



Vermont Housing &
Conservation Board

Quality of Life for Vermonters Outcomes and Indicators

House Committee on General, Housing and Military Affairs
January 21, 2016

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.

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 Results in FY 2015 and FY 2016

What Did We Do?

2015

388 affordable housing units

24 farms - 3,623 acres

8 natural areas -

2,695 acres

2 historic projects

82 Viability Program participants

State Investment:

\$10.6M; \$80M leverage

2016

429 affordable housing units

26 farms - 3,721 acres

7 natural area projects -

3,638 acres

1 historic project

80 Viability Program participants

State Investment:

\$9.7M; \$60M leverage

Safford Commons in Woodstock

28 Apartments in a New Affordable Neighborhood





Orthophoto Map

Property: FEMA/VHCB parcels

Location: Northfield, Vermont

58 East State Street Montpelier, VT 05602



Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Buyout of Damaged Homes and Floodplain Restoration in Northfield

**Family Celebrates New Home in Pownal
One of 100 VCHB Has Provided in Partnership
with Habitat for Humanity**



Single Track Through the Ascutney Town Forest in West Windsor

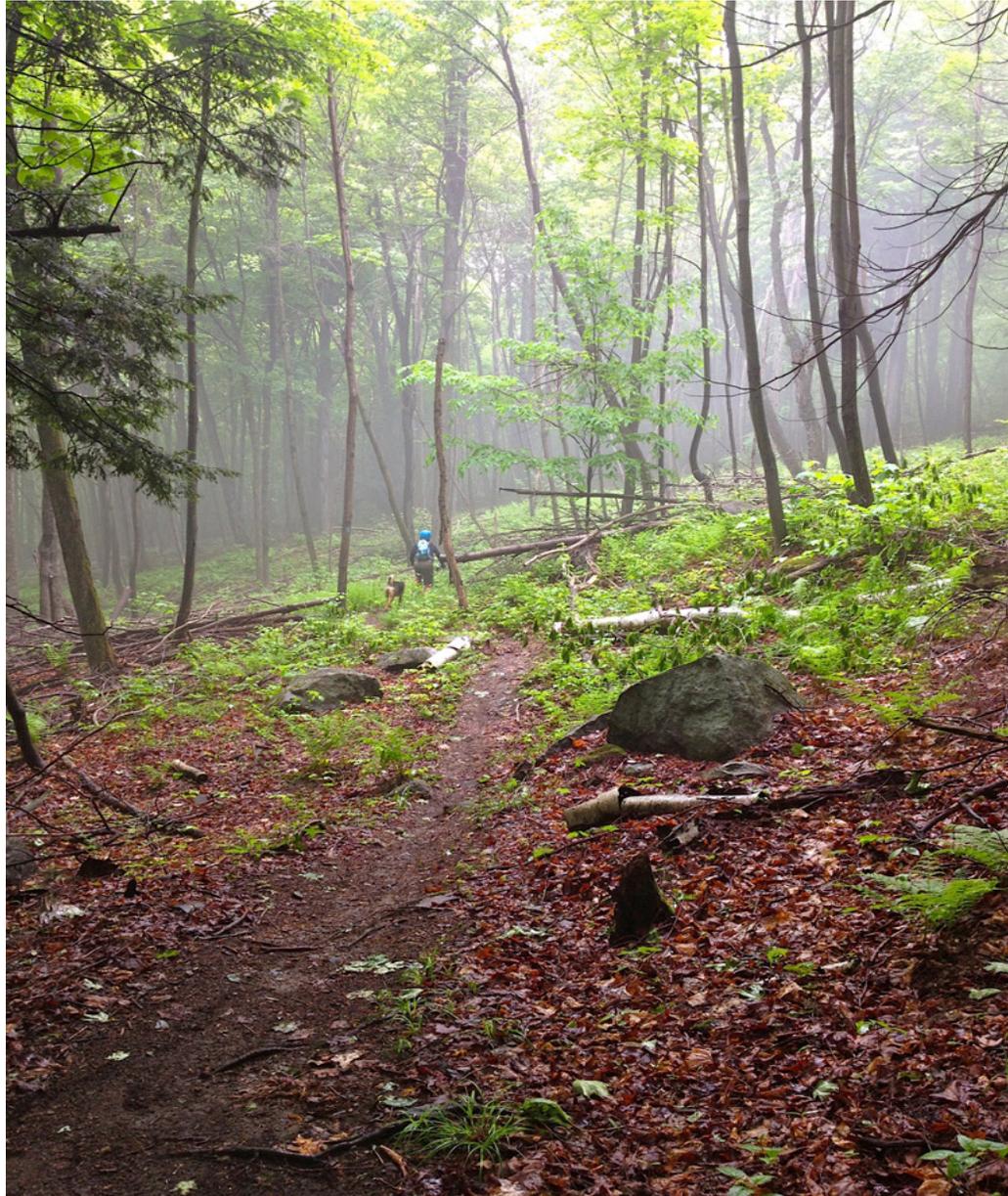


Photo Credit:
Sasha Yakovlef

Program Performance Template

Program: **HOMELAND**

Population Outcome(s): Vermont's communities are safe and supportive.

Population indicator(s): percent of residents living in affordable housing

Program Description: VHCB provides purchase subsidies to low- and moderate-income Vermonters to buy permanently affordable homes. Administered by regional housing nonprofits. Buyer agrees to share the equity and forgoes a portion of market appreciation upon resale. Home remains affordable to all succeeding buyers without new subsidy.

How much did we do?

410
single family homes
and condominiums

1988-2008
Champlain Housing Trust

How well did we do it?

Cost of public investment
as a percentage of cost
through a conventional
subsidy program: 21%

Is anyone better off?

#

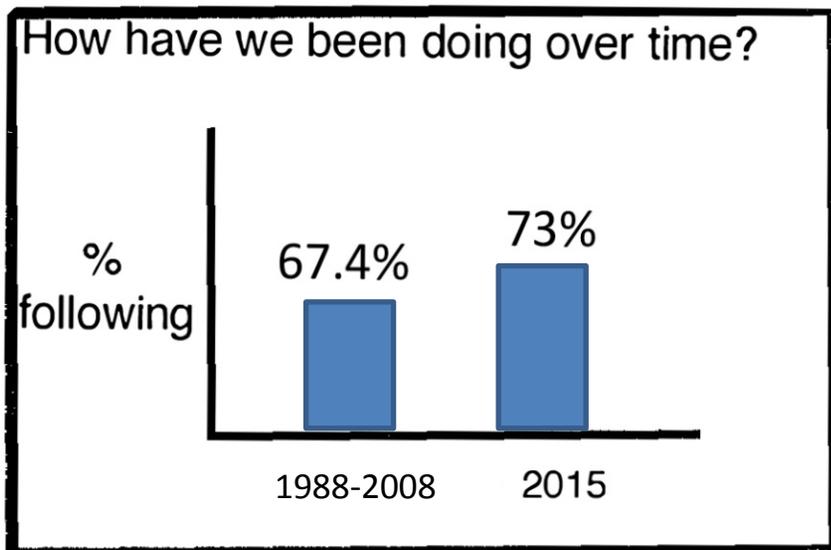
615 households

% (Primary Metric)

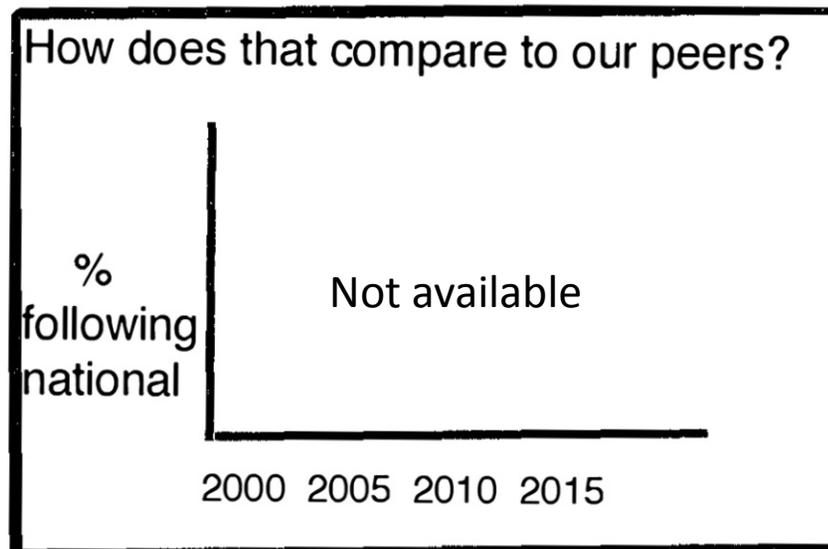
67.4% percent of
households move
on to conventional
homeownership

Program Performance Template
Program: HOMELAND

Internal Benchmark
on Primary Metric

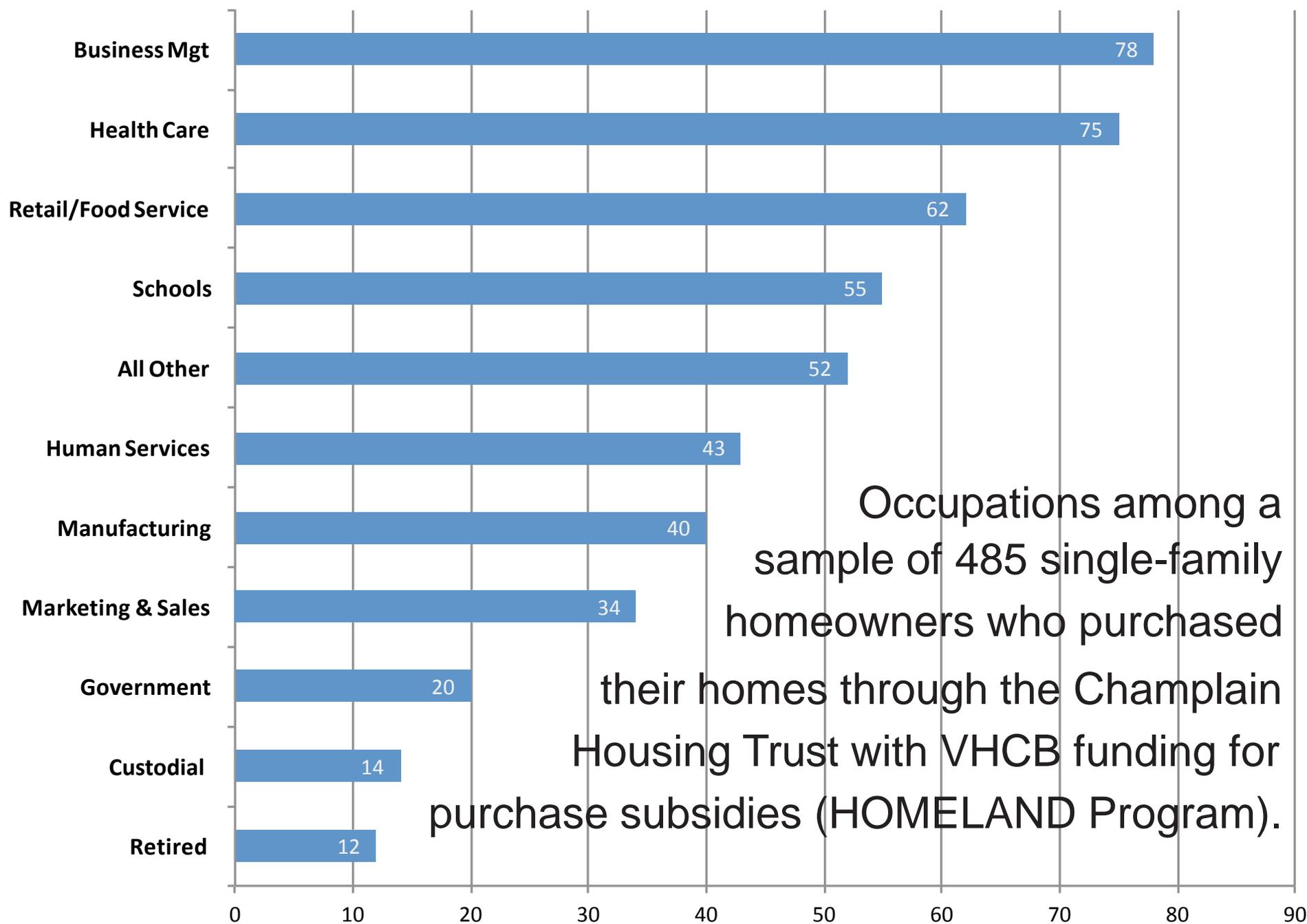


Outside Benchmark
on Primary Metric



Source: *Lands in Trust; Homes that Last*, Davis and Stokes, 2009.

Occupations of CHT Homeowners



Occupations among a sample of 485 single-family homeowners who purchased their homes through the Champlain Housing Trust with VHCB funding for purchase subsidies (HOMELAND Program).

Homeownership in Dorset

One of 1,000 Shared Equity Homes in 113 Communities



Program Performance Template

Program: Farm & Forest Viability Program

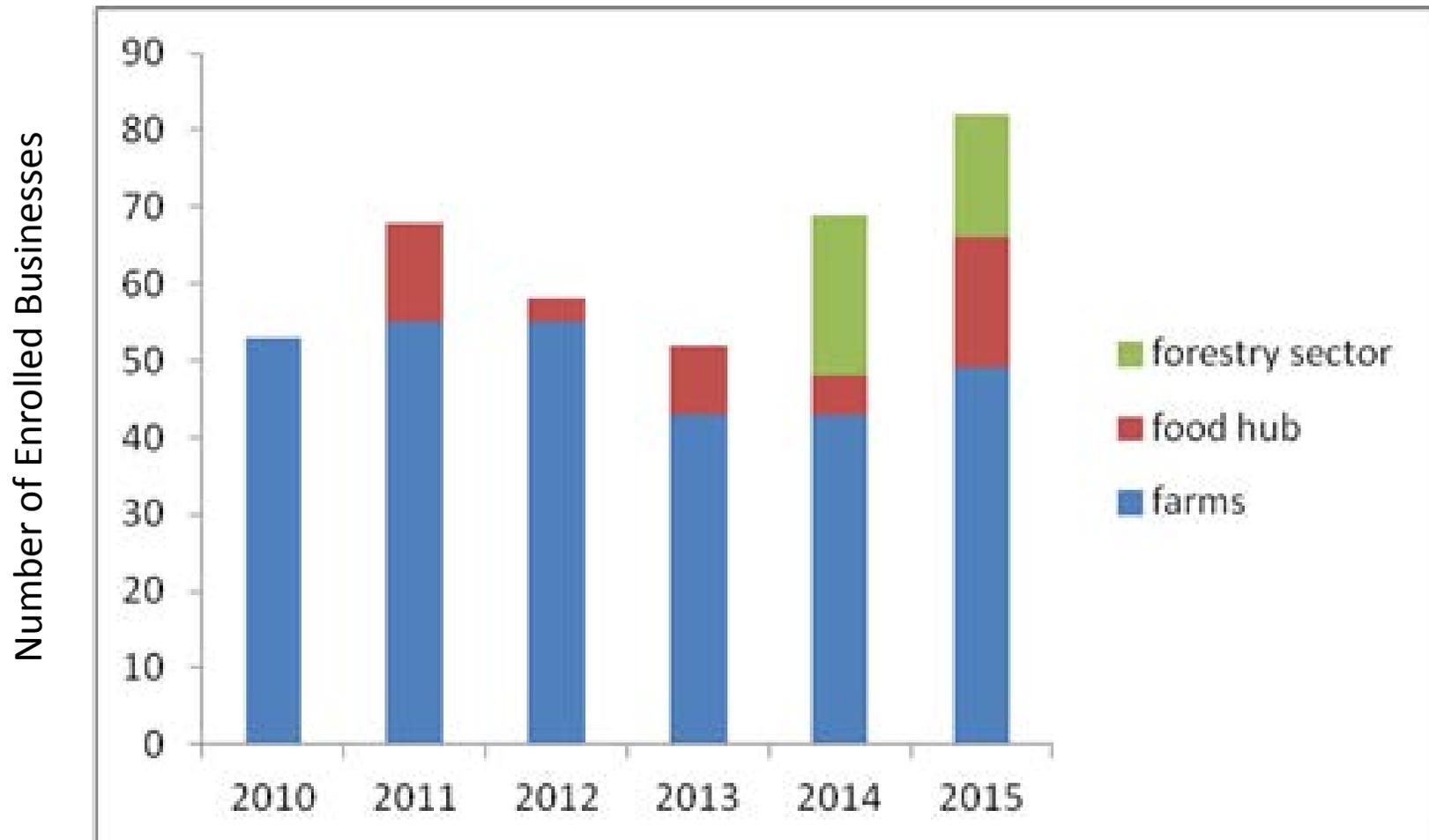
Population Outcome(s): Vermont has a prosperous economy;
Vermont's environment is clean and sustainable.

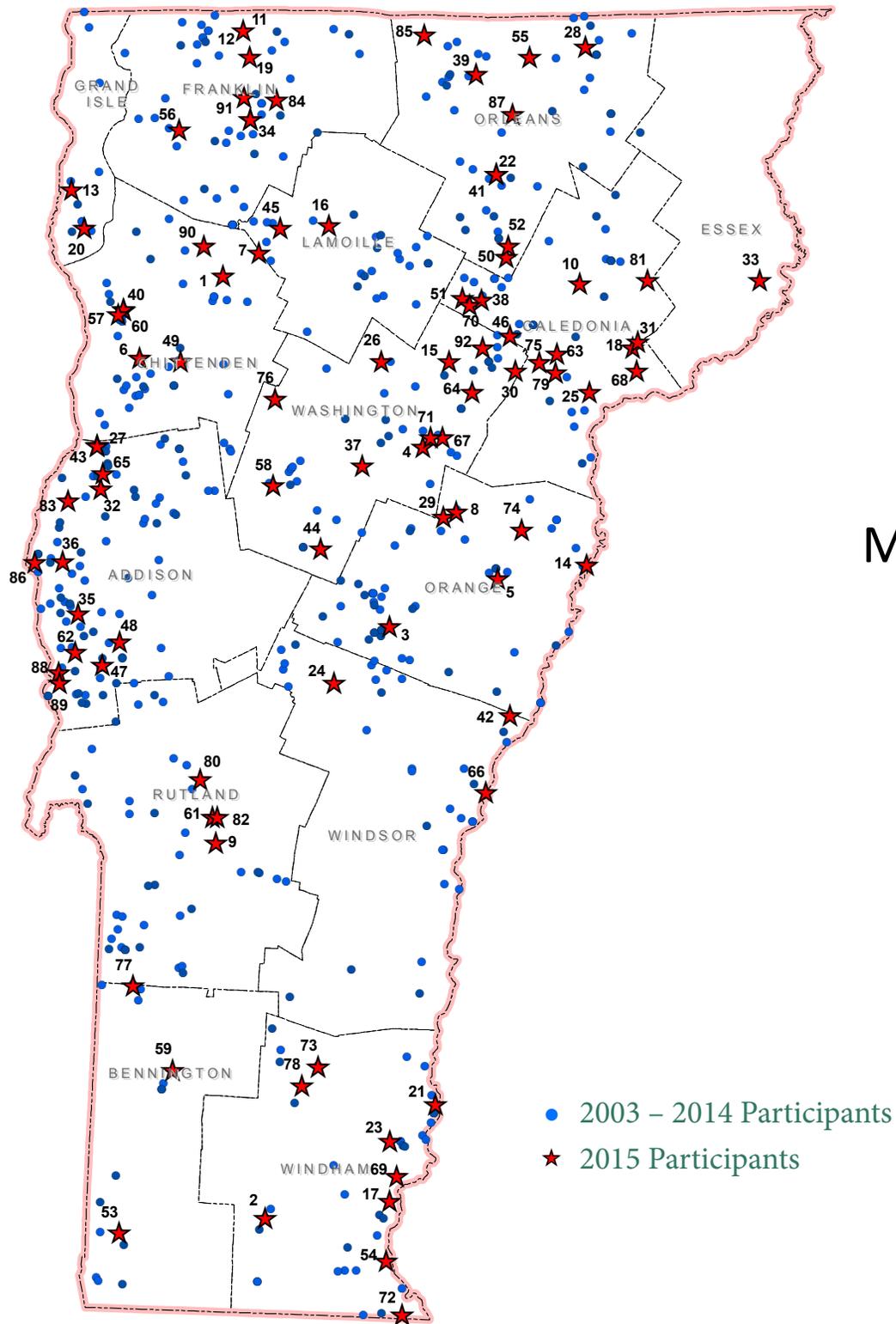
Program Description: Business planning, technical assistance and management coaching for farm and forestry enterprises.

<p>How much did we do?</p> <p># of enterprises per year</p> <p>82 in 2015</p>	<p>How well did we do it?</p> <p>Change in participants skilled in strategic planning (from before to after program)</p> <p>Farm: 6 to 63%</p> <p>Forestry: 14 to 57%</p>								
<p>Is anyone better off?</p> <table border="1"> <thead> <tr> <th data-bbox="382 1055 976 1193">#</th> <th data-bbox="976 1055 1570 1193">% (Primary Metric)</th> </tr> </thead> <tbody> <tr> <td data-bbox="382 1193 976 1307">16 forest products businesses</td> <td data-bbox="976 1193 1570 1307">Forest sector</td> </tr> <tr> <td data-bbox="382 1307 976 1372">49 farms</td> <td data-bbox="976 1307 1570 1372">average increase in:</td> </tr> <tr> <td data-bbox="382 1372 976 1507">17 food hub enterprises</td> <td data-bbox="976 1372 1570 1507"> <ul style="list-style-type: none"> gross income 23% jobs 10% payroll 18% </td> </tr> </tbody> </table>		#	% (Primary Metric)	16 forest products businesses	Forest sector	49 farms	average increase in:	17 food hub enterprises	<ul style="list-style-type: none"> gross income 23% jobs 10% payroll 18%
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Internal Benchmark

How have we been doing over time?
Growth in Enrollment 2010-2015





Map of Program Participants 2003-2015

- 2003 – 2014 Participants
- ★ 2015 Participants

Vermont Forest and Farm Viability Program Participants

Beth Whiting and Bruce Hennessey operate Maple Wind Farm, raising livestock, poultry, organic vegetables and making syrup. They conserved their home farm in Huntington and purchased and conserved land in Richmond.



VHCB Rental Housing

Population-Level Outcomes

Vermont's Communities are Safe and Supportive
Vermont's Families are Safe, Nurturing and Supported
Vermont Has A Prosperous Economy

Population-Level Performance Indicators

% of residents living in housing that is affordable
Number of adults who are homeless
Number of children who are homeless
Number of families that are homeless
% or rate per 1,000 jobs of nonpublic sector employment
% of elders living in institutions versus home care

Impact

Safe, decent and affordable housing
Covenants preserve public investment and affordability permanently
Housing as a Vaccine – Dr. Megan Sandel
Platform for economic mobility – Urban Land Institute Study
Supports other state goals – energy efficiency, historic preservation, downtown
and village center revitalization, renewables, smart growth.

Beacon Apartments in South Burlington Housing for the Chronically Homeless





Laz Scangas photo

The Housing Trust of Rutland County added a wing and converted the vacant, historic Watson School in Rutland to apartments for seniors.

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

Housing Vermont Projects Completed in 2012-2013

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, Pha	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
TOTAL		360	\$5,447,775	\$45,541,926	\$89,717,595	\$135,259,522	1,599

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



SASH Program (Support And Services at Home)

4,500 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.

Conservation

Farms, Forests, Recreational and Natural Areas

Population-Level Outcomes

Vermont Has A Prosperous Economy

Vermont's Environment is Clean and Sustainable

Population-Level Performance Indicators

% of total farm sales

increase in gross working lands income

cumulative number of waters subject to TMDLs or alternative pollution plans

% of watersheds where pollutant loads are declining

% of previously impaired waters meeting standards based on corrective actions

% or rate per 1,000 jobs of nonpublic sector employment

Impacts

Economic Impact of Food and Farm System Investment

4,189 jobs added from 2009-2013

- 34.9% increase in food manufacturing jobs
- 665 new farms and food businesses (5.9% increase) were launched in the food system from 2009 to 2013.



On Grand Isle, the South Hero Land Trust and the Vermont Land Trust worked with new owners Bob Fireovid, Joan Falcao, Eric and Hannah Noel to conserve 178 acres where the families are starting a grass-fed beef and organic vegetable farm. The Noels enrolled in VFFVP.

Water Quality

Farmland Protection and Water Quality

In the past 3 years, VHCB has protected:

74 farms and over 9,600 acres

49 in the Lake Champlain Basin

46 have special water quality easement protections

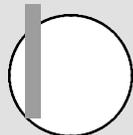
35 have or will have Ag Lands management plans

In FY2016, 23 out of 26 farms – all those with surface waters – include special easement protections



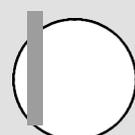
**Paul Harlow's Greenwood/Kestrel Farm
in Westminster**

 Protected Property with treed buffer along the CT River



Paul Harlow's River View Farm in Putney

 Protected Property
 Riparian Buffer/Special Treatment Area





In Ira and Poultney, The Conservation Fund protected 2,874 acres to be transferred to the Vermont Fish and Wildlife Department for addition to the Bird Mountain Wildlife Management Area. The acquisition protects a large unbroken tract for wildlife habitat, hunting, fishing and hiking in the Taconic Mountains and protects the headwaters of the Castleton, Poultney and Clarendon Rivers.



John G. Van Hoesen photo

A photograph showing three people cross-country skiing on a snowy trail through a forest. The skiers are wearing winter gear, including jackets, pants, and hats. The trail is well-maintained with visible tracks. The forest consists of tall, thin trees, some of which are covered in snow. The scene is bright and sunny, with shadows cast on the snow.

Bolton Nordic and Backcountry
1,144 acres conserved for addition to
Mt. Mansfield State Forest. 90 kilometers
of back country trails managed by Bolton
and used by Burlington and Essex high school students, UVM's
Nordic team and others. Important wildlife connectivity.

Investment in VHCB Leverages Millions in Other Federal, Private and Philanthropic Resources that Help Meet State's Outcomes

- AmeriCorps - 36 Members Serve in Network of Housing and Conservation Organizations
- Regional Conservation Partnership Program – Matching \$16 million in federal funding for water quality
- Lead-Based Paint Hazard Control - \$30 million and 2,300 Homes
- Healthy Homes
- Commonwealth Dairy Improvement Grants
- MacArthur Foundation Preservation Program
- Manufactured Housing Innovation Project (Vermods)
- Housing for Persons with Aids (HOPWA)
- Hazard Mitigation Grant Program (FEMA) Buyouts
- Support and Services at Home (SASH)
- Additional Resources Secured by the regional housing and conservation organizations we support.

VHCB AmeriCorps

Conservation – Little River State Park



Housing – Building Homes with COVER



Program Analysis and Improvement

How Well Are We Doing It?

ICF Management Review of Housing Programs

American Farmland Trust Survey of VHCB Farmland
Conservation Program

Energy-Efficiency Work in Response to Impact of Energy Prices
on Affordability and State Energy Goals

Program Reporting and Audits by Federal Funding Agencies

Analyses of Housing Development Costs

LEAN Process Improvement Review of Agricultural Land
Conservation Program

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VHCB

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