

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

APPLICANT ORGANIZATION CATHEDRAL SQUARE
CONTACT NAME CINDY REID
DAYTIME PHONE & E-MAIL 802-859-8805; reid@cathedralsquare.org
NAME OF PROJECT McAULEY SQUARE CAPITAL IMPROVEMENTS
AMOUNT REQUESTED \$40,000
ESTIMATED CONSTRUCTION START DATE 12/1/2021
ESTIMATED COMPLETION DATE 6/1/2022
TOTAL ESTIMATED PROJECT COST \$95,000
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 55
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$95,000 55 units = \$1,727 per unit

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):

McAuley Square is a 21 year old affordable housing property consisting of three buildings – a building for older adults (55 units), a “Scholars” building for young parents continuing their education (12 units), and “Independence Place” supportive housing for formerly homeless persons in partnership with ANEW Place (8 units). The focus of this funding request is the senior housing building, which consists of 55 rental units. Cathedral Square refinanced the property after its initial Low Income Housing Tax Credit compliance period and we have a new loan which we can refinance after 2027. Until then we are operating and maintaining the property and managing our replacement reserves closely. Some of the building elements are nearing the end of their useful life. In order to reach the 2027 mark, we are requesting BHTF for capital improvements to stretch our replacement reserves. We are planning improvements for late fall 2021 into spring 2022 including: interior carpet and paint, upper fascia rot repair and rotten trim replacement on gable ends, and removal of several black locust trees which present a risk to the property. This work totals approximately \$95,000. We are seeing significant increases in labor and material costs. We request \$40,000 from BHTF towards these capital improvements.

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

All 55 households (100%) residing at McAuley Square in the senior housing building are <80% AMI.

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

Currently 98% of the households at McAuley Square are at or below 50% of area median income:

- 65% are at or below 30% of AMI
- 33% are at or below 50% of 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:**

The City has been a key supporter of the McAuley Square development, developed in 1999, and has awarded funding to McAuley Square in the following instances:

- 2001 – Burlington HOME Program funds for construction;
- 2020 – Burlington Housing Trust Funds for McAuley Square Playground & Garden Project.

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

This project supports three priorities of the City's Housing Action Plan:

- The first action in the Housing Action Plan is to Continue to Prioritize Affordable Housing Preservation. McAuley Square is a critical property of Burlington's existing affordable housing stock whose goals of providing safe, affordable housing to older adults in a multigenerational community play an important part in the City's affordable housing stock.
- Priority Need 10 – Protect the Vulnerable – to provide services for homeless residents, survivors of domestic violence, frail elderly, those in permanent supportive housing.

On-site SASH staff work to support McAuley's previously homeless, frail elderly, and other vulnerable residents supported by amenities that foster socialization and wellness programs.

- Goal DH1.2 Protect the Vulnerable New Special Need Housing – Under this goal, new units will be constructed for seniors or properties dedicated to seniors renovated.

The frail elderly and previously homeless residents living in the McAuley Senior Building are a vulnerable population that benefit from safe, decent, affordable housing. Preservation and re-investment in McAuley Square directly addresses this goal.

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

Capital improvements to McAuley Senior Housing support several key priorities of the City's Consolidated Plan as follows:

- Priority Need: AFH – Maintain or Preserve Affordable Housing  
To maintain affordable housing units through rehabilitation or preserve units from being lost in the affordable housing inventory.
- Priority Need: AFH – Housing Resources to LMI Residents, Homeowner  
To provide emergency repairs/access modifications to LMI renters and homeowners to assist in housing retention.
- Priority Need: Protect the Vulnerable  
To provide services for homeless residents, survivors of domestic violence, frail elderly, those in permanent supportive housing.
- AP-85 – Other Actions  
Actions planned to foster and maintain affordable housing  
“...The City will explore Housing Action Plan strategies to expand accessibility, universal design and accessory dwelling units, along with other creative solutions to provide housing for our increasing aging population. In addition, the Plan suggests strategies to increase student housing thereby releasing units to low/moderate and market rate renters. The City will look for ways to increase homeownership opportunities per the Assessment of Fair Housing and partner with local agencies to explore a coordination of housing retention efforts.”

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

Cathedral Square houses older adults 55 years and up in affordable housing at McAuley Square Senior Housing, and provides SASH® services (Support And Services at Home) at no cost to residents. 98% of households are below 50% of AMI. 65% have rental assistance (a combination of project based and tenant based assistance). CSC serves some previously homeless households at this property, and provides housing retention services in addition to SASH, to help keep people housed successfully and prevent further homelessness. The proposed project will invest in needed upgrades to the McAuley Square Senior building so we may continue to provide warm, healthy and affordable homes to this underserved, vulnerable population.

**Please describe the experience of the development team:**

Director of Development Cindy Reid has worked to fund and develop affordable housing for over 30 years, including 8 years at CSC. Jim Whitcomb, Facilities Manager, has been with VHFA for over 30 years overseeing and stewarding our entire portfolio, and will manage the project.

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

McAuley Square senior housing offers amenities including a community room, resident storage, laundry and gardens for residents' use and enjoyment.

**Please describe how the project addresses community need:**

McAuley Square Senior houses 55 senior households. Investment in capital improvements here preserve and protect this critical housing resource for the Burlington area. At a time in which we are facing an unprecedented shortage of affordable housing (<1% vacancy rate in Burlington), preservation and re-investment in housing stock, as well as production of new housing, re critical.

**Please describe how the project would impact the community:**

The project will improve the property, both interior and exterior, and keep this affordable housing community in good shape physically and financially.

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.

Cindy Reid

Print Name

*Cindy Reid*

Applicant Signature

8/20/2021

Date

## McAuley Capital Improvements Project

### SOURCES

Replacement Reserves	\$ 55,000	<i>committed</i>
BHTF FY22	\$ 40,000	<i>requested</i>

**Total: \$ 95,000**

### USES

Interior carpet and painting	\$ 60,000
Fascia board and gable end trim replacement	\$ 20,000
Tree removal	\$ 15,000

**Total: \$ 95,000**