Funding Opportunities for Enabling Housing Development

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These funding opportunities help make housing development more achievable at the local level. Municipal officials and staff can use these programs – from grants that cover planning and zoning updates to technical assistance for infrastructure improvements that unlock new housing sites – to support their efforts to enable housing development. By starting with accessible, step-by-step initiatives, communities can tap into resources that not only ease the burden of complex development tasks but also build confidence in navigating the housing process.

Municipal Action	Supporting Grant Program	How It Helps
Understand the state of housing in your community	Municipal Planning Grant (MPG)	Funds housing needs assessments, village and growth center planning, and community engagement
	Community Development Block Grant (CDBG)	Funds housing needs assessments, village and growth center planning, and community engagement
Build community buy-in to housing action	Municipal Planning Grant (MPG)	Funds community engagement, including education programs to help homeowners and developers learn about housing programs
	AmeriCorps (multiple Vermont programs)	Funds ~50% of the cost of a year-long volunteer to deliver affordable housing

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Municipal Action	Supporting Grant Program	How It Helps
Build a capital program	Funding Opportunities for Capital Planning | VLCT	Funds full capital program development or activities related to transportation, water, wastewater, and stormwater infrastructure
Adopt or update a municipal plan	Municipal Planning Grant (MPG)	Funds new municipal plans or plan updates, especially when focused on housing
Apply for a State Designation	Municipal Planning Grant (MPG)	Funds consultant assistance for application development and community engagement
Adopt or update zoning	Municipal Planning Grant (MPG)	Funds zoning bylaw revisions, streamlining local permitting, and community engagement
Provide land incentives or acquire or prepare land for housing development	Municipal Planning Grant (MPG)	Funds special studies for housing planning, feasibility analysis, marketing studies, and land banking
	Community Development Block Grant (CDBG)	Funds site acquisition, environmental review, and predevelopment costs.
Create a Housing Trust Fund	Community Development Block Grant (CDBG)	May fund a housing revolving loan fund.

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Invest in water, sewer, and road infrastructure to unlock housing sites	Vermont Housing and Conservation Program Rural Economic Development Initiative	Funds consultant services to help municipalities write grants or complete a necessary project development step
	Community and Housing Infrastructure Program (CHIP)	Provides financing for infrastructure tied directly to housing development
	Grants and Funding by Topic | VLCT	Click a specific topic to see funding sources for that topic. Ex. Drinking water, EV charging infrastructure, trails/paths/sidewalks, etc.
	Grants & Funding Chat Recordings and Resources | VLCT	Webinars describing funding opportunities for wastewater and transportation name specific funding programs
Partner with developers to support affordable housing projects	Community Development Block Grant (CDBG)	Funds nonprofit housing projects. Be the grant applicant and subgrant the award.
	Vermont Housing and Conservation Board (VHCB)	Funds pre-development and feasibility work and construction for nonprofit and municipal housing projects. Funds private and non-profit rental housing development.

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	VT DED Brownfields Revitalization Fund VT DEC Brownfields Program Regional Planning Commissions	Funds assessment and remediation of brownfield properties
Conduct housing feasibility studies or market analysis	Municipal Planning Grant (MPG)	Supports data-driven planning to identify housing opportunities and barriers
	Community Development Block Grant (CDBG) Planning Grants	Supports data-driven planning to identify housing opportunities and barriers
Streamline permitting and development processes	Municipal Planning Grant (MPG)	Funds planning work to implement the municipal plan, including streamlining efforts
	Regional Planning Commission technical assistance	Offers guidance and resources to help municipalities align internal processes
Write and administer grants	Increasing Municipal Capacity for Grants | VLCT	Provides options to increase municipal capacity for identifying grant opportunities, writing grants, and managing grants and projects

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