

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

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| <b>APPLICANT ORGANIZATION</b><br>Awakening Sanctuary Inc dba Ethan Allen Residence   |
| <b>CONTACT NAME</b><br>Cameron Segal   |
| <b>DAYTIME PHONE &amp; E-MAIL</b><br>802-391-8860 <a href="mailto:csegal@livingwellgroup.org">csegal@livingwellgroup.org</a> |
| <b>NAME OF PROJECT</b><br>Ethan Allen Residence East Wing Bathroom Accessibility Project                                     |
| <b>AMOUNT REQUESTED</b><br>\$26,000.00   |
| <b>ESTIMATED CONSTRUCTION START DATE</b><br>February 2019  |
| <b>ESTIMATED COMPLETION DATE</b><br>April 2019   |
| <b>TOTAL ESTIMATED PROJECT COST</b><br>\$32,000.00   |
| <b>TOTAL NUMBER OF AFFORDABLE HOUSING UNITS</b><br>30  |
| <b>TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST)</b><br>\$960.00                   |

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):

Ethan Allen Residence in Burlington's New North End currently serves 40 older Vermonters: 15 of which are very low-income, Medicaid clients and the remaining 25 are low-income elders. Burlington is not immune to the issues cause by a limited number of beds for low-income, older Vermonters. This deficiency has created 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 these low-income residents require varying levels of assistance with activities of daily living including: transferring, maintaining continence, dressing, and especially ensuring proper personal hygiene. At Ethan Allen Residence, we do not view aging as an illness and have made it our mission to provide our residents with a life of dignity and well-being.

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 living on the street. We offer our residents an elevated quality of life compared to other facilities in the area and across our region. Due to the fact that we are providing affordable housing for nearly 20 Medicaid recipients as part of our mission, we do not have the funds to perform the necessary upgrades to our building. We are reimbursed at half the rate for these 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 pays, are never asked to leave, and with the help of our admissions staff, they are able to transition to Medicaid and stay at the residence they now call home. This practice of transitioning residents to Medicaid and not asking them to leave is relatively unique to Ethan Allen Residence. Additionally, our philosophy is to keep our residents through end of life and to provide them and their families with the dignity they deserve during this process.

Our residents living in our East Wing enjoy our locally-sourced Farm to Care food program, our daily music programs, our engaging movement activities, and our volunteer base. However, they are not currently able to bathe near their room. In fact, they have to travel past our dining room, upper and lower lobbies, nursing station, and living room before they arrive at a bathroom that has adequate space where they can bathe with assistance from a

caregiver. This project will create a full-size bathroom for residents living in our East Wing that will fit both a resident and caregiver. There are currently two, small bathrooms in the East Wing, although neither are adequate for bathing. Both of these bathrooms are 5' x 8' and our intention is to create one 5' x 16' bathroom that has a walk in, jetted shower, a handicap height-water closet and sink, grab bars and additional safety features. Last year, with the help of the Burlington Housing Trust Fund, we were able to complete a similar project on our second floor. Our intention is to provide the residents living on the East Wing the same amenities as their neighbors upstairs. Similar to our last project, our 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. By completing this bathroom accessibility project, our care-staff will be able to better schedule showers, as half of our first floor residents will now have access to an additional bathroom. This new bathroom will improve the health and safety of our residents as well as their caregivers, a facet of our care-model that is incredible important to us. The project has been quoted by Western Construction at \$32,000.00 and Ethan Allen Residence has set aside \$6,000.00 to help fund this. We are requesting \$26,000.00 of support from the Housing Trust Fund. Please see attached estimate.

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

40- all our residents fall below 50% 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:**

Over the last 5 years, Ethan Allen Residence has received two BHTF grants and two CDBG grants. These grants helped us install a vitally important ADA-compliant elevator and create a large bathroom for our residents. Unfortunately, we are not in a position to seek federal funds due to our inability to afford a staff member to oversee the required compliance. Given those barriers, 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.

**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 M.P.A., Administrator: For the past 6 years, Mary has overseen scheduling and implementing of all building improvements during her tenure, including a BHTF project last year.

- Dennis Filion M.Ed, Director of Physical Plant: For the past 10 years Dennis has worked directly with staff and contractors on all building improvements.
- Craig Allen M.B.A, Comptroller: For the past 2 years, Craig has overseen the financial reporting, tracking, invoicing, and allocation of costs for projects across three locations in Burlington, Montpelier, and Bristol.
- Jim Holway, Treasurer of the Board: Jim has years of experience working with the City of Burlington including, but not limited to, serving as the Ward 4 Clerk, serving on the Community Development Block Grant Advisory Board, the Housing Board of Review, and the North Avenue Corridor Study Advisory Committee.
- Cameron Segal, Deputy Director: Cameron has worked with Ethan Allen Residence for 3 years and has experience complying with the Housing Trust.

**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:**

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 East 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:

- x **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.
  
- x **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 Seegal  
Print Name

[Handwritten Signature] 4/25/19  
Applicant Signature Date

# WESTERN CONSTRUCTION

116 Wildwood Drive, Burlington, Vt 04508 802-860-1444

ESTIMATE

11-2-19

Job Location: Ethan Allen Residence

Job Description: Bathroom conversion per conversations with Director Mary Mougey: Demolish 2 existing adjoining bathrooms, creating one larger bathroom. Eliminate one door, relocate other. Remove all fixtures, drywall, etc. Jackhammer floor to accommodate piping, drains, new fixture configuration, wheelchair-accessible shower base. Provide, install heating units, plumbing fixtures, supplies, drainpipes, and venting. Do all tile prep. Provide, install tile for shower, walls as discussed. Provide, install lighting, exhaust fan. Provide, install grab bars and all other safety equipment. All work to meet local, state, and federal codes. Estimate includes all drywall work, trim, paint and other finishes.

Job Estimate:       \$32,000