

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

APPLICANT ORGANIZATION Champlain Housing Trust
CONTACT NAME Robert Leuchs
DAYTIME PHONE & E-MAIL 802 861 7336; rleuchs@getahome.org
NAME OF PROJECT 27 Bright Street
AMOUNT REQUESTED \$50,000.00
ESTIMATED CONSTRUCTION START DATE February 2020
ESTIMATED COMPLETION DATE May 2020
TOTAL ESTIMATED PROJECT COST \$210,000
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 1
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$210,000

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
X No

Will the proposed housing project be perpetually affordable?

X Yes
No

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

X 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):

In order to assemble a coherent site for the Bright Street Housing Co-op Redevelopment effort, CHT purchased an existing duplex at 27 Bright Street with a deep lot in the center of what is now the Bright Street Co-op site. Both units of the duplex were vacant at purchase. As CHT took title to the vacant building, we were approached by the Vermont State Housing Authority who had a 9-person refugee family needing a large home to rent. We were able to convert the duplex into a single, 5-bedroom home and lease it to the family.

The home was not appropriate to include in the new housing Co-op because the building itself is so much older. This type of disparity of units doesn't work well in a property that is run by its residents. Maintenance needs and utility costs are so dramatically different that they make budgeting difficult and potentially contentious. From the beginning of the redevelopment effort we expected to sell this home as part of CHT's shared equity program. In 2015, CHT applied for and received a BHTF grant, but the tenant at the time was not in a position to purchase. The tenants are now able to buy and CHT is reapplying for those same funds.

We are requesting a \$50,000 grant from the BHTF to reduce the \$210,000 cost to \$160,000. The property currently has debt of \$125,000. We estimate \$67,000 in rehab costs, \$8,000 in soft costs, and a \$10,000 construction management fee for a total development cost of \$210,000. The rehab will consist of repaving the driveway, roof, deck, and siding repairs, replacement of 8 windows, new flooring throughout, additional insulation, basement structural repairs, the moving of 2 walls to complete the home's transition from a duplex to a single family, electrical and plumbing upgrades, the removal of an oil tank, heating system repairs, and upgrades in the kitchen.

This project will give this low-income family the opportunity to own their own home at an affordable price, using their VSHA rental voucher as mortgage assistance and the home will be kept perpetually affordable through the CHT Shared Equity Program. We estimate that the monthly cost for this 6 bedroom home will be \$1,300 per month, which is affordable to a household of five at 47% AMI.

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

One household who is at 35% AMI.

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

One household who is at 35% 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:

The City was heavily involved in the development of the Bright Street Co-op, investing both HOME and BHTF funds into the project. The acquisition of 27 Bright Street was an expense of that project and the plan at that time was to convert this home from rental to homeownership.

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

1. Affordable Housing Preservation – This project preserves a currently affordable housing unit, providing much needed upgrades and rehab, and providing a new homeownership opportunity.
5. Improve Home Energy Efficiency – This project will include replacement of windows and additional insulation.

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

The project supports the following City priorities as outlined in the City's Consolidated Plan:

SP-10: Geographic Priorities

Priority 2 Neighborhood Revitalization Strategy Area.

27 Bright Street is existing affordable housing in Census Tract 4 that we are proposing to preserve.

SP-25: Priority Needs

Priority 1 – AFH – Maintain or Preserve Affordable Housing;

This project will serve a very low income household at 35% AMI.

Priority 3 – AFH – Housing Resources to LMI residents; Homeowner

This project will create a new permanently affordable homeownership opportunity

SP-40 Institutional Delivery System

CHT is listed as one of only two institutional delivery partners in the plan and is the owner of 27 Bright Street.

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

The household that currently lives in the home is a low income family of 9. There simply aren't many properties that meet their needs and certainly it would be extremely difficult for them to find a homeownership opportunities that they could afford. In addition, by being a part of CHT's shared equity program, when this household wishes to sell the home will remain affordable and provide additional opportunities to other underserved households.

Please describe the experience of the development team:

The development team of Robert Leuchs, Jaclyn Marcotte, and Nancy Goodrich have renovated and sold over 200 homes in the past 12 years – including 7 similar projects in partnership with the City using NSP funds.

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

The project does not provide any ancillary uses.

Please describe how the project addresses community need:

The project provides an additional permanently affordable homeownership opportunity.

Please describe how the project would impact the community:

The Bright Street neighborhood has a low homeownership rate and this project will provide one.

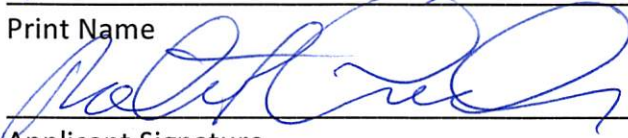
Signature Page

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.

Robert Levchys

Print Name



Applicant Signature

11/26/19

Date

27 Bright Street Development Budget

Acquisition/Existing Debt	\$	125,000	
Rehab	\$	67,000	
Soft Costs	\$	8,000	
Construction Mgmt Fee	\$	10,000	
Total Development Costs	\$	210,000	
Sales Price	\$	350,000	
BHTF Grant	\$	50,000	
CHT Grant	\$	140,000	
Net Price	\$	160,000	Equals TDC minus BHTF grant
Buyer Mortgage	\$	811	
Taxes	\$	375	
Insurance	\$	60	
CHT Fee	\$	45	
Total	\$	1,291	
Income needed to afford	\$	46,934	
AMI of HH of 5		47.31%	

Rehab			
<hr/>			
Exterior	\$	12,000	driveway, roof, siding, deck
Windows	\$	6,000	
Flooring	\$	8,000	
Insulation	\$	3,000	
Add/move walls	\$	5,000	
Basement Structural	\$	3,000	
Electric	\$	4,000	
Plumbing/Fixtures	\$	11,000	
Remove oil tank	\$	1,000	
Heating repairs	\$	3,000	
Kitchen	\$	3,000	
Contigency	\$	8,000	
Total	\$	67,000	