



House Committee on Appropriations February 22, 2023



Vermont Housing & Conservation Board Statutory Purpose



“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

Vermont Housing & Conservation Board Multiple Goals



VHCB's multiple goal mission illustrated in Newport, where VHCB acts as the Clean Water Service provider for the Lake Memphremagog Basin; where its investments helped to preserve the Chaput Family Farms; and where housing investments through Rural Edge are helping to rehabilitate homes in Newport Center and create homes at the Sacred Heart school and convent.

10 V.S.A. Chapter 15 § 322

§ 322. Allocation system

(a) The Board shall consider, but not be limited to, the following factors:

- (1) the need to maintain balance between the dual goals in allocating resources;
- (2) the need for a timely response to unpredictable circumstances or special opportunities to serve the purposes of this chapter;
- (3) the level of funding or other participation by private or public sources in the activity being considered for funding by the Board;
- (4) what resources will be required in the future to sustain the project;
- (5) the need to pursue the goals of this chapter without displacing lower income Vermonters;
- (6) the long-term effect of a proposed activity and, with respect to affordable housing, the likelihood that the activity will prevent the loss of subsidized housing units and will be of perpetual duration;
- (7) geographic distribution of funds.

(b) The Board's allocation system shall include a method, defined by rule, that evaluates the need for, impact, and quality of activities proposed by applicants.



VHCB Results: FY 2022 and FY 2023

State Investment: \$56.6M

Leverage: \$352.7M

- 1,218 homes and apartments
- 24 farms; 4,176 acres conserved
- 20 natural areas; forests; parks and trails:
4,500 acres conserved
- 4 historic preservation projects
- 154 farm and forest enterprises were
provided business planning and technical
assistance.

VHCB Program Impacts

- Downtown/Village Revitalization
- Outdoor Recreation
- Housing the Homeless
- Rural Community Development
- Homes for Workers
- Farm and Forest next generation
transfers
- Water Quality
- Historic Gathering Places

35 Years of Housing and Conservation

- 275,699 acres of working forests, natural areas and recreational lands
- 15,000 affordable homes – rental and homeownership
- 170,918 acres on 789 farms
- 81 historic buildings restored
- 900 businesses enrolled in our Farm & Forest Viability Program
- Over 600 AmeriCorps members have served through VHCB AmeriCorps
- 2,828 homes with reduced lead paint hazards



Broad Brook Community Center



The Retreat Farm

\$400 million invested → \$2.2 billion leveraged

Conserving Vermont's farms, forests, lands and communities



Kingdom Trails, Burke



09/05/2019

Maverick Farm, Sharon

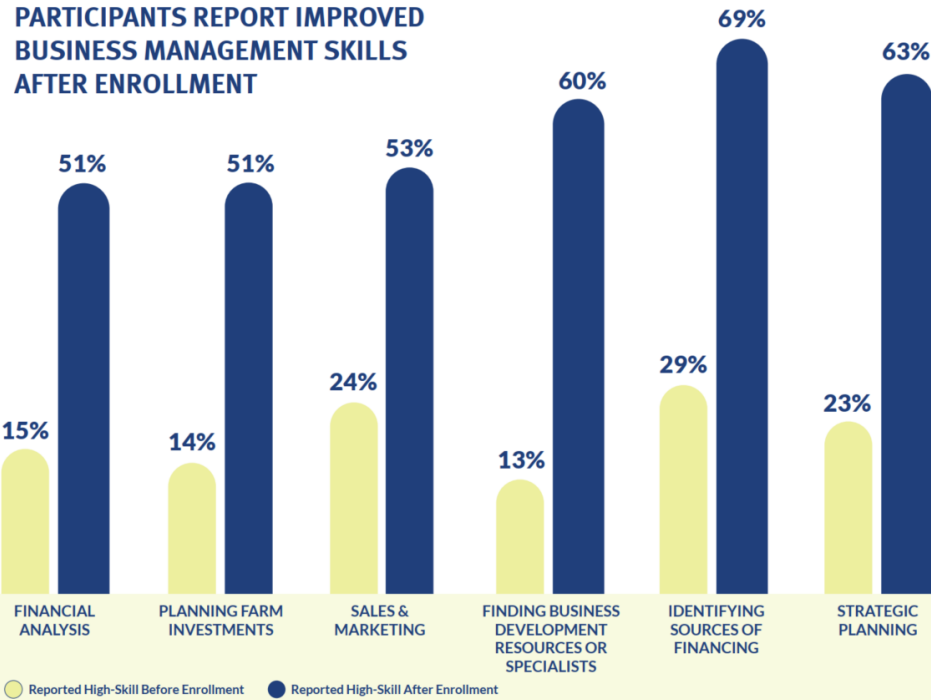


Next Stage, Putney

- Recreational Lands, Forests, and Natural Areas Conservation
- Agricultural lands conservation
- Historic Preservation
- Water Quality
- VHCB AmeriCorps
- Farm and Forest Viability
- Rural Economic Development Initiative

Vermont Farm & Forest Viability Program

2022 VIABILITY PROGRAM PARTICIPANTS REPORT IMPROVED BUSINESS MANAGEMENT SKILLS AFTER ENROLLMENT



Eli Hersh & Valerie Woodhouse, Honeyfield Farm, Norwich

“The Viability Program has been an asset and ally. We’ve greatly benefitted from our work with business advisors and consultants to help take our business to the next level... We cannot recommend this program enough to other farmers.” – Valerie Woodhouse

Rural Economic Development Initiative (REDI)

VCDP Grant to Pittsford Village Farm, Pittsford (\$60,000)



*USDA MPPEP Grant to Vermont Livestock
Slaughter & Processing, Ferrisburgh
(\$1,096,655)*



McKnight Lane Net Zero Modular Homes, Waltham

Housing Programs

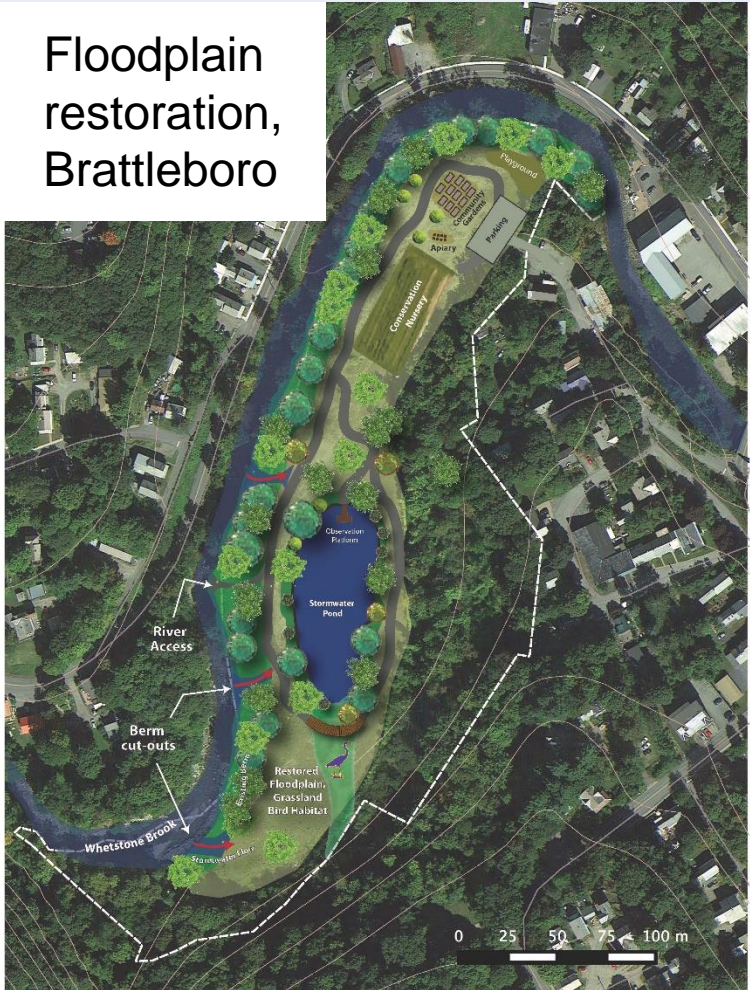
- Rental Housing Development, Rehabilitation & Preservation
- Home Ownership
- Home Accessibility Improvements
- Community Planning & Technical Assistance
- Farm Worker Housing
- Manufactured Home Communities
- Housing for persons experiencing homelessness



New Avenue, St. Johnsbury

Energy & Climate

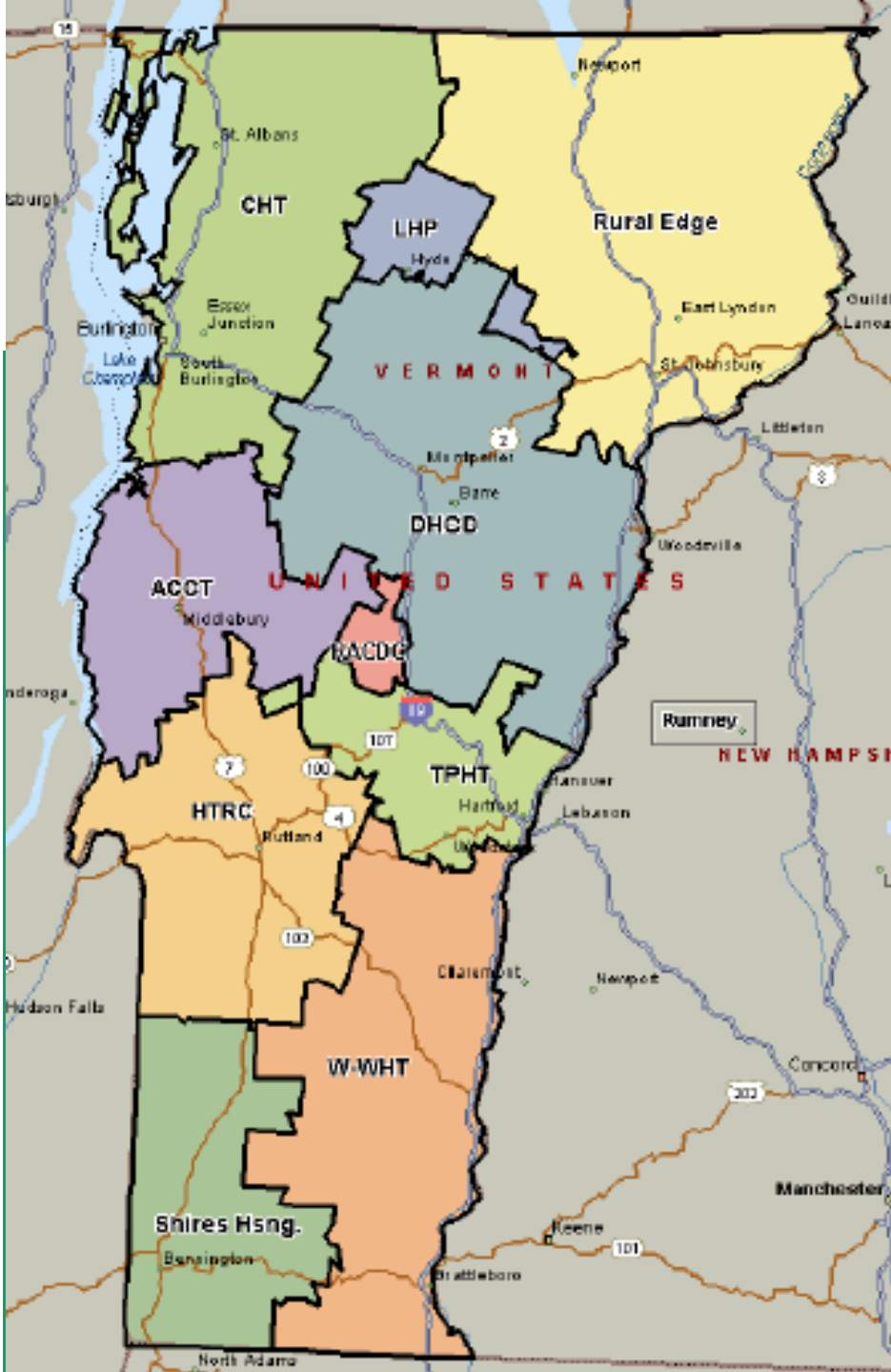
Whetstone Brook



Red Clover Commons 2

Melrose Terrace

Partnering with non-profit and for profit developers statewide to produce housing.



Addison County Community Trust
Cathedral Square Corporation
Champlain Housing Trust
Downstreet Housing & Community Dev.
Evernorth (statewide)
Housing Trust of Rutland County
Lamoille Housing Partnership
Randolph Area Community Dev. Corp.
Rural Edge
Shires Housing
Twin Pines Housing
Windham & Windsor Housing Trust

Permanent Affordability



Northgate Apartments in Burlington, 336 homes 100% owned and controlled by the Northgate Residents Ownership Corporation.

Bove Brothers Plan to Evict Low-Income Refugee Families in Winooski – and Raise Rents

By **DEREK BROUWER** and **LIAM ELDER-CONNORS (VPR)**



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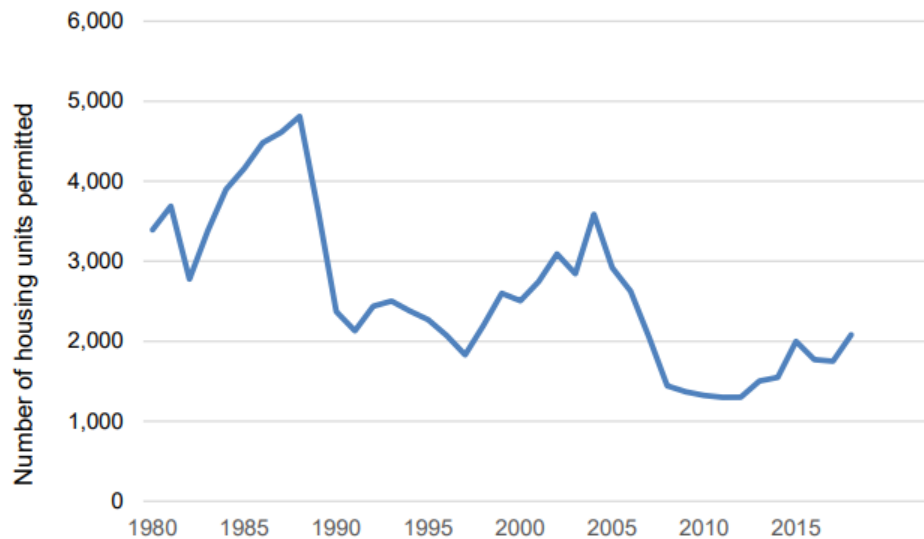
300 North Main apartments

DEREK BROUWER © SEVEN DAYS

After substantial advocacy work, the landlords agreed not to evict the residents.

Housing Supply and Affordability - Vermont

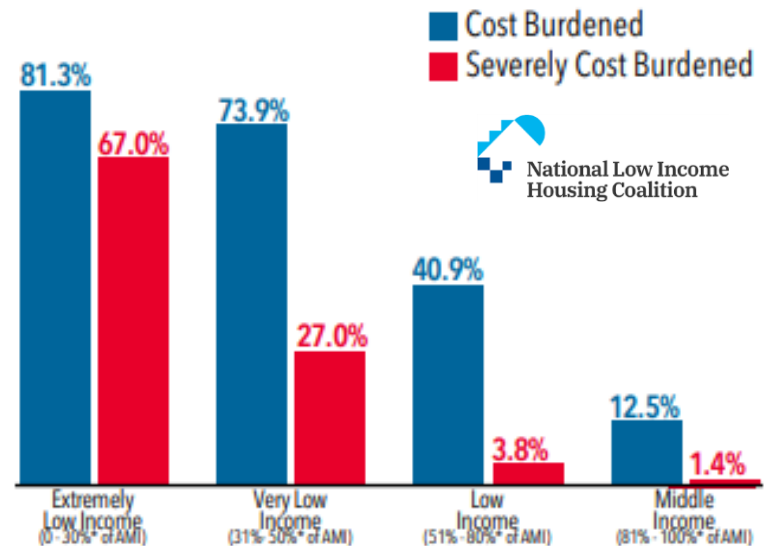
Figure 3-15: Vermont building permits recorded by year



Source: U.S. Census Bureau Building Permits Survey from housingdata.org

[Vermont 2020 Housing Needs Assessment](#) – Vermont Housing Finance Agency

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: 2020 5-Year ACS PUMS data.

[2022 Vermont Housing Profile](#) – National Low Income Housing Coalition

Rental Housing



Brattleboro



Burlington, Pine Street



Vergennes



Evergreen Place,
Waitsfield



Stuart Avenue, Colchester

Homeownership Opportunities



Habitat homeowner Janet Brown and her son, Manchester



East Montpelier



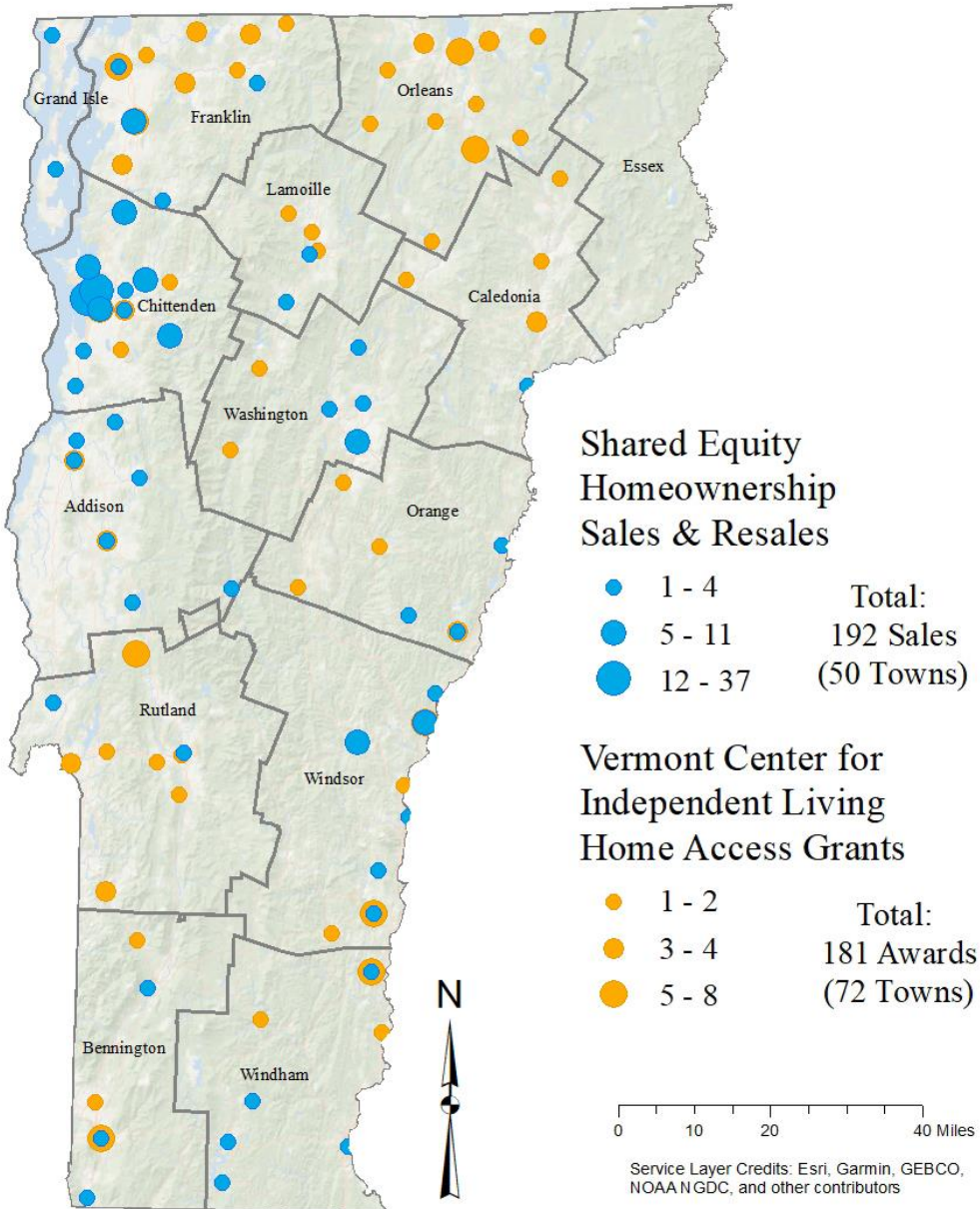
Shared Equity home in Brookline





VHCB Impact on Housing Rural Communities

January 2020 to February 2023



VHCB Homeownership Programs

VHCB funding supports purchase subsidy grants, downpayment assistance and rehab loans for home buyers through the network of 5 NeighborWorks

Homeownership Centers in West Rutland, Brattleboro, Barre, Lyndon, and Burlington.

Through the Vermont Center for Independent Living, VHCB provides funding for accessibility modifications to single family homes to add ramps, widen doorways, etc. allowing residents to stay in their homes.

Partnering with Rural Communities

Adams House,
Fair Haven



Wells River
Housing



Groton Village before



Groton Village





Cabot Senior Housing



Franklin Homestead



Richford Renaissance



**Depot St.,
Chester**



Valley Cares, Townshend



**Lind Homes,
South Ryegate**



**Firehouse Apartments,
Bristol**



**Habitat home,
Pownal**

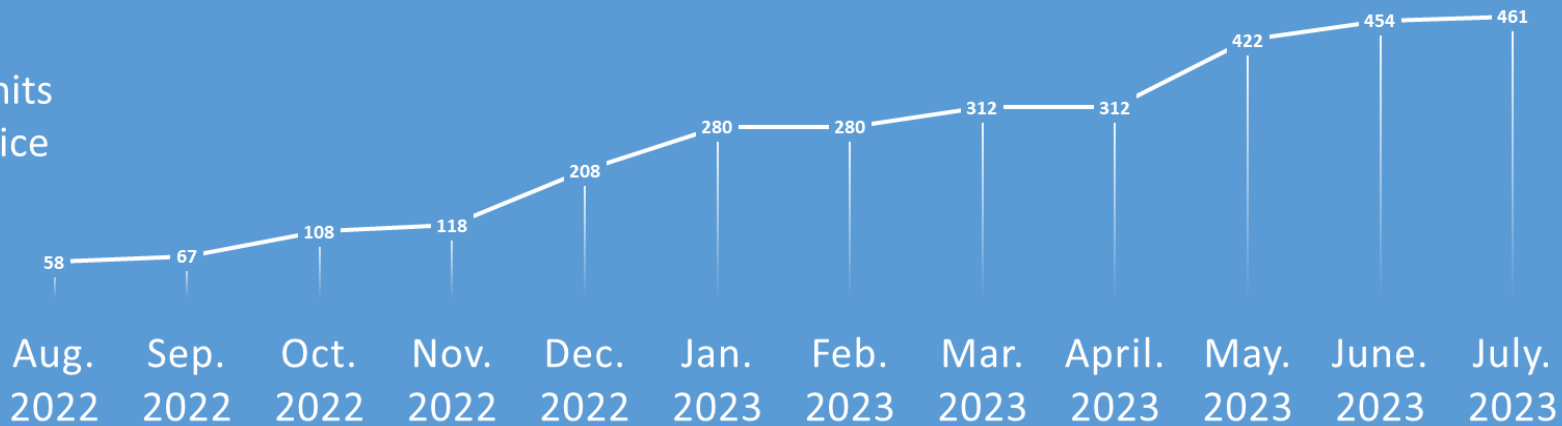


Fort Ethan Allen



NEW AFFORDABLE HOMES

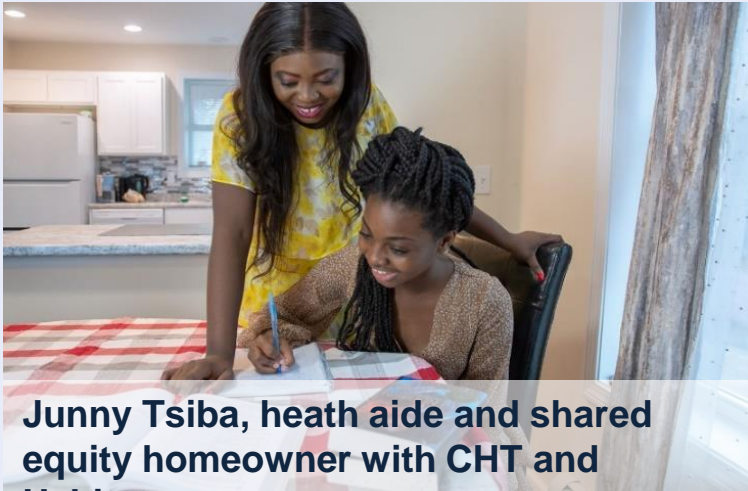
Cumulative units placed in service



Homes under construction

Aug. 2022	27	Sep. 2022	15	Oct. 2022	2	Nov. 2022	39	Dec. 2022	110	Jan. 2023	162	Feb. 2023	6	Mar. 2023	72	April. 2023	141	May. 2023	18	June. 2023	31	July. 2023	461
											Total				623								

Housing Vermont's Workforce



Junny Tsiba, health aide and shared equity homeowner with CHT and Habitat



Butternut Grove Condominiums, Winooski

- VHCB-funded housing primarily serves households at or below 80% AMI
- **80% AMI for Vermont = \$49,578-\$74,250**
- Occupations served by VHCB funded housing:
 - Childcare workers
 - Community social service occupations
 - Installation, Maintenance and Repair Workers
 - Nursing assistance
 - Recreation workers
 - Light truck drivers
 - Teaching assistants

COVID-19 and the Housing Crisis



Foundation House, Barre



STEPS Shelter, Colchester

The pandemic escalated housing need overnight. An influx of federal funds matched with supplemental state funds provided the opportunity to address long-standing issues and add housing.

VHCB worked with development partners to fund shelter improvements, hotel conversions and affordable housing using one-time state and federal relief resources.



Groundworks Collaborative, Brattleboro



Status of Special Appropriations

\$271 M received by VHCB of CRF, ARPA and One-Time General Fund dollars to support housing from 2020-present.



- **\$185.9 M** dedicated to the production of rental housing and emergency shelters.
- **\$20 M** to support housing initiatives including: homeownership, farmworker housing, manufactured home communities and home access projects in partnership with the Vermont Center for Independent Living.
- **\$17 M** reserved to ensure the completion of existing projects.
- **\$6.4M** reserved for administration.



\$42 M currently available for new housing projects.





Riverwalk, White River Junction

A public-private partnership resulting in 42 apartments in Hartford set to open in early 2024.

Statewide impact since January 2020

- **1,700** rental homes created or improved
- **562** homes created for Vermonters experiencing homelessness
- **475** shelter beds created or improved
- An estimated **900** construction jobs generated
- Transitional housing in VHCB-funded projects for **94** refugee households.
- **175** Home Access households served in partnership with VCIL
- **427** households served in **Manufactured Home Communities**
- **192** New Homeowners



Champlain Housing Trust – Farmworker Housing Repair Loan Program

A loan fund to finance the repair and improvement of farmworker housing has been recapitalized with \$906,000 and a pilot program for new construction of farmworker housing will be developed with \$620,000 awarded by VHCB. Since it was launched earlier this spring, the Champlain Housing Trust has committed \$500,000 in loan capital to improve 21 farmworker housing projects housing more than 100 farmworkers living and working on farms in Vermont. UVM Extension Service and RuralEdge are acting as partners with CHT in helping with outreach to farmers about the new program.

Diversity, Equity, Inclusion and Justice



FREE PUBLIC SPEAKER SERIES

Increasing Racial Justice in Vermont Housing

Scan For
Information



Shanti Abedin
Vice President
Housing and Community Development
National Fair Housing Alliance



Tony Pickett
CEO
Grounded Solutions Network



Dr. Ted Rutland
Associate Professor
Geography, Planning and Environment
University of Concordia



Dr. Valesca Lima
Assistant Professor
Political Science
Dublin City University

Exclusive Speakers

To find innovative solutions, this statewide initiative brings together speakers who are housing professionals, researchers and individuals with lived experience from Vermont and around the world. The series will explore: how racial injustice has played a role in housing policies historically; how current systems continue to reinforce discriminatory practices; the real effects these have on people's daily lives; and what new approaches could increase justice.

Save the Dates

Thursday, 03 November 2022
Thursday, 01 December 2022
Thursday, 12 January 2023
Thursday, 02 February 2023

4:30pm –
6:00pm EST

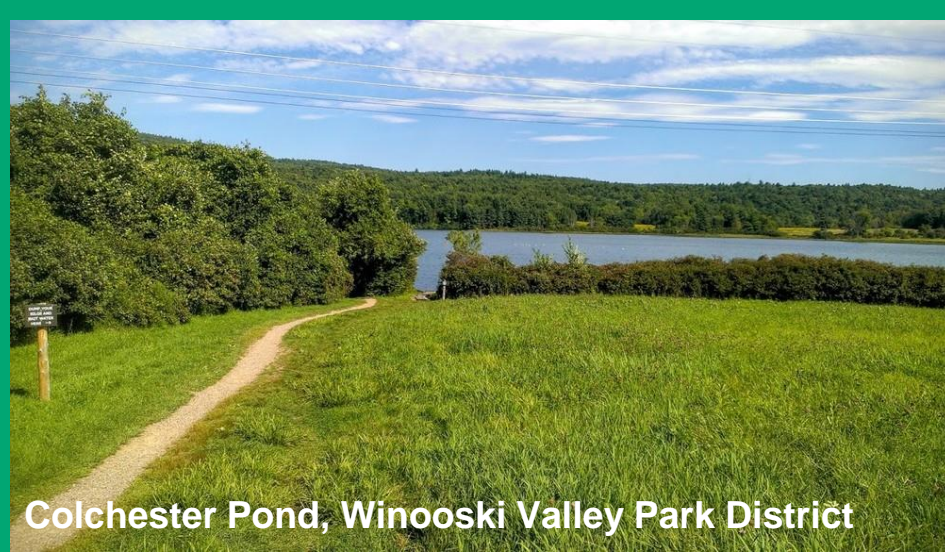


Catamount Trails Association
Ski Cubs Learn to Ski Program



- Providing administrative support to the Land Access and Opportunity Board
- Convening and financially supporting the Housing Jam to examine and address racial inequities through Vermont's housing network.
- Participating and financially supporting Vermont Conservation Leaders in Solidarity

Land Conservation



Colchester Pond, Winooski Valley Park District

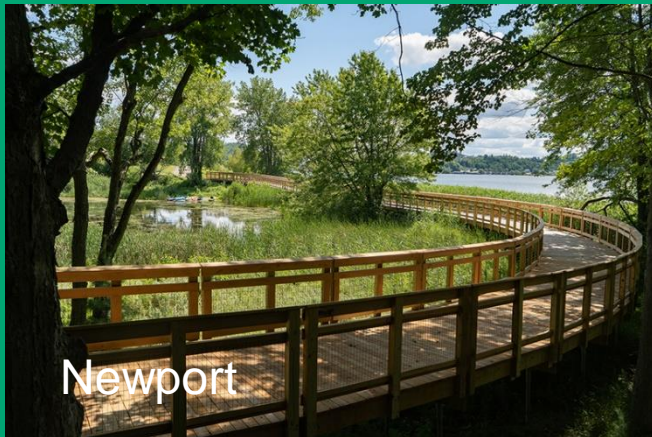
Working with a statewide network of partners, VHCB funds the conservation of agricultural land, natural areas, forestland, recreational land, and the preservation and restoration of historic properties. These investments strengthen our rural economy, protect wildlife habitat, provide public access to forestland, trails and water, and restore our historic community buildings, creating jobs and bringing visitors to Vermont.

Outdoor Recreation



Alburgh Bluffs

Supporting Vermonters' health and the state's economy through investments in outdoor resources including: enhancing trail systems, access to water, land for hunting and fishing, hiking and snowmobiling.



Newport



Lily Pond Highlands, Athens, Brookline, Townshend

Camels Hump State Park

The Duxbury Land Trust conserved 58 acres of forestland and transferred it to the VT Dept. of Forests, Parks and Recreation. The Green Mountain Club donated two adjacent parcels totaling nearly five acres.



Farmland Conservation

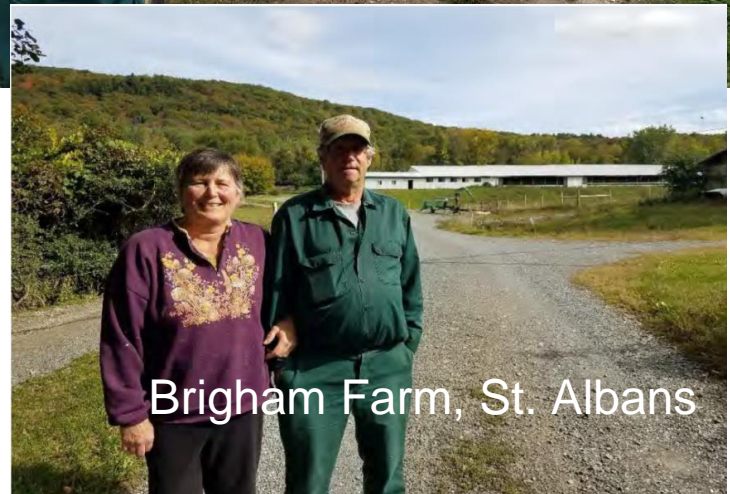
Since 1987, VHCB has supported the conservation of 789 farms (171,000 acres).

Strong partnerships (VLT, NRCS, NOFA, UVM Extension)

Approximately 20% of VT farmland has been conserved.

On farm water quality investments and infrastructure

Conservation facilitates farm transfers





Monument Farms, Weybridge



LedgeEnd Farm, Middlebury



Wales Farm, Middlebury

Over the past 18 months, VHCB partnered to conserve 24 farms totaling 4,176 acres of farmland helping multi-generational farm families and young farmers advance their business and protect important agricultural lands.

Farmland Succession: Intergenerational Transfers



Land conservation and business planning support to farm and forest businesses helps new farmers afford farmland and diversifies agriculture.



Albany Store



East Calais General Store



Algiers Village



Vermont Farm & Forest Viability Program

- 20 years of in-depth advising
- 900+ farm, food & forest products businesses served

In 2022:

- 154 enterprises engaged. Combined, they generate approximately 462 jobs and \$34.7M in annual gross sales.
- 1/3 clients engage in transition planning



*Molly Semler & Sebastian von Trapp,
von Trapp Farmstead, Waitsfield*



*Ashlyn Bristle & Abraham McClurg, Rebop Farm,
Brattleboro*

NEARLY
\$2.85M
IN LOANS &
GRANTS
ACCESSED

70%
OF CLIENTS REPORTED
INCREASED
GROSS SALES

61%
OF CLIENTS REPORTED
INCREASED
NET INCOME

Addressing Emerging Issues – Farmland Transfer & Land Access

“There are all of these moving parts. It can get very complicated, and Sam has been great navigating all of our family members’ wants and needs. We’re now able to articulate our vision of the farm and figure out how it fits in with my parent’s vision so we can successfully transfer ownership. It’s a complex process, but now we have a plan in place to move the pieces over the next few years.”



***Jacob Powsner with Bob, Jenna, and Bonnie Baird
Baird Farm, Chittenden***

Rural Economic Development Initiative (REDI)

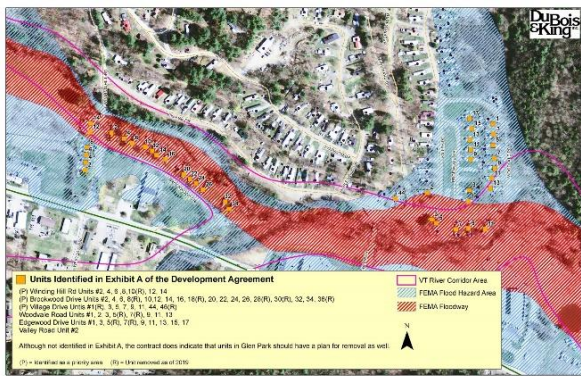
- Assists small towns, businesses, and organizations with accessing critical funding for economic development projects
- Focused on working lands, outdoor recreation, and community-based economic development
- ***Since 2017, \$525,000 in REDI funds has helped secure more than \$10M in grants for businesses & communities***



Agricola Farm, Panton (Received \$204,000 VAPG with REDI support)



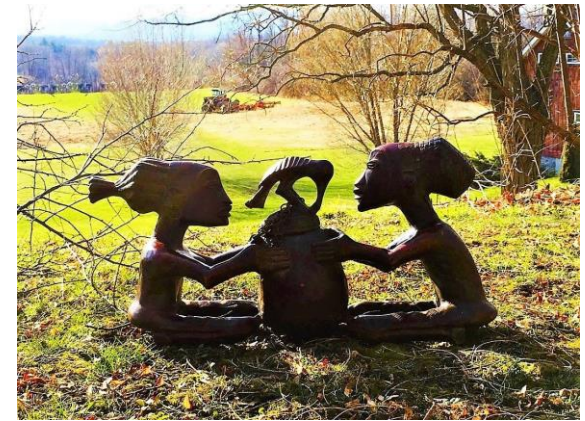
North Calais Memorial Hall (Received \$222,000 NBRC Grant with REDI support)



Tri-Park,
Brattleboro



Ascutney Mountain, Windsor



Clemmons Family
Farm, Charlotte

Future Pipeline

Housing, Conservation & Historic Preservation

- \$200 million to develop more than 2,000 rental homes, homeownership units, manufactured homes and accessible homes.
- Agricultural and natural resources projects in the near term exceed \$30 million in requests to conserve over 43,000 acres including 56 farms.

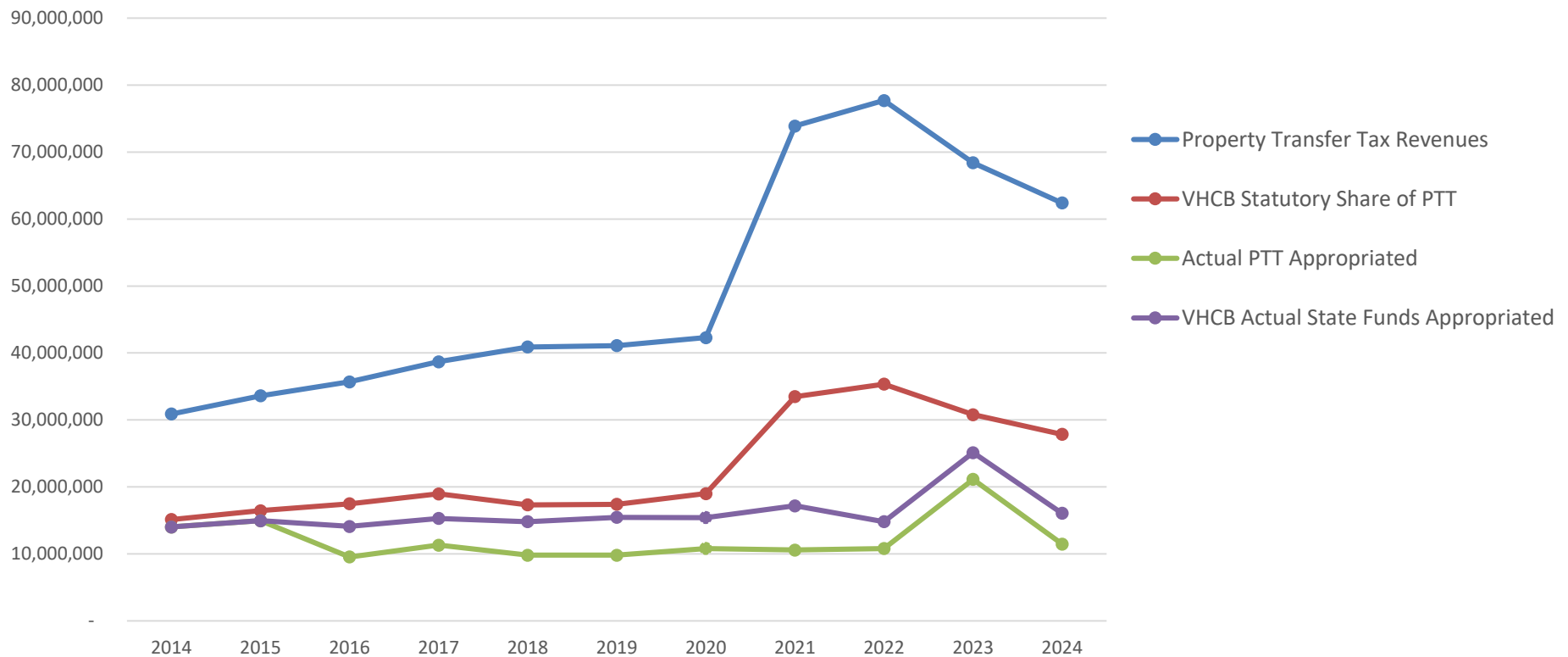
VHCB Sources and Uses

Vermont Housing & Conservation Board - SOURCES & USES FY2024 Based on Governor's Recommendation																
PROGRAMS/GRANTS:	Housing & Conservation (Trust Fund)	NRCS ALE & RCPP (USDA)	One -Time General Fund - Housing	Congressional Directed Spending H&C	Capital Bill Farm Retirmtnt	Water Quality Programs	Farm & Forest Viability Program & REDI	Ameri-Corps	HOME (HUD)	HOME ARP C/O	HOPWA (HUD)	NHTF (HUD)	ARPA	Healthy & Lead Safe Homes (HUD)	Career Tech Ed (CTE) RLF Yr 2	FY2024 TOTALS
SOURCES:																
Property Transfer Tax VHCB share of Debt Service on HRB																12,962,855 (1,500,000)
Net Property Transfer Tax to receive	8,252,124	593,087					2,000,000	566,717			50,927		-			11,462,855
Capital Bond Proceeds - State	3,800,000				200,000		600,000									4,600,000
One-time General Fund - Housing			10,000,000													10,000,000
Federal Grants		3,000,000		3,000,000			389,000	495,000	3,014,298	3,101,312	535,000	3,000,000	750,298	1,381,305		18,666,213
Loan Repayments	175,000															175,000
Interest on Fund	35,000															35,000
Housing Mitigation Funds	25,000															25,000
Act 250 & Other Mitigation Funds	250,000															250,000
Other Misc. grants, donations	5,000					2,500,000	100,000									2,605,000
Administer FY23 CTE appropriation	-														5,000,000	5,000,000
Subtotal FY2024 Recommended Appropriations	12,542,124	3,593,087	10,000,000	3,000,000	200,000	2,500,000	3,089,000	1,061,717	3,014,298	3,101,312	585,927	3,000,000	750,298	1,381,305	5,000,000	52,819,068
Completion of Prior Years' federal grants	-	1,500,000	-	2,800,000	-	-	-	-	2,300,000		-	2,700,000	34,000,000	-	-	43,300,000
TOTAL Sources:	12,542,124	5,093,087	10,000,000	5,800,000	200,000	2,500,000	3,089,000	1,061,717	5,314,298	3,101,312	585,927	5,700,000	34,750,298	1,381,305	5,000,000	96,119,068
USES:																
Board Operations	2,425,740	557,087		49,626		24,080	93,940	31,285	286,298	79,312	50,927	215,675	740,298	49,749	33,039	4,637,054
Direct Program/Project Expense	566,000	36,000		-	-	221,497	2,395,060	1,030,432	28,000	22,000	535,000	15,000	10,000	631,557	-	5,490,547
Project Grant and Loans - FY2024	9,550,384	3,000,000	10,000,000	2,950,374	200,000	2,254,423	600,000		2,700,000	3,000,000	-	2,769,325	-	700,000	4,966,961	42,691,467
Project Grants & Loans-Completion of Prior Years' Federal Grants	-	1,500,000	-	2,800,000	-	-	-	-	2,300,000	-	-	2,700,000	34,000,000	-	-	43,300,000
TOTAL Uses:	12,542,124	5,093,087	10,000,000	5,800,000	200,000	2,500,000	3,089,000	1,061,717	5,314,298	3,101,312	585,927	5,700,000	34,750,298	1,381,305	5,000,000	96,119,068

Appropriations to VHCB for Base Funding 2013 to 2024

Does not include One-time Appropriations of State and Federal Funds

VHCB Appropriations 2013-2024





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Willoughby Peaks, Westmore