

VERMONT HOUSING & CONSERVATION BOARD

Joint Fiscal Committee

Housing Update – November 7, 2023

Presented by

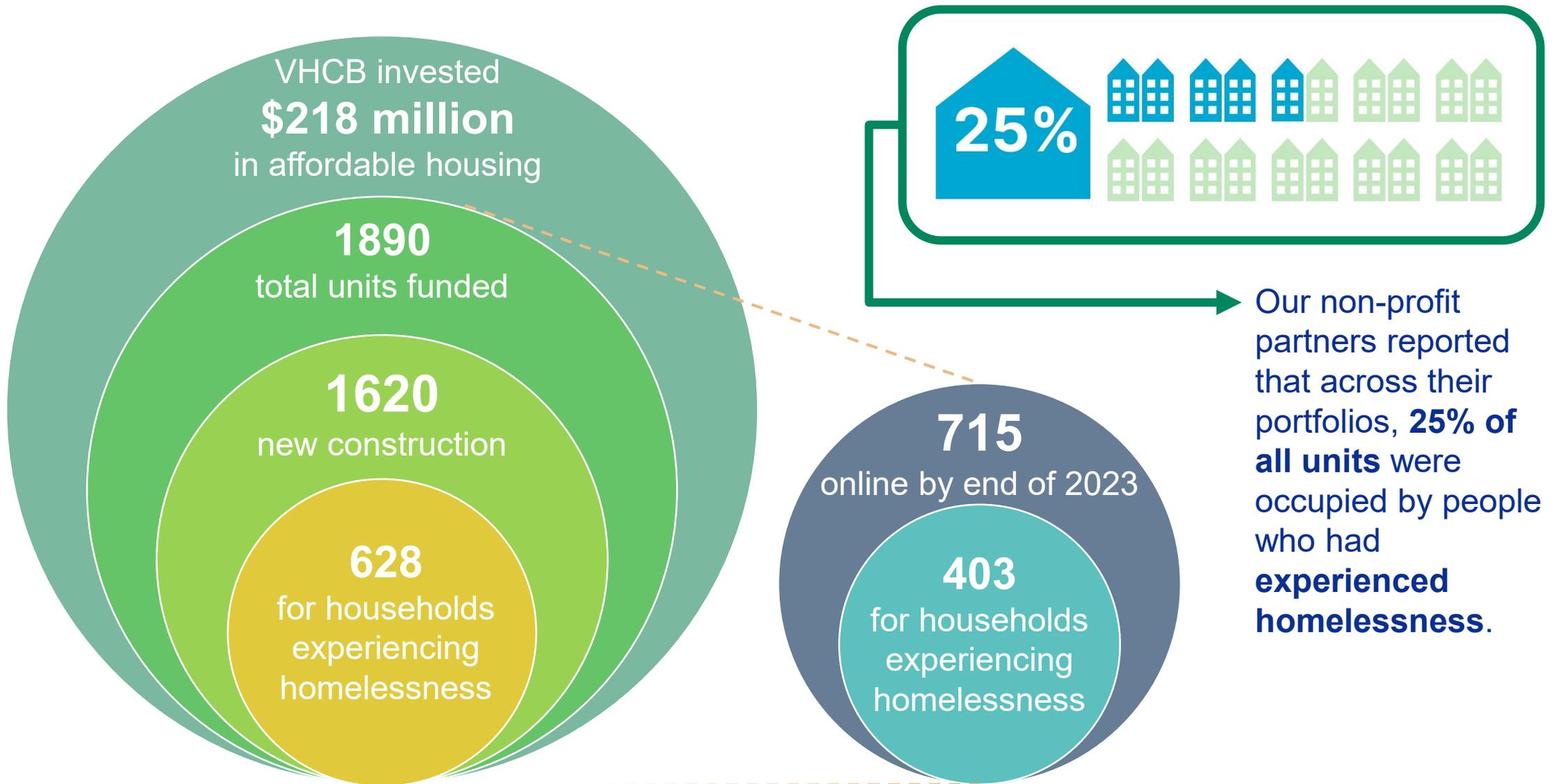
Gus Seelig, Executive Director

Pollaidh Major, Director of Policy & Special Projects

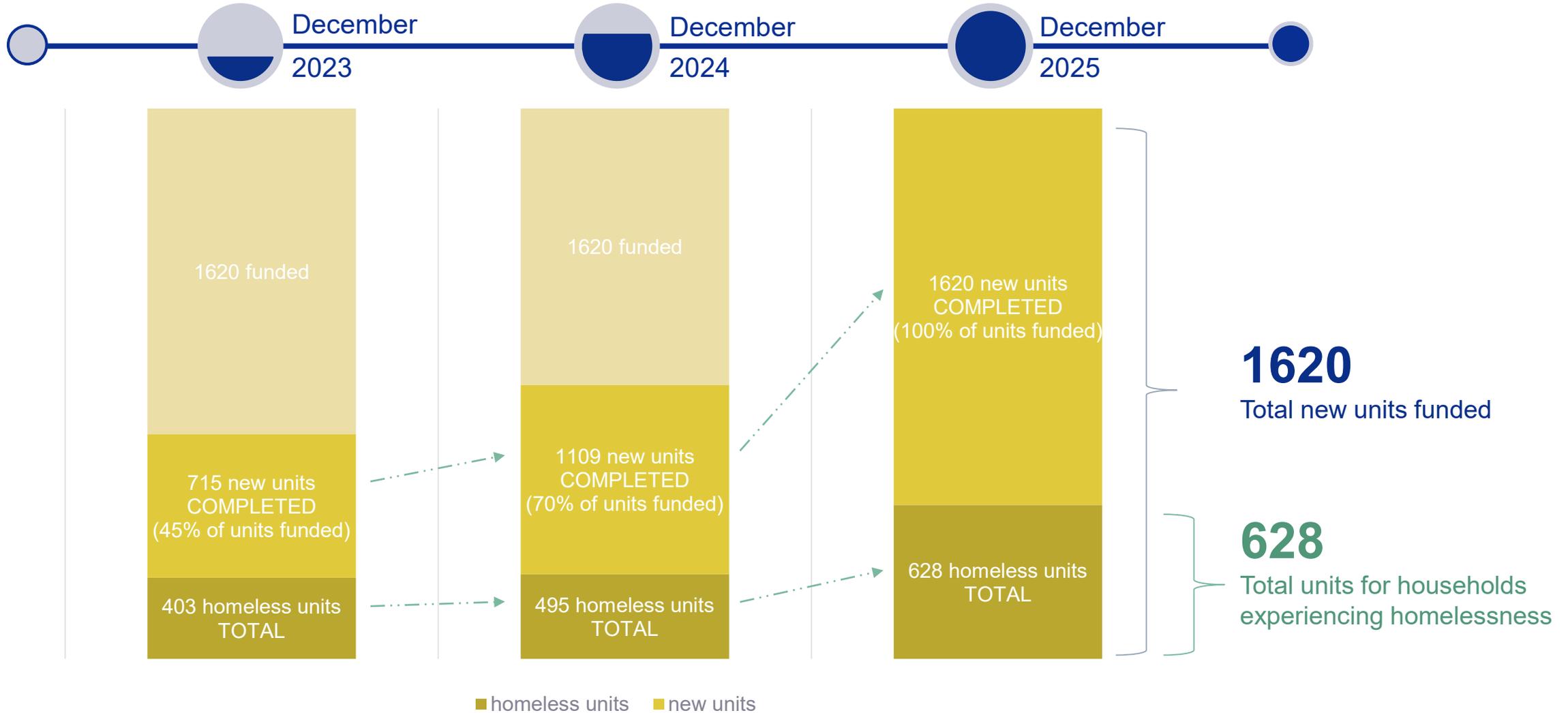


**Firehouse Apartments, Bristol
Ribbon Cutting Celebration
October 11, 2023**

Housing Investment 2020 - 2023



Timeline of Unit Creation 2023-2025





Vermont
Housing &
Conservation
Board

Affordable Housing Units Newly Leased to Households Experiencing Homelessness



Total units turned over in FY24:

345

Of these units, number leased to
households who experienced
homelessness:

138

40%

of unit turns leased
to households
experiencing
homelessness

1,000+

households experiencing
homeless that VHCB helped
to house in the past three
years

Investing in Ending Homelessness

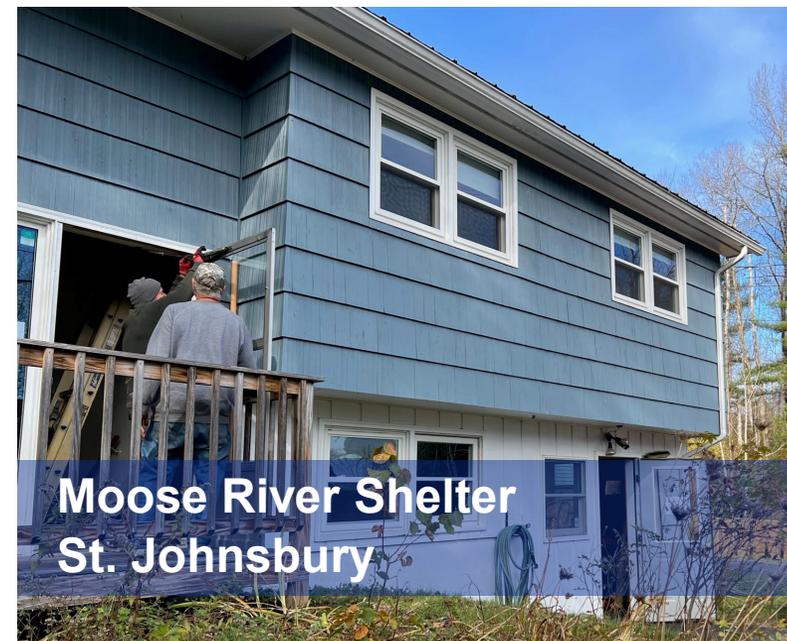
SINCE 2020
+ \$22 million
committed to fund
496 
shelter beds
198 new



Expanding Vermont's Shelter Capacity

VHCB Rental & Shelter Projects by Anticipated Occupancy

As of September 20, 2023



**Moose River Shelter
St. Johnsbury**

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
Good Samaritan Shelter Upgrade	Good Samaritan Haven	Barre City	Washington	22	0	Occupied Rehab
St. Johnsbury Shelter at Moose River	RuralEdge	St. Johnsbury	Caledonia	20	20	11/23/2023
NewStory Center Campus Expansion	NewStory Center	Rutland City	Rutland	8	8	12/01/2023
Forest Hill Emergency Housing	Lamoille Housing Partnership	Hyde Park	Lamoille	21	22	04/15/2024
Upper Valley Haven Shelter Expansion & Day Station	Upper Valley Haven	Hartford	Windsor	20	20	03/31/2025
TOTAL SHELTER BEDS:				123	50	



Manufactured Home Replacement and Infill Initiative

- Increase the availability of safe and affordable long-term mobile home rentals
- Prioritize households experiencing homelessness, especially those who are exiting residence at hotels and motels
- Utilize available mobile home lots
- Support the installation of energy-efficient homes
- Learn more and apply:
<https://www.vhcb.org/mobile-home-replacement-housing>

Affordable Housing Pipeline



The Chalet
35 units, West Brattleboro



Braeburn Apartments
20 units, South Burlington



Champlain Inn
50 beds, Burlington

FY24 anticipated pipeline – December through June

- Up to 450 rental units
- 85 homeownership units
- Improvements to 2 manufactured home parks

FY25 anticipated pipeline

- Up to 600 new rental units
- 65 homeownership units
- 100 - 150 shelter beds
- Improvement to housing for 175-250 farmworkers



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THANK YOU

Gus Seelig, gseelig@vhcb.org

Pollaidh Major, p.major@vhcb.org

Stuart Avenue Apartments, Colchester
Completed and opened June 2023



109 Green Street, Brattleboro

Affordable Housing Units Newly Leased to Households Experiencing Homelessness

MONTH:	JULY		AUGUST		SEPTEMBER		OVERALL	
Total units turned over in last calendar month:	93	Percentage	92	Percentage	85	Percentage	270	Percentage
Of these units, number leased to households who experienced homelessness:	38		41%		34		37%	
Total new units brought online in the last calendar month:	17	Percentage	18	Percentage	40	Percentage	75	Percentage
Of these units, number leased to households who experienced homelessness:	8		47%		9		50%	
OVERALL PERCENTAGE		42%		39%		39%		40%

Summary of New Units Coming Online

as of September 30, 2023

Time Period	Homeless Units	New Units	New Shelter Beds
Prior Months (July-Sept)	21	74	0
Current Month (Oct)	20	20	0
Next Month (Nov)	17	62	20
Remainder of FY24 (Dec - June)	41	199	30
Total Units Coming Online FY24	99	355	50
Total Units Coming Online FY25+	166	646	20
GRAND TOTAL	265	1001	70

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of September 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	08/10/2023
	East Calais General Store	East Calais Community Trust Inc.	Calais	Washington County		3	08/01/2023
	Firehouse Apartments	Addison County Community Trust	Bristol	Addison	4	20	09/01/2023
	West Burke Housing	Gilman Housing Trust dba RuralEdge	Burke	Caledonia	4	8	09/30/2023
	Braeburn Apartments	Champlain Housing Trust, Inc.	South Burlington	Chittenden County	20	20	10/15/2023
	47 Flat Street	Windham & Windsor Housing Trust	Brattleboro	Windham	5	15	11/15/2023
	Brandywine Lofts (O'Brien Farms)	Summit Lot 10, LP	South Burlington	Chittenden County	12	47	11/30/2023
	Farmstead Lofts (O'Brien Farms)	Summit Lot 11, LP	South Burlington	Chittenden County	8	47	01/31/2024
	Willows Mobile Home Park	Shires Housing	Bennington	Bennington		7	02/02/2024
	Main Street Family Housing	Committee on Temporary Shelter	Burlington	Chittenden County	16	16	02/15/2024

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of September 30, 2023

Rental Housing

	Recovery Housing	Champlain Housing Trust, Inc.	Essex	Chittenden County		32	03/01/2024
	61 North Pleasant	61 N Pleasant Development LLC	Bradford	Orange	1	6	04/01/2024
	Riverwalk Apartments	Twin Pines Housing Trust	Hartford	Windsor	8	42	04/05/2024
	Squire Recovery Housing Project	Shires Housing	Bennington	Bennington		7	04/08/2024
	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
	612 Gage Street	Shires Housing	Bennington	Bennington	2	9	09/01/2024
	747 Hartford Avenue	Twin Pines Housing Trust	Hartford	Windsor	18	18	09/01/2024
	Granite City Apartments	Downstreet Housing & Community Development	Barre City	Washington County	3	9	10/01/2024
	Lake and Maple Apartments	Lake and Maple Apartments L.P.	St. Albans City	Franklin	11	72	12/11/2024
	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
	Central & Main	Windham & Windsor Housing Trust	Windsor	Windsor	6	25	04/01/2025

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of September 30, 2023

Rental Housing

	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	06/01/2025
	Fox Run 9% allocated	Downstreet Housing & Community Development	Berlin	Washington County	3	15	06/01/2025
	Reid Commons	Cathedral Square Corporation	St. Albans City	Franklin	6	33	06/01/2025
	Newport Crossing	Gilman Housing Trust dba RuralEdge	Newport City	Orleans	12	43	06/30/2025
FY 2026	Salisbury Square	Randolph Area Community Development Corporation	Randolph	Orange	3	12	07/01/2025
	Post Apartments - VFW	Champlain Housing Trust, Inc.	Burlington	Chittenden County	8	38	07/01/2025
	East Creek Commons	Housing Trust of Rutland County	Rutland City	Rutland	4	13	07/01/2025
	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
	Marsh House (51 S. Main Street)	Downstreet Housing & Community Development	Waterbury	Washington County	5	26	07/01/2025
	Benn High	Hale Resources	Bennington	Bennington	3	17	10/01/2025
	Pine at CityPlace	Champlain Housing Trust, Inc.	Burlington	Chittenden County	17	85	11/01/2025
	Packard Court	Gilman Housing Trust dba RuralEdge	St. Johnsbury	Caledonia	6	30	11/30/2025
TOTAL RENTAL APARTMENTS:					265	1001	

VHCB Rental & Shelter Projects by Anticipated Occupancy

as of September 30, 2023

Emergency Shelters

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* One of the 22 new shelter beds is reserved for staff use; only 21 of the beds are available for restricted use.