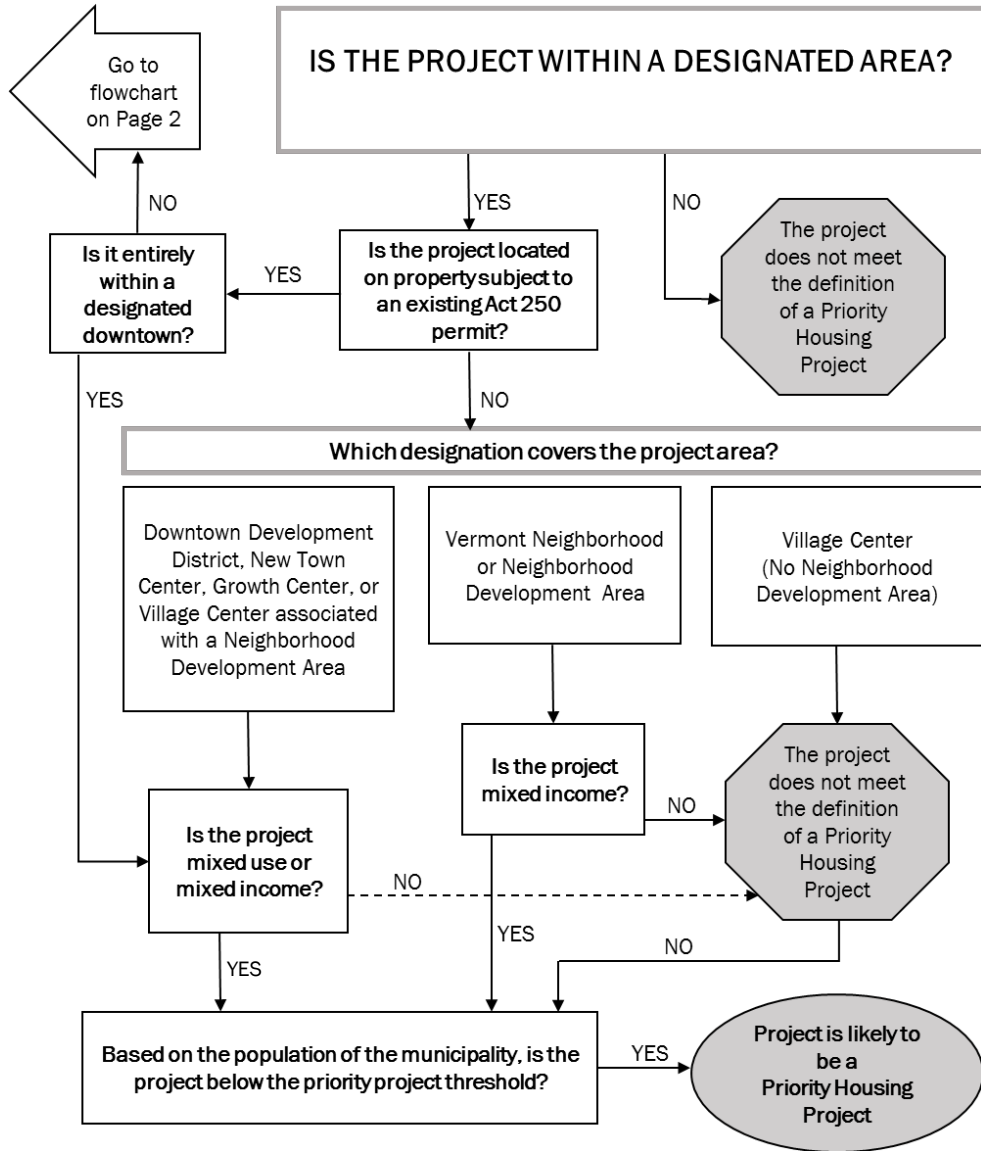


Priority Housing Project (PHP) Flowchart



Definition of Mixed Income Housing

Rental	Owner Occupied
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	At least 15% of units initial price is equal to or less than 85% of VHFA price limits OR At least 20% of units initial price is equal to or less than 90% of VHFA price limits
	* Duration of rental 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.

'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"

Population and Number of Units

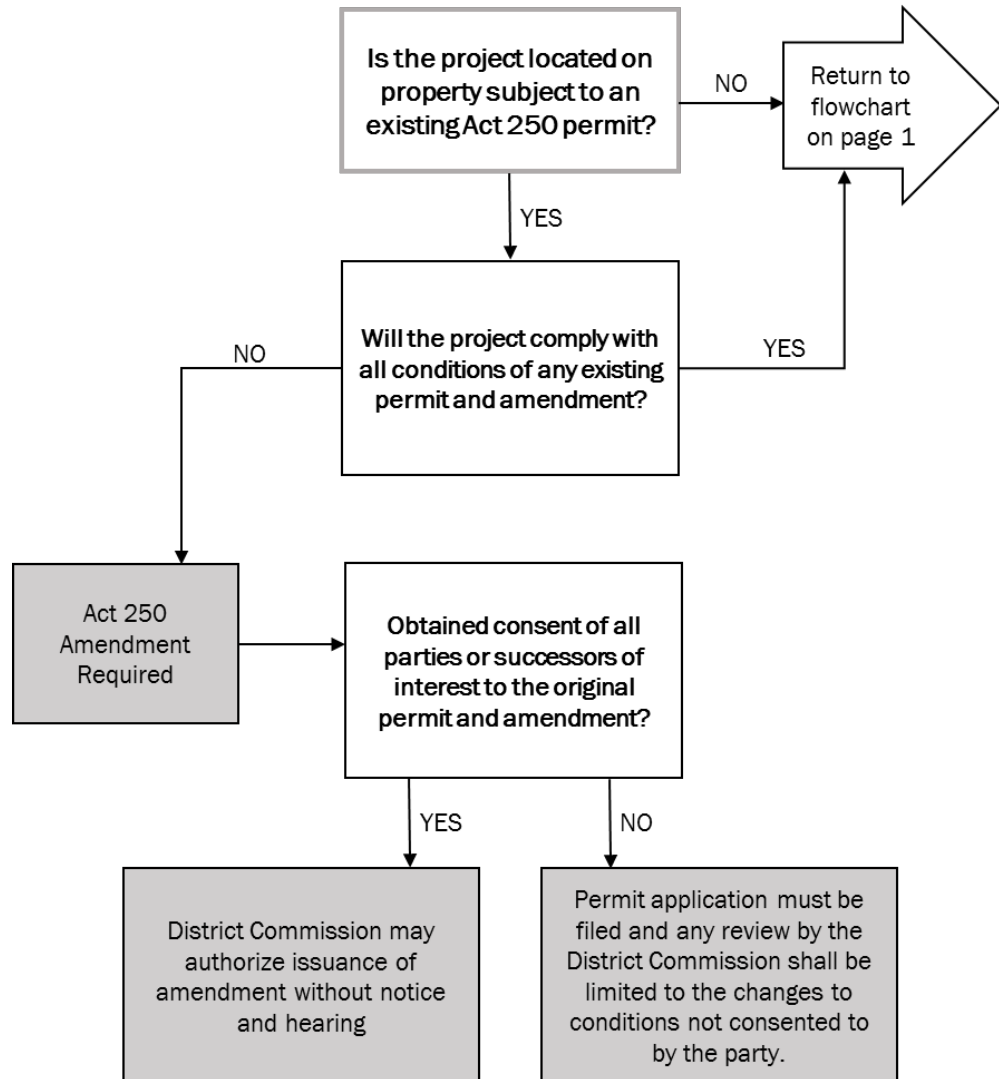
Priority Housing Projects do not exceed the following limits based on municipal population. See annual [population estimates](#).

- 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 for no cap as of 2015 estimates: Bennington, Brattleboro, Burlington, Colchester, Essex, Rutland City South Burlington.

Flowchart for Existing Permits

See 10 V.S.A. § 6084 (f)



Natural Resources Board

Dewey Building
National Life Drive
Montpelier, VT 05620-3201