

**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 Wifi Capability and Access at Cathedral Square Senior Living
AMOUNT REQUESTED \$30,000
ESTIMATED CONSTRUCTION START DATE January 4, 2021
ESTIMATED COMPLETION DATE April 30, 2021
TOTAL ESTIMATED PROJECT COST \$59,100
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 108
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$547.22 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):

Summary:

Cathedral Square Senior Living (CSSL) is a 108-unit affordable housing community located at 16 Cherry Street constructed in 1977 consisting of 68 units of service-enriched affordable independent senior housing, and 40 units converted to affordable licensed assisted living in 2003. The property has benefited from renovations and upgrades over the decades to modernize, improve energy efficiency, improve accessibility. CSSL is located on a bus line, and within walking/wheelchair distance to downtown. This central location is convenient for low-income residents providing access to transportation, goods and services. Despite Cathedral Square's efforts to bring wifi access and security camera infrastructure to its flagship property, as it does to other communities in its portfolio, internet access and resident security at CSSL have been hindered by the lack of a centralized cable network. This project aims to provide network cabling throughout the building to provide internet access and services and improve general safety to the residents of Cathedral Square Senior Living. This will be accomplished through installation of distributing cable connections to each floor of the building.

Description:

This network backbone and cabling project has three goals:

1. Provide access for Burlington Telecom to provide service and compete with Comcast.

Cathedral Square has been working towards getting CSSL resident access to Burlington Telecom services for over two years. We have just completed the first phase of installing a Burlington Telecom main feed into the building. However, the closest location from which the main feed can feed service to resident apartments is from the mechanical room on the top floor of the building. Currently, no networking delivery infrastructure exists to provide Burlington Telecom the ability to deliver service to all residents.

All apartments are currently wired with RJ11 phone wiring and modern coaxial cable. RJ11 is only adequate for delivery phone service and very low bandwidth internet services. Residents are, therefore, limited in options (and therefore cost competitiveness) and quality for TV, phone and internet services. We strive to provide the building infrastructure to allow Burlington Telecom to offer their services to residents through installing wiring to each floor, and a switch at each floor, that can then branch to each apartment on that floor.

2. Provide networking on each floor for consistent remote monitoring and recording for security footage.

We are in need of uniform security monitoring of each floor of the building. We have experienced incidents and disputes ranging from violations of restraining orders, to arguments, to damage to our property, all of which threaten a feeling of safety for our residents. At other properties where networking delivery infrastructure does exist, we have been able to install security cameras where needed. Security camera presence alone is a deterrent to problematic behavior. Security camera footage is also incredibly helpful to onsite staff to be able to review footage and understand an incident when they receive a complaint or learn of an altercation. Burlington Police also frequently request footage from the limited cameras currently in use to help them address issues with squatters, fights, domestic disputes, and unwanted guests. For the assisted living portion of the building, cameras will also assist with monitoring residents and staff to ensure better safety and coordination. This cabling project will allow us to install two to four security cameras on each floor of the building.

3. Provide guest WiFi throughout the entire building.

Cathedral Square endeavors to provide free wifi to its communities. The building currently only has limited access to guest WiFi services in certain locations within the building due to the constraints in cabling. We wish to provide free internet access to residents who are unable to afford or manage their own internet services. Many of our residents are unable to manage internet services on their own. COVID-19 has made internet access an even more pressing equity issue, as internet is now necessary to have access to Telemedicine or other health management such as UVMHC MyChart (aka Patient Portal). There is also a need for access to keep in touch with family and friends via social media, email and video conferencing to combat social isolation. This cabling project will enable us to install seven or eight wifi hotspot devices on each floor, providing wifi throughout the building.

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

This project will benefit all 108 households and 110 residents in the building. The building contains 15 “market” apartments that are unrestricted but generally also serve households at or below 80% of AMI.

93 apartments (86%) are restricted to at or below 80% AMI through restrictions to <60% AMI and <50% AMI through housing subsidy covenants with VHCB and VHFA.

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

89 of the 93 apartments described above (82% of the total 108 apartments) are restricted to at or below 50% AMI and receive rental assistance through HUD.

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 very supportive of the Cathedral Square Senior Living development developed in 1977 and recapitalized in 2009. The City supported the original development with a HOME loan of \$142,500. For the 2009 recapitalization, the City provided a HOME loan of 100,000, a Community Development Block Grant award of \$90,000 and Burlington Housing Trust Funds of \$15,000.

The small size of this current project has not warranted seeking additional support from the City other than Housing Trust Fund funding.

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

The first action in the Housing Action Plan is to Continue to Prioritize Affordable Housing Preservation. Cathedral Square Senior Living is a vital component of Burlington's existing affordable housing stock that works diligently to function independently and sustainably, however due to its age and concrete construction, it is in need of this support to help make 21st century improvements that have not been able to be accommodated by Replacement Reserves. CSSL is located in the Designated Downtown and Neighborhood Development Area where the City strives to enhance quality of life and promote equity and opportunity for Burlington residents. The City's Downtown Housing Strategy report identifies an "affordability crisis" and recommends strategies to promote and preserve affordable housing in the City.

A second priority action in the City's Housing Action Plan is to Strengthen Housing First through providing permanent housing combined with available supportive or wrap-around services. Cathedral Square's participation in the Homeless Alliance, and dedication to the Governor's Executive Order to dedicate 15% of our housing portfolio to previously homeless households, actively advances the Housing First approach. Nineteen current CSSL residents were previously homeless before being housed at CSSL, and homeless persons gain priority on the wait lists for Cathedral Square properties.

A third directly addressed priority of the plan is to "Provide Appropriate Housing Options for an Aging Population." Cathedral Square Senior Living's service-enriched housing for low-income individuals is a critical component of Burlington's housing options for older adults. Cathedral Square is deeply committed to accessibility, and has equipped CSSL with accessible bathrooms and apartments, corridor handrails, an elevator, and many other universal design features. Using housing as a platform for health care, CSSL's SASH program improves health and increases quality of life through care coordination, medication management, and wellness programming. A recent RTI independent evaluation of SASH indicated that SASH participants in CSC housing settings had fewer hospital admissions and saved an estimated \$1,227 per person per year in Medicare expenditures.

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

This proposal aligns well with City's housing priorities.

Priorities:

Priority Need 1 - 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 10 – Protect the Vulnerable – to provide services for homeless residents, survivors of domestic violence, frail elderly, those in permanent supportive housing

Goals:

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.

DH 2.1 Acquire/Rehab Rental or Owner Units – Under this goal, affordable units will be preserved through renovation, and/or refinancing of expiring tax credits to keep the units within the affordable housing inventory to keep LMI households housed.

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

Cathedral Square Senior Living supports a large vulnerable population of very-low income frail seniors. Fifteen residents of CSSL (14%) are between the ages of 55 and 62, 58 residents (53%) are between the ages of 62 and 80, 36 residents (33%) of CSSL are between the ages of 81 and 95, 1 resident is over the age of 96. Supportive services through the Support and Services at Home (SASH) program are available to independent living and assisted living residents. The average SASH participant has six chronic conditions. The 40 Medicaid Assisted Living units serve frail seniors who require assistance with activities of daily living can no longer live independently. CSSL Assisted Living offers residents assistance with personal care activities, including daily meals, housekeeping services, and recreational and social activities. The Assisted Living program has been successful in serving older Vermonters who need a continuum of care, and the significant need for assisted living in this market area continues to increase dramatically.

Please describe the experience of the development team:

Cindy Reid, Miranda Lescaze, and Greg Montgomery make up the Cathedral Square development team. Cindy has over 30 years' experience in affordable housing development and finance between her six years as CSC's Development Director and 17 years prior at VHFA. Miranda has 7 years development experience at Cathedral Square including the development of Juniper House (under construction), Allard Square (2018), Elm Place (2017), and Richmond Terrace deep energy retrofit (2016). Greg joined CSC a year and a half ago as CSC's Project Manager. He is a licensed architect with strong experience in construction management and building design.

Evan Selleck, Cathedral Square's IT manager, has coordinated the installation of the Burlington Telecom main feed to the building, and defined the scope of this project. He is responsible for networking, wifi access and security camera installation at all Cathedral Square properties.

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

The community room, "Top of the Square," on the 10th floor, and the offices are currently served by wifi, and this project would enable access to wifi outside of that area.

As mentioned above, installation of security cameras would benefit the Burlington Police Department in addition to the Cathedral Square community and management.

Please describe how the project addresses community need:

This project provides equity and access to a vulnerable low-income senior population of the Burlington community. The need for affordable senior housing in the area is well documented: CSC's overall waitlist is over 1,000 persons; it takes between three and six years to secure a CSC apartment. The 65-74 year old age cohort is the largest growing demographic in Vermont, our nation's second oldest state. A recent project specific market study indicates a vacancy rate of a low 1.8% in the market area. Cathedral Square Senior Living plays an important role in keeping vulnerable seniors successfully housed with services.

Please describe how the project would impact the community:

Installation of vital networking infrastructure will provide internet access and equity to residents, and building security to the resident community and broader downtown Burlington neighborhood community. The Cathedral Square Senior Living community helps to protect vulnerable Burlingtonians who might otherwise be homeless or in more expensive institutional care.

Signature Page

Please check each box that applies:

- 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.
- 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



Applicant Signature

11/23/2020

Date

CSSL Wifi Project Budget

Nov-20

Budget				Source		
	cost per ea	Quantity	Total	Burlington Housing Trust Fund request	Green Mountain Coffee Roasters donation	CSSL Replacement Reserves
Electrical contractor quote to wire the building: Run EMT fiber raceway from ground floor up through building to top floor. Run CAT6 cables to each floor. Run EMT raceway to 4 security camera locations and 2 wifi locations on floors 2-8.			\$32,385	\$30,000		\$2,385
Security cameras	\$190	32	\$6,080			\$6,080
Power over ethernet & switches	\$389	9	\$3,500			\$3,500
Managed wifi points	\$125	29	\$3,625			\$3,625
Wifi licensing	\$208	8	\$1,664			\$1,664
Structured network cabinet	\$572	1	\$572			\$572
Misc. - cables, ends, patch panels	\$2,000	1	\$2,000			\$2,000
Security camera server - supermicro 16 bay, dual redundant 900W power supply	\$6,000	1	\$6,000		\$6,000	
NVR Camera	\$524		\$2,024			\$2,024
Networking equipment - wifi access points, cisco AP license, firewall			\$1,250			\$1,250
TOTAL			\$59,100	\$30,000	\$6,000	\$23,100