



Vermont Housing & Conservation Board

House Committee on General, Housing and Military Affairs

Thursday, January 19, 2017



VHCB Results: FY 2016 and FY 2017

What we accomplished

2016

State Investment: \$9.7M
Leverage: \$60M

429 affordable housing units
24 farms - 3,443 acres
7 natural areas - 3,638 acres
1 historic project
80 Viability Program participants

2017

State Investment: \$9.6M
Leverage: \$65M

411 affordable housing units
25 farms – 2,860 acres
10 natural areas - 1,100 acres
1 historic project
82 Viability Program participants



Title 10: Conservation and Development

Chapter 15: VERMONT HOUSING AND CONSERVATION TRUST FUND

§ 302. Policy, findings, and purpose

- (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.

Title 10: Conservation and Development

Chapter 15: VERMONT HOUSING AND CONSERVATION TRUST FUND

Section 322 Allocation System

(a) In determining the allocation of funds available for the purposes of this chapter, the board shall give priority to projects which combine the dual goals of creating affordable housing and conserving and protecting Vermont's agricultural land, historic properties, important natural areas or recreation lands and also 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.

Vermont's Nine Population-Level Quality of Life Outcomes

3 V.S.A. 45 § 2311

- (1) Vermont has a prosperous economy.
- (2) Vermonters are healthy.
- (3) Vermont's environment is clean and sustainable.
- (4) Vermont's communities are safe and supportive.
- (5) Vermont's families are safe, nurturing, stable, and supported.
- (6) Vermont's children and young people achieve their potential, including:
 - (A) Pregnant women and young people thrive.
 - (B) Children are ready for school.
 - (C) Children succeed in school.
 - (D) Youths choose healthy behaviors.
 - (E) Youths successfully transition to adulthood.
- (7) Vermont's elders and people with disabilities and people with mental conditions live with dignity and independence in settings they prefer.
- (8) Vermont has open, effective, and inclusive government at the State and local levels.
- (9) Vermont's State Infrastructure Meets the Needs of Vermonters, the Economy and the Environment

VHCB Housing Programs and Quality of Life for Vermonters

Population-Level Outcomes

Vermont's Communities are Safe and Supportive

Vermont's Families are Safe, Nurturing and Supported

Vermont Has A Prosperous Economy

Population-Level Performance Indicators

% of residents living in housing that is affordable

Number of adults who are homeless

Number of children who are homeless

Number of families that are homeless

% or rate per 1,000 jobs of nonpublic sector employment

% of elders living in institutions versus home care

Impact

Safe, decent and affordable housing

Covenants preserve public investment and affordability permanently

Housing as a Vaccine – Dr. Megan Sandel

Platform for economic mobility – Urban Land Institute Study

Supports other state goals – energy efficiency, historic preservation, downtown and village center revitalization, renewables, smart growth.

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 Access
- Vermont Lead Paint Hazard Abatement/Healthy Homes
- AmeriCorps
- Community Planning & Technical Assistance
- Historic Preservation
- Modular Housing Innovation Program
- Housing Opportunities for Persons living with HIV/AIDS



The Nature Conservancy photo

Conserving working forests supports Vermont's forest-based economy sector

- Forests provide a backdrop for Vermont's world-class tourism industry and boost rural economies, as demonstrated by the Barre Town Forest, Mount Ascutney in West Windsor, and Kingdom Trails, all conserved with VHCB funding.
- The Vermont forest products industry contributes 10,555 jobs and \$1.5 billion in economic output, including value-added manufacturing and tourism.



In Ira and Poultney, The Conservation Fund protected 2,874 acres to be transferred to the Vermont Fish and Wildlife Department for addition to the Bird Mountain Wildlife Management Area. The acquisition protects a large unbroken tract for wildlife habitat, hunting, fishing and hiking in the Taconic Mountains and protects the headwaters of the Castleton, Poultney and Clarendon Rivers.



John G. Van Hoesen photo



Conservation is Key to Water Quality

Vermont's lakes and rivers are critical assets that support a \$2.5 billion tourism industry. Protecting and restoring natural infrastructure – river floodplains, wetlands, and riparian forests – will help offset the 20-year, \$1.25 billion cost gap in reducing pollution.*

Conservation is a cost-effective strategy in delivering clean water, providing flood resilience and driving down compliance costs. The economic impact of water quality on property values has been quantified: In 2015 the Georgia grand list dropped by \$1.8M due to reassessments of 37 lakeside properties with declining water quality.

“Securing these benefits will further justify the use of public funds for land conservation and protection.” - *Report on Clean Water, Vermont State Treasurer, January, 2017

There are significant economic and environmental values to riparian buffers on farmland. Two-thirds of the farms conserved by VHCB the past 2 fiscal years are located in the Lake Champlain Basin, and all FY 15 & 16 funded farms containing surface waters (91%) have water quality protections in the easement, including over 16 miles of riparian buffers.



This home, built by Brattleboro Habitat for Humanity Chapter, is on a lot donated by The Nature Conservancy at their 553-acre Black Mountain Natural Area. The energy efficient home abuts several other house lots. The home belongs to a family with kids who can enjoy the proximity to the West River, a nearby swimming hole and a trail leading to the summit of Black Mountain.

BURLINGTON COLLEGE LAND CAMBRIAN RISE HOUSING MASTER PLAN

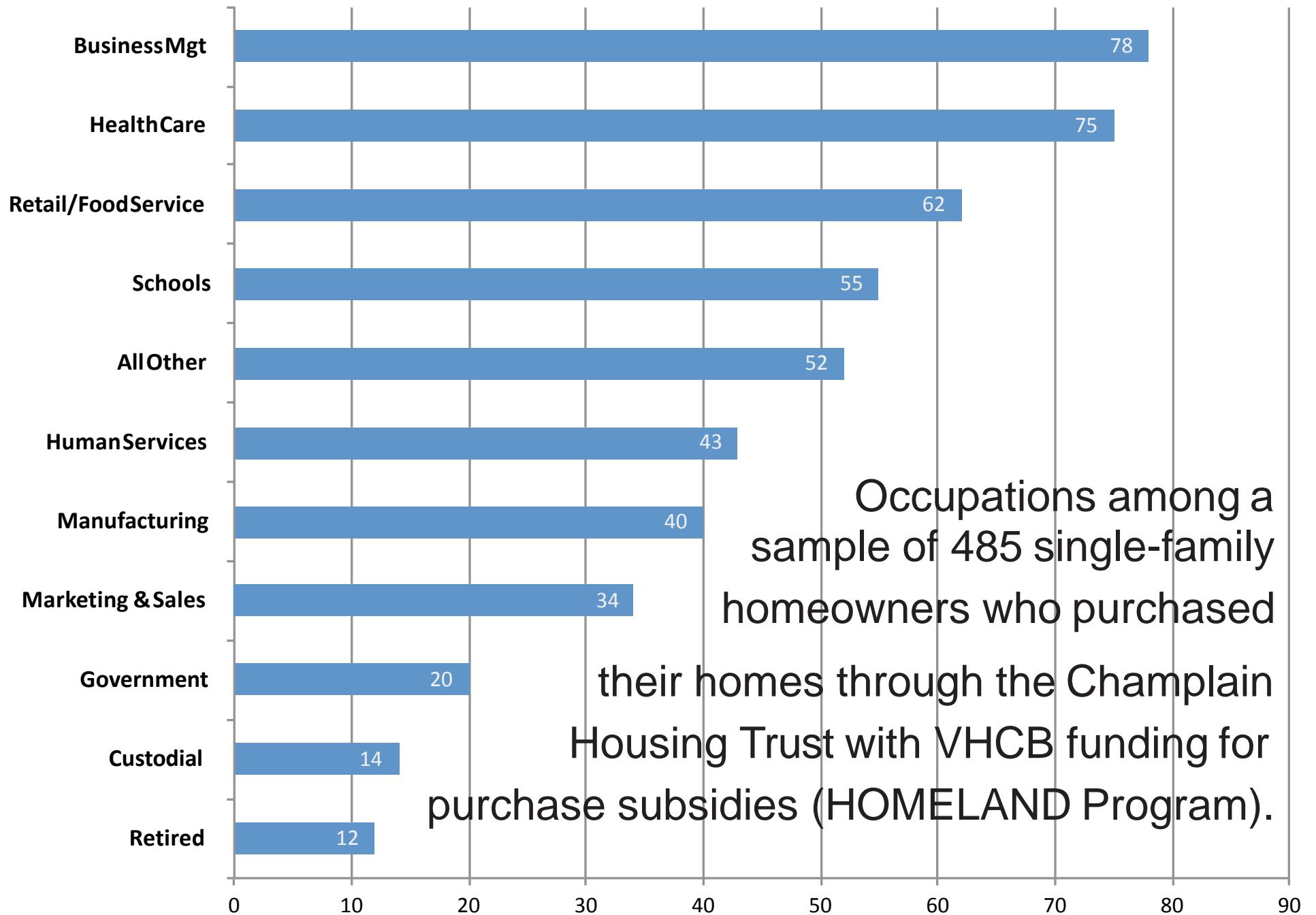


Architect's illustration of proposed housing – a mixed income development with 700 new homes composed of family rental, senior housing and homeownership condominiums.



This shared equity home in Brookline has sold three times, remaining affordable over time as the original purchase subsidy remains with the home upon resale, reducing the purchase price to the next buyer.

Occupations of CHT Homeowners



Occupations among a sample of 485 single-family homeowners who purchased their homes through the Champlain Housing Trust with VHCB funding for purchase subsidies (HOMELAND Program).



At Roaring Branch in Bennington, the majority of residents are working households, with jobs in the insurance, manufacturing, health care, and retail sectors. Developed by Shires Housing, Roaring Branch is also home to a mix of seniors, students and those with a disability.



Housing for Workers

4 out of 5 of households in VHCB/LIHTC rental homes are employed*

Damaged by Tropical Storm Irene, this former state office building was restored and expanded to create 27 affordable apartments, home to residents working in health care, retail, restaurants, and for the State of Vermont.

*does not include seniors or those with a disability; source: Vermont Housing Finance Agency

Safford Commons in Woodstock

28 Apartments in a New Affordable Neighborhood





At Sylvan Woods in Stowe, the Lamoille Housing Partnership worked with Housing Vermont to construct 28 apartments and 8 condominiums.



In Hartford, Twin Pines Housing Trust completed rehabilitation and energy upgrades to 34 apartments in 5 buildings, including this one on South Main Street. The vacancy rate in the Hartford area is very low, driving up the cost of rentals.



Housing an an Economic Driver

The Ripple Effect of VHCB Investments 2011-2016

VHCB's investment of \$16 million in 1,040 homes generated \$147 million in construction work, \$265 million in additional economic impact, and 4,728 jobs.*

Both new construction and rehabilitation increase tax revenue and create an ongoing ripple effect to local businesses.

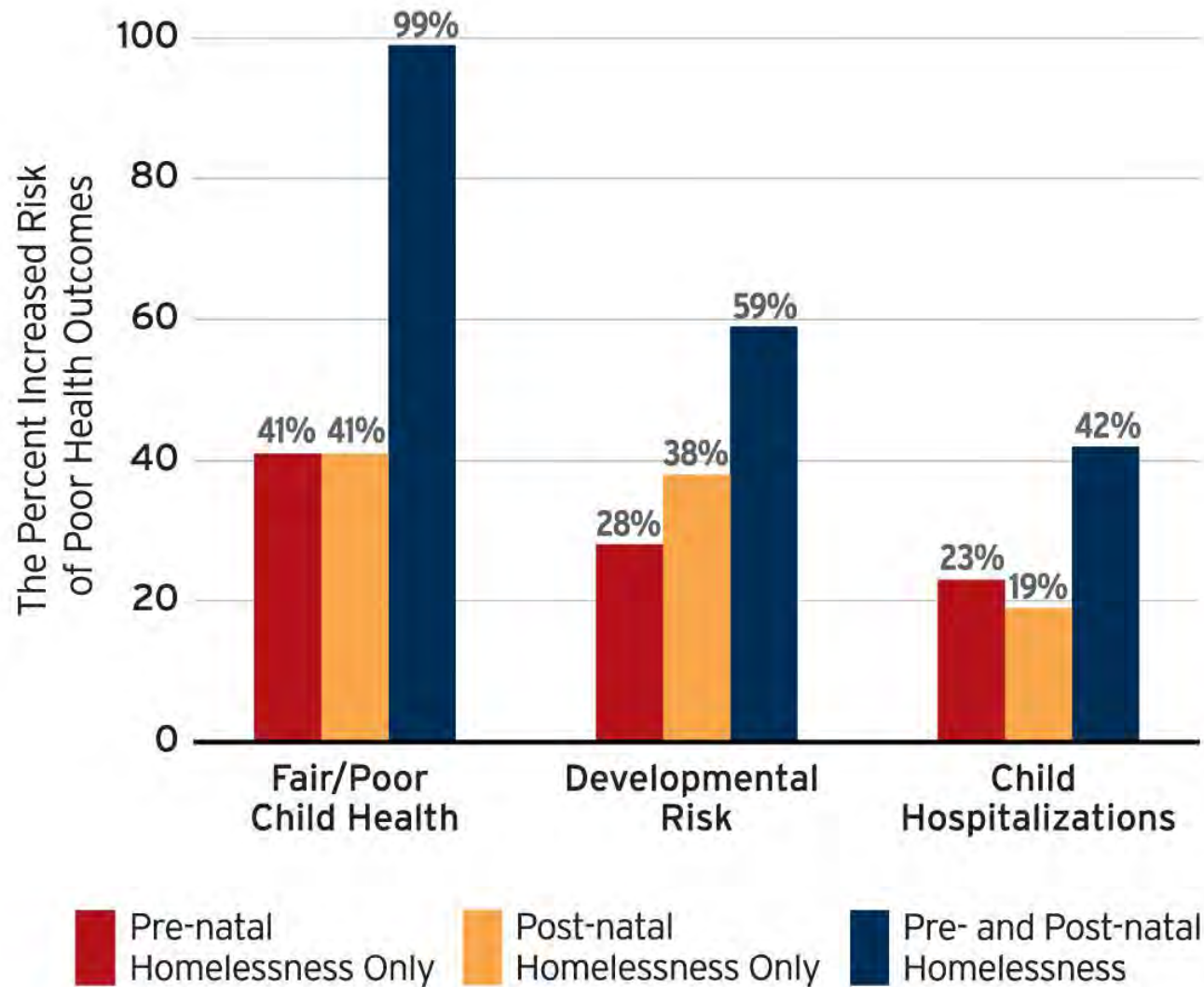
*source: Housing Vermont and U.S. Bureau of Labor Statistics



Housing as a Community Catalyst Turning blighted and underutilized properties into linchpins for economic development

A movie theater in Springfield, new housing created above the food co-op in Brattleboro, and a grocery store and new homes in Richford are examples of how VHCB investments help revitalize downtown and village centers.

FIGURE 1
Compounding Effect of Homelessness on Child Health



The comparison group for these data is children who were never homeless.
All findings statistically significant at $p < .05$.
Source: Children's HealthWatch Data, May 2009-December 2014.

Housing for Medically Vulnerable, Homeless Individuals

62% Savings in Medical Costs over 12 months



Beacon Apartments in South Burlington, developed by the Champlain Housing Trust in partnership with UVM Medical Center, provides 20 homes with support services for homeless individuals with chronic health issues. The United Way reports that for a similar group of 32 individuals, over a 12-month period, hospital visits dropped by 34% and costs dropped by more than 62%:

| | |
|--|-------------------------|
| in the 12 months prior to permanent housing: | 1,224 visits; \$736,826 |
| in the 12 months after permanent housing: | 802 visits; \$278,075 |



Community-Based Transitional Housing VHCB Support Saves the Correctional System \$4.4 Million

| Project Name and Location | Units | Gender | VHCB \$\$ | DOC \$\$ | DOC Beds | Prison Cost | Annual Savings |
|-----------------------------|-------|--------|-----------|----------|----------|-------------|--------------------|
| Dismas House Rutland | 11 | M | 70,000 | 42,728 | 3 | 186,672 | 143,944 |
| Dismas House Burlington | 7 | M | 70,000 | 24,280 | 5 | 311,120 | 286,840 |
| Dismas House Winooski | 9 | M | 162,000 | 158,128 | 9 | 560,016 | 401,888 |
| Covered Bridge | 5 | M | 90,000 | 72,000 | 6 | 373,344 | 301,344 |
| Phoenix House Burlington | 19 | M | 162,000 | 249,000 | 20 | 1,244,480 | 995,480 |
| Dismas House Hartford | 9 | M | 162,000 | 150,000 | 10 | 622,240 | 472,240 |
| Barre Phoenix House | 18 | M | 170,000 | 204,400 | 20 | 1,244,480 | 1,040,080 |
| Northern Lights, Burlington | 9 | W | 162,000 | 393,752 | 11 | 805,112 | 411,360 |
| Mandala House, Rutland | 10 | W | 198,000 | 343,331 | 10 | 731,920 | 388,589 |
| Total | 97 | | | | 94 | Total | \$4,441,765 |

*source: Department of Corrections and VHCB 2016



Transitional Motel with Support Services

Saving Taxpayers Approximately \$350,000 Annually

In Shelburne, the Champlain Housing Trust redeveloped a former motel to house homeless individuals and families, providing significant savings to the state over the cost of motel vouchers and offering support services to help households find more permanent housing.

Harbor Place guests are:

- 3 times more likely to utilize case management services
- 5 times more likely than those placed in private motels to find long-term housing



SASH: Coordinating Health Care at Housing Sites

Reducing Medicare expenditure growth by \$7.6 Million Annually

With 5,000 participants at 140 sites, the SASH Program (Support And Services at Home) is a nationally recognized model that is transforming health care delivery for seniors and disabled individuals. An independent evaluation of the program found reductions in Medicare expenditure growth of \$1,536 per person annually.



Housing Helps Solve Community Problems

On Summer Street in Barre, Downstreet Housing & Community Development and Housing Vermont turned blighted property into 27 new apartments with community meeting space and offices for Downstreet.

With a \$20,000 grant from VHCB, the City of Newport has begun planning for the redevelopment of the vacant block in the heart of its downtown.



Hickory Street, a public housing development in Rutland that has been renamed and renewed over the past few years is in the final of three phases, revitalizing an entire neighborhood with 56 apartments, new construction and rehabilitation.



Future Opportunities as of October 2016

12-18 Month Pipeline of VHCB Applications

Housing

Proposals to develop or rehabilitate 1,408 affordable homes seeking \$30 million in VHCB and HOME Program funding

Conservation

- 40 farmland conservation applications seeking \$10 million to conserve 6,282 acres
- 36 historic buildings seeking \$2 million for restoration
- 63 conservation projects seeking \$7 million to protect 11,000 acres of forestland, natural areas and recreational lands
- 150 farm and forestry businesses seeking \$1.8 million in business planning and technical assistance



Canal Street Housing, Winooski

COTS partnered with Housing Vermont on this \$5.8 million project, which broke ground in October 2009. There are 16 transitional apartments for veterans with support services and 12 permanent housing apartments. Veterans are required to participate in training, education, and/or employment programming and are linked to services at the VA Outpatient Clinic. A resident manager lives on site.

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