

Affordable Housing Units Newly Leased to Households Experiencing Homelessness

Month:	Total units turned over:	Of these units, number leased to households who experienced homelessness:	Percentage of units turned over that were leased to households experiencing homelessness:	Total new units brought online:	Of these units, number leased to households who experienced homelessness:	Percentage of new units that were leased to households experiencing homelessness:	OVERALL PERCENTAGE of units leased to households experiencing homelessness across VHCB's portfolio
July	93	38	41%	17	8	47%	42%
August	92	34	37%	18	9	50%	39%
September	85	34	40%	40	15	38%	39%
October	108	35	32%	7	5	71%	35%
November	80	33	41%	23	21	91%	52%
December	81	33	41%	3	3	100%	43%
July - December	539	207	38%	108	61	56%	41%

Summary of New Units Coming Online

as of December 31, 2023

Time Period	Homeless Units	New Units	New Shelter Beds
Prior Months (July-Dec)	53	141	28
Current Month (Jan 2024)	13	62	0
Next Month (Feb)	0	7	0
Remainder of FY24 (Mar-June)	32	105	22
Total Units Coming Online FY24	98	315	50
Total Units Coming Online FY25+	167	686	20
GRAND TOTAL	265	1001	70

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of December 31, 2023

Rental Housing

	Project Name	Primary Applicant	Town	County	Total Homeless Units	New Units	Anticipated / Actual Occupancy
FY 2024	Village Center Apartments	Lamoille Housing Partnership	Morristown	Lamoille	4	24	07/01/2023
	River Bend Apartments	Lamoille Housing Partnership	Morristown	Lamoille	6	16	07/01/2023
	East Calais General Store	East Calais Community Trust Inc.	Calais	Washington County		3	08/01/2023
	Tuttle Block	Housing Trust of Rutland County	Rutland City	Rutland	3	3	08/10/2023
	Firehouse Apartments	Addison County Community Trust	Bristol	Addison	4	20	09/01/2023
	Burkeland Housing	Gilman Housing Trust dba RuralEdge	Burke	Caledonia	4	8	09/30/2023
	Braeburn Apartments	Champlain Housing Trust, Inc.	South Burlington	Chittenden County	20	20	11/15/2023
	Brandywine Lofts (O'Brien Farms)	Summit Lot 10, LP	South Burlington	Chittenden County	12	47	11/30/2023
	47 Flat Street	Windham & Windsor Housing Trust	Brattleboro	Windham	5	15	01/01/2024
	Farmstead Lofts (O'Brien Farms)	Summit Lot 11, LP	South Burlington	Chittenden County	8	47	01/31/2024
	Willows Mobile Home Park	Shires Housing	Bennington	Bennington		7	02/15/2024
	Main Street Family Housing	Committee on Temporary Shelter	Burlington	Chittenden County	16	16	03/15/2024

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of December 31, 2023

Rental Housing

	Riverwalk Apartments	Twin Pines Housing Trust	Hartford	Windsor	8	42	04/05/2024
	Squire Recovery Housing Project	Shires Housing	Bennington	Bennington		7	05/01/2024
	Mountainvale Apartments	Twin Pines Housing Trust	Hartford	Windsor	8	40	06/30/2024
FY 2025	61 North Pleasant	61 N Pleasant Development LLC	Bradford	Orange	1	6	07/01/2024
	Green Mountain Support Services Transitional Housing Expansion	Green Mountain Support Services Inc.	Wolcott	Lamoille		2	07/15/2024
	Kelley's Field II	Cathedral Square Corporation	Hinesburg	Chittenden County	5	24	09/01/2024
	612 Gage Street	Shires Housing	Bennington	Bennington	2	9	09/01/2024
	747 Hartford Avenue	Twin Pines Housing Trust	Hartford	Windsor	18	18	09/01/2024
	Recovery Housing	Champlain Housing Trust, Inc.	Essex	Chittenden County		32	09/02/2024
	Granite City Apartments	Downstreet Housing & Community Development	Barre City	Washington County	3	9	12/02/2024
	Lake and Maple Apartments	Lake and Maple Apartments L.P.	St. Albans City	Franklin	11	72	12/11/2024
	10th Cavalry Apartments	Champlain Housing Trust, Inc.	Colchester	Chittenden County	11	65	04/01/2025
	Alice Holway Drive, Putney	Windham & Windsor Housing Trust	Putney	Windham	5	25	04/01/2025
Marble Village	Housing Trust of Rutland County	West Rutland	Rutland	5	24	04/01/2025	

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of December 31, 2023

Rental Housing

	Central & Main	Windham & Windsor Housing Trust	Windsor	Windsor	6	25	05/01/2025
	Fox Run 4% Bond	Downstreet Housing & Community Development	Berlin	Washington County	3	15	06/01/2025
	Fox Run 9% allocated	Downstreet Housing & Community Development	Berlin	Washington County	3	15	06/01/2025
	Reid Commons	Cathedral Square Corporation	St. Albans City	Franklin	6	33	06/01/2025
	Newport Crossing	Gilman Housing Trust dba RuralEdge	Newport City	Orleans	12	43	06/30/2025
FY 2026	Salisbury Square	Randolph Area Community Development Corporation	Randolph	Orange	3	12	07/01/2025
	Post Apartments - VFW	Champlain Housing Trust, Inc.	Burlington	Chittenden County	8	38	07/01/2025
	East Creek Commons	Housing Trust of Rutland County	Rutland City	Rutland	4	13	07/01/2025
	Bay Ridge Bond	Champlain Housing Trust, Inc.	Shelburne	Chittenden County	20	0	07/01/2025
	Bay Ridge New Construction	Champlain Housing Trust, Inc.	Shelburne	Chittenden County	10	48	07/01/2025
	Marsh House (51 S. Main Street)	Downstreet Housing & Community Development	Waterbury	Washington County	5	26	08/01/2025
	Benn High	Hale Resources	Bennington	Bennington	3	17	10/01/2025
	Pine at CityPlace	Champlain Housing Trust, Inc.	Burlington	Chittenden County	17	85	11/01/2025
	Packard Court	Gilman Housing Trust dba RuralEdge	St. Johnsbury	Caledonia	6	30	11/30/2025
TOTAL RENTAL APARTMENTS:					265	1001	

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of December 31, 2023

Emergency Shelters

Emergency Shelter	Primary Applicant	Town	County	Total Shelter	New Shelter Beds	Anticipated / Actual Occupancy
Emergency Shelter Exterior Rehab	John W. Graham Emergency Shelter	Vergennes	Addison	36	0	Occupied Rehab
Tim's House	Champlain Housing Trust, Inc.	St. Albans City	Franklin	16	0	Occupied Rehab
Good Samaritan Shelter Upgrade	Good Samaritan Haven	Barre City	Washington County	22	0	Occupied Rehab
NewStory Center Campus Expansion	NewStory Center	Rutland City	Rutland	8	8	12/01/2023
St. Johnsbury Shelter at Moose River	RuralEdge	St. Johnsbury	Caledonia	20	20	12/19/2023
Forest Hill Emergency Housing	Lamoille Housing Partnership	Hyde Park	Lamoille	21	22	04/15/2024
Upper Valley Haven Shelter Expansion & Day Station	Upper Valley Haven	Hartford	Windsor	20	20	03/31/2025
TOTAL SHELTER BEDS:				143	70	

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Housing Projects Advance with Vermont Housing & Conservation Board Support

At its January meeting, the Vermont Housing and Conservation Board approved funding support for a diverse mix of projects that address a variety of high-priority housing needs throughout the state. The funding awarded will enable new opportunities for single-family home-ownership, an increase in the state's permanently affordable apartment stock and energy efficient mobile home rentals, access to shelter, housing and services for people experiencing homelessness, and the expansion of supportive housing for individuals facing mental health challenges.

"There is no one solution that will fix our current housing crisis," said VHCB Executive Director Gus Seelig. "To be successful, we need to think outside the box and approach these challenges from all angles. We're excited about the creativity and energy our partners bring to these efforts."

The Board committed a total of \$5,080,000 to Downstreet Housing & Community Development (Downstreet) to develop a mixed income community in Montpelier's growth center. The community will include four new high-efficiency single family homes that will be permanently affordable through the organization's shared equity program. Downstreet also plans to rehabilitate a historic building to create 24 service-supportive rental apartments.

Other projects supported a range of housing types, and two conservation projects received funding.

Homeownership

The Board committed \$775,000 to allow Addison Housing Works (AHW) to provide down-payment assistance on six new construction single-family homes that are part of a real estate development project in Middlebury. Summit Development LLC (Summit), a private developer, is in the early phases of building more than 200 housing units in Middlebury, which will include both rental and homeownership. Summit plans to set aside six of the homeownership units for shared-equity buyers, who will receive down-payment assistance through AHW in exchange for limited equity upon resale.

RuralEdge was awarded \$1.2 million to build 24 new condominium units, of which 12 would have shared equity restrictions and VHCB funding, in a former Catholic school in Newport. This condominium project will be developed in conjunction with new rental units, which the Board previously funded in September of 2022, on the same parcel of land. Acquisition of the parcel and the start of construction are anticipated to occur in spring of 2024, and the homeownership units will be completed and ready for sale by the summer of 2025.

Manufactured Home Communities

The Housing Foundation, Inc. (HFI) was awarded \$3.5 million to implement the third phase of a Mobile Home Infill initiative. These funds will enable the placement of 16 zero-energy ready mobile homes on existing vacant lots in seven of HFI's mobile home communities throughout the state, with sites in Colchester, Milton, Braintree, Clarendon, Springfield, Derby, and Bennington.

Rental Housing

The Housing Trust of Rutland County (HTRC) was awarded \$2.7 million to expand a previously funded historic restoration and housing project by adding two locations and 13 new apartments. The combined project now includes 35 rental units, 26 of which are newly created units. Of the 35 units, four are targeted to those experiencing homelessness and who are referred through the local system of coordinated entry; an additional four are reserved for veterans experiencing homelessness, supported by the Veteran Affairs Supportive Housing (VASH) program.

Shelter

Champlain Housing Trust (CHT) was granted \$3,365,994 for the acquisition and rehabilitation of the former Champlain Inn in Burlington, which they have renamed Champlain Place. The property, which Champlain Valley Office of Economic Opportunity (CVOEO) operates, is a low-barrier emergency shelter that requires capital improvements in order to continue functioning. This funding will allow CHT to address many of the building's capital needs while preserving important shelter space in Burlington.

Service Supportive Housing

Pathways Vermont (Pathways) was granted \$1,141,915 in funding for the acquisition and renovation of a Burlington building to provide Soteria House programming, a therapeutic community transitional home that supports young adults experiencing mental health crises who are at risk of hospitalization. VHCB funding will allow Pathways to increase from five beds to eight beds and provide a permanent site for this programming.

Conservation

Two conservation projects were also awarded funding for the preservation of 96 acres of natural area in Westminster and the restoration of a historic building in Arlington.

SUMMARY OF AWARDS:

Addison County – VHCB committed \$775,000 to Addison Housing Works to provide down-payment assistance on six new construction single-family homes that are part of a real estate development project in Middlebury.

Bennington County – \$156,261 was awarded to Arlington Arts Enrichment Program for the restoration of the facade on the 1910 Watkins House in Arlington, listed on the National Register of Historic Places.

Chittenden County – Champlain Housing Trust (CHT) was granted \$3,365,994 for the acquisition and rehabilitation of the former Champlain Inn in Burlington, which they have renamed Champlain Place. Pathways Vermont (Pathways) was awarded \$1,141,915 in funding for the acquisition and renovation of a Burlington building to provide Soteria House programming.

Orleans County – RuralEdge was awarded \$1.2 million to build 24 new condominium units, of which 12 would have shared equity restrictions and VHCB funding, in a former Catholic school in Newport.

Washington County – \$400,000 was granted to Downstreet Housing & Community Development (Downstreet) for the construction of four new high-efficiency single family homes in Montpelier that will be sold to households earning between 60-120% of the area median income through the organization's shared-equity program. \$4,680,000 was also awarded to Downstreet for the rehabilitation and reconfiguration of an underutilized historic building to create 24 service-supported rental apartments in Montpelier.

Rutland County – The Housing Trust of Rutland County (HTRC) was awarded \$2.7 million to expand a previously funded historic restoration and housing project by adding two locations and 13 new apartments.

Windham County – \$161,000 was awarded to Windmill Hill Pinnacle Association for the conservation of 96 acres of natural area that will be added to the Windmill Ridgeline conservation block, enhancing public access and providing a buffer along a narrow section of the reserve in Arlington.

Statewide – The Housing Foundation, Inc. (HFI) was awarded \$3.5 million to place 16 zero-energy ready mobile homes on existing vacant lots in seven of HFI's mobile home communities throughout the state, with sites in Colchester, Milton, Braintree, Clarendon, Springfield, Derby, and Bennington.

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About the Vermont Housing & Conservation Board (VHCB)

[VHCB](#) is dedicated to creating affordable housing for Vermonters and conserving and protecting Vermont's agricultural land, forestland, historic properties, important natural areas, and recreational lands to ensure the economic vitality and quality of life of the State.