

VERMONT HOUSING & CONSERVATION BOARD

**Senate Appropriations
March 26, 2024**

Presented by:

Gus Seelig
Executive Director

Pollaidh Major
Directory of Policy & Special Projects



Burkeland Lane, West Burke



Wolcott Community Forest

VHCB Impact

FY23/24 to date



\$69.6 million state investment
\$373 million leveraged



1,361 permanently affordable homes
(rental & homeownership)



25 farms conserved
across 4,426 acres



3,451 acres conserved
natural areas, forestland & recreational lands



4 historic preservation projects



95 working lands businesses served



Village Center Apartments, Morrisville



Bread and Butter Farm, Shelburne

Housing Production since 2020

Over 3,900 households served

- **Rental Housing:** 1,979 homes created and preserved
- **Homeownership:** 238 families became homeowners
- **Manufactured Home Communities:** Infill homes and improved infrastructure in 6 MHCs serving 839 homes.
- **Shelter:** 489 new and improved beds
- **Farmworker housing:** 110 farmworkers
- **Accessible housing:** Accessibility improvements for 224 disabled Vermonters
- **Recovery Housing:** 4 projects with 58 beds
- **Lead mitigation:** 60 homes with reduced lead levels



Taylor Street Apartments
Montpelier

Housing Vermont's Workforce

VHCB supports rental housing for Vermonters up to 100% AMI and homeownership for Vermonters up to 120% AMI

100% AMI for a one-person household = \$68,800

- Childcare Workers: \$29,270
- Automotive Mechanics: \$49,650
- Social Service Occupations: \$45,850
- Cooks: \$36,960
- Elementary School Teachers: \$61,220
- Nursing Assistants: \$36,590
- Maintenance and Repair: \$46,380
- Police Officer: \$60,040



Bennington High School, Bennington



Pearl Street, Montpelier

Bay Ridge

68 units, Shelburne

Hard construction costs: \$24,489,000

Total permits/fees \$620,806

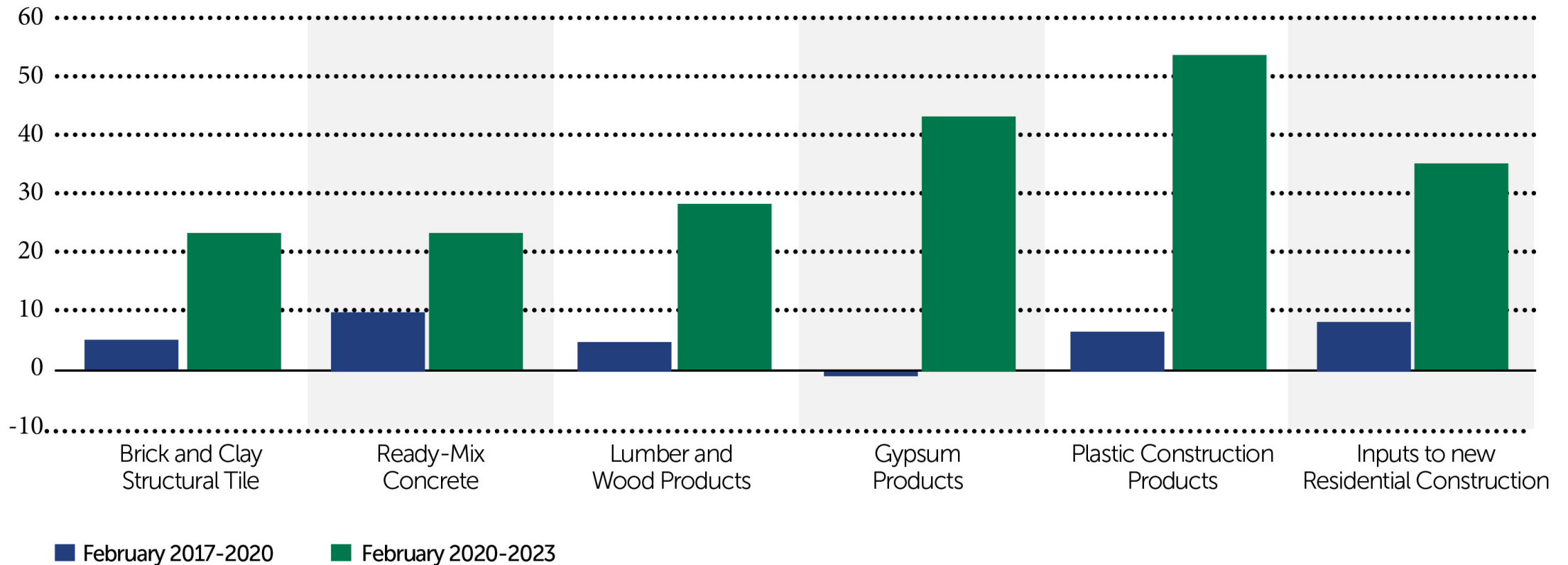
Permit Fees:	Total Cost:
Act 250	\$103,950
DPS/Div. Fire Safety/Bldg. Permit	\$202,786
VT Water Supply, permit to construct	
VT Water Supply	\$0
VT WW permit application	\$9,765
VT Stormwater, Constr. Genral 9012	\$1,445
VT Stormwater, Operational	\$480
Town Building/Zoning Permit Review Fee	\$37,036
Town Water/Wastewater Permit	\$0
Town water Connection Fee	\$8,000
Town wastewater fee	\$121,858
DRB review	\$5,764
Utility Fees - power, cable, etc.	
Act 145 Transportation Impact Fee	\$8,084
Impact Fees	\$121,638



Costs of Building Materials Have Surged Since the Start of the Pandemic



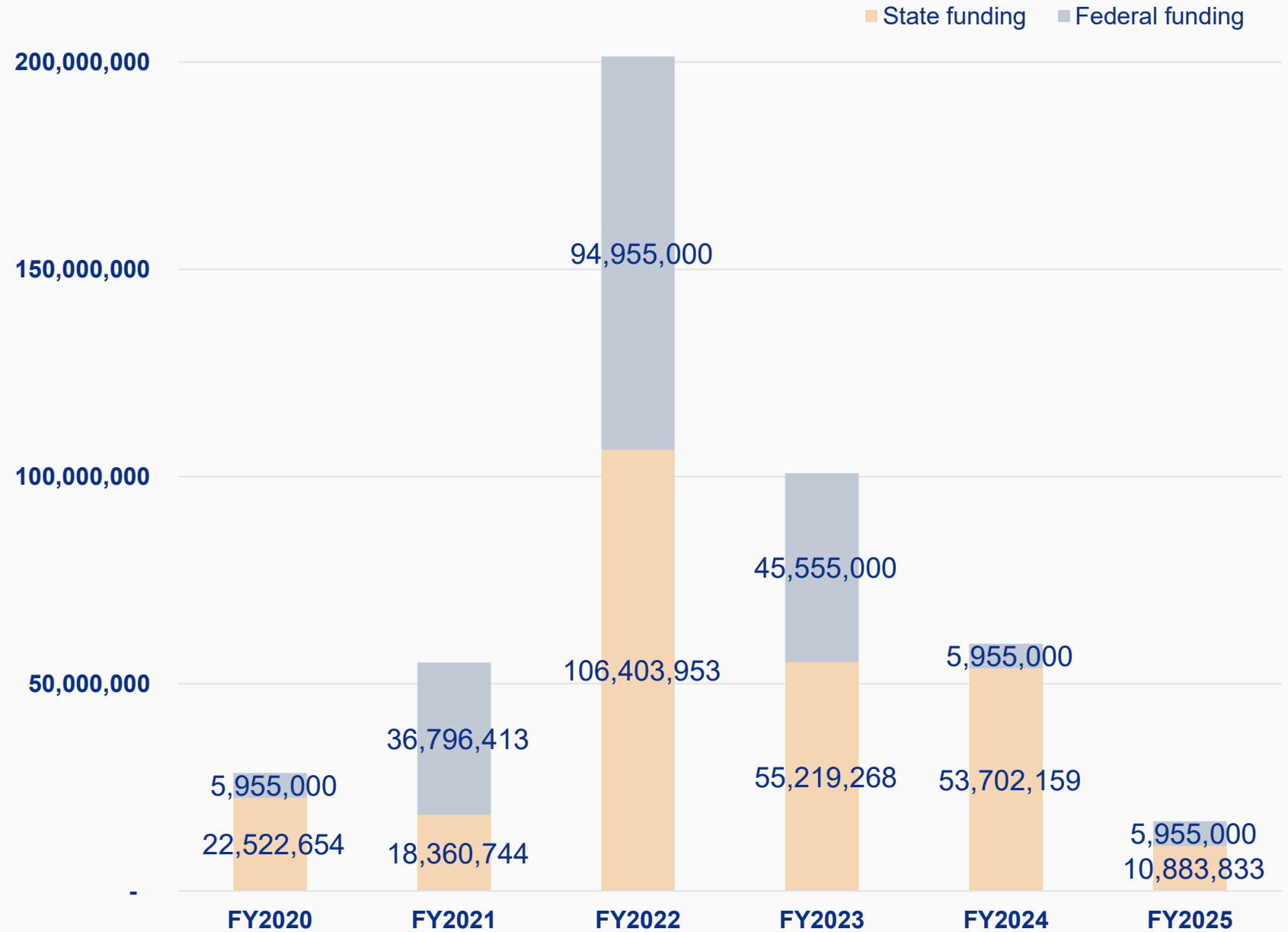
Change In Prices (Percent)



Note: inputs to new residential construction is not a composite of the other components and excludes capital labor and imports.
Source: JCHS tabulations of US Bureau of Labor Statistics, Producer-Price Indexes.



Funding for Housing Since 2020



Affordable Housing Pipeline



Greensboro School
Photo credit: Anne Wallace Allen



Brattleboro Historic High School



Hinesburg NRG

FY25 anticipated pipeline

- 600 new rental units
- 120 units of preserved housing
- 65 homeownership units
- 100 - 150 shelter beds
- Improvement to housing for 175-250 farmworkers

Preservation of Affordable Housing



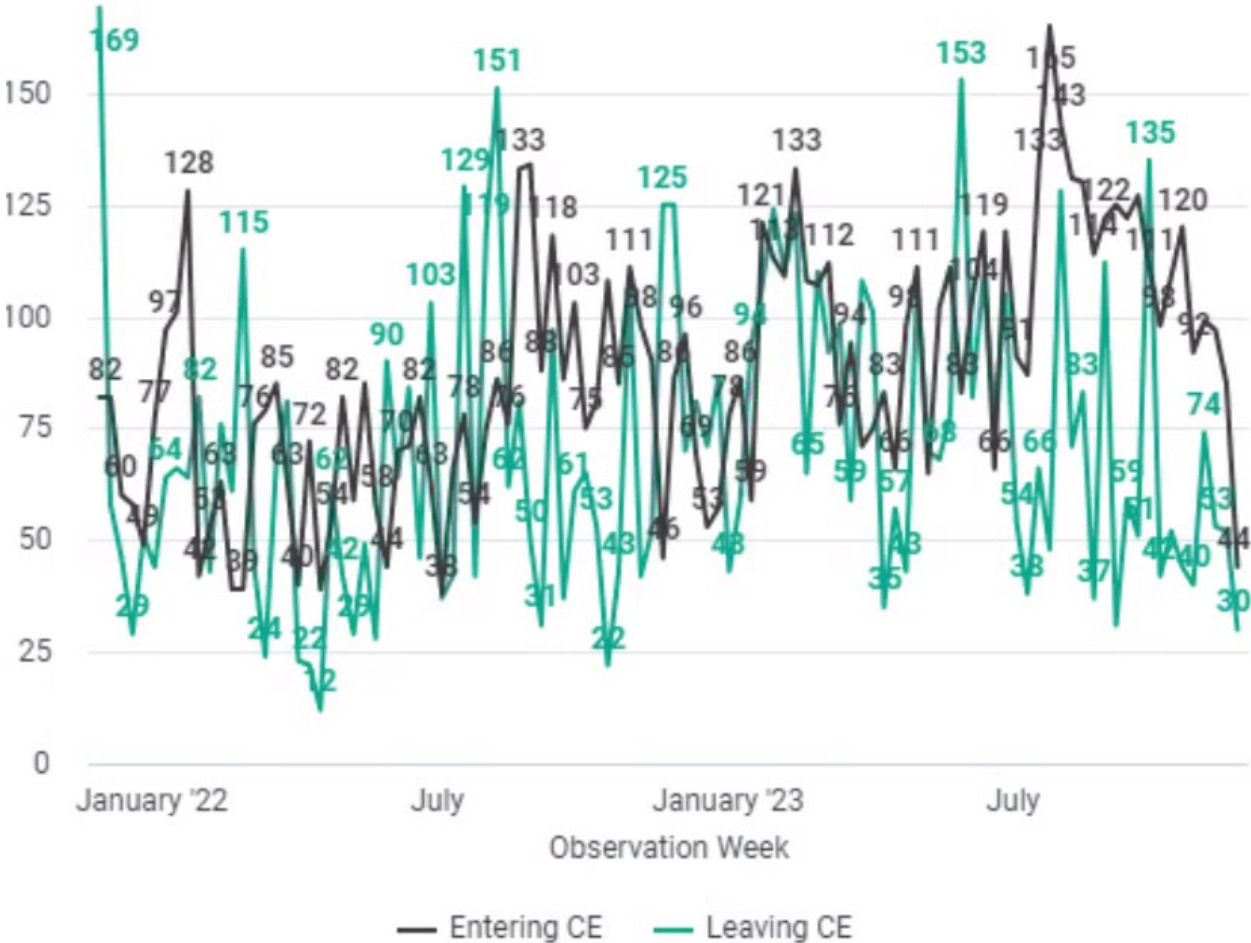
Brightlook Apartments
St. Johnsbury | 18 units



Dorset Commons
South Burlington | 99 units

4,114 households rehoused since 2020

Coordinated Entry Inflow-Outflow Over Time



Affordable Housing Units Newly Leased to Households Experiencing Homelessness



25%



1,000+

households experiencing homeless that
VHCB helped to house in the past three years

Our non-profit partners reported that across their portfolios, **25% of all units** were occupied by people who had **experienced homelessness.**

Service-Supported Housing

- Rental housing for older residents
- SASH (Support & Services at Home)
- Recovery housing for those struggling with substance use
- Housing for survivors of domestic violence
- Housing for persons with physical, developmental, or mental disabilities



Braeburn Apartments, South Burlington

Photo by Jonah Frangiosa

Investing in Shelters

SINCE 2020
+ \$25.6 million
committed to fund:

489 
shelter beds
190 new 



Specialized Housing for Vulnerable Vermonters

- Create 500 units/ beds
- 150-200 Shelter Beds
- 200-250 Permanent Supportive Housing Units
- 90-120 Service Intensive Beds



Marsh House, Waterbury



Soteria House, Burlington
2024

Flood Resilience



Barre



Northfield

NRCS ACEP ALE & Future Funds

ACEP-ALE is a critical source of match funds to State dollars: ~\$3 - \$4M annually

Inflation Reduction Act will bring more opportunities (on top of ACEP-ALE):
~\$6M in 2025
~7M in 2026



Defreest Farm
Waitsfield

Conservation, Historic Preservation, and Rural Community Development



Camp Sunrise, Benson/Orwell

- Recreational Lands, Forests, and Natural Areas Conservation
- Historic Preservation
- Water Quality
- Farm & Forest Viability Program
- Rural Economic Development Initiative
- VHCB AmeriCorps

Vermont Farm & Forest Viability Program



Paul & Andy Chamberlin
Chamberlin Farm, Underhill

Paul & Joan Chamberlin will transfer their family farm to grandson Andy and his wife, Kiley. Andy's career as a UVM Extension engineer has set him up perfectly to operate the farm, and Kiley's background in gardening has led to many successful diversifications.



Rural Economic Development Initiative (REDI)

\$800,000 ➔ **\$18,822,078**

REDI FUNDS SINCE 2017

GRANTS TO COMMUNITIES

(LEVERAGED 22:1; \$276,795 AWARD AVG.)



Maplebrook Farm, North Bennington



Buffalo Mountain Coop, Hardwick

New VHCB Initiatives

- Clean Water Service Provider for Lake Memphremagog
 - ✓ Secured Great Lakes Fisheries Grant
- Farmworker Housing Program in partnership with Champlain Housing Trust
- Act 59 50 by 50 Planning
 - ✓ Secured \$1 million America the Beautiful Grant
- Land Access & Opportunity Board
- Support shelter expansion
 - ✓ Technical assistance grant to Evernorth



Lake Memphremagog, Newport



Farmworker Housing



Sources and Uses

Vermont Housing & Conservation Board - Projected SOURCES & USES - FY2025 - Based on Governor's Recommendation																	
PROGRAMS/GRANTS:	Housing & Conservation (Trust Fund)	NRCS ALE & RCPP (Fed)	NRCS ALE IRA New Source	Misc. Approps Carryovers Housing	Congressional Directed Spending	Farmland Retirment	Water Quality Programs	Farm & Forest Viability Program & REDI	Ameri-Corps	HOME (HUD)	HOME ARP C/O	HOPWA (HUD)	NHTF (HUD)	LEAD Hazard Red. (HUD)	Land Access & Oppor. Bd	Career Tech Ed RLF - Yr 3	FY2025 TOTALS
SOURCES:																	
Property Transfer Tax																	23,606,740
Less: VHCB share of Debt Service on HRB																	(1,500,000)
Net Property Transfer Tax	18,909,933	574,501						2,000,000	517,984	37,573		66,749					22,106,740
Capital Bill Appropriation	1,800,000																1,800,000
Clean Water Fund	2,000,000					200,000		600,000									2,800,000
Misc Approp. Carryovers	-			1,998,474												5,000,000	6,998,474
Land Access Opportunity Bd															1,970,000		1,970,000
Federal Grants	340,000	3,500,000	6,000,000		5,740,000			19,000	699,000	2,955,000	3,089,434	535,000	3,000,000	1,489,762			27,367,196
Loan Repayments	150,000																150,000
Interest on Fund	850,000																850,000
Act 250 & Other Mit. Funds	275,000																275,000
Other - Water Quality grants, Donations	5,000						1,909,683	310,732									2,225,415
Subtotal FY2025 New Sources	24,329,933	4,074,501	6,000,000	1,998,474	5,740,000	200,000	1,909,683	2,929,732	1,216,984	2,992,573	3,089,434	601,749	3,000,000	1,489,762	1,970,000	5,000,000	66,542,825
Completion of Prior Years' federal grants		4,900,000			13,600,000					6,545,000			4,264,000				29,309,000
TOTAL Sources:	24,329,933	8,974,501	6,000,000	1,998,474	19,340,000	200,000	1,909,683	2,929,732	1,216,984	9,537,573	3,089,434	601,749	7,264,000	1,489,762	1,970,000	5,000,000	95,851,825
USES:																	
Board Operations	1,932,080	538,501		1,988,474	46,298		25,934	98,808	32,225	259,573	67,434	66,749	206,396	52,152	39,673	11,296	5,365,594
Direct Program/Project Exp.	194,000	36,000		10,000	-	-	233,403	2,230,924	1,184,759	33,000	22,000	535,000	15,000	737,610	421,145	-	5,652,841
Project Grant and Loans	22,203,853	3,500,000	6,000,000		5,693,702	200,000	1,650,346	600,000		2,700,000	3,000,000	-	2,778,604	700,000	1,509,182	4,988,704	55,524,391
Project Grants & Loans- Completion of Prior Years' Federal Grants		4,900,000			13,600,000					6,545,000			4,264,000				29,309,000
TOTAL Uses:	24,329,933	8,974,501	6,000,000	1,998,474	19,340,000	200,000	1,909,683	2,929,732	1,216,984	9,537,573	3,089,434	601,749	7,264,000	1,489,762	1,970,000	5,000,000	95,851,825

THANK YOU

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