

City of Burlington Housing Trust Fund (HTF) Project Award Application

APPLICANT ORGANIZATION Awakening Sanctuary dba Ethan Allen Residence
CONTACT NAME Mary Mougey
DAYTIME PHONE & E-MAIL 802-658-1573 ext 1; mmougey@ethanallenresidence.org
NAME OF PROJECT Ethan Allen Residence 2 nd Floor Bathroom Accessibility Project
AMOUNT REQUESTED \$23,050.00
ESTIMATED CONSTRUCTION START DATE January 2019
ESTIMATED COMPLETION DATE March 2019
TOTAL ESTIMATED PROJECT COST \$28,050.00
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 30
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$935.00

Is the applicant a corporation, partnership or individual who is delinquent, at the time of application, in the payment of property taxes or impact fees to the City of Burlington, who have been convicted of arson, who have been convicted of discrimination in the sale or lease of housing under article IV of this chapter or under the fair housing laws of the State of Vermont, or who have pending violations of current city electrical, plumbing, building or housing codes or zoning ordinances?

- Yes
- No

Will the proposed housing project be perpetually affordable?

- Yes
- No

Will the proposed housing project be affordable for 10-40 years?

- Yes
- No

Project Narrative

Funding priority goes to projects which respond to requirements of the Housing Trust Fund and the City of Burlington's affordable housing priorities. The Housing Trust Fund Administrative Committee (HTFAC) uses the attached criteria to score projects. Scores are tallied and ranked high to low. The HTFAC funds projects at its discretion.

Please provide the information below in the space provided. It is important to complete all fields. If you need additional space, attach separate pages to your application and title them as indicated below.

Project Description (Please briefly describe your project. Attach a project budget including all sources and uses):

Living Well Group's Ethan Allen Residence in Burlington, Vermont, currently serves 40 elders: 19 are very low-income, Medicaid clients and the remaining 21 are low-income seniors. The limited number of beds for low-income, older Burlington residents creates a very strong demand and a high level of unmet needs, especially for residents living with degenerative brain disorders or some form of dementia. Many of those very low-income residents require assistance with activities of daily living including: transferring, maintaining continence, dressing, and especially ensuring proper personal hygiene. Although we do not view aging as an illness, most of our residents do require assistance during many aspects of their daily lives. Ethan Allen Residence's goal is to create a community that addresses the needs of all of its residents including those with limited resources and memory challenges.

Ethan Allen Residence provides affordable housing for low-income older Vermonters who without our housing would likely be in a skilled nursing home at twice the cost to the state, or on the street. Furthermore, we offer our residents an elevated quality of life compared to other care facilities. Our low-income residents who live on the 2nd floor are able to enjoy an unparalleled quality of life in every aspect of their day, except for when they're currently bathed. Our upstairs rooms will forever be designated for our Medicaid recipients and this project is essential to preserving this affordable housing option for them. Since we are providing affordable housing to nearly 20 Medicaid recipients, we consequently do not have the funds to perform the necessary upgrades to our building. We are reimbursed at half the rate of our private pay residents, but we've chosen to prioritize providing affordable housing for non-private pay residents as a part of our mission. Those who come in initially as private pay are never asked to leave, and with the help of our administrative staff, they are able to transition to Medicaid and move upstairs, a situation relatively unique to Ethan Allen Residence.

This project will create a full-size bathroom for residents on the second floor of the building that will fit both a resident and a caregiver. There are two, small bathrooms in that common area now available for resident use, although only one is currently used because it has a shower while the other only has a bathtub. Both of these bathrooms are 5' x 7' and our intention is to create one 5' x 14' bathroom that has a walk-in, jetted shower, a handicap height-water closet and sink, and grab bars and additional safety features. The goal is to have a central drain, a wet-side and dry-side, and a sliding pocket door to allow for large wheelchairs and walkers to easily enter. This bathroom would be used by Medicaid recipients exclusively, many of whom are handicapped. Currently, we only have one downstairs bathroom large enough to meet the residents' needs and with 40 residents and limited caregiving staff, it isn't an ideal situation. This will allow our more mobility-challenged residents access to a large shower and bath near their rooms and will allow for caregivers to bathe our residents who receive Medicaid benefits. The renovation will also allow for improvements in resident shower schedules as not all residents will be forced to use one bathroom on the first floor. This new bathroom will improve the health and safety of our residents as well as their caregivers. The project has been quoted by LaMere Construction to cost \$28,050.00 and Ethan Allen Residence has set aside \$5,000 to help fund this. Please see attached budget, estimate, and schematic.

Please describe how many households at or below 80% of AMI will be served by the project:

40 – all our residents fall below 80% of AMI

Please describe how many households at or below 50% of AMI will be served by the project:

40 – all our residents fall below 50% of AMI

Please describe how the City has already demonstrated its interest and support through the investment of CDBG funds, the provision of technical assistance, and/or acquisition of site control for the proposed housing project:

Living Well Group's Ethan Allen Residence has received one BHTF grant in FY 2014 and two CDBG grants in 2014 and 2015. These grants helped us install an ADA-compliant elevator to service the building and meet the needs of our residents, staff, and families. Unfortunately, we are not able to apply for federal funds because of our inability to afford a staff member who would oversee the compliance required for federal funds. Given those complications, it is essential that we receive support from the city.

Please describe how the application supports one or more of the priorities listed in the City's Housing Action Plan:

The City's Housing Action Plan's goal is Building a More Affordable, Inclusive, Livable, Walkable, Sustainable, and Vibrant Community. This project meets the criteria found in section V: Provide Appropriate Housing Options for an Aging Population by improving accessibility, affordability, and therapeutic amenities to our elders. The bathroom renovation will follow the Code for our Community by utilizing the practice of Universal Design and building requirements for accessibility.

Please describe how the application supports one or more of the priorities listed in the City's Consolidated Plan:

Affordable housing continues to be the City's highest overall priority as the Consolidated Plan states: "Cost of housing, age of the housing stock and a very low vacancy rate are three significant factors that contribute to the need for affordable housing in Burlington." This project supports housing options for low-income, vulnerable elders in Burlington.

We provide services and housing that: Assist persons at risk of becoming homeless by offering a flexible and safe way to age in community; Retain the affordable housing stock by keeping more than 50% of our beds for Medicaid clients; Increasing the availability of affordable, permanent housing in standard condition to low-income and moderate-income families by helping people transition from private pay to Medicaid as they age in community, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Ethan Allen Residence also meets the Decent Housing Progress' goal of: All Burlington residents have a range of housing options that offer them safe, decent, appropriate, secure and affordable housing.

This project also meets the goals found in the strategies of: Preserving and Upgrading Existing Housing, Protecting the Vulnerable with the following objective to help 3,585 residents each year over the next five years to remain housed and living independently and the Suitable Living Environment Progress Goal that all Burlington residents enjoy livable, attractive neighborhoods, are assured of safety and quality of life in their neighborhoods and in their homes, and have the necessary community supports to thrive.

Please describe how the proposed project supports an underserved and vulnerable population:

All of our residents meet the Level III need of care; they are provided personal care and assistance with daily living in a residential environment. A majority of our 40 residents meet the nursing home level of care, which means their care is supervised by a physician and administered by a Registered Nurse or Licensed Practical Nurse. This project supports our elderly residents by providing a safe, accessible, place to bathe and engage in personal care and hygiene near their rooms.

Living Well Group is committed to giving more seniors and disabled Vermonters access to a person-centered approach to health and well-being while keeping operational and programmatic costs under budget and constantly improving the physical and mental health of its residents and staff. We provide a stable, supportive housing environment for vulnerable elders who might be either homeless or in nursing homes with no choice as to their community or quality of care.

Please describe the experience of the development team:

- Paul Kervick, M.A., Board President: For the past 14 years, Paul has managed the scope of work for each campus' renovations and improvements and ensures that each project meets our goals of honoring our elders, building community, and conserving resources.
- Mary Mougey, M.P.A., Ethan Allen Administrator: For the past 5 years, Mary has overseen all scheduling and implementing of all building improvements and directs staff.
- Dennis Filion, M.Ed., Ethan Allen Director of Physical Plant for the past 9 years: Directs work of staff and all contractors.
- Craig Allen, M.B.A., Living Well Group's Comptroller: Oversees the financial reporting, tracking invoices, and allocation of costs.

Please describe other ancillary uses (community space, mixed use, etc.), if any, in the proposed project:

Our doors are always open to the community members who come to volunteer, conduct exercise or art and music therapies, stop in to take a resident for a walk, or come to enjoy a healthy, locally-sourced meal with our residents.

Please describe how the project addresses community need:

Living Well Group's Ethan Allen Residence is a residential care facility that addresses health disparities in our greater community through innovative approaches and programs. The residence currently serves 40 elders: 19 are low-income, Medicaid clients and the remaining 21 are moderate-income seniors. We are committed to serving those with the fewest resources by creating a holistic, integrative community environment.

In 2010, the Rockefeller Institute's Health Policy Research Center's report found that in Vermont, there were 2,550 Home- and Community-Based Service Medicaid Waiver Participants or only 25% of eligible seniors received residential care under Vermont's Medicaid waiver program. According to the Vermont State Plan on Aging for FY 2011-2014, Vermont's older (65+) adult population is growing at a rapid pace with projections for 2030 showing a 149% increase over 2000 census numbers. According to the *U.S. Census Bureau, Population Division, Interim State Population Projections by Selected Age Groups: April 1, 2000 to July 1, 2030*, by 2016 the number of seniors with disabilities will increase 19% and the number of seniors living in the community with disabilities will increase 45%. The 2010 US Census reports that of Burlington's residents 65 or older 8.8% live below the federal poverty level.

More than 90% of Ethan Allen's residents suffer from some form of Alzheimer's disease, dementia, or cognitive impairment. Nationally, Alzheimer's is one of the biggest health challenges we face today. Over 5 million Americans are currently living with this disease, and an estimated 16 million will be diagnosed by 2050, a disease that we currently cannot prevent, cure, or slow in its progression. Characterized by loss of memory, loss of problem solving capability, decreased judgment, and ability to reason; those affected by Alzheimer's disease can suffer from significant deterioration in quality of life. We've implemented Teepa Snow's Positive Approach training for our caregivers, activity staff, and volunteers to better assess and respond to challenging behaviors. We are training all our staff, family members, and volunteers on how to properly execute this person-centered, positive approach so as to best assist our residents living with dementia. We are in the process of training Burlington emergency service members in these skills so that they can feel safe and confident interacting with those living with dementia.

Please describe how the project would impact the community:

In Vermont, including the City of Burlington, most low-income seniors in need of long-term care end up being admitted into skilled nursing facilities, where their choices and opportunities are more limited. Some may even be at great risk of homelessness. This is due in part to the federal Medicaid waiver rules and regulations, but also because the number of beds available in residential care settings is extremely limited. Providing safe, enriching, and community-centered residential care for low-income seniors provides an affordable and holistic continuum of care while affording these seniors more choices and autonomy in their

economic security. This project will allow us to improve our facility while caring for some of Burlington's most vulnerable citizens.

Ethan Allen Residence is not only committed to providing the best care possible to our residents but we are also committed to our community. We are creating and expanding strong connections in the community through a robust volunteer program, a growing community garden program, and collaborative partnerships with other nonprofits. We rely on the strength of these interconnected social engagements to sustain our programs and nurture our elders.


Signature Page

Please check each box that applies:

Good Standing: I certify that I am in "good standing" with respect to, or in full compliance with a plan to pay any and all taxes due to the City of Burlington.

Certification: Under penalties of perjury, I declare that the information I have provided, to the best of my knowledge and belief, is true, correct, and complete.

Mary Moughey
Print Name


Applicant Signature

10/3/18
Date

ESTIMATE

Ethan Allen Residents

LaMere Construction

1015 Carpenter Road
Charlotte, Vermont 05445

Phone: (518) 578-3737

Email: lamererob@yahoo.com

Estimate #

000002

Date

09/28/2018

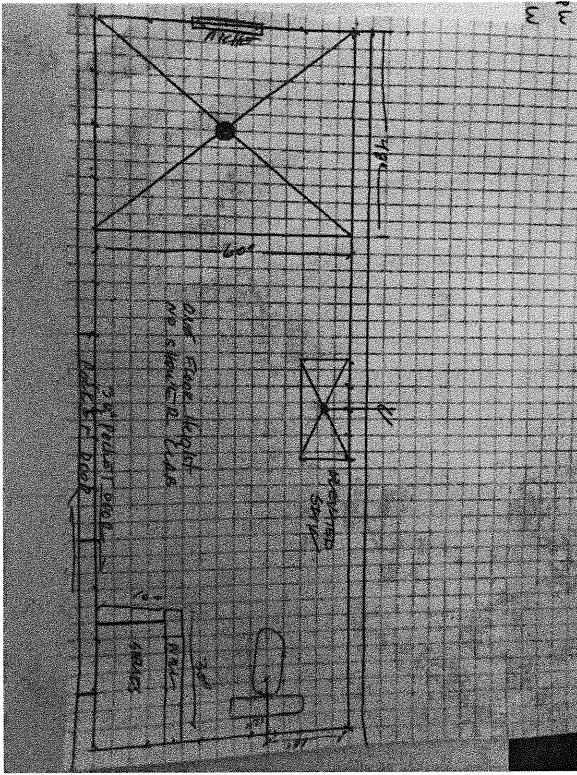
Description	Total
Site Protection	\$1,500.00
Cover carpenter with carpet tack/ram board Temp plastic wall around bathroom openings to contain any dust during demolition. Vacuum and clean site everyday	
Demo	\$1,800.00
Demo both bathrooms. Removing existing showers, vanities, toilets and any Sheetrock and flooring that will be replaced. Removed both doors. Trailer all waste material to the dump. Recycle anything if possible (includes dump fee)	
Dump fee	\$1,200.00
Trash removal Trailer rental and brought to dump	
Framing	\$1,800.00
Frame for new 36" pocket door (handicapped accessible) in the center of the new bathroom. Remove 1 1/2" from existing subfloor and re plywood that area to accept a level entry shower pan (new shower pan is 60"x48") Frame knee wall on the side of the toilet. Install blocking needed to accept any handicap bars. Frame niche in the shower for shampoo/soap.	
Plumbing	\$3,000.00
Relocate drains and water lines for new shower location. New sink location. New toilet location. Plumb new shower valve. Install finishes when needed.	
Electrical	\$1,500.00
Install new fan Relocate any switches as needed Install new outlets, lights and cover plates at the finish.	
Waterproofing and shower pan	\$1,200.00
Install 60"x48" Wedi level entry shower pan with center drain. Install Wedi tile backer on shower walls. Install waterproof floor substrate and hydro-ban any area that will see water.	
Wedi pan and wall boards - waterproofing materials	\$2,000.00
Shower pan - 48"x60" center drain	

4- 48"x96" wedi wall boards Roll of schluter waterproof floor Matt Hydro ban Thin set	
Sheetrock	\$1,200.00
Install Sheetrock as need Tape and sand	
Framing- Sheetrock materials	\$450.00
Tiling	\$3,600.00
Tile floor- 75 sq ft Tile shower walls/niche - 100 sq ft Grout	
Tiles	\$2,000.00
Floor tiles	
Walls tiles	
Grout	
Plumbing fixtures	\$2,000.00
New handicap toilet Wall mounted sink with wheelchair clearance Pull bars Shower valve and trim Towel bars Toilet paper holder	
Finish work	\$3,000.00
Hang pocket door Build small shelving unity on side of the toilet for bathroom supplies Install any trim needed Install bars as needed	
Paint	\$1,800.00
Prime and paint any new work Match hallway wall color	

Subtotal	\$28,050.00
Total	\$28,050.00

Notes:

Converting two small bathrooms into one more handicapped accessible bathroom with a level entry shower on one side and a dry area on the other side.
We will replace the door to a 36" pocket door which will create a lot more room in the bathroom.
We will be installing handicapped accessible toilet and sink with the appropriate hand bars.
We the curb-less shower will allow for much easier access in and out of the shower. We will install shower bars for accessibility.



Ethan Allen Residents

Todd Rawlings

From: Todd Rawlings
Sent: Wednesday, October 03, 2018 6:09 PM
To: 'csegal@livingwellgroup.org'; Mary Mougey (mmougey@ethanallenresidence.org)
Subject: RE: Housing Trust Fund FY19

Good evening Cameron and Mary,

This is your confirmation that CEDO has received your proposal prior to the Housing Trust Fund ("HTF") Request for Proposals deadline. The HTF Administrative Committee (HTFAC) will be examining all proposals and we hope to have final decisions about the awards by early November. I will notify you as soon as possible regarding the HTFAC's decisions regarding awards. In the meantime, I may contact you if there are questions about your proposal.

Very Best,

Todd Rawlings
Housing Program Manager
City of Burlington Community & Economic Development Office
(802) 652-4209 (direct line)
(802) 865-7144 (main office)

From: csegal@livingwellgroup.org [<mailto:csegal@livingwellgroup.org>]
Sent: Wednesday, October 03, 2018 3:51 PM
To: Todd Rawlings
Subject: Housing Trust Fund FY19

Good afternoon,
On behalf of Living Well Group and Ethan Allen Residence, I am pleased to submit our project award grant application. I've attached a PDF of the application and our project budget to this email. Please let me know if there are any difficulties accessing these materials. Thank you for the opportunity, the work you all do at CEDO, and for consideration for funding.

Thanks,

Cameron Segal
Development and Program Manager
Living Well Group
Burlington, VT

