

**CITY OF BURLINGTON**  
**COMMUNITY DEVELOPMENT BLOCK GRANT - 2023 APPLICATION**

*Application must be no more than 12 total pages (including cover page) with 12-point font.  
Refer to NOFA for required information for each question.*

Project Name: Independence Place

Project Location / Address: 140 Mansfield Ave, Burlington, VT 05401

Applicant Organization / Agency: ANew Place

Mailing Address: P.O. Box 1481, Burlington, VT 05402-1481

Physical Address: 155 Shelburne Rd. Burlington, VT 05401

Contact: Erin Regan Title: Director of Development Phone #: [REDACTED]

Web Address: www.anewplacevt.org E-mail: ereg@anewplacevt.org

EIN # [REDACTED] DUNS #: [REDACTED]

**CDBG Funding Request: \$ 31,200**

**Total Estimated Program/Project Cost: \$ 37,200**

**Choose one category from Development OR one category from Public Service:**

**Development:** (choose one) ☐ Economic Development ☐ Affordable Housing  
☐ Public Facilities/Improvements

**OR**

**Public Service:** (choose one) ☐ Early Childhood Ed/Childcare ☐ Youth Services ☐ Health  
☐ Economic Opportunity ☒ Housing and Homelessness

**1. Type of Organization**

☐ Local Government  
☐ For-Profit Organization  
☐ Faith-Based Organization

☒ Non-Profit Organization (please provide copy of your  
IRS 501(c)(3) tax exemption letter)  
☐ Institution of Higher Education

**Certification**

To the best of my knowledge and belief, data in this proposal are true and correct.

I have been duly authorized to apply for this funding on behalf of this agency.

I understand that this grant funding is conditioned upon compliance with federal CDBG regulations.

I further certify that no contracts have been awarded, funds committed or construction begun on the proposed program, and that none will be prior to issuance of a Release of Funds by the Program Administrator.

[Signature]  
Signature of Authorized Official

Joe Domko  
Name of Authorized Official

Executive Director  
Title

1/18/23  
Date

## ***I. Demonstrated Need***

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### **1. What is the need/opportunity being addressed by this program/project and how does that contribute to CDBG's national objectives?**

The greater-Burlington area is facing a housing crisis. With a 1.5% vacancy rate and a 1% vacancy rate for affordable housing, there is not enough housing especially for those with lower incomes. Compounding the issue is the average renter makes \$15.44/hour but needs to make \$19.81 to afford the average efficiency apartment and \$23.52 to afford a one bedroom. With the average one-bedroom apartment in Burlington renting for \$1,223, a renter earning minimum wage (\$13.18/hour) would need to work 96 hours/week in order to afford it. This can feel overwhelming for someone attempting to escape the cycle of homelessness, especially in these extremely trying economic times. COVID-19 has left a lasting impact on our community, with more than 600 homeless and precariously housed individuals in hotels. The study reports that there continues to be "Insufficient affordable housing units, housing subsidies and capacity to provide individualized services that fit the needs of individuals and families who are homeless." Even with steps taken by the state and local governments to provide COVID-19 relief funding, the immediate and long-term need for housing will not be met. ANEW Place has adapted our approach and services to fill key gaps in a challenging Chittenden County housing market and to meet pressing needs for those seeking shelter who are determined to chart a path forward. In response to the problem of finding affordable housing in Burlington, ANEW Place created a transitional housing program for adults coming out of homelessness. At its completion, graduates get staff assistance in finding independent and long-term housing that fits their budget. Through community partnerships with the Burlington Housing Authority, Champlain Housing Trust, Cathedral Square, and private landlords, our guests receive clear options for independent living including living at Independence Place.

## ***II. Program/Project Design***

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### **1. Give us a short summary (2 sentences) that describe the program/project.**

We provide 1 year of case management to graduates of our ANEW Leaf program in order for them to remain stable in long-term housing.

### **2. Explain why the program activities are the right strategies to use to achieve the intended outcomes. Why is the program designed the way it is? (cite evidence, best practices, or community input)**

The Independence Place project meets the urgent need for affordable, long-term housing and provides a clear path for clients in a landscape where demand for affordable housing is only going to increase. The Chittenden Housing Alliance, in which ANEW Place is an active participant, has consistently identified gaps in connecting people moving into housing with supportive services. The Independence Place project helps fill that gap by having onsite support through our Program Director and a year of aftercare case management. With this model our clients will be equipped with skills and support to maintain housing long-term.

Through participation in ANEW Place's Chart ANEW Path of which the Independence Place project is a part, our guests make career strides, connect with mental health supports, overcome substance use disorder, develop life skills, and actively engage in community fostering personal long-term growth and a successful, sustainable transition toward wellness and independence. Our program's first phase, ANEW Start, is focused on meeting basic needs within a caring community environment, so each person can move from survival mode to a place of safety. The second phase is ANEW Step, where case managers work with

each guest on an individualized transition plan that creates a unique pathway forward focusing on overcoming personal barriers and achieving specific goals. This plan is designed around a whole-person approach, emphasizing all areas of wellness including mental, physical, spiritual, relational, educational, financial, and occupational to support health and growth. Currently, in the first phase, guests are housed in our men's and women's dormitories, which have capacity for 8 men (down from 16 due to COVID-19 and CDC safety guidelines) and 8 women (prioritizing pregnant females) at our 89 North St. facility.

In response to the problem of finding affordable housing in Burlington, we created the ANEW Leaf transitional housing program. To be eligible to apply for ANEW Leaf, guests must have been in the ANEW Step program for at least 3 months, have a source of income (employment or Social Security), have a bank account, and be in good standing within the house (no warnings within the last 30 days). Guests must complete the application which includes a financial disclosure/budget form and submit a check for \$80. They are also interviewed prior to acceptance into the program. Each ANEW Leaf participant receives individualized financial coaching and attends rental classes to prepare them for independent living and pays into his or her own personal rental buffer fund. At the completion of the ANEW Leaf program, graduates get staff assistance in finding housing that fits their budget. Through community partnerships with the Burlington Housing Authority, Champlain Housing Trust, Cathedral Square, and private landlords, our guests receive clear options for independent living.

After completing the ANEW Leaf transitional housing program our guests receive one year of case management aftercare in the ANEW Life phase. During this year, "ANEW Lifers" can pull from their rental emergency funds ensuring they remain stably housed. At the end of the one year, ANEW graduates will receive any unused funds in full as an added incentive. The ANEW Life phase offers the extra support individuals often need to escape the cycle of homelessness. In collaboration with Cathedral Square, a local affordable housing provider, and Burlington Housing Authority, ANEW Place began co-managing Independence Place in July 2020, a property that contains 2 efficiency and 5 one-bedroom apartments in Burlington, VT. Our ANEW Leaf graduates have the opportunity to rent these quality, stable affordable units moving them toward greater independence within the context of a supportive community.

**3. How will this program/project contribute to the City's anti-poverty strategy? If this activity is to respond to COVID-19, please also describe how this activity prepares or responds to the impacts of the COVID-19 pandemic.**

ANEW Place agrees that "all the citizens of Burlington have the right to live...in homes that are safe and sound, at a cost that allows them to afford the other necessities of life." This includes the homeless adults we serve. All Independence Place residents are part of our Chart ANEW Path continuum of care that is designed to help clients chart a path forward out of homelessness. In the first phase, we meet our clients' basic needs and stabilize their living situation as we welcome them to become part of the supportive community within our shelter facilities. Our clients receive individualized case management that helps them reach goals leading them to finding and retaining long-term "safe, decent and healthy, affordable housing" including obtaining and maintaining sustainable income. This is realized as they move into their own apartments at Independence Place, and they continue to receive supportive services within that supportive community.

**4. How do you use community and/or participant input in planning the program design and activities?**

ANEW Place started as the Burlington Emergency Shelter in 1982, primarily focused on temporary relief, with many of our guests stuck in the cycle of homelessness with no hope of overcoming. We realized systemic change was needed and would require addressing the root causes of each person's homelessness. In an effort to develop a new, comprehensive approach, we examined data, studied community programs to determine what gaps existed, and listened to our guests. We found that those who

were most successful were treated with dignity, experienced community, and received holistic care. These components have now shaped the process of ANEW Place's Chart ANEW Path of which Independence Place is a part.

### **III. Proposed Outcomes**

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**1. What are the intended outcomes for this project/program? How are people meant to be better off as a result of participating?**

The intended outcomes for this project are for our guests who participate in the ANEW Leaf program maintain permanent affordable housing. They acquire skills which will equip them to live independently, while using support services. The goal would be to provide case management to up to 7 adults.

**2. List your goals/objectives, activities to implement and expected outcomes (# of units, # of individuals, etc.)**

-Provide up to 7 ANEW Leaf graduates aftercare while living in their own apartments at Independence Place and help facilitate the submission of their requests for Housing Choice vouchers at the end of their year of residency or when they become eligible

-Provide up to 7 Independence Place residents housing subsidies according to their income and review their applications for Housing Choice vouchers at the end of their year of residency or when they become eligible

1. #/% of residents who obtain and maintain sustainable income

2. #/% of residents who maintain sobriety

3. #/% of residents who actively engage in supportive community

4. #/% of residents with mental health conditions who are connected and maintain connection with mental health supports

5. #/% of residents who have retained housing in Independence Place for one year (As this project continues, we will also measure #/% of participants who have retained long-term housing for 2 years.)

### **IV. Impact / Evaluation**

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**1. How do you assess whether/how program participants are better off? Describe how you assess project/program outcomes; your description should include: what type of data, the method/tool for collecting the data, from whom you collect data, and when it is collected.**

At ANEW Place, we utilize RBA metrics to measure the success of our programs and the progress of our guests. We use a fully customized client case management database to track and measure performance indicators and outcomes. Based on each guest's situation upon arrival, we develop a unique, individualized service plan that provides support and skill-building for persons to achieve growth in each area of self-sufficiency and a pathway forward. Case managers re-evaluate guests monthly, using data from the Self-Sufficiency Matrix with the following categories: Housing, Employment, Income, Savings, Family/Social Relationships, Community Involvement, Mental Health and Substance Abuse. This tracking, measuring, and evaluating will continue through the first year of stay at Independence Place to better serve residents and to monitor progress and inform program development.



2. **How successful has the project/program been during the most recent reporting year for your CDBG project? Report the number of beneficiaries you intended to serve with which activities (as noted in your last Attachment A) and your final outcomes (as noted on your Attachment C) from June 2022 (or June 2021). For non-CDBG participants – report on your achievements from the previous year.**

We intended to serve 7 individuals. We, however, served 6 people since 1 ended up moving into with her partner which was financially feasible option for her.

## **V. Experience / Organizational Capacity**

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1. **What is your agency's mission, and how do the proposed activities fit with your mission?**

ANEW Place's mission is to provide a holistic continuum of services for the homeless, centered in love and dignity, that foster growth, cultivate community engagement, and provide tools for lifelong change so that each person may start anew. Our Independence Place project fits our mission as it provides supportive services and long-term housing within a supportive community. Residents receive the foundation and experience to continue the path to wellness and self-sufficiency after they graduate.

2. **Explain how your agency has the capacity to carry out the proposed activity (i.e. staff qualifications, years of experience related to this type of activity, etc.)**

Founded in 1982 as Burlington Emergency Shelter, our organization was created as a safe house for people who faced homelessness in Chittenden County, VT. In 40 years, the organization has served over 8,000 adults experiencing homelessness. In response to our growing vision and transition towards a pathway-oriented process, we changed our name to ANEW Place in 2014. Now, in addition to temporary shelter, we provide an intentional process rooted in our Chart ANEW Path program which has served over 400 people since its inception. This program helps adults experiencing homelessness build a solid foundation to develop a pathway forward.

ANEW Place's Program Director Virginia Finn who oversees the Independence Place project has lived in Vermont most of her life. She was the assistant director for a childcare center for 10 years and for 3 years worked with Howard Center's Developmental services as a Program Director teaching independent living skills to highly functioning autistic adults. Virginia earned a master's degree in Counseling in 2012 and ran her own financial coaching business, New England Common Cents Coaching.

3. **What steps has your organization/board taken in the past year to address racial equity, inclusion, and belonging internally? What new commitments have been made to address racial equity, inclusion, and belonging internally in the year ahead?**

ANEW Place is working with the staff of the Association of Africans Living in Vermont (AALV) to improve our services to people from a diversity of cultural backgrounds while also inviting some of their leadership to conduct an annual diversity training for our staff team. With regards to hiring, we are prioritizing reaching out to organizations that represent the BIPOC community to share job openings within their respective spheres of influence. We also are prioritizing hiring people with lived experience in the arena of homelessness and substance use recovery. Our board is also considering past clients as potential board members.

4. **Have you received Federal or State grant funds in the past three years?**   X   Yes      No

5. Were the activities funded by these sources successfully completed? ☒ Yes ☐ No ☐ N/A  
If No, please explain:

#### **VI. Proposed Low & Moderate Income Beneficiaries**

1. Will the program solely serve a specific group of people? If so, check ONE below:

☐ Abused Children                      ☐ Elderly (62 years +)                      ☐ People with AIDS  
☐ Battered Spouses                      ☒ Homeless Persons                      ☐ Illiterate Adults  
☐ People with Severe Disabilities

2. a. For your proposed project, please estimate how the Burlington residents will break out into the following income categories during the total grant period. Use the Income Table at <https://www.burlingtonvt.gov/CEDO/2022-HUD-Income-Limits>

Service / Activity	Unduplicated Total # of Burlington HH / Persons to be Served	# Extremely Low-Income (30% median)	# Very Low-Income (50% median)	# Low-Income (80% median)	# Above Income Limits (above 80% median)
Long-term housing for homeless adults	7	7			

- b. All CDBG grantees serving limited clientele will be required to use CEDO's *CDBG Beneficiary Self-Certification* form to collect beneficiary data including race, ethnicity, annual income, and family size. Is your organization willing and prepared to add this documentation to the intake process for your CDBG funded program by July 1, 2023?

☒ Yes ☐ NO ☐ Not Serving Limited Clientele

#### **VII. Commitment to Equity, Inclusion and Belonging**

1. Who is the project/program designed to benefit? Describe the project/program's target population, citing (if relevant) specific age, gender, income, community/location, race or ethnicity, or other characteristic of the people this program is intended to serve. How do you select and reach your target population?

At ANEW Place, we serve a diverse population of adult homeless people. 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. Of the 46 people served through ANEW Place's Chart ANEW Path program in 2022, 73% had a substance use disorder background, 58% had a corrections background, 50% struggled with mental illness, 45% experienced domestic violence, 41% were disabled or had a serious medical condition, and 10% were asylees or refugees. Guests come to ANEW Place through self-referral and through referrals from area agencies and organizations such as Safe Harbor, Howard Center, Chittenden County Treatment Court, and the Department of Corrections. Our House Manager at our 89 North St. sober shelter completes all intakes with potential guests.

**2. Describe the steps you take to ensure the project/program is accessible, inclusive, addressing racially equity, and culturally appropriate for the target population.**

Our case management support is holistic, intensive, and person-centered. Guests attend weekly one-on-one case management meetings to make progress on their personal goals from their individualized transition plans. We provide guidance and support every step of the way, but the process is about each person's success on their own journey. We help our guests to build strong community connections and always strive to make ANEW Place feel like a home, inviting guests to be a part of our family. This unique model helps our guests to build autonomy, realize that their goals are attainable, and take the small, necessary steps that build towards positive, enduring change. We hold house meetings and have an open-door policy, creating an atmosphere where everyone's voice matters, and everyone can contribute to changing their environment. We are continually developing new and innovative programming based on guests' feedback and best practices to meet the changing and diverse needs of all whom we serve. For our guests, success means more than just acquiring income and living independently. Our whole-person approach values each person's unique process toward personal well-being and long-term growth. One of ANEW Place's stated core values is "Love & Dignity." We believe that all people we serve deserve respect regardless of their race, religion, creed, age, sex, gender, ancestry, marital status, veteran status, sexual orientation, or disability. Many of our guests at ANEW Place have experienced judgement based on their homelessness and socio-economic status. We strive to provide a welcoming and supportive environment, free of judgment and full of compassion. ANEW Place also works to be a voice for homelessness in the greater-Burlington, VT, community by sharing the stories of our homeless guests and educating the public on the issue of homelessness.

**VIII. Budget / Financial Feasibility**

**1. Budget Narrative: Provide a clear description of what you will do with CDBG's investment in the project/program. How will you spend the money? Give specific details.**

With CDBG funds, ANEW Place will be able to compensate our Program Director who oversees the Independence Place project and provides case management to participants.

**2. If you plan to pay for staff with CDBG funding, describe what they do in relation to the specific service(s) / activity(ies) in your Project/Program Design.**

a.

Specific Service / Activity	Position/Title	Work Related to CDBG-Funded Activity	# of Hours per Week spent on this Specific Service / Activity	% of Hours per Week spent on this Specific Service / Activity to be paid with CDBG
Oversees ANEW Leaf transitional housing phase and ANEW Life aftercare phase.	Program Director	Oversees Independence Place project	20	100

b. All CDBG grantees that use CDBG funds for salaries must submit timesheets that capture total time and effort of staff members funded with CDBG. These timesheets must record hours worked on CDBG-funded programs, hours worked on non-CDBG funded programs and the corresponding program name/funding source(s). Timecards must include a narrative for all CDBG and non-CDBG funded activities, and must be signed by the employee and supervisor. Does your organization have the ability to implement a timekeeping system for CDBG funded staff that meets these requirements by July 1, 2023?  X  Yes   No   Not funding salaries

3. Program/Project Budget

Line Item	CDBG Funds	Other	Total
Program Director	\$31,200	\$0	\$31,200
Vacancy cost	\$	\$6,00	\$6,000
	\$	\$	\$
	\$	\$	\$

4. Funding Sources

	Program/Project		Agency	
	Current	Projected	Current	Projected
CDBG	\$ 28,000	\$ 31,200	\$	\$ 31,200
State (specify) HOP funds			\$806,000	\$1,500,000
Federal (specify)				
United Way			15,000	5,000
Private (specify) Individuals, Businesses, Churches, Charitable				407,500
Program Income				
Other ( <u>specify</u> ) City of Burlington			\$110,000	\$110,000
<b>Total</b>	\$ 28,000	\$31,200	\$ 931,000	\$ 1,943,700

5. Of the total program/project cost, what percentage will be financed with CDBG?

$$\frac{\$ 31,200}{\text{CDBG Funding}} \div \frac{\$ 37,200}{\text{Total Program/Project Costs}} = \frac{83.8}{\text{Percentage}} \%$$

6. Of the total program/project cost, what would be the total cost per person?



$$\frac{\$ 37,200}{\text{Total Program/Project Cost}} \div \frac{7}{\text{\# Total Proposed Beneficiaries}} = \$ 5,314.28 \text{ Cost Per Person}$$

$$\frac{\$ 31,200}{\text{Total Amount of CDBG Funding Investment}} \div \frac{7}{\text{\# Total Proposed CDBG Beneficiaries}} = \$4,457.14 \text{ Cost Per Person CDBG}$$

**7. Why should CDBG resources, as opposed to other sources of funding, be used for this project?**

Because of financial challenges due to COVID-19, one of our original donors is no longer able to fund this project. The Independence Place project will benefit Burlington's citizens as a shared project between ANEW Place, Cathedral Square and the Burlington Housing Authority and by continuing the partnership between the city and ANEW Place in serving our homeless neighbors.

**8. Describe your use of community resources, including volunteers. Include any resources not listed in your budget. Will CDBG be used to leverage other resources?**

Volunteers have historically been an integral part of our organization providing support to our guests. We will leverage relationships with private donors to make up for the gap funding for the project. ANEW Place and Cathedral Square will also continue to reach out to community supporters and funding partners to sustain this project.

**IX. Collaboration/Efficiency**

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**1. Give 1 or 2 examples of key successful collaboration(s) between your program/project and another agency/program/group to address the needs of the people you serve.**

Cathedral Square provides a facility including apartments, group meeting room, and offices at Independence Place which includes property management services Cathedral Square also serves as the landlord for tenants and provides opportunities for tax-credit rate apartments to qualifying clients who no longer need the subsidized apartments at Independence Place. Burlington Housing Authority provides subsidies connected to the 5 studio and 2 one-bedroom apartments at Independence Place which will cover rent expenses over 30% of each resident's income, prioritizes Housing Choice voucher requests from Independence Place residents who have completed one year of residency.

**2. Do identical or similar community programs exist? How does this program complement or collaborate rather than duplicate services? What makes this program unique?**

Pathways provides permanent supportive housing services to those experiencing homelessness. ANEW Place will refer clients to Pathways when determined the alternative program is a better fit due to the need for ongoing support. Burlington Housing Authority and Safe Harbor also work with individuals coming out of homelessness through their housing retention services. COTS manages transitional housing and apartments for those experiencing homelessness and provides homeless prevention services. ANEW Place is a member of the Chittenden County Housing Alliance and participates in its Community Housing Review Committee, Steering Committee, Strategic Planning Committee, and COVID-19 Response Team. Even with the work being done in the area toward housing the homeless and providing affordable housing, the need far exceeds the agencies' abilities to provide. ANEW Place's Chart ANEW Path program of which Independence Place is a part is unique in that it creates a graduated experience from shelter to independent living.

**3. Provide 1 example of how your agency has become more efficient in achieving your outcomes or managing your project/program.**

Due to the changing landscape of guests in ANEW Place's shelters, we have adjusted the requirements and process to more effectively place people in vacant apartments in Independence Place. We've also shifted expectations regarding clients using Housing Choice vouchers due to lack of housing options outside of Independence Place.

**X. Sustainability**

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**1. How will this project have a long-term benefit to the City of Burlington? If this program/project ends, how will that benefit continue?**

The Independence Place project is ongoing as is ANEW Place's complete Chart ANEW Path program. It provides stable housing for formerly homeless individuals. Stable housing improves community health in a multitude of ways. Specifically for formerly homeless individuals, stable housing improves their physical and mental health and lowers the rate of health problems such as substance use disorder and mental illness. Stable housing breaks down barriers to care and allows access to resources. Connection to a primary care physician and specialists leads to less trips to emergency rooms and hospitalizations. Existing health problems come under control through regular treatment and medication management. A healthy diet can be maintained, stress is reduced, and new health problems are prevented. Stable housing allows for management of chronic diseases and easier healing from acute problems as those housed have a place in which to rest and recuperate. The privacy and security stable housing provides makes it less likely to be victim to violence and communicable diseases such as COVID-19. Because of this collaboration providing long-term support services through the Independence Place project, formerly homeless individuals will be able to focus on managing their health and future with the positive lasting impact on purpose in life, life expectancy, and public costs.

**2. CDBG funding is intended for new or expanded services. If CDBG funding ends, will the project be able to continue?**

ANEW Place is confident the greater-Burlington community will continue to support our mission through generous financial giving. We have strengthened many collaborative partnerships through the pandemic and continue to forge new and creative ways to work together so that those in need are served.

**3. How will you prioritize the proposed project activities if you do not receive the full amount requested?**

Care of our clients is first and foremost. We will make sure clients receive consistent and quality case management so that they have every opportunity to reach their goals and move toward wellness and self-sufficiency.