Housing 101:
State Housing Policy
State Housing Agencies in Vermont

AHS
Agency of Human Services

VSHA
Vermont State Housing Authority

VHFA
Vermont Housing Finance Agency

VHCB
Vermont Housing and Conservation Board

DHCD
Department of Housing and Community Development

Services & Supports through contracts with non-profit partners; financial assistance to vendors such as landlords

Individual Tenants, Homebuyers, or Persons with Special Needs

Federal and State funds

Federal Rental Subsidies

Loans

Federal and State Tax Credits

Organizational Development Grants

Federal and State Funds

Federal Block Grants

Individual Landlords

Housing Developers

Banks

Investors

Non-profit Corporations

Landlords, Developers, Homeowners*

Municipalities

Housing Partnerships:
Multi-family rentals, Mobile Home Parks, Housing for Homeless, Special Needs Housing, Single Family Home Ownership, Cooperatives, Rehab Revolving Loan Funds

* Federal Lead Hazard Abatement and HOME Programs

VT Dept. of Housing and Community Development
State Housing

Agencies & Resources

- AHS
  - Emergency Solutions Grants*
  - Supports and Services
- VSHA
  - Rental Subsidies: HCV
- VHFA
  - Low Income Housing Tax Credits (LIHTC)
- VHCB
  - Property Transfer Tax
  - HOME Investment Partnership*
  - National Housing Trust Fund*
- DHCD
  - Community Development Block Grant*
  - Municipal Planning Grants

*included in Consolidated Plan
State Housing

Consolidated Plan (link)
Outlines spending priorities of HUD funds
5 year plan with annual

Pre-planning requirements include:

- Analysis of Impediments to Fair Housing
- Vermont Housing Needs Assessment
  - www.housingdata.org/profile/
State Housing

Policies & Priorities

• Affordability – often perpetual
• Accessibility
• Health
• Historic Preservation
• Energy Efficiency
• Location Efficiency
  • Smart Growth
Smart Growth

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

24 V.S.A. 4302 Goals
COORDINATED PLANNING

State Planning Goals
The state has 14 specific planning goals.

Regional Plans
Regional plans must be consistent with the state planning goals.

Municipal Plans
In order to have a regionally approved plan, municipal plans must be compatible with the regional plan and consistent with the state planning goals.
The 5 Designations

1. **Civic and Commercial Core Designations**
   - Village Centers (Est. 2002)
   - Downtowns (Est. 1998)
   - New Town Centers (Est. 2002)

2. **Add-On Designations to a Core Designation**
   - Neighborhood Development Areas (Est. 2013)
   - Growth Centers (Est. 2006)
Designation
- Tax Incentives/Credits
- Regulatory Incentives
- Granting Prioritization

Funding
- Municipal Planning Grants
- Bylaw Modernization Grants

Resources
- Municipal Planning Manual
- Enabling Better Places Guide

Subscribe to **Strong Communities Monthly**
Housing Discrimination Under the Fair Housing Act

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

- The **Fair Housing Act** protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

- **Who is protected**: prohibits discrimination based on race, color, national origin, religion, sex, familial status, disability

- **What types of housing** are covered: Housing discrimination is illegal in nearly all housing, including private housing, public housing and housing that receives federal funding.

- **Examples of discrimination**: unequal treatment in renting, lending and advertising.
Housing Discrimination: Vermont’s Protections

**Federal:**
- Race
- Color
- National origin
- Religion
- Sex
- Familial status
- Disability

**Vermont:**
- Sexual Orientation
- Gender Identity
- Age (limited exceptions)
- Marital Status
- Receipt of Public Assistance
- Victims of Domestic Violence, Stalking, or Sexual Assault
Shaun Gilpin

Housing Division Director
Department of Housing and Community Development
shaun.gilpin@vermont.gov
802-249-0014