# **Housing Panel**



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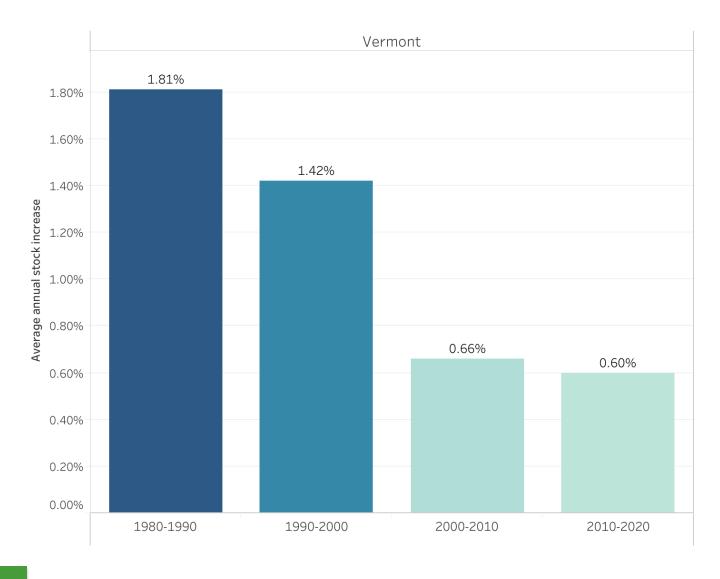
## What's causing the housing problem?

- ? Not building enough housing
- ? Growing cost of construction
- ? Shrinking household sizes
- ? Influx of out-of-state movers
- ? Growing number of short-term rentals
- ? Lack of wage growth
- ? Increased substance misuse
- ? Statewide permitting (Act 250)
- ? Local planning/zoning (NIMBYism)
- ? Rapid increase in interest rates



#### Rate of change in occupied housing supply

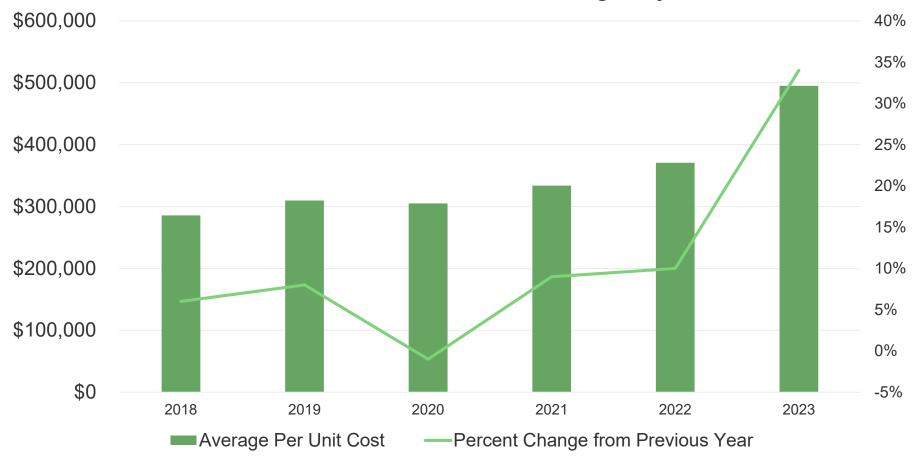






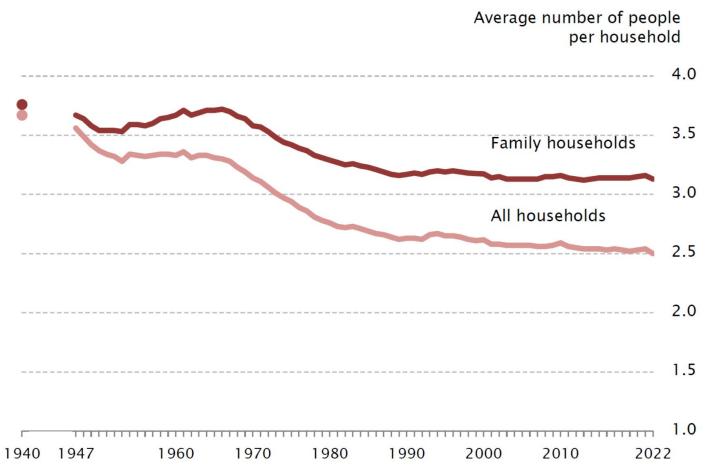
Source: https://www.housingdata.org/profile/housing-stock/rate-of-change

#### Cost Trends in Affordable Housing Projects





#### Changes in household size



*Source:* U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplements, 1940 and 1947 to 2022.

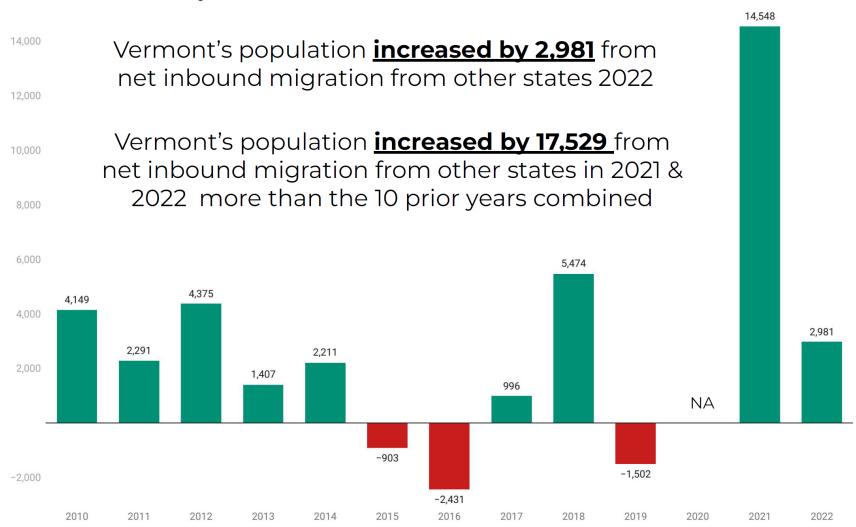


#### Source:

https://www.census.gov/content/dam/Census/library/visualizations/time-series/demo/families-and-households/hh-6.pdf

#### **Net Migration into Vermont by Year**

US Census Bureau State-to-State Migration Flows

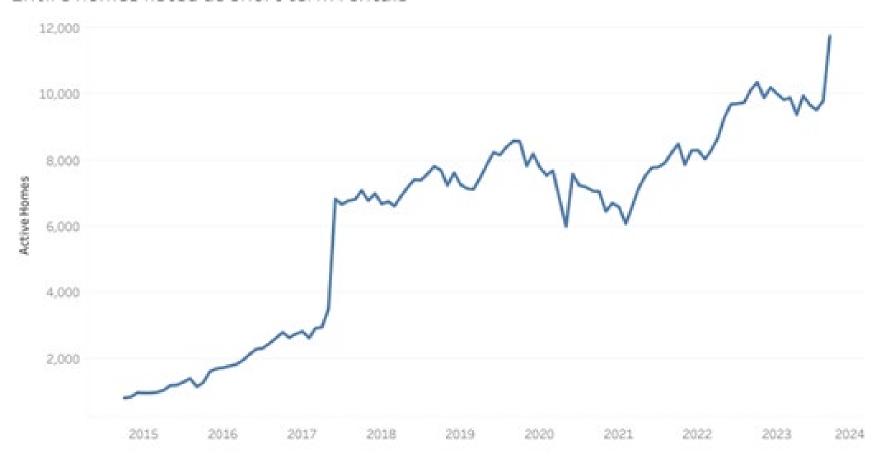




#### Source:

https://www.vermonttreasurer.gov/sites/treasurer/files/documents/US%20Census%20Bureau%20State-to-State%20Migration%20Flows.pdf

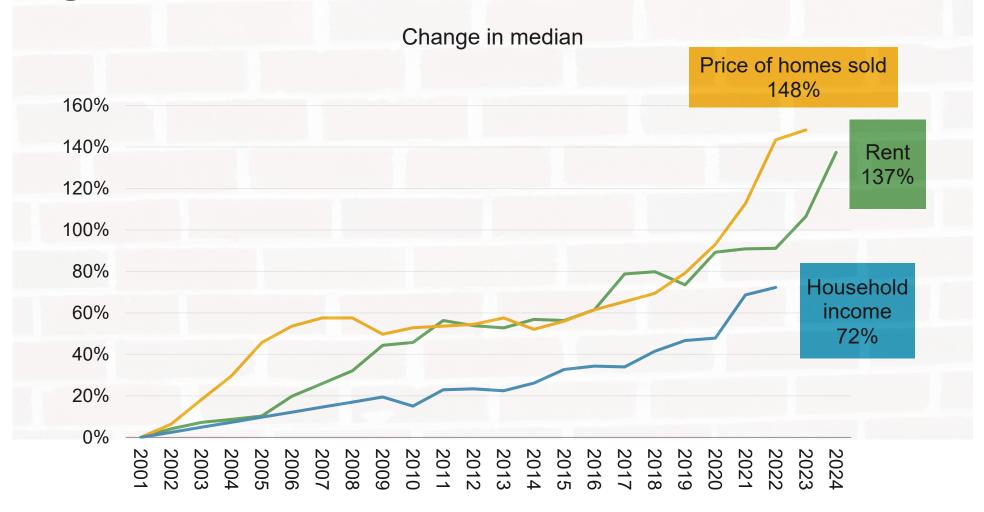
#### Entire homes listed as short term rentals





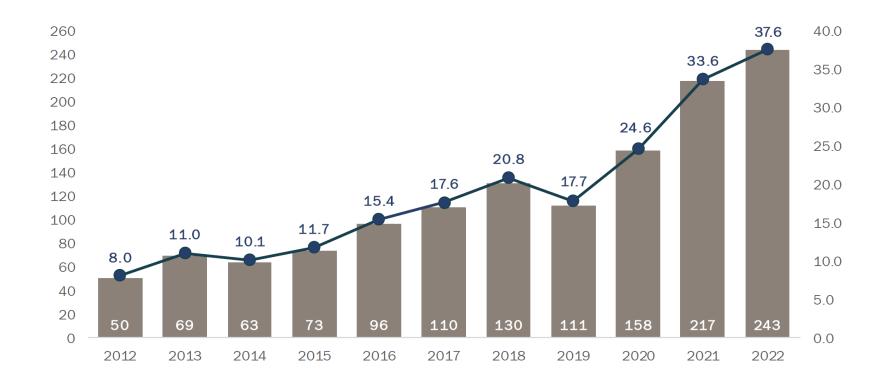
Source: https://www.housingdata.org/profile/housing-stock/short-term-rentals

# Heading towards a brick wall...





#### The number and rate per 100,000 of opioid-related deaths over the past 10 years.



\*2022 data is preliminary and subject to change.



#### Source:

www.healthvermont.gov/sites/default/files/document/dsumonthly-opioid-report.pdf

#### Project Permitting Flowchart TOWN STATE ACT 250 FEDERAL **Development Review Board** Agency of Natural Resources Act 250 Criteria Federal Permits / Sign Offs Air Pollution Control Permits Criterion 1: Air Pollution US Army Corps of Engineers: Subdivision/Planned Unit Development Wetlands General/Individual Permits Lake Encroachment Permits Criterion 1A: Headwaters Commission Environmental Protection Agency Site Plan Stream Alteration Permit Criterion 1B: Waste Disposal Endangered Species Sign Off Design Flood Hazard Permit Criterion 1C: Water Conservation Advisory Conditional Use Board Section 106 of the National Historic Criterion 1D: Floodways Stormwater Discharge Permits Signage Permit Preservation Act Sign Off Technical Criterion 1E: Streams Stormwater Construction Permits (EPSC Review Stormwater Approval Section 401 of the Clean Water Act: Criterion 1F: Shorelines Committee Solid Waste Facility Certification Water Quality Certification (WQC) Wetlands Approval Criterion 1G: Wetlands Underground Injection Control Permit Historic Preservation Section 404 of the Clean Water Act: Criterion 2 and 3: Water Supply Conformance with Town Plan Underground Storage Tank Permit Review Dredging/Fill Permit Criterion 4: Soil Erosion Traffic Review Hazardous Waste Certification Criterion 5: Traffic Public Works Letter Wetlands General/Individual Permit Criterion 6: Education Services Fire Department Letter Public Water System Construction Permit Criterion 7: Municipal Impacts Select Board Permit to Operate a Water System Criterion 8: Scenic Beauty, Historic Sites Wastewater System and Potable Water and Natural Areas (Aesthetics) Approval Supply Permit Criterion 8A: Wildlife and Endangered Water / Wastewater Indirect Discharge Permit (Inground Species Habitat Allocation Approval Wastewater System) Criterion 9A: Impact of Growth Other Sewer Main Extension Permit Highway Access Permit Criterion 9B: Primary Agricultural Soils Utility Company Sign Off Letters State Historic Preservation Criterion 9C: Productive Forest Soils Regional Planning Commission Office (SHPO) For Act 250 Application: Sign Off Letters Criterion 9D and 9E: Earth Resources Municipal Impact SHPO Sign Off Letter Questionnaire Criterion 9F: Energy Conservation Agency of Agriculture School Impact Prime Agriculture Letter/Agreement Criterion 9G: Private Utilities Questionnaire Criterion 9H: Scattered Development VTrans Section 1111 Permit Criterion 9J: Public Utilities Pre - Construction Railroad Crossing Legal Agreement Criterion 9K: Public Investments Zoning Permit Criterion 9L: Settlement Patterns Fire/Public Safety Criterion 10: Local and Regional Plans Building Permits ACT 250 Permit . Permits / certifications needed are based on project designs APPEALS **Vermont Environmental Court** Vermont Supreme **Federal Court** (Superior Court) Court



https://legislature.vermont.gov/Documents/2018/WorkGroups/Senate%20Economic%20Development/Bills/S.85/S.85~Michael%20Schirling~Project%20Permit%20Flowchart~1-31-2018.pdf



#### Brattleboro Reformer

Environmental Court ruling on Putney housing development to be appealed

VALLEY NEWS



**Hartford Planning** Commission deals setback to low-income apartment plan

Apartment complex denied by review board ws in pursuit of trust

There Is A Little Bit Of NIMBY By Anna Van Dine, Henry Epp, Mark Davis Published December 20, 2022 at 5:00 AM EST

Court rejects BlackRock's appeal to dis-Miss in Wheeler Park development case After Long Legal Battle, Affordable Housing Project Opens In Woodstock

Vermont Public | By Charlotte Albright Published September 22, 2015 at 4:19 PM ED1



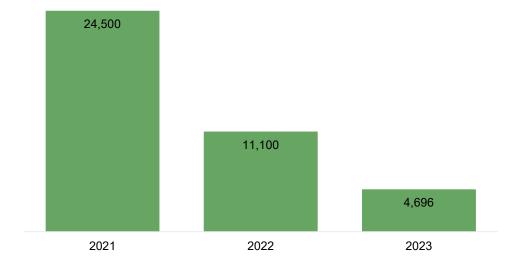
CHITTENDEN COUNTY



Donate

	January-June 2021	January-June 2022	January-June 2023
Vermont median primary home price	\$259,900	\$295,000	\$315,000
Average interest rate on 30-year mortgage, no points	3.11%	4.72%	6.44%
Monthly mortgage payment (includes mortgage, PMI, insurance, property taxes)	\$1,710	\$2,192	\$2,595
Income needed to afford	\$68,394	\$87,671	\$103,776
Estimated Vermont renters with enough income to purchase median priced home	24,500	11,100	4,696

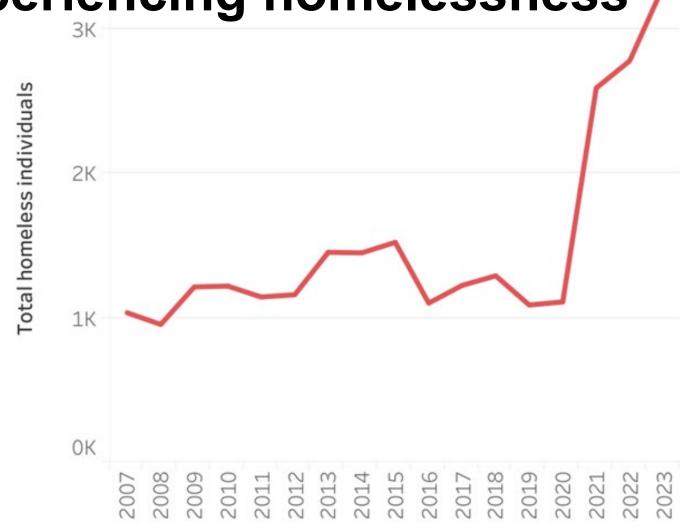
Renters who could likely afford to buy median home





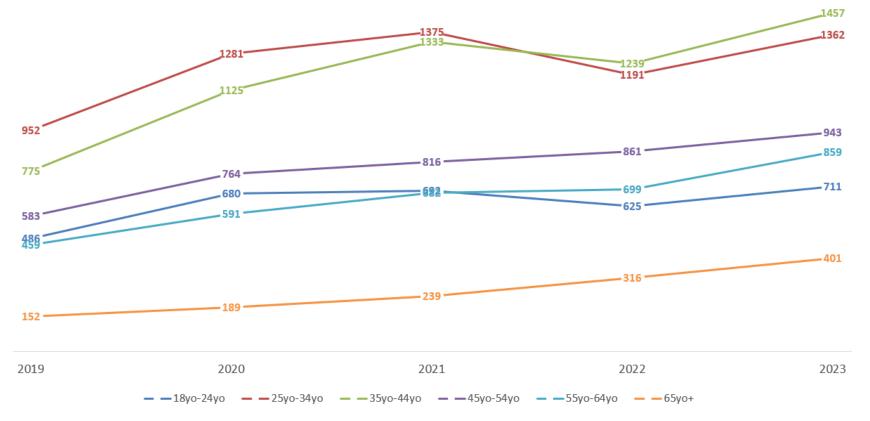


Individuals experiencing homelessness

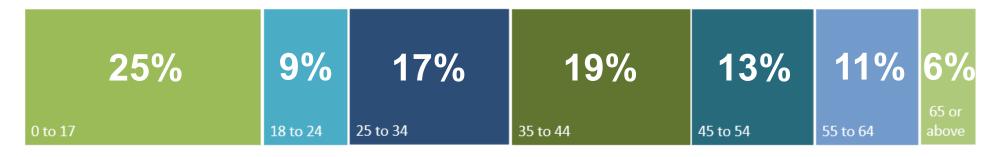




# APSTENE Adults served in Coordinated Entry (CE)

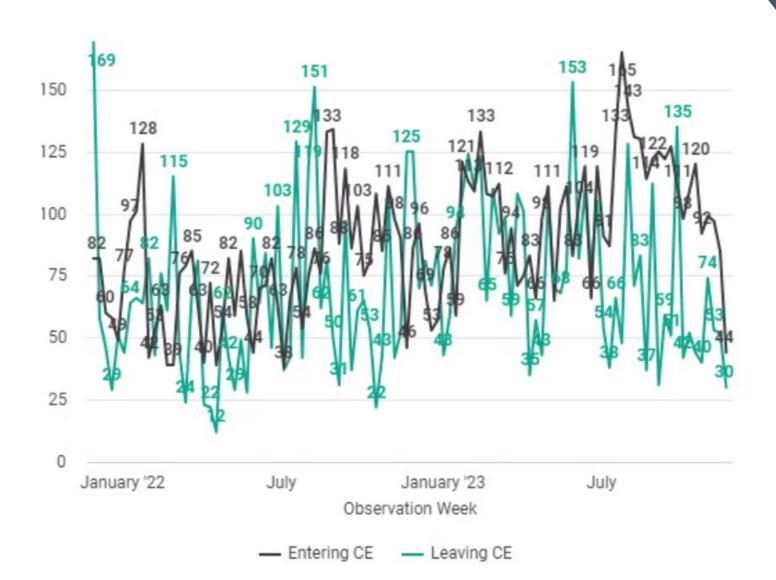


#### **Age of Vermonters Experiencing Homelessness**





#### **CE Inflow-Outflow Over Time**





# 4,114 households rehoused since 2020

#### Exited to Permanent Destination Breakdown

Destination	Count HoHs V		Average Days in Project
Rental by client, with ongoing housing subsidy		2,006	247.48
Rental by client, no ongoing housing subsidy		1,368	166.59
Staying or living with family, permanent tenure	414		199.02
Staying or living with friends, permanent tenure	220		172.74
Owned by client, no ongoing housing subsidy	72		181.07
Owned by client, with ongoing housing subsidy	33		221.30
Moved from one HOPWA funded project to HOPWA PH	1		40.00

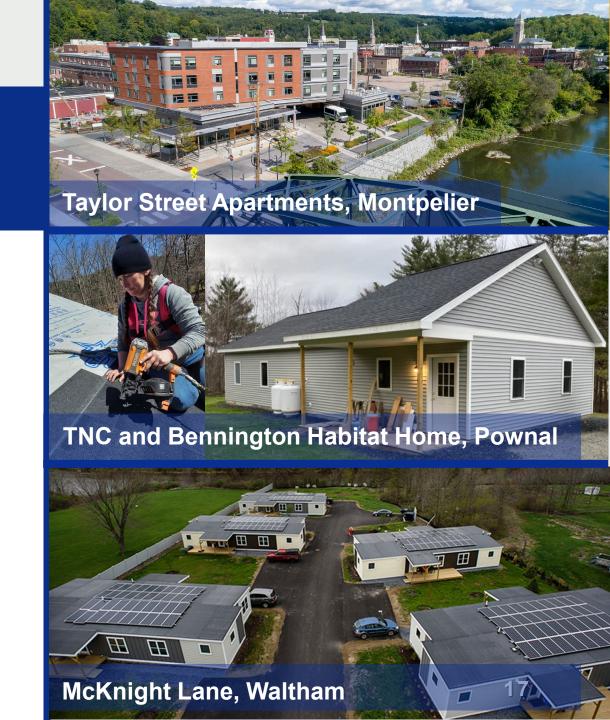


#### **VHCB All Member Briefing**

# **Housing Programs**

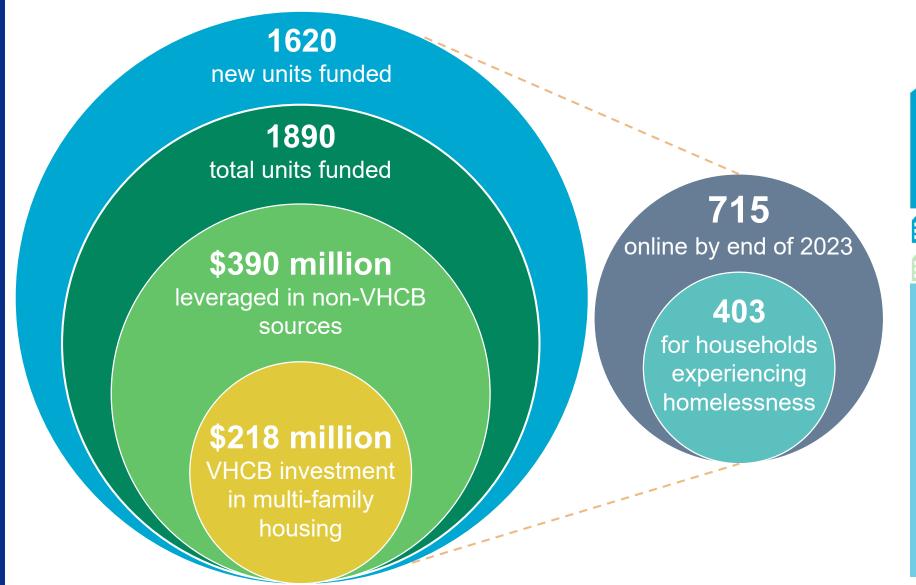
- Multi-Family Rental Housing
- Home Ownership
- Permanent Supportive Housing
- Shelter Improvement and Expansion
- Manufactured Home Communities
- Home Accessibility Improvements
- Community Planning & Technical Assistance
- Farmworker Housing
- Recovery Residences

15,000 homes across Vermont





# **Housing Investment 2020 - 2023**



25% Our non-profit partners reported that across their portfolios, 25% of all units were occupied by people who had experienced homelessness.



#### Summer 2023







82 new homes in 5 communities

#### Fall 2023







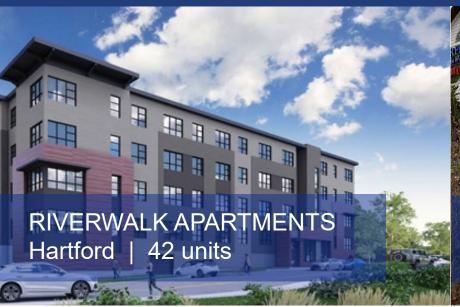


127 homes in 8 communities

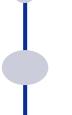
#### Winter 2024



# Spring 2024: 165 homes, 7 buildings







By Dec. 2023: **700 units** completed



In 2025, an additional **500 units completed** 





Developers planning projects for 2026 and beyond

#### **Permanent Affordability**

Northgate Apartments in Burlington, 336 homes 100% owned and controlled by the Northgate Residents Ownership Corporation.





#### **Bove Brothers Plan to Evict Low-Income Refugee Families in** Winooski – and Raise Rents

By DEREK BROUWER and LIAM ELDER-CONNORS (VPR)







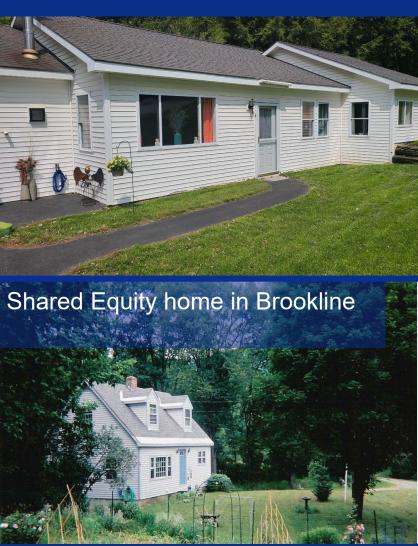
Published February 16, 2022 at 10:00 a.m. I Updated March 7, 2022 at 6:34 p.m.





# Permanent Affordability: Homeownership







# Affordable Housing Units Newly Leased to Households Experiencing Homelessness



Total units turned over in FY24: (since July 2023)

Of these units, number leased to

households who experienced

homelessness:

345

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



# **Community Support: St. Albans**









## **Partnerships**



\$22 million committed to fund 496 shelter beds



# Health Care Savings: Beacon Apartments Patient Intervention Study

# DIRECT COSTS BEFORE/AFTER PLACEMENT Updated through August 2017 | 28 Patients



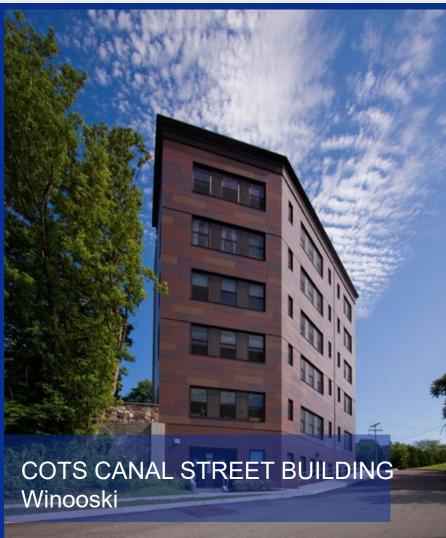


## Regulatory Reform

# ALICE HOLOWAY DRIVE Putney







#### Building more faster:

- Expedite Appeals Process
- Expedite Corrective Action Plan Process
- Increase Height and Density



# Capacity of Service Providers and Acuity of Need







### The Market

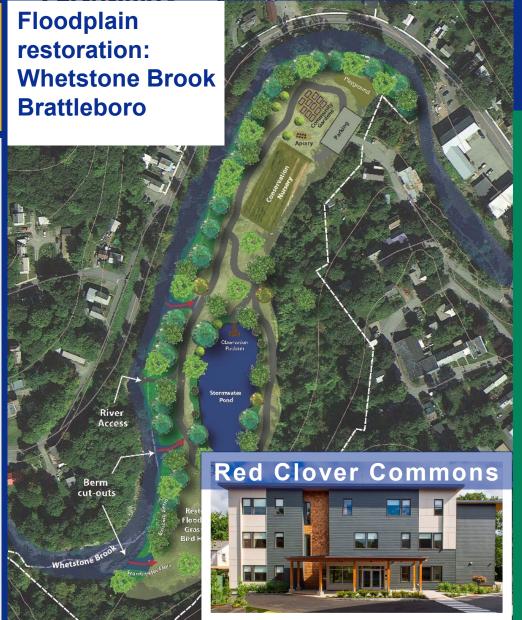




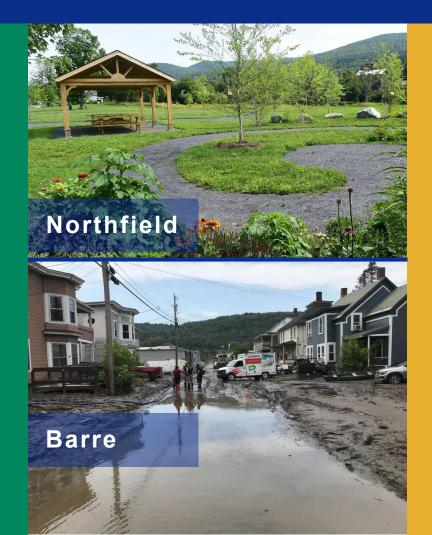








### **Flood Resilience**





## Affordable Housing Pipeline

#### FY24 anticipated pipeline – December through June

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

#### FY25 anticipated pipeline

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



# THANK YOU

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