

# Areas We Serve

- Total Number of
  - 905 Rental Apartments
  - 140 Shared Equity Home
  - 42 Mobile Home Lots
- WWHT Offices
- Support and Services at Home (SASH)
- SASH for All
- 2022 Repairs and Purchases:
  - 50 Repair: GMHR & VHIP
  - 42 Home Purchase



## Regional Housing Resource Share: Windham & Windsor Housing Trust Programs



Date: April 17, 2024

Contacts: Jeremy Paquette (GHMR), Paul Martorano (VHIP), Marion Major (Outreach), Bruce Whitney (Homeownership)

# Windham & Windsor Housing Trust

*Strengthen the communities of Southeast Vermont through the development and stewardship of permanently affordable housing and through ongoing support and advocacy for its residents*

- Housing development in village centers and downtowns constructing new multifamily homes to meet the range of area incomes. [In depth webinar here](#)
- Green Mountain Home Repair program: low cost loans for health and safety repairs
- Vermont Housing Improvement Program (VHIP)
- Shared Equity Homeownership and home buyer education



[www.HomeMattersHere.org](http://www.HomeMattersHere.org) (802)254-4604

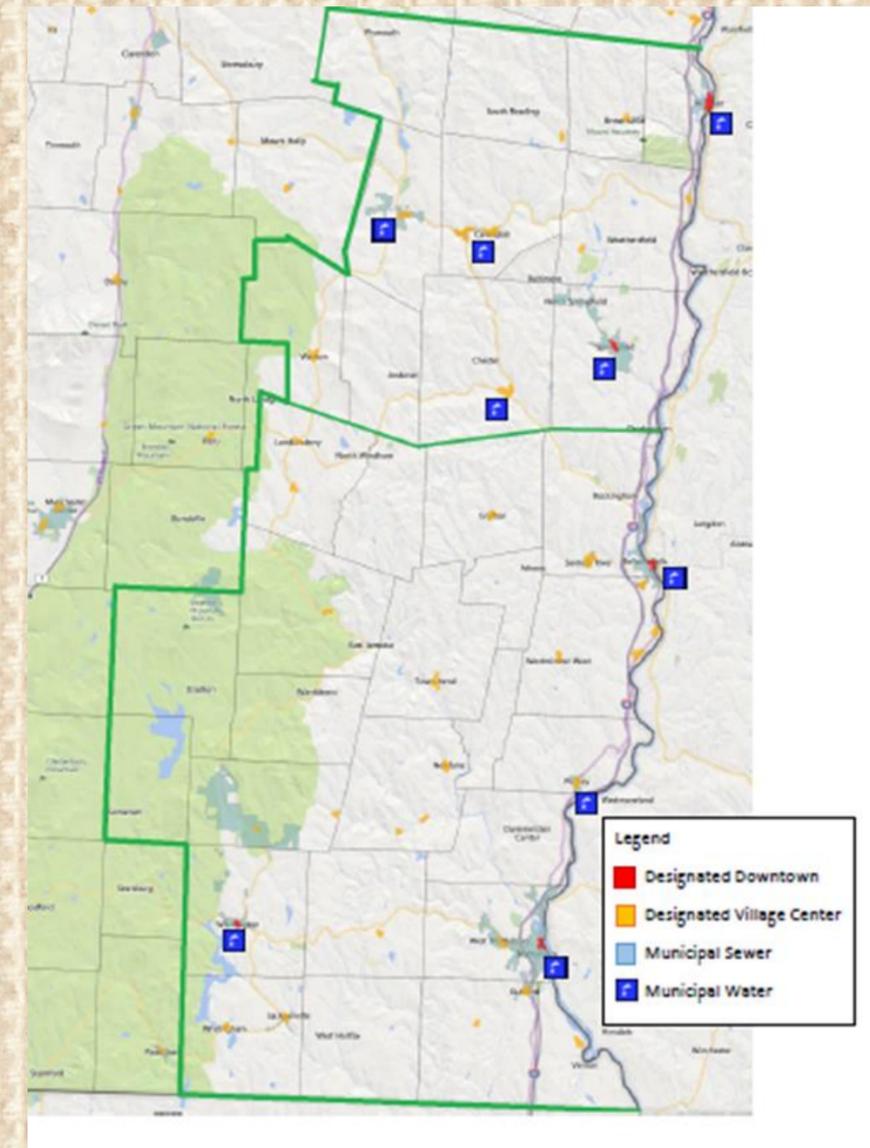
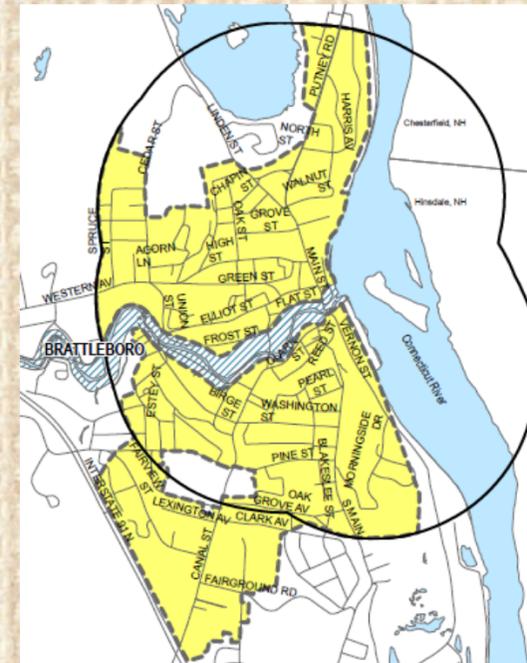
# Housing Development at a glance

For considering feasibility of a development, several criteria are taken into consideration. Much is guided by State planning priorities meeting the dual needs of compact settlement patterns and conserving natural resources, agricultural and forest economies.

- Current public policy guides development toward towns with municipal infrastructure: water and sewer are most important
- Sidewalk systems and transportation are also considered

Town actions that implement state priorities & promote local economic development:

- Designated Downtowns, Neighborhood Development Areas, New Town Centers, and in some cases, Designated Village Centers (if associated with an NDA)
  - Certification can make development more straight forward
  - Provides Act 250 relief, permit relief, and give towns priorities for certain grants
- Parking is an often overlooked area where municipalities can have direct control



# Give Your Home a Hug!

With a low cost Green Mountain Home Repair loan.



## Eligible Uses:

- Health & safety issues
- Structural problems
- Failing mechanical systems
- Energy efficiency upgrades
- Interior & exterior modifications for elderly or disabled

Essential repairs can make your home safer, more comfortable, more attractive, and more affordable to heat.

GREEN MOUNTAIN  
Home Repair

NeighborWorks  
CHARTERED MEMBER

EQUAL HOUSING  
LENDER

HomeMattersHere.org  
(802) 254-4604

Windham & Windsor Housing Trust . . . . NMLS# 187229  
Tara Brown . . . . . NMLS# 207907  
Bruce Whitney . . . . . NMLS# 414047

Customers must meet income eligibility and loan requirements.



[www.homemattershere.org/repair-your-home/](http://www.homemattershere.org/repair-your-home/)

# Green Mountain Home Repair

## Windham County Income Limits by Household Size\*

Household Size	<u>Max</u> Annual Income
1	\$50,800
2	\$58,050
3	\$65,300
4	\$72,550

*\*eligible income is calculated annually and is a range up to 80% of Windham County's Median Income*

## Loan Terms:

- No application fee
- Low interest rates
- Flexible credit
- Affordable monthly payments
- Loan amount: \$2,000-\$20,000
- 5-20 year repayment terms
- Loan is secured by home; homeowner will have a mortgage/lien on home

## Next Steps:

Call Jeremy Paquette, program coordinator:

(802)246-2116

OR

Fill out intake form on the website

# VHIP

# 2.0

Accepting  
Applications  
Now!

WORKING WITH PRIVATE  
PROPERTY OWNERS TO CREATE  
NEW HOMES OR REHABILITATE  
BLIGHTED UNITS ACROSS  
SOUTHEAST VERMONT

### Eligible Uses:

- **New Construction:**  
*space conversion to units*
- **Rehab Vacant and/or Blighted Units**
- **Structural & Mechanic Fixes:**  
*Foundation, roof, etc*
- **Accessory Dwelling Units**
- **Health and Safety Fixes**



# VHIP

Vermont Housing Improvement Program 2.0

- 2 funding options: 10-year forgivable loan alongside or 5-year grants
  - The grants include a 5 year affordability clause and leasing working with Continuum of Care lead organizations
  - Forgivable loans require 10 years with rents set a maximum of [fair market rents](#)
- Applications available for:
  - Accessory Dwelling Units
  - New Unit (ground up construction)
  - Rehab or conversion of space
  - And occupied unit rehab (loan option only for this)
- Applications are open through May 31 and will be reviewed to meet criteria
- Program requirements and application criteria are outlined on the program [website here](#)



# VHIP 2.0: The town side

**To best prepare for the program, towns should be ready to answer questions about what permitting property owners will need. Think about the following:**

- Does the town have Development Review Board, and when would they be needed?
- Do ADU's require a zoning permit only if they are "change of use" status or always?
- Do they have Health safety officials, and would they offer inspections of occupied units to determine if there are violations or needs, or do they serve violations based on tenant complaints? (maybe tone this one down a bit?)
- Do they require special Zoning/planning for multi-family unit creation?
- Do they require water allocation before providing a Zoning Permit?

# Homebuyer Ed/Shared Equity

- Get a smart start to home ownership by attending one of our Home Buyer Education Workshops. The cost of the class is \$99 per household and includes a one-on-one financial counseling session after you've completed the course. Our Home Ownership Specialists will analyze your credit and budget and guide you through the process of buying a home.
  - Monthly Homebuyer Education Workshops held in person and on zoom. A pre-recorded self-paced course available through e-home America. [To register, visit our website here](#)
- Affordable homeownership is available to income eligible homebuyers through our *Shared Equity Program*. We provide grants to assist you in purchasing an eligible single-family home of your choice, and work with you to obtain a mortgage loan from a local bank. To learn more about this program- [watch this short video](#) put together by NeighborWorks America.
  - For more information contact our Home Ownership Program Coordinator (802)246-2116
- Programs supporting increased rates of BIPOC Homeownership in VT:
  - [BIPOC Financial Empowerment Program](#), [First Generation Homeownership](#), Federal Home Loan Bank Special Purpose Grant, BIPOC Down payment assistance (Champlain Housing Trust)

**Want to improve your financial wellbeing?**



**Register now:**



**BIPOC Financial Empowerment Program**



The program is designed by and for Black, Indigenous, & People of Color to support you in achieving your financial goals!

Program offers **FREE:**

- \* Monthly Finance Workshops feat. BIPOC speakers
- \* BIPOC affinity peer support group
- \* 1:1 Financial coaching
- \* Vetted Referrals & more!

**WORKSHOPS START IN APRIL, SIGN UP NOW!**



**LEARN MORE & SIGN UP AT**  
[www.webuildequity.org](http://www.webuildequity.org)

swipe for more info →



[www.homemattershere.org/how-to-buy-a-home/](http://www.homemattershere.org/how-to-buy-a-home/)