

# COVID-19 Response and Recovery

Senate Economic Development,  
Housing and General Affairs Committee

January 20, 2021

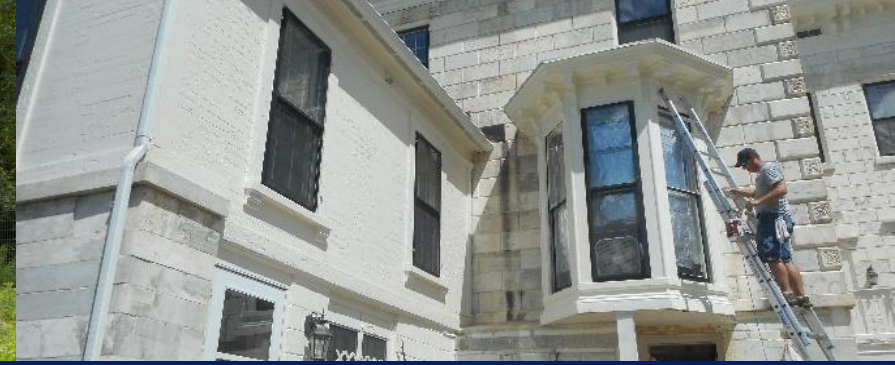


# Vermont Housing & Conservation Board



“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



## 33 Years of Housing & Conservation

- 269,423 acres of working forests, natural areas and recreational lands
- 13,773 affordable homes – rental and homeownership
- 167,000 acres on 758 farms
- 72 historic buildings have been restored for community use
- 850 businesses have enrolled in our Farm & Forest Viability Program
- 640 AmeriCorps members have served through VHCB AmeriCorps
- 2,787 homes with reduced lead paint hazards





# Coronavirus Relief Funding

## \$34.25 Million



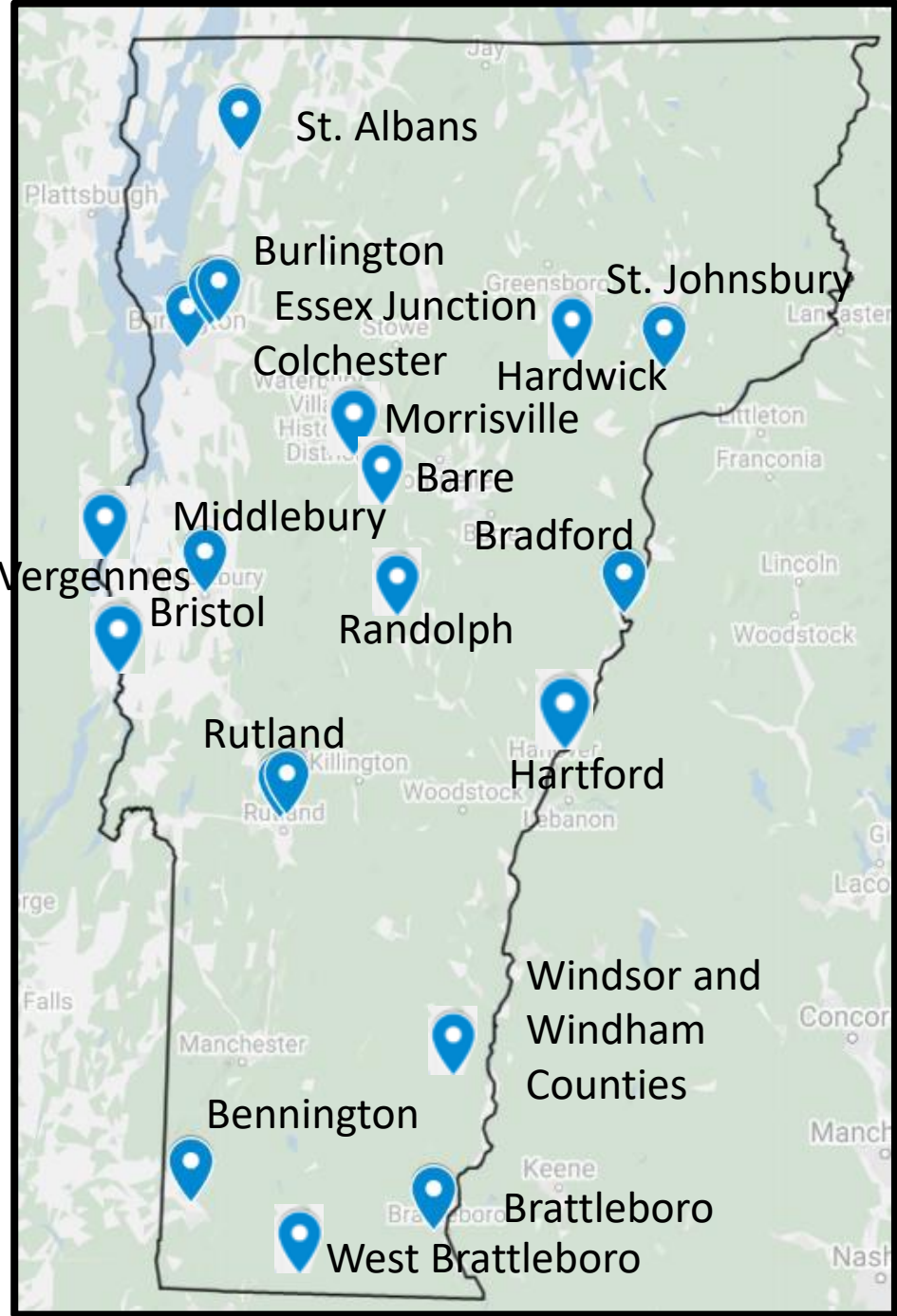
Permanent housing and safe shelter for those experiencing homelessness related to the COVID-19 public health emergency



# Results

**247 new units** in 15 locations acquired and/or rehabbed to become permanently affordable housing.

Health and safety improvements to **12 emergency shelters** 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



# Susan's Place, Essex Junction

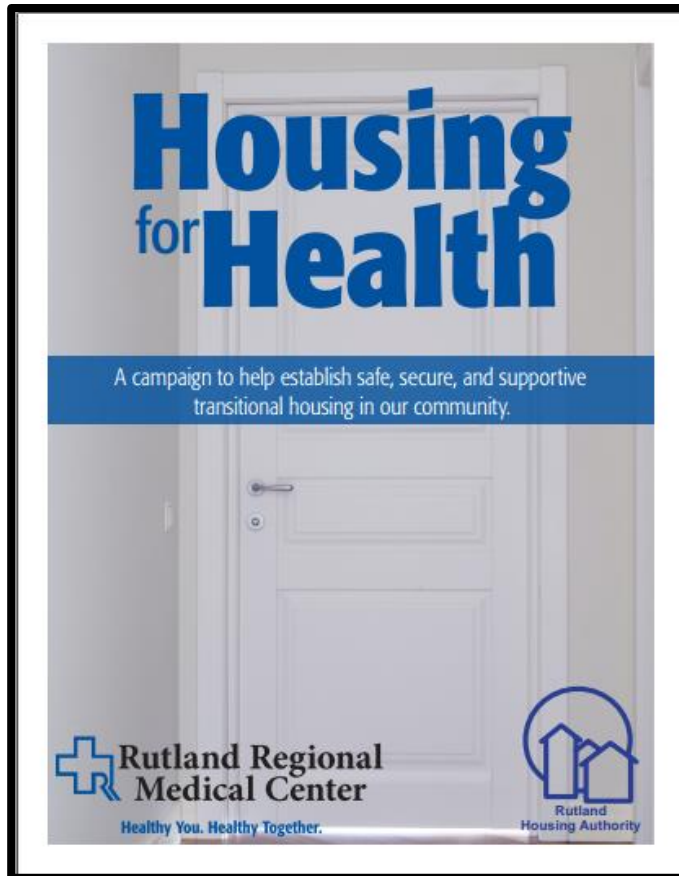


The Champlain Housing Trust purchased the former Baymont Inn & Suites and has opened a new facility to be known as **Susan's Place**, with 68 permanent apartments for people moving out of homelessness.



# Woodstock Avenue, Rutland

This former John Deere dealership is now 9 apartments with support services for households experiencing homelessness. The Rutland Housing Authority is working with the Rutland Regional Medical Center on the project.







## ANEW Place, Burlington

ANEW, with support from the Cathedral Square Corporation, used CRF \$s from VHCB to purchase and rehabilitate the Champlain Inn to house up to 50 people in the 33-unit motel. At the end of the year, 44 people were staying there. The property also includes a 2,800 square foot house that will provide space for on-site services, group meetings, and laundry facilities in the new low-barrier shelter.





# NewStory Center & Women's Freedom Center



Pre-COVID Training session for advocates who serve at NewStory and the Freedom Center's shelters.

**NewStory Center**, a family shelter in Rutland serving victims of domestic and sexual violence, will add a ventilation system, touchless fixtures and doors, a dishwasher, renovate bathrooms, replace flooring, and expand a deck to create a 3-season room for social distancing.

The **Women's Freedom Center**, providing services and shelter to survivors of domestic and sexual violence in Windham and Southern Windsor Counties will add ventilation systems to three buildings.



# STEPS, Colchester



The Champlain Housing Trust purchased Handy's Extended Stay Suites on Route 15 where **Steps to End Domestic Violence** has established a new shelter serving up to 21 households escaping domestic and sexual violence. 18 adults and 19 children were sheltering there over the holidays.



# The Chalet, West Brattleboro

The Windham & Windsor Housing Trust purchased **Dalem's Chalet** and has rehabilitated the former motel to create 27 permanent homes with on-site supportive services to be coordinated by Groundworks Collaborative. The site will allow for additional housing development over time.





# KTP Mobile Home Park, Bristol



In partnership with the Addison County Community Trust, the **John Graham Shelter** has purchased three zero-energy modular homes to place at a mobile home park that will be rented to homeless households.

Five more ZEMS will soon be delivered and made available to homeless families in Bradford and Hardwick in coordination with local Continuums of Care



# Tiny Homes, Barre



Downstreet Housing & Community Development used CRF to pay for a second tiny home for someone experiencing chronic homelessness. The first home was built by Norwich University students but they were not able to do the second due to the COVID shutdown.

# Ho Hum Motel, South Burlington



The **Champlain Housing Trust** purchased the Ho Hum Motel on the Williston Road, with up to 34 rooms for an isolation and quarantine site to help address and prevent the spread of COVID-19 in Vermont. It can eventually be used as permanent housing.



# Permanent Affordability



New housing in St. Albans through a public private partnership – Champlain Housing Trust, private developer and the City – is revitalizing a blighted block to provide mixed income housing, including for those leaving homelessness, for decades.



A decade ago, the Windham & Windsor Housing Trust constructed 24 new apartments above the Brattleboro Food Coop in a 4-story, energy efficient, mixed-use building in downtown. EPA Award for Smart Growth Achievement.



# Downtowns Revitalized

Brattleboro, Montpelier, Bennington, and St. Johnsbury.  
Projects nearing completion in Springfield and St. Albans







## Woolson Block, Springfield

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



The Windham & Windsor Housing Trust is developing new housing in a former garage in downtown Bellows Falls.





# Housing Can Fuel Economic Recovery

“Construction as an industry has one of the highest economic multipliers, both in overall terms and for employment multipliers.” (*State Auditor Report: Making Economic Development Policy – July 2018.*)

The National Association of Homebuilders indicates each new apartment built creates 1.13 jobs and generates \$14,000 in state and local tax revenue. Single-family homes each create 2.97 jobs.



# Wentworth Community Housing, Hartford

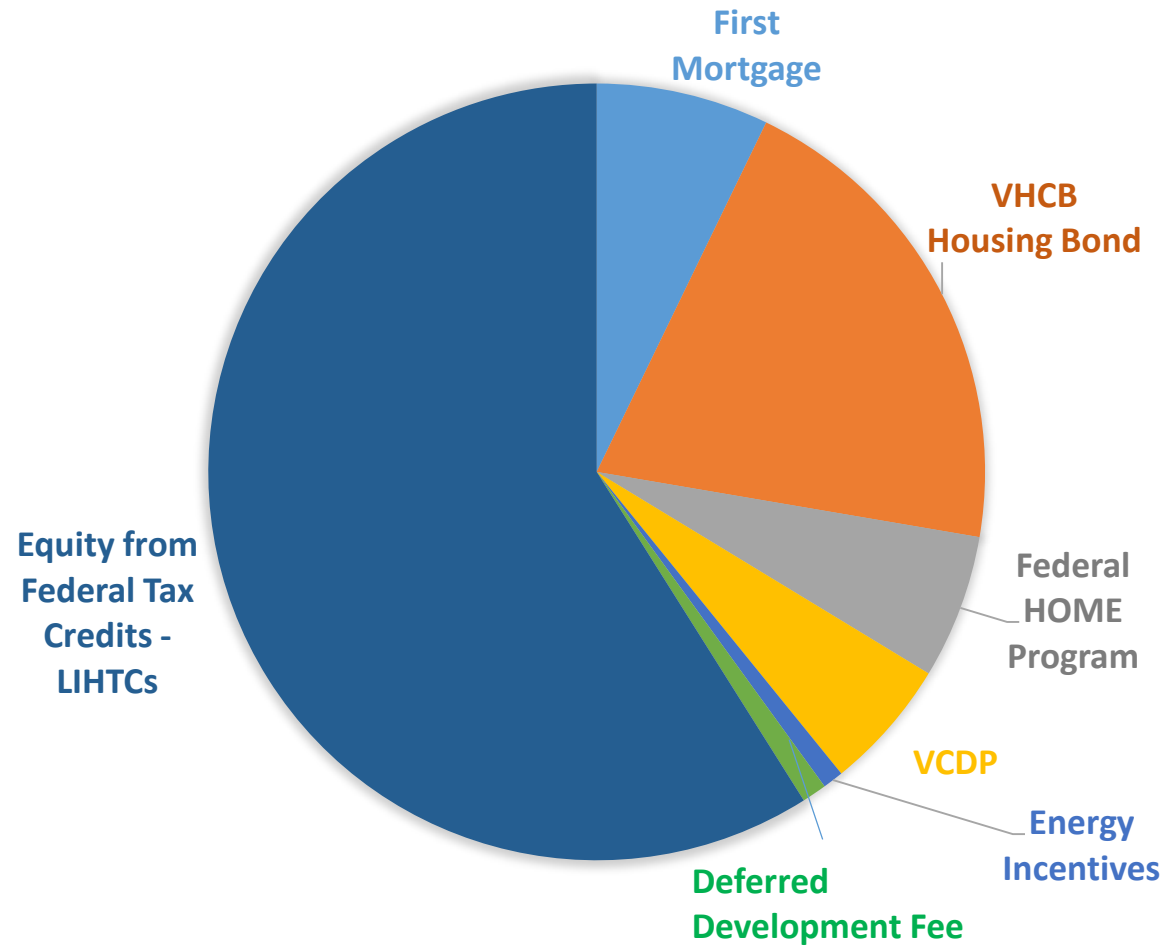
developed by Twin Pines Housing Trust and Evernorth

30 affordable apartments for a range of incomes from households experiencing homelessness to those with median incomes.

A second phase of the project adjacent to the first is in development.



# State Investments through VHCB leverage private and federal funds, construction activity, increased property values and secure permanently affordable homes.



## Wentworth Community Housing

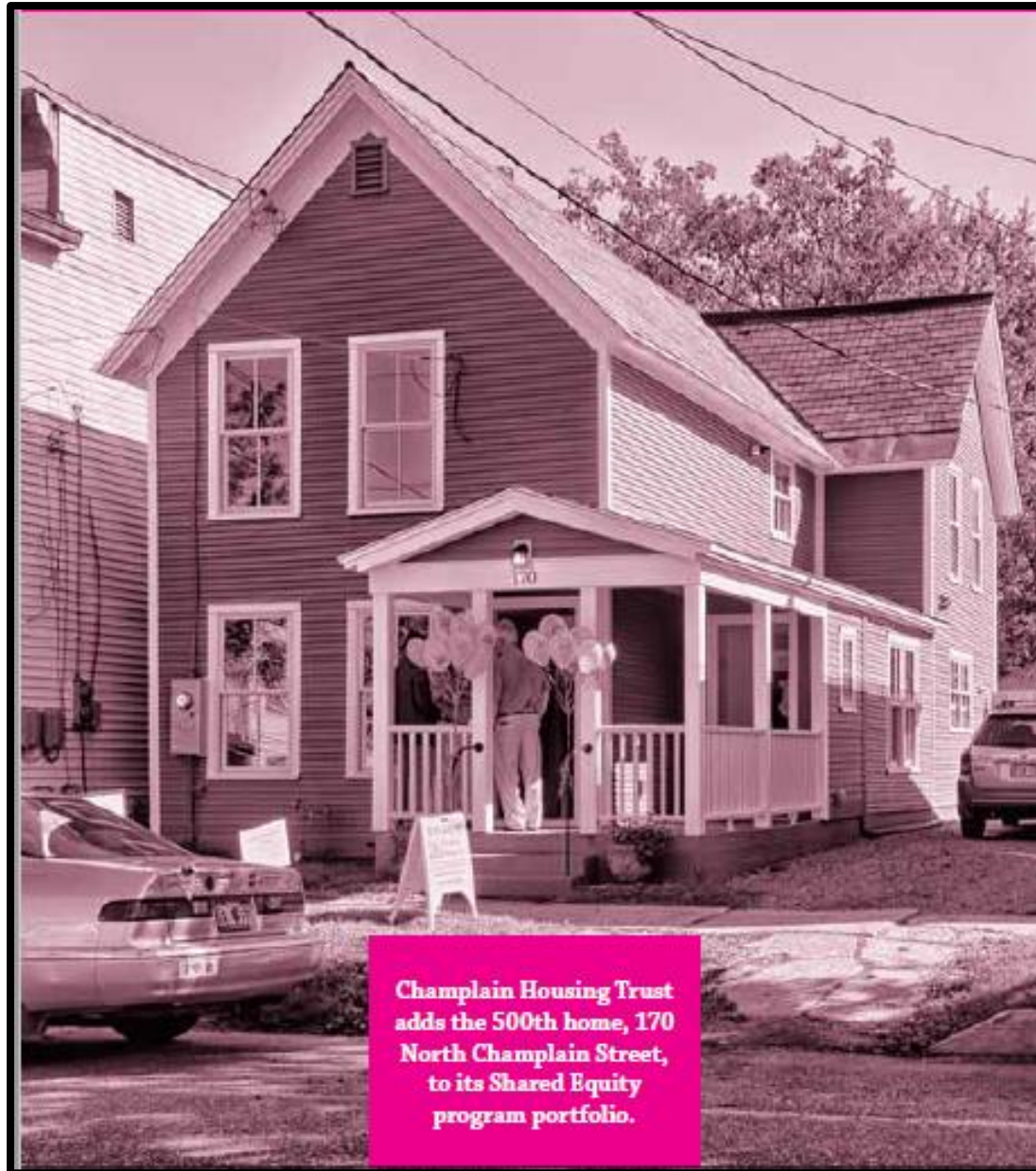
VHCB Funds = 20% of Total Cost

Increase in Grand List = \$1,041,000

Construction Activity = \$7.2 million



# Homeownership



**Champlain Housing Trust adds the 500th home, 170 North Champlain Street, to its Shared Equity program portfolio.**

VHCB has invested in more than 1,200 single family homes with shared appreciation through the HOMELAND Program, providing access to homeownership for moderate-income households working with community land trusts and NeighborWorks® Homeownership centers around the state. With resales, 1,851 households have benefited from the program.



# Homeownership

With VHCB funding, Habitat for Humanity helps families create affordable first homes like this one in East Montpelier.

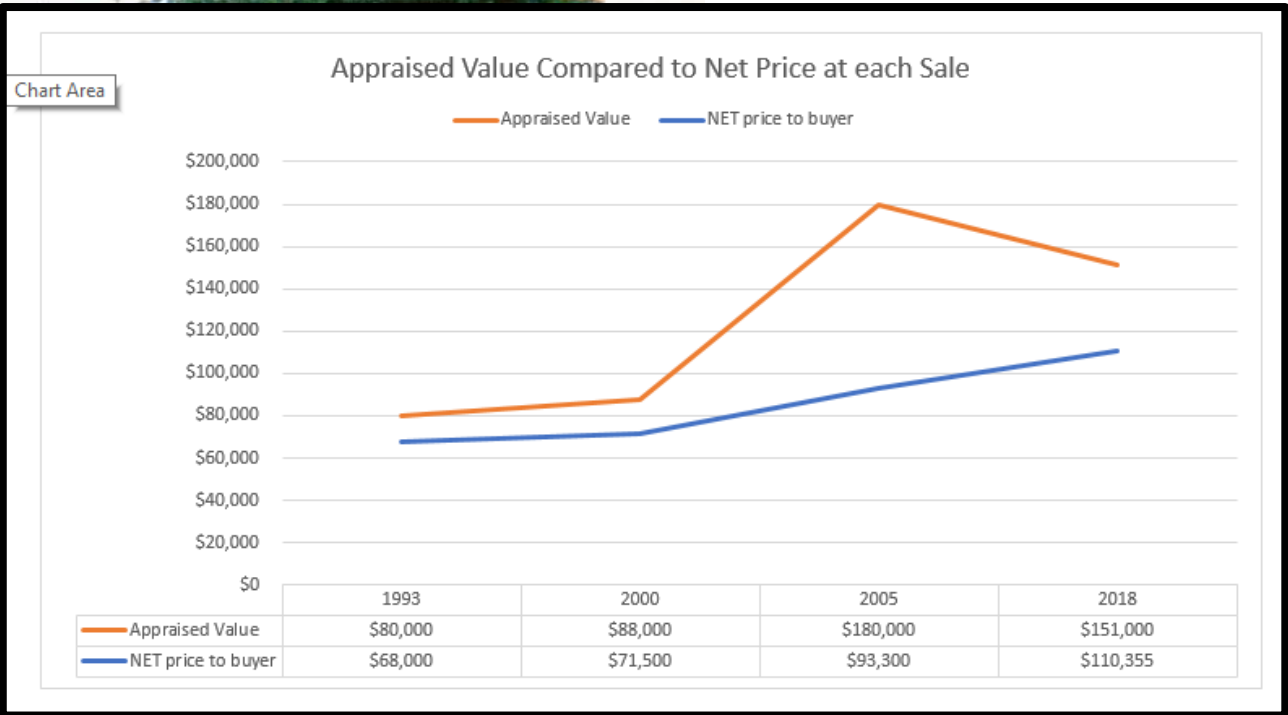






At Fort Ethan Allen, the Champlain Housing Trust is converting 19 rentals to homeownership in these historic duplexes. VHCB funding is providing down payment assistance.





This home in Brookline has resold 3 times since it was first brought into the Windham & Windsor Housing Trust's portfolio of shared equity homes in 1993.



# Lead Paint Hazard Reduction Program

- \$35+ million from HUD since 1994
- 2,787 homes and apartments completed
- 2/3 owner-occupied or private, for-profit rentals; 1/3 non-profit owned rentals
- Grants, loans and technical assistance to home and rental property owners



Homeowners Ed and Christina Sweeney of North Hartland with their 7 children, ages 5-10







## **Historic Preservation and Community**

In Burlington's Old North End, the Champlain Housing Trust purchased the former St. Joseph's school, creating a new community center hosting a day care center, offices for the Association of Africans Living in Vermont, Burlington Parks and Recreation, a pediatric clinic, a parent-child center, the Champlain Senior Center, The Very Merry Theater, Vermont Adult Learning, and the Hindu Temple Association. \$92,500 VHCB award for energy efficiency, accessibility, plumbing, heating, fire safety improvements, and work on the playground and parking areas.





## VHCB Vermont Farm & Forest Viability Program

- 18 years of in-depth advising
- 850 farm, food & forest products businesses served
- \$192,000 in CRF funding to provide rapid-response **business coaching for more than 500 enterprises**, helping them apply for state and federal relief programs, work on financial planning, re-orient to new markets, connecting to health and wellness resources and manage human resource challenges.





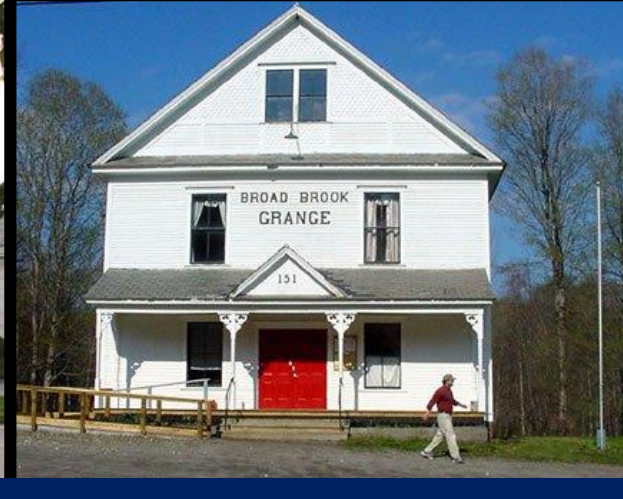
# Supporting the Rural Economy



## Rural Economic Development Initiative

- For communities under 5,000 in population.
- From FY18 to FY20, \$225,000 in special appropriations for grant writing helped 24 rural enterprises and small towns win **\$4.4 million** in federal, state, and philanthropic funding.
- An additional \$2.3 million in federal, state, and philanthropic funds are pending.
- Projects span the state from Pownal to Newport, and have helped with outdoor recreation infrastructure, agricultural and forest industry projects, downtown revitalization, and developing rural childcare centers.





## Revitalizing a Rural Community through Housing, Conservation and Historic Preservation



Local leadership in Guilford has used VHCB funding to leverage many millions in other sources to bring the Country Store back to life and build much needed affordable homes. VHCB has awarded capital bill funds for the restoration and conservation of high priority floodplain and public access along the Green River. Work is underway now on a grant to transform the historic Broad Brook Grange into a community center.



# More to be Done

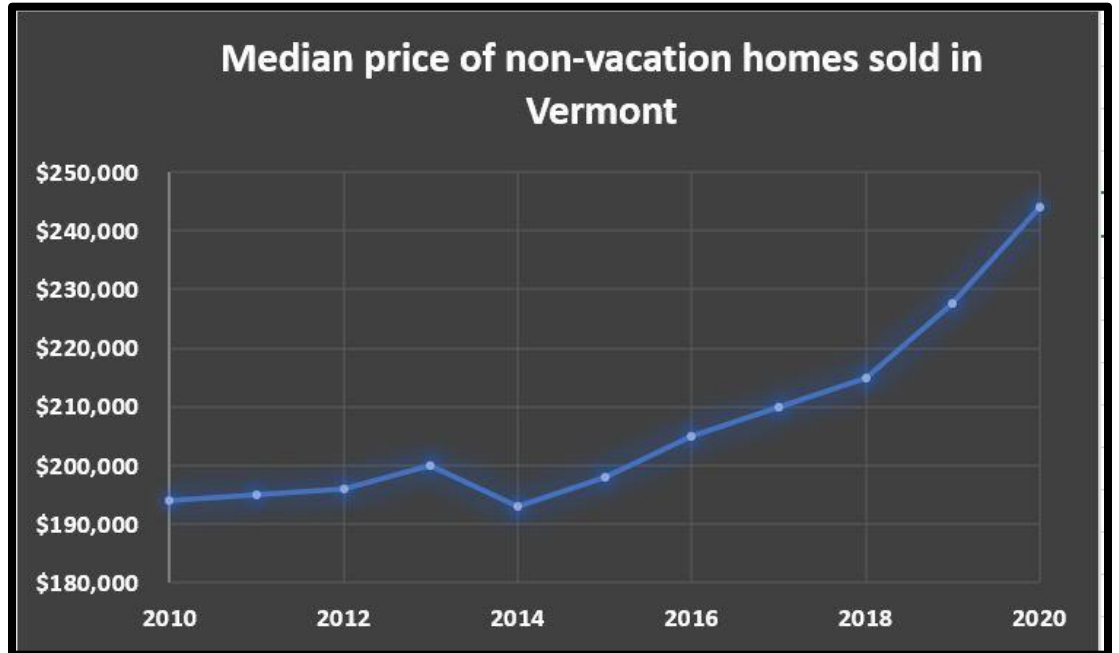
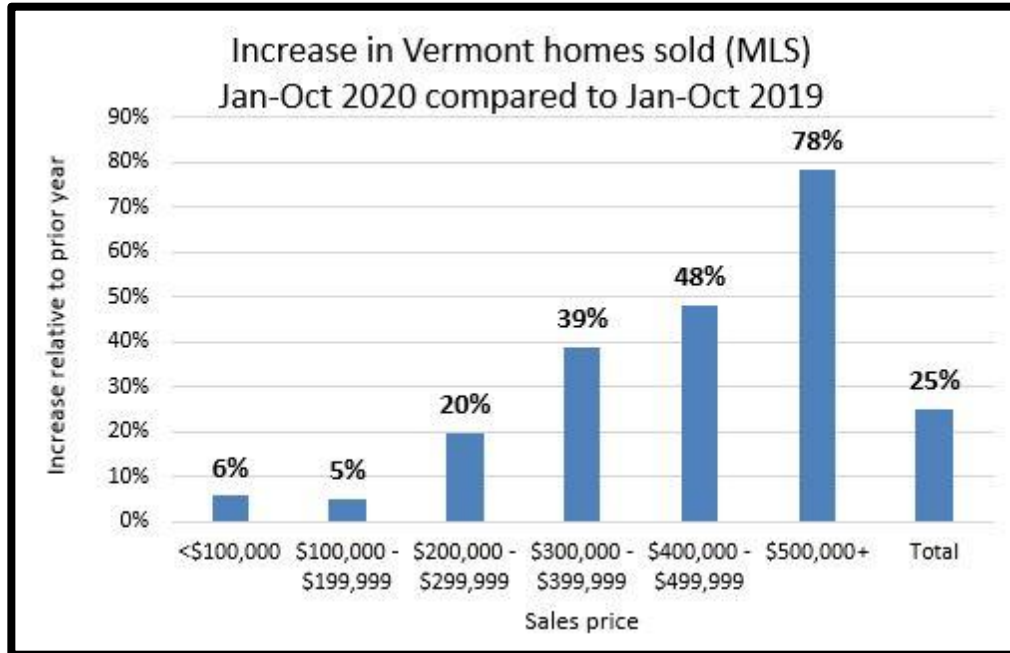
## 18-Month Pipeline

- ✓ \$16 million for 54 farmland conservation projects
- ✓ \$9 million for 61 natural resources and recreational areas projects
- ✓ \$1.5 million for 24 historic community buildings
- ✓ \$32 million for 45 rental housing projects, homeownership and accessibility



**Journey's End, the Daisy Turner homestead in Grafton, a 5-acre, nationally significant historic site on the African American history Trail conserved by the Preservation Trust of Vermont with VHCBC support.**

# Home Sales and Prices Surge



Source: Vermont Housing Finance Agency



**Gus Seelig**

Executive Director

**Jen Hollar**

Director of Policy & Special Projects



Vermont Housing &

Conservation Board



In Rutland, Hussam and Hazar Alhallak-Mansour recently moved their family into a new Habitat home on Crescent Street.