

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

APPLICANT ORGANIZATION	Awakening Sanctuary dba Living Well Group
CONTACT NAME	Mary Mougey
DAYTIME PHONE & E-MAIL	802-391-8851; mmougey@ethanallenresidence.org
NAME OF PROJECT	Ethan Allen Residence East Wing Bathroom Accessibility Project
AMOUNT REQUESTED	\$30,000
ESTIMATED CONSTRUCTION START DATE	January 2018
ESTIMATED COMPLETION DATE	March 2018
TOTAL ESTIMATED PROJECT COST	\$32,500
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS	39
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST)	\$834.00

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):

Living Well Group's Ethan Allen Residence in Burlington, Vermont, currently serves 39 elders: 18 are very low-income, Medicaid clients and the remaining 21 are low-income seniors. The limited number of beds for low-income, elderly Burlington residents creates a very strong demand and a high level of unmet needs, especially for Alzheimer/memory challenged residents. Living Well Group's goal is to create a community that addresses the needs of all of its residents including those with limited resources and memory challenges.

This project will create a full-size, ADA-complaint therapy bathroom for residents in the East Wing of the building. There are two, small bathrooms in that common area now (one is a staff bathroom and one is a commonly shared bath) and neither one is accessible to all our residents. We will create a bathroom that has a walk-in, jetted shower, an ADA height-water closet and sink, and install grab bars and safety features required. This will allow our more mobility-challenged residents access to a shower and bath near their rooms. Presently, they must travel to the other side of the building for a shower and it is not always possible on days when they are not feeling well or having a memory complication. One of our residents has to walk from the east wing to the west wing to shower, and she said the other day, "What do I have to do, walk downtown to take a shower?" This new bath will improve the health and safety of our residents as well as their caregivers. Please see attached budget, estimate, and schematic.

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

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

39 – all our residents fall below 50% 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:

Living Well Group's Ethan Allen Residence has received one BHTF grant in FY 2014 and two CDBG grants in 2014 and 2015. These grants helped us install an ADA compliant elevator to service the building and meet the needs of our residents, staff, and families.

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 Building 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 bath renovation will follow the Code for our Community by utilizing the practice of Universal Design and the ADA building requirements for accessibility.

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

Affordable housing continues to be the City's highest overall priority as the Consolidated Plan states: "Cost of housing, age of the housing stock and a very low vacancy rate are three significant factors that contribute to the need for affordable housing in Burlington." This project supports housing options for low-income, vulnerable elders in the City.

We provide services and housing that: Assist persons at risk of becoming homeless by offering a flexible and safe way to age in community; Retain the affordable housing stock by keeping more than 50% of

our beds for Medicaid clients; Increasing the availability of affordable, permanent housing in standard condition to low-income and moderate-income families by helping people transition from private pay to Medicaid as they age in community, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.

Ethan Allen Residence also meets the Decent Housing Progress' goal of: All Burlington residents have a range of housing options that offer them safe, decent, appropriate, secure and affordable housing.

This project also meets the goals found in the strategies of: Preserving and Upgrading Existing Housing, Protecting the Vulnerable with the following objective to help 3,585 residents each year over the next five years to remain housed and living independently and the Suitable Living Environment Progress Goal that all Burlington residents enjoy livable, attractive neighborhoods, are assured of safety and quality of life in their neighborhoods and in their homes, and have the necessary community supports to thrive.

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

All of our residents meet the Level III need of care; they are provided personal care and assistance with daily living in a residential environment. Twenty-two of the 39 residents meet the nursing home level of care, which means their care is supervised by a physician and administered by a Registered Nurse or Licensed Practical Nurse. This project supports our elderly residents by providing a safe, accessible, place to bath and enjoy hydro-therapeutic sessions.

Living Well Group is committed to giving more seniors and disabled Vermonters access to a client-centered approach to health and well-being while keeping operational and programmatic costs under budget and constantly improving the physical and mental health of its residents and staff. We provide a stable, supportive housing environment for vulnerable elders who might be either homeless or in nursing homes with no choice as to their community or quality of care.

Please describe the experience of the development team:

Paul Kervick, M.A., Board President: For the past 13 years, Paul has managed the scope of work for each campus' renovations and improvements and ensures that each project meets our goals of honoring our elders, building community, and conserving resources.

Mary Mougey, MPA, Ethan Allen Administrator: For the past 4 years, Mary has overseen all scheduling and implementing of all building improvements and directs staff.

Dennis Filion, M.Ed, Ethan Allen Director of Physical Plant for the past 9 years: Directs work of staff and all contractors.

Karen Robinson, BS, Community Development & Applied Economics, Living Well Group's Chief Operations Officer: Oversees the financial reporting, tracking invoices, and allocation of costs.

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.

Please describe how the project addresses community need:

Living Well Group's Ethan Allen Residence is community care campus that addresses health disparities in our greater community through innovative approaches and programs. Living Well's Ethan Allen Residence in Burlington, Vermont, currently serves 39 elders: 18 are low-income, Medicaid clients and the remaining 21 are moderate-income seniors. We are committed to serving those with the fewest resources by creating a holistic, integrative community environment.

In 2010, the Rockefeller Institute's Health Policy Research Center's report found that in Vermont, there were 2,550 Home- and Community-Based Service Medicaid Waiver Participants or only 25% of eligible seniors received residential care under Vermont's Medicaid waiver program. According to the Vermont State Plan on Aging for FY 2011-2014, Vermont's older (65+) adult population is growing at a rapid pace with

projections for 2030 showing a 149% increase over 2000 census numbers. According to the *U.S. Census Bureau, Population Division, Interim State Population Projections by Selected Age Groups: April 1, 2000 to July 1, 2030*, by 2016 the number of seniors with disabilities will increase 19% and the number of seniors living in the community with disabilities will increase 45%. The 2010 US Census reports that of Burlington's residents 65 or older 8.8% live below the federal poverty level.

More than 50% of Ethan Allen's residents suffer from some form of Alzheimer's disease or dementia. Nationally, Alzheimer's is one of the biggest health challenges we face today. Over 5 million Americans are currently living with this disease, and an estimated 16 million will be diagnosed by 2050; a disease that we currently cannot prevent, cure, or even slow its progression. Characterized by loss of memory, loss of problem solving capability, decreased judgment and ability to reason; those affected by Alzheimer's disease can suffer from significant loss in quality of life experiences. We are working to change how we approach and treat dementia by providing an innovative care model from Teepa Snow. We are training all our staff and family members and volunteers in this person-centered way of caring and assisting those with changing brains.

Please describe how the project would impact the community:

In Vermont, including the City of Burlington, most low-income seniors in need of long-term care end up being admitted into nursing homes, where their choices and opportunities are more limited (some may even be at great risk of homelessness). This is due in part to the federal Medicaid waiver rules and regulations, but also because the number of beds available in residential care settings is extremely limited. Providing safe, enriching, and community-centered residential care for low-income seniors provides an affordable and holistic continuum of care while affording these seniors more choices and autonomy in their economic security. This project will allow us to improve our facility while caring for our most vulnerable citizens.

Ethan Allen Residence is not only committed to providing the best care possible to our residents but we are also committed to our community. We are creating and expanding strong connections in the community through a robust volunteer program, a growing community garden program, and collaborative partnerships with other nonprofits. We rely on the strength of these interconnected social engagements to sustain our programs and nurture our elders.

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.

PAUL KERVICK
Print Name

Paul Kervick, president 11-6-17
Applicant Signature Date

LaMere Construction
Rob LaMere
518 578 3737
lamereconstruction@gmail.com
272 Ethan Allen Parkway, Burlington, VT 05408

**Estimate for Ethan Allen Residence
1200 North Ave
Burlington, VT 05408**

East Wing bathroom renovation

Objective: Combining two smalls bathroom into one large, ADA compliant, therapy bath.

Demolition:

Remove existing tub surrounds; existing toilets, existing doors, remove sheetrock from walls as needed. Remove vinyl from floors and interior wall completely. Remove debris daily and bring to dump as needed.

Construction:

Frame walls and doorways to allow for proper wheelchair clearance. Install supports for ADA bath bars. Sheetrock and tape any opened walls. Paint and touch up and work as needed.

Level Entry Shower: Shower will now be fully wheelchair accessible

Install Vim level entry shower pan flush with floor to allow for Wheelchair access.

Recess the pan flush into the concrete. Cut concrete as needed.

Water proof shower and portion of bathroom area designated for a wet area.

Install appropriate tiles on floor and shower floor that are for a handicapped bathroom.

Install tiles on walls.

Install ADA approved shower bench and handheld bars in shower.

Install handheld shower head to allow for more accessible cleaning.

Plumbing:

Existing floor is concrete. Some demo of the floor is necessary to install toilet in an area to allow for a wheelchair.

Install ADA approved toilet with proper toilet handheld bars

Relocate drains and water lines to add a vanity/sink in bathroom (Current bathrooms do not have sinks).

If possible move shower drain to center of the shower stall in allow for proper drainage.

Install new shower valve with proper ADA approved handheld shower head.

Relocate existing heating lines against the back wall and install new heat covers.

Electrical:

Relocate outlets and switches near the new door location, install all GFCI outlets.

Install new Panasonic overhead vent fan.

Install new heat lamp

Labor: \$14,400

Materials: \$12,000

Plumbing: \$3000

Electrical: \$1000

Total: \$30,000

Ethan Allen Bathroom Renovation Project Budget 2017

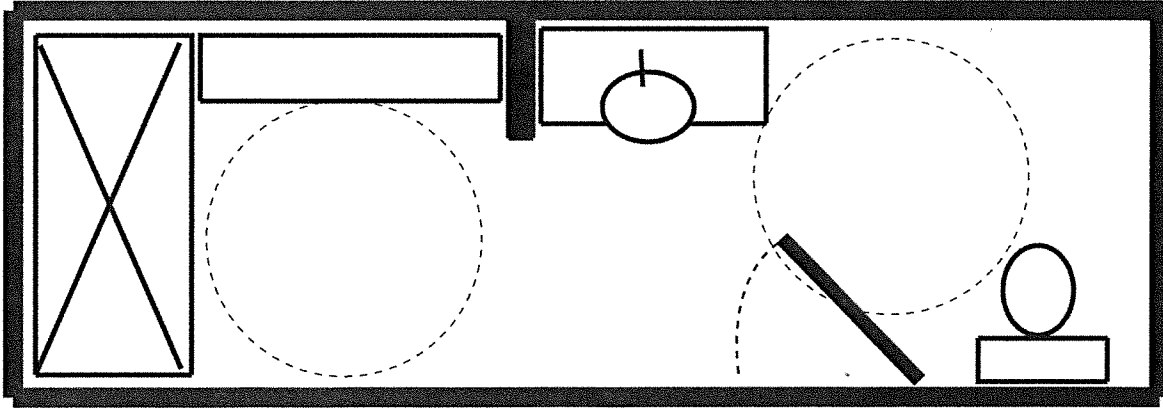
Items	Cost	Funder
City of Burlington permits, inspection, etc	\$1500	Living Well Group
Staff oversight, scheduling 40 hours @ \$25/hour	\$1000	Living Well Group
Construction and Materials	\$30,000	Burlington Housing Trust Fund
Total	\$32,500	

WET ROOM SIDE:

- Close off one door
- Roll-in shower
- Bench along back wall with shelving overhead for towels and such
- Small knee wall to separate sink area from wet room area

POWDER ROOM SIDE

- ADA sink and toilet with grab bars
- Leave existing door where it is
- Dotted circles indicate wheelchair turning radius.



Todd Rawlings

From: Lisa Winkler <ljwink@gmail.com>
Sent: Tuesday, November 07, 2017 12:17 PM
To: Todd Rawlings
Subject: BHTF application
Attachments: FY18 Project Award Application_LWG_final.pdf; Ethan Allen Bathroom Renovation Project Budget 2017.pdf; 1200 North Ave Bathroom Renovation_LC Estimate.pdf; EA-bathroom reno 10_2017.pdf

Dear Todd,

It is my pleasure to submit this application to the Burlington Housing Trust Fund on behalf of Living Well Group and Ethan Allen Residence. I have attached the application, project budget, construction estimate, and schematic.

Please let me know if there is anything else required at this point or if you have any questions.

Thank you,

Lisa Winkler
Living Well Group
802-865-3012

Todd Rawlings

From: Todd Rawlings
Sent: Wednesday, November 08, 2017 6:09 PM
To: 'Lisa Winkler'
Subject: RE: BHTF application

Good afternoon Lisa,

This is your confirmation that I have received your application prior to the Housing Trust Fund ("HTF") Request for Proposals deadline. The HTF committee will be examining all proposals and we hope to have final decisions about the awards by the middle of December. I will notify you as soon as possible regarding the HTF committee's decisions regarding awards. In the meantime, I may contact you if there are questions about your proposal.

Very Best,

Todd Rawlings
CEDO Housing Program Manager
652-4209

From: Lisa Winkler [<mailto:ljwink@gmail.com>]
Sent: Tuesday, November 07, 2017 12:17 PM
To: Todd Rawlings
Subject: BHTF application

Dear Todd,

It is my pleasure to submit this application to the Burlington Housing Trust Fund on behalf of Living Well Group and Ethan Allen Residence. I have attached the application, project budget, construction estimate, and schematic.

Please let me know if there is anything else required at this point or if you have any questions.

Thank you,

Lisa Winkler
Living Well Group
802-865-3012

