

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.

The Vermont Statutes Online

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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:

2 (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.

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

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	\$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 in ripple effect jobs



SIMULATED VIEW TOWARD RT. 4 - LANDSCAPING SHOWN AT APPROXIMATE SIZE IN 7TH YEAR

Site plan for Safford Commons, a 36-unit housing development creating a new neighborhood across from the middle school and high school in Woodstock. 28 apartments and 8 home-ownership units.

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Celebrating conservation of the Harlow Farm in Westminster - one of Vermont's first, and largest organic vegetable farms.



**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



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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.



In Lyndonville, RuralEdge is redeveloping senior housing with rental assistance at the Darling Inn, also a site for meals on wheels for the area.



Trent and Abby Roleau grew up on farms in Weybridge and Lincoln and attended VTC. They raise diversified livestock and are establishing dairy and maple operations and a farmstand on their property, located on Route 116. The Vermont Land Trust used VHCB and NRCS, private and local funding to conserve 3 properties with 553 acres of farmland and forestland at the northern “gateway” to the town of Bristol.

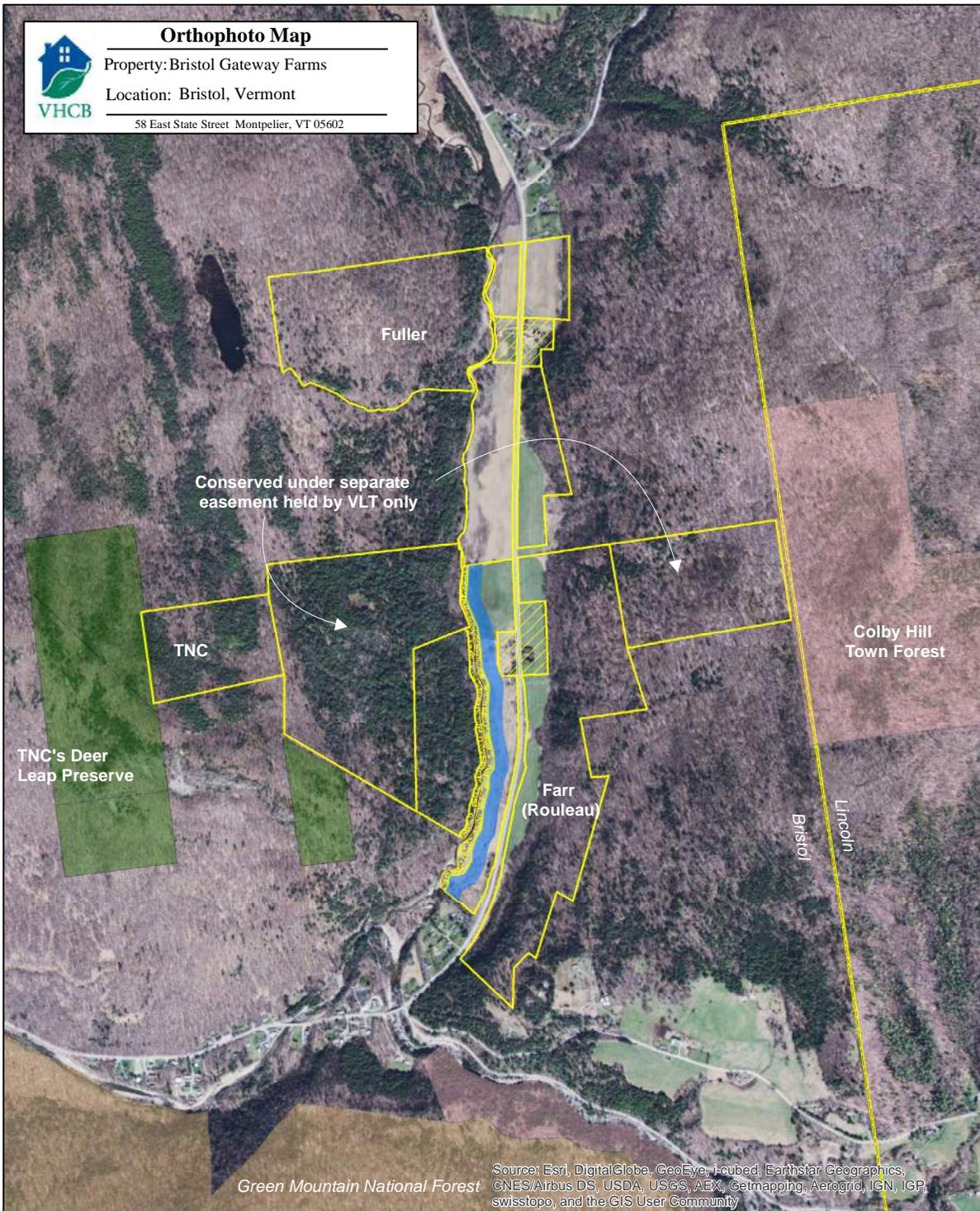


Orthophoto Map

Property: Bristol Gateway Farms

Location: Bristol, Vermont

58 East State Street Montpelier, VT 05602



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

	Protected Property		Farmstead Complex
	Riparian Buffer		River Corridor Management Area

Scale: 1:15,694



The Bristol Gateway project conserved 290 acres of farmland on the Farr and Fuller farms. 25 acres was sold to the Nature Conservancy to be added to the Deer Leap/Bristol Cliffs Natural Area. 238 acres of forest land was conserved with private and local funding.

Baldwin Creek winds through the farmland. The Farr project includes a vegetated buffer and a river corridor management area that will help prevent erosion during flood events.

Impact of FY14 & FY15 VHCB Farm Conservation Investments

- \$5.11 million in VHCB funding leveraged \$6.67 million in NRCS/FRPP and \$2.67 million in private and local fundraising and bargain sales
- 49 projects conserved 6,426 acres
- 28 projects facilitated transfers (over half)
 - 11 of the transfers are to new farmers (buying their first farm)
 - 6 of the transfers are intergenerational within the family (including gradual transfers over time)
- 32 out of 49 include other protections in the easement (public access, historic, special ecological protection, etc.)
- 64% of the soils conserved are prime or statewide
- 31 out of 49 protect river frontage and/or floodplain
 - 23 of these include water quality protections in the easement (almost 1/2 of total and 3/4 of those with surface water

Economic impact of farm and food 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.

Water Quality: Policy and Practice

- VHCB policies elevate the conservation of properties that enhance water quality and flood resiliency and that demonstrate affirmative action taken to improve water quality.
- VHCB has pledged \$6.5 M of conservation funding over the next 5 years to match the RCPP federal funds. \$2.5 M of that amount is privately leveraged funds from Commonwealth Dairy administered by the Farm Viability Program.
- 80% of the farms in the VHCB pipeline have surface waters that will be protected with special easement provisions and/or through enrollment in other state or federal buffer programs
- Farmland conservation projects with federal NRCS funding require NRCS-prepared management plans with both soil conservation and water quality components
- 75% of the farmland conservation projects funded in FY 14 and FY 15 that contained surface waters included water quality protections in the easement.

Mission

To enhance the economic viability of Vermont farm, food and forestry enterprises.

Providing...

Business
& transfer
planning
services

Targeted
technical
assistance

Growth-
stage
mgmt
coaching

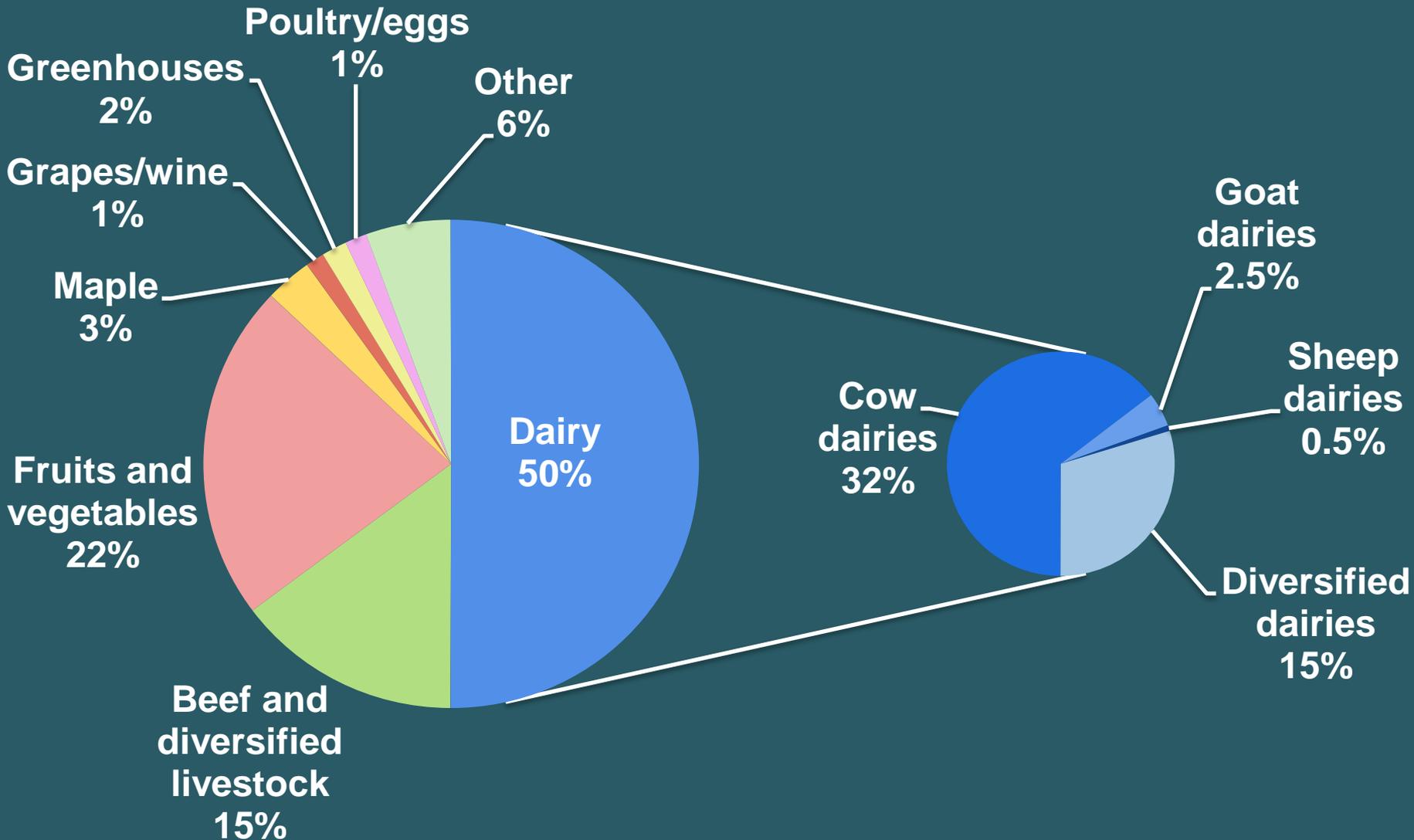
For...

Farm
businesses

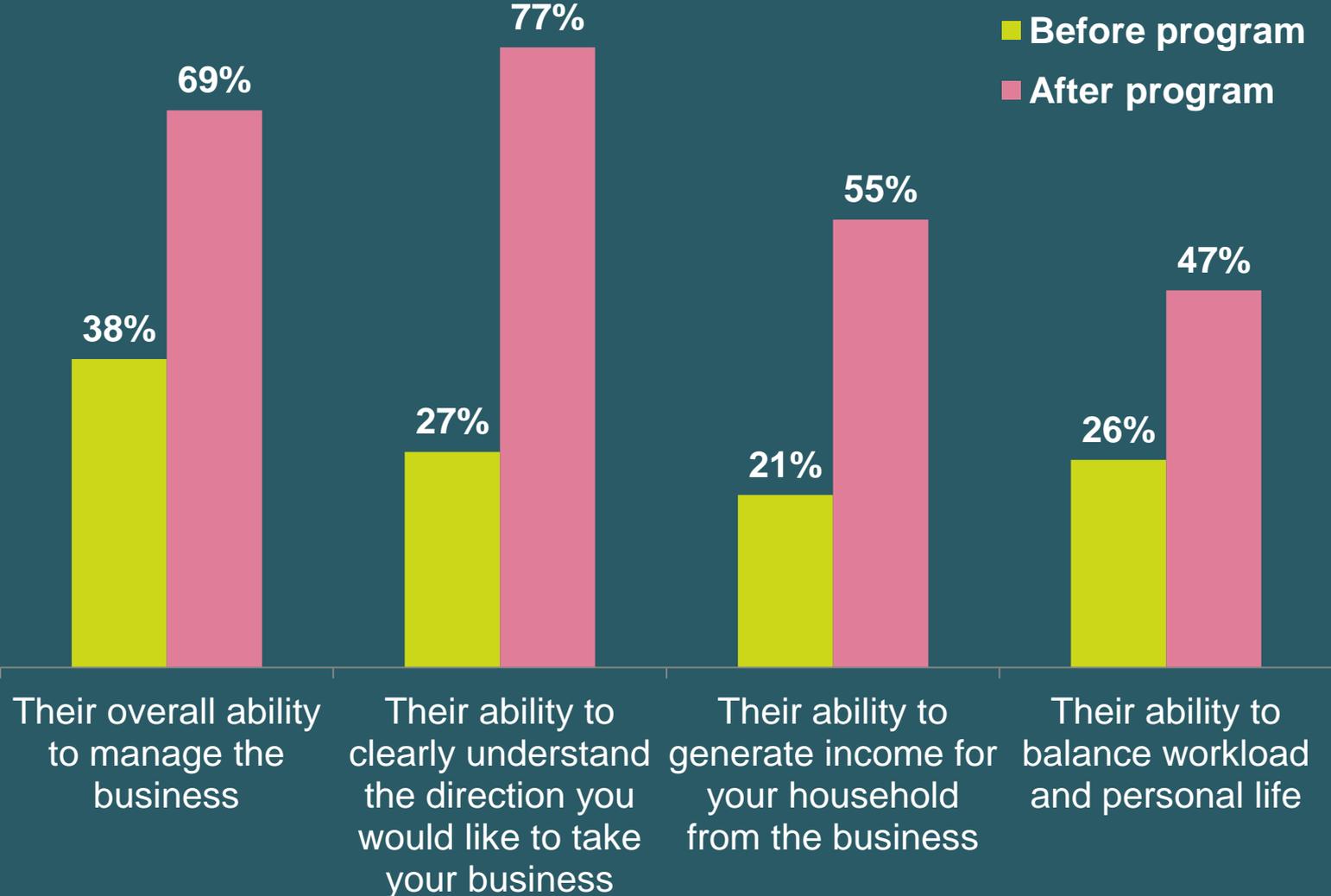
Food systems
enterprises

Forestry &
forest products
businesses

Types of Farms Enrolled



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



“The parlor hadn’t been upgraded since 1974. We knew we needed to do something, but without this grant it didn’t seem feasible”

—Jeff Sheldon, Sheldon Farms Inc.



With a Dairy Improvement Grant, Richard and Christine Sheldon and their son Richard rearranged and modernized their aging milking parlor. The Sheldon’s have already seen their daily milking time cut by three hours per day, and the data they are able to track with the new automatic take-offs is allowing them to monitor herd health with far greater precision than ever before.

Vermont Housing & Conservation Board
Proposed FY2016
SOURCES & USES

	Housing & Conservation (TRUST Fund)	NRCS Farm Pres Prog (Fed)	RCPP (Fed)	Farm & Forestry Viability Program	Ameri-Corps	HOME Program	HOPWA (HUD)	EDI/SPG (HUD)	LEAD Hazard Red. Prog (HUD)	HHVT (HUD)	TOTALS
SOURCES:											
Calculated Property Transfer Tax											17,738,000
Less Contribution to State of VT General Fund											(5,583,160)
Net Property Transfer Tax to receive	10,635,262	359,221		747,176	247,670	118,981	32,176	14,354			12,154,840
Capital Bond Proceeds - State	2,800,000										2,800,000
Loan Repayments	65,000										65,000
Interest on Fund	12,800										12,800
Federal Grants		2,200,000	850,000	10,000	368,902	2,955,000	478,000		766,667	182,924	7,811,493
Housing Mitigation Funds	25,000										25,000
Act 250 Mitigation Funds	250,000										250,000
Other - Foundations, Miscellaneous	10,000			740,000						24,756	774,756
Subtotal FY2016 resources:	13,798,062	2,559,221	850,000	1,497,176	616,572	3,073,981	510,176	14,354	766,667	207,680	23,893,889
Completion of prior years' federal awards:		905,000			-	2,105,000	-	431,716	-	-	3,441,716
TOTAL Sources:	13,798,062	3,464,221	850,000	1,497,176	616,572	5,178,981	510,176	446,070	766,667	207,680	27,335,605

USES:											
Program Operations	1,641,216	359,221	-	397,176	236,114	340,981	32,176	14,354	473,754	74,347	3,569,339
Direct Program/Project expense	201,000	-	-	1,100,000	380,458	33,000	478,000	-	10,000	133,333	2,335,791
Project Grant and Loans-FY2016	11,955,846	2,200,000	850,000	-	-	2,700,000	-	-	282,913	-	17,988,759
Project Grant and Loans-completion of prior years' fed \$\$	-	905,000	-	-	-	2,105,000	-	431,716	-	-	3,441,716
Total Uses:	13,798,062	3,464,221	850,000	1,497,176	616,572	5,178,981	510,176	446,070	766,667	207,680	27,335,605

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

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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



Dismas House, Hartford

The Twin Pines Housing Trust rehabilitated this home and increased energy efficiency. Dismas operates transitional housing with support services for ex-offenders provided in a setting with other residents. The organization operates three other houses under the same model, located in Burlington, Rutland, and Winooski.



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.
- **Cheaper:** The cost of a room is about 40% less than other emergency housing provided by the state.
- **Savings:** We estimate that in just the first six months of FY15, this has resulted in a savings of \$135,000.
- **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>

**Cathedral Square
developed Monroe Place
in Burlington in 1997, a
service-supported home for
16 residents with psychiatric
disabilities.**

**A half-time service
coordinator staffed by the
HowardCenter organizes
activities designed to foster
a sense of community and
peer support.**





Wright House, senior housing opened last year at Harrington Village in Shelburne - a new neighborhood with 82 homes for seniors, individuals and families. Includes conserved land with trails along the LaPlatte River. Site for SASH services. A key qualitative finding in a 3rd party evaluation of the program is that SASH *successfully integrates services across community based organizations and links care teams to primary care practices, hospitals and Community Health Teams.*

Support and Services at Home (SASH)

US HUD and US HHS jointly contracted with an international research firm to conduct a 3rd party evaluation. Their report, released in December 2014, compared 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)



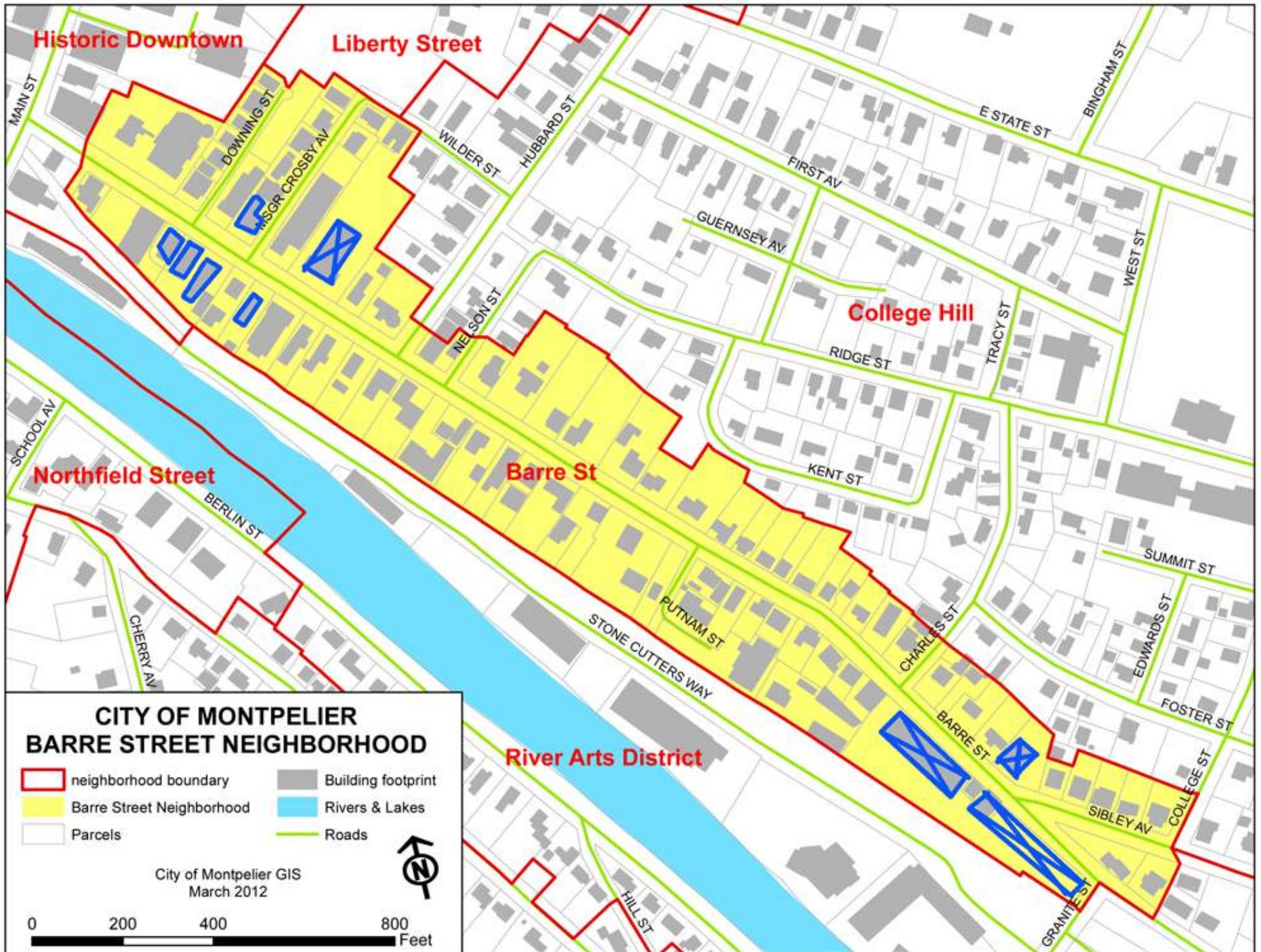
Franklin Homestead provides 23 apartments for seniors (16 affordable). Franklin Assisted Living has 18 rooms with support services (10 affordable). This development allows aging seniors to live in town.



In Richford, Housing Vermont worked with Richford Renaissance to create housing and commercial space in former furniture factory buildings located downtown that were abandoned and blighted.



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.



Properties developed by the Central Vermont Community Land Trust,
plus Capital City Housing (58 Barre St.)



Jerry and Marcy Monkman photo

The Trust for Public Land used VHCB funding to conserve 971 acres as an addition to Coolidge State Forest and a link to the Aitken State Forest. Conservation protects the Mendon Brook, a wild trout stream and the headwaters of the Cold River and provides permanent forested habitat for black bear, moose, and bobcat. Hiking, cross-country skiing, snowshoeing, hunting and snowmobiling on four miles of VAST snowmobile trails.



Casey's Hill in Jericho, a popular sledding hill for generations, was conserved by the Jericho Underhill Land Trust.