



House Corrections and Institutions

February 15, 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 leveraged**

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

- 266,820 acres of working forests, natural areas and recreational lands
- 12,600 affordable homes – rental and homeownership
- 164,015 acres of farmland, 701 farms
- 69 historic buildings have been restored for community use
- 700 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; 5 options to purchase at ag value
- 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

FY18-19 Capital Construction and State Bonding Act

VHCB Sections – As Enacted

FY18

Section 11 (d)

- (1) Statewide water quality improvement projects or other conservation projects:
\$2.8 million (\$2.8 million committed)
- (2) Water quality farm improvement grants or fee purchase projects:
\$1.0 million (\$411,000 committed)

Section 17 (a)

Housing

\$1.2 million (\$1.2 million committed)

FY19

Section 11 (g)

Statewide water quality improvement projects or other conservation projects:
\$2.75 million

Section 17 (b)

Housing

\$1.8 million

(Governor proposes continuing water quality farm improvement grants and fee purchase projects in FY19 at \$1 million.)



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



The Champlain Housing Trust collaborated with the United Way, Safe Harbor Health Center, UVM Medical Center, and the Burlington Housing Authority to create **Beacon Apartments in South Burlington**, efficiency apartments with support services for 19 medically vulnerable individuals experiencing chronic homelessness. The combined costs of housing, services, and health care are saving the State an average of \$6,300/resident/year.



At Fort Ethan Allen in Essex, the Champlain Housing Trust will use VHCB funds to help 19 households become homeowner, converting duplex rentals to condominiums.



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.

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.

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.



In East Montpelier, Central Vermont Habitat for Humanity completed a net-zero home for a young family. The home won an award from Efficiency Vermont: 2018 Best of the Best Awards in Affordable Home Performance. The Cross Vermont Trail has an easement across the property.



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 award from NRCS:
16 farms funded, 9 closed; \$2.2 million in federal match approved
- 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.

VHCB Conservation Investments

FY 2017 – FY 2018

What was achieved:

FY 2017 Farms

25 farms (including 3 retroactive OPAVs)

2,860 acres

22 include water quality easement protections

Almost 9 miles of riparian buffer protected

16 transfers: 6 to new farmers;

3 intergenerational, 7 to existing farmers

FY 2017 Forested Headwaters

7 projects in 6 different counties

1,129 acres forested uplands protected

1 Historic Preservation project

FY 2018 Farms

24 farms (including 2 retroactive OPAVs)

3,184 acres

20 include water quality easement protections

Over 13 miles of riparian buffers protected

14 transfers: 5 to new farmers;

4 intergenerational, 5 to existing farmers

FY 2018 Forested Headwaters

7 projects in 5 different counties

1,622 acres forested uplands protected

1 Historic Preservation project



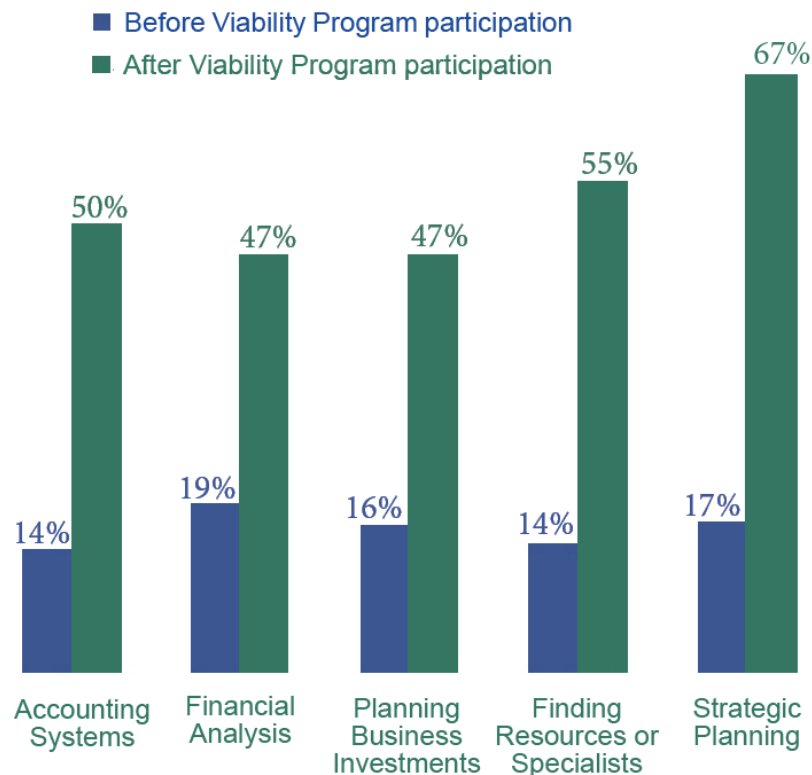
Choiniere Family Farm, Highgate Mississqoui Bay Watershed

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.



VHCB Vermont Farm & Forest Viability Program in 2017

The percent of farmers who report high skills in:



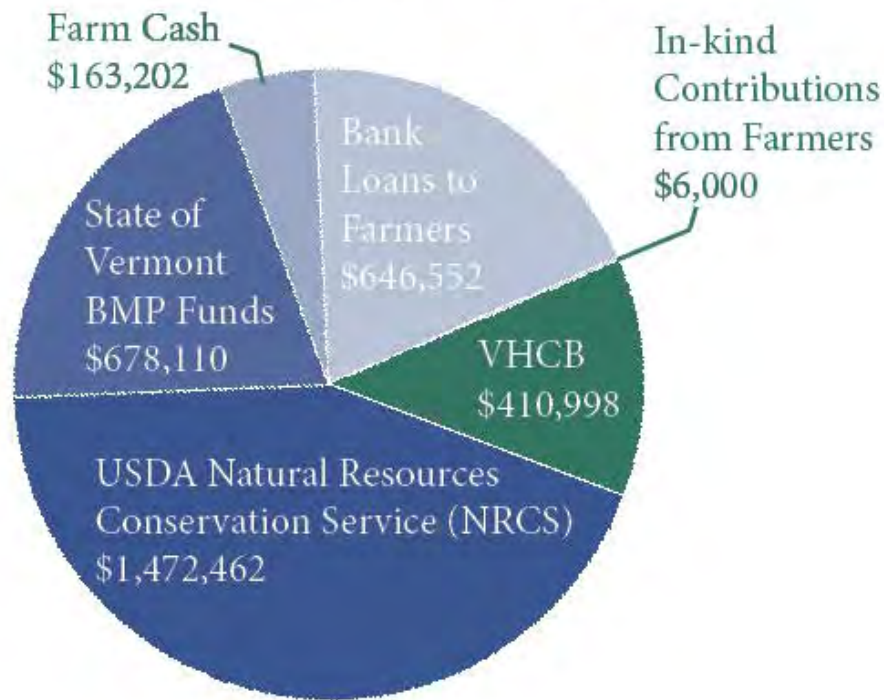
- 51 farms enrolled for a business/transfer plan
- 40 farms in a second year of planning
- 54 farms received shorter-term planning assistance
- 2 food hubs received one-on-one technical assistance
- 9 forest products businesses enrolled
- 58 loggers attended 2 business workshops
- 21 forest landowners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

Water Quality Grants

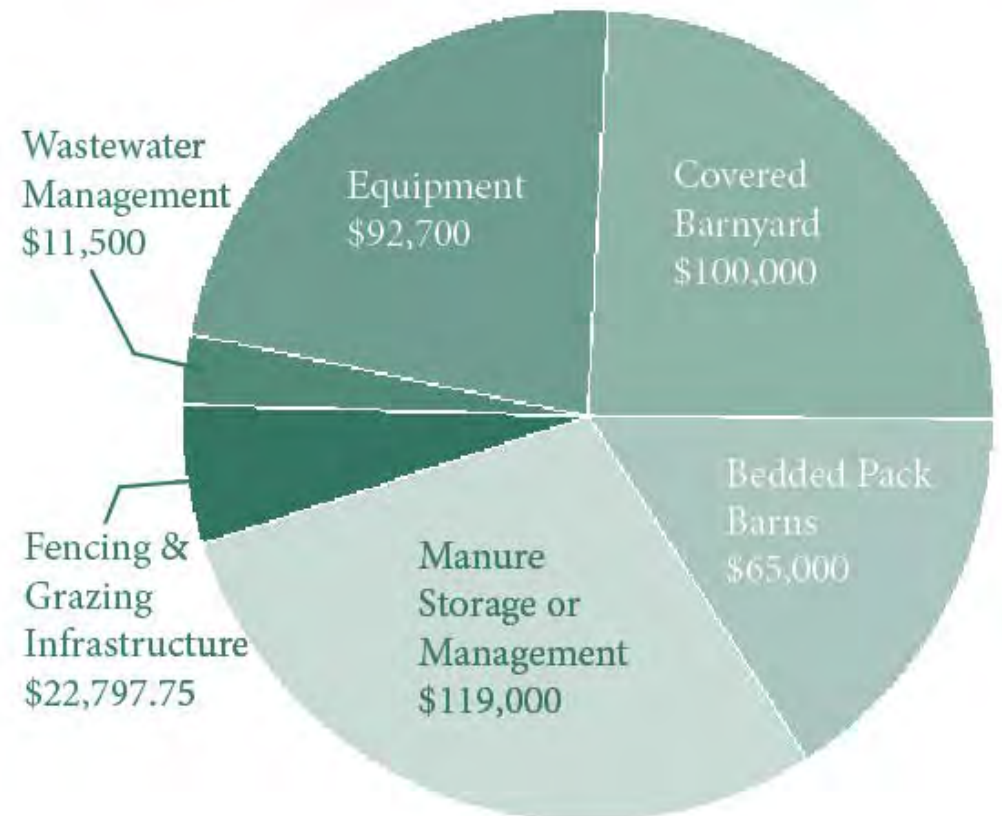
In calendar year 2017, the Viability Program made 14 awards totaling \$410,998, leveraging an additional \$2,966,326.

Total funding for all projects...

1 : 7.2 ratio of VHCB to leveraged funds



Uses of Water Quality Grant funds



Ascutney Forestland, West Windsor



The Trust for Public Lands acquired and conserved 469 acres of high elevation, forested headwaters, protecting a 22-acre source water area for a public water supply as well as wetlands and streams flowing into Mill Brook and on to the Connecticut River. The 1,112-acre town forest was also conserved, creating a 49-mile trail network. With important wildlife habitat and a forest management plan, the property adjoins a 4,730-acre conserved block that includes Ascutney State Park, Little Ascutney WMA, and the Weathersfield Town Forest.



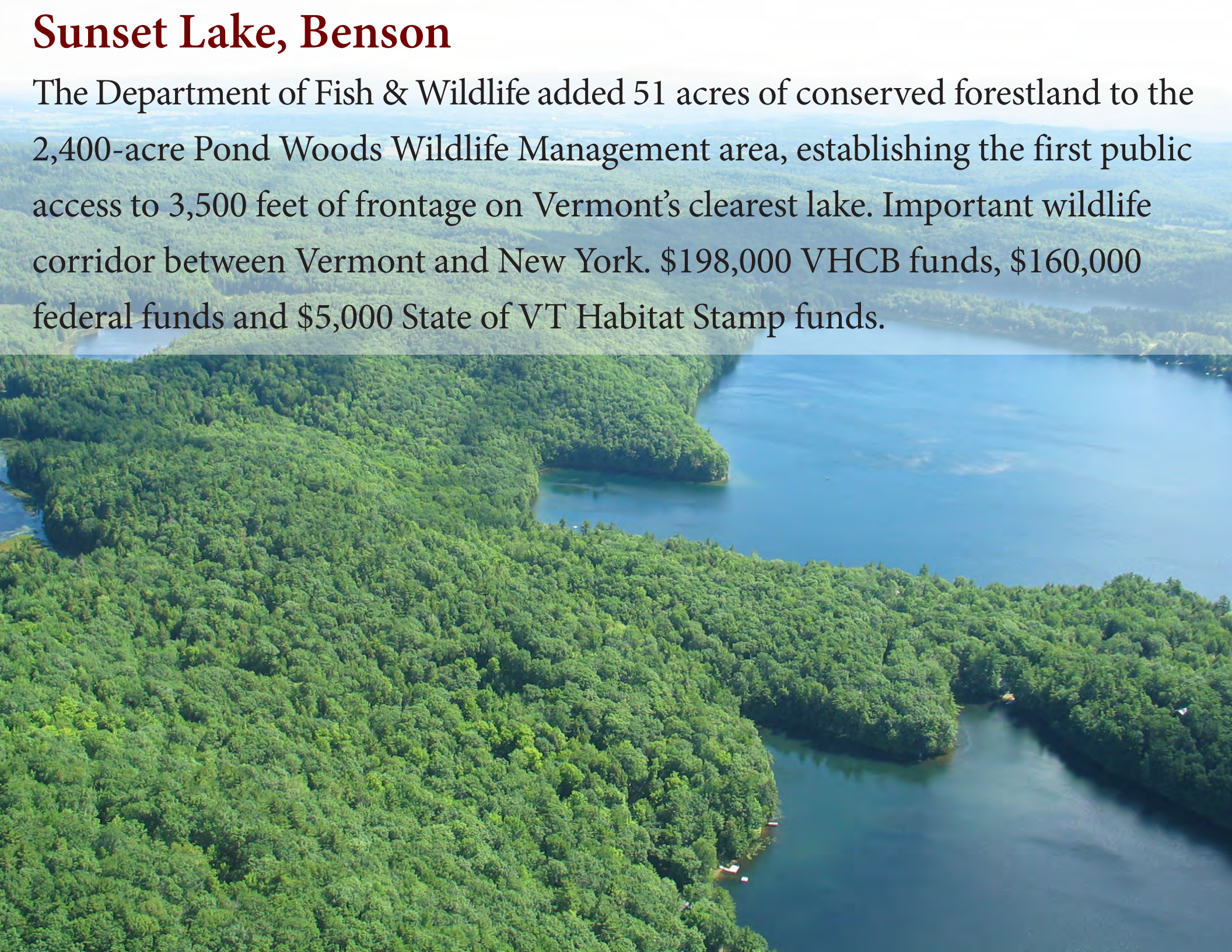
Shawn Cunningham photo

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 is protected through a combination of local fundraising, foundation funds, and a VHCB grant.

Sunset Lake, Benson

The Department of Fish & Wildlife added 51 acres of conserved forestland to the 2,400-acre Pond Woods Wildlife Management area, establishing the first public access to 3,500 feet of frontage on Vermont's clearest lake. Important wildlife corridor between Vermont and New York. \$198,000 VHCB funds, \$160,000 federal funds and \$5,000 State of VT Habitat Stamp funds.



Tim Branon Farmland, Fairfield



Tim Branon conserved 159 acres along Route 36 west of Fairfield village. The project features 108 acres of organic hayland, riparian buffers on two streams, wetlands with special easement protections, and numerous sightings of rare sandhill cranes. As part of the project, Mr. Branon donated 32 acres of wooded wetland to the state for an addition to the Fairfield Swamp Wildlife Management Area.



Pominville Farm, Middlebury

The Vermont Land Trust will conserve 210 acres of very productive farmland supporting a 200-cow organic dairy. With 12,000 feet of frontage on the Muddy Branch, which drains into the New Haven River, conservation will help protect water quality. The frontage, plus associated wetlands, will be protected by special easement language. \$144,900 VHCB funds; \$175,000 NRCS RCPP funds, \$25,000 Town of Middlebury conservation fund, local fundraising.

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Nov 4, 2015 1:48:27 PM



Whitcomb II, Essex Junction

143 acres of prime and statewide cropland conserved along the Winooski River support the Whitcomb's 300-cow dairy in Williston. The easement includes a 50-foot riparian buffer. The family cooperates with the Village of Essex Junction, using a portion of the land to manage storm water runoff. The Village contributed \$20,000 to the project; local fundraising and a large bargain sale also figured into the budget.

Harrison's Homegrown, Addison



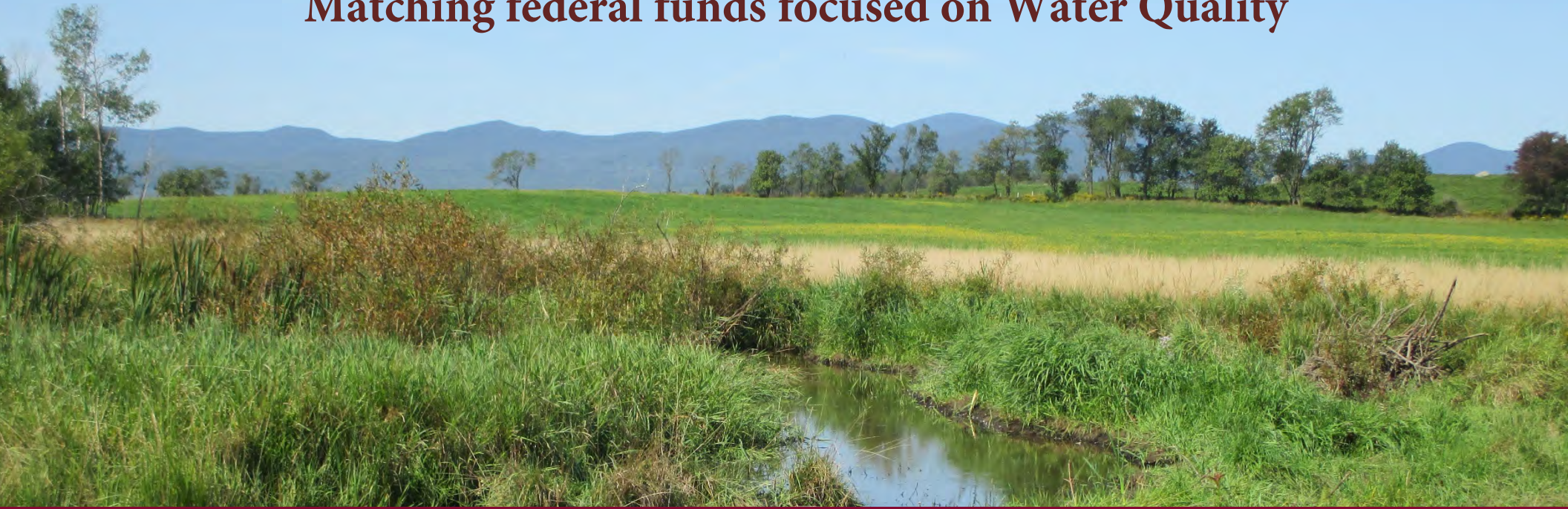
“By using a concrete barnyard with runoff collection rather than old barnyards with old curbs or animal access to frozen/muddy fields, we will improve water quality in the Dead Creek watershed.”

- Patrick & Melanie Harrison

- 432 acres of pasture and hayland for 200-head organic dairy conserved in 2016
- Conservation funds reinvested in barn expansion and improved manure management system; working with NRCS on EQIP-funded projects
- Tributaries flowing to Dead Creek WMA have riparian buffers and are enrolled in CREP
- All waterways are fenced to exclude livestock

Regional Conservation Partnership Program (RCPP)

Matching federal funds focused on Water Quality



Marc and Tiffany Marquis Farm, Newport Center

- 90-cow grass-based organic dairy
- 124-acre parcel conserved in 2015; 122-acre home farm conserved in 2017
- Located in Mississquoi watershed (critical source area for phosphorous loading)
- Surface water protections (buffers) in easement for small streams
- Farm needed manure pit, barnyard, ditching, pasture watering system—all installed in 2017 with NRCS cost share

Corey and Ann Chapman Farm, Tunbridge



- 50-cow organic grass-based dairy conserved in 2017
- Conservation reduced debt and provided cost share for EQIP
- Extensive frontage on First Branch of the White River
- Easement includes 50-foot riparian buffers along the river
- Also includes a wetland protection zone
- River corridor overlay easement
- Manure pit, barnyard, and fencing being installed with NRCS assistance

Thibault Farm, Colchester Dairy Improvement Grant



Robert and Normand Thibault operate a 370-acre conserved dairy farm along the Winooski River. They received a \$40,000 Dairy Improvement Grant towards a new manure storage structure, a bunker silage leachate system, milk house waste disposal, and rebuilding the barnyard. The Thibaults are enrolled in the Viability Program, working with UVM on a business and transfer plan.



Standard Milk, Cornwall Water Quality Grant

Standard Milk purchased this conserved farm two years ago. They're milking 120 cows and shipping milk to Stonyfield. For a comprehensive manure management and barnyard improvement project, they used a \$35,000 grant from VHCB to purchase a manure pump and piping to pump manure from the farm's smaller to the larger manure pit.

Poulin & Daughters Family Farm, Randolph

Beef and maple farm conserved by VLT with VHCB funding in 2013; easement includes 50-foot riparian buffer along Third Branch of the White River. Received VHCB water quality grant in 2017 to install manure containment structures.





O'Donnell Farm,
Westfield
Water Quality Grant

Karen and Patrick O'Donnell milk 50-60 cows and sell milk to St. Albans Cooperative Creamery. The farm was conserved in 1995. With a \$14,200 VHCB grant they purchased a used manure spreader with injection capability. This will help the farm, located in the priority Mississquoi Bay watershed, maintain appropriate levels of phosphorus and nitrogen in soil, reduce nutrient runoff, and increase crop yields.



Armstrong Farm, Calais

- Easement includes wetland and riparian buffer protections.
- River corridor protection will allow the channel to migrate naturally
- VLT Farmland Access Program project – transfer of ownership to Mike Betit for diversified vegetable/livestock operation
- The farmer is enrolled in the VHCB Viability Program for support with business planning and land access



Gus Seelig, Executive Director

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