

**City of Burlington Housing Trust Fund (HTF)
Capacity Grant Application**

APPLICANT ORGANIZATION ANEW Place
CONTACT NAME Kathryn Nunnelley
DAYTIME PHONE & E-MAIL 802-862-9879 x1003, kathryn@anewplacevt.org
NAME OF PROJECT Champlain Inn Low Barrier Temporary Housing Facility
AMOUNT REQUESTED \$31,200
ESTIMATED CONSTRUCTION START DATE (FOR FEASIBILITY/PREDEVELOPMENT GRANTS) N/A
ESTIMATED COMPLETION DATE Ongoing Program
TOTAL ESTIMATED PROJECT COST \$498.466

Is the applicant a 501(c)(3) tax-exempt, nonprofit corporation organized and operated for the purpose of creating or preserving housing for very low, low and moderate income households?

- Yes
 No

Would the requested grant support the staffing, training, planning, fundraising or on-going operations of a nonprofit corporation, thereby increasing that corporation's capacity to create or preserve housing for very low, low and moderate income households?

- Yes
 No

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

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. Specifically describe how Housing Trust Funds would: a) support your organization's ongoing operation and/or b) support the assessment of structural and financial feasibility of new affordable housing.):

ANEW Place's mission is to provide a holistic continuum of services for our neighbors experiencing homelessness, centered in love and dignity that fosters growth, cultivates community engagement, and equips with tools for lifelong change. Our goal is to break down the barriers facing individuals experiencing homelessness so that each person, no matter their history, has the opportunity to be placed in long-term housing and start anew.

ANEW Place is the primary organization in Burlington working with adults experiencing homelessness on the very first rung of the ladder to a forever home regardless of issues regarding sobriety or mental health. Through Burlington's only low barrier housing program we move our guests from survival mode to a place of safety. In this safe supportive environment we are able to build trust, connect guests to services, and work with them to chart a path forward. We serve individuals who struggle with substance use disorder, suffer from mental health challenges, survivors of domestic violence, and some who merely could no longer find an affordable place to live.

ANEW Place recently purchased the Champlain Inn, formerly an extended-stay motel, through a Coronavirus Relief Fund grant awarded by the Vermont Housing and Conservation Board to provide temporary housing and supportive services to 50 individuals experiencing homelessness. Burlington Housing Trust Funds would enable us to increase affordable housing opportunities for homeless individuals by supporting our temporary housing facility. Although not a long-term housing facility it does provide a pathway for individuals to escape the cycle of homelessness and move into long-term housing. Burlington Housing Trust Funds would enable ANEW Place to continue ongoing operations of this 34-unit facility by supporting pay for our intake coordination.

- **Intake Coordinator**- Manages intakes, orients guests, connects guest to case management and other services, provides case management to 7-10 guests.

Please describe how the organization is currently involved in the construction of new affordable housing:

ANEW Place is currently renovating the Champlain Inn's 34 units and plans to open to guests on December 7, 2020. This will provide private and semi-private rooms with a total of 50 beds. One first-floor room is ADA compliant, and an additional room is FHA compliant

In the next 3-5 years ANEW foresees converting 13 of the units into either transitional housing units or affordable housing apartments for guests escaping the cycle of homelessness.

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

ANEW Place's Champlain Inn low barrier temporary housing facility supports the City's Housing Action Plan priority SL 1.1-**Provide Services Homeless**. Through this low barrier temporary housing facility, ANEW Place will provide not only shelter but also connection to onsite case management and support services year-round. Until the COVID-19 emergency lifts, guests will be supervised and have access to their rooms 24/7. Evening meals will be served daily. Staff will identify guests who are ready to move forward to being placed in long-term housing through our Chart ANEW Path program.

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

ANEW Place's Champlain Inn low barrier temporary housing facility supports the following City's Consolidated Plan priorities:

2. AFH - Increase Affordable Housing Opportunities- Guests at the low barrier temporary housing facility will receive assistance in finding long-term housing from ANEW Place case managers. Our case managers will identify guests who are ready to move further through our Chart ANEW Path program. Through community partnerships with the Burlington Housing Authority, Champlain Housing Trust, Cathedral Square, and private landlords, our guests will receive clear options for independent living.

9. Provide Public Services to At Risk Population- While staying at ANEW Place's low barrier temporary housing facility, our guests connect with mental health and substance use disorder supports, develop life skills, and actively engage in community fostering personal long-term growth and a successful, sustainable transition toward wellness and self-sufficiency.

10. Protect the Vulnerable- ANEW Place's low barrier temporary housing facility is focused on meeting basic needs for adults experiencing homelessness within a caring community, so each person can move from survival mode to a place of safety.

Please describe the financial need of the requested activity (include a project budget with all sources and uses):

Although we have received a CRF grant and financial support from the City of Burlington and private entities including charitable foundations, individuals, and businesses, we still have a budget gap.

	<u>BHTF</u>	<u>Other Sources</u>	<u>Total</u>
Intake Coordinator	\$31,200	\$31,200	\$62,400

Please describe the negative impact to the community if the request is not funded:

The consequences of not having the low barrier temporary housing facility are dire: individuals experiencing homelessness will migrate to doorways and dumpsters to find warmth and those struggling with substance use will also find themselves struggling to survive the freezing overnight temperatures. COVID-19 only exacerbates the health challenges for individuals remaining on the street and the surrounding community. If not fully staffed, ANEW Place will not be able to serve our low barrier temporary housing facility guests sufficiently providing all of the support they need to move forward from homelessness. All of these factors will also thwart their chances to successfully achieve the goal of permanent housing.

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

ANEW Place serves a diverse population of adult homeless men and women in Chittenden County, VT. Most guests have limited job and life skills and have difficulty finding and maintaining employment. Economic challenges, significant trauma, mental health conditions, substance use disorder, broken family relationships, and loss of employment are some of the main reasons why our residents have lost their housing. Through low barrier housing ANEW Place meets basic needs, offers in the moment mental health and case management support, hosts monthly outreach from Community Health Center of Burlington, and refers guests to medical and on-going case management services. The number of our neighbors without homes is growing with over 500 in Chittenden County and 2000 across Vermont. ANEW's low barrier housing program served 150 individuals experiencing homelessness in

2019 and has served 50 more in 2020. Through its Champlain Inn low barrier temporary housing facility, ANEW Place will be able to serve 50 guests 24/7 year-round.

Low barrier housing facilities historically serve the homeless population. This population of people are marginalized or shunned in the community. The people who access the low barrier housing facilities are the portion of this population who have very limited options for shelter and support even within the social service agencies in Burlington. The guests that stay at low barrier facilities are often those who have been kicked out of traditional shelter or hotels who honor GA Hotel Vouchers and are the most difficult to house and help maintain long term sustainable housing within the system established in Chittenden County. Many have lost their housing even with wrap around supports in place and require a high level of support to just maintain the functions of daily living.

The barriers that confront the people who seek shelter in low barrier housing facilities are great enough that it makes them some of the more vulnerable people in the homeless population as they are often not able to be served by other agencies and therefore continue the cycle day after day. The majority (90%) of the guests that we serve through our low barrier housing program are chronically homeless and struggle with a major mental health diagnosis that impedes their functioning. Most (approx. 75%) engage in daily drinking that impacts their ability to maintain a job or adequate social relationships and a small percentage engage in other substance use (about 20%). Approximately 50% of the guests have a disability or chronic health condition that has qualified them for SSI or SSDI already, and many have a condition that would qualify but have yet to apply for a variety of reasons. While there are a number of guests that are employed and/or are in recovery, it is a daily struggle for them to maintain either of these accomplishments.

The Champlain Inn low barrier temporary housing facility understands that the daily struggle involved in the experience of homelessness is large enough that it is a barrier to a person feeling safe and getting their needs met. The program and the staff who serve the guests at the Champlain Inn understand that guests first need their basic needs met before anyone can attempt to move a guest forward in their goals. ANEW's low barrier housing has served a warm dinner, coffee and grab and go breakfast items since opening 11/1/2019. Once transitioned to a 24/7 facility, it began to also offer meals or food options for lunch. We provide each guest with the items needed to feel comfortable in their space. When housed in a building guests receive a bed, clean linens as often as needed, warm socks and other essential items as needed. When our low barrier housing was at North Beach Campground, we provided them with all necessary camping items, hygiene products and access to hot showers. Now that we will be moving into our permanent space at Champlain Inn, each guest will be housed in a private or semiprivate room, provided with a bed, dresser, linens, hygiene product and access to other donations as needed.

Staff also provide 24/7 oversight and support of guests including but not limited to, regularly rounds of the grounds and visual checks of guests to ensure safety. A friendly ear and person to talk to or help with de-escalating a situation or navigating a difficult roommate situation will always be available. Staff provide information to guests regarding other service agencies in the area, options for mental health support and rehabilitation or detox from substance use, as well as referrals to case management and housing navigation. Staff are also available with a laptop and support as needed to apply for benefits through agencies like ESD (food stamps, GA, etc.) or JUMP (vouchers for gas/vital records, grocery cards, etc.). Our low barrier housing program has been fortunate to have once a month outreach medical visits on site in partnership with Community Health Centers of Burlington as well as access to an IPAD for telehealth visits during the COVID pandemic.

At ANEW Place's low barrier temporary housing facility, our staff's primary goal is to provide a safe and supportive environment for all guests. With the inception of our permanent location, we are looking forward to adding more stability to the program and our guests, as well as additional services to focus on

supporting guests engaging in medical, mental health, recovery support and case management. The hope is to continue to have access and availability for the portion of the homeless population who would otherwise not have another option. Our hope is that this availability comes from moving current guests forward in their path to permanent, supportive and sustainable housing.

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.

Kathryn Nunnelley

Print Name

Kathryn Nunnelley

11-25-20

Applicant Signature

Date

11/25/2020 ANEW Burlington Low Barrier Shelter			
	Annual	Monthly	Per Room Per Month
ADMINISTRATIVE			
Audit Expense	0	0	0
Bookkeeping Fees/Acctg Services		#VALUE!	#VALUE!
Conventions & Meetings	0	0	0
Legal Expense	1,000	83	3
Asset Management Fee	12,000	1,000	30
Management Fee	0	0	0
Manager or Superintendent Salaries	62,400	5,200	158
Marketing	0	0	0
Misc. Admin Expense (incl TRACS, LIHTC Fees, Training, Telephone, etc)	8,800	733	22
Office Expenses	2,200	183	6
Office Salaries	0	0	0
Tax Credit Monitoring Fee	0	0	0
TOTAL ADMINISTRATIVE	86,400	7,200	218
SUPPORTIVE SERVICE			
Supportive Services	209,664	17,472	529
TOTAL SUPPORTIVE SERVICE	209,664	17,472	529
UTILITIES			
Electricity	15,000	1,250	38
Fuel	10,500	875	27
Sewer	0	0	0
Water	11,000	917	28
Other	1,800	150	5
TOTAL UTILITIES	38,300	3,192	97
MAINTENANCE			
Contracts (Grounds, Exterminating, Repairs, Elevator)	4,800	400	12
HVAC Repairs / Maintenance	3,600	300	9
Misc Operating & Maintenance Expense (incl Fire Alarm)	6,000	500	15
Payroll (Maintenance, Grounds, Repair)	20,800	1,733	53
Snow Removal	4,928	411	12
Supplies (Janitor, Repairs, Paint)	12,000	1,000	30
Trash Removal	4,800	400	12
Vehicle & Maintenance Equip. Operation & Repair	0	0	0
Other -	0	0	0
TOTAL MAINTENANCE	56,928	4,744	144
			0
TAXES & INSURANCE			
Health Insurance & Other Benefits	23,760	1,980	60
Miscellaneous Taxes, Permits, Licenses, Insurance	0	0	0
Payroll Taxes	24,486	2,041	62
Property Insurance	12,000	1,000	30
Real Estate Taxes	22,446	1,871	57
Workman's Compensation	4,682	390	12
TOTAL TAXES & INSURANCE	87,374	7,281	221
FINANCIAL			
Primary Debt Service	0	0	0
Other "must pay" debt service	0	0	0
Miscellaneous Financial Expense	0	0	0
TOTAL FINANCIAL	0	0	0
Replacement Reserves	19,800	1,650	50
Total	498,466	41,539	1,259

ANNUAL INCOME	
Housing Opportunity Program grant AHS/OEO	285,000
City of Burlington	110,000
Private Sources - ANEW fundraising *	111,000
	506,000
<p><i>*ANEW Place has been historically a 100% privately funded 501c3 nonprofit until receiving HOP Grant funds in 2019. In 2019 87% of ANEW Place's revenue was from private sources: 48% of private funds were from individuals and 38% from foundations. ANEW Place's 2020 organization wide budget (for all programs, not limited to Low Barrier Shelter) projects 46% of revenue from private sources. As this project moves forward our fundrasing will continue to expand in the Foundations that historically support ANEW Place's programs include the following:</i></p>	
<i>*UVM Medical Center Community Health Investment Fund</i>	
<i>*Hoehl Family Foundation</i>	
<i>*Ben & Jerry's Foundation</i>	
<i>*General Dynamics, Employees Community Action Council</i>	
<i>*Boston Red Sox Foundation</i>	