

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

APPLICANT ORGANIZATION Awakening Sanctuary, Inc. dba Ethan Allen Residence
CONTACT NAME Cameron Segal, Deputy Director
DAYTIME PHONE & E-MAIL 802-391-8860, csegal@livingwellgroup.org
NAME OF PROJECT Ethan Allen Residence West Wing Bathroom Accessibility Project
AMOUNT REQUESTED \$17,400.00
ESTIMATED CONSTRUCTION START DATE February 2021
ESTIMATED COMPLETION DATE April 2021
TOTAL ESTIMATED PROJECT COST \$19,400.00
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 30
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$646.67

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's New North End currently serves 40 low-income older Vermonters. The state of Vermont as a whole, has a limited number of perpetually affordable beds and apartments for low-income older adults and Vermont's largest city is directly impacted by this problem. Vermont's capacity of long-term care beds has not increased at a rate that sufficiently meets the rising demand. In Burlington, most residents admitted to long term care facilities are high-needs adults, which is taxing on all aspects of a facility's operations. The low-income residents at Ethan Allen Residence require varying levels of assistance with activities of daily living including: transferring, maintaining continence, dressing, and ensuring proper personal hygiene. Many of the residents who are initially admitted as private pay residents, end up transitioning to Medicaid during their stay at Ethan Allen Residence. What separates Ethan Allen Residence from other homes in the area is the fact that residents will never be asked to leave because they run out of private funds. Upon admission, our administrative staff works with residents and their families to prepare for the transition to Medicaid. At Ethan Allen Residence, we do not view aging as an illness and our philosophy is to provide our residents with an enriched life of dignity and well-being, regardless of economic resources.

Ethan Allen Residence provides tremendous value to the city of Burlington and the state of Vermont. As a level-3 Residential Care facility, we are reimbursed by Medicaid at *half the rate* of a skilled nursing facility. Many of these low-income older adults would be living on the street, in shelters, or in and out of hospitals. Point blank, the service that Ethan Allen Residence provides, as a Residential Care Facility, saves the state money and reduces the workload and census numbers of our hospitals and homeless shelters. However, the operating costs at Ethan Allen Residence are still high and on par with other long term care facilities, regardless of level of care. As a result, our organization must rely on the generous support of our community to address this gap.

In 2020, we witness COVID-19 disproportionately impact our industry. Our residents are *the* vulnerable population that COVID overwhelms and kills. Our organization took the threat of COVID very seriously and made incredibly difficult and expensive decisions to keep our staff and residents safe. During the first week of March, the Living Well Group leadership team, made up of Living Well Group leadership and Administrative and Clinical leadership at each of Living Well Group's facilities: Ethan Allen Residence, Heaton Woods Residence, and Living Well Residence, made the difficult decision to close our doors to new admissions indefinitely and remained closed for months. We believed that the risk of bringing COVID into our buildings outweighed the potential losses incurred by having empty beds for a prolonged period. Living Well Group crafted enhanced leave policies based on several scenarios to adapt to COVID. The policies were employee-centric in and in many scenarios, employees were able to use their accrued time off to stay home and those hours were fully recouped by the organization. None of these scenarios directly resulted in employees losing their jobs. The goal of these policies were to prioritize the health and safety of both residents and staff, while demonstrating to our residents, staff, and their families that the organization valued their collective health and safety over financial losses. Beyond our reduced revenue for much of 2020, our COVID-related costs skyrocketed. From March to September, Living Well Group spent over \$70,000 on COVID-related expenses alone. It goes without saying, that this reduced revenue and massively increased expenses are not factored into a typical budget. Our priority will always be to provide high-quality care to a vulnerable population and to provide a safe environment for the staff that empathetically care for our residents.

With the support of the Housing Trust Fund, Ethan Allen Residence has two full-sized handicap accessible bathrooms: one on the East Wing and one upstairs. However, the bathroom in the West Wing poses difficulties. This project will drastically improve the shower in the West Wing bathroom. Currently, there is a 5'x 5' shower that is poorly lit and accessible only with an unsafe ramp. The ramp is so unsightly and unsafe, that many residents are afraid to shower in that bathroom. As a result, they are brought either upstairs or

across the residence to the East Wing. As our residents are high-need, this travel is time consuming and taxing on both our residents and care staff. Our intention is to remove the ramp, add a larger shower that can fit two caregivers and a resident, and make the new shower flush with the floor. We will also be adding new lights to the bathroom and shower so that caregivers can safely assist our residents. We will see tremendous improvements by completing this project, in a number of areas. By adding a third full-sized handicap bathroom, West Wing residents will be able to shower near their rooms and our care staff will be able to bathe more residents in a given period. This project will improve the health and safety of our residents as well as their caregivers, an outcome that is incredibly important to our organization. The project has been quoted at \$19,400 by Schifilliti Property Management and Ethan Allen Residence has set aside \$2,000. We are requesting \$17,400 of support from the Housing Trust Fund. Please see the attached estimate and photos.

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

40- all of 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 of 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:**

Over the last 6 years, Ethan Allen Residence has received three BHTF grants and two CDBG grants. These grants helped us install a vitally important ADA-compliant elevator and create two large bathrooms for our residents. It is essential that we receive support from the city so that we can continue to provide high-quality care to our most vulnerable population, given the abovementioned financial barriers.

**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 to build 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:**

The City's Consolidated Plan lists "decent housing" one of three priority areas. Additionally, the Plan states: "These priorities benefit extremely low, low and moderate income persons...along with special needs populations." Burlington's first priority area and intended beneficiaries are directly aligned with Ethan Allen Residence's mission to provide affordable housing to low-income older Vermonters, many of whom, as previously stated are living with a disability. Furthermore, the Plan states: "Support for affordable housing allows elders to remain in the homes and neighborhoods they know." Ethan Allen Residence has been one of the gems of the New North End for decades and a number of current residents lived in the area most of their lives. By supporting a high-quality residential housing facility in the New North End, we are helping to ensure that New North End residents are not forced to move out of the neighborhood and away from their families.

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

Every resident at Ethan Allen Residence meets the Level 3 need of care and are provided personal care and assistance with activities of daily living in a homelike, residential environment. Although our residence is not a nursing home, most of our residents also meet the nursing home high-level of care, meaning that their care is supervised by a physician and administered by a Registered Nurse. This project supports our elderly residents by providing a safe and accessible place to bathe and engage in personal care and hygiene near their rooms, without having to travel across the residence. Our team believes that we owe our residents a safe, updated space where they can bathe near their rooms.

Ethan Allen Residence is committed to giving at-risk elders access to a person-centered approach to health and well-being. We provide a stable, supportive housing environment for vulnerable elders who might be either homeless or in nursing homes with little or no choice as to their community or quality of care.

**Please describe the experience of the development team:**

- Mary Mougey, MPA, Administrator: Mary has overseen scheduling and implementing of all building improvements at Ethan Allen Residence during her tenure as Administrator
- Cameron Segal, Deputy Director: Cameron has worked with Ethan Allen Residence for 4 years, manages Development and Improvements for each Living Well Group facility, and has experience complying with the Housing Trust
- Dennis Fillion, MEd, Director of Physical Plant: Dennis has worked directly with contractors and staff on all building improvements at Ethan Allen Residence for over a decade.
- Geoff Lindemer, CPA, Interim Executive Director/Chief Financial Officer: Geoff has decades of high-level financial management and development experience.

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

Our doors are always open to 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:**

Over 90% of residents living at Ethan Allen Residence are living with some form of dementia or cognitive impairment. In Burlington and Vermont as a whole, the need for high-quality care facilities is of vital importance. The Vermont Chapter of the Alzheimer's Association reports that over 13,000 people in Vermont are living with Alzheimer's disease alone, a number expected to rise by 42 percent in the next 6 years. Additionally, over 30,000 unpaid, informal caregivers (family, friends) bear the burden of caring for them. As Vermont's older adult population rapidly increases, the number of older adults living with degenerative diseases will increase as well. It is incredibly important for Burlington to offer home-like, residential care options for Burlington residents who can no longer live at home, but do not want to leave the beautiful city in which they've called home. By helping Ethan Allen Residence upgrade our West Wing bathroom, we can continue to ensure that Burlington's vulnerable population has high-quality options for care once they can no longer live at home.

**Please describe how the project would impact the community:**

There are over 4,500 senior citizens living in Burlington and over 100,000 seniors living in the state as a whole. Many of these low-income seniors in need of long-term care spend long amounts of time in skilled

nursing facilities, where their choices and opportunities are limited. Ethan Allen Residence, a level-3 residential care facility, has provided safe, enriching, and community-centered residential care for low-income seniors for years. Funding for this project would help our current and future residents continue to live and age with dignity.

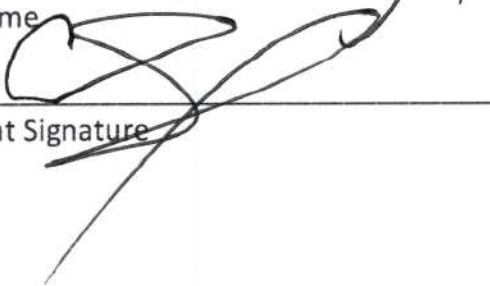
Signature Page

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.

Cameron Segal

Print Name



Applicant Signature

11/24/2020

Date

Schifilliti Property Management  
281 Red Oak Drive  
Colchester, VT 05446

November 23, 2020

Estimate:

Remove old shower, tile flooring and frame for new shower.

Replace exhaust fan, add light in shower, move any electrical that is in the way for pocket door.

New flooring, new shower, all new fixtures, waynes coating on walls.

Plumbing \$6,500 all materials included

Electrical \$2,500 all materials included

Carpentry \$7,000 all materials included

Paint \$800

5' X 5" Shower \$2,600

Total cost \$19,400









## **City of Burlington Housing Trust Fund (HTF) FY20 Progress Report**

Project Title: Ethan Allen Residence East Wing Accessibility Project

Amount Awarded: \$26,000

Project Status Summary:

The Housing Trust Fund graciously awarded Ethan Allen Residence \$26,000 in support of a bathroom renovation in its East Wing. The project was to turn two small, unusable bathrooms into one large handicap accessible bathroom. Schifilliti Property Management was able to complete the project on time and ended up costing only \$21,502.01, \$10,000 under budget.

Ethan Allen Residence requested that the Housing Trust Committee consider allowing Ethan Allen Residence to use the remaining promised funds to support a much-needed dining room floor renovation. The Committee agreed and Ethan Allen Residence successfully completed a dining room floor renovation and upgrade for \$4,497.99.

As COVID-19 impacted every level of Ethan Allen Residence's operations, the East Wing Bathroom Project had an impact beyond what we could have projected. Since there was now a usable handicap bathroom, Ethan Allen Residence was able to convert the East Wing to a 14 day quarantine for new residents.

Attached are photos of the completed bathroom and dining room floor renovation.





