

Housing Trust Fund
Project Grant Application

| | |
|---|---|
| APPLICANT ORGANIZATION | Green Mountain Habitat for Humanity |
| CONTACT NAME | Alison Johnson |
| DAYTIME PHONE & E-MAIL | (802) 872-8726, ext. 3, ajohnson@vermonthabitat.org |
| NAME OF PROJECT | 72 Temple Street, Burlington |
| AMOUNT REQUESTED | \$50,000 |
| ESTIMATED CONSTRUCTION START DATE | - Started construction October 2022 |
| ESTIMATED COMPLETION DATE | - December 2025 |
| TOTAL ESTIMATED PROJECT COST | \$542,000 |
| TOTAL NUMBER OF AFFORDABLE HOUSING UNITS | - 2 |
| TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) | \$271,000 |

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
- 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): *Please see attached budget*

Green Mountain Habitat for Humanity will be building a duplex on a 1-acre vacant lot at 72 Temple Street in the New North End of Burlington. The duplex will be designed to fit in with the already established neighborhood of Van Patten Parkway off of North Avenue. Each side of the duplex will be 3 bedroom, 1 ½ baths and will be approximately 1200 SF. The homes will be constructed using trained construction managers who are Green Mountain Habitat staff, along with community volunteers who will give their time building these homes. Additionally, the partner families chosen for these homes will provide between 200-400 hours of sweat equity into building their new homes.

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

Green Mountain Habitat for Humanity only serves those families whose income is at our below 80% of AMI.

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

As we don't have final applicants yet, it's difficult to say if there will be any applications who are at or below the 50% AMI level.

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 of Burlington has frequently supported the work and mission of Green Mountain Habitat for Humanity. Recent past support of these safe and affordable homes was at 1891 North Avenue, where we constructed a duplex and single-family home.

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

The City of Burlington's Housing Action Plan addresses three main priorities: affordable housing, economic opportunities, and suitable living environments.

Affordable Housing:

Improving affordable homeownership opportunities leads to numerous positive outcomes that extend beyond the house, such as greater economic stability, access to quality education, increased civic and social engagement, better health, and a reduced environmental footprint.

Perpetually affordable housing is a critical need in all communities throughout Vermont, and in Burlington specifically. Green Mountain Habitat for Humanity has been meeting this need for 40 years by building

safe, affordable, and energy-efficient single family and multi-family homes. Green Mountain Habitat has helped give 115 families a “hand up” into a Habitat home. We work closely with our partner families to ensure they have the tools needed to become homeowners, as families who feel empowered tend to take pride of ownership of their homes, and in turn become more self-sufficient and independent. This independence also gives them more confidence to make healthy and safe choices for themselves and their families.

Building a Habitat home is not just a great connector of individuals, but a great way to build diverse and inclusive communities. Because our Habitat homes are perpetually affordable, Green Mountain Habitat will be able to help even more families in the future and the investment the City of Burlington makes in our work will be reinvested over again into the next homes we build.

Economic Opportunities:

Housing is a key component in being able to recruit and retain employees and as many organizations in the Burlington area are looking to hire, ensuring there is adequate stock of affordable homes for employees to live in is vital.

Suitable Living Environment:

Many low-income Vermonters are living in expensive, substandard, unsafe, or overcrowded rentals but are concerned about bringing forward any issues for fear of losing their housing. When these families look toward the future and the possibility of owning their own Habitat home, they begin to see the possibilities that lie before them. They make healthier choices, children thrive by having a safe place to call home, and the community become stronger as a result of building Habitat homes.

Please describe how the application supports one or more of the priorities listed in the City's [Consolidated Plan](#):

Specifically with our latest construction at 72 Temple Street, Green Mountain Habitat can actively support at least two of the City’s priorities outlined in the Consolidation Plan. First, by creating and building more affordable housing units for homeownership, and by promoting homeownership among income-qualified individuals.

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

Green Mountain Habitat for Humanity constructs simple, decent, perpetually affordable and energy-efficient homes and sells them at cost to working families who are at or below 80% of the median household income, 30% of which are persons of color and New Americans. The new Habitat homes at 72 Temple Street will house two families who are currently living in substandard rentals.

Please describe the experience of the development team:

The Development team at Green Mountain Habitat for Humanity has a combined 30+ years’ experience both in managing large grant processes along with the construction of Habitat homes. David Mullin, CEO of Green Mountain Habitat has been at the helm of the organization for over 20 years and is very well versed in leading the construction process of our Habitat homes. He understands the importance of creating partnerships within the community and how these relationships help us raised much-needed funds and awareness.

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

No other ancillary uses.

Please describe how the project addresses community need:

Burlington has a great need for affordable housing for homeownership and building additional Habitat homes within the City of Burlington directly addresses this need. Habitat for Humanity’s model of shared equity and homeownership teaches individuals to become more self-reliant and independent. Habitat homes play a crucial role in addressing housing challenges by not only providing shelter but also by promoting community engagement, social responsibility, and long-term stability for the families involved. Habitat for Humanity homes are considered a vital component of the housing solution as partner families become homeowners, they become more invested in their communities and are more socially and civically engaged. Additionally, partner families begin creating generational wealth for themselves and their families as soon as they purchase their homes through their home’s equity.

Please describe how the project would impact the community:

Green Mountain Habitat for Humanity has a stellar reputation within our service area, having built 115 homes throughout Northwest Vermont. During our time in serving low-income families, we have worked to engage deep into the communities during our construction phases. This project not only helps meet the affordable housing need, but also encourages volunteers from the community. When residents of Burlington, along with organizations who bring their employees out for team builds, volunteer alongside our families and staff, it creates a strong community and a common thread that weaves us all together. As the largest city in Vermont, Burlington is a unique mix of diversity and culture, and coming together to help build a Habitat home further strengthens the community.

Signature

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.

Alison Johnson

Print Name

Alison Johnson

Applicant Signature

11/14/23
Date