



House Corrections & Institutions Committee

FY22-23 Capital Budget

February 17, 2022



Vermont Housing & Conservation Board Statutory Purpose



“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 of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302



34 Years of Housing & Conservation

- 270,8183 acres of working forests, natural areas and recreational lands
- 13,888 affordable homes— rental and homeownership
- 167,572 acres on 771 farms
- 78 historic buildings have been restored for community use
- 850 businesses have enrolled in the Farm & Forest Viability Program



VHCB Results: FY 2021 and FY 2022

State Investment: \$48M

Leverage: \$184M

- 910 homes and apartments
- 30 farms; 12 intergenerational transfers;
- 4,636 acres conserved
- 18 natural areas, forests, parks, and trails:
- 2,616 acres conserved
- 4 historic preservation projects
- 122 farm and forest enterprises were provided business planning and technical assistance.

VHCB Program Impacts

- Downtown/Village Revitalization
- Outdoor Recreation
- Housing the Homeless
- Rural Community Development
- Homes for Workers
- Farm and Forest next generation transfers
- Climate Mitigation & Water Quality
- Historic Gathering Places



Protecting Water Quality



Photo by Paul Richardson

“... the protection of lands for multiple conservation purposes, including the protection of surface waters and associated natural resources.

10 V.S.A.15 §303



COVID Response and Recovery

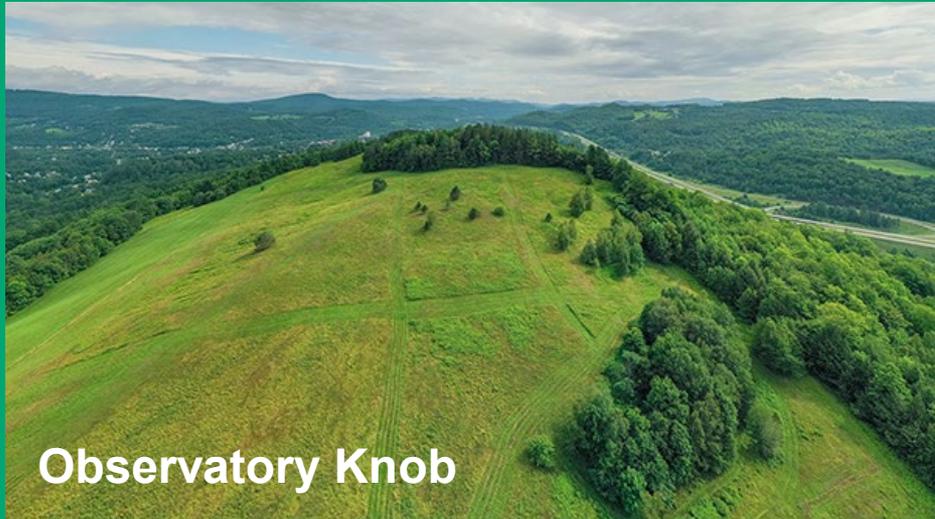
Housing for the Homeless; Business Support for the Farm, Food & Forestry Sectors



Managed \$33 M in CRF for 26 projects securing **247 new homes and beds** for those experiencing homelessness as well as improvements to **12 shelters** around the state for health and safety during COVID.

VHCB's Farm & Forest Viability Program used \$192,000 in CRF funding to provide rapid-response **business coaching for more than 550 enterprises**, helping them apply for state and federal relief programs, work on financial planning, re-orient to new markets, connecting to health and wellness resources and manage human resource challenges.

Communities use VHCB Funding to Meet Multiple Goals Housing, Conservation, and Historic Preservation in St. Johnsbury



Homeownership Opportunities



Habitat homeowner Janet Brown and her son moved into their new home in Manchester in November 2021.

Over the last three years \$968,916 in Capital Bill funding has been used to help 28 households buy homes in these towns:

Milton (2)	Hartford (6)
Burlington (4)	Springfield
Brattleboro	Thetford (2)
Colchester	Woodstock (2)
Richmond (2)	Barre
South Burlington (4)	Rutland
Winooski	

Since 1987, VHCB has provided \$3.6 million for land and permanent affordability for 157 Habitat for Humanity Homes.

Building New Homes for Middle-Income Households



Safford Commons, Woodstock

Twin Pines Housing Trust is constructing four single family homes with purchase subsidies for shared equity homeownership in the **Safford Commons** development in Woodstock.



Butternut Grove Condominiums, Winooski

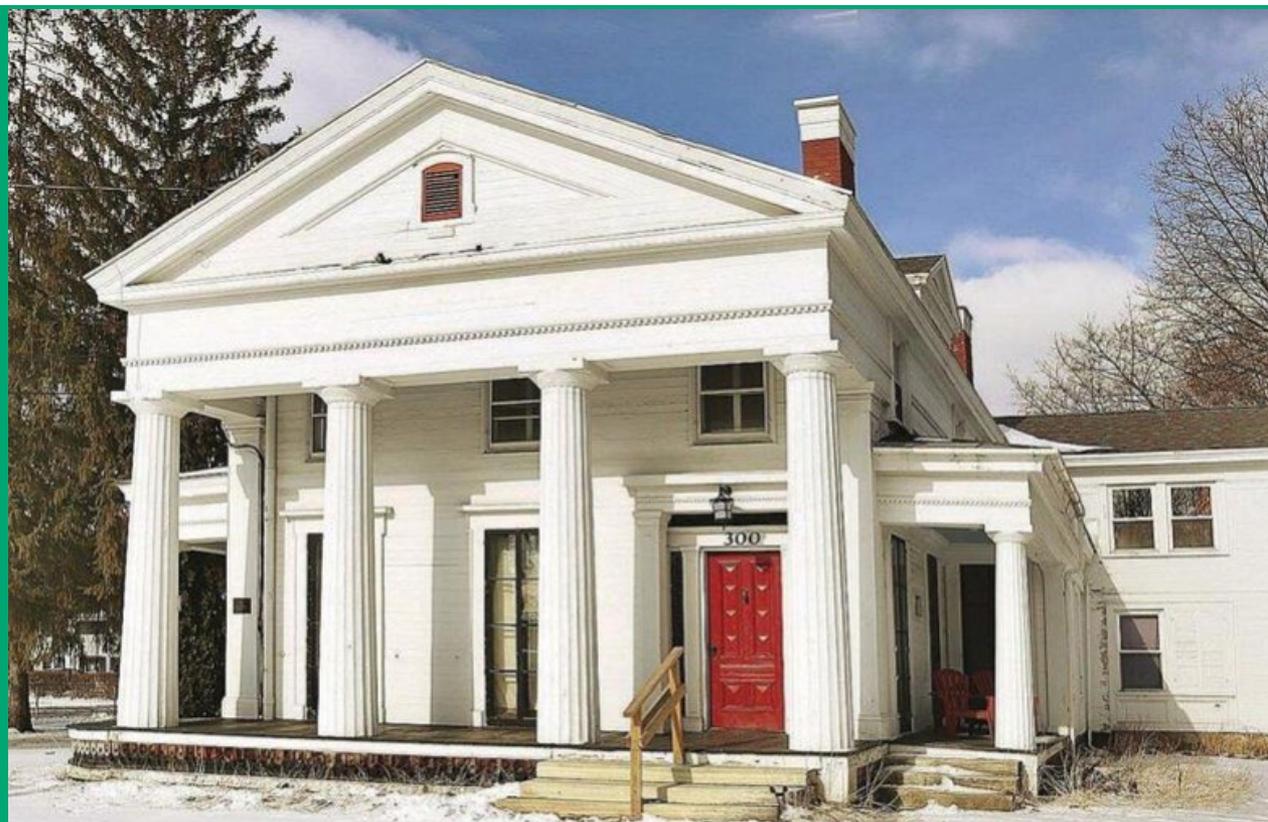
Butternut Grove, 20 new condominiums in Winooski, developed by the Champlain Housing Trust, to be marketed to BIPOC households. The City donated the building lot. \$1.4 million in New Market Tax Credit equity.

New and Rehabilitated Apartments



Lincoln Place, Rutland

In this former Catholic school, the Housing Trust of Rutland County created 19 apartments with 10 reserved for households experiencing homelessness.



Norton House, Bennington

Shires Housing will renovate this historic home, creating housing to replace the overcrowded shelter now operated by Bennington Coalition for the Homeless.

Conservation and Rural Development



The Ascutney ski resort once boasted 1,800 vertical feet of skiing on over 50 trails. When it closed for the last time in 2010, it was a crushing blow to the town of West Windsor. Caleb Kenna for The New York Times

**A Town That Saved a Mountain,
and a Mountain That Saved a Town
New York Times article February 1, 2022**

In 2017, after a severe decline following the closing of the Ascutney Resort, the Trust for Public Land worked with the town of West Windsor and UVLT, using VHC funds, to conserve 1,580 acres with 60 miles of trails. Between 2010 and 2020, the town's population jumped over 20 percent and median single-family home sale prices more than doubled, to \$329,750. A new general store opened in the village of Brownsville, reinvigorating the town center. The town and mountain now draw people year round, from endurance runners and mountain bikers in the warm months to skiers in winter.

Conservation and Education

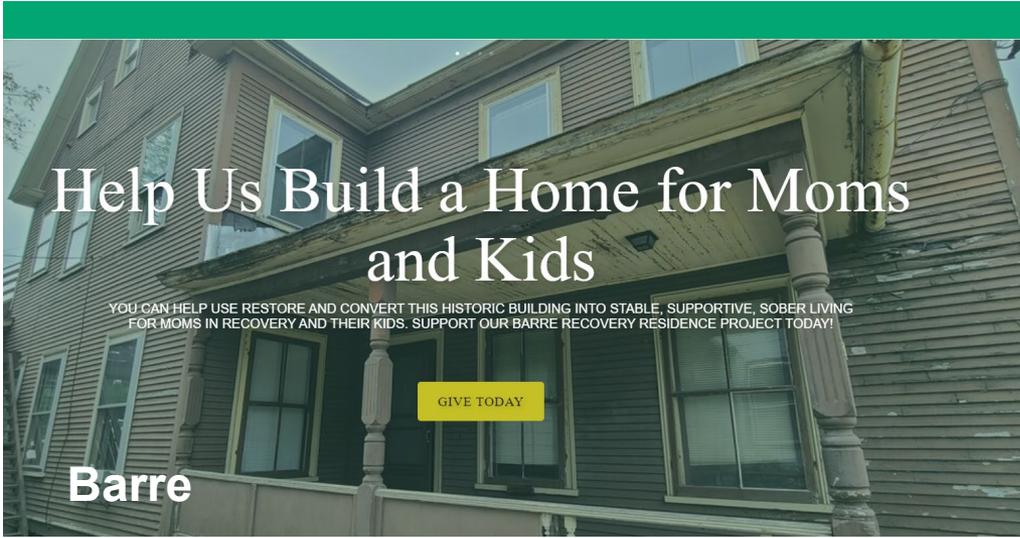


Huntington Community Forest

Used as an outdoor classroom by Brewster-Pierce Memorial School children, with trails and managed woodlands.

The Trust for Public Land used Capital Bill bond funds awarded by VHCBC to help the Town of Huntington acquire and conserve 245 acres adjacent to the local elementary school with a trail network, riparian areas, a river corridor, and diverse wildlife habitat, creating a new town forest. The town contributed \$50,000 and a grant from L.L. Bean helped.

Recovery Housing



Projects are underway to create housing for individuals recovering from Substance Use Disorder. Downstreet Housing & Community Development is raising funds to create a residence for up to six women and their dependent children. Champlain Housing Trust is rehabilitating buildings at Fort Ethan Allen to create 32 beds with support services to be operated by Vermont Foundation for Recovery.

Revitalizing Downtowns



Energy Efficiency and Renewable Energy



- Reducing carbon emissions by 8,000 tons annually and saving \$2.1 million in operating costs, maintaining housing affordability.
- Solar hot water systems installed in 89 buildings with 1,423 apartments
- Photovoltaic systems installed in 46 buildings with 540 apartments
- 650 KW of community solar PV provide net metering credits to 12 properties with 477 apartments
- 900 apartments with biomass (wood) heating systems



Stuart Avenue, Colchester

The Champlain Housing Trust will develop 36 new family rental apartments in the Designated Growth Center at the intersection of Routes 2 and 127. Part of a larger community development project that will include more than 200 market rate apartments and condominiums, retail, commercial, and office space, restaurants, and a day care center.

Capital Construction and State Bonding Act

VHCB Sections FY23 Proposed

Section 10 Clean Water

Agricultural water quality projects: \$0.2 M (+ 0.6 M ARPA?)

Land Conservation and WQ Projects: \$2.0 M

Section 16 Vermont Housing & Conservation Board

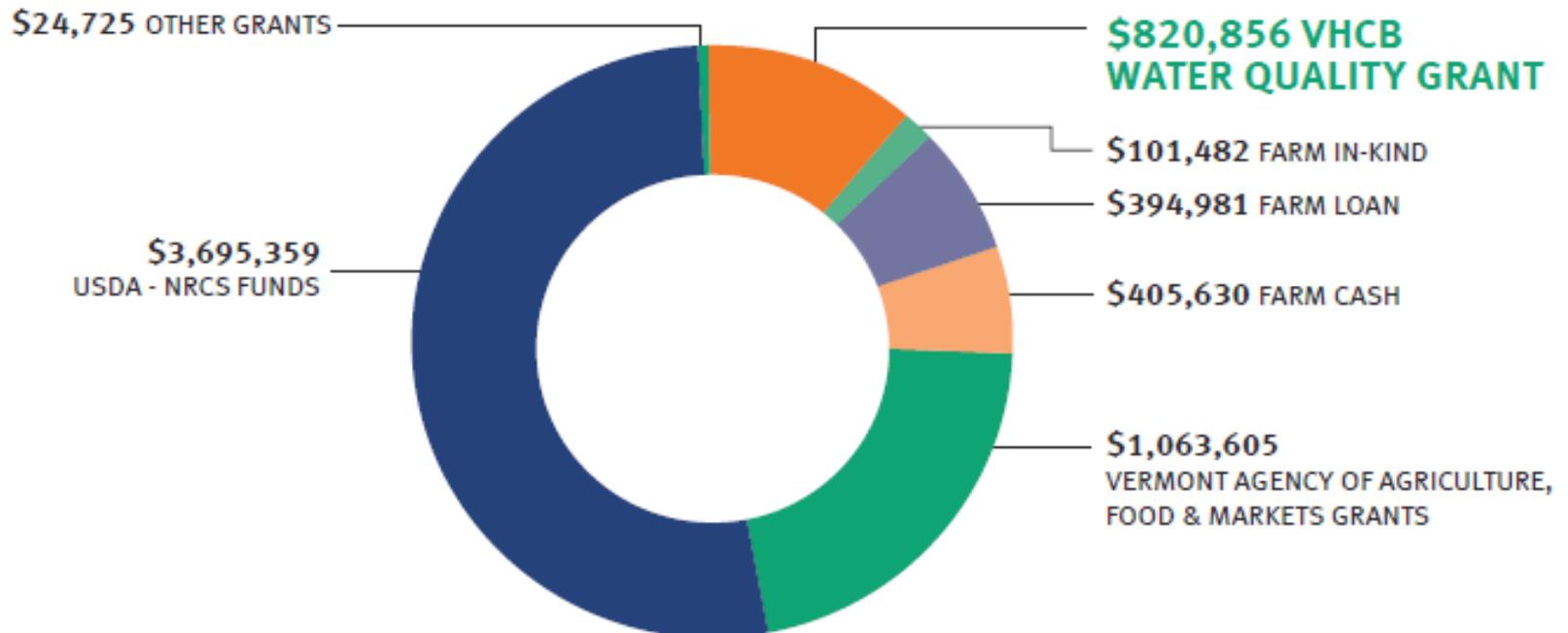
Housing and Conservation Projects: \$1.8 M

Clean Water Initiative Agricultural Water Quality Grants

In FY21, VHCB awarded \$820,856 million for water quality grants to 22 farmers for infrastructure improvements to reduce runoff and improve water quality. The awards leveraged nearly \$5.68M in other funding to help farmers and the state meet their clean water goals.

FUNDING SOURCES FOR FY21 WATER QUALITY PROJECTS

\$6,506,637 OF VHCB & LEVERAGED FUNDS





Fitzgerald Farm, Colchester

This former dairy farm was located in the floodplain of the Winooski River. The location posed many problems for water quality. The state collaborated with VHCB and TNC to buy the farm and restore the wetlands for flood protection, wildlife habitat, and recreation.

Viability Program: Water Quality Grants



Sprague Ranch, Brookfield

Keith and Chelsea Sprague used a \$40,000 Water Quality Grant to build a new calf hutch enclosure, preventing manure runoff from entering the White River while keeping the calves and workers more comfortable in all seasons.



Hillside Homestead, Albany

Renee and Chet Baker provide milk to the Jasper Hill Creamery. With a \$35,359 VHCB Water Quality Grant they were able to build a new concrete manure stacking pad.



MEMPHREMAGOG
clean water service provider

VHCB is Clean Water Service Provider for the Lake Memphremagog District

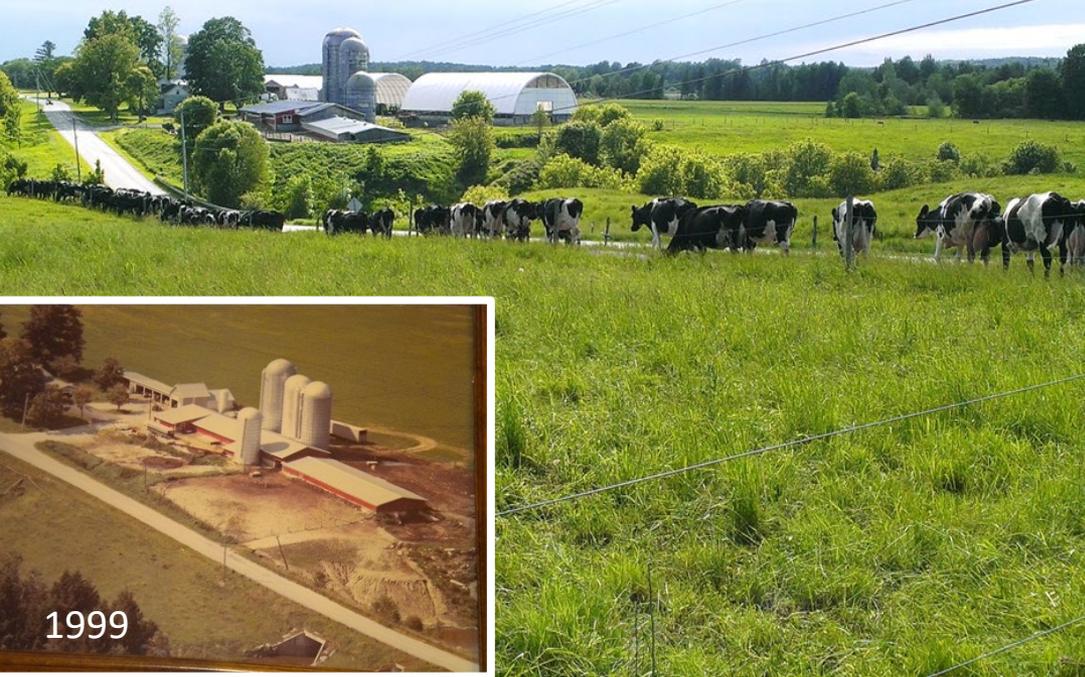
Beginning in 2021, VHCB has been selected by the Department of Environmental Conservation to serve as CWSP for the district, collaborating with partners to protect and improve water quality in the 687-square mile basin (489 square miles in Vermont and 198 square miles in Quebec).

Land Conservation and Water Quality Rupert Valley Holsteins, West Rupert



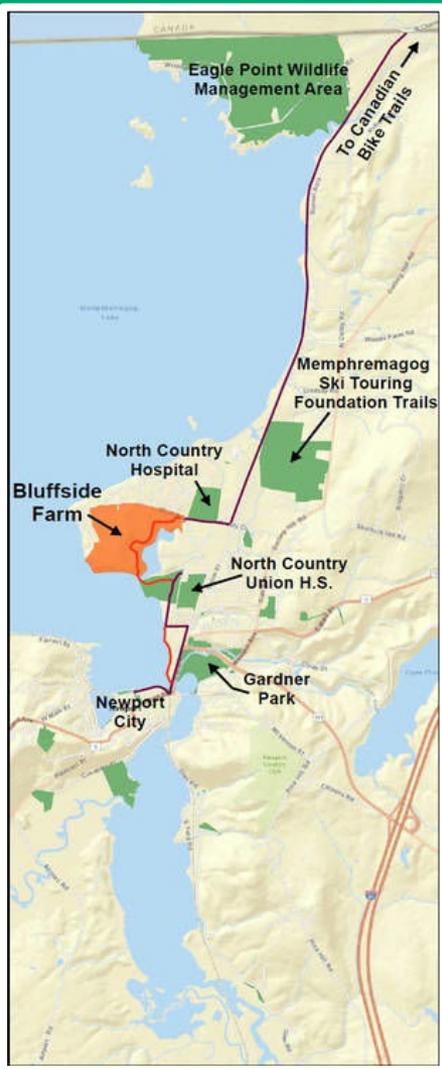
Mike and Mark Lourie own Rupert Valley Holsteins LLC, a large, successful, well-run dairy. They own 900 acres, including their 250-acre main farm, where the cows are housed. The Louries have a reputation for being good stewards of their land; this modern barn with a new manure management system. Conserving 177 acres will bring in revenue to offset low milk prices, and allow them to pay down debt and invest in the expansion of their sugaring operation. This will also help with the eventual transition to Mike's sons, Ryan and Brett, who both work on the farm.

Choiniere Family Farm, Highgate



On their grass-based dairy farm, the Choinieres have implemented numerous conservation practices, installing buffers along the river, cattle lanes and fencing, and keeping manure under cover using bedded pack barns. The Choinieres purchased a neighboring conserved farm and sold river corridor restrictions along the Rock River. Winners: 2021 New England Aldo Leopold Conservation Award.

Conservation and Rural Economic Development



VHCB committed \$199,000 targeted to economic and community development in the Northeast Kingdom towards a recreation corridor and bridge connecting Bluffside Farm with Newport's Prouty Beach and trails in downtown Newport and Quebec. REDI helped secure an additional \$678,000 in federal grants for the project.



Equinox Highlands, Manchester, Dorset

VHCB has made two grants to the Nature Conservancy to help create this mountainous preserve, now over 2,000 acres, featuring a mosaic of protected parcels, trails, and rich hardwood forest.

Addition to Alburgh Dunes State Park

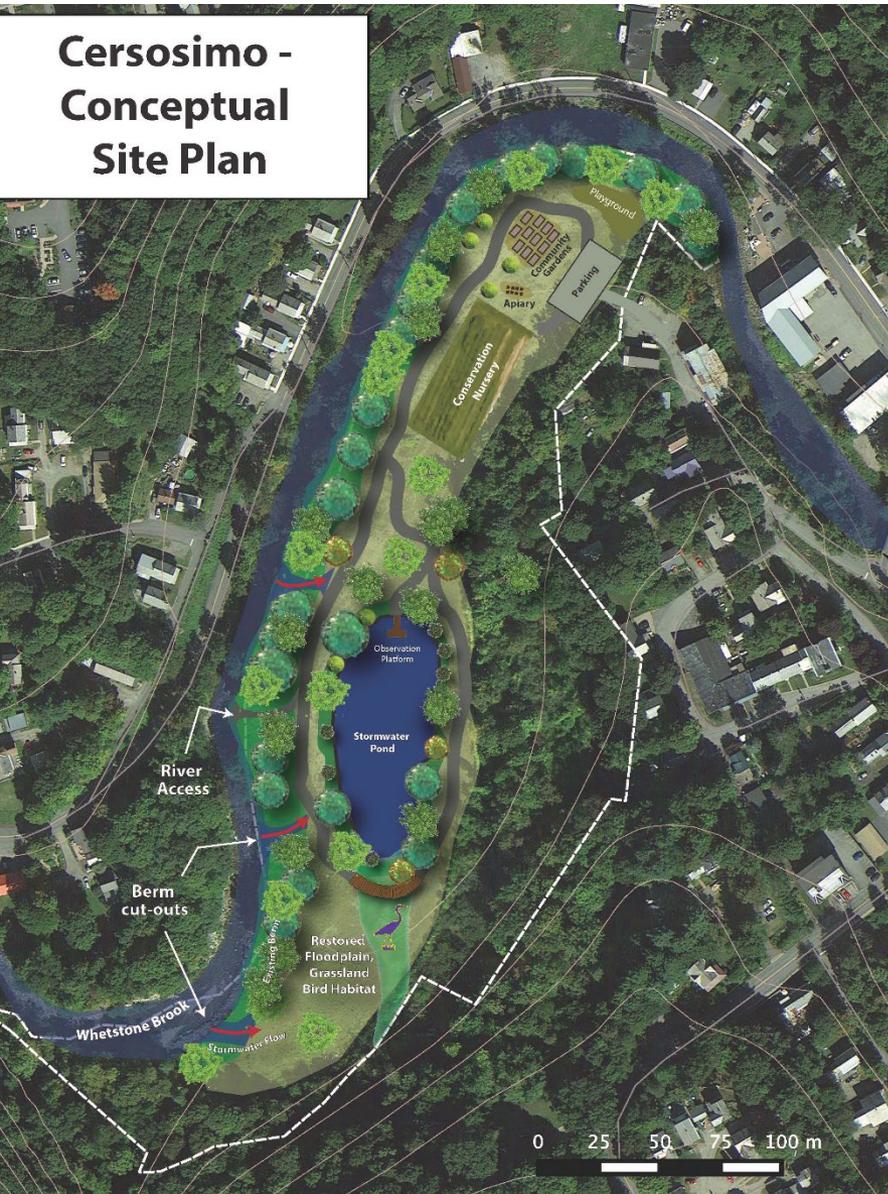


Adding 160 acres, expanding the park with lake frontage, protecting natural communities and rare plants.

VHCB funds will match Federal Land and Water Conservation funds.

Whetstone Brook Floodplain Restoration, Brattleboro

Cersosimo - Conceptual Site Plan



The Vermont River Conservancy is restoring floodplain along the Whetstone Brook adjacent to downtown Brattleboro, creating a park with community gardens and providing protection from flooding events to downstream properties. With VHCB funding and a \$200,000 EPA Brownfields Program grant, they will remove contaminated fill from the 12-acre parcel and restore it as a floodplain.

Red Clover Commons 2, Brattleboro



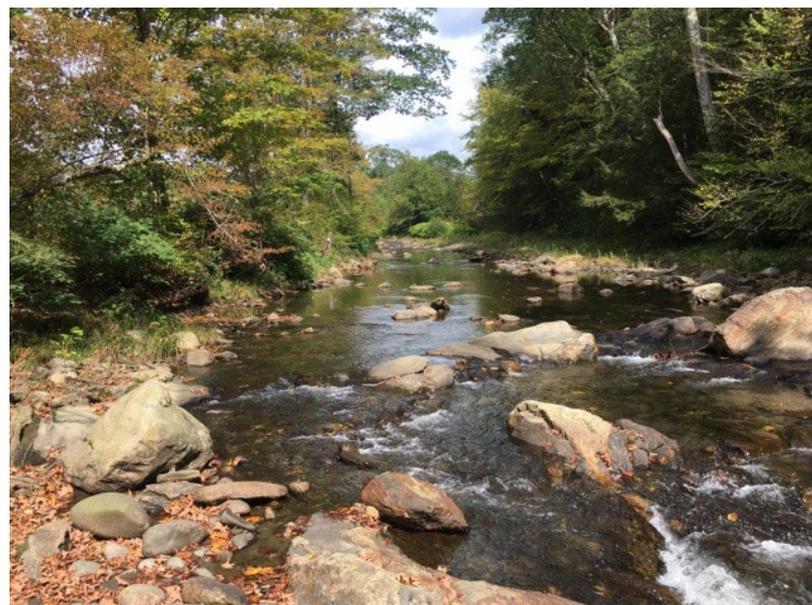
Above: the 2d phase of housing completed on this site as replacement housing after Melrose Terrace flooded during Tropical Storm Irene (right).



Natural Resource Conservation and Water Quality



Lily Pond, Brookline, Athens, Townshend



Green River Floodplain, Guilford

- Windmill Hill Pinnacle Association will conserve 615 acres with VHCB funding. With two high elevation ponds and 6,590 feet of stream frontage, the property connects to the Pinnacle Ridge Preserve with 26 miles of trails.
- In 2021-22, VHCB has assisted with 3 floodplain restoration projects: in Guilford, Bethel and Bristol, that help mitigate flooding and clean up environmental hazards.



Broad Brook
Community Center

Meeting Multiple Goals In Guilford

The former grange redeveloped for community events; new and rehabilitated housing in the Village Center, and the historic general store purchased and renovated by a community group.



Algiers Village Housing



Guilford Country Store



CHAMPLAIN ISLANDS SENIOR HOUSING
Carter Lane, South Hero, VT

CSC Entrance
1/15/20

Pigasus Meats

Tracy Woods

Bayview Crossing

18-Month Project Pipeline

Housing, Conservation & Historic Preservation

- \$71.8 million for 1,459 new & rehabilitated homes; 229 of these for homeless households. Includes rental and homeownership, rehab and accessibility
- \$14.8 million for 50 farmland conservation projects
- \$10.4 million for 67 natural resources and recreational areas projects
- \$2.3 million for 25 historic community buildings



Gus Seelig,
Executive Director

gus@vhcb.org
www.vhcb.org

Jennifer Hollar,
Director of Policy
& Special Projects

Trey Martin,
Director of Planning &
Program Development