



MRV HOUSING SUMMIT

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Vermont League of Cities and Towns

State
Level
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EXISTING

State & Federal Funding for Affordable Housing 2020 & 2021

2020 & 2021 State and Federal Funds and Private Equity Combined for Housing Development+

SOURCES++	VHCB	DHCD	VHFA	TOTALS
State Appropriation	\$13,948,882			\$13,948,882
Housing Revenue Bond	\$6,100,000			\$6,100,000
Federal Housing Program Revenue (HOME, NHT, CDBG)	\$12,878,646	\$10,352,766		\$23,231,412
Private Equity Generated by Federal Housing Credit* ("9% credits")			\$54,269,791	\$54,269,791
Private Equity Generated by Federal Bond Credit** ("4% credits")			\$10,686,497	\$10,686,497
Private Equity Generated by State Housing Tax Credit***			\$10,028,750	\$10,028,750
TOTAL SOURCES	\$32,927,528	\$10,352,766	\$74,985,038	\$118,265,332

+ Amounts do not include administrative overhead /operations.

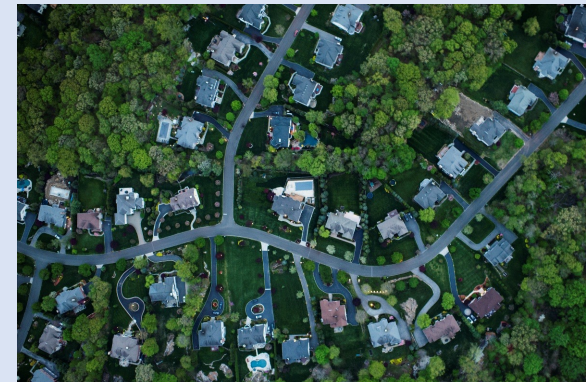
++ Amounts do not include funding allocation consideration for 2022.

* Estimated based on respective years allocations in federal 10-year credits and an average of prices paid by investors in recent years.

** Estimated based on previous 2 years' allocations, respectively, of federal 10-year bond credits and average prices paid by investors in recent years.

*** Estimated based previous 2 years' allocations respectively, in state 5-year credits and an average of prices paid by investors in recent years.

Source: [DHCD Housing Budget and Investment Reports 2020 and 2021](#)



FUNDING SOURCE	PROGRAM NAME	AGENCY	AMOUNT
CARES Act (CRF general), passed 2020	VT Housing Improvement Program (VHIP-CRF)	DHCD	\$ 7,200,000
CARES Act (CRF general), passed 2020	Housing Funding	VHCB	\$ 32,899,499
FY2021 State General Funds	Housing the Homeless	VHCB	\$ 10,000,000
FY2022 State Budget	Housing Funding	VHCB	\$ 100,000,000
FY2022 State Budget	VT Housing Improvement Program (VHIP-ARPA)	DHCD	\$ 5,000,000
FY2022 ARPA State Fiscal Recovery Funds	ARPA-SRF Housing Recovery	VHCB	\$ 89,000,000
FY2023 ARPA State Fiscal Recovery Funds	ARPA-SRF Housing Recovery	VHCB	\$ 30,000,000
FY2023 State Budget	VT Housing Improvement Program (VHIP-ARPA)	DHCD	\$ 20,000,000
FY2023 State Budget	First Generation Home Buyers Grants	VHFA	\$ 1,000,000
FY2023 State Budget	Housing Funding	VHCB	\$ 10,000,000
FY2023 State Budget	Manufactured Home Replacement Program	VHFA	\$ 1,125,000
FY2023 State Budget	Manufactured Home Community Program	DHCD	\$ 4,000,000
FY2023 State Budget	Community Neighborhood Partnership	DHCD	\$ 1,000,000
FY2023 State Budget	Missing Middle Home Construction Program	DHCD/VHFA	\$ 15,000,000
Recovery Residence Funding 1, 2, 3	CDBG-Recovery Residence	DHCD	\$ 2,299,711
ARPA	HOME-ARP for Homeless	VHCB	\$ 9,564,691

NEW
State & Federal Funding
for Affordable Housing
March 2020-present

VHCB = Vermont Housing & Conservation Board	\$ 281,464,190
DHCD = Department of Housing and Community Development	\$ 39,499,711
VHFA = Vermont Housing Finance Agency	\$ 2,125,000
Total Partner Programs	\$ 15,000,000
TOTAL ALL	\$ 338,088,901

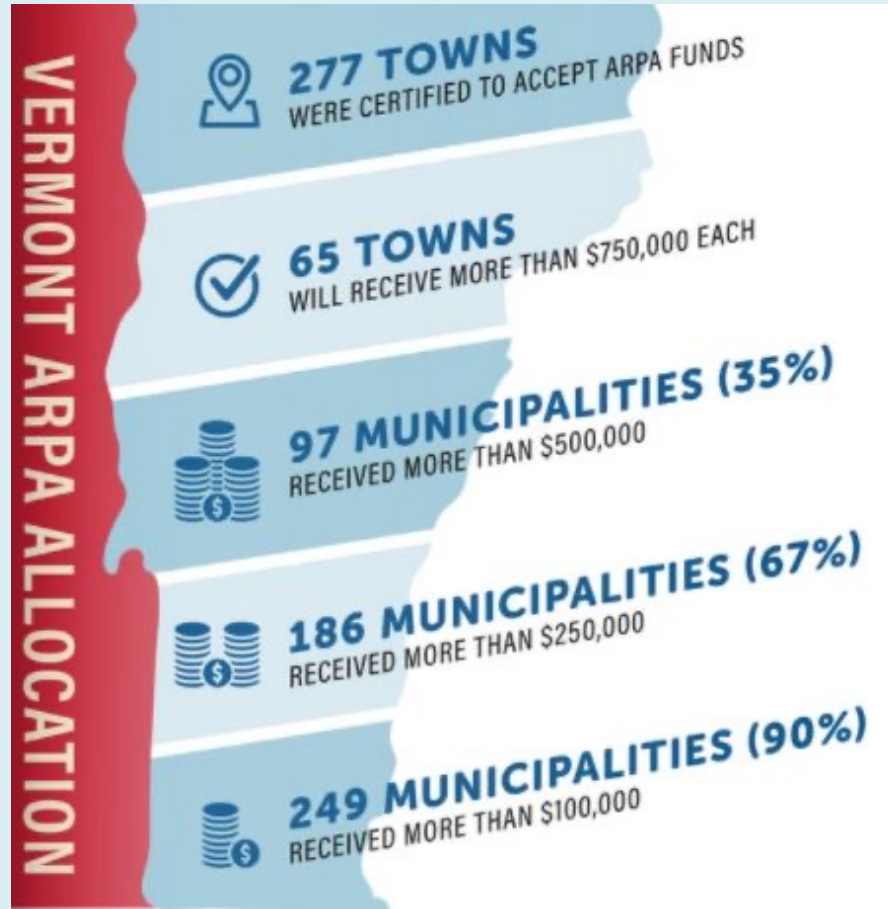
Local
Level
Housing
Opportunities



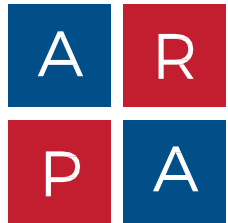
Local ARPA – Can it be used to support housing development?

(YES!)

Local ARPA Funds:	
Metro Cities	\$20,721,902
Non-Entitlement Units of Government (NEUs)	\$58,788,245
Counties*	\$121,202,550
TOTAL Local ARPA Funds:	\$200,712,697
State of Vermont**	\$1,049,287,303
TOTAL VERMONT ARPA:	\$1,250,000,000



* County money has been reallocated to municipalities. Payments (local and county) can be found by clicking [HERE](#).



AMERICAN RESCUE
PLAN ACT
2021

Housing Affordability

Eligible Ways to
Use ARPA Funds

VERMONT LEAGUE OF
CITIES AND TOWNS



HOW TO USE ARPA MONEY TO SUPPORT AFFORDABLE HOUSING

- + Build new or extend municipal water and sewer *systems* to support the creation of new homes (rental and homeownership); buy down the cost of connection for income eligible units
- + Create a land bank: buy land and prep it for affordable housing for eventual transfer to a housing developer
- + Provide grants for creating [accessory dwelling units](#) or home repairs for income eligible homeowners or tenants
- + Fund a portion of the costs of developing safe, perpetually affordable apartments
- + Provide down payment assistance to income eligible home buyers negatively affected by the pandemic (work force, COVID survivors)
- + [Buy down the price](#) of existing homes for lower income home buyers



HOUSING PROMOTES PUBLIC HEALTH AND ECONOMIC RECOVERY FROM THE PANDEMIC

COVID-19 caused disproportionately high rates of job losses, housing instability, and infection rates among low-income Vermonters. By providing more safe, affordable housing, communities address inequities, promote health, and create economic benefits. The need is high but there is a critical shortage in housing supply that forces prices upward. About [38,000 households](#) across Vermont continue to pay more than 50% of their income for housing and are at high risk of [homelessness](#), foreclosure, and eviction. In growing towns, additional homes help [meet demand and mitigate these rising prices](#). In towns without [population growth](#), investing in existing buildings can revive downtown vibrancy and attract new residents. If your town needs to grow its grand list or tax base, or [fill vacant jobs](#), new residents in areas served by municipal water and sewer can help.



OTHER WAYS TO MAKE HOMES MORE AFFORDABLE

- + Form a local [Housing Committee](#)
- + Conduct a land use regulation [audit](#) to identify [zoning barriers](#) to affordable housing
- + Apply for a [state designation](#)
- + Institute [housing impact analyses](#) for identifying unintended housing impacts of proposed local policy changes
- + Consider donating or selling municipal land for housing development
- + Support housing projects throughout the development process
- + Find more ideas at housingdata.org/toolbox

On average, [each home in a new neighborhood spurs \\$117,000 in local income and \\$22,000 in local tax revenue and supports 1.6 local jobs – in just the first year!](#)



ONE VERMONT EXAMPLE

The [City of Montpelier](#) has modeled effective local approaches for helping housing, including funding some costs of developing [Taylor Street Apartments](#) and providing down payment assistance to home buyers and grants for creating accessory dwelling units.

Special thanks to [Vermont Housing Finance Agency](#) for helping us produce this content

Municipal Wastewater



Is wastewater a factor preventing new housing in your community?

Is wastewater a threat to your community's health?

Is wastewater an obstacle to providing important community services?

Is wastewater an impediment to your economic vitality?

Resources to learn more and get started:

- [DHCD](#)
- [ANR](#)



“in-law apartment”

“accessory apartment”

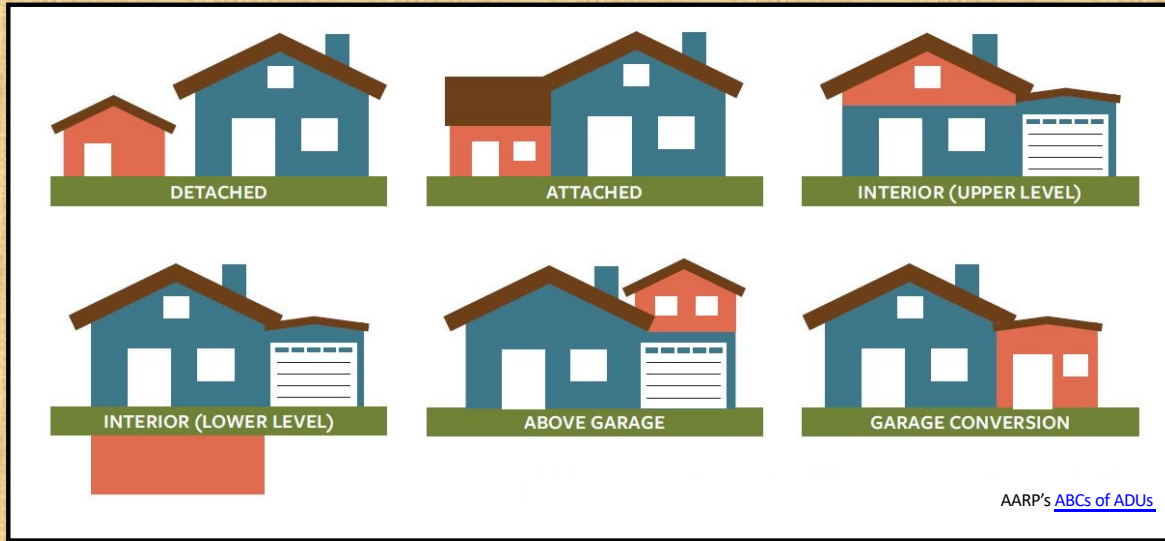
Accessory Dwelling Units

“multigenerational house”

“granny flat”

“sidekick”

“backyard bungalow”



What is an ADU?

Call them what you like – an ADU is a separate living space within a house or on the same property as an existing house.

Why create an ADU?

Because they are:

- Relatively low cost of development
- An affordable housing option
- Able to house people of all ages
- Just the right size
- Good for the environment
- Community compatible
- Protected in Vermont law ([24 V.S.A. § 4412](#))

Ways to use ARPA for ADUs:

- Create a grant program to help fund the cost of creating an ADU for rental to an income-eligible tenant
- Use ARPA to funds to assist income-eligible, senior homeowners to create ADUs so they can age in place; partner with [Homeshare Vermont](#)

YEAR	1950	2017
Average square footage of new single-family homes	983	2,571
Number of people per household	3.8	2.5
Square feet of living space per person	292	1,012

Want to learn more about ADUs?

- [VT DHCD](#)
- [VHFA](#)
- [AARP](#)



Eligible Ways ARPA can support homeownership opportunities:

- Create a land bank: acquire land and make it “development ready” for affordable homes; transfer it to a developer with conditions
- Down payment assistance to income-eligible homebuyers
- Buy down the price of existing homes for low-income homebuyers; deferred loans could be repaid upon future sale



Homeownership



How do we solve
Vermont's housing crisis?



Everyone Pulling Together!



Thank You!

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