

**THE CITY  
OF BURLINGTON**

**Housing Trust Fund  
Capacity Grant Application**

APPLICANT ORGANIZATION	HomeShare Vermont
CONTACT NAME	Connor Timmons, Executive Director
DAYTIME PHONE & E-MAIL	802-865-4151, connor@homesharevermont.org
NAME OF PROJECT	HomeShare Vermont
AMOUNT REQUESTED	\$10,000
ESTIMATED CONSTRUCTION START DATE (FOR FEASIBILITY/PREDEVELOPMENT GRANTS)	N/A
ESTIMATED COMPLETION DATE	6/30/2024
TOTAL ESTIMATED PROJECT COST	\$823,218

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.):

HomeShare Vermont provides a comprehensive recruitment, screening, and matching service to bring together those who have a home to share (hosts) with those looking for an affordable place to live (guests). Very often hosts are seniors or people with disabilities who offer a private bedroom and shared common space in exchange for rent, help around the home or a combination of the two. In FY 2023 the **average rent of all our matches was only \$378/month**. In addition, most of our matches don't require a security deposit, often a major barrier to securing housing for low-income individuals. Funding from the Burlington Housing Trust Fund would go directly to staffing the homesharing program, to create and support homesharing matches in Burlington.

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

HomeShare creates new affordable housing by working with hosts who have an extra bedroom and make that available to someone who needs a place to live. Most hosts in our program would not share their home without the screening, matching and ongoing support which we provide. We facilitate a client driven process to assure we find the best match possible for both hosts and guests. HomeShare represents an incredibly cost-effective strategy to create affordable housing and address multiple challenges for some of Burlington's more vulnerable citizens.

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

HomeShare facilitates the more efficient use of existing housing and ensuring they are available at below market rent, thus creating more affordable housing units (DH 1.3). By matching vulnerable seniors with suitable guests, we are preserving affordable housing for people who need this support. AP-55 specifically notes that "affordable housing allows elders to remain in the homes and neighborhoods they know", a clear advantage for preservation of community and better health outcomes for individuals. In addition, CEDO developed a comprehensive evaluation of our services in a white paper from January 2018. The report states, "Home sharing continues to be a very low-cost way of creating affordable and senior housing, while also enhancing clients' quality of life in a variety of ways outlined throughout this report."

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

Affordable housing is the highest priority in the City's Consolidated Plan, both creating new housing and preserving existing housing. Homesharing preserves affordable housing for the host, while creating new affordable housing for the Guest. We do this at a fraction of the cost of building new or renovating existing housing or providing rent subsidies. In addition, HomeShare Vermont is specifically discussed in the Consolidated Plan as a program which provides Special Needs Housing for Seniors and Persons with Disabilities. Most of our hosts are seniors or persons with disabilities. Both the plans reference the value of seniors aging in place. HomeShare elegantly addresses this goal while creating more below-market-cost housing.

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

The City of Burlington has been a longtime partner for HomeShare. This is fitting as Burlington represents the most concentrated area for HomeShare’s activities. Burlington has the most matches, applications, and interviewees in our service area. Our project budget is our organizational budget, which we have attached. The Burlington Housing Trust Funds are included under municipal grants. Funding from the City of Burlington HTF is a crucial piece of our revenue and represents an incredibly efficient method of creating affordable housing.

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

HomeShare Vermont is a highly cost-effective program. To be able to house people or to help them maintain their housing at a cost of only \$2,750/year/person is probably one of the most cost-effective types of housing program around. If not funded, we will likely have to spend more of our time trying to raise funds. The older Vermonters who rely on HomeShare require a fair amount of support for their first match opportunity. Any time that moves our staff away from recruiting, onboarding and matching of new hosts will result in less affordable housing options for guests in our service area.

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

While each match we make is unique, the outcomes are amazingly similar. By sharing a home, people can help each other financially while improving their quality of life.

Almost all guests who find housing in our program are low- or very low-income individuals (90%). When asked what challenges they faced looking for housing prior to being matched by HomeShare, 95% reported difficulty finding something they could afford, and 98% report saving money on housing costs since moving into their Homeshare.

Most hosts that we match are low-income (68%), over 65 (65%) or persons with a disability (26%), and usually living alone. We know from our outcomes data that 49% of homeshare hosts told us they would not have been able to live at home safely without a homeshare guest. 73% told us they feel safer in their home, 72% less lonely and 77% were happier just by having someone living with them. This program changes people’s lives.

**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.

Connor Timmons

Print Name

10/30/2023

Applicant Signature

Date

## HomeShare Vermont FY 24 Approved Budget



### Revenue

In-Kind Donations (Volunteer hours)	16,000
Interest-operations	2,000
Match Fees	16,000
State Grant	480,000
Municipal Grants	14,000
Foundations	185,000
Donations	46,718
United Way	13,500
Raffle	25,000
Annual Appeal	25,000
<b>Total Revenue</b>	<b>823,218</b>

### Expenses

In-Kind Donated Services (volunteers)	16,000
Donation expense (credit card,LGL, etc)	4,000
Event Expense (Raffle & Retirement)	15,000
Trainings/Meetings	5,000
Advertising/Outreach	30,000
Occupancy	20,000
Travel/Mileage	10,000
Salaries	412,000
Postage	7,200
Printing/photos/design	20,000
Technology (copier, CM software)	25,000
Supplies	3,500
Consultants & Legal	45,000
Contract for Services (Windsor Co.)	30,000
Audit	8,000
Accounting/Bookkeeping (payroll fees)	2,000
Telephone/Internet	7,000
Payroll Taxes (7.65% salary)	31,518
Insurance General (Liability, D&O)	6,000
Workers Comp Insurance	2,000
Health & Dental Insurance	101,000
Client Services Fund	2,500
Volunteer recognition	5,000
Miscellaneous	2,000
Background Checks	6,000
Video	7,500
<b>Total Expenses</b>	<b>823,218</b>

**NET**

-