

The Vermont Statutes

Title 10: Conservation and Development

Chapter 15: VERMONT HOUSING AND CONSERVATION TRUST FUND

§ 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.

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§ 303. Definitions

(3) “Eligible activity” means any activity which will carry out either or both of the dual purposes of creating affordable housing and conserving and protecting important Vermont lands, 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.

A World Class Landscape and Historic Town Centers

Vermont's investments in the working landscape, trail systems and parks along with redevelopment of historic buildings in our town centers improve our quality of life and contribute to the sense of place that bring visitors and boost tourism.

In their 2009 survey of destination stewardship, the *National Geographic Traveler* rated Vermont 5th out of the top destinations in the world:

“More than any American state, Vermont has worked to preserve those qualities that make it unique,” such as scenic countryside, lively small towns, historic streetscapes, local businesses. A tourist magnet in summer, it nonetheless “never seems overrun by visitors.” Scores well for “environmental- and social-sustainability practices.”



Closing on the conservation of the Robillard Farm in Irasburg in 1994.
659-acre family dairy operation.



Rutland's Paramount Theater, which had been closed and was in disrepair, was restored for public use in 2000. With theater, music and HD broadcasts, the Paramount is ranked No.1 on TripAdvisor among 14 attractions in Rutland.



Residents at Holy Cross Housing in Colchester, where Cathedral Square used VHCB funding to construct 40 independent apartments for people age 55 years and older on land donated by the Catholic Diocese. Support services provided by SASH.

Working with the Brattleboro Co-op, the Windham & Windsor Housing Trust developed new downtown housing: (24) 1-bedroom and studio apartments for seniors, individuals and persons with disabilities. EPA Award for Smart Growth.





Main Street Mill, Richford
Demolition and rehabilitation created 12 apartments on the upper floors. The Richford Health Center's clinic space, dental practice and administrative offices on the second floor and a new grocery store and pharmacy in the first floor retail space.



Results: FY 2014 and FY 2015

2014

280 affordable housing units

25 farms; 2,808 acres

12 natural area projects;

3,432 acres

2 historic projects

92 Viability Program participants

State Investment:

\$9.9M; \$55M leverage

2015

296 affordable housing units

24 farms; 3,639 acres

9 natural area projects;

2,330 acres

2 historic projects

139 Viability Program participants

State Investment:

\$10.4M; \$70M leverage

VHCB Funds Available for Projects, FY16

Governor's Recommend and a Reduction of \$750,000

Program Area	FY2016 Governor's Recommend	Governor's Recommend less \$750,000 and switch of additional \$2M to Bond
Statutory Share of Prop. Transfer Tx	\$ 17,738,000	\$ 17,738,000
Property Transfer Tax Appropriated	\$ 12,154,840	\$ 9,404,840
Bond Funds	\$ 2,800,000	\$ 4,800,000
Total State Funds from PTT&Bond	\$ 14,954,840	\$ 14,204,840
<i>Amount of PTT Freed up for General Fund</i>	<i>\$ 5,583,160</i>	<i>\$ 8,333,160</i>
Trust Funds Available for Project Awards*	\$ 7,300,000	\$ 4,550,000
Bond funds Proposed for Project Awards	\$ 2,800,000	\$ 4,800,000
Subtotal Available for Project Awards	\$ 10,100,000	\$ 9,350,000
Increase Amount available for Projects by cutting Program expenses \$100,000		\$ 100,000
Total Available for Project Awards	\$ 10,100,000	\$ 9,450,000
Housing Projects and Units	285 affordable units	260 affordable units
Farms and Acres	23 farms; 3,000 acres	21 farms; 2600 acres
Historic Projects	2 historic projects	1 historic project
Forestry, Natural Area and Recreation	9 projects; 2,500 acres	7-8 projects; 2,100 acres
Farm and Forest Viability	135 participant	120 participants
Leverage **	\$65 million	\$59 million

* Amount available for awards after support for federal programs and program operations

** Leverage includes federal funding requiring match, foundation support, local fundraising, municipal donations, bargain sales, and private equity investment through the low-income housing tax credit program.

Economic Impact of VHCB Investments:

Total Project Costs; Jobs Created On-site and Off-site; Projected Ripple Effect

Housing Vermont Projects Completed in 2012-2014

Project	Location	Number of Units	VHCB State Funds Only	Hard Construction Costs (Excludes A & E)	Additional Economic Impact	Total Economic Impact	Jobs
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
2012 Subtotal		283	4,332,775	33,844,747	66,674,151	100,518,897	1,188
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
2013 Subtotal		77	1,115,000	11,697,180	23,043,445	34,740,624	411
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
2014 Subtotal		158	2,630,000	18,645,624	36,731,879	55,377,503	654
TOTAL		518	\$8,077,775	\$64,187,550	\$126,449,474	\$190,637,025	2,253

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 in ripple effect jobs

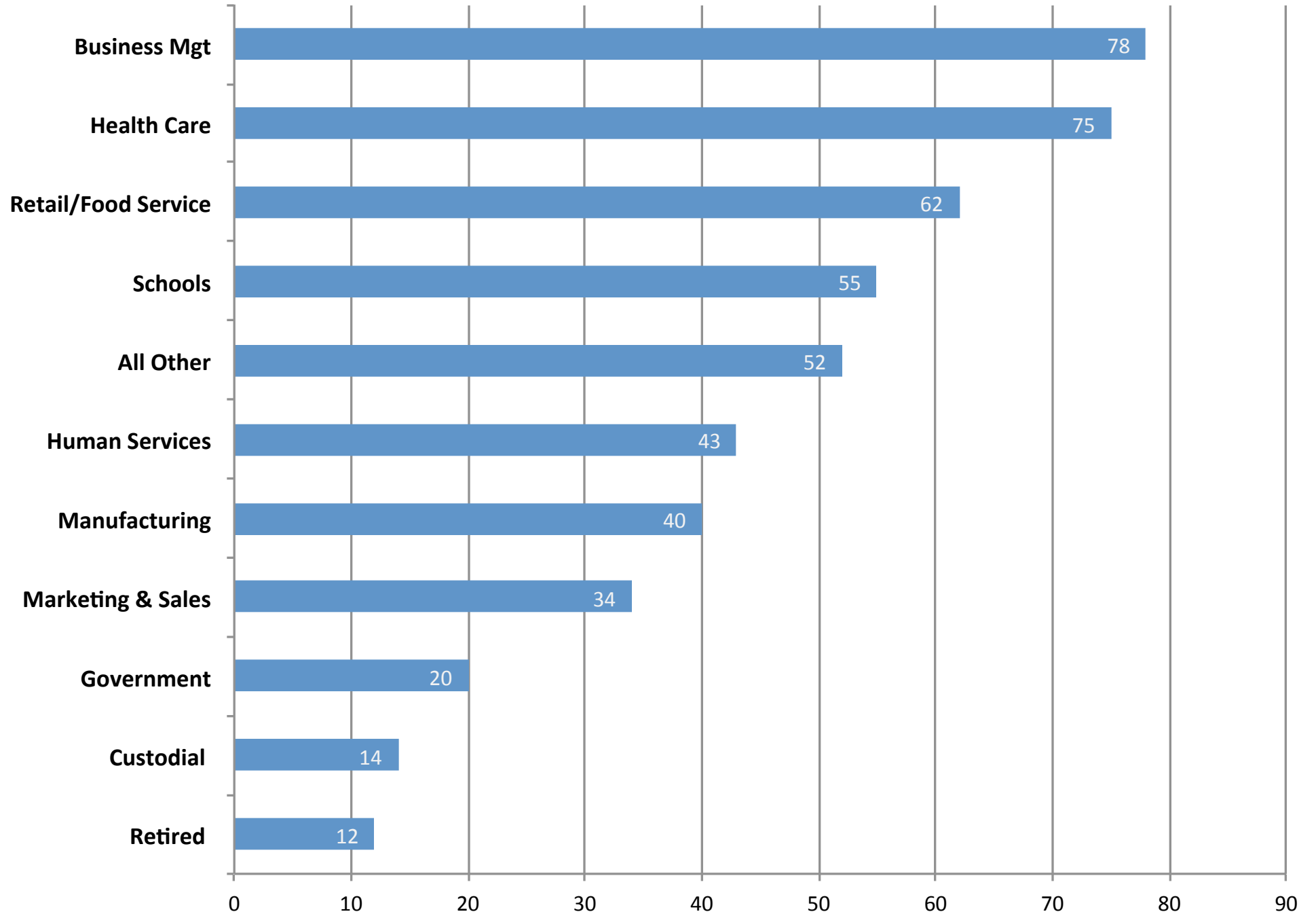
Growing Ag Development: Jobs, Businesses, Food Manufacturing

- 665 new farms and food businesses (5.9% increase) were launched in the food system from 2009 to 2013. More than 60,000 Vermonters are employed as farmers, waiters, cheese makers, brewers, bakers, butchers, grocery stockers, restaurateurs, manufacturers, marketers, distributors, and many other food related jobs. About 12,000 businesses are part of Vermont's food system.
- From 2007 to 2012 food system economic output expanded 24%, from \$6.9 billion to \$8.6 billion.
- There are 748 food manufacturing firms in the state, a 37% increase over 2009 (539 firms). The number of food manufacturing jobs increased by 1,596 between 2009-2013. Crop and livestock sales are on the rise.
- The value of agricultural sales increased to \$776 million in 2012, up from \$746 million in 2007, a 4% increase. The number of farms with \$10,000 or more in sales in 2012 was 3,018, a 5% increase from 2007 (2,883).
- 4,189 new jobs (7.2% increase) were created in the food system from 2009 to 2013.



City's Edge, South Burlington - 31 homeownership condominiums developed by the Champlain Housing Trust

Top Occupations of CHT Homeowners



Water Quality

- Since 2011 VHCB has doubled the number of farm projects with special water quality easement provisions (riparian buffers, surface water protections zones, special treatment areas, etc.).
- Over 80% of the farms in the queue for FY16 funding will have water quality easement provisions; 15 of the 19 are in the Champlain basin. Every one of these with wetlands, stream, or river frontage will have water quality language in the proposed easements.
- \$6.5 million in VHCB funding will help match \$16 million dollars in RCPP funds over four years. RCPP is specifically targeted to funding farmland protection and farm water quality practices in the Champlain basin.
- All VHCB farm projects must have a NRCS-approved comprehensive resource management plan.
- VHCB's Viability Program advises farmers on business plans to finance and implement water quality protection, best practices, improving soil health and reducing agricultural run-off.



A. Blake Gardner/VLT photo

Tom and Brooke Hughes-Muse purchased a conserved farm in Pawlet through the Vermont Land Trust's Farm Access Program.

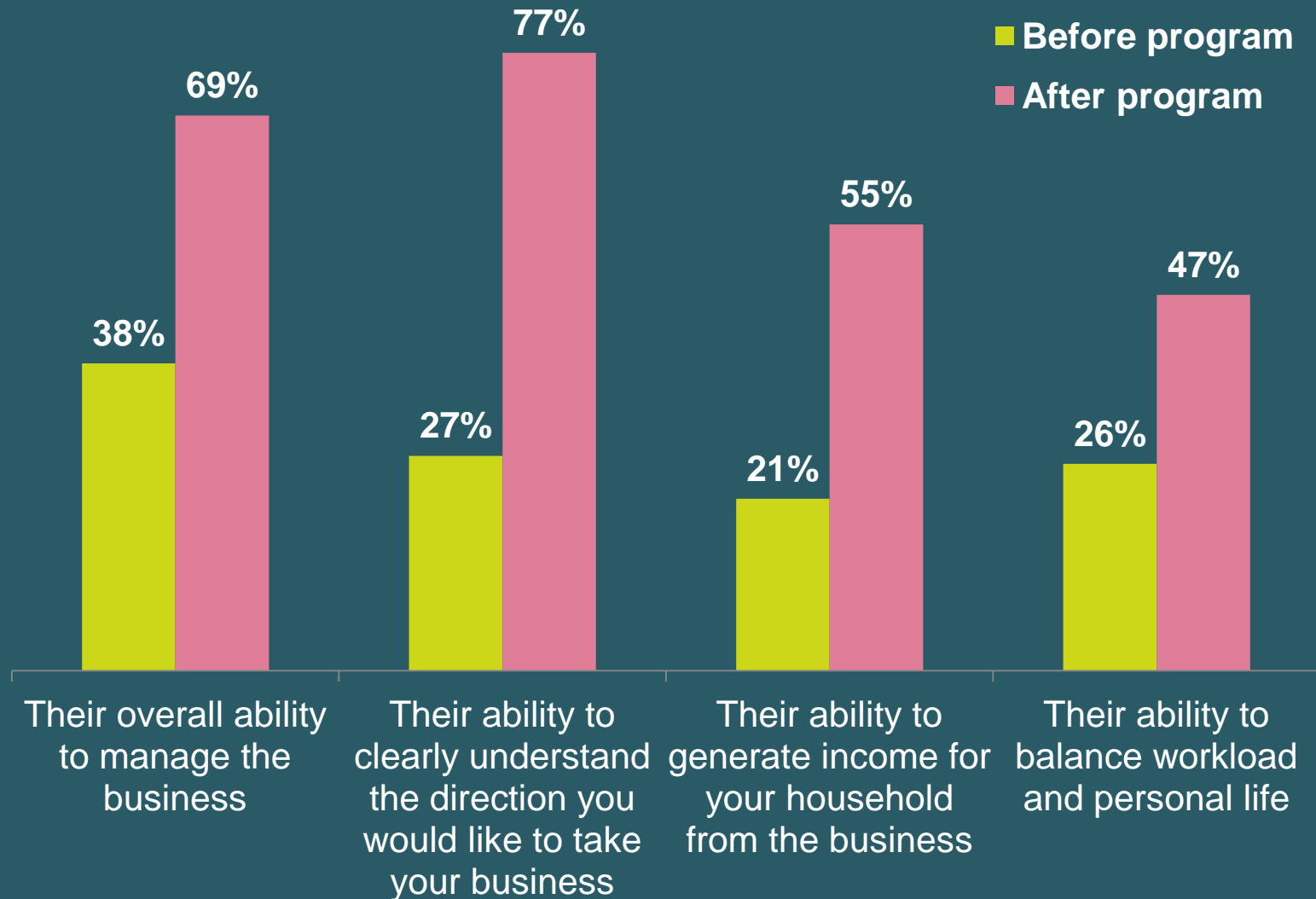
Last season they raised more than 51,000 pounds of sweet potatoes. They plan to double production in 2015. Working with an advisor through VHCB's Farm & Forest Viability Program, they honed their business plan and received an Implementation Grant from VHCB and a WLEB grant to build a new storage and processing facility.

The easement includes a 25-foot riparian buffer along the Mettowiee with 1 rod public access for fishing and recreational use of the river.

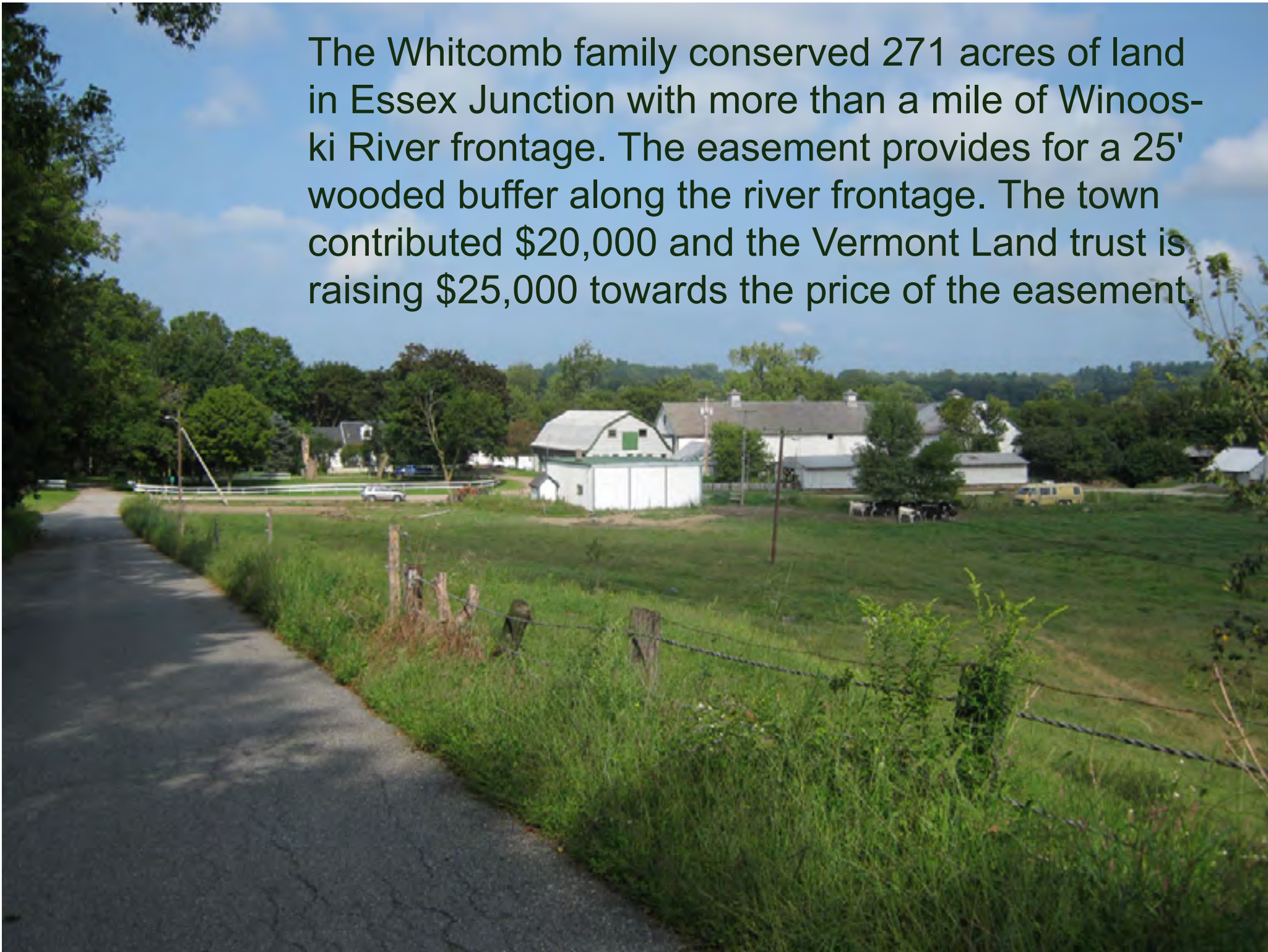


Guy Choiniere on his Highgate Farm, conserved by his parents. Guy's agricultural practices have greatly enhanced water quality and soil health.

Increase in the percent of participants that are satisfied or highly satisfied with...



The Whitcomb family conserved 271 acres of land in Essex Junction with more than a mile of Winooski River frontage. The easement provides for a 25' wooded buffer along the river frontage. The town contributed \$20,000 and the Vermont Land trust is raising \$25,000 towards the price of the easement.





With NRCS assistance, the Lynds built a manure pit and installed fencing on their conserved farm. A VHCB Dairy Improvement Grant toward the construction of a heifer barn and bedded pack system lessened runoff problems from stored manure.

VHCB Conservation Projects for the May 8, 2015 Board meeting

TOWN	ACRES	WATERSHED	DISCHARGES TO	Total \$ REQ. TO VHCB
Morgan	154.8	Clyde River	Memphremagog	\$ 86,500
Braintree	210	Connecticut River	L.I. Sound	\$ 79,000
StJWaterford	35	Connecticut River	L.I. Sound	\$ 20,910
Fairlee	28	Connecticut River	L.I. Sound	\$ 65,500
Fairfax	224	Lamoille River	Main lake	\$ 221,500
Fairfax	161	Lamoille River	Main lake	\$ 134,000
Fairfax	100	Lamoille River	Main lake	\$ 88,000
Ferrisburgh	132.5	Litte Otter Creek	Main lake	\$ 104,000
Pawlet	168	Mettowee River	South lake	\$ 85,700
Fairfax	206	Mill River	St. Albans Bay	\$ 221,500
Cambridge	81	Missisquoi	Missisquoi Bay	\$ 130,000
Newport	121	Missisquoi	Missisquoi Bay	\$ 58,500
Alburgh	57	Mud Creek	NE Arm Lake	\$ 24,000
Addison	72	Otter Creek	Main lake	\$ 45,000
Addison	360	Otter Creek	Main lake	\$ 189,000
Cornwall/Brid	92	Otter Creek	Main lake	\$ 56,750
Whiting	123	Otter Creek	Main lake	\$ 84,000
Milton	261	Trout Brook	Main lake	\$ 184,000
Milton	184	Trout Brook	Main lake	\$ 61,000

Total Ag	2770.3		\$ 1,938,860	
Total in Lake Basin	2342.5	85%	\$ 1,686,950	87%

Other Conservation

Johnson	1.89	Lamoille River	Main lake	\$ 77,500
Williston	39	Winooski River	Main lake	\$ 164,888
Pownal	25.9	Hoosic River	Hudson River	\$ 39,850
Westmore*	2,965	Willoughby River	Memphremagog	\$ 200,000
Lyndon	132.9	Connecticut River	L.I. Sound	\$ 172,374
West Windsor*	1,581	Connecticut River	L.I. Sound	\$ 300,000

*Headwaters projects

Total other cons	4,746		\$ 954,612	
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Historic Preservation

Grafton	5		\$ 100,000	
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Total Historic	5		\$ 100,000	
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Anticipated farm projects for Fall 2015: 12 farm projects(1827 acres) requiring a total of \$1,365,200 in state funds are in the pipeline, of which 7 (1064 acres) are in the Champlain Basin. Total state funds required for these Champlain Basin farms is approximately \$885,700.



Ribbon cutting at Harrington Village in Shelburne: 82 new homes for seniors, multi-family rentals and homeownership in a new neighborhood. Conserved land along the Laplatte River donated to the town.



13.8 acres donated to the Town of Shelburne. Trails to be developed along the river.



Harbor Place on the Shelburne Road, a 59-room motel converted to transitional housing by the Champlain Housing Trust. Support services help residents transition to permanent housing.

HARBOR PLACE STATISTICS: YEAR ONE

- The Champlain Housing Trust housed almost 600 households at Harbor Place in the first year of operation.
- Roughly 20% of households receiving emergency housing were served at Harbor Place.
- **Less Expensive:** The cost of a room is about 40% less than other emergency housing provided by the state.
- **Savings:** According to CHT, in FY15 this has resulted in a savings of \$262,000 for GA over the cost of emergency hotel rooms.
- **Results:** People staying at Harbor Place were twice as likely to be working with a case manager than the motel voucher program – and twice as likely to secure permanent housing.

<http://www.getahome.org/news/a-love-letter>

Support and Services at Home (SASH)

A 3rd party evaluation by an international research firm released by US HUD and US HHS in December 2014 compares SASH participants to two control groups living in HUD-funded properties. The 1st group, rural, upstate New York Medicare beneficiaries, are not SASH participants and are not part of an MAPCP innovation program like Blueprint; the 2nd group are Vermont Medicare beneficiaries who live in HUD-funded properties and are included in a Blueprint medical home but are not SASH participants.

Early SASH panels vs. Upstate NY control group

- Average savings of \$183.10 per member per month (PMPM) or **\$2197 per person per year in total Medicare expenditures (SE = \$1104)**
- Savings of \$125.08 PMPM or \$1501 per year in Acute Care expenditures (SE=\$723)
- Savings of \$59.69 PMPM or \$716 per year in post-Acute Care expenditures (SE=\$263)

Early SASH panels vs. non-SASH VT control group

- Savings of \$146.32 PMPM or **\$1756 per person per year in total Medicare expenditures (SE=\$909)**
- Savings of \$45.17 PMPM or \$542 per year in Acute Care expenditures (SE=\$609)
- Savings of \$90.99 PMPM or \$1092 per year in post-Acute Care expenditures (SE=\$287)

High Demand: Pipeline of VHCB Applications

1. HOUSING

65 proposals to develop or rehabilitate 1,470 affordable homes
Seeking \$18.8 million in VHCB funding and
\$11.2 million in HOME Program funding

2. CONSERVATION

74 farm applications seeking \$19 million;
37 historic buildings seeking \$2 million;
70 conservation projects to protect 15,000 acres seeking \$8 million

HISTORY OF VHCB FUNDING

Best Years:

FY 2000 - \$16.4 million

FY 2001 - \$15.1 million

FY 2006 - \$15.6 million

FY 2008 - \$15.4 million