

Vermont Homeownership Centers

Champlain Housing Trust, Central Vermont Community Land Trust, Gilman Housing Trust, NeighborWorks of Western Vermont, Windham & Windsor Housing Trust Services and Resources Rebuilding From Irene

Vermont has five “Homeownership Centers” (HOC’s) which provide, statewide, housing counseling services (pre- and post-purchase counseling, homebuyer education, delinquency and foreclosure intervention), as well as operate Rehabilitation Loan Funds for critical home repairs, providing assistance to homeowners with construction specifications and construction oversight. The Homeownership Centers provide critical support to Vermont homeowners, as well as educating new homebuyers. These centers are now working with victims of Tropical Storm Irene, many of whom have been referred by Long Term Recovery Committees, human service agencies, state agencies, municipalities, and lenders. Counselors are certified and experienced, and all counseling services are available to the public free of charge. **Homeowners should call 1 888 698-8466 for further information on the services below (statewide number).**

Counseling and Homeownership Services

- FEMA appeals
- Assistance with insurance issues
- Assistance with lender negotiations (mortgage loan forbearance; loan modifications)
- Default or foreclosure prevention or intervention
- Counseling assistance to homeowners whose jobs have been temporarily or permanently lost due to the disaster
- Counseling regarding buyouts through the Hazard Mitigation Grant Program
- Counseling regarding credit issues caused by damages to a home or the loss of a home
- Financial assistance for home purchase
- Consumer Protection from fraud

Rehabilitation Loan Fund

The five statewide loan funds provide low-cost loans to low-and moderate-income households to make critical home repairs. In addition to the loan, the program provides the services of a Rehabilitation Specialist, who develops work specifications, and assists with bidding and construction oversight. There is no charge to the homeowner for these services. Services include:

- Assistance developing work specifications for damaged homes
- Assistance developing cost estimates for repair work
- Assistance determining the “gap” between federal assistance and insurance proceeds, and the cost of building repairs
- Assistance locating qualified contractors and obtaining bids
- Low cost and deferred loans
- Assistance accessing other funding resources (town funds, United Way, Efficiency Vermont, Rural Development, Vermont Center for Independent Living, or others)

Assistance to Flood Affected Communities

The five nonprofit housing organizations—Champlain Housing Trust, Central Vermont Community Land Trust, Gilman Housing Trust, Neighborworks of Western Vermont, and Windham & Windsor Housing Trust—are among Vermont’s most successful and trusted housing organizations. We have a track record in responding to critical community development challenges with innovative solutions, often in partnership with statewide and local nonprofits. In the aftermath of the storm, we are ready to continue to partner with communities in the rebuilding process.