



Land Access Opportunity Board

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Senate Appropriations - FY26 BAA

Ornella Matta-Figueroa, *Co-Director, ornella@vhcb.org*

Jean Hamilton, *Co-Director, jean@vhcb.org*

Land Access and Opportunity Board Touchstones:

1. Listen generously. Speak your truth from your heart & mind.
2. Make the way we work together an example of what's possible.
3. Trust that we all hold a piece of the puzzle & we need each other's pieces to understand the whole picture

FY26 Budget Adjustment - \$1M for LAOB to reinstate FY26 grant programs

Homes for All Grant Fund - \$750,000 to support pre-development & seed capital for emerging developers

Community Resilience Hub Grants - \$250,000 to support 5 additional Community Resilience Hub Projects. See [Community Resilience Hub Toolkit | Built by Vermont Flood Survivors](#)



What is the Land Access and Opportunity Board?
(LAOB)

Act 182, 2022

10 V.S.A. § 325u (a) Creation.

There is created the Vermont Land Access and Opportunity Board to promote improvements in access to woodlands, farmland, and land and home ownership for Vermonters from historically marginalized or disadvantaged communities who continue to face barriers to land and home ownership.

[Act 182, 2022](#)

10 V.S.A. § 325u (f) Powers and duties of the Board.

LAOB has Advisory Powers → SOV and affiliated institutions

- Retain experts from disadvantaged communities
- Put data at the center of policy and program analysis
- Develop strategies to overcome structural barriers

LAOB has Grant Making Powers → marginalized communities & individuals

- Improve access to land, housing, safety, sustainability and health

LAOB Appointing Authorities

Vermont Office of Racial Equity

Vermont Every Town Project

Vermont Commission on Native American Affairs

National Association of Social Workers, VT

Vermont Branches of the NAACP

Pride Center of Vermont

Vermont Racial Justice Alliance

U.S. Committee for Refugees & Immigrants, VT

Liberation Ecosystem

Vermont Developmental Disabilities Council

Migrant Justice

Vermont Psychiatric Survivors

Act 2022
creates LAOB

\$200,000
appropriated -
one time

Sunrise Report
submitted

\$1.2M
appropriated -
one time

\$1M
appropriated
- one time

\$1.63M
appropriated
- base

\$1M
reverted

2022

2023

2024

2025

LAOB
convened
by ORE

LAOB Priority
Objectives
Adopted

MOU signed with
VHCB for
administrative
services

2 Co-Directors Hired

Program Research
Systems Resource Mapping
Working Groups & Advisory
Powers

- Priority Housing Projects
- CCB - 166
- Act 59
- DDHI
- Community Resilience

3 Staff Hired

Program Development
Community Activation
Working Groups & Advisory
Powers

- FLU maps
- LURB rulemaking
- VERTA
- Land Banks
- Smarter Growth
- Act 59
- Food Land
- Community Resilience

Our Values - this is how we work

- Our touchstones.
- Vision: We can create the world we all want to live in.
- Our shared humanity: everyone wants to be seen, to be valued, to feel dignity, and to have agency over their lives.
- Trust: acknowledge best intentions and shared limitations.
- Honesty: Continuous improvement relies on being honest about what is not working well.
- Community: we create better outcomes when we work together.
- Creativity and Resourcefulness: What do we have when we don't have enough money?



What are the problems we see?

- Affordability & prosperity rely on us unlocking the power of our people and community-led solutions - What do we have when we don't have enough money?
- Vermont needs more people power: families, workers, participation in public processes.
- Disconnect between public institutions and the people they are supposed to serve.
- Silos and false objectives prevent us from working together to understand the real problems and create innovative solutions.
- Compounding crises are threatening our communities materially and psychologically.
- Those who are most vulnerable are hit hardest by all crises.
- The lack of effective solutions is inefficient, expensive & demoralizing.



Homes for All Pre-Development Seed Grants
BAA - \$750,000

Beginning Developer Technical Assistance Program

Homes for All Phase 2

- Community of Practice for beginning developers
- 1:1 Technical Assistance
- Pre-development Seed Grants

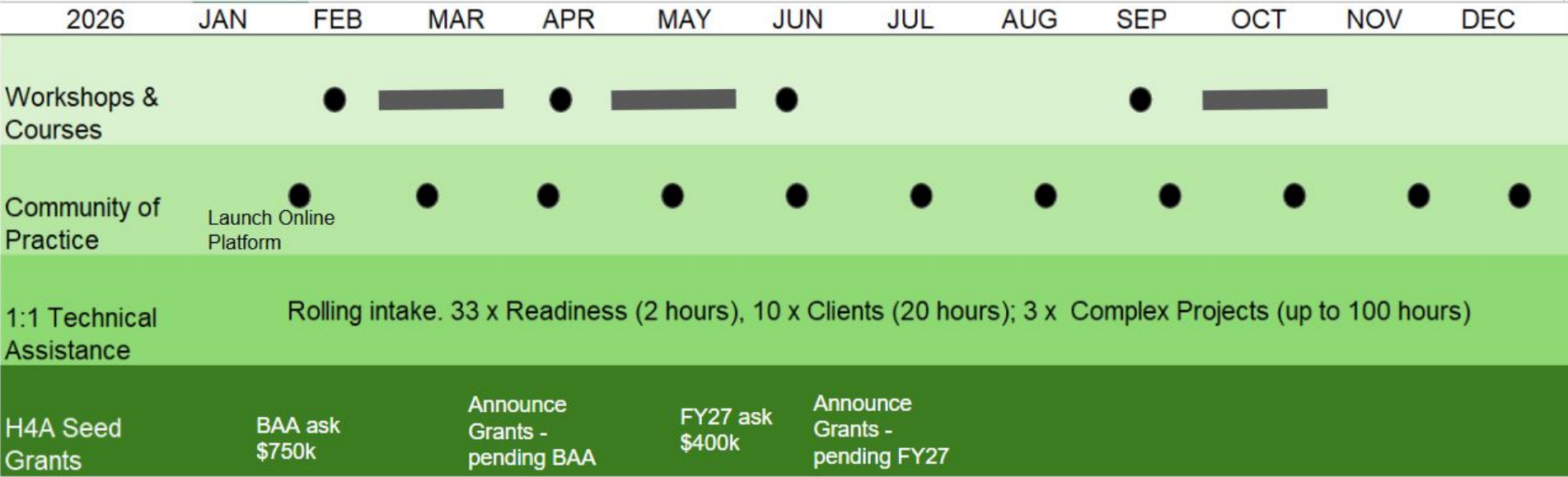
Developmental Disabilities Housing Initiative Supply Side Development

Why Support Beginning Developers?

We need as many as 36,000 new homes built by 2029, doubling the current pace of production from 3,500/yr to 7,500/yr. How are we going to get all these homes built?

- A lot of Vermonters want to roll of their sleeves and build
- Who builds matters - diverse developers create a diversity of housing opportunities
- Construction is expensive and risky, especially if you don't know the pitfalls
- Technical assistance and peer support new and beginning developers to secure financing and start building homes

Homes for All Phase 2 Timeline



Vision of Success - In one year, we will see...

Emerging Developers • Socializing, sharing tips on construction/development process • Engagement with local zoning/housing groups • ROC (return on community) is included in goal of ROI • Increase in contractor registrations • Participants break ground on a project • More underrepresented folx approved for development loans • Lots of new projects queued up for 2027 construction • More people want to be trained	My Organization (and me!) • Real connection on the nitty gritty of building housing • Local ecosystem development with strong state support • Develop a suite of tools & resources to support emerging developers • We grow in how we support developers • We see new homes completed • Leveraged capital • We have something to be proud of - a claim to fame	Vermont Communities • New housing that fits in seamlessly • Underutilized properties being redeveloped • More housing units brought online using existing structures • Don't see all development as bad; new homes = more stability • Increase in permit applications & approvals • Increased community resilience & health • Stronger community bonds • Communities are open to infill development
Policy Makers • Streamlined Zoning • Modernized Zoning • Innovations & process improvements • Lessons learned • Longer term/low-barrier funding is available for pre-development grants • Credibility earned by doing something Vermonters love	People experiencing housing insecurity • More housing options • Opportunity to gain skills & credibility to build the housing that meets unique needs • More folks feel housing is accessible. Stability = safety	Who else will be impacted? • People who want to stay in their towns will have that option • Viable career paths for non-college track Vermonters



Community Resilience Hubs
BAA - \$250,000

Community Resilience Hub Grants

FY26 - \$350,000 *secure*

FY26 BAA - \$250,000 *pending*

FY27 - \$400,000 *pending*

Grants will support

- Community-led disaster resilience
- Emergency Shelter that is led and informed by marginalized communities
- Network of community resilience hubs



**A guide to inspire people-centered
resilience in Vermont amid
chronic and acute disaster**

*The Resilience Hub Toolkit resiliencetoolkit.org
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What is resilience?

Resilience is the ability of a community to survive, respond, and adapt to disaster with an orientation towards thriving conditions. We recognize that both acute and everyday disasters are conditions that demand increased community resilience.

- Everyday disasters shape our world—the rising cost of food, climate disruption, political volatility, housing disparities and more
- Built upon a belief that people who are closest to problems are closest to solutions

Built With Grassroots Partners In collaboration with frontline responders, community organizers, and mutual aid networks across Vermont:

Access Ecologies
Community Resilience Organizations (CROs)
Community Resilience for the Waterbury Area (CReW)
Cooperation Vermont
Lamoille Area Recovery Network (LeARN)

Land Access and Opportunity Board (LAOB)
Kingdom United Resilience and Recovery Effort (KURRVE)
Northeast Kingdom Organizing (NEKO)
Rose Core Collective
Rural Vermont

Local News

New online 'toolkit' offers Vermonters a how-to for disaster recovery

Vermont Public | By [Peter Hirschfeld](#)
Published December 26, 2025 at 5:00 AM EST



“A devastating flood just struck your community. Neighbors’ homes are underwater. Roads are washed out.

You want to help. But what exactly do you do?

A [new online manual](#) provides some of the answers.

A spokesperson at Vermont Emergency Management said [the toolkit has the state’s endorsement.](#)

‘This is a good resource for communities and individuals,” said Mark Bosma, the public information officer at VEM. [“The more places it lives, the better.””](#)

Discussion & Questions



FY27 Budget Proposal

LAOB Budget	FY27	Notes
Land Access and Opportunity Board FY27 Budget	\$ 3,217,734	
LAOB Staffing and Fringe - 10 FTE	\$ 1,764,302	
LAOB Operating Costs - Staff mileage, staff conferences and travel communications including translation/interpretation, website launch, strategic planning.	\$ 118,232	
LAOB Board Costs - Board member per diems, meeting costs, conference attendance, travel reimbursement	\$ 55,200	
LAOB Programming Costs	\$ 1,280,000	
Homes For All Grant Fund	\$ 400,000	20 Grants up to \$25,000/unit flex capital to advance project readiness for emerging developers
Homes for All Developer Community of Practice	\$ 150,000	Online network platform \$20,000; Network workshops and events: \$30,000
Secure Housing Coaches - Program Supplies	\$ 50,000	Online network platform \$20,000; Network workshops and events: \$30,000
Community Disaster Readiness Grants	\$ 400,000	Grants up to \$50k x at least 8 communities for Resilience and Readiness Tool Kits: equipment, infrastructure, planning
Advisory Powers Work Groups and Collaborative Planning Initiatives	\$ 150,000	Policy problem-solving workshops: Subject matter consultants; meeting costs, supplies
Community Governance Capacity Building Mini-Grants	\$ 130,000	Grants to support civic engagement with public policy processes re: land use and housing

Revenue	\$ 3,305,734
Proposed FY27 Appropriation	\$ 3,217,734
SOV Carry Forward	
Contracted Revenue	\$ 68,000
Donations and Fee for Service	\$ 20,000
Net Income/(Loss)	\$ 88,000