



Program Overview

Department of Housing and Community Development

The Vermont Housing Improvement Program (VHIP) provides rental property owners up to \$50,000 per unit to cover the costs of bringing vacant and blighted rental units back online. This program is designed to address two critical issues in the state, the declining quality of rental units and the homeless assistance programs that often struggle to find suitable housing for their clients. Program participants are required to provide a 20% match, maintain HUD Fair Market Rent prices, and work with Coordinated Entry Lead Organizations to identify suitable tenants exiting homelessness. VHIP was modeled after the highly successful 2020 [Re-Housing Recovery Program](#), which brought over 240 units up to code, of which approximately one-third house formerly homeless households.

More about VHIP:

- 80% of Vermont rental units are more than 40 years old. Vermont faces an affordable housing crisis, and rental repairs are necessary to bring older, vacant units up to code.
- Landlords can apply for up to \$30,000 per unit for 0-1-2 bedroom units, or up to \$50,000 per unit for 3+ bedroom units & new unit creation to bring units up to Vermont Rental Housing Health Code guidelines.
- VHIP can also fund up to \$50,000/unit, for the creation of new Accessory Dwelling Units (ADUs).
- Property owners are required to match at least 20% of the grant funds, with the option for an in-kind match for unbilled services or owned materials.
- VHIP participants must agree to rent units at or below HUD Fair Market Rents for the County and work with Coordinated Entry Lead Organizations to find suitable renters for at least five years.

Connect with your local Homeownership Center to learn more about VHIP and receive application assistance.

✚ [RuralEdge](#) - Caledonia, Essex, and Orleans Counties

✚ [Champlain Housing Trust](#)— Chittenden, Franklin, and Grand Isle Counties

✚ [Neighborworks of Western Vermont](#)— Addison, Bennington, and Rutland Counties

✚ [Downstreet Housing and Community Development](#)—Lamoille, Orange, and Washington Counties

✚ [Windham & Windsor Housing Trust](#) – Windham, and Windsor Counties