

Creating Subsidized Housing in Vermont



MRV Affordable Housing Talk Series
Eileen Peltier, October 14, 2020

Downstreet Housing and Community Development

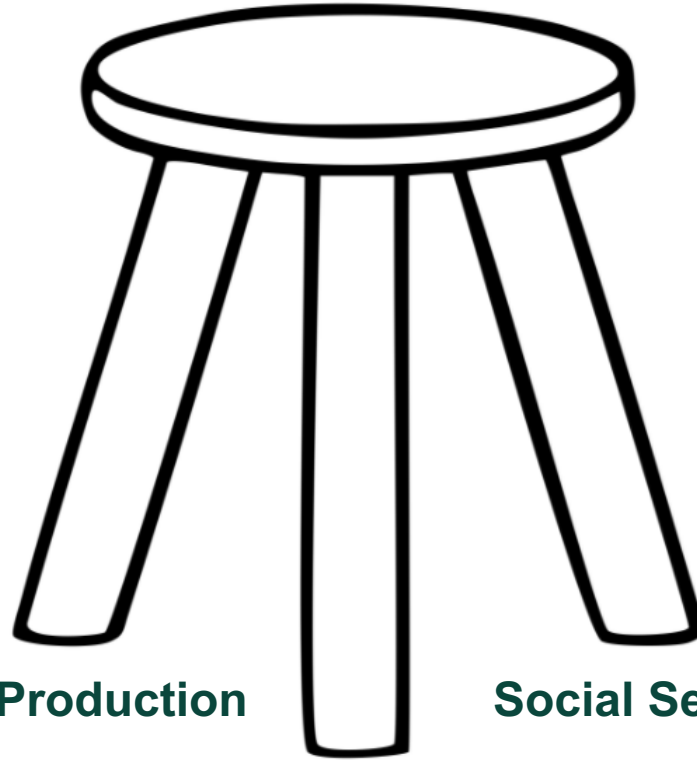
Downstreet strengthens the communities of Central Vermont by engaging with people, providing affordable homes, and connecting people to the resources and services they need to thrive.

There are over 500 homes of all types in our portfolio serving over 800 people; including an estimated 200 children.

Downstreet believes:

- ❖ Everyone deserves a home
- ❖ There is power in community
- ❖ Four walls and a roof are not enough

Beyond Four Walls and a Roof



Housing Production

Social Services

Subsidy

HOUSING PRODUCTION

- Vermont has a very successful, efficient nonprofit network that develops new affordable housing and acts as a steward for existing affordable housing.
- Downstreet serves Washington, Orange and Lamoille Counties.
- Typical production is one new construction or portfolio rehab per year.
- Downstreet's pipeline is long, funding is limited.



SUBSIDY

Housing is “affordable” when a renter pays ***no more than 30% of their income*** for rent and utilities.

- In Washington County 35% of households pay 35% or more of their income toward rent.
- In the MRV, the percent ranges from a low of 12% in Duxbury to a high of 43% in Granville.
- Amount of subsidy varies across the population in the MRV. The highest need is for deeply subsidized (typically serves 30% AMI or less and requires a voucher). Current need encompasses about 132 households.
- Need for workforce housing (80% AMI to 120% AMI) in the MRV is about 70 households.

SOCIAL SERVICES

Family Supportive Housing

is a proven program with excellent documented outcomes that provides supportive services to homeless families with children, in conjunction with rental subsidies and/or affordable rental units.

Community services WCMHS, Family Center, Turning Point, etc.

SASH in Family Housing



81 evictions in VT in 2016:

- 42% of Head of Household (HH) were between the ages of 21 and 30
- 61% households had children
- At least 49% were a single-parent household

Areas to impact:

- Immunizations
- ER visits
- Mental health
- Preventative screenings
- **Evictions**
- Nutrition



With the rise in homelessness in Washington County (today about 250 HH), the need for services tied to vouchers and an apartment is critical. More and more families are needing on-going support to retain housing.

COMMUNITY SUPPORT

Community support through advocacy and direct funding is critical to project success

- Municipal/Town Leaders Support
- Funding through Housing Trust Fund
- Flexible planning, zoning and design review process
- Municipal/Town support through infrastructure investment



Factors to consider

- Availability of Funding
- Geographic Distribution of Affordable Housing
- Site (near transportation, services, SmartGrowth)
- Environmental and Historic Review
- Cost of acquisition and construction/rehab
- Community Support
- Availability of subsidy and community services
- Market priorities of need



THANK YOU!



Questions?

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