

**COMMON APPLICATION - COVER SHEET**

for VCDP, VHCB, HOME, and VHFA

Project Name: Sabin's Pasture Conservation & Development Project Date: July 28, 2008

Sponsor/Developer Name(s): The Trust for Public Land  
City of Montpelier

Sponsor Address (s): The Trust for Public Land, 3 Shipman Place, Montpelier, VT 05602  
City of Montpelier, 39 Main Street, Montpelier, VT 05602

Telephone Number: 223-1373 x19 Fax: 223-0451

Contact Person: Katherine Cooper, Trust for Public Land E-mail: Katherine.cooper@tpl.org

Sponsor Status - please check all that apply:

non-profit  501(c)(3)  501(c)(4)  public entity  for-profit  individual  limited partnership  other \_\_\_\_\_

Project Address (street number, town/city, county, zip): Barre Street, Montpelier, Washington County, 05602

Municipality: City of Montpelier

For VCDP Applicants: Municipal Applicant Info (name, address, phone #, e-mail address): \_\_\_\_\_  
\_\_\_\_\_

Project Information (Check all appropriate) The project proposes a mix of housing types including the following:

X \_\_\_ Row House/  
Townhouse                      X \_\_\_ Detached  
Single Family                      X \_\_\_ Detached  
Two-family  
  
X \_\_\_ Apartment Building                      X \_\_\_ Condominium  
  
                    \_\_\_ Elevator                      \_\_\_ Slab on Grade  
                    \_\_\_ # of Stories  
  
\_\_\_ Full Basement                      \_\_\_ Partial Basement                      \_\_\_ Crawl Space

List Accessory Buildings (e.g. parking) To be determined.

List Recreation and/or Common Area Facilities Housing is adjacent to proposed 80-acre park.

List Commercial Facilities To be determined.

Total Number of Parking Spaces To be determined.

Other Amenities or Important Design Elements To be determined.

Project Type (e.g. multi-family rental, mobile home park, special needs, SRO, Transient Housing, homeownership [describe] ): Combination of rental and homeownership units to serve a range of income levels, including a minimum of 25% affordable units.

Total Units 225                      Total Residential Square Footage TBD  
Affordable Units 56-70                      # Accessible Units TBD                      # Adaptable Units TBD  
# Buildings TBD                      # Family TBD                      # Elderly TBD

Part II Tab 2

Proposed Funding (List All Sources & Specify Payment Terms for Each Source): To be Determined.

	\$ Amount	Terms (Years, <u>Deferred/Amortizing</u> )	<u>Approved?</u> Rate	Grant or <u>Loan</u> <u>Grant</u>
VHCB	\$ _____	_____	Y / N _____	_____
Lead Paint Reduction	\$ _____	_____	Y / N _____	_____
HOME	\$ _____	_____	Y / N _____	_____
VHFA-Permanent Debt	\$ _____	_____	Y / N _____	_____
VCDP	\$ _____	_____	Y / N _____	_____
Tax Credit Equity	\$ _____	_____	Y / N _____	_____
FHLB - AHP	\$ _____	_____	Y / N _____	_____
Rural Development	\$ _____	_____	Y / N _____	_____
Other _____	\$ _____	_____	Y / N _____	_____
<b>TOTAL SOURCES</b>	<b>\$ _____</b>	_____	Y / N _____	_____

Total Development Cost of Project \$ \_\_\_\_\_ (should equal "TOTAL SOURCES" listed above)

Total Development Cost without cash accounts and reserves: \$ \_\_\_\_\_

Construction Financing Needed (source, amount, term, rate): \_\_\_\_\_  
\_\_\_\_\_

Funds Previously Received for this Project: VHCB awarded \$37,500 in Project Related Capacity Funds to CVCLT in connection with the Stuart Chase proposed development of the property in 2001. CVLCT used approximately \$6,000 and the grant was decommitted in March 2008.

VHCB Feasibility \$ \_\_\_\_\_ VHCB Project Related Capacity \$ 6,038

VHFA Ventures \$ \_\_\_\_\_ VCDP Planning Grant \$ \_\_\_\_\_

Other Previous VHCB/HOME/VHFA/VCDP Funding \$ \_\_\_\_\_

For Acquisition of Existing Subsidized Developments: N/A

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| HUD 221(d) .....                                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| HUD 236.....                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| USDA RD 515 .....                                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| HUD Section 8 Rent Supplement or PBRA.....       | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is HUD Transfer of Physical Assets Required..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

## **NARRATIVE SUMMARY SHEET**

for VCDP, VHCB, HOME , and VHFA

Project Name: **Sabin's Pasture Conservation & Development** Date: **7/28/08**

### **Project Overview & Partners**

The Trust for Public Land (TPL) and the City of Montpelier are partnering on the conservation and development of a 100-acre property locally known as Sabin's Pasture. This project aims to create an 80-acre park, to be owned and managed by the City of Montpelier, and a new neighborhood on 15-20 acres. The property has long served as an informal park for a part of the city lacking walkable access to a park. A network of informal trails and a popular sledding hill are evidence of the property's popularity and potential as a public resource. A portion of the future Cross Vermont Trail runs through the property and will connect to local trail networks, creating the potential for a loop trail connecting area protected lands. The property's diverse habitats include a stream corridor, wetlands, open fields, and forest. The park would contain a slate quarry dating from the late 1800's which is eligible for state and national historic listings. Located within walking distance of downtown and with access to existing infrastructure, Sabin's Pasture is an excellent location for development consistent with Montpelier's commitment to smart growth.

TPL and the City are seeking VHCB Project-Related Capacity Funds to further investigate the feasibility of this dual-goal project, which aims to build a 175-225-unit development with a minimum of 25% affordable units. If the development can be sited on only 15 acres, then an additional 5 acres will be added to the park. TPL and the City have submitted an application for Local Conservation Funding along with this Capacity Grant Application.

With VHCB Capacity Grant funds, TPL and the City intend to:

- Complete a market study for the development to assess the market demand for affordable rental and homeownership units and the absorption rates;
- Complete preliminary design work for the development;
- Complete additional engineering study of the site to assess suitability of site to support proposed density;
- Complete a cost estimate for the development, including an analysis of development phases and infrastructure costs;
- Complete preliminary stewardship planning documents for the conservation and development parcels as well as prepare future stewardship cost estimates as appropriate;
- Consult with historic preservation professionals about the quarry and other potentially significant resources;
- Complete a Phase I Environmental Site Assessment;
- Work with the development team (to be selected) on community outreach.

### **Brief Background**

Development proposals on Sabin's Pasture brought forward in 2002 met with strong local resistance and began an extended public debate about the often competing community values of conservation and housing. The current situation marks a significant step forward toward a resolution that addresses both needs. After negotiating an option agreement with the landowners in late 2007, TPL convened a group of citizen leaders, including representatives from the conservation and affordable housing communities, to determine the mix of conservation and development on the property that would best suit community goals. TPL hired Jean Vissering, Landscape Architect, to provide technical assistance to the Working Group in developing a plan, and engineers familiar with the property were consulted. The Sabin's Pasture Working Group presented a Recommended Conservation and Development Plan to the community in June 2008 and received broad support. On July 9<sup>th</sup>, 2008 Montpelier City Council voted unanimously in support of a city-owned park on Sabins Pasture and directed city staff to work with TPL to clarify the feasibility of the Working Group's recommended plan for the development of property. TPL and the City intend to work with affordable housing and development professionals to complete additional feasibility work that is beyond the expertise of the current project partners. TPL and the City are seeking VHCB support to bring this community-supported vision to reality.

## Part II Tab 2

The City of Montpelier is partnering in the feasibility efforts for this project because development of Sabin's Pasture will address a pressing need for more housing. Central Vermont Regional Planning Commission estimates future demand for housing in Montpelier to increase by 51% between 2000 and 2030. In order to plan for this demand, CVRPC's recently updated Housing Distribution Plan for central Vermont allocates units to Montpelier at a higher percentage than existing regional totals. Development at Sabin's Pasture would support this regional planning effort by locating new, affordable development close to jobs and existing infrastructure.

### **Goals & Objectives**

The primary goals of this project are to:

- Create housing that ensures that the city continues to offer housing opportunities for people with a wide range of incomes
- Create a park within walking distance of city neighborhoods to protect natural resources and create a more livable and equitable city
- Build neighborhoods close to the developed core to reduce pressure on outlying areas and take advantage of existing infrastructure
- Make public an existing system of trails that connect to public trails and area conserved lands
- Protect wetlands and riparian corridors to enhance water quality in the Winooski River and provide flood control
- Demonstrate that conservation and housing development can work together to achieve community goals for growth consistent with protecting valued natural resources

To meet these goals, the Sabin's Pasture Working Group's Recommended Conservation and Development Plan proposes the following uses for the property:

- A Montpelier Community Park consisting of 80-85 acres that are permanently conserved, including the upper pasture, the sledding hill, Blanchard Brook and associated wetlands, and most of the existing woodlands on the property.
- A residential neighborhood on 15-20 acres containing between 175 and 225 residential units with a substantial component of affordable housing, high energy efficiency units, and integration with the future bike and pedestrian path directly connecting the neighborhood to downtown Montpelier. Development of the neighborhood will begin in a 15-acre portion of the lower pasture, and will proceed into an additional 5 acres if the housing goal for the property cannot be met within a 15-year period.

### **Consistency with Consolidated Plan Priorities**

This project intends to:

- Provide perpetually affordable homes in a market that has a shortage of affordable housing.
- Contribute new units to the housing inventory
- Be sustainable, and not require recurring infusions of public dollars
- Address regional housing needs
- Create a mixed-income neighborhood
- Demonstrate leverage of resources and cost-effectiveness, including density bonuses, energy efficiency, and alternative energy
- Address the need for new units in a community that has very low vacancy rates.
- Further fair housing opportunities

### **Timeline**

TPL and the City intend to begin this next phase of feasibility work in August 2008 and be complete by March 2009. TPL is in discussions with several potential partners including affordable housing groups and developers. TPL and the City intend to engage a development partner(s) by November 2008. In order to meet its contractual obligations to the landowners and preserve the opportunity for this development and conservation outcome, TPL must continue feasibility work before a decision on this grant application can be made. Therefore TPL respectfully requests that VHCB consider allowing a portion of the funds to be available to reimburse TPL for qualifying feasibility work beginning in August 2008. Total Project Related Capacity Grant request is \$50,000. TPL has invested \$43,000 in hard costs and staff time to the project to date.

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**DEVELOPMENT TEAM INFORMATION**

for VCDP, VHCB, HOME, and VHFA

<b>PROJECT SPONSOR(S): The Trust for Public Land</b>		
Contact Person: Katherine Cooper	Phone: 802-223-1373 x 19 Fax: 802-223-0451	
Street: 3 Shipman Place	State/City/Zip: Montpelier, VT 05602 E-mail: Katherine.cooper@tpl.org	
<b>PROJECT SPONSOR(S): City of Montpelier</b>		
Contact Person: Gwendolyn Hallsmith	Phone: 802-223-9506 Fax: 802-223-9524	
Street: 39 Main Street	State/City/Zip: Montpelier, VT 05602 E-mail: ghallsmith@montpelier-vt.org	
<b>ARCHITECT:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>REAL ESTATE ATTORNEY:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>DEVELOPMENT CONSULTANT:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>GENERAL CONTRACTOR / CONSTRUCTION MANAGER:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>PROPERTY MANAGER:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>Municipality Name:</b>		
Contact Person: (VCDP applicants only)	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>VCDP GRANT ADMINISTRATOR:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
<b>VCDP PROGRAM MANAGER:</b>		
Contact Person:	Phone:	Fax:
Street:	State/City/Zip:	E-mail:
Other Vendors/Professionals (i.e., tax attorney, engineers, homebuyer education/selection entity, service provider, etc.):		

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Please attach resumes and describe any affordable housing experience for the development team members listed above who have not, in the last two years, worked on any developments funded by these agencies. For homeownership applications, describe the organization's experience with developing for-sale homes, stewarding homeownership units, and educating potential homebuyers.

If this is a turnkey project, please describe the agreement between your organization and the developer. \_\_\_\_\_

\_\_\_\_\_

Are there any direct or indirect financial or other interests whom a member of the development team may have with any other member of the development team?  Yes  No

If "Yes," please describe: \_\_\_\_\_

\_\_\_\_\_

**BUILDING, APARTMENT AND UTILITY INFORMATION**  
for VCDP, VHCB, HOME, and VHFA

**Appliances/ Equipment included with Unit – To Be Determined.**

- |  |  |                                      |
|--|--|--------------------------------------|
| <input type="checkbox"/> Range                           | <input type="checkbox"/> Refrigerator              | <input type="checkbox"/> Dishwasher  |
| <input type="checkbox"/> Laundry Facilities<br>(On site) | <input type="checkbox"/> Washer & Dryer<br>Hook-up | <input type="checkbox"/> Other _____ |

If there are any differences between the appliances or amenities between the income restricted units and any other units, please describe: \_\_\_\_\_

**Monthly Utility Allowance Calculations (complete for rental housing applications only):**

Utilities	Utility Type (Gas, Oil Electric, other)	Utilities paid by:	Utility Allowance for each BR size (only for utilities paid by tenants)				
			0-BR	1-BR	2-BR	3-BR	_ -BR
Heating	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Hot Water	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Cooking	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Lighting	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Other (_____)	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Water	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Sewer	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Trash	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	_____	_____	_____	_____	_____
Total Utility Allowance for units			_____	_____	_____	_____	_____

**Source of data for Utility Allowance Calculation (check as appropriate):**

- Vermont State Housing Authority  
 Local Public Housing Authority (identify) \_\_\_\_\_  
 Utility Company \_\_\_\_\_  
 Other \_\_\_\_\_

**Adequacy of Utility Systems (Existing Developments Only): N/A**

Are the following utility systems currently available and adequate for the project for the duration of the loan?  
 (For new construction, check "N/A.")

- |   |                              |                             |                              |   |
|---|------------------------------|-----------------------------|------------------------------|---|
| Municipal Sanitary Sewer                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| On-Site Storm Sewer (if appl., e.g. MHPs) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| Municipal Water System                    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| Electricity                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| Gas                                       | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| On-site Septic                            | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |
| On-site Well                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> TBD | <input checked="" type="checkbox"/> N/A |

How and when was the assessment of the system adequacy done, and by whom? \_\_\_\_\_

Please refer to the Energy Standards adopted by VHFA, VHCB, and DHCA. Are you doing anything unique that exceeds the funders' energy standards that bears special explanation? \_\_\_\_\_

Part II Tab 2

**Sources and Uses**

Budget for pre-development and feasibility work only. Development budget to be determined.

Total Residential Units:	175-225	(Proposed)
Total Development Cost:	TBD	
Total Development Cost per Unit:	TBD	
Total Development Cost Per SF:	TBD	

**SOURCES (Pre-Development Funds)**

The Trust for Public Land	43,500
VHCB Project – Related Capacity Grant	50,000
<b>TOTAL SOURCES</b>	<b>\$93,500</b>

**USES**

Appraisal	3,000	
Public Outreach/Meetings	2,000	
Engineering Consult	500	
Architectural Services – Preliminary Design	10,000	
Title Commitment	1,000	
Project Management Staff Time	27,000	
<i>Subtotal - completed</i>	<i>\$43,500</i>	<i>47%</i>
Market Study	8,000	
Cost Estimate	3,000	
Site Design – Feasibility	5,000	
Architectural/Engineering Svcs	15,000	
Stewardship Planning	7,000	
Historic Preservation Consult	2,000	
Phase I ESA	4,000	
Appraisal of component parts	4,000	
Other (outreach/meetings)	2,000	
<i>Subtotal – VHCB Request</i>	<i>\$50,000</i>	<i>53%</i>
<b>Total Uses</b>	<b>\$93,500</b>	<b>100%</b>



Part II Tab 2



(If yes please attach documentation) See attached map. The property is located within approximately one-quarter mile of Montpelier's designated downtown.

Is the site located in or within walking distance to a growth center as determined by the Downtown Development Board? \_\_\_yes \_\_X\_\_no



(If yes please attach documentation) The property is within the City of Montpelier's proposed Growth Center. Preliminary application 7/9/08 attached.

Is the proposed development planned to maintain the historic settlement pattern of the town/city? (See VHFA Qualified Allocation Plan for definition.) X\_\_\_ yes \_\_\_no

Is the site \_X\_ eligible for or \_\_\_on the National Register of Historic Places? (check either if applicable)  
Is it within a National Register historic district? \_\_\_yes \_\_X\_\_no

Is the site \_X\_ eligible for or \_\_\_on the State Register of Historic Sites? (check either if applicable)  
Is it within a State historic district? \_\_\_yes \_\_X\_\_no

Is any portion of the site in the floodplain? \_\_X\_\_yes \_\_\_no.



(If yes, please submit a floodplain map and identify site location on it.)

(for VCDP Applicants only: If yes, also see the Environmental Review Guide "8 Step Process for Flood Plain Management" on the VCDP website [www.dhca.state.vt.us/vcdp](http://www.dhca.state.vt.us/vcdp) under Environmental Review or contact a CD Specialist.)

Please describe the water and wastewater disposal system of this project including the distribution system? Are there any deficiencies that have been identified with either of these systems? For on site systems and distribution systems, please describe the age and condition. For public systems, please state who owns the on-site distribution system.

Development on the property will be served by municipal water and sewer, which currently have excess capacity available to support the proposed development. Specific plans have not been determined, and will be included in local and state permit applications.

For sites with existing roads please describe the condition, ownership, and any plans to upgrade. If new roads will be constructed, to what standard will they be built and who will be the ultimate owner?  
Details to be determined. Project partners envision that the City of Montpelier will be the ultimate owner of new roads.

For sites with other existing infrastructure (e.g., stormwater, electrical distribution systems in a mobile home park) please describe the condition, ownership, and any plans to upgrade.  
No infrastructure exists on site.



Please submit site plans indicating planned housing sites, open space, and significant natural resource and archeological features.



Please submit a site location map clearly indicating the location of the building(s).

**PERMITS INFORMATION**  
for VCDP, VHCB, HOME, and VHFA

**Local permits and approvals required:**

Yes                       No

If yes, please list the names of the permits and approvals required and the dates you expect these to be issued by the municipality.

The Montpelier Development Review Board would need to approve a site plan, a subdivision plan, and possibly conditional use, parking waivers, or other land use permits. The Public Works Department would need to approve a curb cut and driveway permits. The Building Inspector will need to approve a building permit. Local permits will be sought in the winter of 2008-09.

Please identify any issues and/or obstacles you foresee in obtaining the local permits and approvals and strategies for resolution.

Opposition to the scale of the development by neighborhood residents is the primary permitting concern. The plan developed by the Working Group is informed by significant public input. If a plan can be brought forward that adheres substantially to the Working Group's recommendation, then neighborhood opposition less likely. TPL intends to continue to work with the development partner(s) to ensure adequate community outreach and participation in the development of plans.

Is the proposed project in conformance with adopted or proposed local and regional plans and zoning?

While the development remains in the conceptual stage, the partners intend for any development on the property to conform to local zoning.



If yes: please attach documentation. (Either copy at attach relevant pages from local and regional plans, or copy excerpts of the relevant language into the explanation.)

If no: what is being done to assure conformance?

\_\_\_\_\_

If applicable, how is the site zoned and what density does it allow?

The property lies within three zoning districts. A strip of land approximately 300 feet from Barre Street (7 acres) is zoned High Density Residential (HDR). Another 9 acres to the north of this is zoned Medium Density Residential (MDR). The remainder of the property, about 84 acres, is zoned Low Density Residential (LDR). Based on the current zoning, not taking into account any density bonuses, the property could support up to 158 single-family units or 388 units including a mix of single-family, two-family and multi-family units. Some mixed neighborhood uses are permitted within the HDR zone.

**State permits required** (including but not limited to Act 250):

Yes                       No

Attach a completed Project Review Sheet from the Department of Environmental Conservation (DEC). Download the most current form from the following address:

[www.anr.state.vt.us/dec/permit\\_hb/prs699gen.pdf](http://www.anr.state.vt.us/dec/permit_hb/prs699gen.pdf). A list of contact information for the regional DEC offices can be found at [www.nrb.state.vt.us/lup/commission\\_members.htm](http://www.nrb.state.vt.us/lup/commission_members.htm)

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Please identify any issues and/or obstacles you foresee in obtaining the state permits and strategies for resolution and the dates you expect these to be issued.

It is expected that the development would require and Act 250 Land Use Permit. The city submitted a preliminary application for Growth Center Designation on 7/9/08. The proposed Growth Center includes the property. A decision is expected by the end of the calendar year. Growth Center Designation would affect the permitting process.

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**TARGET POPULATION, MARKET, AND REGIONAL DATA**  
for VCDP, VHCB , HOME, and VHFA

Please describe the target population, the need for the project, the urgency of that need, and how the need was determined. Please cite specific demographic data and submit any market studies and/or waiting list information.

1. If applying for Housing Credits, please refer to VHFA’s Market Study Standards at [www.vhfa.org/documents/developers/market\\_study\\_standards.pdf](http://www.vhfa.org/documents/developers/market_study_standards.pdf)

2. If applying for VCDP funds, please refer to the Regional Housing Needs Chart from Consolidated Plan Housing Needs Assessment: [www.dhca.state.vt.us/VCDP/Application/GuideAppendices.htm](http://www.dhca.state.vt.us/VCDP/Application/GuideAppendices.htm)

TPL and the City of Montpelier are seeking to ensure that development of the property is carried out in a manner that preserves the property’s important recreational and conservation values while also addressing the city’s significant housing needs. Through the Working Group process to date, TPL has reached community consensus on the conservation and development priorities for the parcel. With VHCB funds, TPL and the City will be able to partner with affordable housing and other development professionals to complete additional work to verify feasibility of the housing component of the Working Group’s plan.

According to the 2005 HUD Consolidated Plan, Washington County needs an estimated additional 2,134 affordable rental units, ranking third in the state. An estimated 5,111 low-income renters need affordable housing in the county, one of the highest levels in Vermont. About 1,925 affordable homes will be needed by 2010 to meet the demands of 5,447 expected low-income owners, which is the fourth highest level in the state. The county’s very high proportion of low-income owner households with housing cost burdens (61%) in 2000 illustrates the depth of the affordability problem in the county. Between 2005 and 2010, 1,924 owner-occupied homes will be needed to bridge the gap in housing supply and the expected demand. Similarly, a shortage of 2,134 affordable rental units currently exists in the county. The Montpelier Housing Authority is an independent local government agency that owns and operates affordable housing developments and administers the Section 8 program which totals 122 vouchers. The housing Authority provides 310 units of affordable housing. The City of Montpelier also works in partnership with the Central Vermont Community Land Trust which operates several affordable developments in the city.

Describe why this proposal is the best approach to meet the need described above, and how the proposal will meet this need. Identify other approaches that were considered and explain why they were not pursued.

TPL and the City are requesting Capacity Grant funds to define the development proposal and determine the best feasible means of meeting these goals on this property.

Describe the project’s marketing plan.  
To be determined.

For homeownership developments: How are pre-sales estimates or sales projections derived?  
To be determined.



**Note:** For all homeownership applications a market study *is* required.

**TIMETABLE**  
for VCDP, VHCB , HOME, and VHFA

What is the timetable anticipated for development of the project? Please fill out the following:  
Development timetable to be determined. See Project Summary for Feasibility/Pre-Development Timeline.

	<b>Month/Year</b>
	(fill out table below)
Receipt of funding commitments necessary for completion of the project.	
Acquisition of the property	TBD
Closing date with funding sources (if different from above)	TBD
Construction start date	TBD
Construction completion date	TBD
Date of initial sale or occupancy	TBD
Provision of supportive services (if applicable)	TBD
Any other relevant development milestones	TBD
Project closeout (for VCDP)	TBD

Please describe, if applicable, any particular issues which make funding of this project time sensitive.  
TPL maintains an option agreement for the purchase of the property with a commitment date of November 30, 2008. In order to be able to commit to the purchase within this timeframe or successfully negotiate an extension from the landowners, TPL is seeking commitments from funders and development partners prior to this date. The capacity grant will allow TPL and the City to work with professionals to answer key questions about the scope of the project while we seek a development partner. In addition, VHCB's commitment of Local Conservation Funding would greatly increase the project's chances of success by demonstrating to potential funders, development partners, the landowners, the City, and the community that the concept proposal has support from the state's major conservation and housing funder.

Funding Commitments (Rental Developments):

Funding for development project to be determined. Funds committed to date total \$318,000. The City of Montpelier has committed \$188,000 toward the project, and TPL has committed \$125,000. \$5,000 in individual gifts have been received.

	\$ Amount	<u>Anticipated date of approval</u>	Contact name / #
VHCB	\$ _____	_____	_____
Lead Paint Reduction	\$ _____	_____	_____
HOME	\$ _____	_____	_____
VHFA-Permanent Debt	\$ _____	_____	_____
VCDP	\$ _____	_____	_____
Tax Credit Equity	\$ _____	_____	_____
FHLB - AHP	\$ _____	_____	_____
Other _____	\$ _____	_____	_____

Funding Commitments (Homeownership Developments):

	\$ Amount	<u>Anticipated date of approval</u>	Contact name / #
Proceeds from home sales	\$ _____	_____	_____
VHCB	\$ _____	_____	_____
Lead Paint Reduction	\$ _____	_____	_____
VCDP	\$ _____	_____	_____
FHLB - AHP	\$ _____	_____	_____
Other	\$ _____	_____	_____

**MUNICIPAL AND COMMUNITY SUPPORT**  
for VCDP, VHCB , HOME, and VHFA

Describe how the municipality and broader community has supported the project. Were both public and private community members and groups contacted about the project and involved in planning it?

The Recommended Conservation and Development Plan for Sabin's Pasture marks a significant step forward in bringing resolution to a long-standing local debate in Montpelier about the future of this 100-acre property. When, in early 2002, developer Stuart Chase brought forward a concept proposal for the development of up to 600 units over several phases on the property, residents organized the first of several petitions requesting City Council adoption of revised zoning regulations that would prevent the development. This led the City of Montpelier into a city-wide re-zoning which was completed in August 2006. Chase did not pursue his proposal, and development was stalled while the landowners awaited the results on the re-zoning. During the intervening years, the City engaged in master plan revisions and hosted public charrettes seeking public input on appropriate and desirable future use of the property and a local citizens group, the Friends of Sabin's Pasture (current membership 650), formed in support of conservation. At Town Meeting in March 2006 Montpelier voters overwhelmingly approved dedication of \$188,000 in city funds toward the purchase of the property. Affordable housing and conservation supporters submitted conceptual proposals for the development and conservation of the property to the City, but the tone of the public debate remained contentious. The City of Montpelier engaged a professional mediator to assist the city in continuing discussions with the landowner. In 2006, the re-zoning was completed and the landowners agreed to meet with the Trust for Public Land to discuss a sale of the property. TPL entered into an option agreement with the landowners in August 2007 and began discussions with conservation and housing leaders about a path toward building consensus on a desirable future use of the property. Growing community and political concern about the lack of affordable housing in Montpelier led TPL, a conservation organization, to seek to achieve both conservation and housing outcomes on the property.

TPL convened a group of Montpelier residents active in community affairs to advise TPL and the City on the uses of the property that would best suit community needs. The Sabin's Pasture Working Group was comprised of: members of the Montpelier Housing Task Force, a board member of Friends of Sabin's Pasture, a Montpelier City Councilor, the Mayor of Montpelier, representatives of the Montpelier Parks and Conservation Commissions, residents of surrounding neighborhoods, and Vermont College of Fine Arts. Between November 2007 and June 2008, the Sabin's Pasture Working Group met regularly to develop a recommendation for Sabin's Pasture. Working Group meetings were facilitated by the Dispute Resolution Center at Woodbury College and the North Star Group. Working Group members sought input from engineers, natural resource professionals, affordable housing advocates, public officials, conservation advocates and additional stakeholders in Montpelier on the resources and values that should be taken into consideration in the plan for the future of this property. In January 2008, TPL hired Jean Vissering, Landscape Architect, to focus the discussion by examining a number of development and conservation options reflecting both site and regulatory considerations including slopes, soil conditions, natural features, and current zoning requirements.

The Working Group reached consensus on a Recommended Conservation and Development Plan and presented the plan for public comment in June 2008. The plan includes criteria for the conservation and development areas of the property, including uses of the conservation area and design criteria for the development. The nearly 40 comments received were generally supportive and acknowledged the importance of the effort involved in bringing stakeholders together to clarify community values. Montpelier City Council voted on July 9<sup>th</sup> to direct city staff to work with TPL to complete additional feasibility work on the development aspects of the Working Group's Plan, and voted unanimously in

Part II Tab 2

support of a city-owned park at Sabin's Pasture. City Council also affirmed that the \$188,000 approved by voters in 2006 for the Sabin's Pasture property would be dedicated to this effort. The Montpelier Conservation Commission, Parks Commission, and Housing Task Force, in addition to the Friends of Sabin's Pasture support the Working Group's Recommended Conservation and Development Plan for the property.

Sabin's Pasture is recommended as a high priority for protection in the City of Montpelier's 2002 Open Space Plan: Views and Vistas. In recommending protection approaches the plan states: "Several approaches may be needed including the purchase of open space easements to protect the upper meadow areas, sledding hill, valuable woodland areas and potential linking corridors. ... Development along Barre Street could be very appropriate on this piece, but it is critical that development protect the foreground views from the upper pasture...Development should be designed to protect a visually meaningful and contiguous piece of open space."

The plans for Sabin's Pasture are consistent with the goals of the City's 2005 Master Plan:

1. Encourage new residential development in accordance with the principles of traditional patterns of neighborhood development that includes new dense, residential development that supports and enhances mixed uses, pedestrian circulation, intensively-used open space, inter-connected street patterns, architecture in harmony with the neighborhood, and a sense of community.
2. Encourage preservation of open space by carefully balancing the community need for open space and other land use.
3. Encourage housing that provides a range of ownership options and is affordable to a range of income levels.
4. Encourage the development of new housing. Ensure that new development respects existing neighborhoods, preserves key natural areas and provides effective and safe use of existing or enhanced vehicular, bike and pedestrian transportation networks.

## VHCB / HOME APPLICATION SUPPLEMENT

1. Describe the importance of the resource in question to the community, region or state. Will the project result in the perpetual use of the resource in the manner described?

The parcel is the largest remaining undeveloped parcel in Montpelier will access to municipal water and sewer, and therefore represents a unique opportunity for in-town residential development to address Montpelier's current and future housing needs. The property's location also makes it ideal for a public park, as it is within walking distance of several neighborhoods currently not well served by Montpelier's park system. TPL and the City's collaborative effort

2. Provide a narrative summary of the construction scope of work.

To be determined within the capacity grant period. The requested capacity grant includes funds for an architectural firm and professional cost estimator.

3. Which of the VHCB policies listed in the instructions apply to the project? Concisely describe how the project meets (or doesn't) the applicable policies. In the case of new construction projects, discuss in detail how the project qualifies under the VHCB New Construction guidelines.

Capacity grant funds will be used for pre-development and feasibility activities associated with creation of permanently affordable rental and homeownership housing. TPL and the City will work with the selected development and affordable housing partners to ensure that the project will be consistent with VHCB policies.

4. Does this project or the community in which it is located address the dual goals of housing and conservation? If it does, explain how the project furthers the VHCB goals of "creating affordable housing for Vermonters" and "conserving and protecting agricultural land, historic properties, important natural areas and recreational lands."

This project is aimed at assuring that the development that is carried out on this site is carried out in a context that preserves important natural resources for Montpelier. TPL and the City will work to ensure that 80 acres of the property is permanently protected as a public park. TPL and the City will work with affordable housing professionals and community groups to ensure that the project includes the types of housing most needed in the area to serve the groups underserved by the existing housing supply.

5. VHCB requires applicants to make the following contacts in writing to inform appropriate parties of the project: 1) regional planning commission; 2) appropriate municipal officials; 3) Vt. Division for Historic Preservation (unless you are applying for HOME or Lead Paint funding in which case VHCB will contact its historic preservation consultant); 4) Residential Energy Efficiency Program at Vermont Energy Investment Corp. Please make these contacts sufficiently in advance to allow for a timely response. Please submit copies of any comments received.

The project is in the preliminary planning stages at this point. TPL and the City will make contact with the relevant agencies this fall when more information is known.

6. How can the Housing and Conservation Board be assured that its investment will be protected and its goals accomplished in perpetuity? How will you meet your stewardship responsibilities?

A stewardship plan for the affordable housing and the conservation land will be prepared before the land is conveyed to the city and a development partner. The conservation area will be permanently protected via a restriction preventing conversion from public open space use. If VHCB conservation funds are awarded, an easement will be conveyed to VHCB and potentially another conservation entity.