



## 2025 Legislative Priorities

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### Accelerate Production of Affordable Housing

Vermont's housing and homelessness crisis is the result of multiple factors, the core of which is a lack of affordable and middle-income homes for rent or sale. To solve this crisis, Vermont must invest across all areas that have contributed to Vermont's housing and homelessness crisis, including the construction of new permanently affordable housing, rehabilitate existing structures into affordable housing, and increase middle-income home ownership. Specifically, in 2025 we urge the legislature to ensure the following:

- \$80 million in funding for VHCB (in addition to the \$34.9 million statutory share of the Property Transfer Tax) to provide support and enhance capacity for the production and preservation of affordable rental housing and homeownership units, including:
  - Perpetually affordable homes for low-and moderate-income households.
  - Improvements to manufactured homes and communities.
  - Permanent homes for people experiencing homelessness.
  - Recovery residences.
  - Housing for refugees and farm workers.
  - Shelter production.
  - Individuals with disabilities who are eligible to receive Medicaid-funded home and community-based service.
- \$12M Manufactured Home Improvement & Repair Program (MHIR) appropriated to DHCD, administered by VSHA
- \$10M Healthy Homes Initiative appropriated to and administered by DEC/ANR.
- \$1M for CVOEO Statewide Housing Advocacy Programs, which includes the Mobile Home Program.
  - Annual \$400,000 in funding for four statewide, permanent mobile home resident organizers to sustain our services and continue supporting this vulnerable population.
  - ~\$600,000 Funding a feasibility study and infrastructure assessment for the development of 4 regional mobile home parks with 150 Zero Energy Ready mobile homes to support a major homelessness rehousing and prevention initiative and give affordable housing access to hundreds of families experiencing homelessness.
- \$5M for Rapid Response Mobile Home Program.
- Make MHC's categorically eligible for all programs across ANR/DEC

- Remove “+1%” From the Threshold for Triggering Mediation on MHC Lot Rent Increases to Protect Vermonters on Fixed Incomes
- Clarify Lot Habitability Standards
- Set Minimum Potable Water Supply Standards During Mobile Home Park Water Outages to Protect Vermonters Basic Human Needs.
- \$1 million for Farmworker Housing
- \$2 million for the Land Access and Opportunity Board
- \$1 million for Homeownership Centers
- \$1.8 million – Service Supportive Housing for Adults with Disabilities
- \$36 million for VHFA to enhance the capacity of:
  - VHFA’s Middle Income Homeownership Development Program
  - VHFA Rental Revolving Loan Fund
  - First Generation Homeownership Program

Invest in Homelessness Prevention Programs and Services

Expand and improve services for households in temporary and permanent housing, with particular attention to housing stability and retention services designed to increase sustainability and prevent homelessness. Specifically, in 2025 we urge the legislature to ensure the following:

- \$27 million to maintain the Housing Opportunity Grant Program (HOP) core funding for Vermont’s homeless shelter and service providers – including emergency shelter, homelessness prevention, and help to get and keep housing.
- \$4 million to maintain trained housing case managers who are currently funded through one-time ERAP funds that will end in 2025.
- \$2.4 million for SASH expansion to serve about 1,200 people across the state by opening 2 panels in each of the 6 Designated Regional SASH areas which cover all counties of the state (12 panels total).
- \$500 thousand to expand Pathways into Rutland County
- \$2.5 million to maintain the current level of financial assistance administered by HOP providers to prevent homelessness and help re-house low-income Vermonters.
- \$3 million to support shelter expansion projects that are already in the pipeline. Emergency shelters need ongoing base funding to support operations – not one-time funds. Nonprofit partners count on an ongoing commitment from the legislature to expand shelter capacity.
- \$2.5 million for VSHA for eviction prevention rental assistance & Vermont Legal Aid
- \$215 thousand for SHINES Housing retention program
- \$6.4 million<sup>1</sup> for the DOC Transitional Housing program
- \$1 million for DMH Housing Subsidy & Care Program
- \$200 thousand for VDH Bridge to HOPWA
- \$500k to expand the Landlord Relief Program
- \$2.4 million to maintain the HOME Family Voucher program to help families experiencing homelessness afford housing
- \$1.5m to expand the Permanent Supportive Housing Assistance program to reach the 350 households proposed in the AHS plan to retain housing for chronically homeless households

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<sup>1</sup> Amount may change - waiting for final number in Governor’s budget.

- \$3.5 million to maintain trained resident services coordinators at Vermont's various housing trusts
- Ensure OEO is fully staffed to support a high-quality community-based system of care

#### Ensure Emergency Shelter for Vermonters in Need

Vermont had the 2nd highest rate of unhoused people per capita in the country. And, Vermont's crisis is getting worse – with an over 300 percent increase in unhoused people between 2020 and 2024. And, the state does not have an adequate plan or capacity to ensure shelter for those in need. Vermont must ensure emergency shelter for Vermonters in need. Specifically, in 2025 we urge the legislature to ensure the following:

- \$46.5 million to ensure all eligible households have access to the General Assistance Emergency Housing Program without day limits or room caps
- Require ESD to use HMIS for all households in GA Emergency Housing and to conduct the CE Housing Needs Assessment within 1 week of entry into GA Emergency Housing to help households in GA Emergency Housing to get access to the housing and services they need and want
- Strengthen coordination between emergency shelters and motel stays, where possible to ensure that GA Emergency Housing remains a “shelter first” program