



Vermont Housing and Conservation Board
Act 81 August Report, August 31, 2023
Submitted by Gus Seelig, Executive Director

The Vermont Housing & Conservation Board (VHCB) is required by Act 81 to report monthly on initiatives to make additional housing units available and on the shelter projects in its pipeline. Enclosed are three data sets demonstrating the outcomes of VHCB initiative and the Board's funded partners' work to providing housing to Vermonters experiencing homelessness.

- 1) Report on Affordable Units Newly Leased to Households Exiting Homelessness – At the July 31 Joint Fiscal Committee meeting, VHCB committed to reporting monthly on the number of units within its funded rental housing portfolio newly leased to households experiencing homelessness. The purpose of the metric is to demonstrate that VHCB-funded affordable housing development partners are working to meet the requirement included in Act 81 to set-aside 30 percent of FY24 units for households exiting homelessness. VHCB collected data from its core network partners and the data reflects the vast majority of VHCB's funded portfolio. The data for July demonstrates that affordable housing partners are currently exceeding the 30 percent threshold with 42 percent of apartments leased in the month of July going to households exiting homelessness. Of the 110 units leased by housing non-profits this month, 46 homes (42% of the total) were leased to households who were experiencing homelessness. Seventeen of those were newly created units – the remainder were turnover units, demonstrating the value of maintaining a perpetually affordable housing portfolio dedicated to serving Vermonters of limited means, managed by mission-driven organizations who are committed to responding to community needs.
- 2) Report on Anticipated Occupancy – This report details the funded projects in VHCB's pipeline that will be coming online in the coming months and years. The anticipated occupancy date reports total units for a full project in the month when the first unit in that project is expected to become ready for occupancy following the completion of construction of new housing; the Report on Affordable units Newly Leased captures actual and more granular month-to-month data of how many of new units in a given project are actually leased each month. Projects may face unexpected delays during the construction process resulting in a shift in individual project's anticipated occupancy date over time.
- 3) Report on Shelter Improvements and Expansions – VHCB funds the construction of new shelters, the expansion of existing shelters, and vital health and safety upgrades to existing

shelters. All funded shelter projects are reflected in this report. VHCB continues to work with shelter partners and communities to develop new projects where there is operator capacity.

At the July 31 Joint Fiscal Committee meeting the committee requested that VHCB include the definition of homelessness used in its reporting in its August report. Since the 2016 Executive Order on Homelessness, VHCB has used the definition of homelessness included in that EO. It is as follows:

Homeless:

1. Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) Has a primary nighttime residence that is a public or private place not meant for human habitation;

(ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs);

OR (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;"

2. Individual or family who will imminently lose their primary nighttime residence, provided that:

(i) Residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; AND

(iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing;"

3. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under the other listed federal statutes;

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing

during the 60 days prior to the homeless assistance application;

(iii) Have experienced persistent instability as measured by two moves or more during in the preceding 60 days;

AND (iv) Can be expected to continue in such status for an extended period of time due to special needs or barrier;

4. Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence;

(ii) Has no other residence;

AND (iii) Lacks the resources or support networks to obtain other permanent housing.

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Affordable Housing Units Newly Leased to Households Experiencing Homelessness

MONTH:		JULY
Total units turned over in last calendar month:	93	Percentage
Of these units, number leased to households who experienced homelessness:	38	41%
Total new units brought online in the last calendar month:	17	Percentage
Of these units, number leased to households who experienced homelessness:	8	47%
OVERALL PERCENTAGE		42%

Summary of New Units Coming Online as of July 31, 2023

Time Period	Homeless Units	New Units	New Shelter Beds
Prior Months (July*)	13	43	0
Current Month (Aug)	4	26	0
Next Month (Sept)	4	20	0
Remainder of FY24 (Oct - June)	98	308	30
Total Units Coming Online FY24	119	397	30
Total Units Coming Online FY25+	143	623	20
GRAND TOTAL	262	1020	50

* In June 2023, two projects came online in Colchester and Morrisville that leased up through July of 2023, totalling 61 units, 10 of which are designated for people exiting homelessness.

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of August 30, 2023

Rental Housing

	Project Name	Primary Applicant	Town	County	Total Homeless Units	New Units	Anticipated / Actual Occupancy
FY 2024	Village Center Apartments	Lamoille Housing Partnership	Morristown	Lamoille	4	24	07/01/2023
	River Bend Apartments	Lamoille Housing Partnership	Morristown	Lamoille	6	16	07/01/2023
	Tuttle Block	Housing Trust of Rutland County	Rutland City	Rutland	3	3	07/31/2023
	East Calais General Store	East Calais Community Trust Inc.	Calais	Washington County		3	08/01/2023
	West Burke Housing	Gilman Housing Trust dba RuralEdge	Burke	Caledonia	4	8	08/31/2023
	Firehouse Apartments	Addison County Community Trust	Bristol	Addison	4	20	09/01/2023
	Braeburn Apartments	Champlain Housing Trust, Inc.	South Burlington	Chittenden County	20	20	10/01/2023
	47 Flat Street	Windham & Windsor Housing Trust	Brattleboro	Windham	5	15	11/01/2023
	Willows Mobile Home Park	Shires Housing	Bennington	Bennington		7	01/01/2024
	61 North Pleasant	61 N Pleasant Development LLC	Bradford	Orange	1	6	01/01/2024
	Main Street Family Housing	Committee on Temporary Shelter	Burlington	Chittenden County	16	16	01/15/2024
	O'Brien Lot 10	Summit Lot 10, LP	South Burlington	Chittenden County	12	47	02/01/2024

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of August 30, 2023

Rental Housing

	O'Brien Farms Lot 11 9%	Summit Lot 11, LP	South Burlington	Chittenden County	8	47	02/01/2024
	Recovery Housing	Champlain Housing Trust, Inc.	Essex	Chittenden County		32	03/01/2024
	Riverwalk Apartments	Twin Pines Housing Trust	Hartford	Windsor	8	42	04/01/2024
	Squire Recovery Housing Project	Shires Housing	Bennington	Bennington		7	04/14/2024
	612 Gage Street	Shires Housing	Bennington	Bennington	2	9	06/01/2024
	747 Hartford Avenue	Twin Pines Housing Trust	Hartford	Windsor	18	18	06/01/2024
	Mountainvale Apartments	Twin Pines Housing Trust	Hartford	Windsor	8	40	06/30/2024
	Green Mountain Support Services Transitional Housing Expansion	Green Mountain Support Services Inc.	Wolcott	Lamoille		2	06/30/2024
FY 2025	Kelley's Field II	Cathedral Square Corporation	Hinesburg	Chittenden County	5	24	07/23/2024
	Granite City Apartments	Downstreet Housing & Community Development	Barre City	Washington County	3	9	09/01/2024
	Newport Crossing	Gilman Housing Trust dba RuralEdge	Newport City	Orleans	12	43	11/30/2024
	Lake and Maple Apartments	Lake and Maple Apartments L.P.	St. Albans City	Franklin	11	72	12/15/2024
	Salisbury Square	Randolph Area Community Development Corporation	Randolph	Orange	3	12	12/16/2024
	10th Cavalry Apartments	Champlain Housing Trust, Inc.	Colchester	Chittenden County	11	65	04/01/2025
	Alice Holway Drive, Putney	Windham & Windsor Housing Trust	Putney	Windham	5	25	04/01/2025

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of August 30, 2023

Rental Housing

	Central & Main	Windham & Windsor Housing Trust	Windsor	Windsor	6	30	04/01/2025
	Marble Village	Housing Trust of Rutland County	West Rutland	Rutland	5	24	04/01/2025
	Fox Run 4% Bond	Downstreet Housing & Community Development	Berlin	Washington County	3	15	05/01/2025
	Fox Run 9% allocated	Downstreet Housing & Community Development	Berlin	Washington County	3	15	05/01/2025
	East Creek Commons	Housing Trust of Rutland County	Rutland City	Rutland	4	13	05/01/2025
	Post Apartments - VFW	Champlain Housing Trust, Inc.	Burlington	Chittenden County	8	38	05/01/2025
	Reid Commons	Cathedral Square Corporation	St. Albans City	Franklin	6	33	05/01/2025
FY 2026	Bay Ridge Bond	Champlain Housing Trust, Inc.	Shelburne	Chittenden County	20	0	07/01/2025
	Bay Ridge New Construction	Champlain Housing Trust, Inc.	Shelburne	Chittenden County	10	48	07/01/2025
	51 South Main Street	Downstreet Housing & Community Development	Waterbury	Washington County	5	26	07/01/2025
	Pine at CityPlace	Champlain Housing Trust, Inc.	Burlington	Chittenden County	17	85	08/01/2025
	Packard Court	Gilman Housing Trust dba RuralEdge	St. Johnsbury	Caledonia	6	30	08/31/2025
TOTAL RENTAL APARTMENTS:					262	989	

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of August 30, 2023

Emergency Shelters

Emergency Shelter	Primary Applicant	Town	County	Total Shelter	New Shelter Beds	Anticipated / Actual Occupancy
Emergency Shelter Exterior Rehab	John W. Graham Emergency Shelter	Vergennes	Addison	36	0	Occupied Rehab
Tim's House	Champlain Housing Trust, Inc.	St. Albans City	Franklin	16	0	Occupied Rehab
NewStory Center Campus Expansion	NewStory Center	Rutland City	Rutland	8	8	11/01/2023
Good Samaritan Shelter Upgrade	Good Samaritan Haven	Barre City	Washington County	30	0	Occupied Rehab
Forest Hill Emergency Housing	Lamoille Housing Partnership	Hyde Park	Lamoille	21	22	11/15/2023
Upper Valley Haven Shelter Expansion & Day Station	Upper Valley Haven	Hartford	Windsor	20	20	09/01/2024
TOTAL SHELTER BEDS:				131	50	