

**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 Playground & Garden Project
AMOUNT REQUESTED \$20,000
ESTIMATED CONSTRUCTION START DATE April 2020
ESTIMATED COMPLETION DATE June 2020
TOTAL ESTIMATED PROJECT COST \$28,500
TOTAL NUMBER OF AFFORDABLE HOUSING UNITS 74
TOTAL ESTIMATED PROJECT COST / TOTAL NUMBER OF AFFORDABLE HOUSING UNITS (PER UNIT COST) \$28,500 / 74 = \$385 per unit total cost. HTF request is \$270 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 - perpetual
 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):

This project seeks to make accessibility and general improvements to the gardens and playground at McAuley Square. McAuley Square is a multi-generational community consisting of three buildings: Scholars House, Independence Place, and McAuley Senior Housing. Scholars House offers twelve apartments to parents going back to school and Independence Place offers seven apartments to teen mothers. The two buildings house 24 children, 71% of whom are age six or under. McAuley Square offers 55 one- and two-bedroom homes to older adults ages 55 and over.

The green space that welcomes visitors to this multi-generational community is used by all three communities and provides two primary programming amenities: a small playground offering four swings, and a garden area with sixteen raised bed planters. Both of these features are vital to the livelihood of the communities, providing an area for children to release energy, build strength and enjoy the outdoors, as well as a resource for residents to grow and harvest fresh produce and flowers. The multi-generational community is actively working on expanding the uses of this valuable green space and is seeking this grant to improve the accessibility to both the raised garden beds and the playground.

Scholars House and Independence Place residents and their onsite staff have been requesting additional playground equipment, and accessible playground equipment, for years. The resident board of these three communities has repeatedly selected this need for the recipient of their annual \$3500 award from the Sisters of Mercy endowment. However, this small pledge has never been enough to embark on an improvement project. For instance, purchase of an accessible swing would be possible, but not an accessible path to get to it. In 2018 Cathedral Square endeavored to develop a comprehensive playground accessibility and expansion project. We asked the nineteen households of Scholars and Independence Place to complete a survey to help identify the equipment and resources that would best suit their needs. We learned a great deal of information from our respondents, and the children provided a hand drawn picture of their ideal playground which we hope to incorporate into the project. We learned that at least one child has difficulty utilizing the current equipment due to a disability. Cathedral Square prides itself on ensuring accessible routes to all of its properties' amenities. However, the current access to the raised garden beds, which are wildly popular with McAuley Square residents, is grassed, making walking with a walker, a wheelchair, or any mobility impairment difficult.

With the requested funds we plan to we plan to relocate the playground area closer to the buildings so they can be connected to the concrete sidewalk with a stone dust path. For the playground we will install an adaptive swing to ensure children with disabilities can enjoy swinging, a freestanding slide, and a zig-zag balance beam, all installed on a safe rubber mulch surface. A new stone dust path will be installed connecting the existing concrete sidewalk to both the playground and to the raised garden planters, and two benches will be installed at the knuckle where these two paths split, offering seating to playground and garden users alike, and encouraging intergenerational interaction. By adding a new stone dust path leading to both areas from the existing concrete walkway and surrounding all of the garden planters, we aim to ensure these areas are accessible for all to use and enjoy.

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

100% of the households for which Cathedral Square collects income data for have incomes at or below 80% of AMI (5 of the 74 households are unrestricted “market” units). In fact, the household (for which we have income data) with the highest income in this community has an income of 56% of Area Median Income.

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

Sixty-six of the sixty-nine households (91%) for which Cathedral Square collects income data have incomes at or below 50% AMI. Of these 66 households, 43 of them (65%) have household incomes at or below 30% AMI. Fifteen of McAuley Square’s 74 current households were previously homeless before securing housing at McAuley Square.

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 was very supportive of the McAuley Square development, developed in 1999. For the McAuley Elder (called “Allocated” at the time) the City provided a HOME loan of \$150,000, and for Scholars House and Independence Place (called “Bond” at the time), the City provided Burlington Housing Trust Funds of \$136,500. In 2016 the City allowed CSC McAuley LLC to assume the HOME loans and end the accrual of interest during the development’s post-year 15 refinance.

The small size of this current playground expansion and garden accessibility 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:

1. 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 seniors, single mothers, and parents continuing their education in a multigenerational community play an important part in the City’s affordable housing assets.
2. 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 services staff’s work to support McAuley’s previously homeless, frail elderly, young children, and other vulnerable residents is supported by amenities that foster socialization and healthy habits such as play and garden equipment.

3. 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 McAuley Senior and the previously homeless and domestic violence survivors living in Independence Place and Scholars House are vulnerable populations deserving of amenities allowing and encouraging play, cultivation of and access to fresh foods, and socialization. This playground expansion and accessibility project will augment these amenities at McAuley Square.

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

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:

McAuley Square, comprised of three building communities and many generations, is a community housing individuals with many different vulnerabilities from single moms and their children to frail elders to parent scholars. Twenty percent of the 74 households living at McAuley Square were previously homeless. 65% have incomes <30% AMI and 91% have incomes <50% AMI. Cathedral Square is proud to offer stable, affordable housing to these households, seventy percent of which are receiving rental subsidy, as well as the many supportive services including SASH[®] and housing retention services, and Lund Family Center programs for Independence Place residents, we work hard to provide. Cathedral Square very much wants to further support McAuley Square residents through offering adequate play equipment and garden accessibility, however building replacement reserve accounts are insufficient to address these improvements. We are excited to have secured \$8,500 in other funding for this playground expansion project, and hope that the City’s Housing Trust Fund can provide the additional \$20,000 necessary to complete this project to offer quality outdoor amenities and make them available to all residents, regardless of physical ability.

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 thirty years’ experience in affordable housing development and finance between her six years as CSC’s Development Director and seventeen years prior at VHFA. Miranda has over five 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 this year as CSC’s Project Manager. He is a licensed architect with strong experience in construction management and building design.

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

N/A

Please describe how the project addresses community need:

Scholars House and Independence Place together offer 19 apartments to 24 low-income children, 71% of which are ages 6 and under. These children deserve more than the current play space offers – swings and a donated plastic

slide, with no accessible path to access them, are not enticing or attractive play equipment. In addition, an accessible swing, and an accessible path to access the playground, open the opportunity for play up to everyone.

McAuley Senior houses 55 senior households. The garden area and its 16 raised garden beds are an attractive amenity that currently not all households can access. Creation of a stone dust path to make access to the garden area accessible by walkers and wheelchairs, and addition of two benches will augment the area and allow a place for seniors and parents to watch children play, thereby providing more opportunities for social connection within this affordable community.

Please describe how the project would impact the community:

This project will improve accessibility and access to quality play equipment for the McAuley Square community. In addition, the playground area will be more aesthetically pleasing to the greater community.

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, Director of Development, Cathedral Square

Print Name

Cindy Reid
Applicant Signature

11/26/19
Date

McAuley Playground and Garden Project

SOURCES

VCIL	\$ 5,000	<i>committed</i>
Endowment	\$ 3,500	<i>committed</i>
Trust Funds	\$ 20,000	<i>requested</i>

Total: \$ 28,500

USES

Budget

Permits & engineering	\$ 3,300
Landscape Installation - crushed stone paths, playground surface and edging, installation of playground equipment	\$ 20,700
Playground equipment - ADA swing, slide, zig-zag balance beam	\$ 3,815
Benches (2)	\$ 535
Contingency	\$ 150

Total: \$ 28,500

