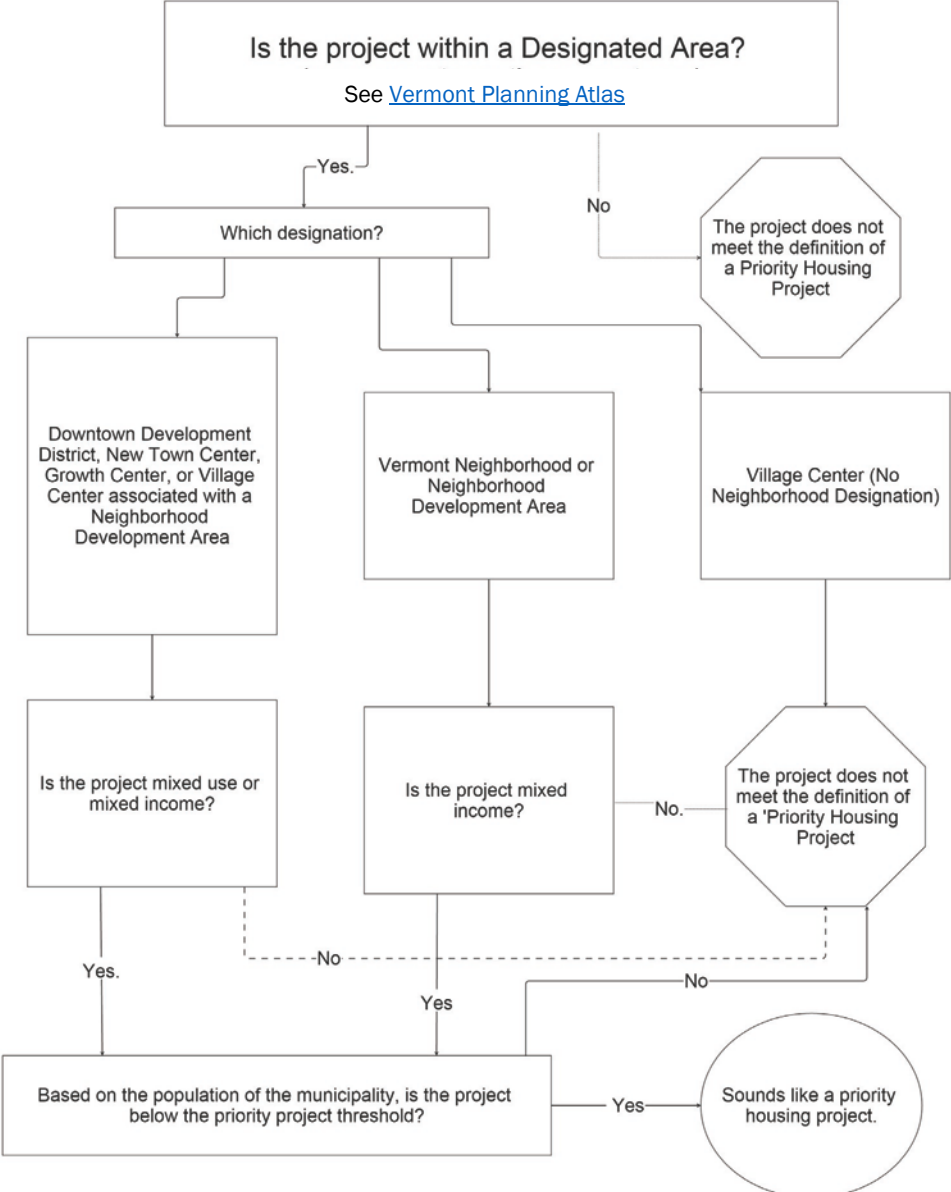




Priority Housing Project Flowchart June 19, 2017



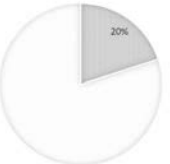
Definition of Mixed Income Housing:

Owner-Occupied Housing

At least 15% of units initial price is equal to or less than 85% of [VHFA price limit](#)

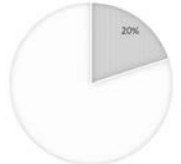


OR
 At least 20% of units initial price is equal to or less than 90% of [VHFA price limit](#)



Rental Housing

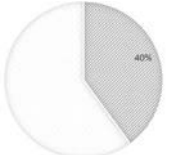
At least 20% of units are affordable housing (rented to households not making more than 80% of MSA, County or State median income*) Cost of housing including rent, utilities and fees must be no greater than 30% of gross annual household income



*Duration of 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, provided at least 40 percent of the gross floor area of the buildings involved is mixed income. '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"

Cap on Number of Units

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

- MUNICIPAL POPULATION:**
- 10,000 or more people - NO CAP ON NUMBER OF UNITS*
 - 6,000 to 9,999 people - 75 UNIT CAP
 - 3,000 to 5,999 people - 50 UNIT CAP
 - Less than 3,000 people - 25 UNIT CAP

*Municipalities that qualify as of 2015 estimates: Burlington, Essex, South Burlington, Colchester, Rutland City, Bennington, Brattleboro