



House General, Housing and Military Affairs and House Human Services Committees

October 18, 2021



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.”



Vermont's Housing Response and Recovery



Ho Hum, South Burlington



Tiny Homes, Barre

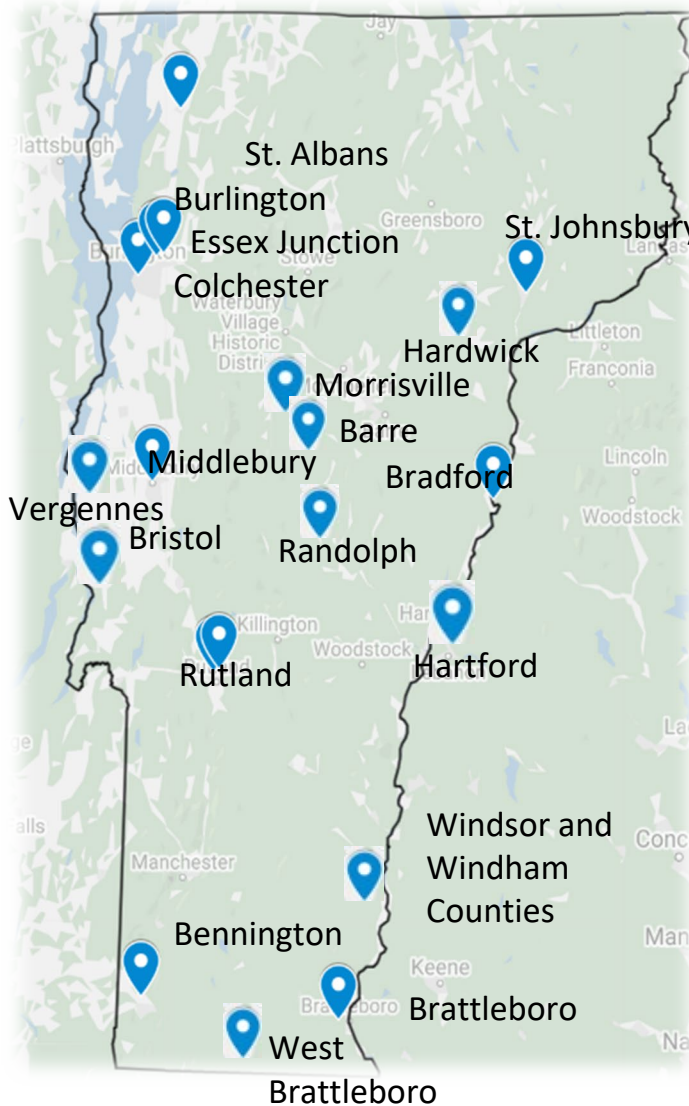
- AHS reports more than 500 Vermonters experiencing homelessness were housed this year
- Housing Creation Part of a Broader Housing Response
- Housing Recovery Working Group: interagency coordination
- Coronavirus Relief Funds
- New FY22 state and federal funds for housing

CRF Results

Permanent housing and safe shelter for experiencing homelessness related to the public health emergency.

Creation of **235 permanently affordable homes**

Health and safety improvements to **13 emergency shelters with 250 beds** to ensure compliance with CDC guidelines.

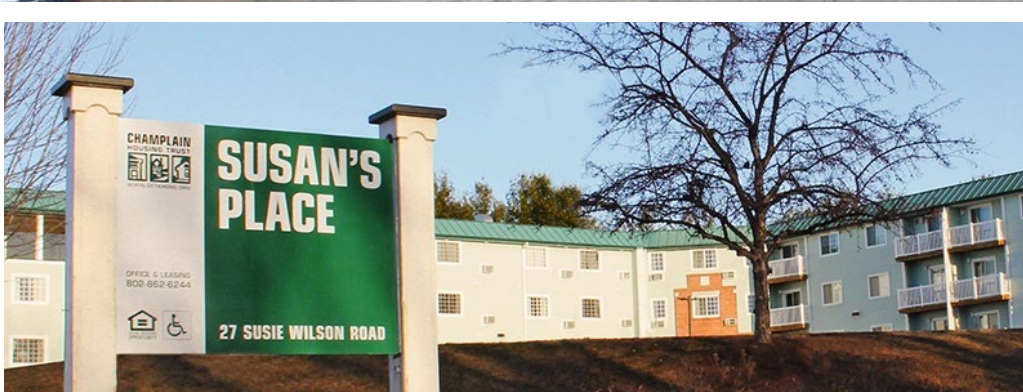


- Barre
- Bennington
- Bradford
- Brattleboro
- Bristol
- Burlington
- Colchester
- Essex Junction
- Hardwick
- Hartford
- Middlebury
- Morrisville
- Randolph
- Rutland
- South Burlington
- St Johnsbury
- St. Albans
- Vergennes
- West Brattleboro
- Windham & Windsor Counties

New Housing for Households Experiencing Homelessness



West Brattleboro: The Chalet provides 27 new homes with support services in a former motel. Windham & Windsor Housing Trust & Groundworks.



Essex Junction: The Champlain Housing Trust converted the former Baymont Inn & Suites to create Susan's Place, 78 permanent apartments for households moving out of homelessness.



Rutland: With support from the Rutland Regional Medical Center and CRF funds awarded by VHCB, the Rutland Housing Authority transformed commercial space to create 9 apartments with support services for households experiencing homelessness.

VHCB-Funded Housing Coming Online 2020-2023

VHCB-Funded Housing Units Completed 2020-2023	1158
Number of these designated for the homeless – 45%	523
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

In addition to the above rental units, 50 new shelter beds will be online by June 2022, and health and safety improvements were made to 13 shelters with 250 beds, allowing them to safely operate during the pandemic. The number of homes coming online in 2022 and 2023 will grow as additional projects are funded.

The annual average of new affordable housing units coming on line from 2012 to 2019 was 152.



Status of FY22 Special Appropriations

\$144 M Total for Housing: \$64.7 M Committed to Date

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

\$10 M for housing and shelter facilities that can proceed in 2021

Fully Committed

ARPA SFR: American Rescue Plan Act State Fiscal Relief Funds

\$64 M for housing and shelter; **\$25.4 M Committed**

One-time: State General Fund

\$70 M for housing initiatives; **\$27.9 M Committed**

476 Homes and Beds

375 Rental Units (205 for Households Experiencing Homelessness)

50 Transitional Units or Shelter Beds for Households Experiencing Homelessness

51 Homeownership

75 Home Accessibility Projects

4 projects managing increased costs received supplemental awards in order to proceed

Targets for Housing Production with FY22-23 Funding

	ARPA SFR	HRF	One Time	HOME-ARP	Total
	\$ 64,000,000.00	\$ 10,000,000.00	\$ 70,000,000.00	9,500,000	153,500,000
Housing Activity					
Multi Family New Units - Awarded to Projects	\$ 25,371,632.00	\$ 4,318,980.00	\$ 18,668,711.19		\$ 48,359,323.19
Expanded Shelter Capacity - Awarded to Projects		\$ 5,310,000.00	\$ 45,000.00		\$ 5,355,000.00
Mobile Home Parks - Awarded to Projects			\$ 1,300,000.00		\$ 1,300,000.00
Multi Family New Units & Shelter Capacity - Available	\$ 36,708,368.00		\$ 29,212,308.81	\$ 9,500,000.00	\$ 75,420,676.81
VCIL Accessibility Modifications			\$ 845,000.00		\$ 845,000.00
Homeownership New Units			\$ 3,400,000.00		\$ 3,400,000.00
Set Asides					
Farm Worker Housing			\$ 1,200,000.00		\$ 1,200,000.00
Mobile Home Parks - Available			\$ 4,700,000.00		\$ 4,700,000.00
Innovation Investments - Available			\$ 7,000,000.00		\$ 7,000,000.00
Program Management	\$ 1,920,000.00				\$ 1,920,000.00
Planning and Implementation Capacity Support			\$ 1,000,000.00		\$ 1,000,000.00
Contingency		\$ 371,020.00	\$ 2,628,980.00		\$ 3,000,000.00



New Housing: complete or beginning construction in Hardwick, Bennington, Morrisville, and Winooski

Clockwise from top left: Zero-energy modular home, Hardwick; Monument View, Bennington; architect's renderings of Butternut Station, Winooski and Morrisville Village Center Apartments

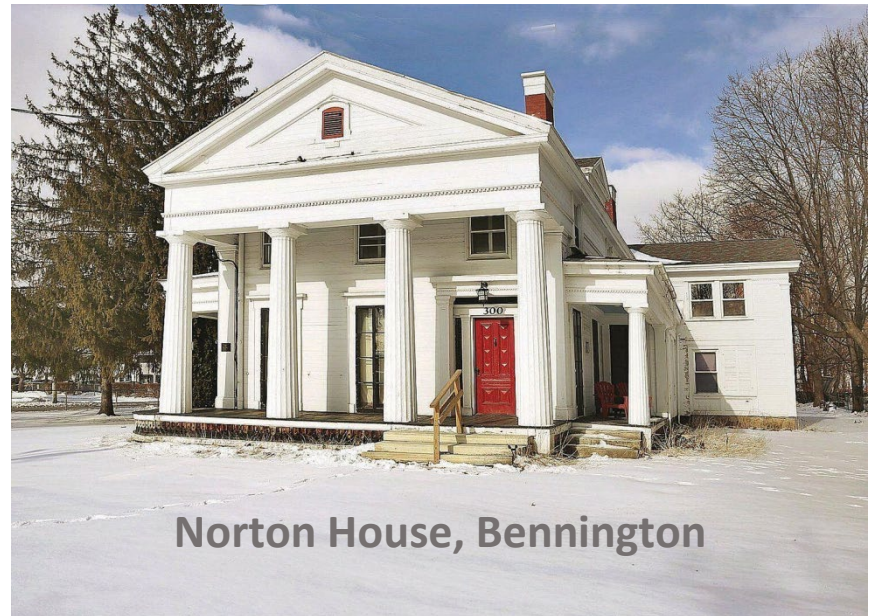


**Previously funded housing
dedicated to those
experiencing
homelessness is complete
or under construction**



Lincoln Avenue, Rutland

Opening November 2, 2021: 19 new apartments serving low-income and formerly homeless households



Norton House, Bennington

Under construction, a new and improved location for the Bennington Homeless shelter, additional capacity

Supporting Downtowns and Village Centers

Creating jobs, increasing tax base for municipalities, enhancing community vitality, and providing housing for Vermonters



Major projects funded in Bellows Falls, Bennington, St. Johnsbury, St. Albans, South Burlington, and Morrisville.



Clockwise from top left: Bellows Falls Garage architectural rendering; New Avenue Apartments, St. Johnsbury; Congress Street, St. Albans; Central Vermont Habitat home, East Montpelier

A New Hub with Housing & Services for Central Vermont

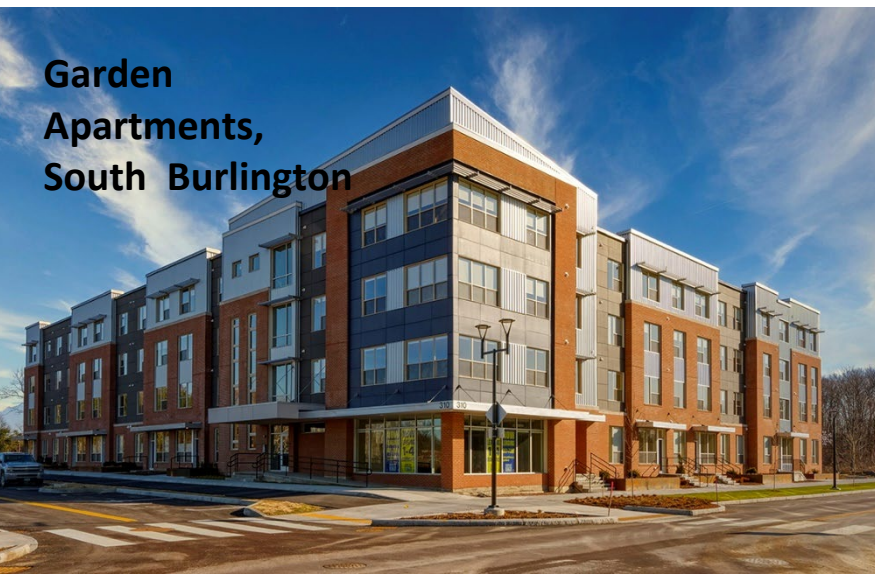


With “fast-track” funding from Act 9, the Good Samaritan Haven acquired this motel in Berlin and is creating a 35-bed emergency shelter with administrative offices and support services to function as a hub for supporting the homeless in the area.





Opening doors to new residents with a mix of incomes including those experiencing homelessness



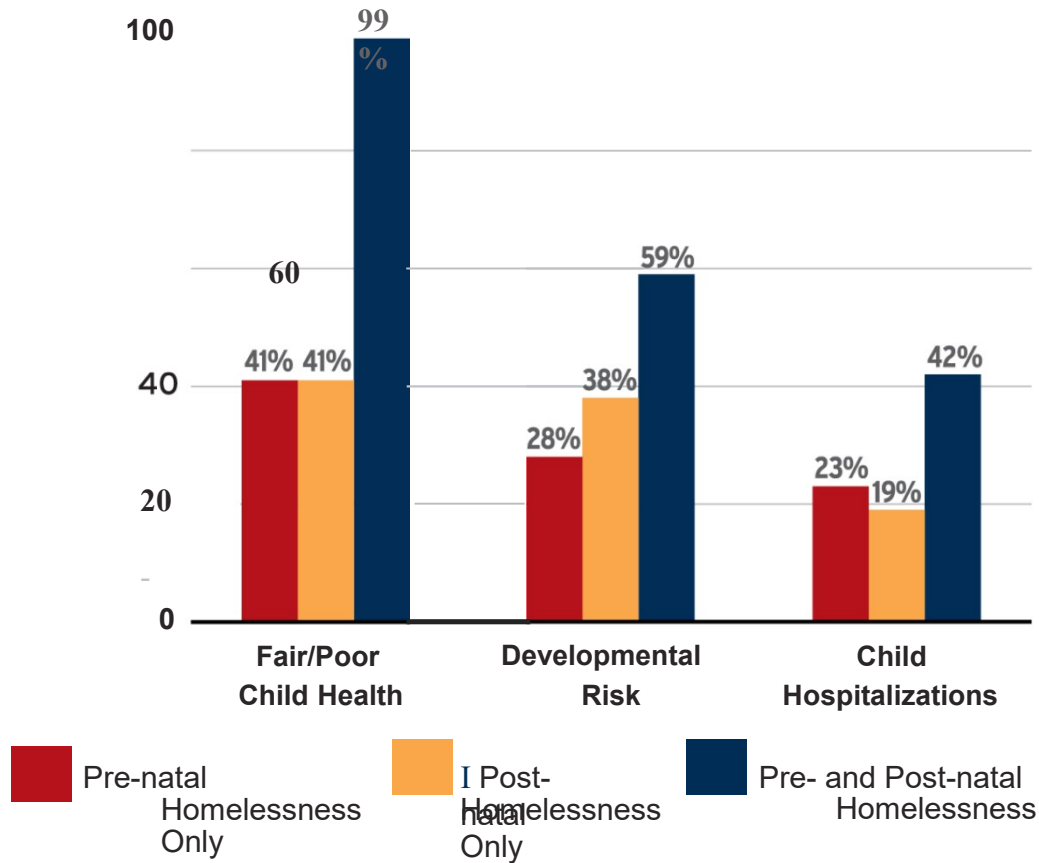
How Housing Matters

“Housing is a critical vaccine that can pave the way to long-term health and well-being.”

Megan Sandel, MD, MPH
Associate Professor of Pediatrics at
the Boston University School of Medicine



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.

Strengthening the Housing and Services System:

Themes and Strategies for Vermont

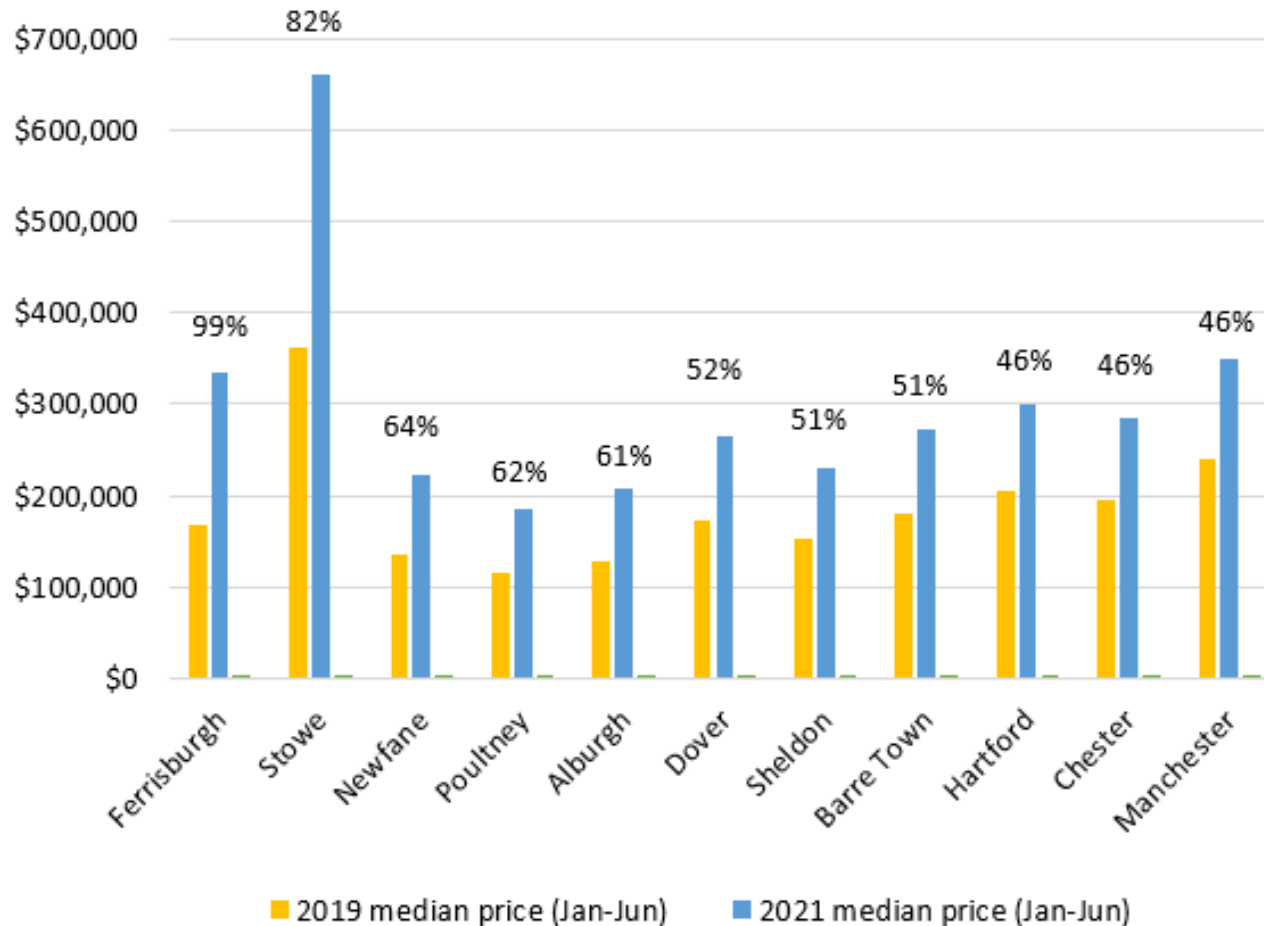
Key themes to date in a report commissioned from the Corporation for Supportive Housing to be released late 2021:

- Vermont can continue to support the state's vulnerable residents by integrating access to social and health services in order to keep individuals and families safely and successfully housed.
- Expand access to successful models around the state: Family Supportive services, SASH, and Pathways to Housing (Housing First model).
- Support for the proposed Medicaid pilot program for Permanent Supportive Housing, and an interest in collaborating on program development.

Challenges identified in the draft report:

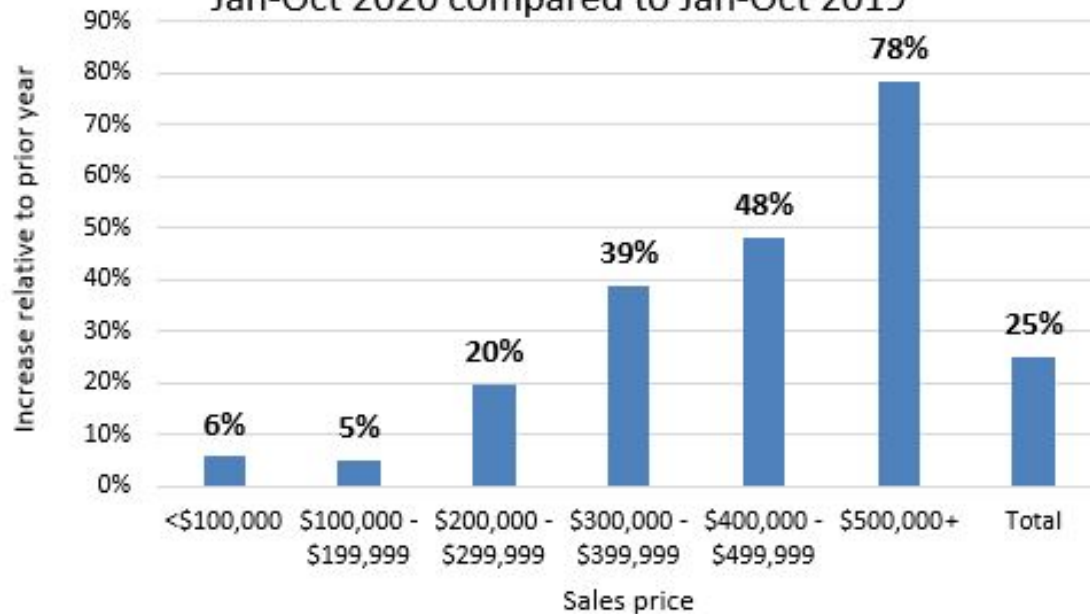
- The impact of staff shortages on organizations providing services.
- Housing providers taking on the work of providing support services to residents of affordable housing

Median Primary Home Sale Price Increase, 2019-2021



Source: Property Transfer Tax records for non-vacation homes sold between January and June, 2019 and 2021. Table shows the top ten towns (with a tie for 10th) by percentage increase in median sale price between years. Includes only towns with more than 10 homes sold in both periods.

Increase in Vermont homes sold (MLS)
Jan-Oct 2020 compared to Jan-Oct 2019



Median price of non-vacation homes sold in Vermont



Home Sales Increase and Median Home Price Rises

The increase in the number of homes sold was greater among homes in the \$300-500K range.

The median price of non-vacation homes has continued to rise sharply between 2019 and 2021.

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
- Agreement between General Assembly and Government that

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 is limiting ability to leverage and maximize # of homes created

What Comes Next

Pipeline of expected development

\$83.8M in requests for 68 projects with

- 1,451 new apartments and homeownership opportunities
- 455 rehabilitation/preserving affordability/accessibility improvements to private homes
- Another round of housing applications due on November 10
- Advocate for and monitor changes in ARPA-SFR eligibility to maximize the number of units to be created.
- Corporation for Supportive Housing: Strengthening Housing and Services – Recommendations expected late 2021.

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Franklin Assisted Living & Independent living

7.18.2001