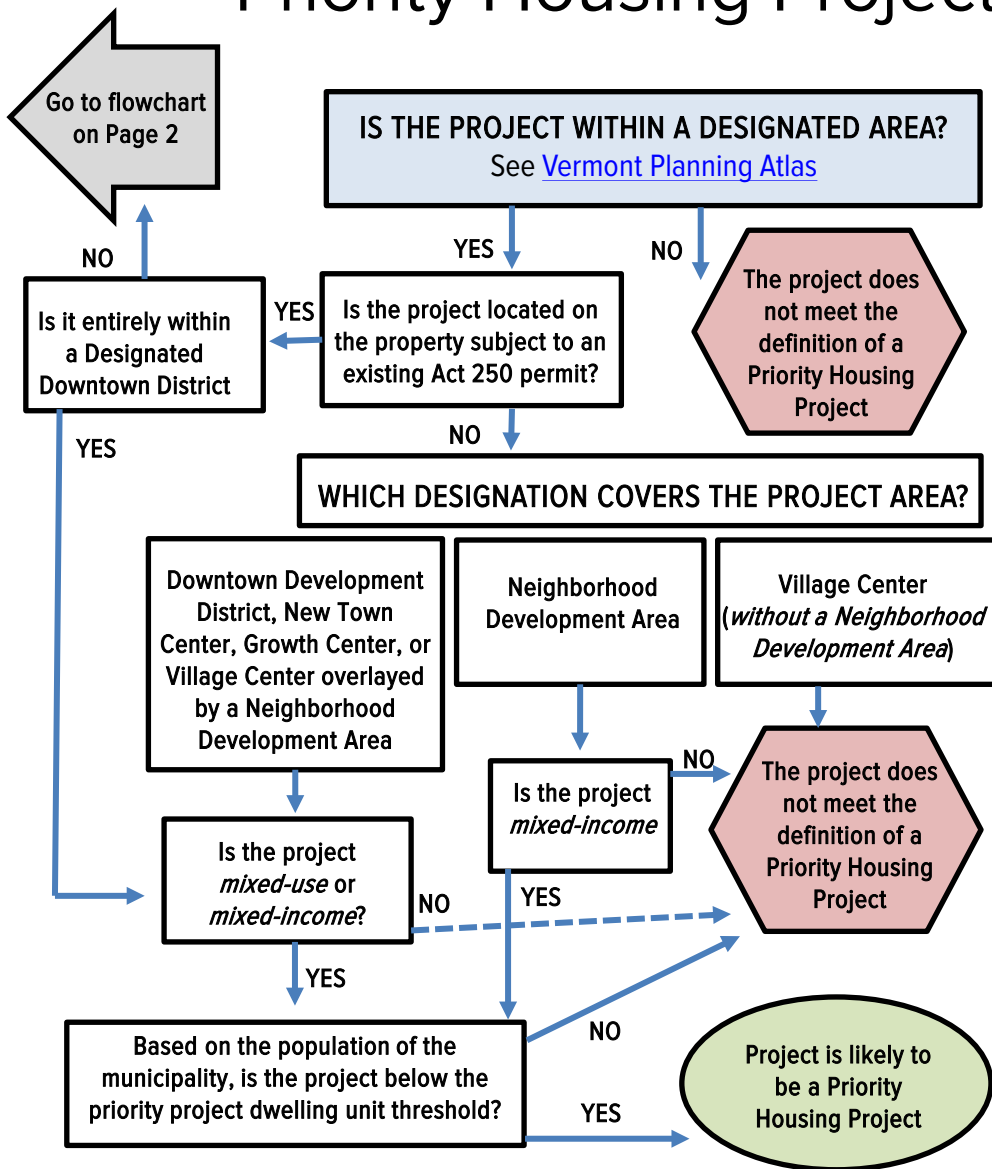


Priority Housing Project (PHP) Flowchart



Definition of Mixed Income Housing

Rental	Owner Occupied
At least 20% of the housing units that are rented constitute affordable housing* (total annual cost of renting, including rent, utilities, and condo association fees, doesn't exceed 30% of the gross annual income of a household at 80% of the highest of MSA, county, or state median income)	At least 15% of units initial price is equal to or less than 85% of VHFA price limits OR At least 20% of units initial price is equal to or less than 90% of VHFA price limits
	* Duration of rental affordability at least 15 years.

Definition of Mixed Use

Mixed use means construction of both *mixed income housing* and construction of space for any combination of retail, office, services, artisan and recreational and community facilities.

Mixed use does not include industrial use.

At least 40% of the gross floor area must be housing that meets the definition of *mixed income housing*

Population and Number of Units

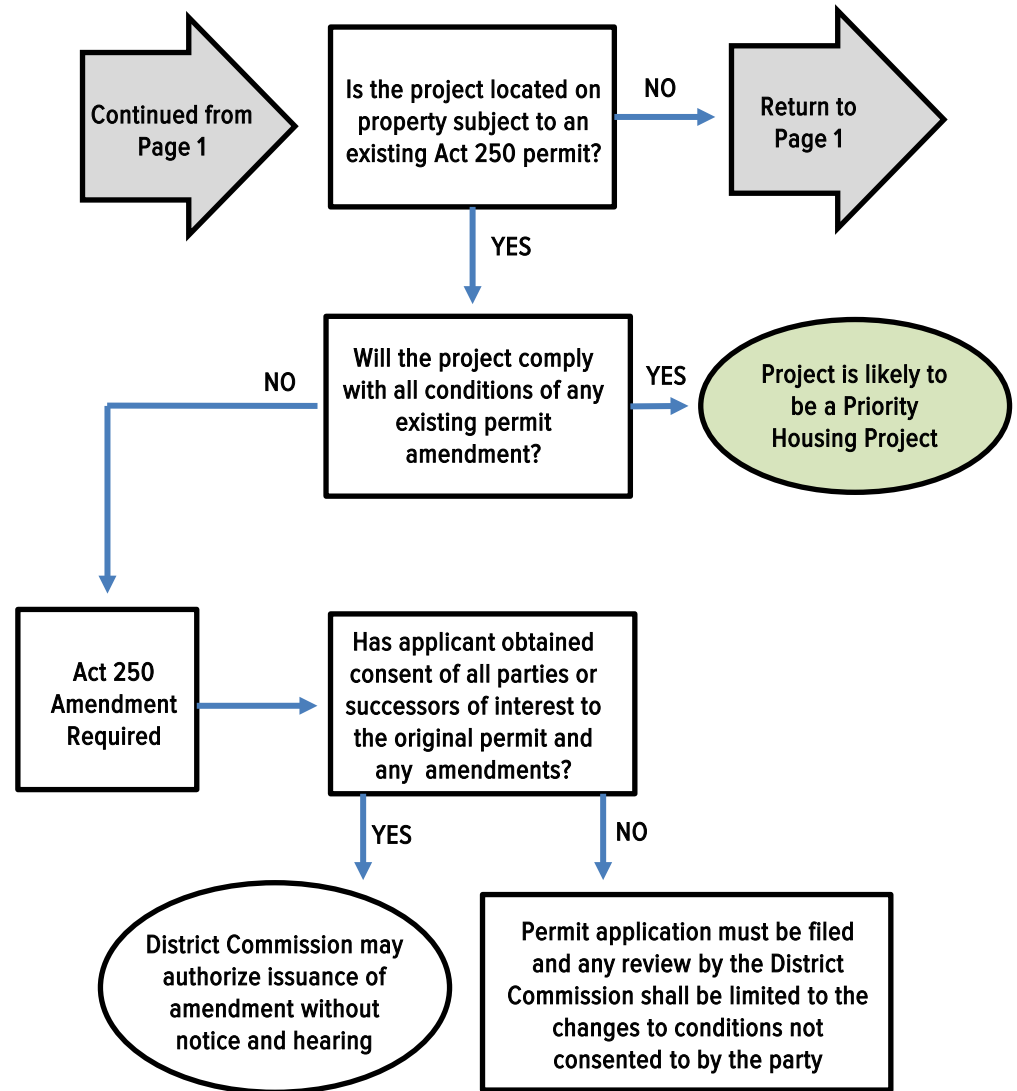
Priority Housing Projects do not exceed the following limits based on municipal population. See annual [population estimates](#).

- 10,000 or more people – NO CAP ON NUMBER OF UNITS*
- 6,000 to 9,999 people – 74 UNIT CAP
- 3,000 to 5,999 people – 49 UNIT CAP
- Less than 3,000 people – 24 UNIT CAP

* Municipalities that qualify for no cap as of 2020 estimates: Burlington, Essex, South Burlington, Rutland City, Bennington, Brattleboro, Hartford, and Williston.

Flowchart for Existing Permits

See 10 V.S.A. § 6084 (f)



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