



House Appropriations Committee

Wednesday, February 14, 2018



Dorothy Weicker, Vermont Folklife Center photo

“I don’t think it’s jobs against conservation. You can grow, but in a way that respects the culture and the landscape of Vermont.”

— John Ewing

VHCB Statute: 10 VSA Chapter 15, Section 301

- (a) 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 are **of primary importance to the economic vitality and quality of life of the State.**





30 Years of Housing & Conservation

\$1.5 Billion Leverage

Since 1987, VHCB funding has helped protect, conserve and create:

- 265,000 acres of working forests, natural areas and recreational lands
- 12,500 affordable homes – rental and homeownership
- 162,000 acres of farmland
- 68 historic buildings have been restored for community use
- 650 businesses have enrolled in our Farm & Forest Viability Program
- 450 AmeriCorps members have served through VHCB AmeriCorps
- 2,600 homes with reduced lead paint hazards

VHCB PROGRAMS

- Multi-Family Housing Development and Preservation
- Farmland Conservation
- Forestland, Recreational land and Natural Area Conservation
- Vermont Farm & Forest Viability Program
- Home Ownership
- Farmland Access
- Home Accessibility
- Vermont Lead Paint Hazard Abatement/Healthy Homes
- VHCB AmeriCorps
- Community Planning & Technical Assistance
- Historic Preservation
- Modular Housing Innovation Program
- Housing Opportunities for Persons living with HIV/AIDS
- Water Quality Grants for Farmers
- Rural Economic Development Initiative (REDI)



VHCB Results: FY 2017 and FY 2018

What we accomplished

State Investment: \$27.9M

Leverage: \$167M

- 937 homes and apartments
- 44 farms; 5,845 acres conserved
- 2 historic preservation projects
- 21 projects conserved; 2,706 acres of natural areas, forestland, and public recreational land
- 254 farm and forest enterprises were provided business planning and technical assistance.



Hickory Street, Rutland, redeveloped by the Rutland Housing Authority and Housing Vermont. Demolition and new construction in three phases over nine years to create a mixed-income neighborhood with 78 homes affordable to households at 30-80% of median income.



Park House, Rochester – 14-bedroom shared elderly housing on the village green. Supportive services and meals for frail elders provided in a family-style residence. Improvements addressed mechanical, code, ADA, energy efficiency and elevator upgrades, installed a sprinkler system and increased the number of private baths. \$425,000 VHCB award for the \$1,377,940 rehabilitation project.

Windmill Hill Nature Reserve

- The **Windmill Hill Pinnacle Association** has worked for 23 years to protect a ridgeline in southeastern Vermont that provides critical wildlife habitat and recreation opportunities.
- With funding from VHCB, WHPA has now purchased and conserved 12 parcels, protecting 2,000 acres with 25 miles of trails running from Putney to Grafton.
- In 2017, WHPA purchased and conserved 69 acres in 2 parcels in Brookline, Athens, and Rockingham to add to the Preserve. Both parcels include existing trails that are now permanently protected.

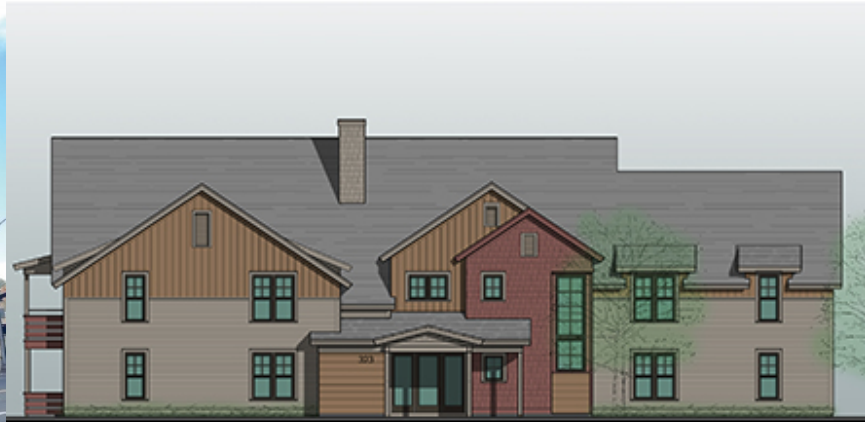


Lepine Farm, Morristown



Gert Lepine and her sisters conserved their 627-acre farm with VHCB funding in 1994. Soon after, Gert retired from dairy farming and rented the farm to young Jersey producers Randy and Scott Bidwell, who then bought the farm in 2010. The Bidwells have been successful as a 70-cow organic dairy, and Gert still lives in the farmhouse on the conserved property.

Housing Revenue Bond Initiative



BUILDING 'B' STREET ELEVATION
SCALE: 1/8" = 1'-0"



Six regional outreach meetings held in Hartford, Bellows Falls, Middlebury, Manchester, Burlington, & St. Johnsbury.

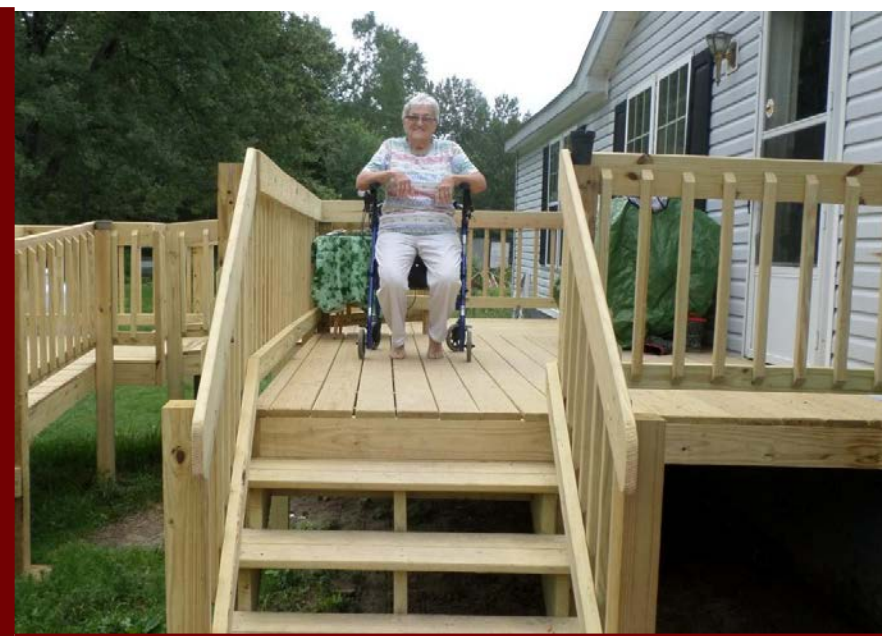
VHCB has awarded \$9.5 million in HRB funds for 11 housing developments in 10 communities. 310 homes in five counties. Accessibility improvements for 60 homes statewide.

Construction of 86 units in 3 developments is underway.



Taylor Street, Montpelier

Downstreet Housing & Community Development and Housing Vermont will create 30 mixed-income apartments above a new downtown transit center using \$1,952,282 in HRB funds. Targeted for households with incomes ranging from below 50% of median to 80-120% of median. Construction is expected to begin this spring.



Accessibility

The Vermont Center for Independent Living will use \$600,000 in HRB funds to address a backlog of requests for accessibility modifications to 60 homes and apartments statewide, allowing wheelchair users to stay in their homes or return home from nursing home care following accidents or surgery.

Great River Terrace, Brattleboro



Homes for the Vulnerable

The first three developments under construction using Housing Revenue Bond funds have units designated for the homeless. HRB funds are being used in Brattleboro to renovate a former motel, creating 22 new rentals. All will be affordable to 50% of median households; 11 are dedicated to the homeless with support services available on site.



VHCB and Water Quality

- Adopted Water Quality and Flood Resilience Guidelines and revised Conservation of Agricultural Lands policy to incorporate water quality/flood resilience attributes
- Management plans are now required to address soil health and water quality prior to closing on a farm easement; special easement language protects surface waters
- Pledged over \$5 million match to the state's \$16 million Regional Conservation Partnership Program (RCPP) award from NRCS
- The VHCB Farm & Forest Viability Program has awarded \$410,998 in water quality grants to 14 farms, and \$629,799 in dairy improvement grants to 25 farms



FY17 & FY18 Farmland Conservation Investments

- 47 projects conserved 6,518 acres
- 16 farmland conservation projects use federal NRCS RCPP funds focused on improving water quality in the Lake Champlain Basin.
- All farms with surface waters (91%) have water quality protections in the easement

Investing in the Rural Economy and Next Generation Farmers

- 27 projects facilitated transfers to new owners
- 11 of the transfers are to new farmers (buying their first farm)

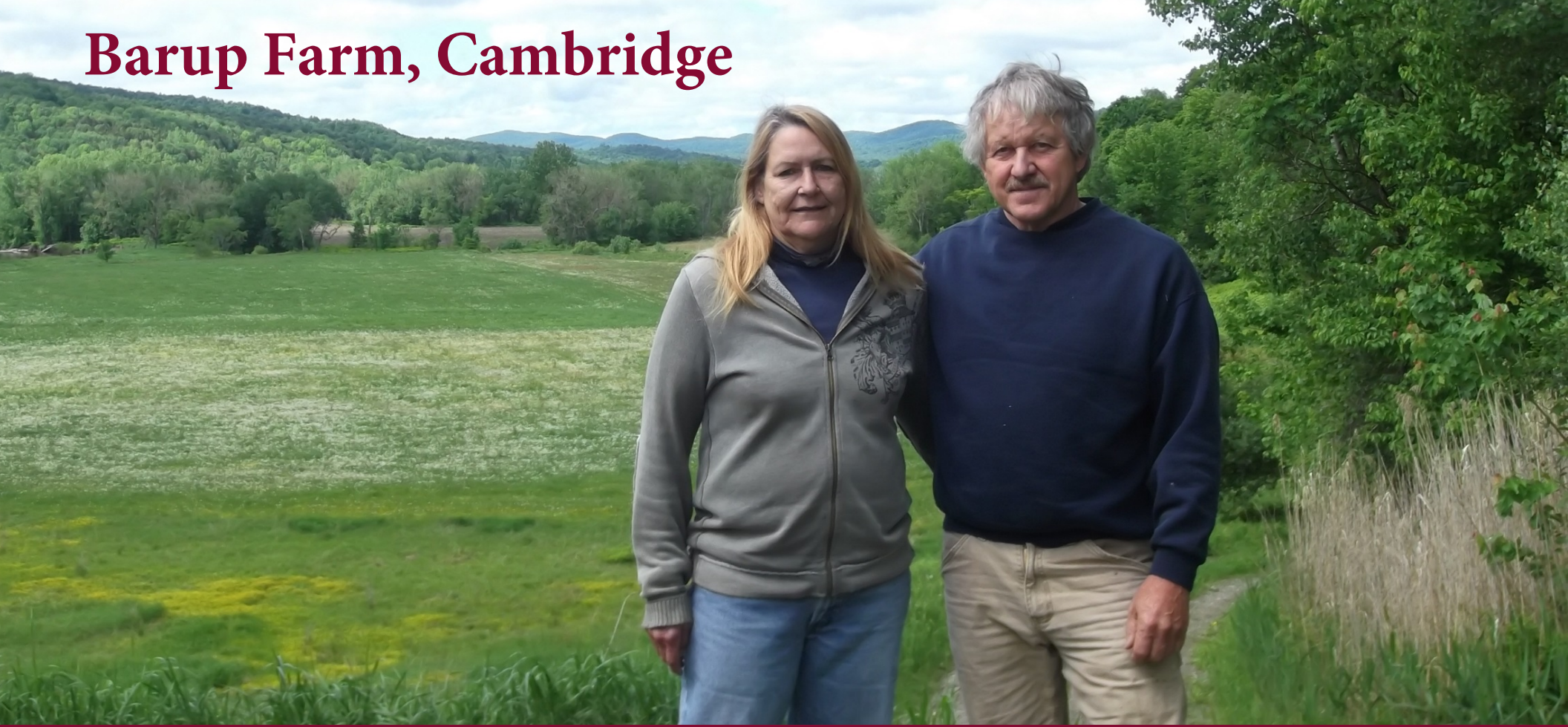


Choiniere Farm 1999

Choiniere Family Farm, Highgate Mississqoui Bay Watershed

The Choinieres implemented numerous conservation practices: installed buffers along the river, cattle lanes and fencing, and kept manure under cover using bedded pack barns. The farm now produces milk without feeding grain. The Choinieres are in the process of purchasing a neighboring conserved farm.

Barup Farm, Cambridge



Herb and Carol Barup conserved their 169-acre farm last year with VHCB funding. A former dairy, the land supports a nearby organic dairy owned by Warren Rankin. The farm has significant frontage on the Lamoille River and its North Branch. The easement includes 50-foot riparian buffers on all surface waters and 25 acres of wetland protection zones. In addition, DEC holds a river corridor overlay easement protecting the river's natural meander belt.

Thibault Farm, Colchester

Dairy Improvement Grant



“If our farm is to continue for my and my son’s generations, we need to do this work now to ensure getting a Certified Small Farm permit. Without this permit we will not be able to farm.”

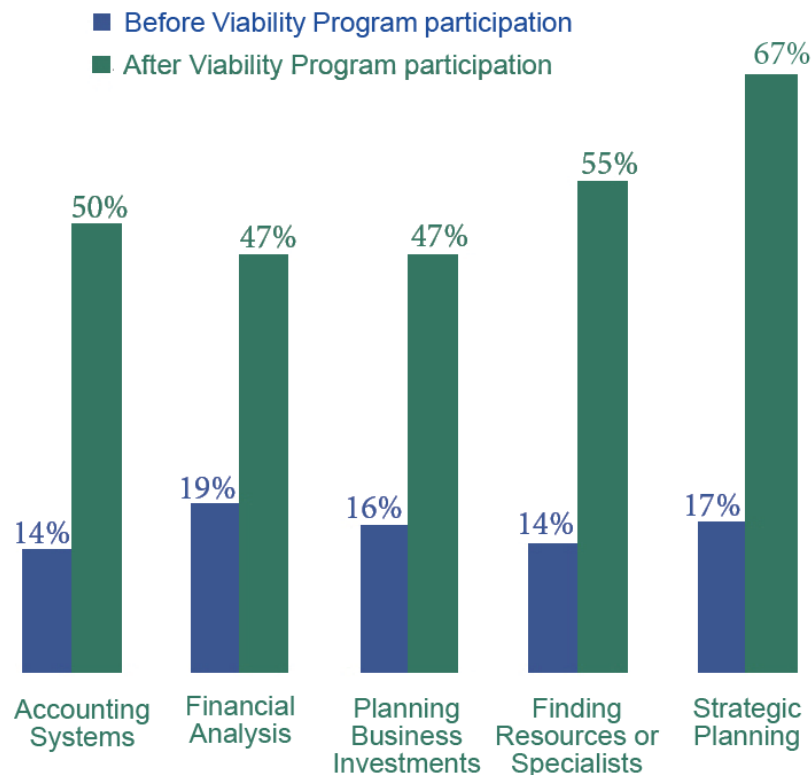
– Normand Thibault

- 370 tillable acres along the Winooski River; conserved in 2010 with the Vermont Land trust using VHCB funds
- Milking 100 cows
- Comprehensive NRCS and BMP-funded manure structure, barnyard, and runoff project
- Currently enrolled in Viability Program for transfer planning and business advising



VHCB Vermont Farm & Forest Viability Program in 2017

The percent of farmers who report high skills in:



- 51 farms enrolled for a business/transfer plan
- 40 farms in a second year of planning
- 54 farms received shorter-term planning assistance
- 2 food hubs received one-on-one technical assistance
- 9 forest products businesses enrolled
- 58 loggers attended 2 business workshops
- 21 forest landowners and estate attorneys attended succession planning workshops
- 8 forest landowning families received succession assistance



VHCB and Regional Housing Nonprofits Advances in Fighting Homelessness

- NPs accelerating efforts. Collectively, 16.6% of their apartments are now home to the formerly homeless (up from 14% last year). Many more that were at-risk are being housed.
- With 7% of the apartments in the state, the NPs are housing a number (868) equal to 70% of the current homeless population in their permanent homes.

Partners in Combatting Homelessness



VHCB Outstanding Partnership Awardees

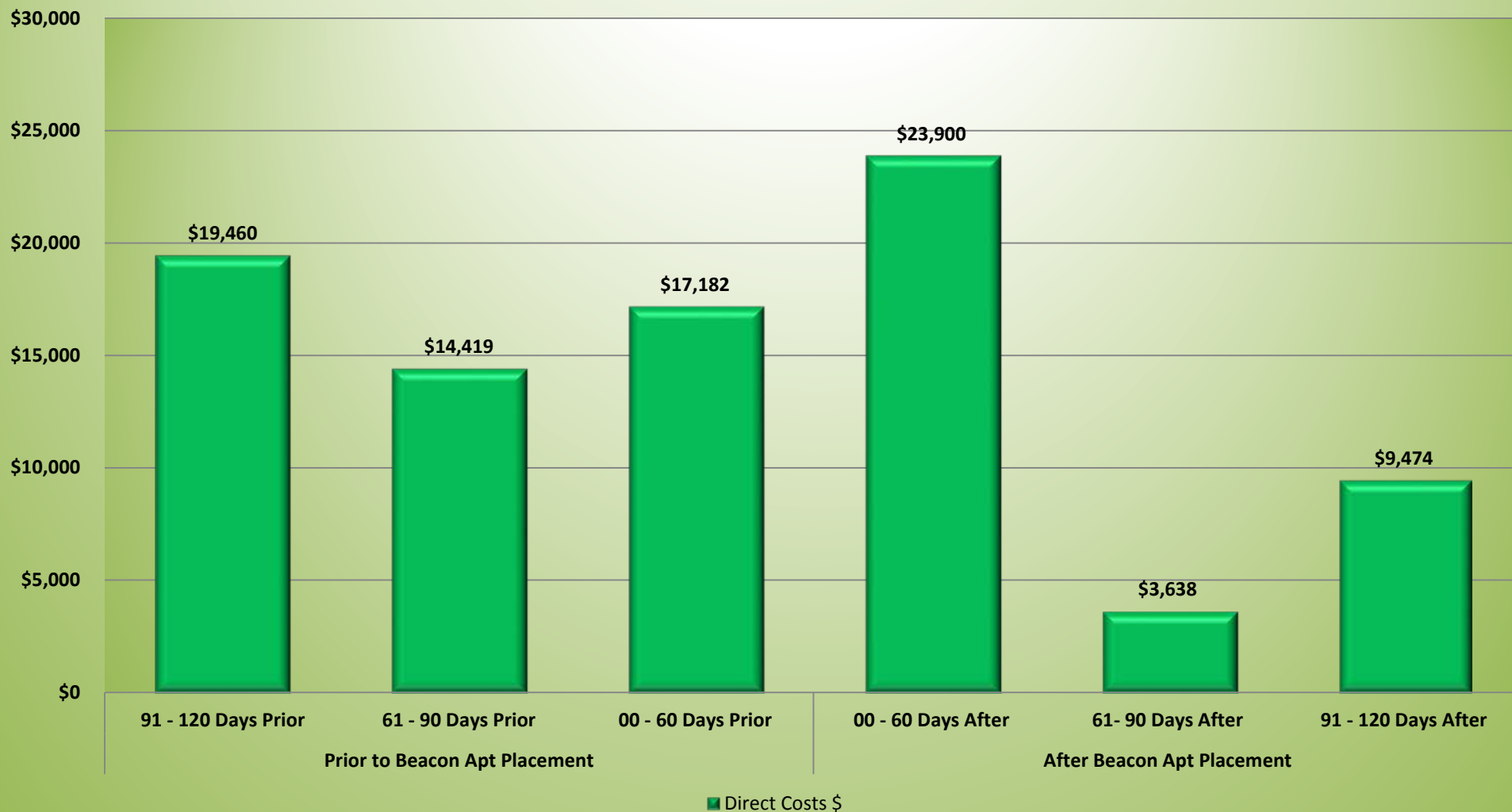
Beacon Apartments is inspiring new permanent supportive housing in central and southern Vermont.

- First four developments funded by HRB have units dedicated to the homeless with services and rental subsidies. More needed.
- 30% of the units that turned over during the last fiscal year were leased to the homeless.
- \$4 million of HRB funds available for permanent supportive housing. Other HRB units will increase supply.

Improving Results and Reducing Costs



Beacon Apartments Patient Intervention Study Direct Costs Before/After Placement Updated through August 2017 28 Patients





SASH: Coordinated Health Care at Affordable Housing Sites Reducing Medicare Expenditures

With 5,000 participants statewide, SASH (Support and Services at Home) is a nationally recognized and tested model.

- Average Medicare savings of \$1,227 per person per year.
- 3,300 SASH participants with advance directives could translate into a savings of \$18.4 million in end-of-life care.*

*Journal of the American Medical Association



Community-Based Transitional Housing VHCB Support Saves the Correctional System \$3.7 Million

Project Name and Location	Units	Gender	VHCB \$\$	DOC \$\$	DOC Beds	Prison Cost	Annual Savings
Dismas House Rutland	11	M/W	70,000	95,952	4	266,552	170,600
Dismas House Burlington	7	M/W	70,000	87,690	5	333,190	245,500
Dismas House Winooski	9	M/W	162,000	158,128	9	599,742	441,614
Covered Bridge	5	M	90,000	87,043	6	387,126	300,083
Phoenix House Burlington	19	M	162,000	204,400	14	903,294	698,894
Dismas House Hartford	9	M	162,000	150,000	10	645,210	495,210
Barre Phoenix House	18	M	170,000	204,400	14	903,294	698,894
Northern Lights, Burlington	9	W	162,000	393,752	11	810,172	416,420
Mandala House, Rutland	10	W	198,000	316,967	8	589,216	272,249
Total	97				81	Total	\$3,739,464

*source: Department of Corrections and VHCB 2018

Lead Hazard Reduction Program

Protecting Children and Reducing Costs



- VHCB has addressed lead paint hazards in more than **2,600** homes
- Priority given to homes with young children
- Exposure to lead can seriously harm a child's health and brain development
- According to the Department of Health, it can cost **\$5,600** per year in medical and special education costs for each seriously lead-poisoned child*

*Childhood Lead Poisoning, Vermont Department of Health, February 2018

Energy Efficiency Upgrades



Since 2007, VHCB has invested in energy efficiency upgrades to 2,846 apartments with an average 30% reduction in fuel use (404,000 gallons of oil saved annually). 2,771 apartments have biomass, solar hot water, or PV panels.



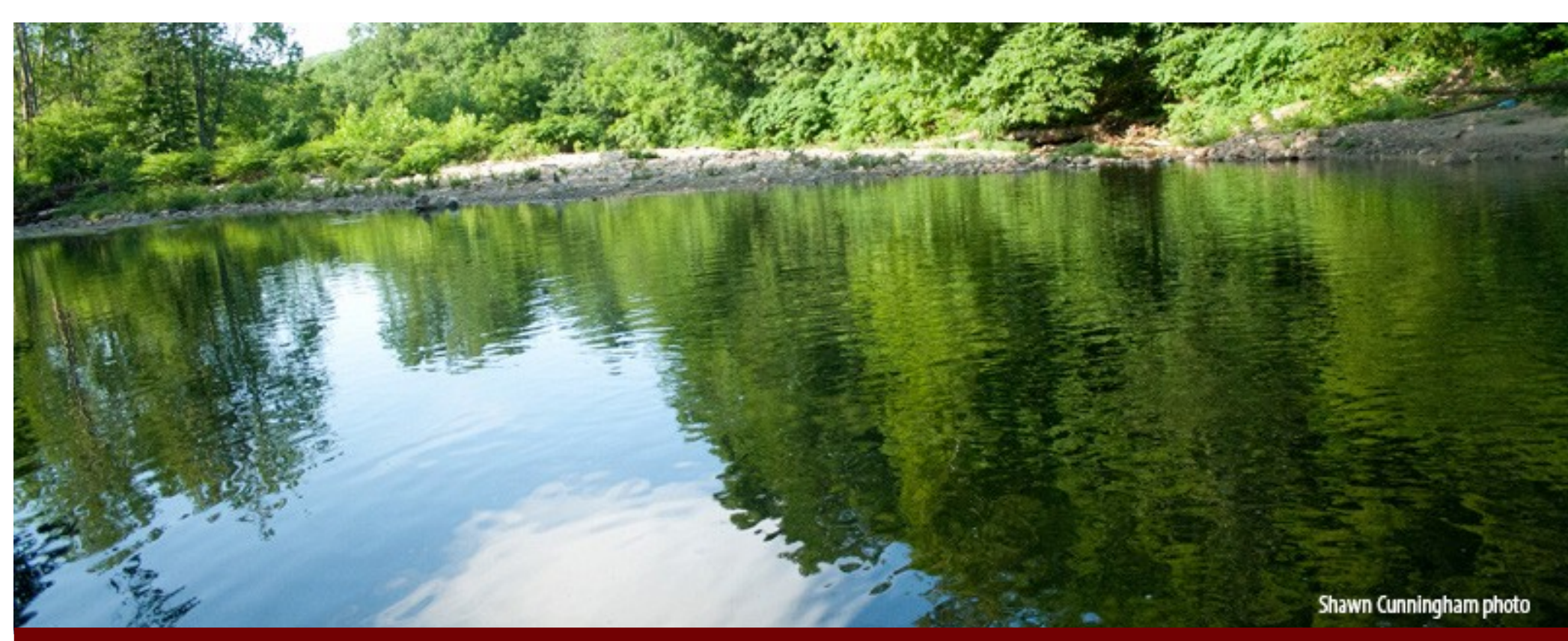
rock steady

TAPPING MILLSTONE TRAILS' SECRET INGREDIENT

KEVIN JACQUES IS DRESSED LIKE A GNOME AND RUNNING through the woods with a hatchet again. He's got the pointy hat, fake beard, red flannel shirt and everything. It's got to be hot in all that wool, but Jacques is committed to the character, hiding behind trees and threatening us with his hatchet. The last time he dressed like a gnome was for a video to commemorate the opening of Millstone Trails' newest singletrack, the Angry Gnome. In the video, Jacques chases two mountain bikers down the trail's bridges and switchbacks, throwing small explosives at them. While the video is rated 'T' for terrible, the Angry Gnome trail is helping to put Millstone Trails, a small, volunteer-built system on quarry land in working-class Barre, Vermont, on the proverbial map.

BY GRAHAM AVERILL | PHOTOGRAPHY BY CHRIS MILLIMAN

The November 2016 issue of Biking, a national magazine, featured a story on the trail system in the **Barre Town Forest**, a regional mountain biking destination.



Rainbow Rock Swimming Hole, Chester

The Vermont River Conservancy acquired a popular swimming hole, conserved it, and transferred it to the town. With over 700 feet of river frontage on the Williams River, this swimming hole is popular on hot days for swimming and fishing. Permanent public access was protected through a combination of local fundraising, foundation funds, and a VHCB grant.



Kehoe Camp Addition, Fair Haven

VHCB funding helped the Department of Fish and Wildlife acquire a 281-acre addition to the Kehoe Green Mountain Conservation Camp on Lake Bomoseen. The acquisition includes all of Bullhead Pond, which is a good largemouth bass fishery. The forest surrounding the pond is home to a variety of furbearers, songbirds, and upland game birds. The Department will create a new Wildlife Management Area with this acquisition, while continuing to use the camp for youth hunter education and other events.

Housing Vermont Projects Completed, 2012-2017

Development	Location	Number of Units	VHCB State Funds Only	Hard Construction Costs (Excludes A & E)	Additional Economic Impact	Total Economic Impact	Jobs
City Neighborhoods	Burlington & Winooski	40	\$1,086,972	\$3,909,719	\$7,702,146	\$11,611,865	137
Wharf Lane	Burlington	37	725,000	3,610,550	7,112,784	10,723,334	127
Roaring Branch Apartments	Bennington	26	508,536	4,261,418	8,394,993	12,656,411	150
Canal & Main Apartments	Brattleboro	24	485,000	3,799,677	7,485,364	11,285,041	133
Windsor Village	Windsor	77	5,000	4,770,446	9,397,779	14,168,225	167
Avenue Apartments	Burlington	33	600,000	5,391,512	10,621,278	16,012,789	189
Vergennes Senior Housing	Vergennes	25	216,000	4,426,177	8,719,569	13,145,746	155
Lakebridge Apartments	Newport	21	706,267	3,675,248	7,240,239	10,915,487	129
2012 Subtotal		283	\$4,332,775	\$33,844,747	\$66,674,151	\$100,518,897	1,188
Algiers Family Housing	Guilford	17	425,000	3,322,353	6,545,035	9,867,388	117
Hickory Street Apartments, Phase 2	Rutland	23	100,000	5,013,121	9,875,848	14,888,969	176
Lamoille View Housing	Morrisville	25	490,000	1,453,641	2,863,673	4,317,314	51
West River Valley Assisted Living, Phase 2	Townshend	12	100,000	1,908,065	3,758,888	5,666,953	67
2013 Subtotal		77	\$1,115,000	\$11,697,180	\$23,043,445	\$34,740,624	411
Harrington Village	Shelburne	42	500,000	7,645,760	15,062,147	22,707,907	268
Bobbin Mill	Burlington	51	1,275,000	5,311,879	10,464,402	15,776,281	186
Arthur's Main Street Housing	Morrisville	18	150,000	3,179,919	6,264,440	9,444,359	112
Maple Street	Hardwick	16	310,000	1,368,651	2,696,242	4,064,893	48
Rail City	St. Albans	31	395,000	1,139,415	2,244,648	3,384,063	40
2014 Subtotal		158	\$2,630,000	\$18,645,624	\$36,731,879	\$55,377,503	654
South Main Street Apartments	Waterbury	27	625,000	4,810,247	9,476,187	14,286,434	169
Black River Apartments	Ludlow	22	434,000	2,804,042	5,523,963	8,328,005	98
Safford Commons	Woodstock	28	625,000	6,170,492	12,155,869	18,326,361	217
Peter Coe Village Apartments	Middlebury	22	450,000	3,761,076	7,409,320	11,170,396	132
Kelley's Field	Hinesburg	24	204,000	1,543,510	3,040,715	4,584,225	54
2015 Subtotal		123	\$2,338,000	\$19,089,367	\$37,606,053	\$56,695,420	670
Bright Street Co-operative	Burlington	40	1,104,203	8,222,659	16,198,638	24,421,297	289
Green Street Apartments	Hinesburg	23	475,000	4,435,128	8,737,202	13,172,330	156
Summer Street Apartments	Barre	27	700,000	5,337,018	10,513,925	15,850,943	187
South Meadow Apartments	Burlington	64	1,400,000	2,172,067	4,278,972	6,451,039	76
Red Clover Commons	Brattleboro	55	590,000	12,174,162	23,983,099	36,157,261	427
2016 Subtotal		209	\$4,269,203	\$32,341,034	\$63,711,837	\$96,052,871	1,135
Hartford Scattered Sites Apartments	Hartford	35	428,108	5,982,475	11,785,476	17,767,951	210
COTS 95 North Avenue	Burlington	14	420,000	1,589,255	3,130,832	4,720,087	56
Applegate Apartments II	Bennington	104	1,410,314	5,774,338	11,375,446	17,149,784	203
2017 Subtotal		153	\$2,258,422	\$13,346,068	\$26,291,754	\$39,637,822	468
TOTAL		1,003	\$16,943,400	\$128,964,019	\$254,059,118	\$383,023,138	4,527

**Vermont Housing & Conservation Board
FY2019
SOURCES & USES**

PROGRAMS/GRANTS:	Housing & Conservation (Trust Fund)	NRCS ALE (Fed)	NRCS RCPP (Fed)	Capital Bond Easement	Revenue Bond	Farm Viability Program	Ameri-Corps	HOME	HOPWA (HUD)	NHT	LEAD Hazard Red. (HUD)	TOTALS
SOURCES:												
Property Transfer Tax (PTT) by Statute												20,531,000
Less: Contribution to General Fund												(9,226,160)
Less Debt Service on Revenue Bond*												(1,500,000)
Net PTT Appropriation *	8,016,349	506,090				813,167	344,450	99,711	25,073			9,804,840
Capital Bill Appropriations - State	4,550,000			400,000		600,000						5,550,000
Housing Revenue Bond proceeds- Yr 2					12,000,000							12,000,000
Loan Repayments	104,535											104,535
Interest on Fund	95,000											95,000
Federal Grants		2,500,000	1,000,000			373,559	368,669	2,955,000	490,536	3,000,000	1,077,049	11,764,813
Mitigation Funds - Act 250 Ag & Hsg	275,000											275,000
Other - Foundations, Miscellaneous	5,000					655,847						660,847
												-
Subtotal FY2019 new sources:	13,045,884	3,006,090	1,000,000	400,000	12,000,000	2,442,573	713,119	3,054,711	515,609	3,000,000	1,077,049	40,255,035
Completion of prior years' federal awards		788,000	362,000					1,830,000		676,000		3,656,000
TOTAL Sources:	13,045,884	3,794,090	1,362,000	400,000	12,000,000	2,442,573	713,119	4,884,711	515,609	3,676,000	1,077,049	43,911,035
USES:												
Operations	1,676,792	459,090				55,168	18,532	323,711	37,609	211,831	43,676	2,826,409
Direct Program/Project Expense	508,843	47,000	-	-		1,787,405	694,587	31,000	478,000	15,500	564,216	4,126,551
Project Grant and Loans	10,860,249	2,500,000	1,000,000	400,000	12,000,000	600,000		2,700,000	-	2,772,669	469,157	33,302,075
Project Grant and Loans - completion of prior years' federal awards		788,000	362,000					1,830,000		676,000		3,656,000
Total Uses:	13,045,884	3,794,090	1,362,000	400,000	12,000,000	2,442,573	713,119	4,884,711	515,609	3,676,000	1,077,049	43,911,035

* VHCB proposed appropriation is \$9,804,840 (FY2018 level of \$11,304,840 net of \$1.5m for Debt Service on Revenue Bond)



Green River Reservoir, Hyde Park and Eden

5,503 acres protected in 1999, when The Nature Conservancy acquired and transferred Green River to become a state park, managed for public use.

Gus Seelig, Executive Director
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