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Vermont —Rural Housing Service

Strategic Partners

Capital City Celebrates Renovation of Historic Building For Senior Housing Community Gardens Bring Fresh Produce To Resident Seniors

Outline Of Need:

The City of Montpelier in Vermont's Washington County, has a strong need for housing and supportive service programs to allow seniors to age in place safely and independently in their homes. Before this facility was built, USDA Rural Development had only one independent senior housing facility within the city limits with a long wait list.

How Rural Development Helped:

USDA provided the permanent financing of \$875,000 to create 14 apartment units and provided 12 units of Rental Assistance to keep rents affordable for very low income residents.

The building was an adaptive reuse of an old school near downtown Montpelier. It ceased being a school over 25

Fast Facts

Program: MFH Section 515 New Construction Program
Investment: \$875,000 1% loan and 12 Units of RA

Partners: Vermont Housing Conservation Board; HOME Funds; Vermont Community Development Program (CDBG); City of Montpelier; Historic and LIHTC equity investor—Community National Bank, Derby, VT; Vermont Fuel Energy Program

Congressional District: At-large

Demographics:

- City of Montpelier, Washington County
- Rural Population—7855

Impact:

- 14 senior households served
- Project based affordable units for very low and mixed income

Contact: Robert.McDonald@vt.usda.gov



Photo: Left: Vermont Governor Peter Shumlin addresses the residents and funders in the senior center at an open house celebration on July 25, 2012. Right: A look down the hallway on the second floor apartments.

years ago but part of it had been used as a senior center. The building suffered a fire in 2009 and became unusable. A community planning process ensued, and the property was successfully transformed into 14 beautiful apartments and a fully refurbished senior center that is now used by the entire community.

The Results:

This housing renovation revitalized and protected a historical landmark building that is listed on the National Historic Register. The Rural Development funds leveraged \$2.5 million of other funds including both LIHTC and Historical credits. The energy improvements to the building incorporated to a great extent the Net Zero Energy consumption goals of USDA Rural Development.

The architect and energy consulting team planned the rehab such that 85 percent of the building's energy supply will be generated on site. Some of the features include: super insulation, photovoltaic 25kw, solar hot water, wood pellet boiler, energy efficient lighting and heat exchange ventilation and energy efficient air conditioner units. The apartments were quickly leased up and already have a long waiting list.

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