

# VERMONT HOUSING & CONSERVATION BOARD

Senate Committee on Economic Development, Housing and General  
Affairs

January 18, 2024

Presented by

Gus Seelig,  
Executive Director

Pollaidh Major,  
Director of Policy & Special Projects

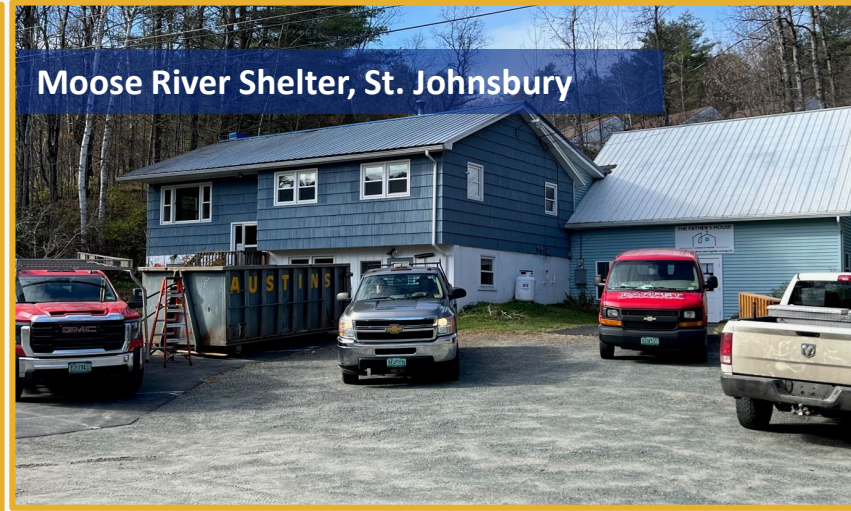
Dewitt Block, Brattleboro



Ascutney Mountain

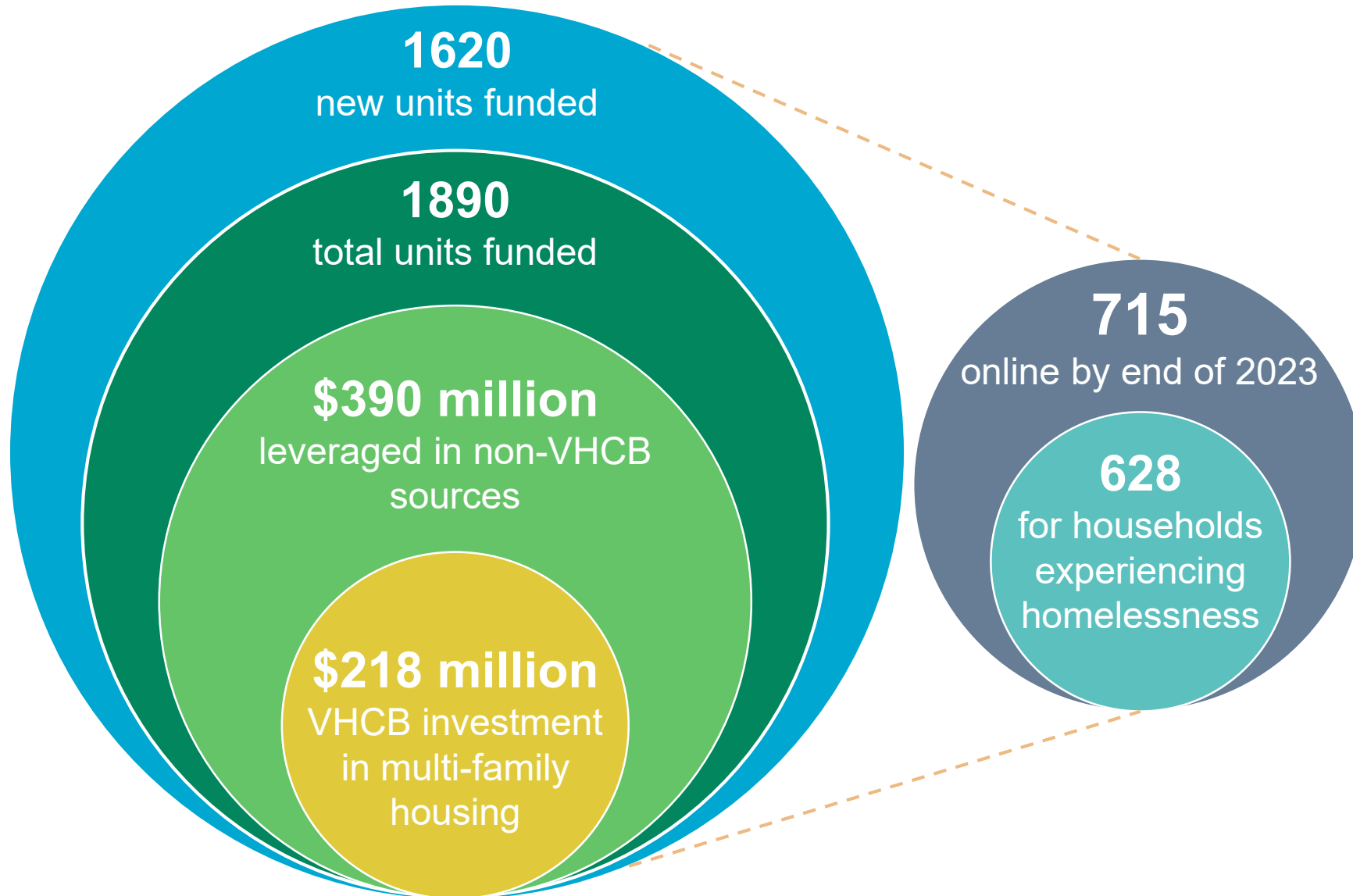


# Impact of Act 47





# Rental Housing Investment 2020 - 2023





# Homeownership



**Shared Equity Homeowner  
Kelly DeFelice, Barre City**

**238 new shared equity  
homeowners since 2020**

**Shared Equity home in Brookline**





## Farmworker Housing



### Farmworker Housing Repair Loan Program

A Champlain Housing Trust (CHT) loan fund program to finance the repair, improvement, and replacement of farmworker housing. UVM Extension Service and RuralEdge are acting as partners with CHT in helping with outreach to farmers about the program.

- **Improved housing for 139 farmworkers on 37 farms**



Habitat for Humanity Home, Montpelier

### VCIL Accessible Housing

VHCB and AHS funds are awarded to Vermont Center for Independent Living for accessible modifications, including wheelchair ramps and bathroom modifications that allow individuals to live independently and stay in their homes.

- **224 households served since 2020**



# Preservation of Affordable Housing

**Brightlook Apartments**  
St. Johnsbury | 18 units



**Dorset Commons**  
S. Burlington | 99 units





# Affordable Housing Production Pipeline

Braeburn Apartments  
South Burlington



2023

Fox Run  
Berlin



2025

In 2024  
an additional 400 units  
completed.

2026 and beyond  
Developers are planning  
projects based on  
anticipated funding  
available.

By Dec. 2023  
700 units completed.

2024



Riverwalk Apartments, Hartford

In 2025  
another 500 units  
completed.

2026



Benn High, Bennington







# Affordable Housing Pipeline



Greensboro School

*Photo credit: Anne Wallace Allen*



Brattleboro Historic High School



Hinesburg NRG

## FY25 anticipated pipeline

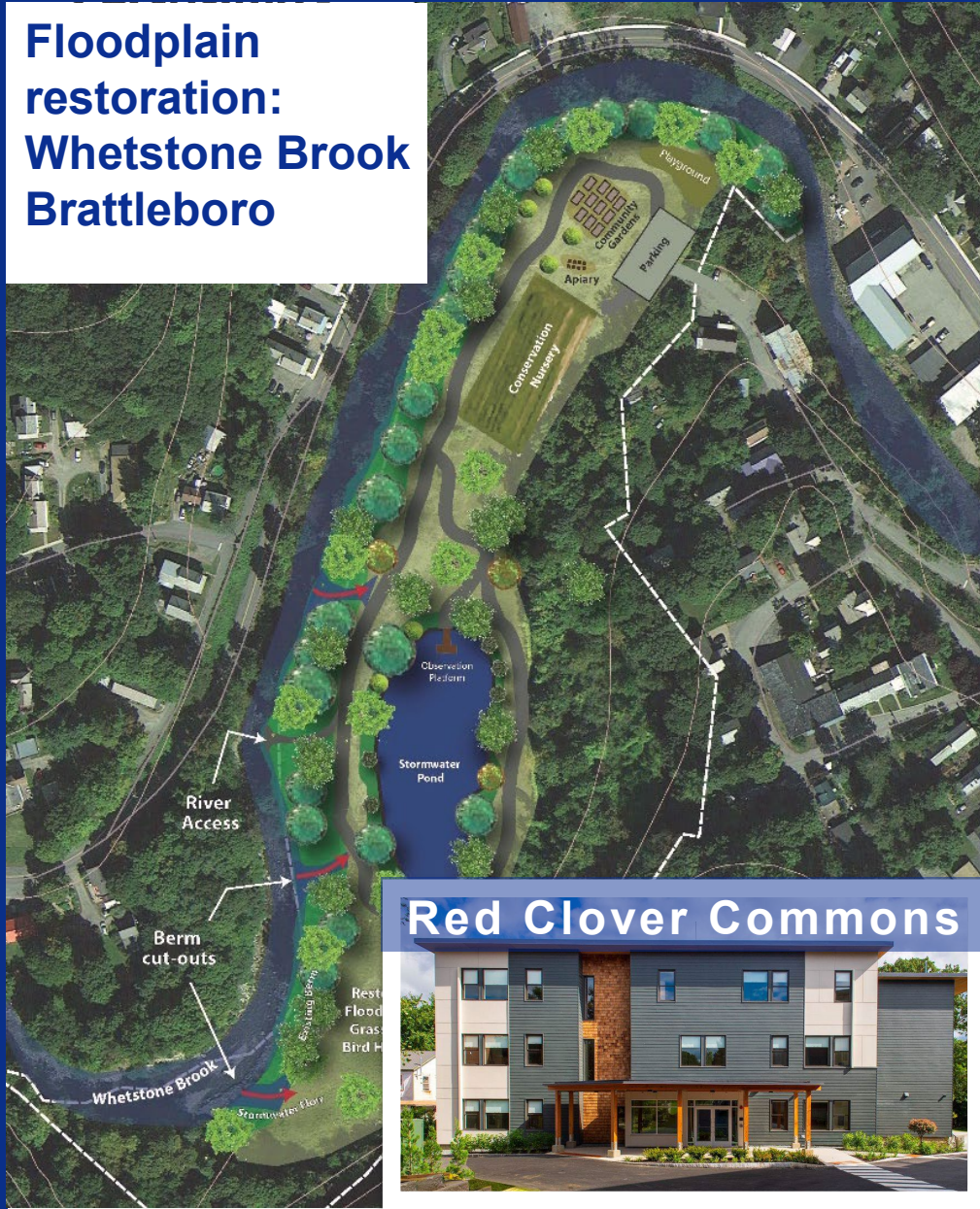
- 600 new rental units
- 120 units of preserved housing
- 65 homeownership units
- 100 - 150 shelter beds
- Improvement to housing for 175-250 farmworkers

## Impact

- Send a signal to developers
- Speed up the development process
- Recovery from flooding and investing in resiliency



## Floodplain restoration: Whetstone Brook Brattleboro



## Red Clover Commons



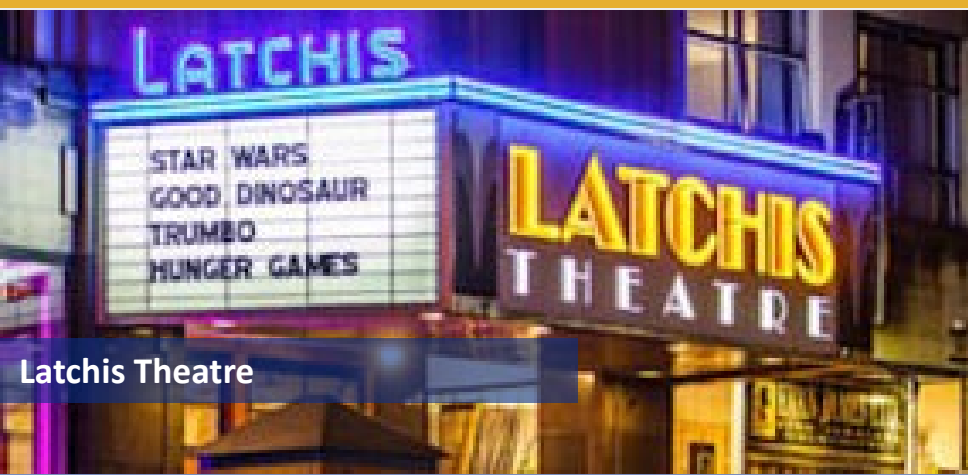
# Flood Resilience







Brattleboro Food Co-op



Latchis Theatre



Rebop Farm



# 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



Camp DREAM, Fletcher




Camp Sunrise, Benson/Orwell

# Conservation & Other Programs

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



# Rural Economic Development Initiative (REDI)



“In dairy, there’s never a budget for equipment improvements that are forward thinking vs putting out fires. We’ve never applied for a grant, and this would’ve been too daunting without a strong team to help us. This grant will get us to a stage in one year that would’ve taken 5+...the impact is hard to put into words.”

~Alex Englert, Maplebrook Farm

Alex Englert and Mike Scheps  
Maplebrook Farm, Bennington

- 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



**\$800,000** ➔ **\$18,822,078**

REDI FUNDS SINCE 2017

GRANTS TO COMMUNITIES

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



# 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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# Rental Housing Development



Heaton Street, Montpelier



Brandywine and Farmstead Lofts, South Burlington



Bellows Falls Garage, Bellows Falls

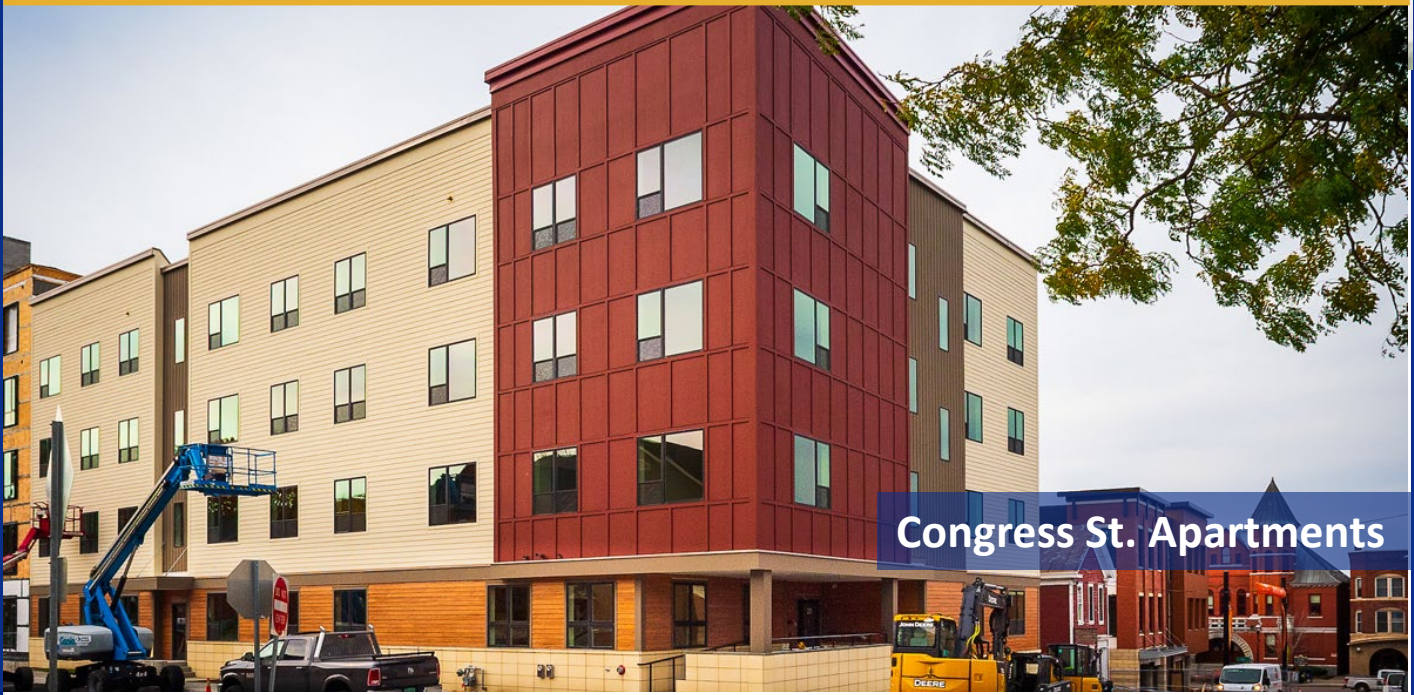
- Partnerships with non-profit and private developers
- Permanent affordability
- Our investments leverage private and federal capital at 2:1 ratio to bring additional homes to VT



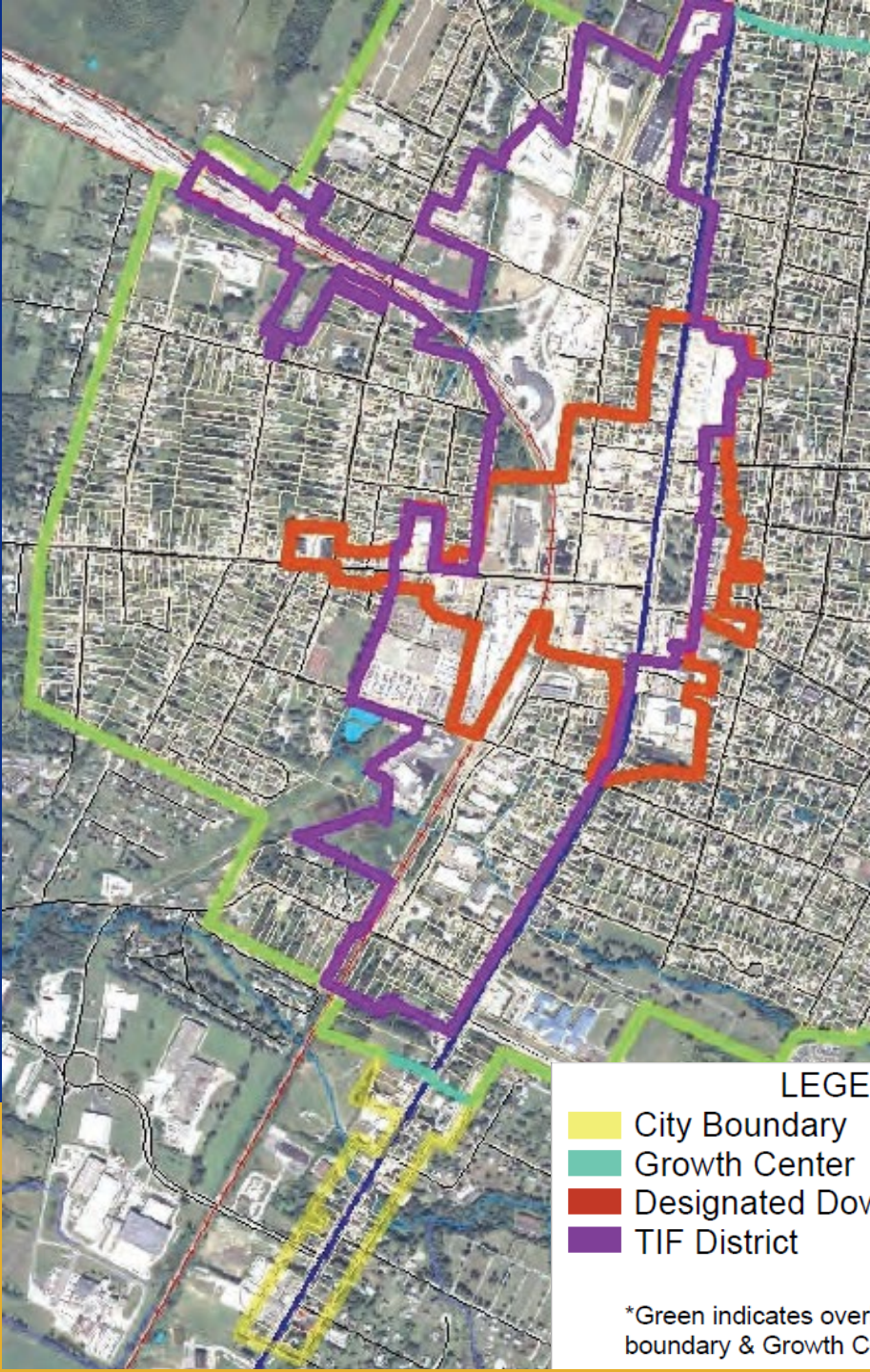
# St. Albans



Reid Commons



Congress St. Apartments

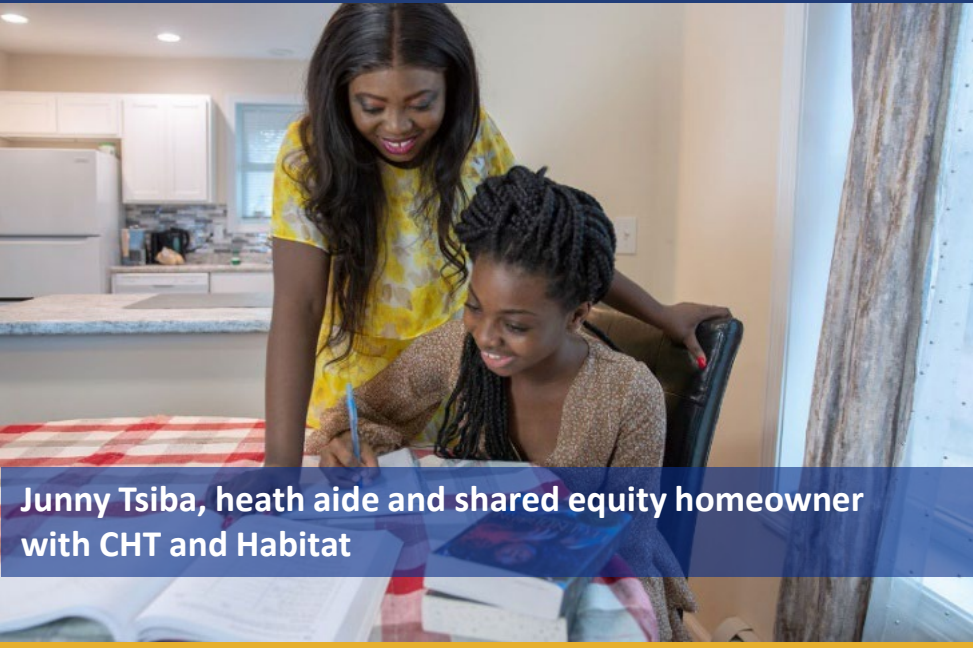


- LEGEND
- City Boundary
  - Growth Center
  - Designated Downtown
  - TIF District

\*Green indicates overlap of city boundary & Growth Center



# Housing Vermont's Workforce



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



East Calais General Store, Calais

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**
- **100% AMI for a three-person household = \$88,400**
- **120% AMI for a one-person household= \$82,400**

Occupations served by VHCB-funded rental housing:

- Childcare workers
- Automotive mechanics
- Teachers
- Building maintenance workers
- Community social service occupations
- Police officers
- Nursing assistance
- Farmers and farmworkers
- Mental health counselors
- Truck drivers
- Medical assistants
- Installation and repair workers
- Bookkeeping and accounting clerks



# Regulatory Reform

ALICE HOLOWAY DRIVE  
Putney



CENTRAL & MAIN  
Windsor



COTS CANAL STREET BUILDING  
Winooski



Building more faster:

- Expedite Appeals Process
- Expedite Corrective Action Plan Process
- Increase Height and Density





**Beacon Apartments**  
South Burlington

Partnership with  
UVM Medical Center



**Juniper House**  
Burlington

Senior housing



**Morningside Shelter**  
Brattleboro

Housing & services for people  
experiencing homelessness



**Foundation House**  
Barre

Recovery housing

# Service-Enriched Housing

# Investing in Shelter

**+** SINCE 2020  
**\$22 million**  
committed to fund:

**496**   
shelter beds  
**198 new** 



**Welcome Center  
Berlin**



**STEPS  
Colchester**



**Groundworks  
Brattleboro**



**COTS Family Housing  
Burlington**



# Manufactured Home Communities



Over 35 years, VHCB has invested in over 50 parks supporting over 2,600 homes.

- VHCB allocates state and federal dollars to eligible MHCs
- Eligible activities include:
- Feasibility studies, acquisition, refinance, infrastructure funding, lot preparation, infill placement of new homes
- Primarily work with non-profit and cooperatively owned parks.
- Requirement for permanent affordability







North Pleasant, Bradford



Stuart Avenue, Colchester

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





Vermont  
Housing &  
Conservation  
Board

Harrington Village, Shelburne

# THANK YOU

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