



Senate Committee on Economic Development, Housing and General Affairs

January 18, 2023



Putney Landing, Putney



Congress and Main, St. Albans



Sweet Roots Farm and Market, Charlotte

Vermont Housing & Conservation Board Statutory Purpose



Wright House and Harrington Village, Shelburne



Laplatte River



Steven van Zandt,
Army veteran

“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302

10 V.S.A. Chapter 15 § 322

§ 322. Allocation system

(a) The Board shall consider, but not be limited to, the following factors:

- (1) the need to maintain balance between the dual goals in allocating resources;
- (2) the need for a timely response to unpredictable circumstances or special opportunities to serve the purposes of this chapter;
- (3) the level of funding or other participation by private or public sources in the activity being considered for funding by the Board;
- (4) what resources will be required in the future to sustain the project;
- (5) the need to pursue the goals of this chapter without displacing lower income Vermonters;
- (6) the long-term effect of a proposed activity and, with respect to affordable housing, the likelihood that the activity will prevent the loss of subsidized housing units and will be of perpetual duration;
- (7) geographic distribution of funds.

(b) The Board's allocation system shall include a method, defined by rule, that evaluates the need for, impact, and quality of activities proposed by applicants.

Housing for Vermonters

Central & Main, Windsor

- Rental Housing Development, Rehabilitation & Preservation
- Home Ownership
- Home Accessibility Improvements
- Community Planning & Technical Assistance
- Farm Worker Housing
- Manufactured Home Communities
- Housing for persons experiencing homelessness



Barre Street Housing
and Daycare Center

Conserving Vermont's farms, forests and lands



The Ascuteley ski resort once boasted 1,800 vertical feet of skiing on over 50 trails. When it closed for the last time in 2010, it was a crushing blow to the town of West Windsor. Caleb Kenna for The New York Times

**A Town That Saved a Mountain,
and a Mountain That Saved a Town**
New York Times article February 1, 2022

- Recreational Lands, Forests, and Natural Areas Conservation
- Historic Preservation
- Water Quality
- Land Access & Opportunity Board
- VHCB AmeriCorps

Vermont Farm & Forest Viability Program

- 20 years of in-depth advising
- 900+ farm, food & forest products businesses served
- 1/3 clients engage in transition planning
- Businesses report skills improvement in:
 - Financial analysis
 - Accessing resources/ specialists
 - Planning investments
 - Strategic planning
 - Marketing & sales



***Bear Roots Farm and The Roots Market,
Williamstown and Middlesex***

Rural Economic Development Initiative (REDI)



Runamok Maple in Fairfax: \$248,603
USDA Value Added Producer Grant to expand processing and diversify its packaging.

- Assists small towns, businesses, and organizations with accessing critical funding for economic development projects
- Focused on working lands, outdoor recreation, and community-based economic development
- ***Since 2017, \$525,000 in REDI funds has helped secure more than \$10M in grants for businesses & communities***



NBRC grant to restore the North Calais Community Center (\$222,000)



VHCB Results: FY 2022 and FY 2023

State Investment: \$56.6M
Leverage: \$352.7M

- 1,218 homes and apartments
- 24 farms; 4,176 acres conserved
- 20 natural areas; forests; parks and trails: 4,500 acres conserved
- 4 historic preservation projects
- 154 farm and forest enterprises were provided business planning and technical assistance.

VHCB Program Impacts

- Downtown/Village Revitalization
- Outdoor Recreation
- Housing the Homeless
- Rural Community Development
- Homes for Workers
- Farm and Forest next generation transfers
- Water Quality
- Historic Gathering Places

Nationwide decline in the affordability of housing



Source: 1960-2000 Decennial Censuses and 2008, 2010 and 2017 American Community Surveys

Permanent Affordability



Northgate Apartments in Burlington, 336 homes 100% owned and controlled by the Northgate Residents Ownership Corporation.

Bove Brothers Plan to Evict Low-Income Refugee Families in Winooski – and Raise Rents

By **DEREK BROUWER** and **LIAM ELDER-CONNORS (VPR)**



Published February 16, 2022 at 10:00 a.m. | Updated March 7, 2022 at 6:34 p.m.



300 North Main apartments

DEREK BROUWER © SEVEN DAYS

After substantial advocacy work, the landlords agreed not to evict the residents.

Homeownership Opportunities



Habitat homeowner Janet Brown and her son, Manchester



Butternut Grove Condominiums, Winooski

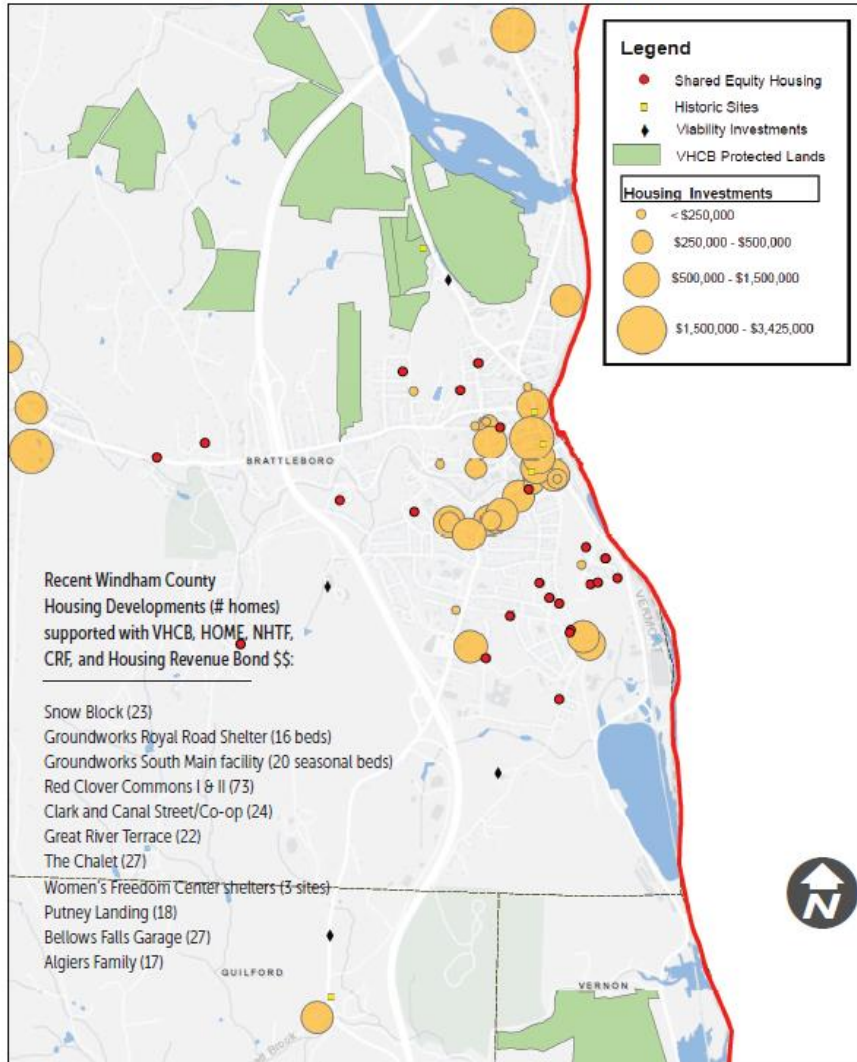


Shared equity home in Brookline

- VHCB funds Vermont's Community Land Trusts and Habitat for Humanity chapters to create affordable paths to homeownership for Vermonters.
- The Shared Equity Program has helped over 1,900 households become homeowners.

Smart Growth and Vibrant Communities

VHCB Investments in Brattleboro



Diversity, Equity, Inclusion and Justice



FREE PUBLIC SPEAKER SERIES

Increasing Racial Justice in Vermont Housing

Scan For Information



Shanti Abedin
Vice President
Housing and Community Development
National Fair Housing Alliance



Tony Pickett
CEO
Grounded Solutions Network



Dr. Ted Rutland
Associate Professor
Geography, Planning and Environment
University of Concordia



Dr. Valesca Lima
Assistant Professor
Political Science
Dublin City University

Exclusive Speakers

To find innovative solutions, this statewide initiative brings together speakers who are housing professionals, researchers and individuals with lived experience from Vermont and around the world. The series will explore: how racial injustice has played a role in housing policies historically; how current systems continue to reinforce discriminatory practices; the real effects these have on people's daily lives; and what new approaches could increase justice.

Save the Dates

Thursday, 03 November 2022
Thursday, 01 December 2022
Thursday, 12 January 2023
Thursday, 02 February 2023

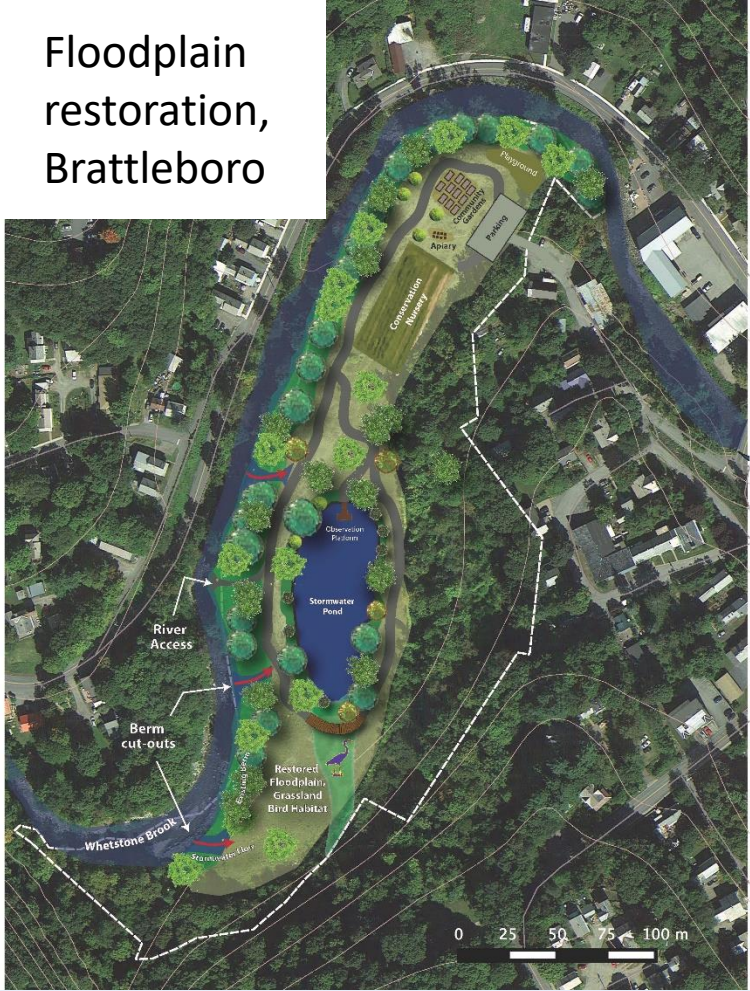
4:30pm –
6:00pm EST



- Convening and financially supporting the Housing Jam to examine and address racial inequities through Vermont's housing network.
- Participating and financially supporting Vermont Conservation Leaders in Solidarity
- Providing administrative support to the Land Access and Opportunity Board

Energy & Climate

Whetstone Brook



Red Clover Commons 2

Melrose Terrace

Housing Vermont's Workforce



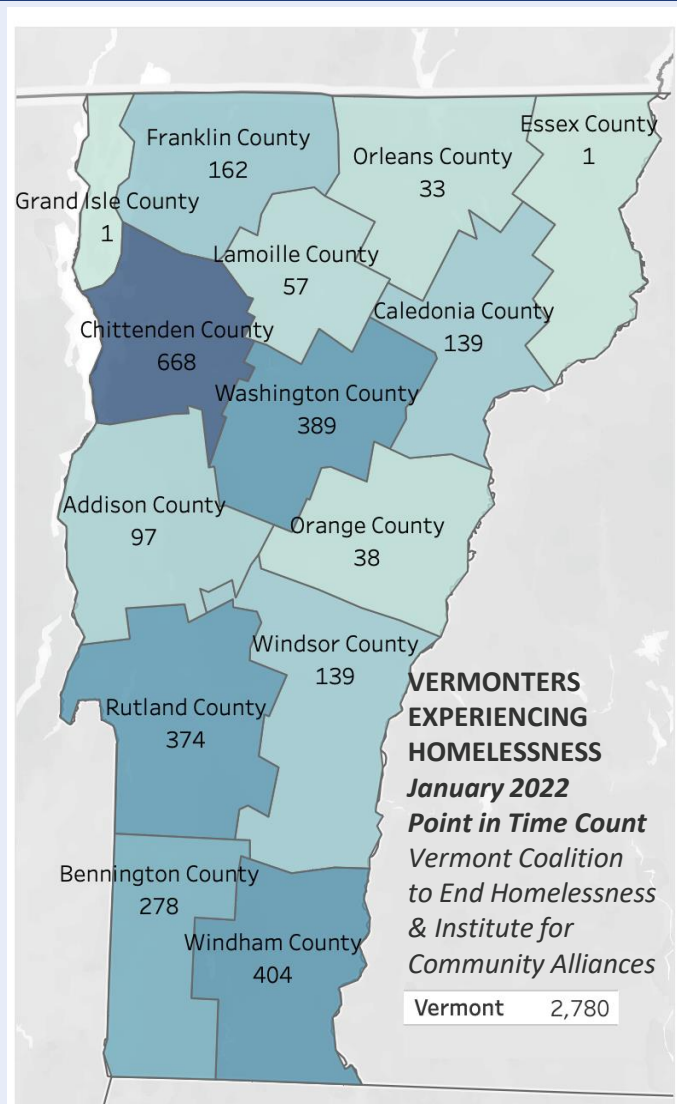
Junny Tsiba, health aide and shared equity homeowner with CHT and Habitat



Montpelier Transit Center and Taylor Street Apartments

- VHCB-funded housing primarily serves households at or below 80% AMI
- **80% AMI for Vermont = \$49,578**
- Occupations served by VHCB funded housing:
 - Childcare workers
 - Community social service occupations
 - Installation, Maintenance and Repair Workers
 - Nursing assistance
 - Recreation workers
 - Light truck drivers
 - Teaching assistants

COVID-19 and the Housing Crisis



- 2,780 Vermonters experiencing homelessness in January 2022
- \$190.6 million awarded to community partners to produce, improve and reinvest in affordable rental homes and emergency shelters
- Over 1,500 affordable rental homes in 38 communities.
- 500 set-aside for Vermonters who have experienced homelessness
- Funding committed to produce and improve 475 shelter beds
- 2,800 Vermont households rehoused since the start of the pandemic

'It's brand new and it's mine': Redeveloped Williston hotel provides new affordable housing

By Auditi Guha
Jan 9 2023



...ent at Zephyr Place in Williston on Saturday, Jan. 7. Lucas moved into the Champlain Housing Trust building after experiencing ...

38 homes for Vermonters exiting homeless and an additional 34 affordable apartments developed by Champlain Housing Trust.

Zephyr Place, Williston



Woolson Block, Springfield



East Calais General Store, Calais



Foundation House, Barre

Status of FY22 & 23 Special Appropriations

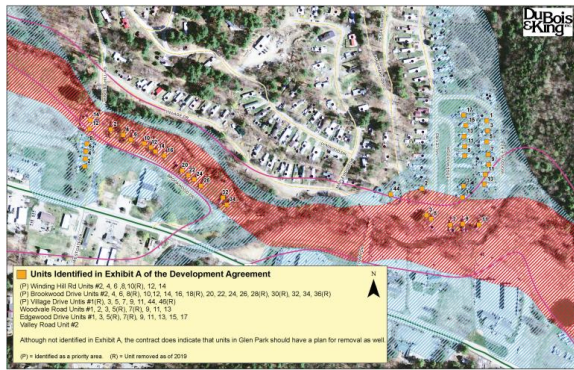
\$229 M Total for Housing

\$150 M Committed or in front of the Board

\$41 M Applications for the January Board Meeting

\$37 M remaining, anticipated commitment by June

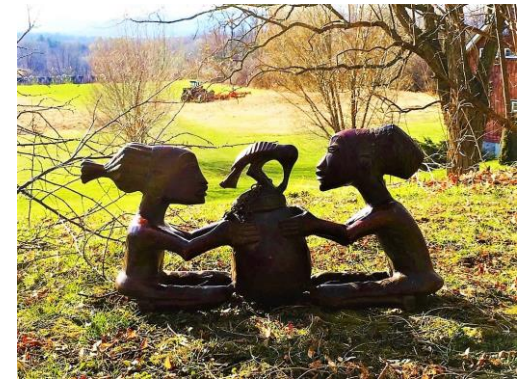
- **ARPA SFR: American Rescue Plan Act State Fiscal Relief Funds**
 - \$119 M for housing and shelter;
 - \$97M committed to housing production projects
 - \$21.7 in projects and supplemental funding in front of the Board
 - **Anticipate full commitment in Jan. 2023**
-
- **One-time: State General Fund**
 - \$110 M for housing initiatives;
 - \$53M committed to housing production projects
 - \$19.6 M in projects in front of the Board
 - **\$37 M available**



Tri-Park, Brattleboro



Taft's Flat Community
Housing, Hartford



Clemmons Family
Farm, Charlotte

Future Pipeline

Housing, Conservation & Historic Preservation

- \$185 million for more than 2,000 rental housing developments, homeownership and accessibility
- Agricultural and natural resources projects in the near term exceeds \$30 million in requests to conserve over 43,000 acres including 56 farms.



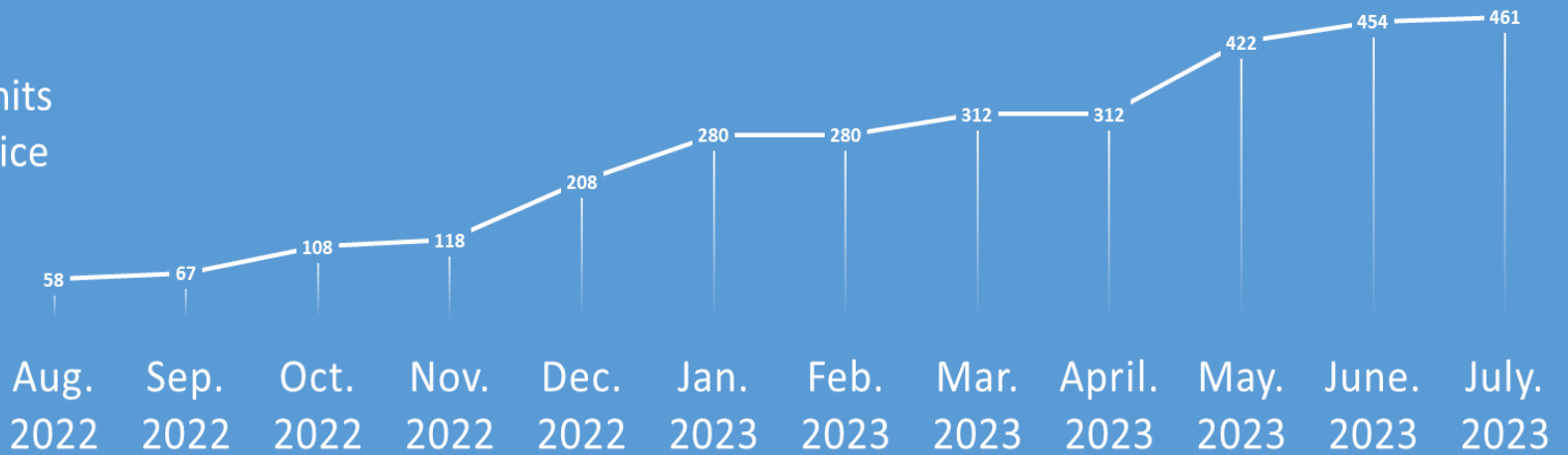
Harbor Place, Shelburne



Riverwalk, White River Junction

NEW AFFORDABLE HOMES

Cumulative units placed in service



Homes under construction

Aug. 2022	27	15	2	39	110	162	6	72	141	18	31	Total
												623



Stafford Commons, Woodstock

Opportunities

- Property Transfer Tax
- Onetime allocations: ARPA and Surplus
- Smart Growth resources and zoning updates
- Leveraging infrastructure funds for housing
- Housing revenue bond
- Municipal support for housing

Challenges

- Local opposition/ the appeals process
- Cost of construction
- Cost of energy investments
- Income and interest rates
- Need for supportive services



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Next Stage, Putney



Wentworth, Hartford



Habitat Home, East Montpelier