

August 26, 2026

Subject: Act 143 Changes to Emergency Housing

Dear Hotel/Motel Ownership,

We are writing about Act 143, a law that changes the current hotel/motel housing program, which goes into effect on September 1, 2026. The Act establishes the Vermont Homelessness Response Continuum (VHRC) which provides an array of services including prevention and intervention, shelters, case management, and hotel placement. This letter is specific to Level 4 Hotel Placements, which has an implementation date of September 1.

Differences Between GA Emergency Housing and VHRC Level 4 Services

1. **Annual Limit to Number of Days** - Act 143 reduces the number of days that a household can be housed in a hotel from 80 to 70 in a one-year period. Hotel stays during cold weather from 12/1 through 3/31 do not count toward the 70-day limit.
2. **Income Contribution** - Act 143 eliminates the requirement for households with income to contribute towards their hotel benefit. As a result, households will no longer be required to complete “self-pay nights” starting on 9/1/26.
3. **Limit on Number of Rooms** - The number of rooms that can be used statewide is now 700 from April 1–November 30 and 1,000 from December 1–March 31.
4. **Assistance After Hours** - All assistance with hotel placements must be made through the call center. The call center is open 8am to 4:30pm Monday through Friday. 211 is unable to assist with hotel placement after hours.
5. **Housing Plans** – All households must have a housing plan to be placed in a hotel beyond an initial 7-day placement. Once a housing plan has been established, households may be placed in a hotel for up to 28 days at a time.

A template of the DCF Housing Plan is located on the DCF website [201G-HP - VHRC Housing Plan](#). We appreciate your assistance in making households aware of this requirement. Although creation of the housing plan occurs with a case manager, households can review the housing plan to be prepared for the types of questions they may be asked when working with a case manager.

Please reach out to AHS.DCFESDGAAops@vermont.gov with any questions regarding this letter. Thank you for continuing to provide shelter for vulnerable Vermonters.





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Sincerely,

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