



# House Committee on General, Housing and Military Affairs

January 5, 2022





# Status of FY22 Special Appropriations

**\$144 M Total for Housing**

**\$78 M Committed and \$66 M Available**  
**Applications Received or Pending for \$50.4 M**



## **HRF: State Homelessness Relief Funds (Act 9 Fast Track)**

\$10 M for housing and shelter facilities in 2021 **Fully committed**

## **ARPA SFR: American Rescue Plan Act State Fiscal Relief Funds**

\$64 M for housing and shelter; **\$36.7 M available**

## **One-time: State General Fund**

\$70 M for housing initiatives; **\$29.2 M available**



## **476 Homes and Beds Funded Thus Far**

375 Rental Units (205 for Households Experiencing Homelessness)

50 Transitional Units or Shelter Beds for Households Experiencing Homelessness

51 Homeownership

75 Home Accessibility Projects

Infrastructure improvements to 233 mobile home lots





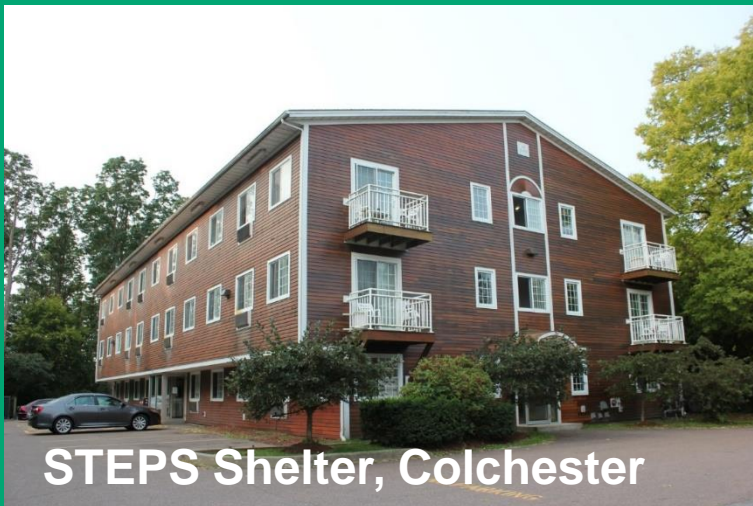
# Converting Hotels to Housing



**The Chalet, W. Brattleboro**



**Days Inn, Shelburne**



**STEPS Shelter, Colchester**



**A New Place, Burlington**

# New and Rehabilitated Apartments

Tuttle Block, Rutland



Farmworker Housing

Harbor Place Redevelopment, Shelburne



Fox Run, Berlin



Firehouse Lane, Bristol



# VHCB-Funded Housing Coming Online 2020-2023

<b>VHCB-Funded Rental Housing Units Completed 2020-2023</b>	<b>1158</b>
<b>Number of these designated for the homeless – 45%</b>	<b>523</b>
Total New Units completed since January 2020	475
Number of these for the homeless	269
Additional Units to be completed by the end of 2022	386
Number of these for the homeless	190
Additional Units to be completed by end of 2023	297
Number of these for the homeless	64

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- In addition to the above, 50 new shelter beds will be online by June 2022 and improvements were made to 13 shelters.
  - Turnover data: 1,248 existing affordable units were released last year: 415 of them (33%) went to households experiencing homelessness.
  - The number of homes coming online in 2022 and 2023 will grow as more projects are funded.
  - The annual average of new affordable housing units coming on line from 2012 to 2019 was 152.

# Need

- In the 1980s Vermont's housing stock grew at a healthy 1.66% per year, but in the past five years the growth rate fell to only 0.18% -- an alarming drop of almost 87%.
- The 2020 Housing Needs Assessment projected Vermont needs an additional 2629 affordable apartments by 2025 – Before the pressures of the pandemic and new Vermonters.
- Very low vacancy rates give landlords an advantage in the market, leading to rent increases.
- Many households, even with rental vouchers, cannot find apartments.
- 1300 households remain temporarily placed in motels.
- For every 100 extremely low-income renter households, there are only 49 available and affordable rental apartments—a **deficit of about 9,613 units.**

# Potential for New Housing

**Sacred Heart School & Convent,  
Newport**



**Municipal Building, Brattleboro**



**Tafts Flats, Hartford**



# Successes

- Homes coming online quickly
- Coordination of capital, services and subsidies
- Strategic collaboration between housing agencies
- More apartments targeted to those experiencing homelessness in private and mixed-income developments
- ARPA SFR program is well under way

# Challenges

- Cost increases
- Market conditions—short term rentals, home prices, displacement
- Strengthening service delivery
- Enhancing development capacity
- Projects that could be done quickly have largely been done. Pace closer to normal than with CRF
- Treasury guidance re: loaning ARPA SFR limits ability to maximize # of homes created



# FY 2022 Governor's Recommended Budget Adjustment Act

## Sec. G.400 Housing and Homelessness Investments

(1) ~~\$94,000,000~~ \$144,000,000 to the Vermont Housing and Conservation Board (VHCB) to **provide housing and increase shelter capacity, with priority given to populations who may be displaced from the hotel/motel voucher problem or are currently without housing, including by providing permanent homes in mixed-income settings.** VHCB shall distribute the funds in consultation with the Secretary of Human Services and may subgrant a portion to other entities, including the Department of Housing and Community Development, the Vermont Housing Finance Agency, and regional nonprofit housing organizations, for one or more of the following purposes:

- (A) if necessary, to help ensure that households and areas impacted by the pandemic are served;
- (B) to undertake additional housing initiatives, such as home ownership, to the extent permitted by ARPA and related regulations and guidance; or
- (C) to provide for the efficient use of the funds.



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