

# VERMONT HOUSING & CONSERVATION BOARD

**House Committee on Human Services and  
Senate Committee on Health and Welfare**

**Joint hearing on Act 81 – October 5, 2023**

Presented by

Pollaidh Major

Director of Policy & Special Projects



**Champlain Housing Trust  
and Green Mountain Habitat  
helped Junny purchase a  
home for her family**



Lake Paran, Shaftsbury



Robert Frost Museum, Shaftsbury



Lake Paran Village, Shaftsbury



## Statutory Purpose

“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

# Harrington Village

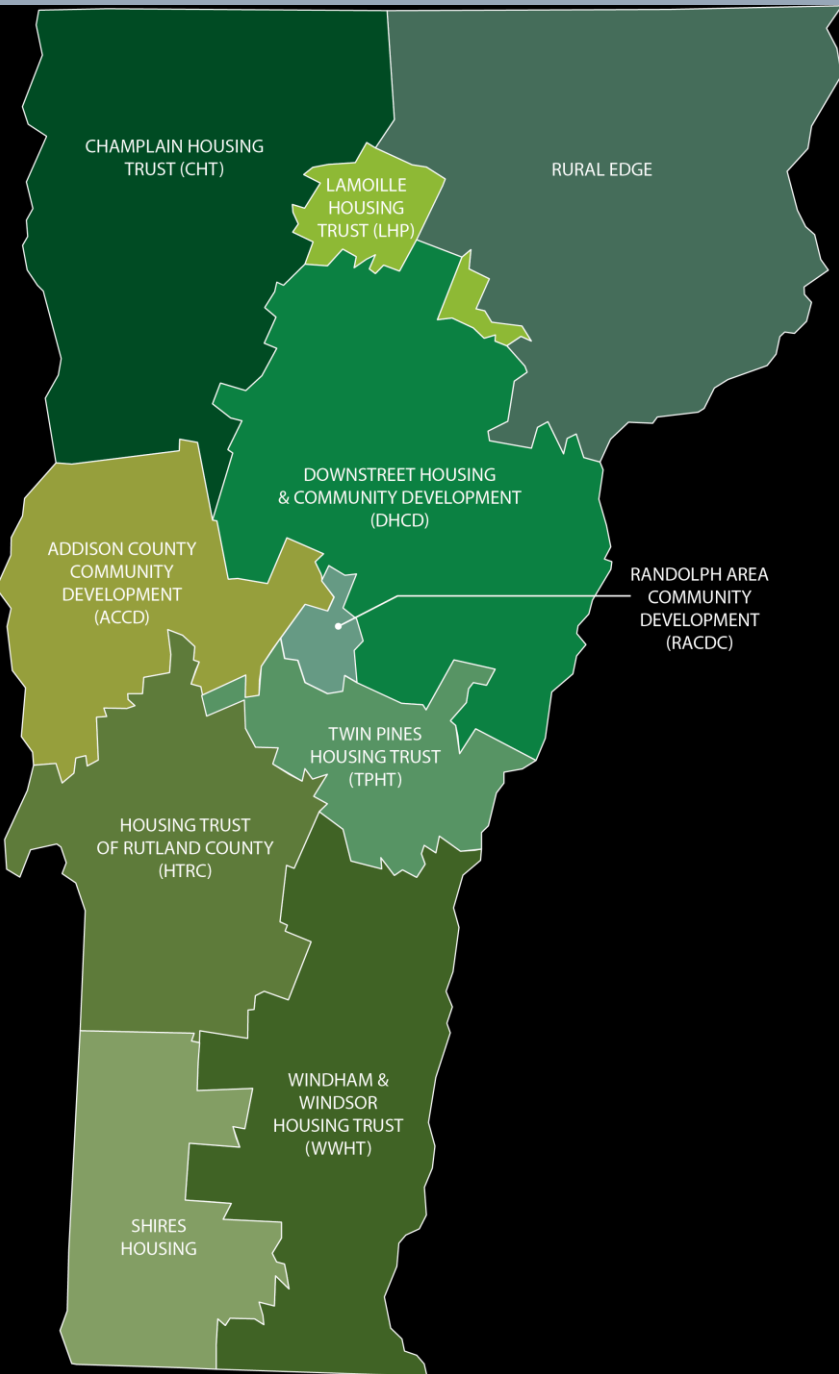
80 new homes in  
Shelburne

With help from the VA, Steven van Zandt, an Army veteran, **was able to move out of the woods and into a new apartment** with federal rental assistance.

Champlain Housing Trust, Evernorth and Cathedral Square developed the new neighborhood with apartments for families, seniors, and four homes built by Green Mountain Habitat for Humanity.



# Service Areas of Regional Nonprofit Housing Development Organizations



Addison County Community Trust

Cathedral Square Corporation

Champlain Housing Trust

Downstreet Housing & Community Development

Housing Trust of Rutland County

Lamoille Housing Partnership

Randolph Area Community Development Corporation

Shires Housing

Twin Pines Housing

Windham & Windsor Housing Trust

## STATEWIDE PARTNERS:

Evernorth | Housing Foundation Inc. | Cooperative Development Institute

# Permanent Affordability

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



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



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

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



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Vermont Housing &



Conservation Board

## 35 Years of Housing



**15,000** permanently affordable homes  
(rental & homeownership)



**2,828** homes with  
reduced lead paint hazards



**Over 1,700** home access units  
for people with disabilities



**\$400 million** invested  
**\$2.2 billion** leveraged

# VHCB and Act 81

- 1) Report on initiatives to make affordable homes and shelter beds available to Vermonters.
- 2) Establish a Manufactured Home Replacement and Infill Program.
- 3) Target 30 percent of affordable homes in FY24 to households exiting homelessness.
- 4) Invest in VHIP and MHIR.



**Taylor Street Apartments, Montpelier**

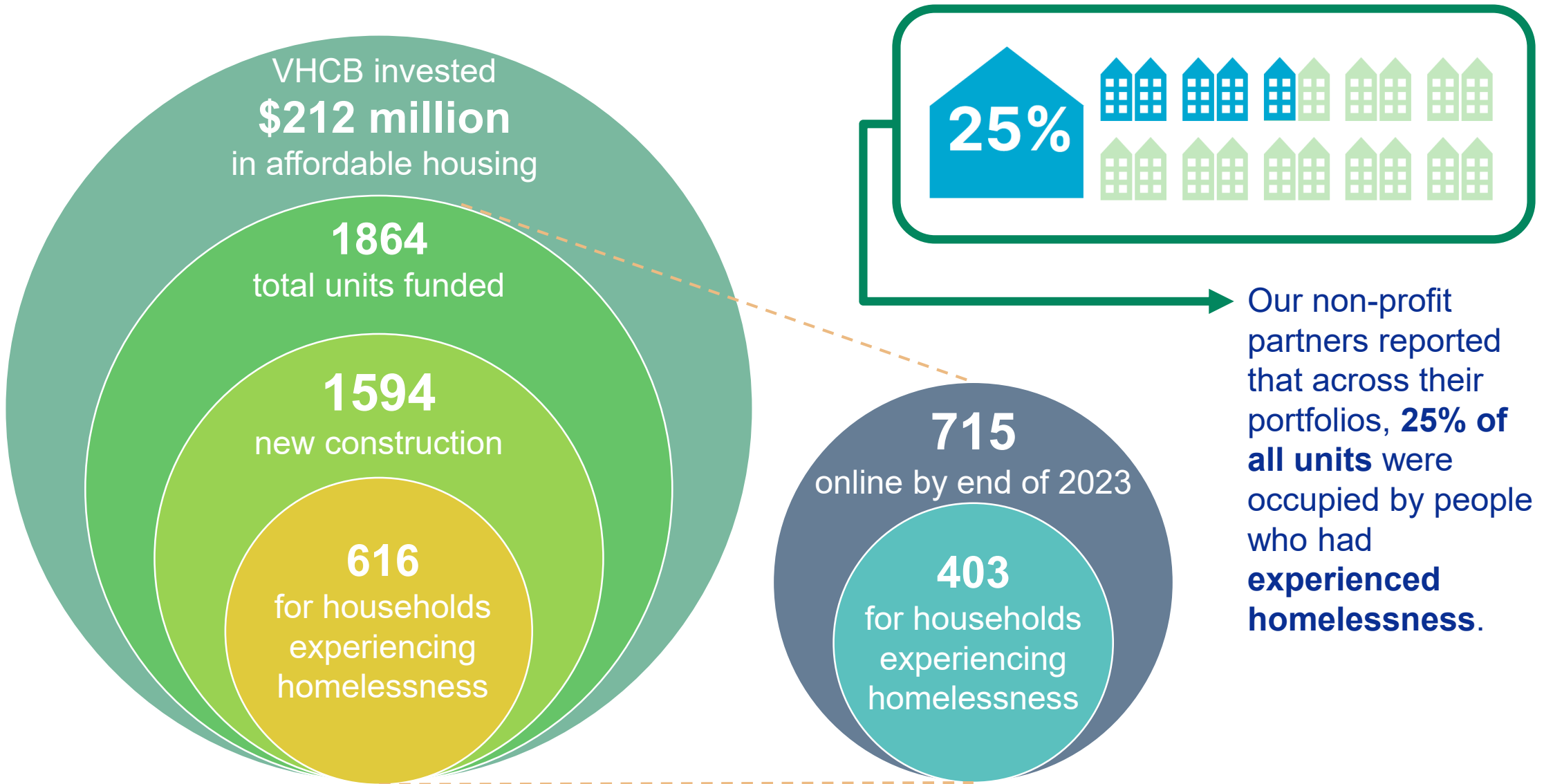


**Upper Valley Haven, Hartford**



**Infill housing in vacant lots**

# Housing Investment 2020-2022





# Housing in Rutland

## Rutland Area Bridge Housing

- 8 units for people exiting homelessness
- Owned by Housing Initiatives Inc., a non-profit affiliate of RHA and managed by the Rutland Housing Authority



## Lincoln Place, Rutland City

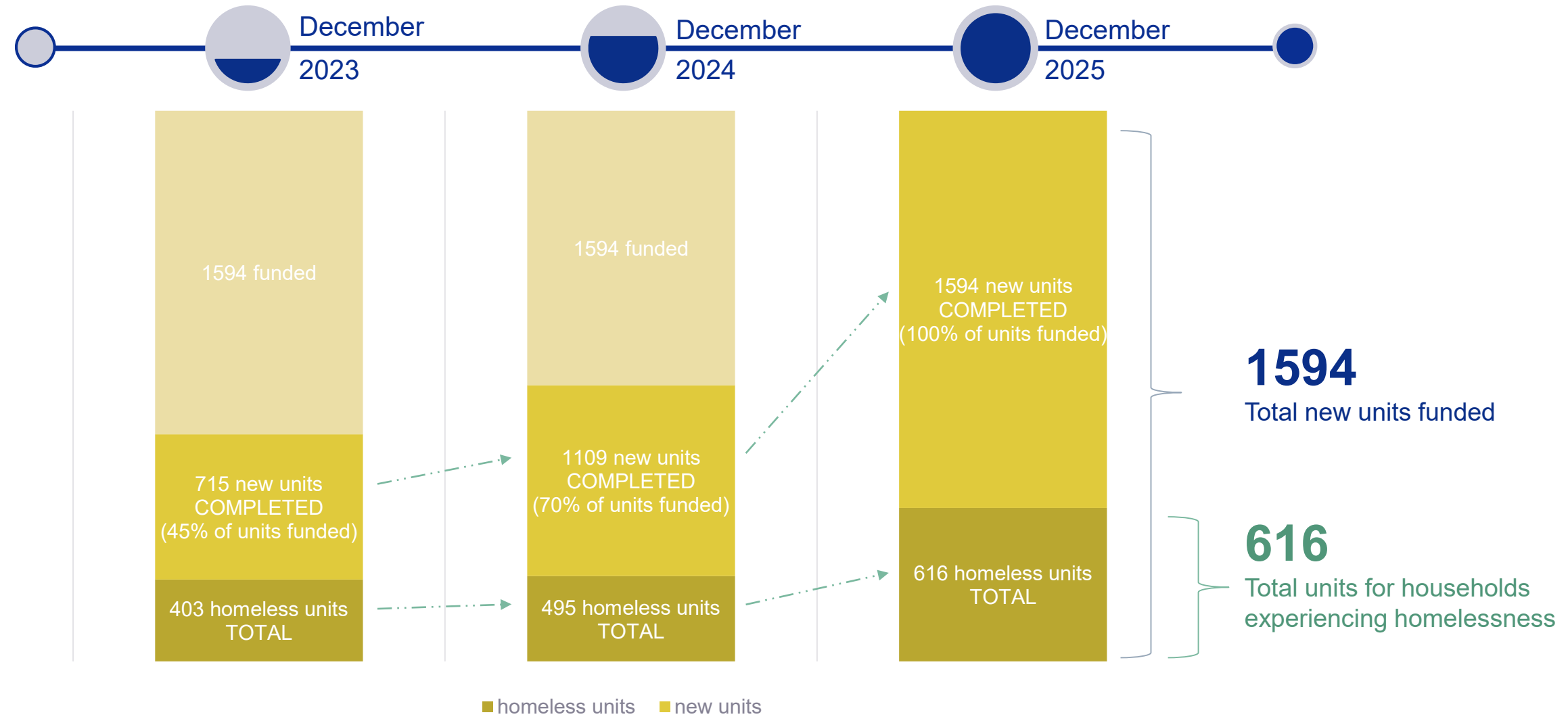
- 19 affordable units / 10 dedicated to people exiting homelessness
- Supportive services on-site

Photo credit: Stina Booth





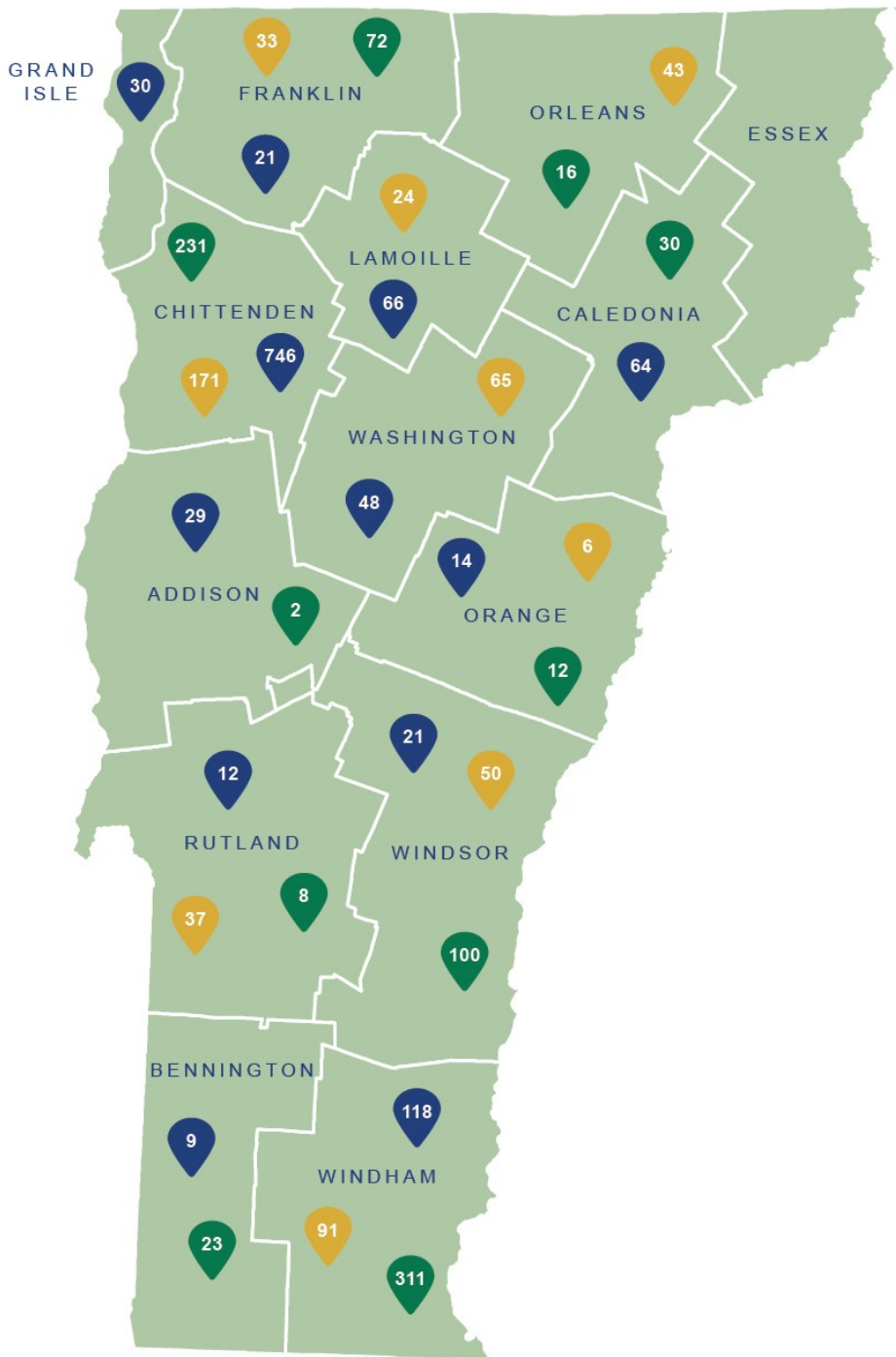
# Timeline of Unit Creation 2023-2025



# Partnering with the Private Sector: Riverwalk, White River Junction

- 42 total units, 8 dedicated to those exiting homelessness
- Anticipated occupancy: April 2024
- Located close to public transportation, grocery stores, K-12 schools, parks, social services, and other amenities
- Turnkey development with private developer DEW-Braverman
- Twin Pines Housing Trust will own and operate





# Housing Production (shelter beds & rental units) 2020-2024

**1178** Online January 2020 - September 2023

**775** Currently Under Construction

**550** Under Construction Starting October 2023 - 2024

# A Community Transformed: New Avenue Apartments, St. Johnsbury



After many years of disinvestment and high vacancy rates, the historic, c. 1896 property in the center of downtown reopened in December 2021 with 40 apartments and over 8,000 square feet of commercial space on the ground floor.



**Beacon Apartments**  
South Burlington

Partnership with  
UVM Medical Center



**Bayview Crossing**  
South Hero

Senior & disabled housing



**Great River Terrace**  
Brattleboro

Housing & services for people  
experiencing homelessness



**Foundation House**  
Barre

Recovery housing

# Service-Enriched Housing Works



**Braeburn Apartments**  
20 units, South Burlington



**The Chalet**  
35 units, West Brattleboro



**Champlain Inn**  
50 beds, Burlington



**Zephyr Place**  
72 units, Williston

# Hotel Conversions

# Investing in Ending Homelessness

**SINCE 2020**  
**+ \$20.2 million**  
committed to fund:

**497**   
shelter beds  
**192 new** 



**Welcome Center**  
Berlin



**STEPS**  
Colchester



**Groundworks**  
Brattleboro



**COTS Family Shelter**  
Burlington



# Affordable Housing Units Newly Leased to Households Experiencing Homelessness



Total units turned over in FY24:

220

Of these units, number leased to households who experienced homelessness:

89

Percentage  
40%

**1,000+**

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



## Manufactured Home Replacement and Infill Initiative

- Increase the availability of safe and affordable long-term mobile home rentals
- Prioritize households experiencing homelessness, especially those who are exiting residence at hotels and motels
- Utilize available mobile home lots
- Support the installation of energy-efficient homes
- Learn more and apply:  
<https://www.vhcb.org/mobile-home-replacement-housing>



# Housing First

HOME IS MORE  
THAN FOUR WALLS  
AND A ROOF



# THANK YOU

Pollaidh Major

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Stuart Avenue Apartments, Colchester  
Completed and opened June 2023



109 Green Street, Brattleboro