



Senate Committee on Appropriations

March 14, 2019



Vermont Housing & Conservation Board



“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



VHCB Results: FY 2018 and FY 2019

State Investment: \$38M Leverage: \$160M

- 1,029 homes and apartments
- 42 farms; 6,063 acres conserved
- 2 historic preservation projects
- 22 projects conserved 3,220 acres of land for public recreation, natural areas, and forestland
- 167 farm, food, and forest enterprises were provided business planning and technical assistance
- 10 communities were assisted in securing \$1.78 million in grants

Rural Community Development



- ✓ Investments in Downtowns and Village Centers
- ✓ Vermont's Outdoor Recreation Assets
- ✓ Transferring Farm and Forestland to the Next Generation
- ✓ Creating Housing Affordable to Vermonters
- ✓ Revitalizing Historic Community Buildings
- ✓ Farm, Food and Forest Enterprises
- ✓ Resilience in Responding to Climate Change

VHCB Programs

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



Helping Communities Meet Challenges

Special Appropriation



A troubled building in St. Johnsbury, formerly known as Depot Square, has been acquired by Housing Vermont with funding through VHCB. In the heart of downtown, it is slated for redevelopment with Housing Revenue Bond funds and other sources. The project has long been a top priority for the community.

Helping Meet Community Challenges in Newport

Special Appropriation

VHCB committed \$199,000 targeted to economic and community development in the NEK 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.



Recreational Land Conservation



Prospect Mountain, Woodford

With 30 kilometers of high elevation cross country ski trails, this Nordic ski area is popular with locals, visitors, and high school and college ski teams. The new non-profit owner hopes to develop year-round recreational opportunities.



Caleb Kenna Photos

Kingdom Trails, Burke



VHCB helped conserve part of Kingdom Trails including a favorite trail supporting the outdoor recreation economy in Burke. This trail network attracts 94,000 visitors to the Northeast Kingdom annually; cumulative spending on accommodations, food, equipment and trail passes is estimated at \$7,945,524 annually.*

*Economic and Fiscal Impact Analysis of the Vermont Trails and Greenways Council Member Organizations, 2016



Housing Revenue Bond

Thus far, HRB has funded 21 developments with 550 homes in 16 communities across 9 counties plus accessibility improvements and Habitat for Humanity homes statewide.

\$24.8 million has been committed, leveraging nearly \$140 million. The remaining bond proceeds to be awarded by the end of 2019.

Vermonters Moving into New Homes



First 86 homes are completed and occupied – Brattleboro, South Burlington and Putney. Another 240 are under construction with 200 more set to get underway by the end of the year. These will result in an estimated \$124 million in construction activity.

Grand list value of first three completed HRB projects increased by an estimated \$2.89 million.

Housing and Revitalization

Downtown projects include these in Bennington, Montpelier, Springfield and St. Albans.





A 2016 Executive Order requires owners of publicly funded housing to make 15% of their apartments available to the homeless.

Homelessness in 2018

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
Percent of turnover apartments leased to homeless	28%

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.

Majority of HRB projects include apartments dedicated to those experiencing homelessness, 86 so far.



Great River Terrace



VHCB and Water Quality

- In FY18, the VHCB Farm & Forest Viability Program awarded \$881,099 in water quality grants to 29 farms resulting in nearly \$8M in infrastructure investments on farms
- VHCB Water Quality and Flood Resilience Guidelines and Agricultural Land Conservation policy incorporate water quality/flood resilience attributes
- Management (ALE) plans are required to address soil health and water quality prior to closing on a farm easement
- Easement language protects surface waters. Approximately 24 miles of buffers protected just from July 2017 to December 2018.
- VHCB pledged \$5 million in matching funds to Vermont's \$16 million Regional Conservation Partnership Program (RCPP) award from NRCS: 20 farms funded with 16 closed

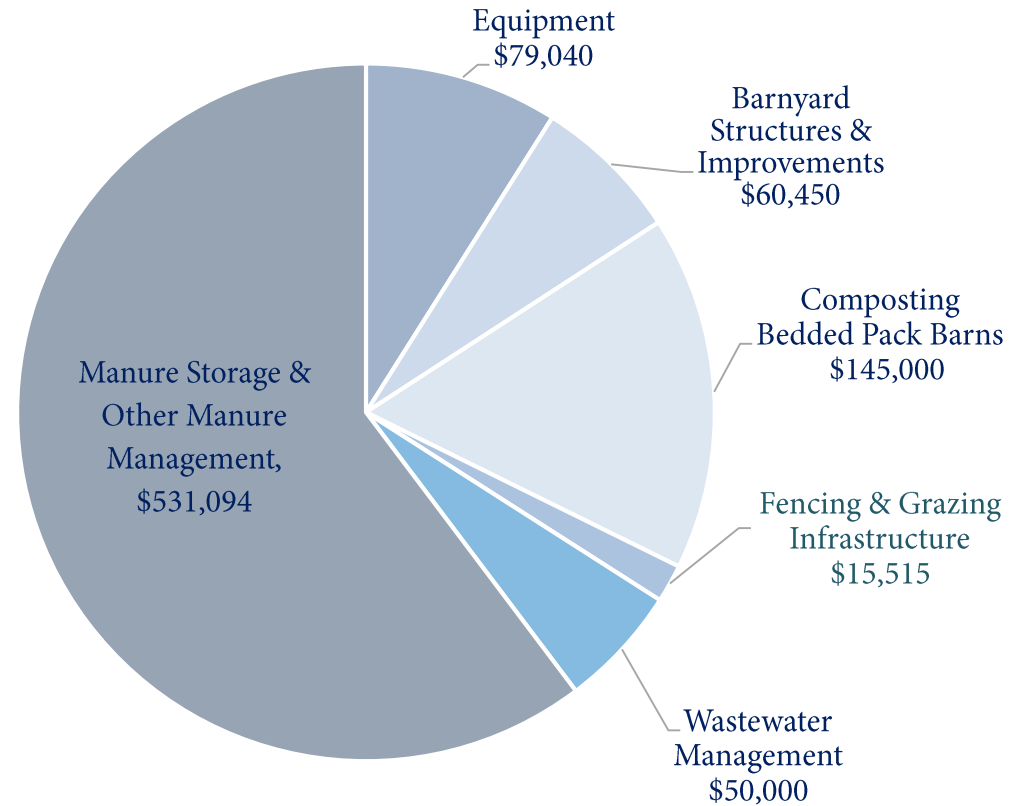
Water Quality Grants to Farmers



The O'Donnells milk Holsteins on their farm in Westfield along the headwaters of the Mississquoi River. With a VHCB Water Quality Grant, they purchased a manure injection system to help them manage phosphorus and nitrogen levels in the soil, reduce nutrient runoff, and increase crop yields.

Water Quality Improved and Protected

Uses of Water Quality Grant Funds



Between July 2017 and December 2018, VHCB's Farm & Forest Viability Program awarded \$881,099 to 29 farms for infrastructure projects to improve water quality. These grants leveraged an additional \$7,846,609 in investments, nearly 9:1. The grants fill gaps in other state and federal programs and advance priority projects.



Helping Young Farmers onto the Land with Conservation and Business Planning Support

Over FY17 & FY18, VHCB funding has assisted with 40 farm transfers:

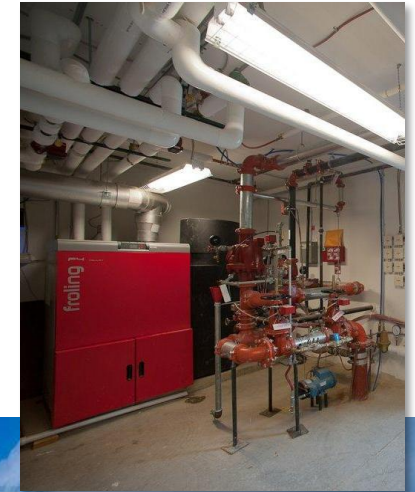
- 18 intergenerational transfers/transfers to new farmers
- 22 transfers to existing farmers

The Viability Program served 289 farm businesses and helped 80 farms transfer to new owners.

Conservation funding makes farmland more affordable, and business planning support helps with successful transitions.

Addressing Climate Impacts

- Since 2008, energy improvements in 4433 homes reducing carbon by 14.8 million pounds annually from both efficiency and renewables.
- Reduced energy costs in affordable homes by an average of 30%.
- First multi-family property in NE built to passive house standards.
- Affordable apartments heated with wood pellets, solar and geo-thermal.
- Central heat and hot water included in rent meaning more than 8,000 low-income residents do not rely on LIHEAP.
- Supporting forest carbon market demonstration. and piloted new net zero homes with VEIC.
- Sequestering carbon in forestland and ag soils.
- Restoring floodplains and protecting wetlands
- Relocating housing in danger of flooding.



REDI – Rural Economic Development Initiative

Act 194 of 2017, originated by the Senate Agriculture Committee, directed VHCB to create a Rural Economic Development Initiative. Using **\$75,000** for grant-writing services, the Viability Program helped 10 rural enterprises and small towns secure **\$1.78 million** in grants from federal, philanthropic and state sources.



Albany General Store

Rural Economic Development Initiative



Towns served: Albany, Charlotte, Fairfax, Hardwick, Irasburg, Lyndonville, Newport, Pownal, Cambridge, Windham, Windsor and Upper Valley Solid Waste Districts

Ardelia Flower Farm in Irasburg received funding to build a lab for the micro-propagation of specialty ranunculus cultivars.

Other rural areas secured grants for local trails, an arts and cultural center, fundraising plan for the Yellow Barn business incubator, a general store, expansion of a maple business, a co-working facility, and composting infrastructure.

FY19 REDI funds fully committed.



Community-Based Transitional Housing

VHCB Support Saves the Correctional System \$3.7 Million Annually

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 \$1,246,000

81 BEDS SAVINGS: \$3,739,464

*source: Department of Corrections and VHCB 2018



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



Revitalizing One Community through Housing and Conservation

VHCB has invested state funds in housing, historic buildings, land conservation, and agricultural business planning services. Housing awards to 10 properties in Morrisville with 76 homes have helped revitalize downtown, grow the grand list, and provide decent and affordable housing while also leveraging millions in private and federal funding. Investments in agriculture enterprises and land conservation provide capital to farmers and business planning support to farm, forest, and food enterprises and protect important natural resources for wildlife habitat and traditional recreational uses.



Vermont Housing & Conservation Board
FY2020 - Presented at Governor's Recommend for PTT & Capital Bill
SOURCES & USES

PROGRAMS/GRANTS:	Housing & Conservation	NRCS ALE & RCPP (Fed)	Capital Bond Farm Retirement	Housing Revenue Bond	Farm & Forest Viability Program	Ameri-Corps	HOME (HUD)	HOPWA (HUD)	NHT (HUD)	Healthy & Lead-safe Homes (HUD)	FY2020 TOTALS
SOURCES:											
Property Transfer Tax											21,854,000
Less: Contribution to General Fund											(10,549,160)
VHCB share of Debt Service on Housing Rev Bond											(1,500,000)
Net Property Transfer Tax to receive	7,942,520	482,987			832,155	395,947	109,296	41,935			9,804,840
Capital Bond Proceeds - State	3,500,000		400,000		700,000						4,600,000
Housing Revenue Bond - final balance				6,100,000							6,100,000
Loan Repayments	201,877										201,877
Interest on Fund	340,000										340,000
Federal Grants		3,300,000			372,127	395,000	2,955,000	478,000	3,000,000	1,077,049	11,577,176
Housing Mitigation Funds	25,000										25,000
Act 250 & Other Mitigation Funds	250,000										250,000
Other - Foundations, Miscellaneous	5,000				273,526						278,526
Rural Economic Development Initiative											-
Subtotal FY2020 New Sources	12,264,397	3,782,987	400,000	6,100,000	2,177,807	790,947	3,064,297	519,935	3,000,000	1,077,049	33,177,420
Completion of Prior Years' Federal Awards		1,835,000					2,237,855		3,336,192		7,409,047
Total Sources:	12,264,397	5,617,987	400,000	6,100,000	2,177,807	790,947	5,302,152	519,935	6,336,192	1,077,049	40,586,467

USES:											
Board Operations	1,756,276	443,987			58,968	26,725	331,297	41,935	223,062	50,796	2,933,045
Direct Program/Project Expense	476,000	39,000	-		1,418,839	764,223	33,000	478,000	15,000	557,097	3,781,159
Project Grant and Loans	10,032,121	3,300,000	400,000	6,100,000	700,000		2,700,000	-	2,761,938	469,157	26,463,216
Project Grant & Loans - Expenditure of Prior Years' Federal Awards		1,835,000					2,237,855		3,336,192		7,409,047
Total Uses:	12,264,397	5,617,987	400,000	6,100,000	2,177,807	790,947	5,302,152	519,935	6,336,192	1,077,049	40,586,467

Gus Seelig

Executive Director

Anne Duffy

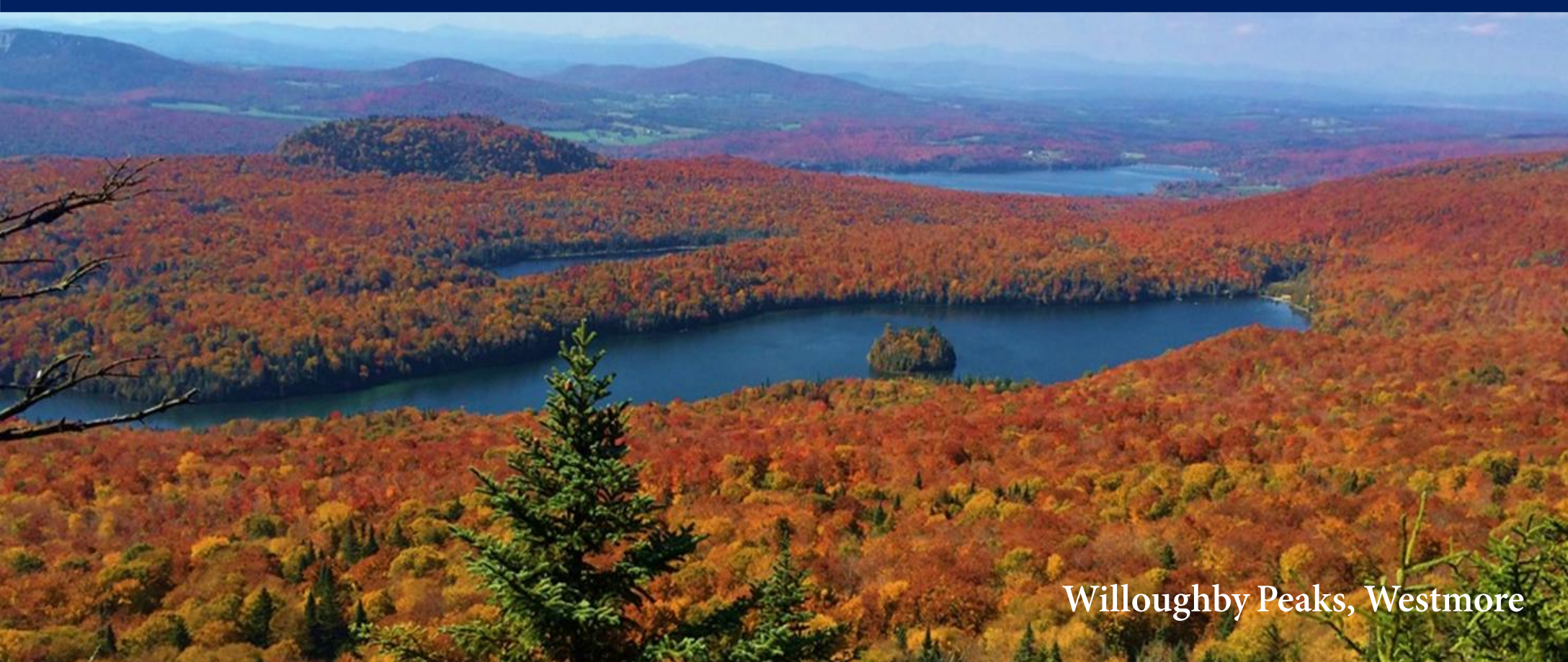
Chief Financial Officer

Jen Hollar

Policy Director

Larry Mires

Administrative Officer



Willoughby Peaks, Westmore