



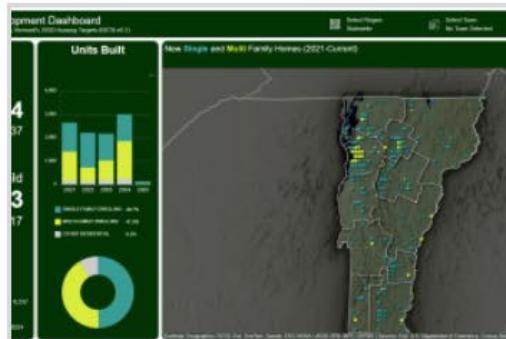
# Update on Housing Initiatives and Administration Priorities

January 28, 2026

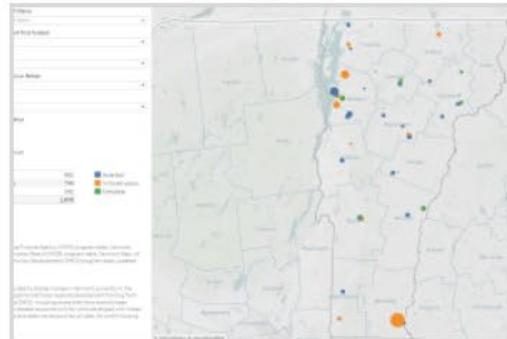
# HousingData.org

- > Home
- > Community Snapshot
- > Population & Households
- > Housing Stock
- > **Home Building**
- > Income & Employment
- > Home Sales
- > Rental Housing
- > Housing Needs
- > VHFA Programs
- > Data Guide

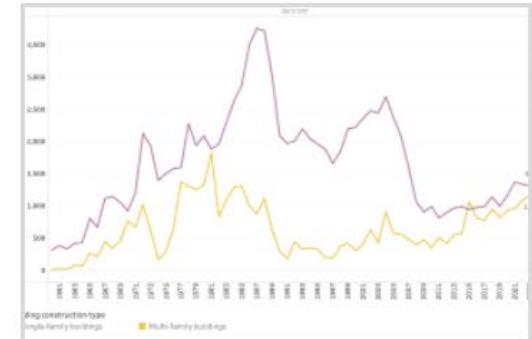
## Home Building



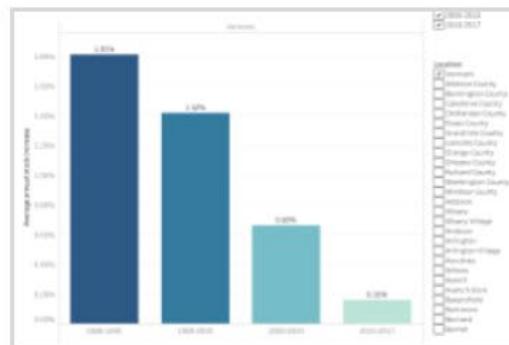
DHCD Housing Development Dashboard



New affordable housing construction



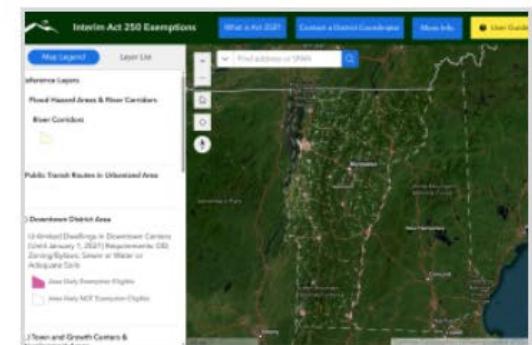
Building permits



Rate of change in housing stock



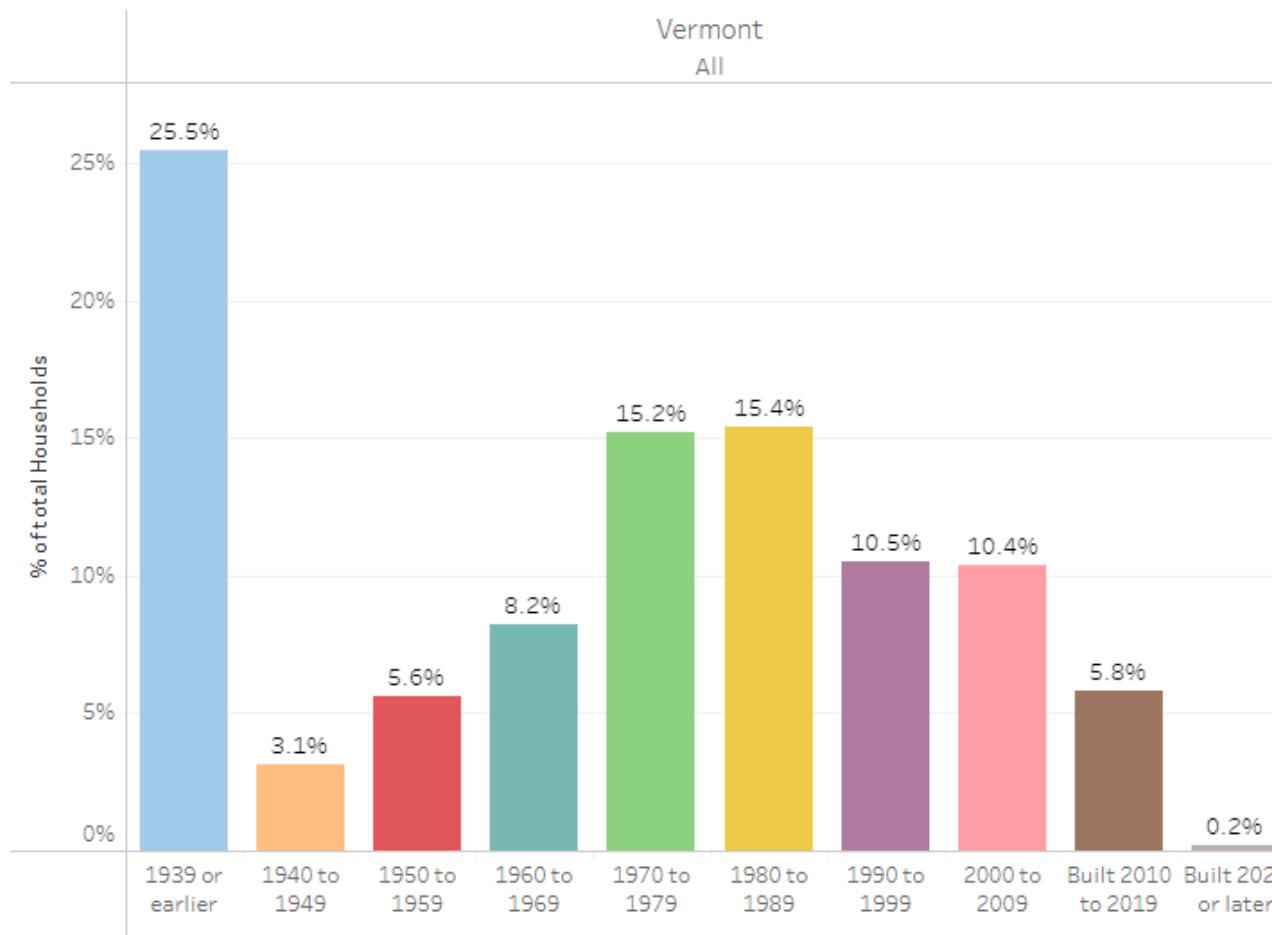
Sale of newly-built homes



Act 250 Exemptions

# Highlighted Data Trends

Estimated housing units by year structure built



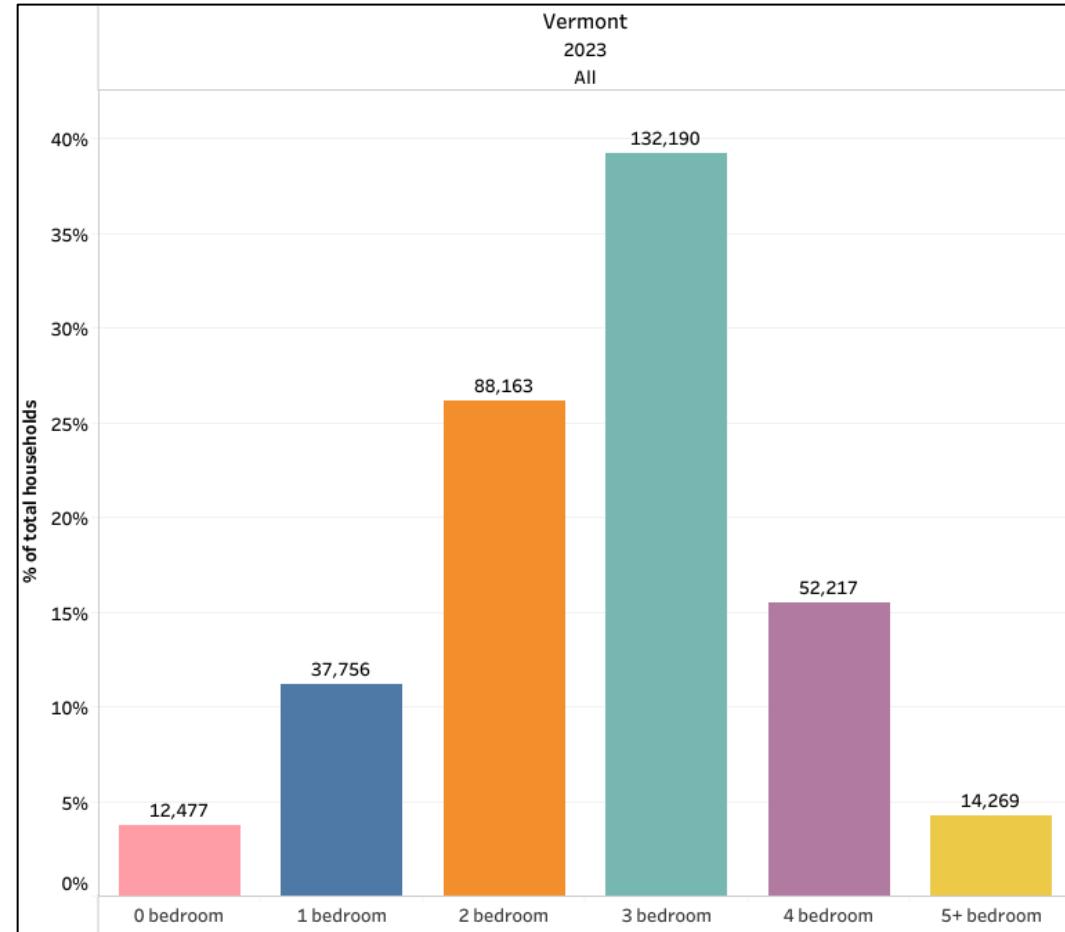
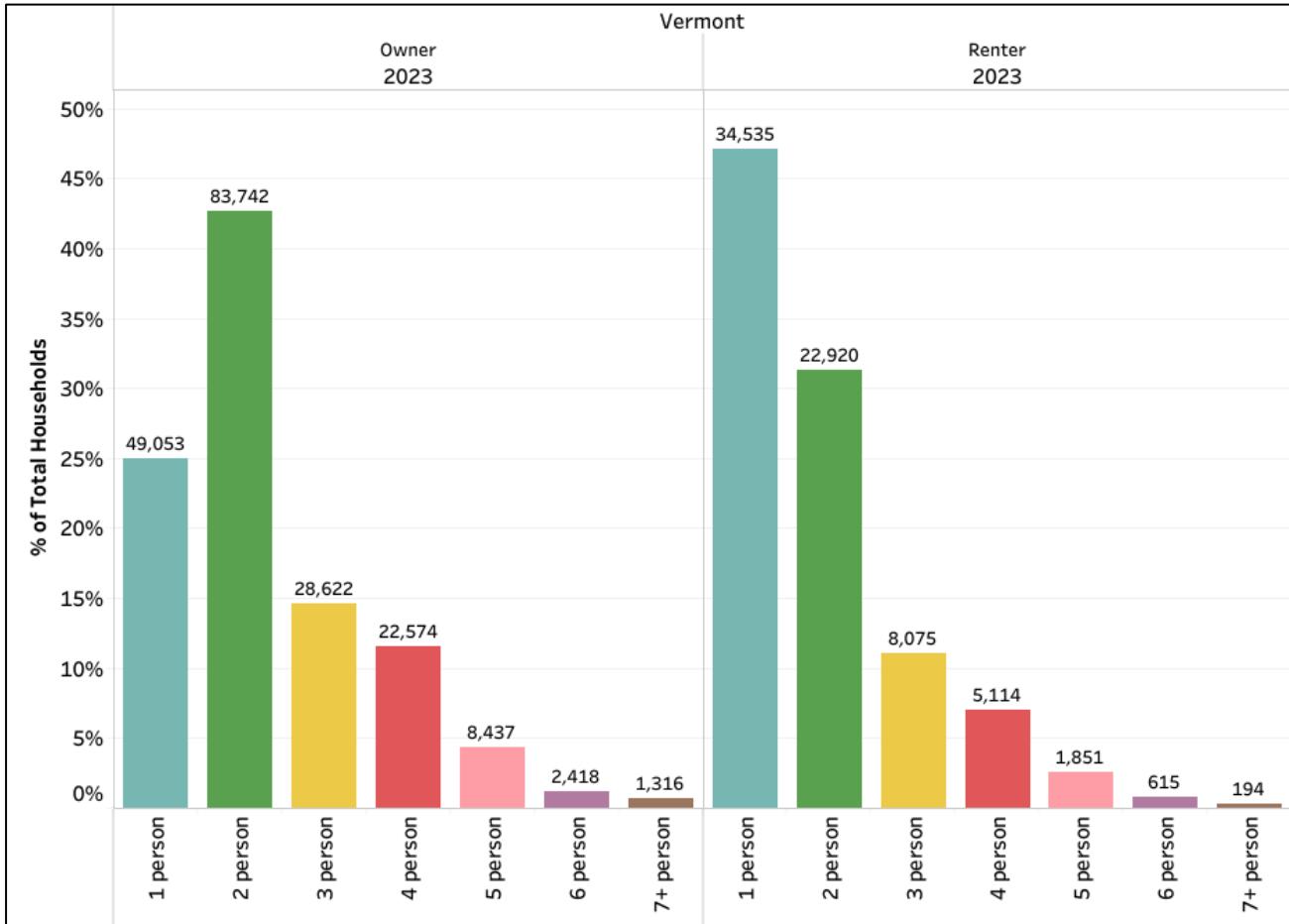
## Aging Housing Stock

An estimated **500-600** **units** (conservatively) are lost from VT's housing stock each year to deconstruction (disrepair, deferred maintenance, etc.).

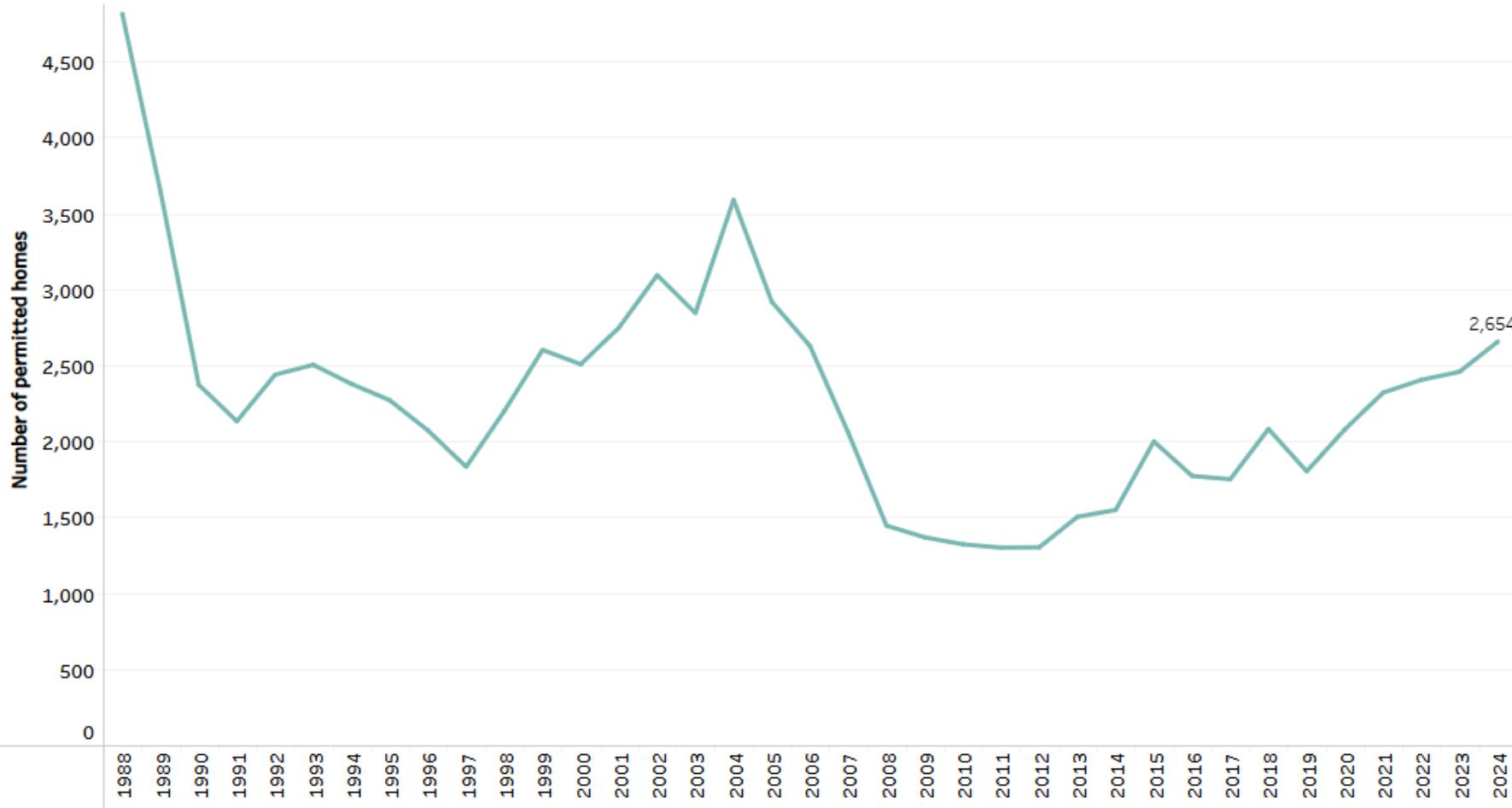
Source: HUD [Components of Inventory Change \(CINCH\)](#), 2017-2019. Housing needs projections in this report assume a 0.15% annual loss rate for both owner and renter homes to be conservative in light of the lack of state-level loss rate data.

# Highlighted Data Trends

## Mismatch – Housing Stock does not meet the needs of the population



# Highlighted Data Trends



Number of units permitted annually in Vermont  
**1988-2025**

Source: U.S. Census Bureau Building Permits Survey via HousingData.org

# CONTEXT: What have we done?

**INVESTED:** Over **\$700M** of state and federal funds invested in housing unit creation during FY21-FY25

- Affordable Housing, Age-specific Housing, Substance use Recovery Housing, Moderate Income

**INNOVATED:** Created new programs with high efficiency and new unit creation networks

- MHIR: Manufactured Housing Communities
- VHIP: Reinvestment in Dilapidated Structures & Conversion of Commercial to Residential
- Homes for All Initiative: Broaden the base of small-scale developers
- VHFA Middle-Income Homeownership Development Program & Rental Revolving Loan Fund

**REINVIGORATED:** Utilized tools for Infrastructure Investment & Site Cleanup

- Brownfields Revitalization Fund, Healthy Homes Fund, Tax Increment Financing (TIF), CHIP

**REFORMED:** Regulatory & Financing Reform

- Statewide Reform of Local Zoning – **HOME Act (Act 47 of 2023)**
- Statewide Land Use and Permitting Reform – **Act 181 of 2024**
- Housing Infrastructure Financing and Investments – **Act 69 of 2025**

# Vermont Housing Improvement Program - All Iterations

Since 2020, the Vermont Housing Improvement Program (VHIP) has created new affordable housing units. Administered by Vermont's five regional Homeownership Centers, these units serve Vermont's most vulnerable populations, including people exiting homelessness, refugees, survivors of domestic abuse, and people exiting foster care and incarceration. The program has gone through multiple iterations since its creation, but the commitment to expand the affordable housing stock for a minimal public investment has remained.



Beautiful! I have been watching this rehabilitation process on my commute. Such an awesome rescue!

- Elizabeth Vant, Neighbor



BEFORE



AFTER

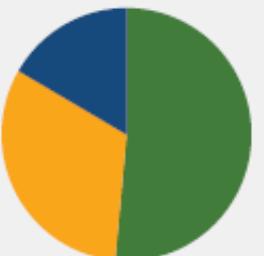
Complete gut rehab in Brandon, creating three new 3-bedroom units to serve vulnerable Vermonters.

## Upcoming



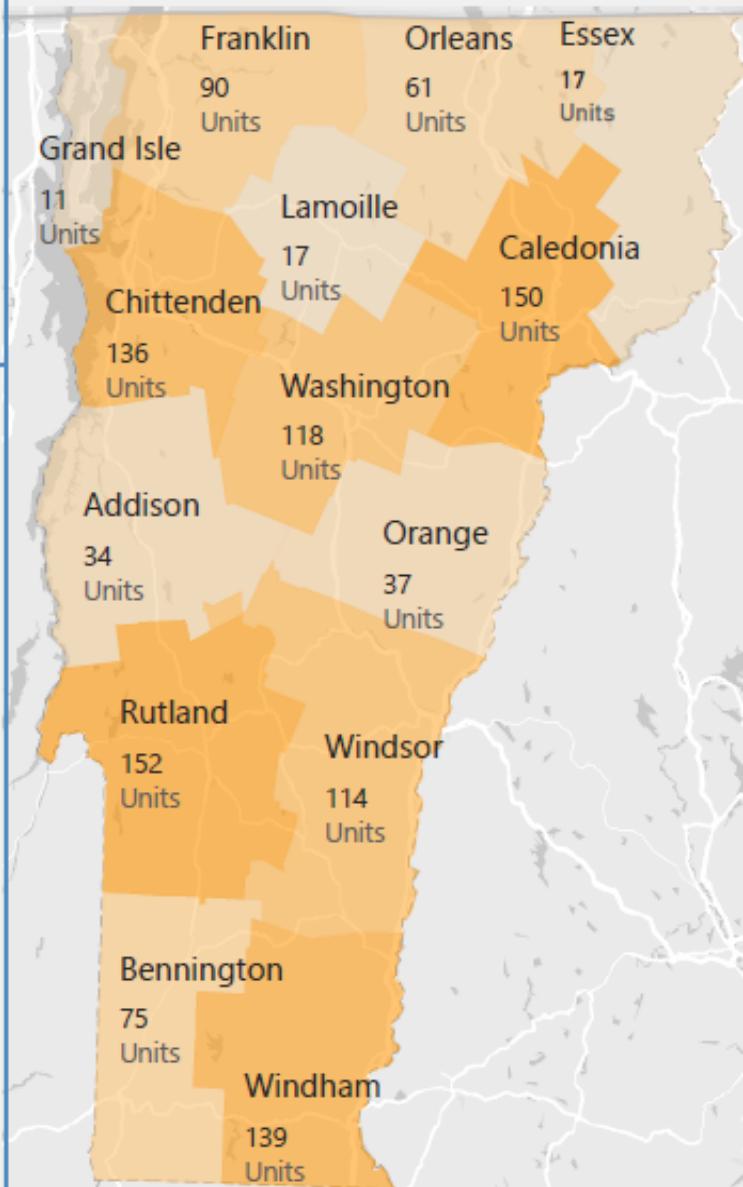
368

## Completed



783

## Completed & Upcoming



\$39K

Average Award per Unit

# Manufactured Home Improvement and Repair (MHIR) program

Data reported Nov. 10, 2025

MHIR supports **park improvements, home repairs, and foundation installation** in manufactured home communities in Vermont. The program launched in February of 2023 and was made permanent in FY26 with its inclusion in the base budget.

## Program outcomes:

Projects awarded: **858**

Total Awards: **\$9M**

MHCs impacted: **155**

### **Home Repair Awards**

- ▶ Home repairs or accessibility projects that ensure occupants will remain healthily housed. Maximum award per home is \$18K.

**457** Homes

**\$16.5K** Average Cost per Home

**84** Emergency Home Repairs

### **Infill Awards**

- ▶ Park improvements to infill vacant or abandoned lots within a park. Maximum award per lot is \$20K.

**151** Lots

**\$15K** Average per Lot

### **Foundation Awards**

- ▶ Foundation, Skirting, and Utility Connections for Purchasing of a Mobile Home for a Vacant Lot. Maximum Award of \$15K.

**67** Foundations

**\$14K** Average per Foundation Project

# Policy Alignment

**2013**

## Neighborhood Development Area Designation

Established place-based incentives to support walkable residential development surrounding village centers and downtowns.

**2023**

## HOME Act Legislation (Act 47)

Legislation promoting small-scale infill on lots serviced by existing infrastructure.

## Community Partnership for Neighborhood Development

Pre-development grants for projects providing a mix of housing types, styles, tenure, and sizes.

## Housing Funders Roundtable

**2025**

## Act 69: CHIP & VT Infrastructure Sustainability Fund

Legislation enables municipalities to finance essential infrastructure (like water, sewer, roads, and stormwater systems) that supports new housing development.

## Executive Order

Includes several initiatives aimed at accelerating housing permitting and increasing production.

**2022-2024**

## Bylaw Modernization Grants

Funding to support municipalities updating their land use, development, and zoning bylaws.

**2020**

## Zoning for Great Neighborhoods

Recommendations for incremental changes to municipal bylaws, including sample language to make change easier for local boards and commissions.

**2024**

## Evaluating and Modernizing Vermont's State Designation Programs

Recommendations to modernize Vermont's five smart growth programs, which provide financial and permitting incentives to facilitate housing production and compact development.

## Vermont Homes for All Toolkit

## Act 181

Modernizes Vermont's planning framework by aligning Act 250, regional plans, and local land use regulations to support housing development and economic opportunity in areas designated for growth.

**2025-2026**

## Homes for All Training Cohort & 802 Homes Pre-Approved Designs

# CONTEXT: Executive Order 06-25 Overview

## **Regulatory Relief for Residential Construction**

- Wetlands – rulemaking underway
- Energy Codes – rulemaking underway

## **Permitting Timelines & Fees**

- Permitting Timelines and Priority treatment for affordable and moderate-income housing
- Fee relief
  - Deferred Payment of fees
  - Requests proposals to reduce fees

## **Permitting Reform & Housing Task Forces**

- Permit Modernization task force & Multi-Disciplinary Team
- Governor's Housing Leadership Team

## **State-owned lands**

- Inventory of state-owned lands potentially suitable for housing
- Develop Expedited Disposal Process

## **Brownfields**

- BERA Program extended
- Requests proposals to improve DEC's method for adopting environmental media standards (including soil standards)

## **Appeals Recommendations to Judiciary**

- Requested coordination and collaboration to develop specific proposals to reduce timelines for appeals

# Statewide & Regional Housing Targets

## Housing Targets established in Act 47 of 2023 (the HOME Act):

To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide **Housing Needs Assessment**; current and expected demographic data; the current **location, quality, types, and cost of housing**; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title... The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.”

## Report on Housing Targets Progress established in Act 181 of 2024:

“(a) Upon publication of the Statewide Housing Needs Assessment setting out the statewide and regional housing targets required pursuant to 24 V.S.A. § 4348a, the Department of Housing and Community Development, in coordination with regional planning commissions, shall develop metrics for measuring progress toward the statewide and regional housing targets,”

# Housing Targets

To accommodate **projected household growth** and meet other **current housing market needs**, Vermont will need to produce between 3,160 and 6,880 homes per year between 2025 and 2050.

In 2010-2020, Vermont's housing stock increased by an average rate of 0.4% (1,178 homes per year).

***Total additional home targets, 2025-2030 and 2025-2050***

<b>Region</b>	<b>2025-2030</b>		<b>2025-2050</b>	
	<b>Lower</b>	<b>Upper</b>	<b>Lower</b>	<b>Upper</b>
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwest Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers-Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
<b>Vermont</b>	<b>27,867</b>	<b>41,185</b>	<b>79,018</b>	<b>172,044</b>

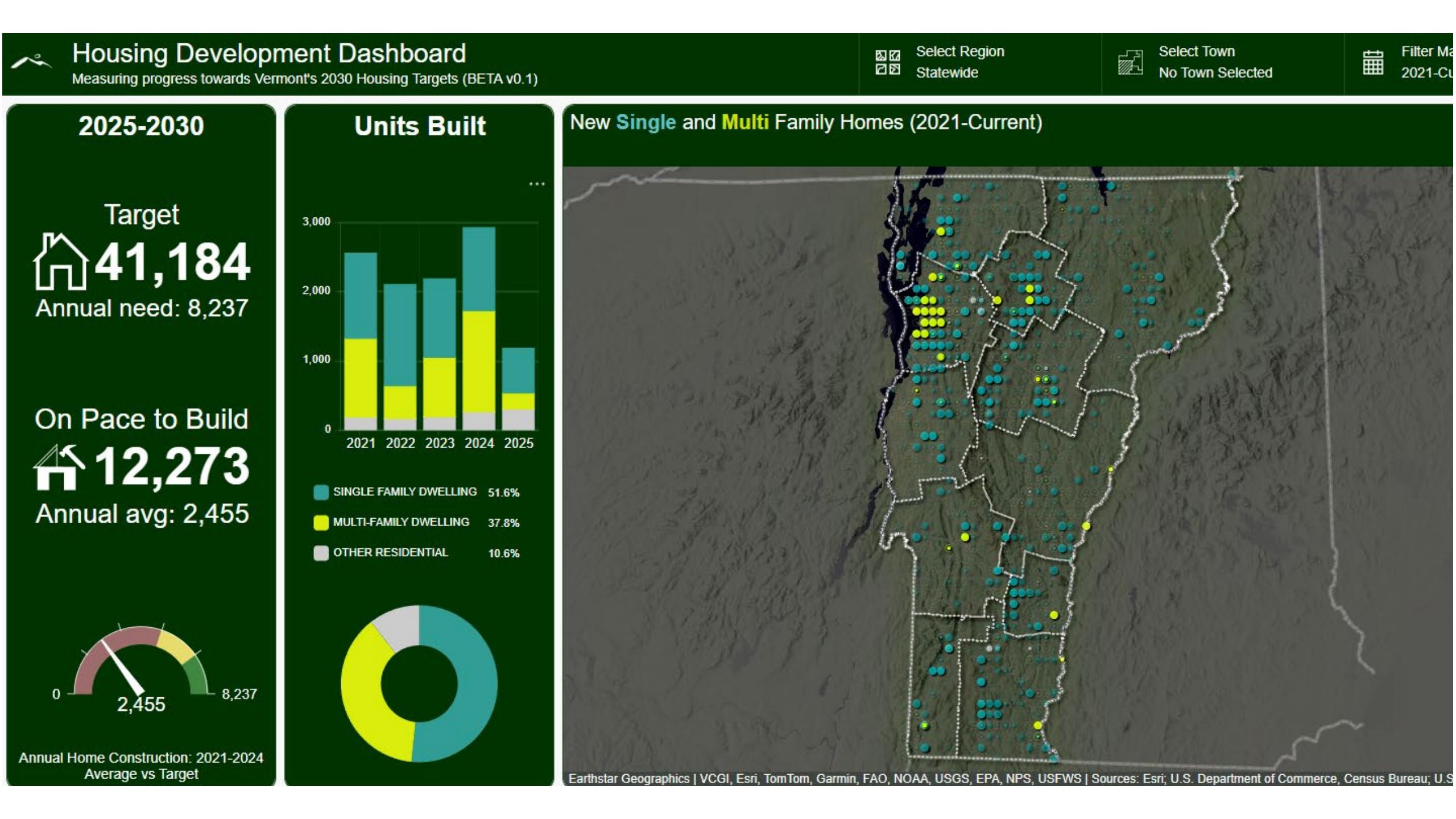
2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.

2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.

All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.

# Local Housing Targets - CCRPC

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES			ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #'S*		
		LOW # and %	MID # and %	HIGH # and %		LOW	MID	HIGH
<b>BOLTON</b>	550	59 11%	118 21%	177 32%	6	2	5	7
<b>BUEL'S GORE</b>	12	1 11%	3 21%	4 32%	0	0	0	0
<b>BURLINGTON</b>	18,245	3,557 19%	7,120 39%	10,683 59%	77	142	285	427
<b>CHARLOTTE</b>	1,643	176 11%	353 21%	530 32%	6	7	14	21
<b>COLCHESTER</b>	7,673	848 11%	1,697 22%	2,546 33%	39	34	68	102
<b>ESSEX</b>	4,889	1,233 25%	2,467 50%	3,702 76%	51	49	99	148
<b>ESSEX JUNCTION</b>	4,955	1,462 30%	2,927 59%	4,392 89%	52	58	117	176
<b>HINESBURG</b>	2,071	375 18%	752 36%	1,128 54%	16	15	30	45
<b>HUNTINGTON</b>	876	94 11%	188 21%	282 32%	6	4	8	11
<b>JERICHO</b>	2,014	210 10%	419 21%	629 31%	10	8	17	25
<b>MILTON</b>	4,515	640 14%	1,282 28%	1,923 43%	42	26	51	77
<b>RICHMOND</b>	1,729	202 12%	404 23%	606 35%	8	8	16	24
<b>SHELBURNE</b>	3,529	802 23%	1,605 45%	2,409 68%	33	32	64	96
<b>SOUTH BURLINGTON</b>	9,921	3,788 38%	7,583 76%	11,378 115%	142	152	303	455
<b>ST. GEORGE</b>	314	34 11%	67 21%	101 32%	2	1	3	4
<b>UNDERHILL</b>	1,313	141 11%	282 21%	423 32%	9	6	11	17
<b>WESTFORD</b>	899	96 11%	193 21%	290 32%	6	4	8	12
<b>WILLISTON</b>	4,725	1,402 30%	2,807 59%	4,212 89%	70	56	112	168
<b>WINOOSKI</b>	3,665	663 18%	1,327 36%	1,991 54%	27	27	53	80
<b>COUNTY TOTAL</b>	73,538	15,783 21%	31,595 43%	47,407 64%	602	631	1,264	1,896



What are we doing to leverage these reforms,  
and where are we heading next?

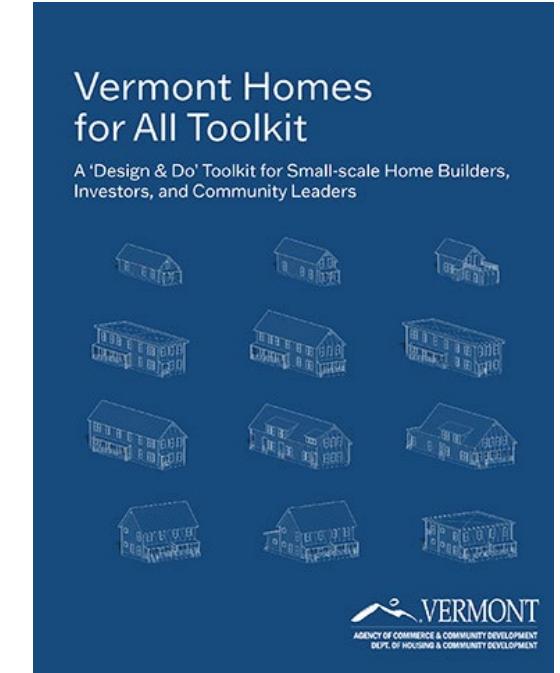
# UNDERWAY: Homes for All Initiative



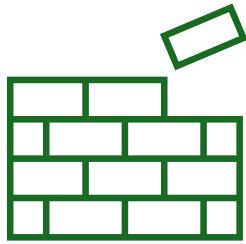
**Homes for All phase I:**  
**Design & Do Toolkit**  
*Published: March 2024*

**Homes for All phase II:**  
**H4A Training Cohort**  
*Workshops begin February 2026*

**Homes for All phase III:**  
**802 Homes catalogue of pre-  
approved 1-4 –unit designs**  
*Pilots underway in Essex Junction,  
Hartford, and Manchester*



# Up next: 2026 Legislative Proposals (S.267)



## Expand by-right housing for infill housing designs to all municipalities statewide

The **802 Homes** initiative will put 10 construction-ready, context-sensitive plans of **ADUs, Single-family homes, and 3- and 4-unit multifamily buildings** in the hands of small-scale developers to accelerate the timeline from site selection to move-in day.

- Proposal: will make certain designs pre-approved statewide – specifically 802 Homes designs – as of July 1, 2027, providing greater predictability, and reduced time and cost for new housing construction.
- Timeline includes public comment period and public hearing following current pilot.



## Incorporate Housing Targets in municipal planning

Act 47 of 2023 (the HOME Act) established statewide and regional housing targets which have been used to establish municipal housing targets statewide. This provision will require that municipal plans:

- demonstrate how the municipality will accommodate their housing targets, *or if they cannot,*
- the municipality must catalogue the constraints to achieving the housing targets.