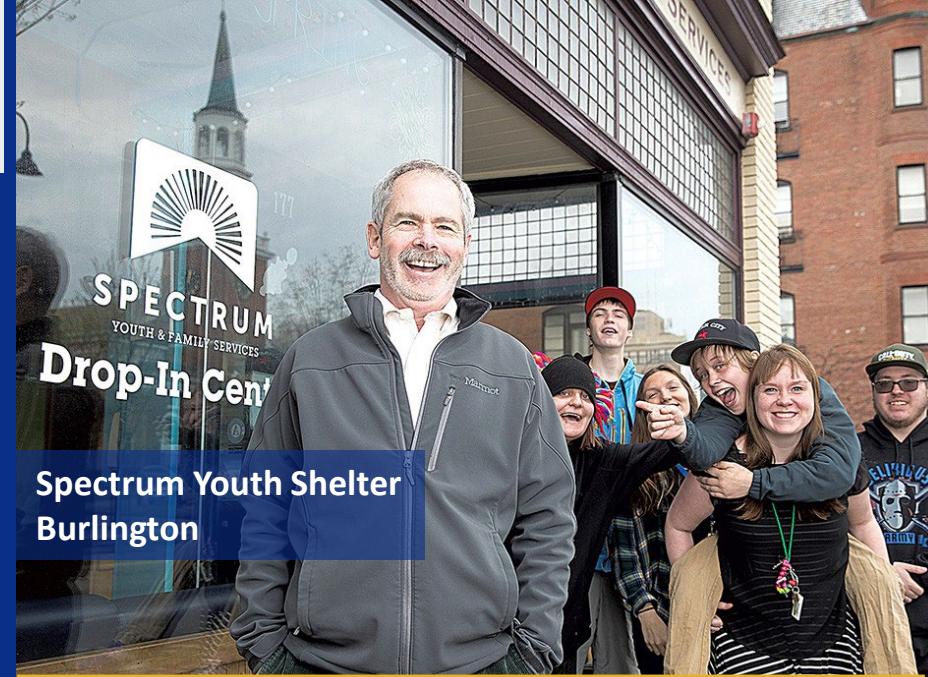


VERMONT HOUSING & CONSERVATION BOARD

House Committee on Human Services
January 31, 2024

Presented by
Gus Seelig
Executive Director



Spectrum Youth Shelter
Burlington



Franklin Homestead
Franklin



Lake Paran, Shaftsbury



Robert Frost Museum, Shaftsbury



Lake Paran Village, Shaftsbury



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

35 Years of Housing



15,000 permanently affordable homes
(rental & homeownership)



2,828 homes with
reduced lead paint hazards



Over 1,700 home access units
for people with disabilities



\$400 million invested
\$2.2 billion leveraged

Housing Programs

- Multi-Family Rental Housing
- Home Ownership
- Permanent Supportive Housing
- Shelter Improvement and Expansion
- Manufactured Home Communities
- Home Accessibility Improvements
- Community Planning & Technical Assistance
- Farmworker Housing
- Recovery Residences

15,000 homes across Vermont



Taylor Street Apartments, Montpelier

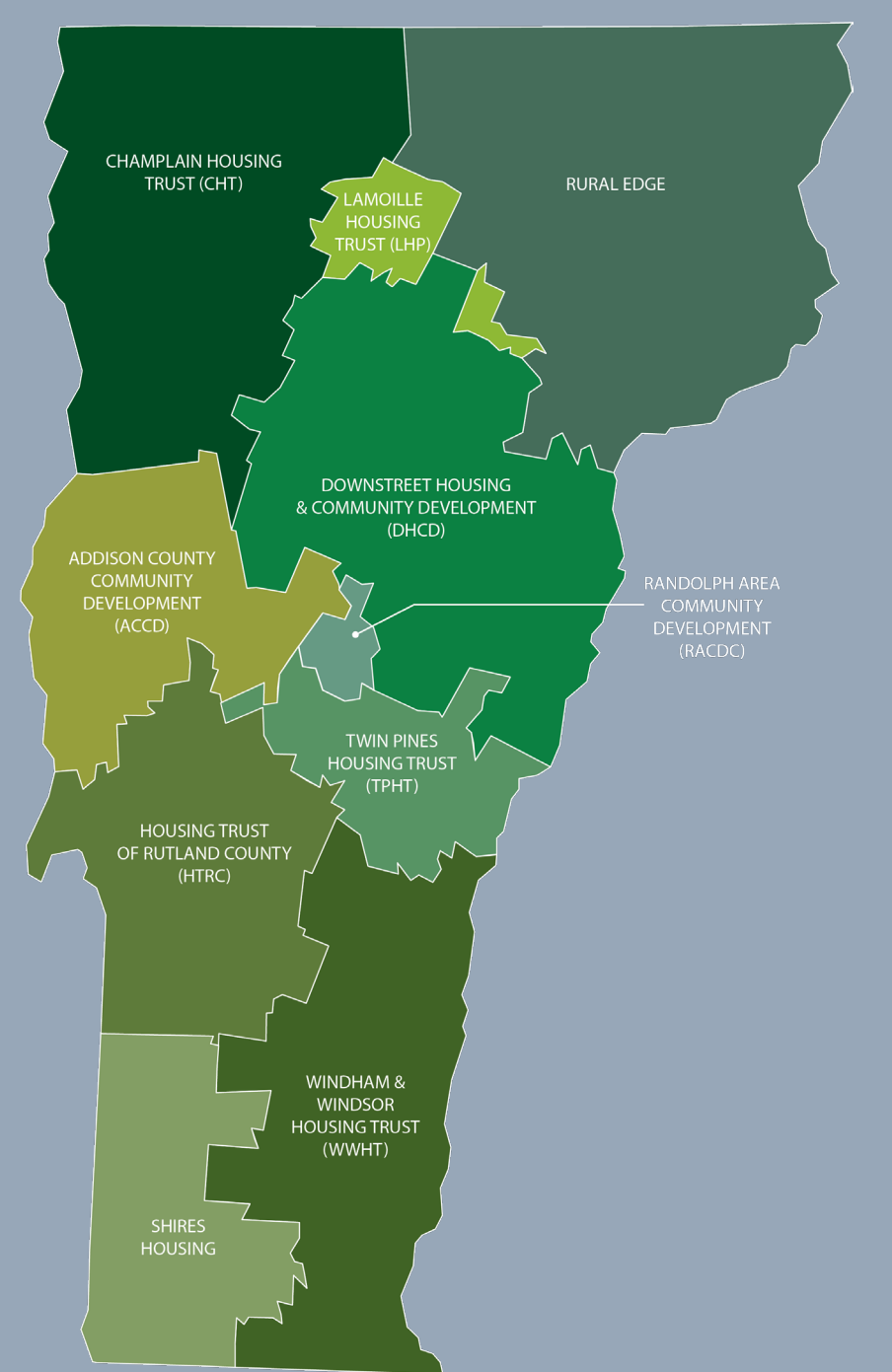


TNC and Bennington Habitat Home, Pownal



McKnight Lane, Waltham

Service Areas of Regional Nonprofit Housing Development Organizations



Addison County Community Trust

Cathedral Square Corporation

Champlain Housing Trust

Downstreet Housing & Community Development

Housing Trust of Rutland County

Lamoille Housing Partnership

Randolph Area Community Development Corporation

Shires Housing

Twin Pines Housing

Windham & Windsor Housing Trust

STATEWIDE PARTNERS:

Evernorth | Housing Foundation Inc. | Cooperative Development Institute



Champlain Inn, Burlington



Heaton Street, Montpelier



Safford Commons, Woodstock

January Board Meeting Projects

- Development of 4 new high-efficiency single family homes that will be permanently affordable through shared equity, and rehabilitation of a historic building to create 24 service-supportive rental apartments
- Down-payment assistance on six new construction single-family homes in Middlebury
- Construction of 24 new condominium units in Newport – 12 will have shared equity restrictions
- 16 zero energy ready mobile homes across seven communities
- Historic restoration and creation of 13 new apartments in Rutland
- Acquisition and rehabilitation of the former Champlain Inn in Burlington that serves as a low-barrier shelter
- Acquisition and renovation of a Burlington building to provide Soteria House programming (increasing capacity from 5 to 8 beds)

Specialized Housing and Shelter for Vermonters Experiencing Homelessness

In the 10-12 years after the closure of the Brandon Training School, VHCB invested more than \$31 million to support a variety of special purpose housing options around the state, **resulting in more than 800 housing units.**

These included:

- 52 units for individuals with intellectual disabilities,
- 162 units for individuals with psychiatric disabilities, and
- 46 units for individuals with physical disabilities.



Soteria House, Burlington

Social Services over Time



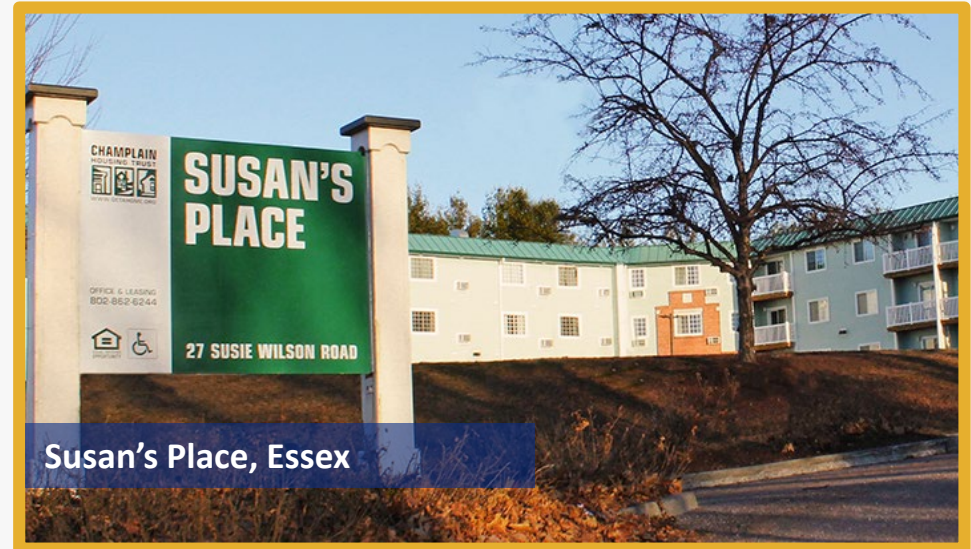
Hotels to Housing



Evergreen Place, Waitsfield



Park House, Rochester



Susan's Place, Essex

Supportive Housing

West River Valley Senior Housing
Townsend



South Burlington Community Housing
South Burlington



Rental Housing Development



Monument View, Bennington



Brandywine and Farmstead Lofts, South Burlington



Firehouse Apartments, Bristol

- Average Tenant Income: \$16,000
- Partnerships with non-profit and private developers
- Permanent affordability
- Our investments leverage private and federal capital at 2:1 ratio to bring additional homes to VT

Preservation of Affordable Housing

Brightlook Apartments
St. Johnsbury | 18 units



Dorset Commons
S. Burlington | 99 units



Historic Downtowns

**New Avenue
St. Johnsbury**



**Stimson & Graves
Waterbury**



**Putnam Block
Bennington**



Permanent Affordability

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



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



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

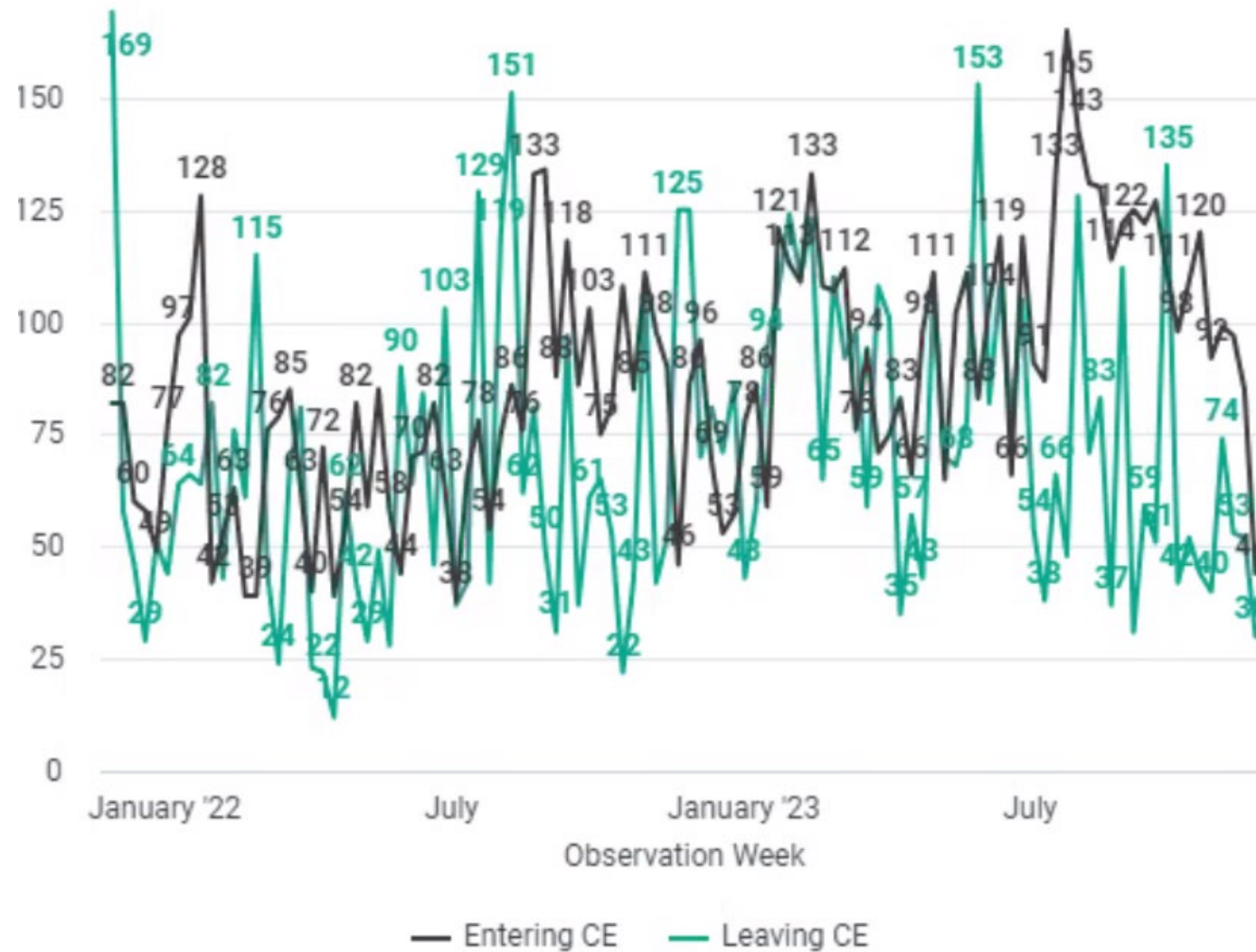
By **DEREK BROUWER** and **LIAM ELDER-CONNORS (VPR)**



Published February 16, 2022 at 10:00 a.m. | Updated March 7, 2022 at 6:34 p.m.



CE Inflow-Outflow Over Time





Bellows Falls Garage, Bellows Falls

Rental Housing Development Since 2020

- 1,620 New Homes produced
- 628 for households experiencing homelessness
- \$218 million invested
- Leveraging \$390 million in additional resources for housing development



**Mountainvale Apartments
Hartford | 40 units**

Investing in Shelter

+ SINCE 2020
\$22 million
committed to fund:

496 
shelter beds
198 new 



**New Story Center
Rutland**



**Groundworks
Brattleboro**



**COTS Family Housing
Burlington**

Homes for Vermonters Exiting Homelessness

**Zephyr Place
Williston**



**Norton House
Bennington**



**747 Hartford Avenue
White River Junction**



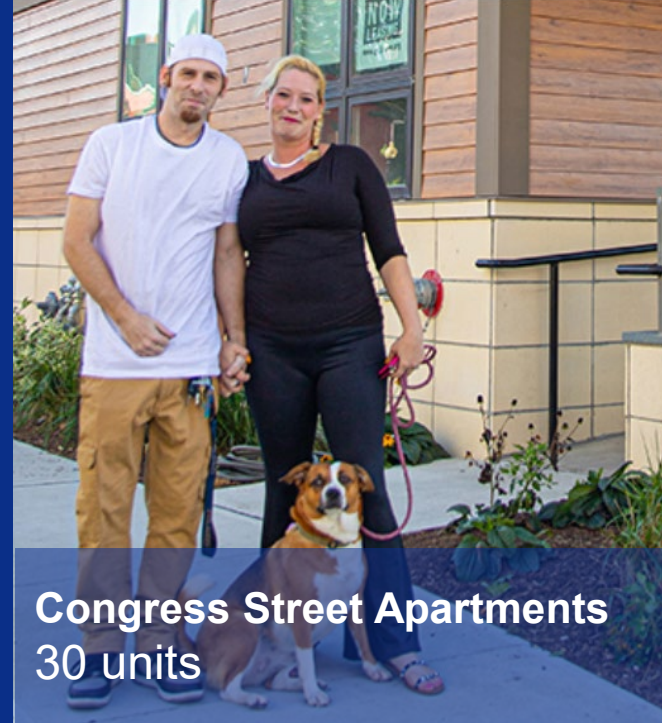
Shelter





Vermont
Housing &
Conservation
Board

Affordable Housing Units Newly Leased to Households Experiencing Homelessness



Congress Street Apartments
30 units

25%



1,000+
households experiencing homeless that VHCB
helped to house in the past three years

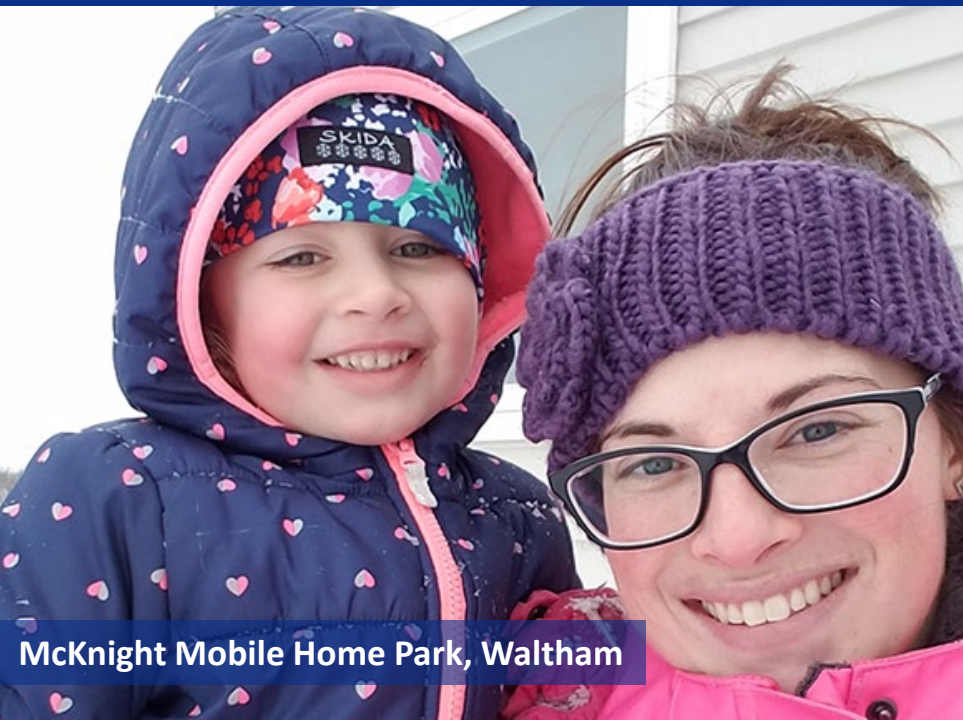
Our non-profit partners reported that across their portfolios, **25% of all units** were occupied by people who had **experienced homelessness.**

Manufactured Home Replacement and Infill Initiative

- Increase the availability of safe and affordable long-term mobile home rentals and utilize available mobile home lots
- Targeting households experiencing homelessness, especially those who are exiting residence at hotels and motels
- 48 infill homes since 2020 (25 set aside for households exiting homelessness)
- Support the installation of energy-efficient homes



Willows Mobile Home Park, Bennington



McKnight Mobile Home Park, Waltham

**Gage Street
Bennington**



**Squire House
Bennington**



**Foundation House
Barre City**



**Fort Ethan Allen
Colchester**



Recovery Housing

Partnerships with Services Permanent Supportive Housing

**Rutland Area Bridge
Housing**



**Great River Terrace
Brattleboro**



Housing for Vermonters with Disabilities

**Habitat for Humanity Home
Montpelier – 224 homes since 2020**



**Marsh House
Waterbury**





SASH, SASH for All, Senior Housing

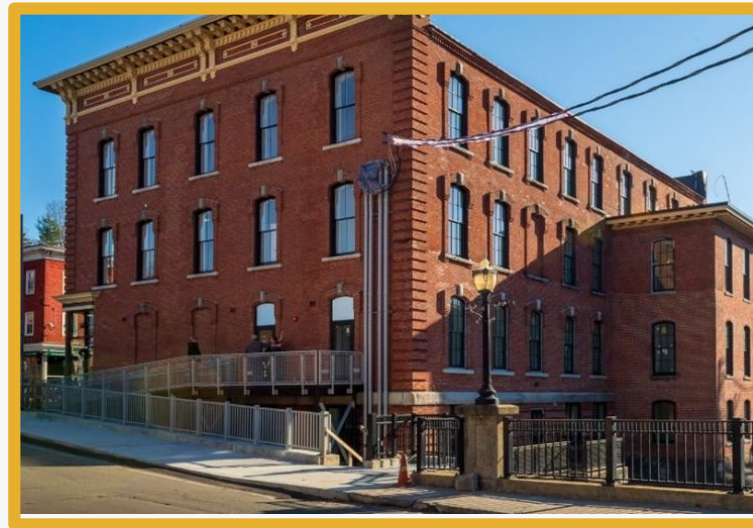


Specialized Housing and Shelter

**STEPS Shelter
Colchester**



**Woolson Block
Springfield**

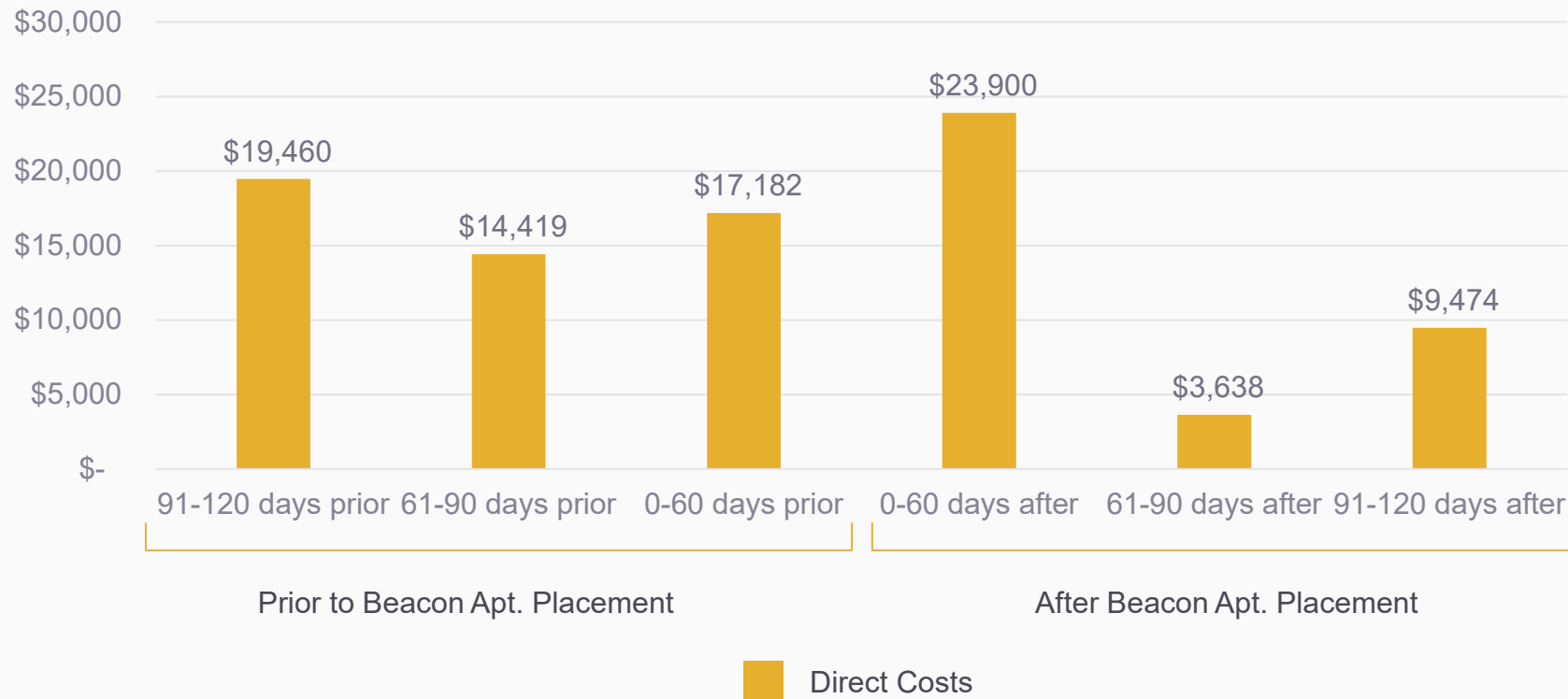


**Beacon Apartments
South Burlington**



Beacon Apartments Patient Intervention Study

DIRECT COSTS BEFORE/AFTER PLACEMENT
Updated through August 2017 | 28 Patients



Strategy to reduce pressure on General Assistance Program



- Create 500 units/ beds
- 200 Shelter Beds
- 200 Permanent Supportive Housing Units
- 100 Service Intensive Beds



Moose River Shelter
St. Johnsbury



The Chalet
Brattleboro

Implementation

- Availability of one-time capital expenditures aligned with ongoing service and operational support.
- Capacity of Service Providers
- Community acceptance and availability of real-estate.
- Strong partnerships

Impact

Harrington Village Shelburne

- Integrate into a broader housing strategy to minimize new homelessness
- Decrease length of stay in homelessness
- Provide appropriate settings for households with complex needs
- Integrate housing and human service systems





Vermont
Housing &
Conservation
Board

THANK YOU

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Pollaidh Major, p.major@vhcb.org



Shared Equity Homeowner
Kelly DeFelice, Barre City



Congress Street Apartments
30 units in St. Albans



109 Green Street
Brattleboro



Firehouse Apartments, Bristol
Completed and opened October 2023