

Housing Trust Fund
Project Grant Application

APPLICANT ORGANIZATION Lighthouse Commons Condo Association
CONTACT NAME Hayley Shriner
DAYTIME PHONE & E-MAIL 207-831-1820, hayley.shriner@gmail.com
NAME OF PROJECT 38/40 North Street, Siding and Painting
AMOUNT REQUESTED \$71,675
ESTIMATED CONSTRUCTION START DATE Spring/Summer 2024
ESTIMATED COMPLETION DATE Summer/Fall 2024
TOTAL ESTIMATED PROJECT COST \$71, 675
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS: 11 in the association, 3 in this building.
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$5,980 (total cost divided by number of owner-occupied units) OR \$23,921 (total cost divided by number of units in building).

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):

Lighthouse Commons is requesting financial support to replace rotten siding on 38/40 North Street, a historic building which is listed in the National Register of Historic Places and is included in Champlain Housing Trust's Shared Equity Housing portfolio. This project is part of a major effort to restore the buildings in our association, which are located in one of the Geographic Priority Areas Outlined in the City's Consolidated Plan. Our association is made up of 13 units, 11 of which are part of the Champlain Housing Trust Shared Equity Program, an affordable housing initiative (one unit was purchased on the open market, and one unit is used to house equipment).

Over the past several years, our condo association has focused on addressing some of the long-term issues present in our association. We have identified, funded, and completed critical projects necessary to maintain the safety, sustainability, value, and dignity of our homes. Historically, maintenance of these properties was completed at a low standard or deferred, and extensive work has been needed. We have been working with our property management company, Full Circle Property Management, and with Champlain Housing Trust to identify and prioritize the most urgent needs.

In order to fund these projects, our association put in place a \$100,000 special assessment, which we collected from owners between July of 2022 and July of 2023. Individual households contributed between \$7,000-\$10,000. We also received a \$30,000 grant from CHT. With these funds we were able to complete the following projects:

- 22 Blodgett Street, painting and rot repair: \$12,023.25- completed October 2023
- 24 Blodgett Street, siding replacement: \$87,734.79- completed March 2023
- 24 Blodgett Street, roof replacement: \$14,358.03- completed December 2022
- 30 Blodgett Street, roof replacement: \$12,145- completed June 2022
- 38/40 North Street, slate roof repair: \$5,112.56- completed September 2022

We have one major project remaining- the siding at 38/40 North Street. This is a large building which, due to its status on the historical registry, must be completed to historic standards, increasing the cost of the project. For some of our owners, funding another large project is not within our means- our monthly incomes don't support the cost of a monthly payment, we have used existing savings to fund the previous projects, and for some, we have maxed out our ability to borrow via the Home Repair Loan program at CHT at this time. Funding this project would help us to ensure that we can both repair and afford to keep our homes, to keep them safe, and to keep them affordable for generations to come.

We are committed to completing the critical repairs that are needed. As an association, we continue to save for work that may be needed in the future, and to care for our buildings at a high standard by working with a professional property management company, taking multiple bids on projects, and only working with licensed contractors.

Details describing the scope of this project, materials cost, etc., are outlined in the attached proposal from Polli Construction. **Please note: We are still collecting bids on this project and if we are able to find a contractor who is able to do this work at a high standard and a lower cost we will update our request.**

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

We do not collect income data on our households, so unfortunately we are unable to provide this information. We do know that 75% of our association members purchased within the past several years, and at the time of purchase, would need to be below 100% AMI.

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

Please see above.

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:

We have not partnered with the City on this project, but we did apply for a BHTF grant in the FY23 grant cycle.

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

-This project falls within the Neighborhood Revitalization strategy area. (pg. 35 of Action Plan).

-This project aligns with the housing goals outlined on pg. 37 of the Action Plan by helping elders to stay in their homes, supporting the rehabilitation of older homes, preventing the displacement of residents, and ensuring that lower-income residents are not made homeless:

“AP-55 Affordable Housing – 91.220(g) Introduction Housing is the essence of Burlington's neighborhoods. Support for affordable housing allows elders to remain in the homes and neighborhoods they know. Homebuyer purchase and rehabilitation programs allow the next generation of residents to own and modernize older homes. Affordable housing is a balance to economic development. In boom times, affordable housing ensures that there is housing for workers and that rising prices do not displace residents. In a troubled economy, affordable housing development is an economic engine and its subsidies ensure that low-income residents are not made homeless. Finally, the use of affordable housing to redevelop distressed neighborhoods prevents the loss of value of the surrounding properties and encourages long-term investment by other property owners.”

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

The application aligns with the following priorities from the 2018-2022 Consolidated Plan for Housing and Community Development:

1. Decent Housing: Retaining affordable housing stock.
 - a. Support of this project would help to ensure that 12 households, 11 of which are LMI, would retain their housing.

2. A Suitable Living Environment: Eliminating blighting influences and the deterioration of property and facilities.
 - a. This project reduces decay and the appearance of decay in our community.
3. A Suitable Living Environment: Restoring and preserving properties of special historic, architectural, or aesthetic value.
 - a. This project would ensure the preservation of a Burlington building on the historic registry.

Notes from the summary of objectives and outcomes:

- As indicated in the summary, there is a disproportionately greater need for housing stability for individuals and families of color. Within our association there are several families which experience this impact.
- This project preserves affordable units by renovating owner-occupied affordable housing.

Notes from SP-10 Geographic Priorities/Table 40

- The table states: "In the housing arena.... The city will be aware of preserving perpetually affordable housing along or in close proximity to stem gentrification and displacement."

Notes from SP-25 Priority Needs/Table 41

- This table outlines the need to "maintain affordable housing units through rehabilitation or preserve units from being lost in the affordable housing inventory."
- Additionally, the table indicates the need "To provide emergency repairs/access modifications to LMI renters and homeowners to assist in housing retention."

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

11 out of 13 owners purchased their homes through the CHT Shared Equity Program and have a low to moderate income. Our community includes families with young children, elderly individuals, immigrants, and people from a wide range of backgrounds and roles in our community, including healthcare workers, social workers, armed service members, scientists, artists, and frontline workers.

Please describe the experience of the development team:

Our board is working primarily with Full Circle Property Management but also receives feedback from Champlain Housing Trust. All construction elements in this proposal will be performed with the appropriate zoning permits for work on entities in the historic registry and completed to historic standards.

Full Circle is well established in the Burlington-area and their staff have extensive knowledge of permitting and zoning regulations, historic preservation standards, and work exclusively with licensed, reputable vendors.

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

This project only includes residential units.

Please describe how the project addresses community need:

This project does not include community or mixed use spaces.

Please describe how the project would impact the community:

Funding this project helps to maintain permanently affordable housing for our owners and future owners. It allows us to increase the safety, value, and dignity of our homes.

Signature

Please check each box that applies:

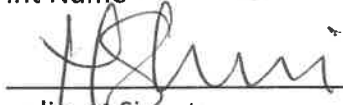
- X **Good Standing:** I certify that I am in “good standing” with respect to, or in full compliance with a plan to pay any and all taxes due to the City of Burlington.

- 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.

Hayley Shriner

Print Name

Pr



Applicant Signature

11/14/2023

Date

A

