



# Vermont Housing & Conservation Board

## Appropriations Committee

Monday, February 22, 2016

[2015 VHCB Annual Report](#)

[2015 Vermont Farm & Forest Viability Annual Report](#)

## VHCB Investments

### 2015-2016 Results

**\$20.3 million invested; \$140 million leveraged**

#### **2015**

388 affordable housing units

24 farms—3,623 acres

8 natural area projects—  
2,695 acres

2 historic projects

82 Viability Program participants

#### **2016**

429 affordable housing units

26 farms—3,721 acres

7 natural area projects—  
3,638 acres

1 historic project

80 Viability Program participants

## VHCB PROGRAMS

- Multi-Family Housing Development and Preservation
- Farmland Conservation
- Forestland, Recreational land and Natural Area Conservation
- Vermont Farm & Forest Viability Program
- Home Ownership
- Farmland Access
- Home Access
- Vermont Lead Paint Hazard Abatement/Healthy Homes
- AmeriCorps
- Community Planning & Technical Assistance
- Historic Preservation
- Modular Housing Innovation Program
- Housing Opportunities for Persons living with HIV/AIDS

# LEAN Review of Farmland Conservation Program

Evaluation and improvement of process through which VHCB leverages federal funds and works with the Agency of Agriculture and conservation nonprofits to purchase development rights on farms.



## § 302. Policy, findings, and purpose

(a) 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 are of **primary importance to the economic vitality and quality of life of the State.**

(b) In the best interests of all of its citizens and in order to improve the quality of life for Vermonters and to maintain for the benefit of future generations the essential characteristics of the Vermont countryside, and to **support farm, forest, and related enterprises,** Vermont should encourage and assist in creating affordable housing and in preserving the State's agricultural land, **forestland,** historic properties, important natural areas and recreational lands, and in keeping conserved agricultural land in production and affordable for future generations of farmers.

- (3) “Eligible activity” . . . including activities which will encourage or assist:
- (A) the preservation, rehabilitation, or development of residential dwelling units which are affordable to lower income Vermonters;
  - (B) the retention of agricultural land for agricultural use, and of **forestland for forestry use**;
  - (C) the protection of important wildlife habitat and important natural areas;
  - (D) the preservation of historic properties or resources;
  - (E) the protection of areas suited for outdoor public recreational activity;
  - (F) the protection of lands for multiple conservation purposes, **including the protection of surface waters and associated natural resources**;
  - (G) the development of capacity on the part of an eligible applicant to engage in an eligible activity.

# Vermont's Nine Population-Level Quality of Life Outcomes

## 3 V.S.A. 45 § 2311

- (1) Vermont has a prosperous economy.
- (2) Vermonters are healthy.
- (3) Vermont's environment is clean and sustainable.
- (4) Vermont's communities are safe and supportive.
- (5) Vermont's families are safe, nurturing, stable, and supported.
- (6) Vermont's children and young people achieve their potential, including:
  - (A) Pregnant women and young people thrive.
  - (B) Children are ready for school.
  - (C) Children succeed in school.
  - (D) Youths choose healthy behaviors.
  - (E) Youths successfully transition to adulthood.
- (7) Vermont's elders and people with disabilities and people with mental conditions live with dignity and independence in settings they prefer.
- (8) Vermont has open, effective, and inclusive government at the State and local levels.
- (9) Vermont's State Infrastructure Meets the Needs of Vermonters, the Economy and the Environment

## VHCB AmeriCorps Members Serve with nonprofit housing and conservation organizations around the state:

- Home Ownership Centers – 5 members
- Housing Access & Stabilization – 5 members
- Homeless Services – 8 members
- Environmental Education – 6 members
- Environmental Stewardship – 10 members
- Energy Conservation – 3 members
- Food Access – 3 members





## VHCB AmeriCorps Year End Accomplishments

- 1,327 individuals received housing placement services
- 407 individuals transitioned into housing
- 75 veterans were assisted with housing services
- 507 individuals were provided financial literacy training
- 6,434 acres received easement monitoring or boundary marking
- 138 miles of trails and/or riverbanks were stewarded
- 11,824 rehabilitation trees were planted and/or maintained
- 20,092 adults and children received environmental education



## PROGRAM EVALUATION MEASURES

### FARMERS INCREASED INCOME AND CREATED JOBS

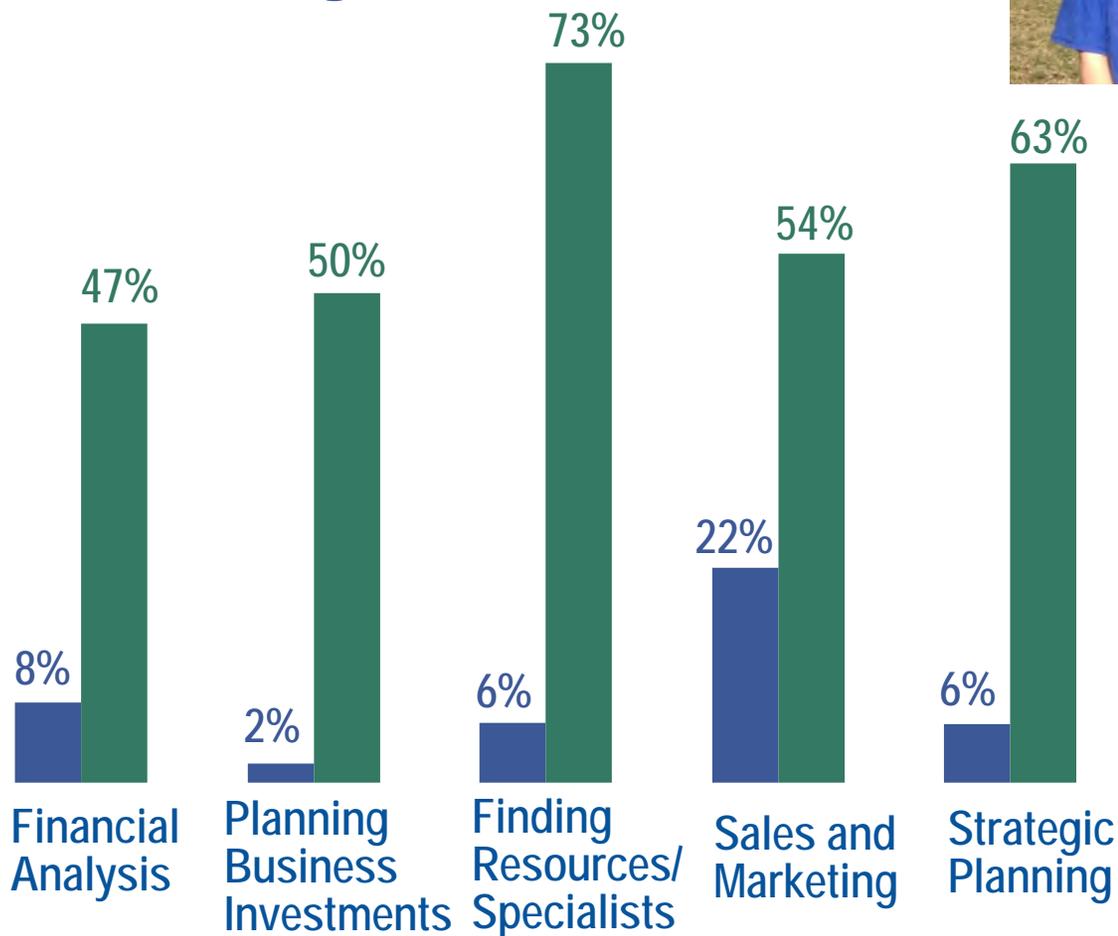
- Average number of jobs increased by .3 FTEs per farm, 3 times the average growth for Vermont farms;
- Average gross income improved by 23% from \$240,100 to \$295,600
- Average net income jumped by 348%, from \$4,875 to \$21,861

### ACCESSING CAPITAL

86% of farms seeking capital with Viability business plans successfully received loans and 87% received grants, averaging \$118,000 per loan and \$25,000 per grant.



## Participating Farmers Improve their Business and Management Skills



Percentage of farmers who self-report they are “highly skilled” in 5 critical areas:

- Before participating in VFFVP
- After participating in VFFVP

Source: Program Evaluation Exit Survey



## **Safford Commons**

Twin Pines Housing Trust and Housing Vermont

Safford Commons consists of 10 buildings with 28 apartments. After 9 years in permitting appeals, the housing leased up within 10 days. One of the new residents was displaced by Irene and lived in New Hampshire before being able to move back to Woodstock. The service economy provides employment, but few affordable housing opportunities for workers.



## **Beacon Apartments, South Burlington**

Champlain Housing Trust

Recently opened housing for medically vulnerable, homeless individuals.

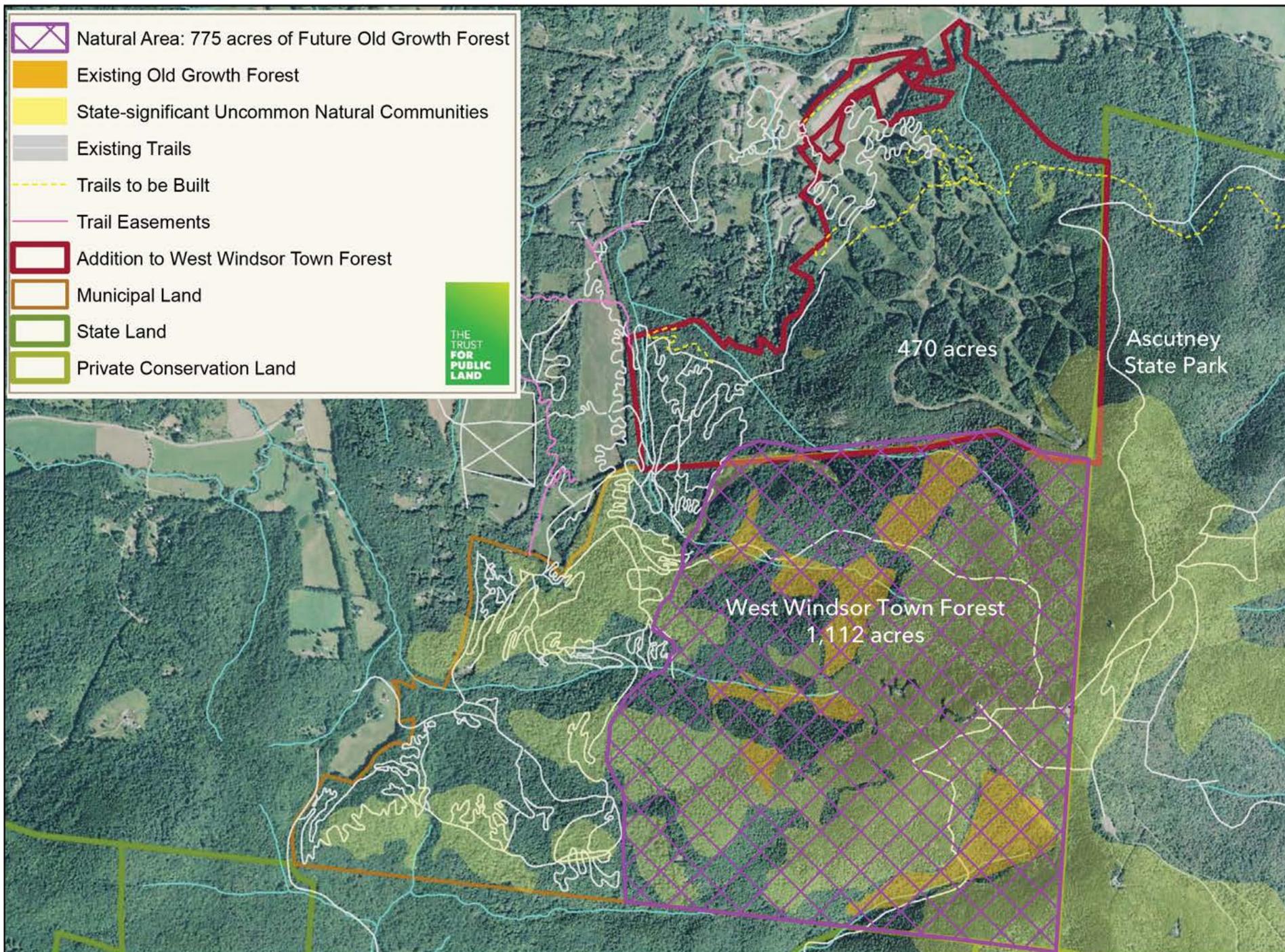
United Way reports for a similar group of 32 former, chronically homeless individuals ER visits and costs dropped by over 70%:

<b>BEFORE PERMANENT HOUSING:</b>	<b>826 visits; \$170,000</b>
<b>AFTER PERMANENT HOUSING:</b>	<b>225 visits; \$30,000</b>



## **Kingdom Trails Association, Lyndon**

- 133 acres purchased and conserved protecting permanent access
- popular trail system used by more than 70,000 people annually
- A 2014 study of these trail users estimated the yearly economic impact to the region is \$6.5 million.
- one mile of frontage along the West Branch of the Passumpsic River
- the conservation easement protects water quality and wildlife habitat



Aquisition of 470 acres at former Ascutey ski resort for addition to Town Forest.

# Economic Impact of VHCB Investments: Total Project Costs; Jobs Created On-site and Off-site; Projected Ripple Effect

## Housing Vermont Projects Completed in 2011-2015

Project	Location	Number of Units	VHCB State Funds Only	Hard Construction Costs (Excludes A & E)	Additional Economic Impact	Total Economic Impact	Jobs
Morrisville Community Housing	Morrisville	16	158,500	1,592,986	3,138,182	4,731,168	56
Johnson Community Housing	Johnson	28	112,000	4,185,608	8,245,648	12,431,256	147
Hickory Street Apartments, Phase 1	Rutland	33	220,000	5,053,019	9,954,447	15,007,466	177
Ellis Block	Springfield	9	10,000	2,096,598	4,130,298	6,226,896	74
Cedar's Edge Apartments	Essex Junction	30	62,815	3,913,700	7,709,989	11,623,689	137
Canal Street Housing	Winooski	28	325,000	3,866,950	7,617,892	11,484,842	136
<b>2011 Subtotal</b>		<b>144</b>	<b>888,315</b>	<b>20,708,861</b>	<b>40,796,456</b>	<b>61,505,317</b>	<b>727</b>
City Neighborhoods	Burlington & Winooski	40	1,086,972	3,909,719	7,702,146	11,611,865	137
Wharf Lane	Burlington	37	725,000	3,610,550	7,112,784	10,723,334	127
Roaring Branch Apartments	Bennington	26	508,536	4,261,418	8,394,993	12,656,411	150
Canal & Main Apartments	Brattleboro	24	485,000	3,799,677	7,485,364	11,285,041	133
Windsor Village	Windsor	77	5,000	4,770,446	9,397,779	14,168,225	167
Avenue Apartments	Burlington	33	600,000	5,391,512	10,621,278	16,012,789	189
Vergennes Senior Housing	Vergennes	25	216,000	4,426,177	8,719,569	13,145,746	155
Lakebridge Apartments	Newport	21	706,267	3,675,248	7,240,239	10,915,487	129
<b>2012 Subtotal</b>		<b>283</b>	<b>4,332,775</b>	<b>33,844,747</b>	<b>66,674,151</b>	<b>100,518,897</b>	<b>1,188</b>
Algiers Family Housing	Guilford	17	425,000	3,322,353	6,545,035	9,867,388	117
Hickory Street Apartments, Phase 2	Rutland	23	100,000	5,013,121	9,875,848	14,888,969	176
Lamoille View Housing	Morrisville	25	490,000	1,453,641	2,863,673	4,317,314	51
West River Valley Assisted Living, Phase 2	Townshend	12	100,000	1,908,065	3,758,888	5,666,953	67
<b>2013 Subtotal</b>		<b>77</b>	<b>1,115,000</b>	<b>11,697,180</b>	<b>23,043,445</b>	<b>34,740,624</b>	<b>411</b>
Harrington Village	Shelburne	42	500,000	7,645,760	15,062,147	22,707,907.2	268
Bobbin Mill	Burlington	51	1,275,000	5,311,879	10,464,402	15,776,280.63	186
Arthur's Main Street Housing	Morrisville	18	150,000	3,179,919	6,264,440	9,444,359.43	112
Maple Street	Hardwick	16	310,000	1,368,651	2,696,242	4,064,893.47	48
Rail City	St. Albans	31	395,000	1,139,415	2,244,648	3,384,063	40
<b>2014 Subtotal</b>		<b>204</b>	<b>3,350,000</b>	<b>29,203,389</b>	<b>57,530,676</b>	<b>86,734,065</b>	<b>1,025</b>
South Main Street Apartments	Waterbury	27	625,000	4,810,247	9,476,187	14,286,433.59	169
Black River	Ludlow	22	434,000	2,804,042	5,523,963	8,328,005	98
Safford Commons	Woodstock	28	625,000	6,170,492	12,155,869	18,326,361	217
Peter Coe Village Apartments	Middlebury	22	450,000	3,761,076	7,409,320	11,170,396	132
Kelley's Field	Hinesburg	24	204,000	1,543,510	3,040,715	4,584,225	54
<b>2015 Subtotal</b>		<b>123</b>	<b>2,338,000</b>	<b>19,089,367</b>	<b>37,606,053</b>	<b>56,695,420</b>	<b>670</b>
<b>TOTAL</b>		<b>831</b>	<b>\$12,024,090</b>	<b>\$114,543,543</b>	<b>\$225,650,781</b>	<b>\$340,194,324</b>	<b>4,020</b>

According to the U.S. Bureau of Labor Statistics, every \$1 million invested in housing rehabilitation creates 14.1 on-site jobs, 21.1 off-site jobs and 25.4 ripple effect jobs



## **Harbor Place, Shelburne**

The Champlain Housing Trust

**Temporary housing with support services for homeless individuals and families**

- Saves the state approximately \$350,000 annually over the cost of motel vouchers.

Harbor Place guests are:

- 3 times more likely to utilize case management services
- 5 times more likely than those placed in private motels to find long-term housing



## **SASH Program (Support And Services at Home)**

4,700 participants at 138 sites

The first annual independent evaluation of the SASH Program conducted by RTI found reductions in expenditure growth in the range of \$1,756-\$2,197 per person per year. According to the study, the SASH model has the potential to reduce Medicare expenditure growth by \$10,000,000 annually per 5,000 participants.

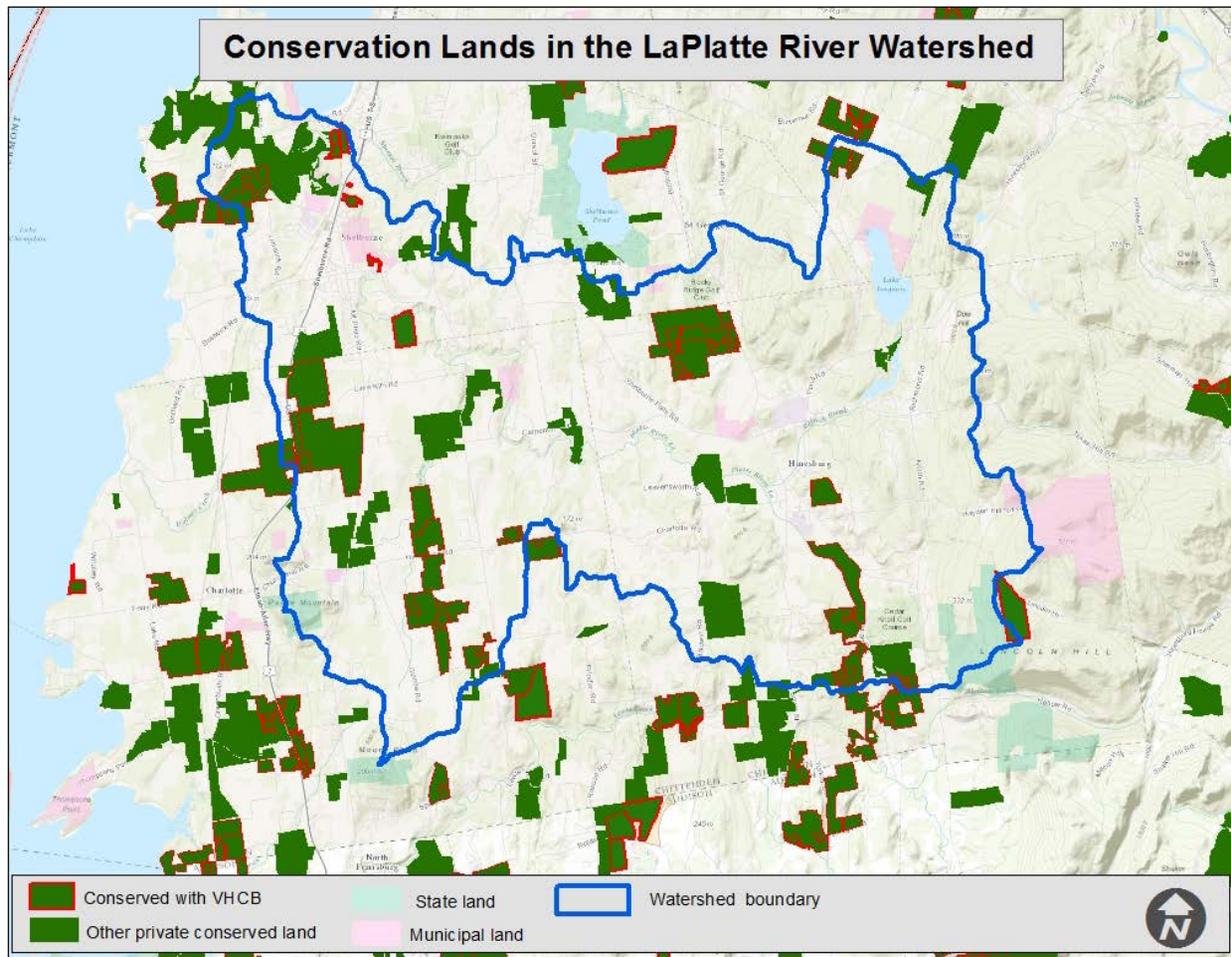


## Correctional System Savings Attributable to Community Based Transitional Housing Support by VHCB

Project Name and Location	Units	Gender	VHCB \$\$	DOC \$\$	DOC Beds	Prison Cost	Annual Savings
Dismas House Rutland	11	M	70,000	42,728	3	186,672	143,944
Dismas House Burlington	7	M	70,000	24,280	5	311,120	286,840
Dismas House Winooski	9	M	162,000	158,128	9	560,016	401,888
Covered Bridge	5	M	90,000	72,000	6	373,344	301,344
Phoenix House Burlington	19	M	162,000	249,000	20	1,244,480	995,480
Dismas House Hartford	9	M	162,000	150,000	10	622,240	472,240
Barre Phoenix House	18	M	170,000	204,400	20	1,244,480	1,040,080
Northern Lights, Burlington	9	W	162,000	393,752	11	805,112	411,360
Mandala House, Rutland	10	W	198,000	343,331	10	731,920	388,589
<b>Total</b>	<b>97</b>				<b>94</b>	<b>Total</b>	<b>\$4,441,765</b>

# VHCB and Water Quality Since 2012

- Revised Conservation of Agricultural Lands policy to incorporate water quality/flood resilience attributes;
- Pledged over \$5 million match to the state's \$16 million Regional Conservation Partnership Program (RCPP) award from NRCS;
- In partnership with USDA Natural Resources Conservation Service (NRCS), now requires a management plan (ALE plan) addressing soil health & water quality prior to closing on a farm easement purchase;
- In FY16 23 of 26 farms (every farm with surface waters) include special easement language protecting surface waters;
- Farm and Forest Viability Program awarded over \$700,000 from Commonwealth Dairy to 27 dairy farms—48% of the awarded funds were for water quality-related improvements;
- Farm and Forest Viability Program now offering farms financial planning and technical services related to water quality investments and practices.



## Success Story #1—The LaPlatte River Watershed

For years, DEC and local conservation partners had recommended preservation of undeveloped portions of the LaPlatte River watershed as an important action to support water quality goals. In total, VHCBS has now funded 17 conservation projects in the watershed totaling over 2,200 acres.



## **Decline of Phosphorous in the LaPlatte River**

According to the U.S. Geological Survey, between 1990 and 2012, total phosphorous loading in the LaPlatte decreased 2.6% as a result of improvements in nonpoint source management and upgrades to wastewater treatment facilities.



## Berthiaume Farm, Fairfax

Diane and Walter Berthiaume worked with the Vermont Land Trust to conserve their 236-acre organic dairy farm. They sold the conserved farm to next generation farmers, Dawn and James Blodgett, who had been dairying on leased land in Brookfield. Water quality protections are included in the easement and the Berthiaumes donated an easement on 125 acres of woods.

**Vermont Housing & Conservation Board  
Proposed FY2017  
SOURCES & USES**

<b>PROGRAMS/GRANTS:</b>	<b>Housing &amp; Conservation</b>	<b>NRCS ALE (Fed)</b>	<b>RCPP (Fed)</b>	<b>Farm Viability Program</b>	<b>Ameri-Corps</b>	<b>HOME/NHT Program (HUD)</b>	<b>HOPWA (HUD)</b>	<b>EDI/SPG (HUD)</b>	<b>LEAD Hazard Red. (HUD)</b>	<b>TOTALS</b>
<b>SOURCES:</b>										
Property Transfer Tax										19,355,000
Less: Contribution to General Fund										(8,050,160)
Net Property Transfer Tax to receive	9,735,970	373,383		735,776	295,625	128,895	35,191			<b>11,304,840</b>
Capital Bond Proceeds - State	2,800,000									<b>2,800,000</b>
Loan Repayments	40,827									<b>40,827</b>
Interest on Fund	13,000									<b>13,000</b>
Federal Grants		2,500,000	1,000,000	190,000	368,669	3,205,000	478,000		1,070,000	<b>8,811,669</b>
Act 250 Housing Mitigation Funds	25,000									<b>25,000</b>
Act 250 Ag Mitigation Funds	250,000									<b>250,000</b>
Other - Foundations, Miscellaneous	110,000			530,974					23,167	<b>664,141</b>
										-
<b>Subtotal FY2017 resources:</b>	<b>12,974,797</b>	<b>2,873,383</b>	<b>1,000,000</b>	<b>1,456,750</b>	<b>664,294</b>	<b>3,333,895</b>	<b>513,191</b>	<b>-</b>	<b>1,093,167</b>	<b>23,909,477</b>
Completion of prior years' federal awards:		2,050,000	850,000			2,727,500		350,000		<b>5,977,500</b>
<b>TOTAL Sources:</b>	<b>12,974,797</b>	<b>4,923,383</b>	<b>1,850,000</b>	<b>1,456,750</b>	<b>664,294</b>	<b>6,061,395</b>	<b>513,191</b>	<b>350,000</b>	<b>1,093,167</b>	<b>29,886,977</b>

<b>USES:</b>										
Program/Service Operations	1,700,691	373,383		401,750	224,681	350,895	35,191	-	528,370	<b>3,614,961</b>
Direct Program/Project Expense	277,000	-	-	1,055,000	439,613	33,000	478,000	-	10,000	<b>2,292,613</b>
Project Grant and Loans - FY2017	10,997,106	2,500,000	1,000,000			2,950,000	-	-	554,797	<b>18,001,903</b>
Project Grant and Loans-completion of prior years' federal awards		2,050,000	850,000			2,727,500		350,000		<b>5,977,500</b>
<b>Total Uses:</b>	<b>12,974,797</b>	<b>4,923,383</b>	<b>1,850,000</b>	<b>1,456,750</b>	<b>664,294</b>	<b>6,061,395</b>	<b>513,191</b>	<b>350,000</b>	<b>1,093,167</b>	<b>29,886,977</b>



## **Future Opportunities as of the End of 2015 18-24 Month Pipeline of VHCB Applications**

### Housing

Proposals to develop or rehabilitate 1,523 affordable homes seeking \$35 million in VHCB and HOME Program funding

### Conservation

- 68 farmland conservation applications seeking \$16 million to conserve 11,200 acres
- 37 historic buildings seeking \$2 million for restoration
- 63 conservation projects seeking \$7.2 million to protect 11,900 acres of forestland, natural areas and recreational lands
- 150 farm and forestry businesses seeking \$1.8 million in business planning and technical assistance



## Joslyn House, Randolph

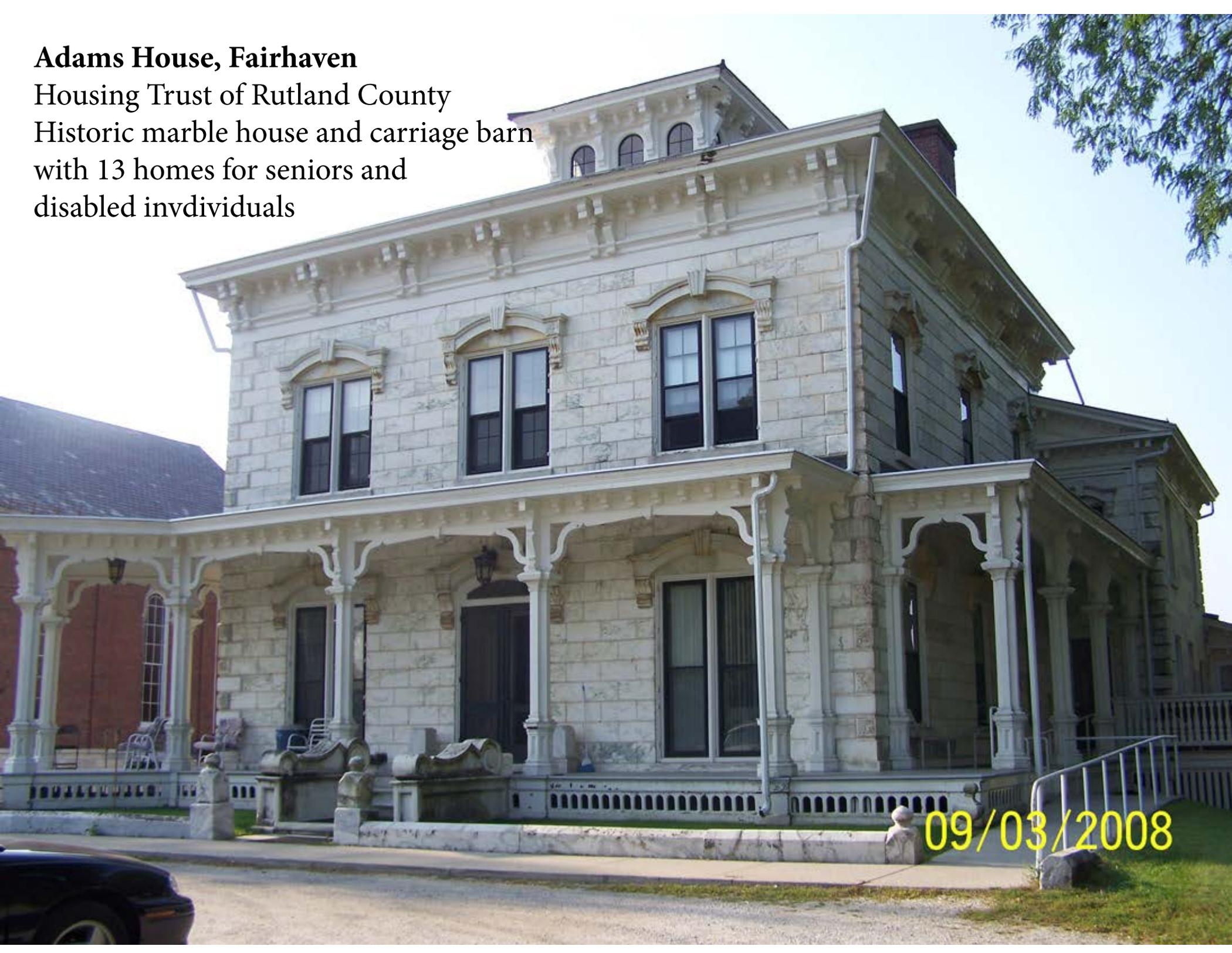
Shared, service-supported housing for low- and moderate-income seniors

- Randolph Area Community Development Corporation purchased in 1992
- Rotarians helped rebuild the circular porch at the historic home
- Residents receive 3 meals/day, on-site staffing, and housekeeping services
- The SASH program coordinates supportive services
- \$400,000 in recent renovations insure that the structure is safe, sound, and reasonably affordable to heat

## Adams House, Fairhaven

Housing Trust of Rutland County

Historic marble house and carriage barn  
with 13 homes for seniors and  
disabled individuals





## Adams House, Fair Haven Housing Trust of Rutland County

Phyllis Hitchcock has lived at Adams House since 1997. Born and raised in Fair Haven, Phyllis is an active member of the community—partly because she’s been able to afford to live in the town center. She is now in her mid-70s and only recently stopped riding her bicycle. She cleaned houses for people for a living, and until recently, she also cleaned the town offices. When she had to let go of working, she could still afford the rent at Adams House.

“It’s great for me to be able to afford to live in the community where I was born and raised . . .



The Nature Conservancy photo

**Willoughby Peaks, - 2,695 acres of conserved forestland in Westmore, protecting 199 acres of wetlands, 8 miles of headwater streams, much of the shoreline of 2 ponds, 4 miles of public trails, and 5 peaks over 2,000 ft.**



## **Daisy Turner Homestead in Grafton**

The Preservation Trust of Vermont, the Vermont Fish and Wildlife Department and the Vermont Division for Historic Preservation are collaborating to preserve the Birchdale Camp, the only remaining building on the Turner Homestead, a nationally significant historic site known as Journey's End.



The historic Darling Inn in the center of Lyndonville, 28 homes affordable to very low-income seniors. RuralEdge used VHCB and HOME Program funding and a USDA Rural Development loan to undertake the necessary improvements. Headquarters for Meals on Wheels; SASH site; support services and rental assistance.