



Senate Appropriations Committee

March 18, 2020





JOHN EWING

“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



ALBANY COUNTRY STORE

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.**





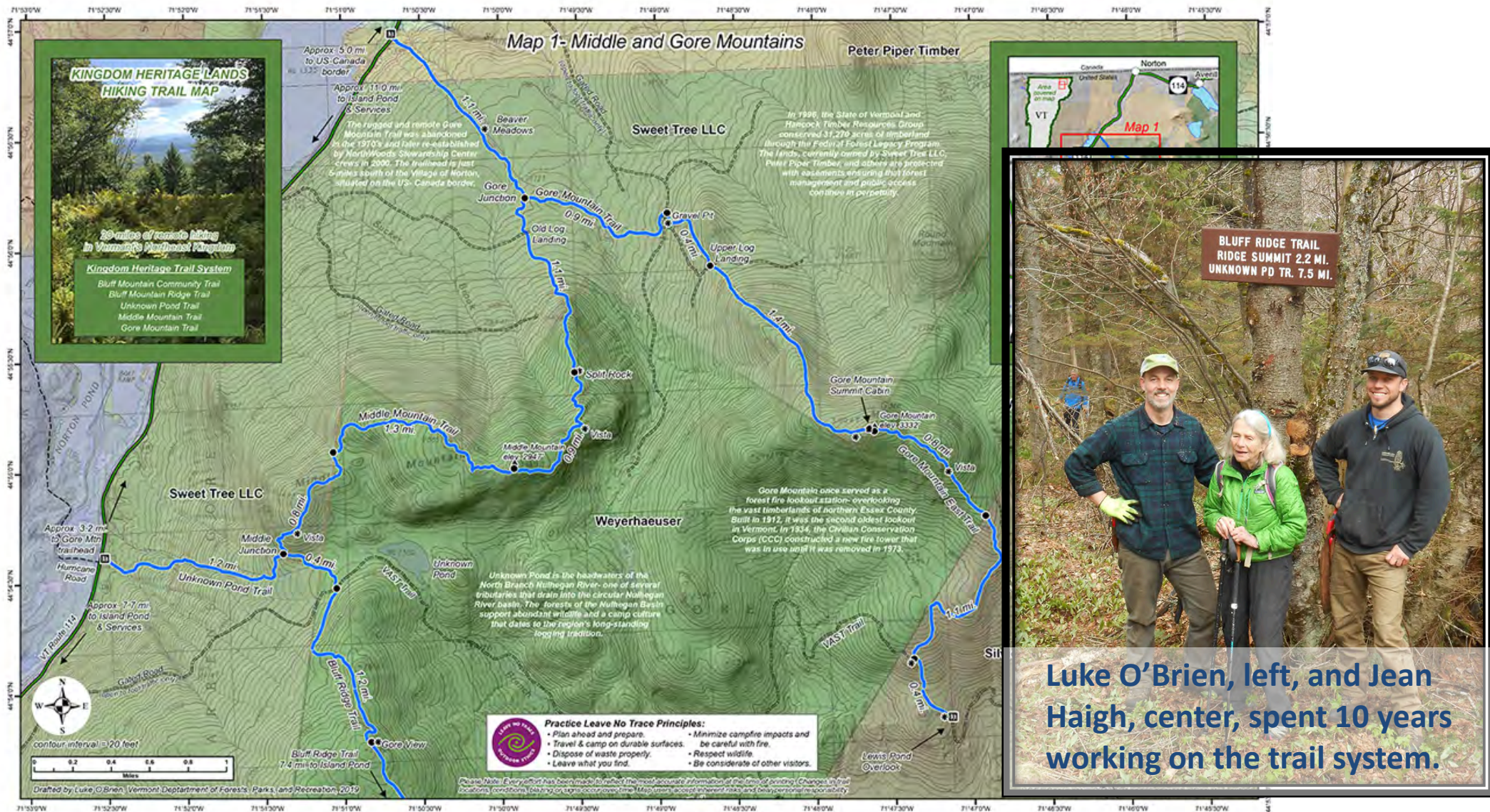
VHCB Statute: 10 VSA Chapter 15, Section 322

(a)(2) The need for a timely response to **unpredictable circumstances or special opportunities . . .**

Funding and organizational capacity to support:

- Emerging state priorities: justice reinvestment; recovery residences; General Assistance restructuring
- Emergency Response
 - Flexible state dollars to leverage federal aid
 - Housing and shelter

Investments that Last



20 years after conserving 133,000 acres of the Champion Lands in the NEK, the Northwoods Stewardship Center, the Green Mountain Club, and the Dept. of Forests, Parks and Recreation celebrated opening of a 20-mile trail system through Island Pond, Avery's Gore and Brunswick.



Royalton Memorial Library

More than 200 people attended an opening event following improvements to the Royalton public library, listed on the National Register of Historic Places. Accessibility and safety elements were updated, meeting and storage space added, and energy efficiency improved. VHCB has provided funding for more than 70 historic community buildings statewide.



Old North End Community Center

Champlain Housing Trust purchased the former St. Joseph's School and created a new community center. A theater group, the Champlain Senior Center, a pediatric clinic, a parent-child center, the Association of Africans Living in Vermont, a child care center, and Vermont Adult Learning are all based in the building. VHCB is helping to fund renovations and energy efficiency, health and safety, and accessibility improvements, and plumbing and heating work.



VHCB Key Results

Housing Revenue Bond:

- **843 homes and apartments** created (85.4%) and rehabilitated (14.6%)
- **\$37 million investment leveraging \$198 million** in public & private funds
- **\$172 million in construction activity** in 11 counties and 23 towns

Rural Economic Development Initiative:

- **\$150,000 appropriation** converted to **\$3.2 million** for rural community development projects in **16 small towns**; \$3.15M in requests pending

Water Quality:

- **57 miles of buffers** along streams and rivers
- **97% of phosphorus reductions achieved thus far have come from ag**

Intergenerational Transfers: facilitating **20 farms changing hands** to new owners

Legacy Conservation: **5,000 acres** forestland conserved in Arlington, Stowe, Windham, Londonderry, and Mt. Holly, securing **public access** and **wildlife corridors**, continued **carbon sequestration**, and **water quality** protection

Climate Change: Energy efficient housing: saving \$1.9M annually and **reducing carbon emissions**; conserving forestland and wetlands: **increasing flood resiliency.**



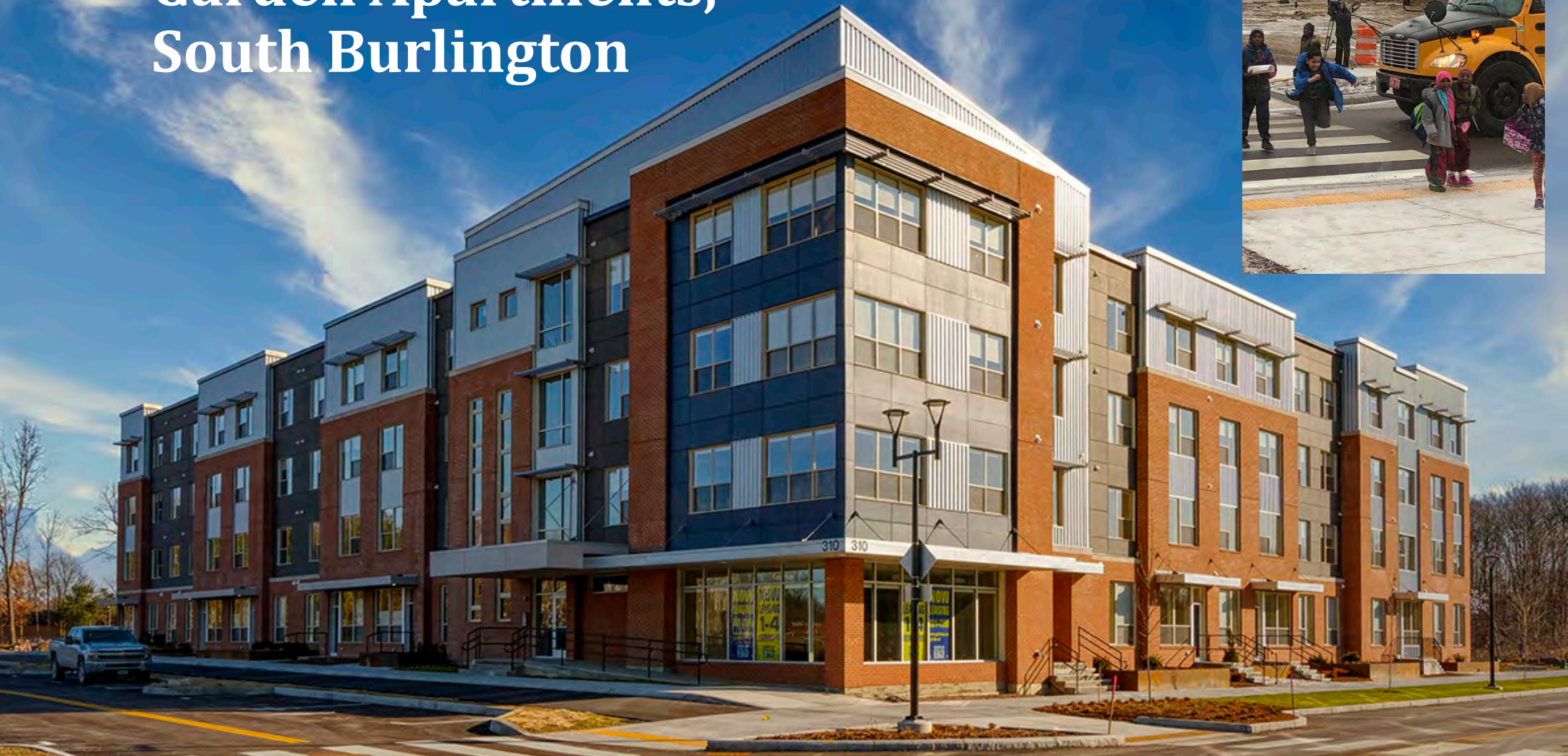
Woolson Block, Springfield

In the center of downtown, Springfield Housing Unlimited and Housing Vermont are creating 20 new apartments in a vacant historic building. \$1M in Housing Revenue Bond funds and \$748,000 in federal funds in the \$8.1M development. Four apartments with support services and a live-in supervisor are set aside for youth at risk of homelessness.

Wentworth Community Housing, Hartford

Jill Aube, a retired nurse on disability income due to a neurological condition, lives in one of 30 new apartments developed by Twin Pines Housing Trust and Housing Vermont.

Garden Apartments, South Burlington



With \$3,900,000 in HRB funding, the Champlain Housing Trust and Housing Vermont have completed 60 mixed-income, family rental apartments close to schools, a library, a park and trails in South Burlington's new city center.



Village Center Apartments, Morrisville

On a vacant lot in the center of town, the Lamoille Housing Partnership and Housing Vermont will construct 24 new apartments using \$1.4M in Housing Revenue Bond funds and \$585,000 in federal HOME program funding in the \$7.5M development.

Johns River Apartments, Derby and Derby Line

Rural Edge rehabilitated and refinanced 23 apartments in three historic buildings using \$383,904 in VHCB funding and \$358,411 in federal National Housing Trust Funds.



Legacy Opportunities for the Recreation Economy

“continue support for VHCB to promote land conservation and public recreational access”
—Vermont Outdoor Recreation Economic Collaborative

FY19-20 Recreation Investments: 7,908 acres including the Legacy Conservation Projects: 5,080 acres in Londonderry, Windham, Stowe, Arlington, and Mount Holly

Reopened **public access** to the Stowe and Glebe Mountain properties

Miles of **headwaters** protected; **wildlife corridors** secured and connected;
permanent public access to recreational resources

Glebe Mountain, Londonderry and Windham



The Nature Conservancy protected 3,469 acres of middle- and high-elevation land next to the summit of Glebe Mountain. TNC staff hosted Vermont legislators on a tour of the property.

VHCB's contribution of \$750,000 over two fiscal years is matched by \$4.8 million in other funds. The project restores and protects local recreational access and the quality of Cobb Brook, a West River tributary.

Bluffside Bike Path Recreation Corridor in Newport

VHCB committed \$199,000 targeted to economic and community development in the Northeast Kingdom towards a recreation corridor and bridge connecting Bluffside Farm with Newport's Prouty Beach and trails in downtown Newport and Quebec.

REDI grant-writing assistance helped secure an additional \$678,000 in federal grants for the project, which is expected to boost tourism.



Bluffside Bike Path – architect's rendering

Partnership Implementing Vermont's Policy Goals



Farmland Succession

- The Vermont Land Trust completed its 100th Farmland Access project
- The average age of Vermont farmers is 57.3
- VHCB & VLT plan to support at least 200 transfers to new farmers over the next 10 years

Partnership Implementing Vermont's Policy Goals

Addressing Homelessness



Clara Martin Center Housing, Randolph



Proposed new housing, Rutland

- Implemented Executive Order: non-profits providing 17% of apartments to homeless Vermonters—580 households over the last two years.
- Reducing GA, health care, mental health and Corrections costs. Housing homeless individuals and providing support services saves the state \$6,300 annually per person on the cost of motels and health care, according to data from Harbor Place, a former motel now serving homeless households.
- Developed the report, *A Roadmap to End Homeless* that calls for 360+ new units of supportive housing and an additional 1,250+ affordable homes



Community-Based Service-Supported Housing Serving AHS Clients and Other Vulnerable Populations

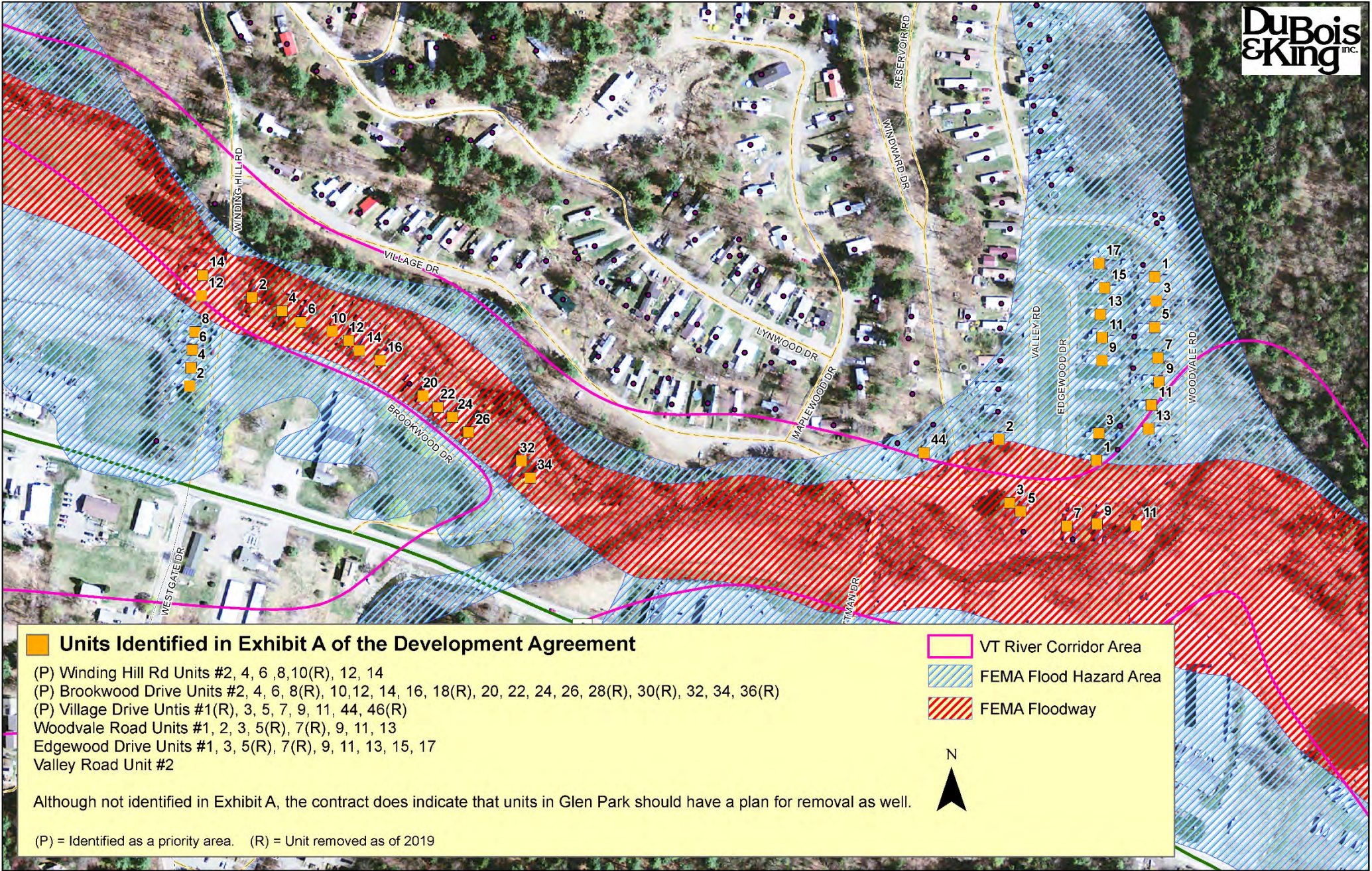
Primary Vulnerable Population/Service Need	beds/units
frail elderly	305
homeless in shelters and transitional housing	346
homeless in permanent housing	119
individuals with developmental disabilities	57
individuals with mental illness	237
individuals with physical disabilities/medical conditions	20
individuals in recovery from substance abuse	32
released from corrections	97
victims of domestic violence	45
youth	106
Total	1,364
VHCB FUNDS	\$23.9 million

Corrections savings alone saves Vermont \$3.4 million annually



Rural Economic Development Initiative

- FY18 & FY19 to date - \$150,000 in special appropriations for grant writing has helped 16 rural enterprises and small towns win \$3,242,445 million in federal, state, and philanthropic funding.
- FY19 grants awarded to date for projects in Bridgewater, Newport, Poultney, Kirby, Northeast Kingdom, and Readsboro.
- Pending applications in Jeffersonville, Charleston, Panton, Glover, Johnson.
- \$3.15 million in requests pending



Tri-Park mobile home park in Brattleboro urgently needs infrastructure repair and homes removed from floodway.

More to be Done

The Park Street School in Springfield and the former Wilmington High School: two community projects with space available for housing.



More to be Done



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CHAMPLAIN ISLANDS SENIOR HOUSING

Carter Lane, South Hero, VT

CSC Entrance



1/15/20

Architectural rendering of proposed senior housing in South Hero to be developed by Cathedral Square Corporation.

More to be Done

18-Month Pipeline

- \$37 million for 54 rental housing developments, homeownership and accessibility
- \$9.2 million for 32 farmland conservation projects
- \$8 million for 73 natural resources and recreational areas projects
- \$1.5 million for 24 historic community buildings



Rebuilding of the wood-fired oven in the historic Rise Up Bakery adjacent to the Old Labor Hall in Barre

Governor's FY2021 Budget Recommendation

SUMMARY OF STATE FUNDING	FY2021 Governor Recommend	FY2020 Budget
Property Transfer Tax to receive (net of \$1.5m Debt Service)	10,804,840	10,804,840
Capital Bill Appropriation	4,600,000	4,600,000
Legacy Funds (General Fund)	-	500,000
FY2021 State Funding	15,404,840	15,904,840
Housing Revenue Bond Proceeds	-	6,100,000
Rural Economic Development Initiative	-	75,000
FY2021 Total	15,404,840	22,079,840

The Administration recommends PTT and Capital Bill funding for VHCB at the same level as in FY2021.

If enacted as proposed, total state funding for VHCB in FY21 would be essentially the same as it was in FY17, before the Housing Revenue Bond.

Overall state funding available for housing, conservation and historic preservation through VHCB will be \$6.7 million less than in the current year.

- 1) Housing bond fully committed
- 2) No general fund recommendation for Legacy Conservation as in FY2021
- 3) No funding for the Rural Economic Development Initiative

Vermont Housing & Conservation Board
FY2021 - Budget based on Governor's Recommendation
SOURCES & USES

PROGRAMS/GRANTS:	Housing & Conservation (Trust Fund)	NRCS ALE & RCPP (USDA)	Capital Bond Farm Retirement	Farm & Forest Viability Program	Ameri-Corps	HOME (HUD)	HOPWA (HUD)	NHTF (HUD)	LEAD Hazard Red. (HUD)	FY2021 TOTALS
SOURCES:										
Property Transfer Tax										22,393,000
Less: Contribution to General Fund										(10,088,160)
VHCB share of Debt Service on Housing Rev Bond										(1,500,000)
Net Property Transfer Tax to receive	8,931,975	468,758		820,503	422,882	133,961	26,761			10,804,840
Capital Bond Proceeds - State	3,500,000		400,000	700,000						4,600,000
Housing Revenue Bond Proceeds										-
Loan Repayments	89,264									89,264
Interest on Fund	290,000									290,000
Federal Grants		4,200,000		914,288	393,588	2,955,000	491,180	3,000,000	1,142,857	13,096,913
Housing Mitigation Funds	25,000									25,000
Act 250 & Other Mitigation Funds	250,000									250,000
Other - Foundations, Miscellaneous	5,000			226,458						231,458
Rural Economic Development Initiative				-						-
Subtotal FY2021 Sources	13,091,239	4,668,758	400,000	2,661,249	816,470	3,088,961	517,941	3,000,000	1,142,857	29,387,475
Completion of Prior Years' Federal Awards		868,000				1,934,000		2,417,343		5,219,343
TOTAL Sources:	13,091,239	5,536,758	400,000	2,661,249	816,470	5,022,961	517,941	5,417,343	1,142,857	34,606,818

USES:										
Board Operations	1,868,324	429,758		61,805	28,029	352,961	39,941	276,820	114,286	3,171,924
Direct Program/Project Expense	476,000	39,000	-	1,899,444	788,441	36,000	478,000	15,000	328,571	4,060,456
Project Grant and Loans	10,746,915	4,200,000	400,000	700,000		2,700,000	-	2,708,180	700,000	22,155,095
Project Grant and Loans-Expenditures of Prior Years' Federal Awards		868,000				1,934,000		2,417,343		5,219,343
Total Uses:	13,091,239	5,536,758	400,000	2,661,249	816,470	5,022,961	517,941	5,417,343	1,142,857	34,606,818



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