY27 Funding Levels



VHCB Statutory Share of the Property Transfer Tax

**\$37.6M**



Capital Bill Sec. 10 Clean Water

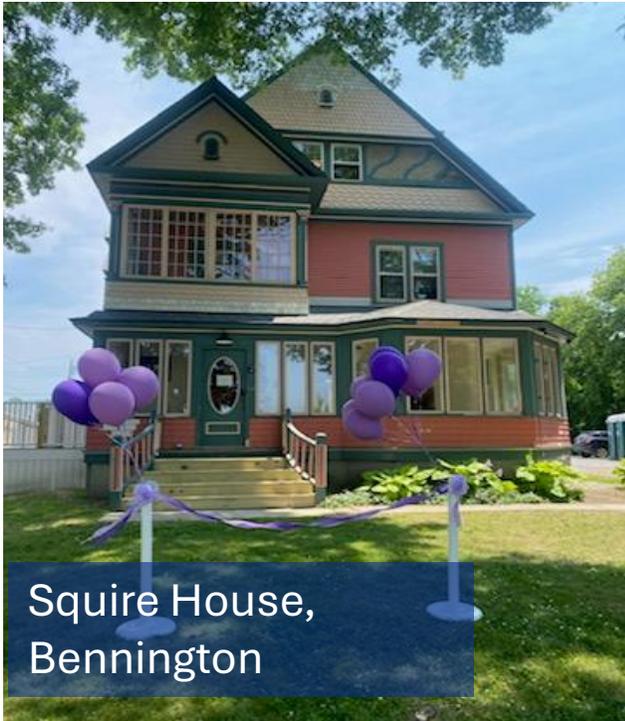
**\$2.8M**

Sweet Pickins Farm, Putney

# Housing Programs: Investments from Shelter to Homeownership



Main Street Shelter,  
Hartford



Squire House,  
Bennington



Central and Main,  
Windsor



Bay Ridge,  
Shelburne



# VHCB Housing Impacts Since 2020



Total VHCB Investment: \$458,130,839.16 → Total Leverage: \$823,529,575.76

## HOMEOWNERSHIP

436 households supported  
170 new construction single-family units

## RENTAL

2,754 total units  
2,273 new units  
723 homes for unhoused Vermonters

## MANUFACTURED HOME COMMUNITIES

24 infill units  
1077 lots in 10 communities

## FARMWORKER HOUSING

74 repair projects  
6 replacement projects  
320 farmworkers to be served

## SHELTER

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

## RECOVERY RESIDENCES

4 projects  
59 residents benefitted

## LEAD ABATEMENT

90 households served

## ACCESSIBILITY IMPROVEMENTS

496 households served

## IDD Housing

6 projects  
37 units/rooms

5,712  
Households  
Served

Average Per  
Unit  
Investment:  
\$80,000

# Transforming Communities



Benn High, Bennington



Sacred Heart, Newport

# Affordability for Vermont's Workforce



100% AMI for a one-person household = \$78,200



100% AMI for a three-person household = \$101,040



60% AMI for a one-person household = \$46,920



60% AMI for a three-person household = \$60,624

## 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



Lake Paran, Shaftsbury

# Opening Soon



Post Apartments, Burlington  
38 new homes in February 2026



Alice Holway, Putney  
25 new homes in May 2026



Stonecrop, Middlebury  
35 new homes in August 2026



Marsh House, Waterbury  
26 new homes in May 2026

# Conservation Programs



VT Adaptive,  
Rochester



East Calais General Store,  
E. Calais



Whetstone Brook,  
Brattleboro



Mighty Food Farm,  
Shaftsbury

# Conservation & Farm and Forest Viability Programs



Memphremagog Floating Classroom,  
Newport



**Natural Area Conservation** - fee acquisitions and easements protecting priority lands for ecology, access, and resilience.



**Farmland Conservation** - purchase of development rights to ensure permanent affordability and continued agricultural use)



**Farm & Forest Viability** - working land business and succession support



**Water Quality** - Memphremagog Clean Water Service Provider & Capital Bill water quality grants



**Rural Economic Development (REDI)** - grant-writing and project-readiness support to rural communities to leverage outside



**Historic Preservation** - rehabilitation and preservation easements that keep historic buildings viable for contemporary use

# Conservation's Clean Water Impact



Wolcott Community Forest



VHCB purchases development rights and places permanent conservation easements on farms and natural areas.



Conservation areas protect water quality assets through management practices such as riparian buffers and wetland protections.



Bond dollars from the clean water section support projects with enhanced water quality outcomes.

# Water Quality Benefits



**Reduces phosphorus pollution**



**Protects riparian buffers**



**Preserves wetlands**



**Prevents agricultural runoff**



**Enhances aquatic habitat**



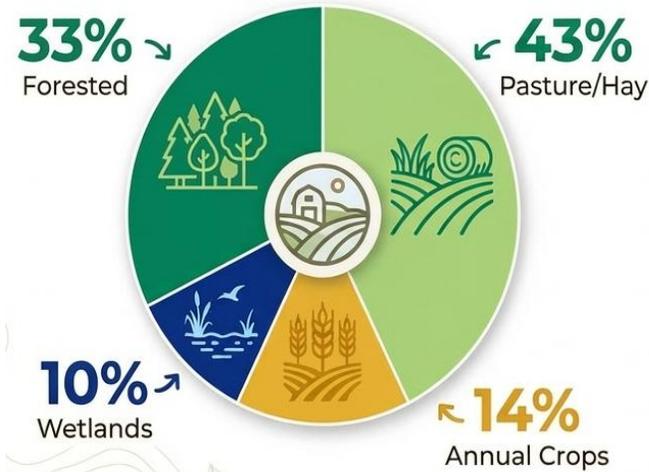
Lily Pond Highlands, Athens

# Water Quality Protections on Conserved Farms

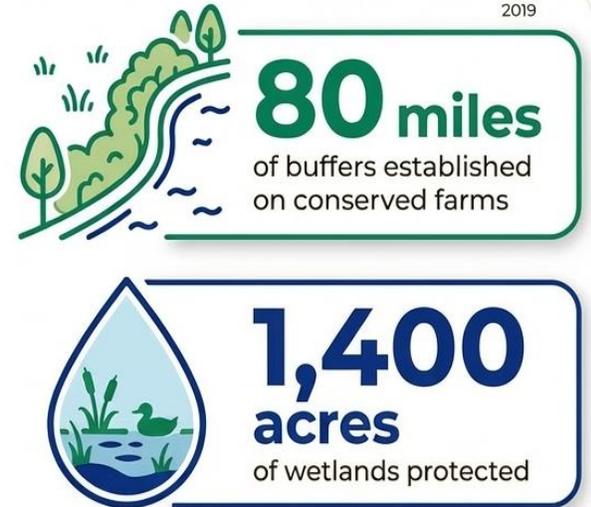


Graham R&B, Williamstown

## Conserved Farms Land



## Conservation Impact Since 2019



# Farmland Retirement



Maidstone Bends, Brunswick

## Tanguay, Brunswick

- Former dairy by the Maidstone Bends of the upper Connecticut River
- 183 acres of floodplain
- 15 acres of wetlands
- The Nature Conservancy will restore floodplain forest habitat and wetlands along the river, and some of the upland fields will remain in agricultural production.

# FY25 Conservation Outcomes



Sweetland Farm, Norwich



## Farmland

- 21 farms supported
- 2,877 acres conserved
- \$4,474,00 federal dollars leveraged



## Natural Areas

- 18 projects
- 2,865 acres hunting, fishing, public access and outdoor recreation areas
- \$3,624,833 additional leveraged funds



## Water Quality

- Clean Water Service Program Administrator for the Memphremagog Basin.
- 6 projects supporting floodplain and stream restoration



## Leahy Memphremagog Clean Water Program

- 10 projects supporting partner capacity, land acquisition and habitat restoration

# Farm and Forest Viability Program



Rebop Farm, Brattleboro

## 195 Total Businesses Served in 2025



Succession  
Planning



Financial  
Management  
& Capital



Land Search  
& Access



Profitability &  
Quality of Life

### 2025 IMPACT



71%  
OF BUSINESSES  
INCREASED  
GROSS SALES

82%  
ADDED  
NEW JOBS

ON AVERAGE  
BUSINESSES  
INCREASED SALES BY  
**\$52K**

CLIENTS  
ACCESSED OVER  
**\$5.4M**  
IN GRANTS  
AND LOANS

100%  
IMPROVED BUSINESS  
MANAGEMENT SKILLS

# Collaborative Network of Partners



## Service Provider Network

- Center for an Agricultural Economy
- Intervale Center
- Land For Good
- NOFA-VT
- UVM Extension

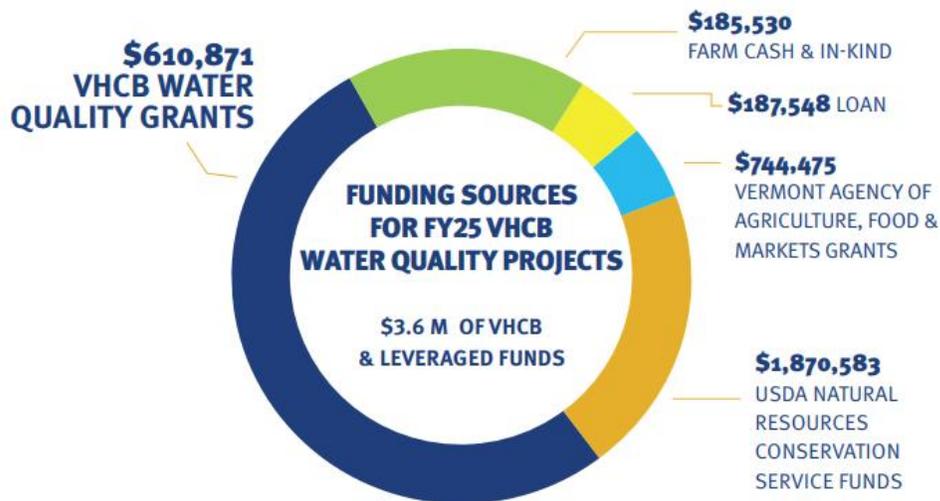
## Other Partners

- Vermont Land Trust
- VT Sustainable Jobs Fund
- Liberation Ecosystems
- Healthy Roots Collaborative
- Northeast Forests
- Food Connects

# Water Quality Grants



- **15-25 projects funded each year**
- **\$5.4 million** awarded since **2017**
- **16 grants totaling \$611K** in 2025 leveraged an **additional \$2.9 million**
- Flexible addition to State's clean water programming



Severy Farm,  
Cornwall

# Water Quality Grants to Farmers



- ❖ Reduce runoff into waterways
- ❖ Improve soil health & water retention on farmland
- ❖ Improve manure management
- ❖ Improved grazing infrastructure



# Rural Economic Development Initiative (REDI)



Miss Bellows Falls Diner,  
Rockingham

**\$1,270,477**  **\$35,512,800**

REDI FUNDS SINCE 2017

GRANTS TO COMMUNITIES



REDI assists **small towns** and **working lands businesses** access capital for critically needed economic development projects



Focus areas: community-based **economic development** and downtown revitalization, working lands, outdoor recreation

# VHCB Project Pipeline



Wildstone Farm, Pownal

Housing: **\$45-55M** in state funds to support:

- Rental Housing Development
- Shared Equity Homeownership
- Shelter Development
- Housing for Vermonters with Intellectual and Developmental Disabilities
- Manufactured Home Communities
- Farmworker Housing
- Home Accessibility

Conservation and Rural Economic Development: **\$12-14M** in state funds to support:

- Farmland conservation
- Natural Area/ Recreation areas
- Historic Preservation
- Farm and Forest Viability
- REDI

# Thank you!

**Gus Seelig**

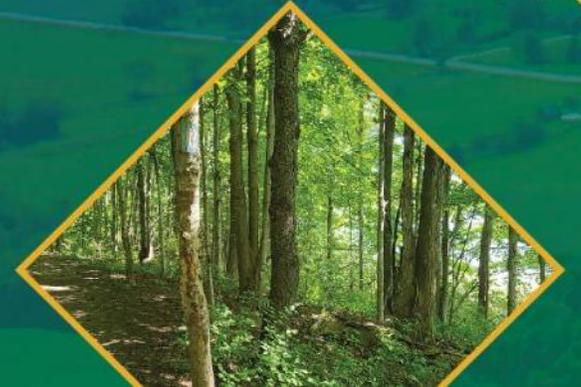
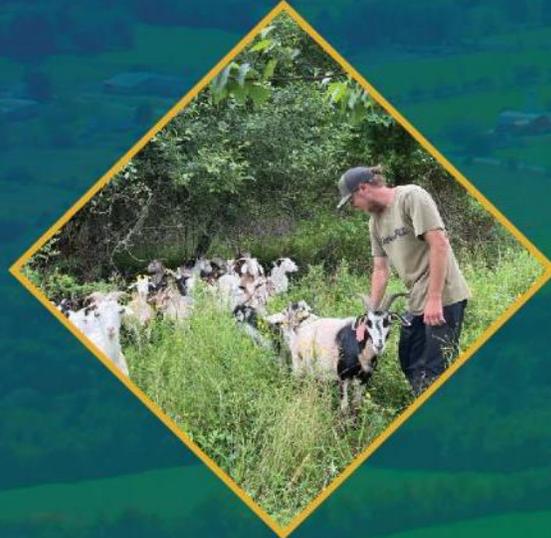
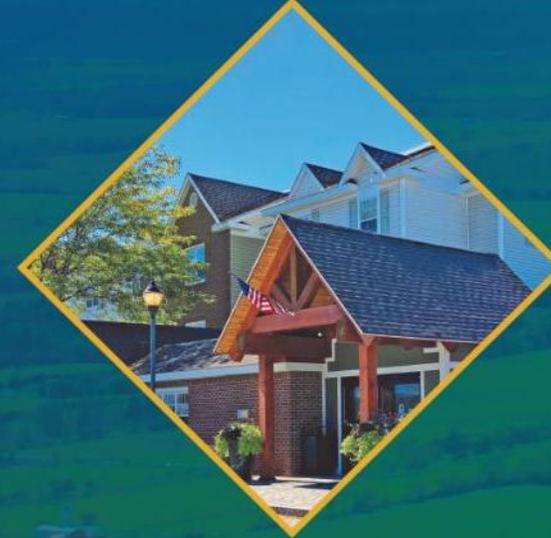
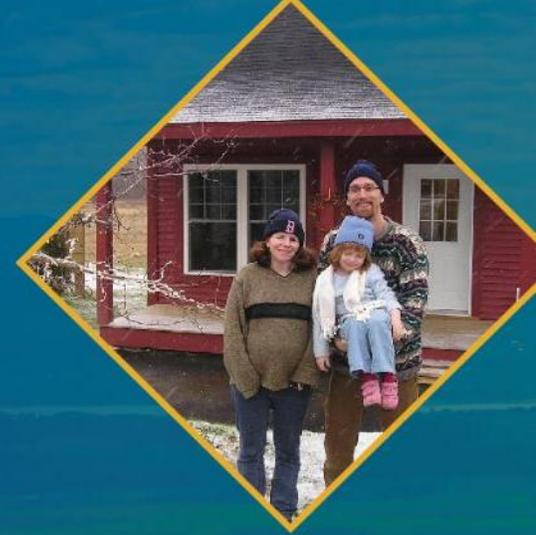
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