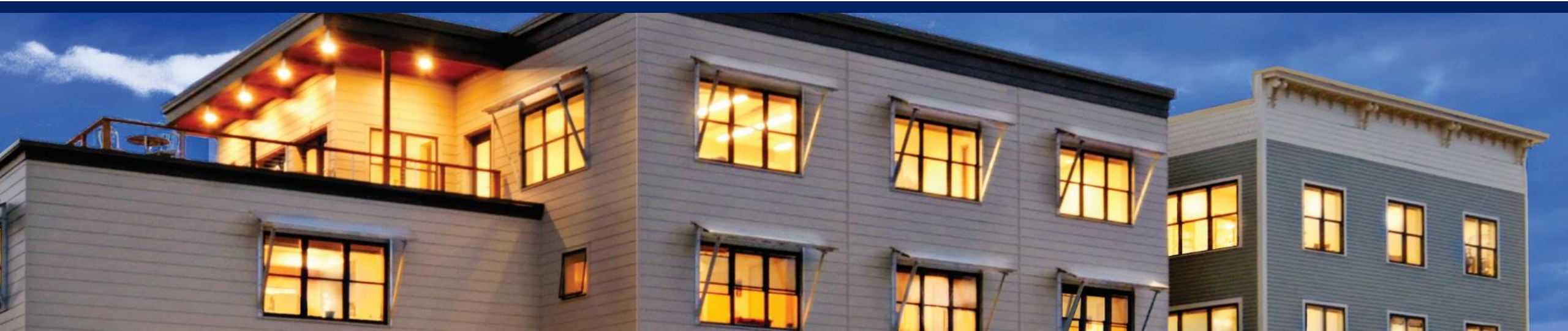




Housing the Homeless

House General, Housing and Military Affairs Committee

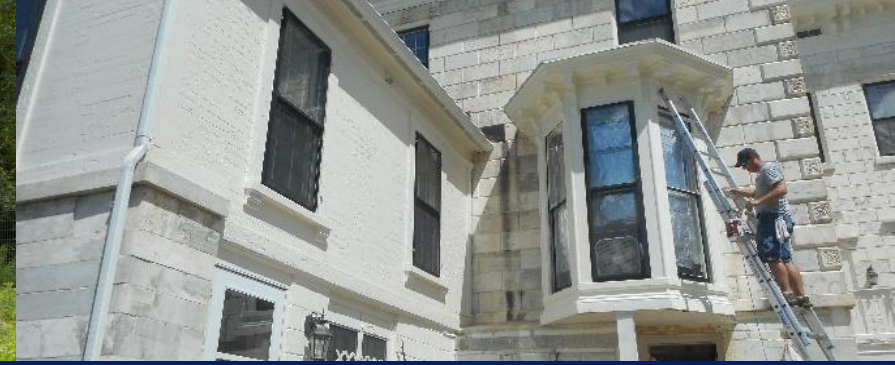
January 16, 2019





“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



30 Years of Housing & Conservation

- 267,432 acres of working forests, natural areas and recreational lands
- 12,762 affordable homes – rental and homeownership
- 168,000 acres on 720 farms
- 70 historic buildings have been restored for community use
- 750 businesses have enrolled in our Farm & Forest Viability Program
- 550 AmeriCorps members have served through VHCB AmeriCorps
- 2,600 homes with reduced lead paint hazards

VHCB – Helping to House the Homeless

- Create and preserve housing affordable to lower-income Vermonters
- Only direct state funding for building affordable housing
- Grants and Loans for:
 - Buildings that permanently house the formerly homeless
 - Emergency shelters and transitional housing
- Training and Technical Assistance for regional housing nonprofits
- Policy work – Roadmap to End Homelessness

Roadmap to End Homelessness 2016

“An overall lack of access to affordable, decent housing in Vermont must be addressed ... to end homelessness in the state.”



Hickory Street, Rutland

78 newly constructed homes have replaced substandard housing in a distressed neighborhood in the heart of the community. Includes community and play space as well as apartments dedicated to the homeless.





French Block, Montpelier

Downstreet Housing & Community Development and Housing Vermont just opened 18 new apartments in this building on Main Street. The upper floors had been vacant since 1937. The mixed-income development includes five apartments dedicated to those who are homeless.

Good Samaritan Haven

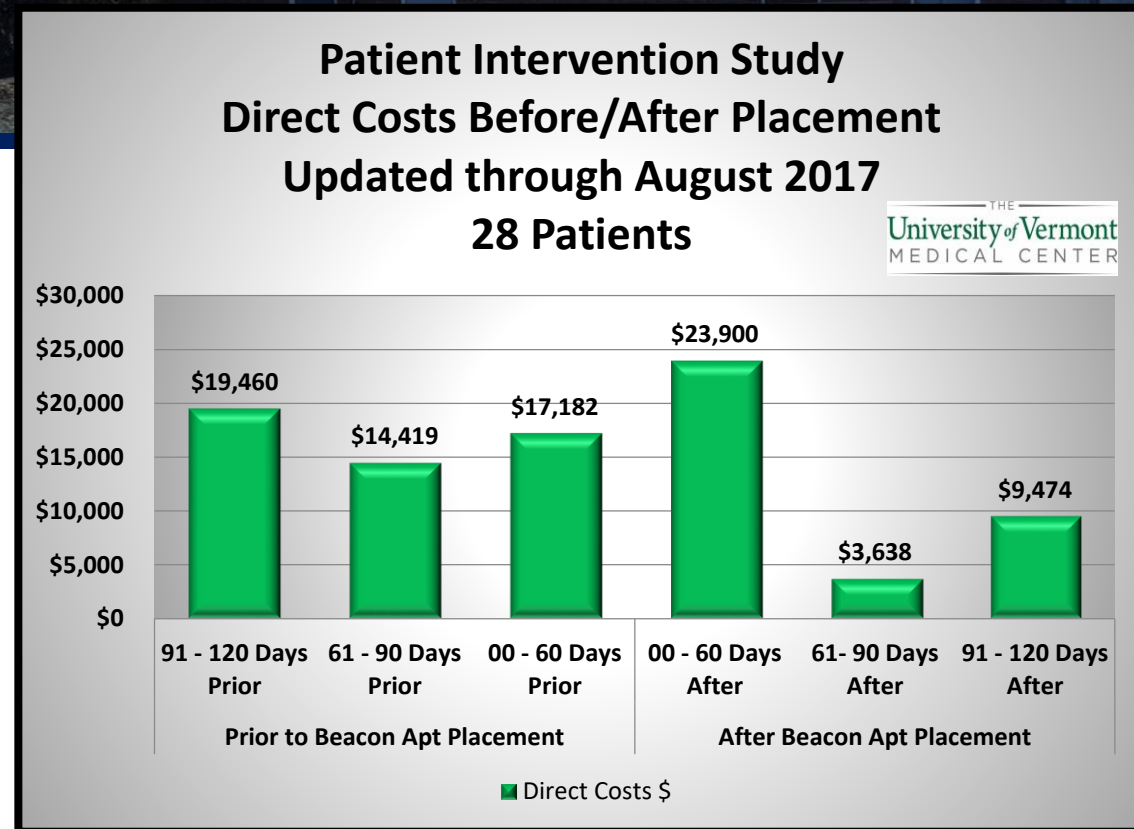
Emergency Shelter in Barre for those experiencing homelessness.



Housing for Medically Vulnerable, Homeless Individuals



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.





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
Totals	97 Units				81 Beds		\$3,739,464 Savings

*source: Department of Corrections and VHCB 2018

Canal Street Housing in Winooski



Developed by COTS and Housing Vermont -
28 rooms with 47 beds for veterans in
transitional and
permanent housing with support services

Permanent Affordability



Creating homeownership opportunities with local housing nonprofits and Habitat for Humanity chapters across the state.

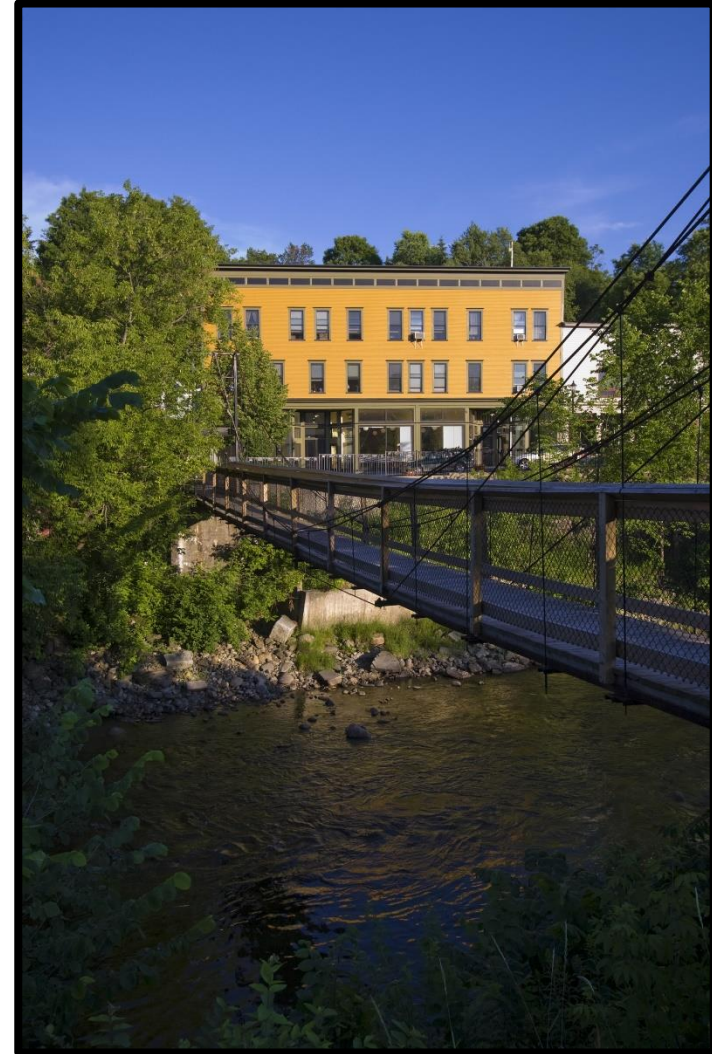
In 1999, the Swanton Central School was converted into apartments and continues to serve the community as affordable housing.



Permanent Affordability



An new assisted living facility in Townshend could not meet the need, expanded and will serve area seniors for decades to come.



In the early 1990s, the Lamoille Housing Partnership and Housing Vermont filled a block left vacant by a fire in Hardwick with a new commercial and residential building with nine affordable apartments.



Homelessness in 2018

In 2016, Governor Shumlin issued an Executive Order setting a goal for all owners of publically funded housing to make 15% of their apartments available to the homeless.

Number of nonprofit owners and managers	11
Number of permanent apartments	6,000
Number serving the homeless	1,010
Percent serving the homeless	17%
Apartment turnovers the last year	1,100
Turnover apartments leased to homeless	309
Percentage of turnover apartments leased to homeless	28%

Act 85 of 2017

Housing Bond Proceeds for Affordable Housing

10 V.S.A. § 314

“The Vermont Housing and Conservation Board shall use the proceeds of bonds ... issued by the Vermont Housing Finance Agency pursuant to subdivision 621(22) of this title and transferred to the Vermont Housing and Conservation Trust Fund to fund the creation and improvement of owner-occupied and rental housing for Vermonters with very low to middle income, in areas targeted for growth and reinvestment





Housing Revenue Bond Initiative

Signed into law on June 28, 2017.

Bond sale exceeded expectations and raised \$37 million. VHCB's record of investments in permanently affordable, energy-efficient housing in smart growth areas allowed marketing as a sustainability bond.

\$21.8 million committed. Nearly \$115 million leveraged. Remaining bond proceeds to be awarded by the end of 2019.

Vermonters Moving into New Homes



To date, HRB has funded 19 projects with 468 homes in 15 different communities across 8 counties plus accessibility improvements and Habitat for Humanity homes statewide.

First 86 homes were occupied in November in Putney, South Burlington and Brattleboro.

Majority of projects have units designated for the homeless.

On track to target 25% of the homes to households \leq 50% of median and target 25% to households between 80 and 120% of median.

Armory Lane Family Housing, Vergennes

ACCT and Housing Vermont have secured HRB funding for 24 units of family housing adjacent to a senior housing facility to create a intergenerational neighborhood. Four apartments will be dedicated to the homeless.



Wentworth Apartments

White River Junction

Construction of 30 new homes is underway. Twin Pines Housing Trust and Housing Vermont are using HRB funds for mixed-income apartments including five targeted to households experiencing homelessness. A second phase will create an additional 12-15 apartments on the same site.





Woolson Block, Springfield

With HRB and other funding, the Springfield Housing Authority and Housing Vermont will soon create transitional housing for 4 homeless youth with a live-in supervisor as well as 15 new affordable apartments above main street commercial space.



Putney Landing

is the first new neighborhood to be completed with HRB funding and the 18 mixed-income apartments were filled immediately. The new residents work in retail, manufacturing, services, finance and health care. Two apartments are dedicated to the homeless. Sixteen children now call this home.



Lake Paran - Shaftsbury



New construction of 22 homes in a new mixed income neighborhood by Shires Housing will include six apartments for the homeless.





Great River Terrace

Homes Created for the Most Vulnerable

W&WHT used HRB funds to renovate a former Brattleboro motel, creating 22 new rentals affordable at 30% of median and serving the homeless with on-site services.

Homes are completed and filled. Initial residents include 5 women and 16 men including one father and child.

Eleven of the new residents previously lived in tents.

Clara Martin Center, Randolph



This vacant, historic building on Main Street will be renovated and become permanent supportive housing for homeless persons with mental illness. Each of the 4 apartments will have project-based rental assistance from the State Department of Mental Health.

What is Working

- On track to meet the HRB goal of 550 to 650 homes
- Majority will serve families and include apartments dedicated to those experiencing homelessness
- New housing in areas of opportunity
- Increasing number of formerly homeless households are now in permanently affordable housing
- More mixed-income housing developments

What is Not

- Income from wages and benefits not growing at the pace of housing costs
- Far more families in need than affordable homes available
- Bond will be spent by the end of 2019. Without steady funding, housing development will slow again and supply gains will be lost
- Without rental assistance, lowest income families still struggle, even with lower rents
- Service needs exceed what nonprofit housing managers can provide

How Housing Matters

MacArthur Foundation

“As research increasingly shows, housing that is safe and affordable and in a strong and thriving neighborhood is a launching pad to upward mobility for families.”



MacArthur Foundation Report on Housing:
Why Educators, Health Professionals and Those Focused on Economic Mobility Should Care About It.

How Housing Matters

MacArthur Foundation Research

“Improving housing stability has long-term benefits for children. Any residential move during childhood is associated with nearly half a year loss in school.”

“Substandard housing contributed to children’s poor health at age 6 and developmental delays by age 2.”

“Moving three or more times in childhood – lowered later earnings by nearly 52%.”



Gus Seelig

Executive Director

Jen Hollar

Director of Policy &
Special Projects

