

**House Committee on
General and Housing**
February 26, 2025



Vermont
Housing &
Conservation
Board

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Zephyr Place, Williston

Appropriations since 2020 → \$387.7M leveraging \$702.6M → 5,124 households served

Sec. 22 (1) The sum of \$40,000,000 to the Vermont Housing and Conservation Board to provide support and enhance capacity for the production and preservation of affordable mixed-income rental housing and homeownership units, including improvements to manufactured homes and communities, permanent homes and emergency shelter for those experiencing homelessness, recovery residences, and housing available to farm workers, refugees, and individuals who are eligible to receive Medicaid-funded home- and community-based services.”

VHCB results in priority areas:

- Production and Preservation of rental housing → 2,370 units
- Homeownership units → 389 homeowners
- Manufactured homes and communities → 1077 improved lots
- Homes for Vermonters experiencing homelessness → 700 homes
- Shelters → 571 beds
- Recovery Residences → 4 recovery residences serving 59 Vermonters
- Farmworker housing → 282 farmworkers served
- Refugee housing → 95 homes made available
- Housing for individuals eligible to receive Medicaid-funded home and community based serves → 4 projects served

Protecting Vulnerable Vermonters

Affordable Housing Units Newly Leased to Households Experiencing Homelessness

Total units turned over (July 1, 2023 - January 31, 2024)	1,613
Of these units, number leased to households who experienced homelessness	597
Percentage of turned units leased to households experiencing homelessness	37%

1,590

households experiencing homeless that
VHCB helped to house since 2020



Hannah Pickett, Resident



Support for residents in affordable housing: Committee bill language

Sec. 22 (3) Appropriations for the Agency of Human Services

- (A) \$2,000,000.00 to implement the Resident Services Program established in Sec. 88 of 2024 Acts and Resolves 181; and**
- (B) \$400,000.00 granted to Cathedral Square to continue the Support and Services at Home (SASH) for All pilot program**

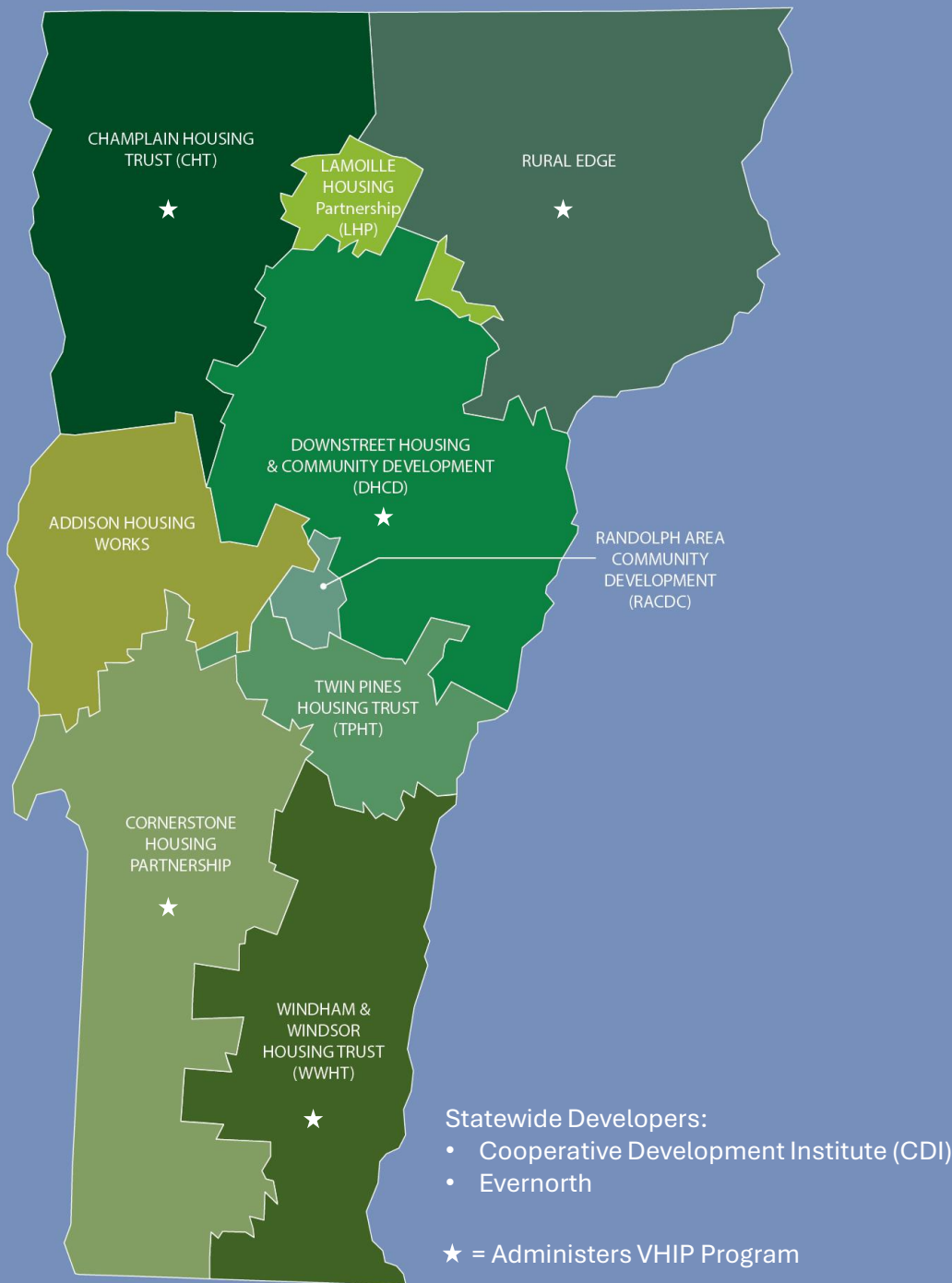
Act 181

Sec. 88. RESIDENT SERVICES PROGRAM (a) The Agency of Human Services shall work in coordination with the Vermont Housing and Conservation Board to develop the Resident Services Program for the purpose of distributing funds to eligible affordable housing organizations to respond to timely and urgent resident needs and aid with housing retention.

(b) For purposes of this section, an “eligible affordable housing organization” is a Vermont-based nonprofit or public housing organization that makes available at least 15 percent of its affordable housing portfolio to, or a Vermont-based nonprofit that provides substantial services to, families and individuals experiencing homelessness, including those who require service support or rental assistance to secure and maintain their housing, consistent with the goal of Executive Order No. 03-16 (Publicly Funded Housing for the Homeless).

Support for Placed Based Resident Services

- Support to expanding Resident Service Coordination: \$2M
 - Support the continuation of the SASH for All pilot: \$400,000
 - Comment: Direct the appropriation to VHCB for Resident Services Program.
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The Non-Profit Development Network

- **Addison Housing Works**
- **Cathedral Square**
- **Champlain Housing Trust**
- Cooperative Development Institute (statewide)
- **Cornerstone Housing Partnership**
- **Downstreet Housing and Community Development**
- Evernorth (statewide)
- Habitat for Humanity Chapters
- **Lamoille Housing Partnership**
- Randolph Area Community Development Corporation
- **Rural Edge**
- **Twin Pines Housing Trust**
- **Windham & Winsor Housing Trust**

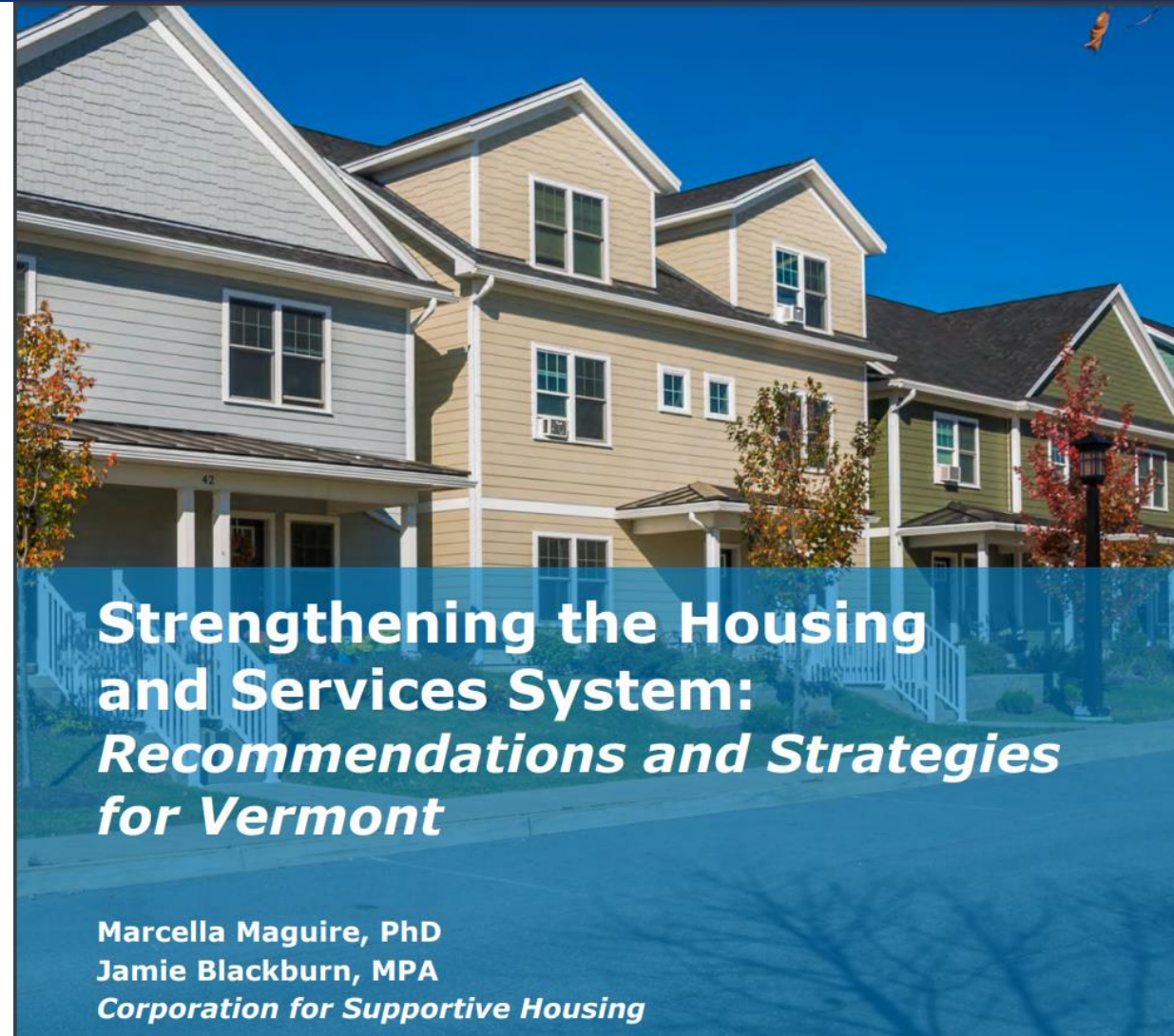


Need for services

In 2019, VHFA & VHCB worked with the Corporation for Supportive Housing (CSH) to review Vermont's service delivery network.

It found:

- A regionally disjointed system facing workforce challenges
- Increased needs of the residents served by affordable housing
- The need for a state-based supportive services fund aligned with housing



<https://vhcb.org/sites/default/files/pdfs/pubs/VT-Housing-Homelessness-and-Services-Report-2021-12.pdf>

COVID-19 Pandemic

- Increased state capital funding came with a priority to serve higher numbers of people experiencing homelessness
- Vermont's non-profit affordable housing network continues to meet the pressing needs of those experiencing homelessness. **Since July 2023, 44% of units that have turned over or that have come online have been leased to formerly homeless households.**

These non-profit housing organizations serve households with complex needs

Total Multi-Family Apartments : 6,491

Income Restricted Apartments: 6,214

25% of units across the portfolio house formerly homeless households

RSC Pilot Program

\$3M in funding for place-based resident service coordination for 3 years

Pilot components:

- 1 RSC per region
- Planning support and participation from organizational leadership
- Peer network
- Uniform data entry to track interventions and outcomes
- Three core practices

Place-based service coordination

- Complimentary of other service programs and providers
 - Low barrier: as needed, no long-term agreement is required
 - Supports residents in navigating fragmented system of resources and care
 - Individual and community-based coordination with the goal of stable tenancy
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Progress

- Awards made to organizations effective January 1st
 - 9 out of 10 positions have been filled
 - Monthly peer network meetings began in December
 - Training plan for three core practices underway
 - **85%** of year one funding will support salary, fringe & benefits for the 10 positions
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What's next

- Continue to onboard new staff
 - Ongoing peer network meeting and trainings
 - Annual report on interventions and outcomes
 - Year 2 application and awards
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THANK YOU

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