HOUSING REVENUE BOND

Act 85 of 2017 created a new source of funding for affordable housing in Vermont—the Housing for All Revenue Bond. The bond was issued by the Vermont Housing Finance Agency and the program is administered by the Vermont Housing & Conservation Board.

VHCB has committed 100% of the bond funds to 34 developments with 843 homes in 23 towns across 11 counties, including 60 home accessibility improvements and five Habitat for Humanity homes statewide.

More than half the homes are completed and occupied, located in Putney, Hartford, South Burlington, Randolph, Montpelier, Manchester, Essex, Brattleboro, Bennington, and Burlington. The balance are under construction or set to get underway by the end of 2020 in Vergennes, Springfield, Lyndonville, Barre, Shaftsbury, St. Albans, St. Johnsbury, Arlington, Rutland, Woodstock, Colchester, Morrisville, Bellows Falls, and Burlington.

The overall investment of $37 million has leveraged more than anticipated: $198 million in other public and private funding. The bond proceeds are fully committed as of January 2020.

REMAINING NEED

- Housing costs present the single greatest financial stressor for Vermonters - October 2018 WR/VPT poll.
- Vermont Futures Project of the Vermont Chamber of Commerce has set a growth target of 5,000 new and improved housing units annually.
- Roadmap to End Homelessness called for 369 units of permanent supportive housing and 1,251 new homes affordable to the lowest income Vermonters.
- 2015 statewide housing needs assessment by Bowen National Research identified a gap of 2,818 homes for families and 3,136 homes for seniors for the period between 2015 and 2020.
- Recovery Residences for those with Substance Use Disorders: need for an additional 300 beds, particularly for women with children.
- 2019 Mobile Home Park Assessment: large and small-scale infrastructure needs exceed available resources.

Vermont Housing & Conservation Board
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Jen Hollar, Policy Director  Gus Seelig, Executive Director

Montpelier: Ribbon Cutting event at Taylor Street—30 homes affordable to a range of incomes above a new transit center.

South Burlington: Garden Street Apartments—60 new homes

Manchester: East Branch Farms - affordable homeownership

Putney: Putney Landing—workforce housing

Bennington: Redevelopment in the heart of downtown
St. Albans: Two developments, on Congress Street and Maiden Lane, will create 63 new homes for low- and moderate-income households. The City has been an active partner, demolishing substandard housing and improving infrastructure.


- Grand list value of the first seven completed HRB-funded projects increased by $6.6 million—more than 500 percent.
- The developments funded by HRB have resulted in $172 million in construction activity to date.
- The National Association of Homebuilders indicates each new apartment built creates 1.13 jobs and generates $14,000 in state and local tax revenue. Single-family homes each create 2.97 jobs.
- “Construction as an industry has one of the highest economic multipliers, both in overall terms and for employment multipliers.”


- Hundreds of new homes for workers at 80-120% of median income.
- Majority of developments include apartments dedicated to those experiencing homelessness.
- Reduced pressure on state programs such as General Assistance, Corrections, and Medicaid.
- 300 additional, new, market-rate homes are being created by private developers on HRB-funded sites.

INNOVATION

To ensure the impact of the bond goes beyond the housing built, VHCB is funding trials of new ways to create and encourage housing:

- Partnerships between nonprofits, private housing developers, and municipalities to create new homes in community centers
- Tiny Home demonstration project in Barre
- With the Department of Housing & Community Development, creating Housing-Ready Model Bylaws to help address zoning barriers to housing development
- Accessory dwelling unit pilot program with HomeShare and the City of Burlington
- Pilot program to rehabilitate vacant and substandard single family homes for sale to moderate-income households.