What are required elements of a Housing Infrastructure Agreement?

Copyright Vermont League of Cities and Towns
Current as of: 11/11/2026

A Housing Infrastructure Agreement must:

- Identify the Sponsor for the project.
- Identify the developer and housing development.
- Obligate the tax increments retained for financing and related costs for the infrastructure project.
- Provide that any housing unit within the housing development be offered exclusively as a primary residence until the Final Repayment Date. This condition shall be satisfied by providing a landlord certificate or homestead declaration every two years.
- Provide for performance assurances to reasonably secure the obligations of all parties under the housing infrastructure agreement.
- Include the expected outcomes, including the percentage of floor area dedicated to housing, the number of housing units, the number of affordable housing units, and the expected overall housing development value.
- Detailed description of the infrastructure improvement(s), the types of costs and amount of cost of the improvement that may be financed with CHIP debt, and that the developer must provide documentary evidence to substantiate that the costs are eligible to be financed with CHIP debt and the infrastructure improvement was constructed as agreed upon.
- A provision that expressly defines the obligations of the municipality and Sponsor and/or developer in the event that the tax increment generated by the housing development project falls short of the financing of the CHIP debt.

Copyright Vermont League of Cities and Towns
Current as of: 11/11/2026