

Program Overview

The Community Partnership for Neighborhood Development Program is a new, one-time, competitive grant reimbursement program available to Vermont municipalities and non-profit organizations. The Program supports investments in the development of inclusive, smart-growth neighborhoods by funding predevelopment costs including: municipal planning, site control, design, scoping, and surveying for the development of a pilot neighborhood. The Program aims to pair targeted and coordinated investments with planning support to make transformative projects possible.

Program Partners

The Program represents a cooperative effort between state agencies and external funders to demonstrate how targeted and coordinated investments paired with planning support can support the development of homes in inclusive, smart growth neighborhoods. Partners include:

- the Vermont Department of Housing and Community Development
- the Vermont Housing Finance Agency
- the Agency of Natural Resources
- the Agency of Transportation
- the Department of Public Service
- the Vermont Bond Bank
- the Vermont Economic Development Authority
- the Vermont Housing and Conservation Board
- the Vermont Association of Planning and Development Agencies
- the Vermont League of Cities and Towns
- the Vermont Regional Development Corporations

By the Numbers [2023]



\$900,000
available funding



\$2,484,733
total request



9
applications
received



7
applications fully or
partially funded



1,341
dwelling units
created



Stonecrop Meadows Case Study

Grant Award: **\$175,000**

Stonecrop Meadows is a new master planned, smart-growth, mixed-income, energy-efficient neighborhood immediately adjacent to downtown Middlebury in close proximity to Town amenities and services. The neighborhood will be located in Middlebury's new Neighborhood Development Area and include a variety of structure types and be affordable at a variety of income levels across more than 150 much-needed housing units.

In Phases 1 and 2 alone (81 units), there are expected to be (i) 6 for-sale homes affordable to families that make less than 80% of Area Median

Income (AMI), (ii) an additional 31 for-sale homes affordable to families that make less than 120% of AMI, (iii) 6 rental apartments affordable to families that make less than 30% of AMI, (iv) an additional 18 rental apartments affordable to families that make less than 60% of AMI, and (v) 8 for-sale homes and 6 rental apartments available at modest market rates.

The Community Partnerships grant will allow the Applicant and the Sponsor to complete numerous planning objectives leading to a 2024 construction start.

Awarded Projects

Funding was awarded to municipalities and non-profit organizations that proposed the creation of new neighborhood developments or infill developments within existing, developed neighborhoods, in keeping with the program’s objectives. Funding is supporting projects that lead to the construction of compact, human-scaled neighborhoods with a density of at least eight dwelling units per acre, characteristic of Vermont’s smart growth principles. They will provide a mix of housing types, styles, tenure, and sizes to accommodate diverse households and are located in close proximity to existing residential, employment, and civic uses. Not less than 25 percent of the units will have perpetual affordability, INCLUDING 35 percent of the homes affordable at 80 percent of the area median income. These developments will provide for a mix of transportation modes, with interconnected streets and sidewalks, and be designed to enhance historic resources, climate readiness, energy efficiency, environmental quality, resident health, and overall livability.

Municipality	Project Name	Units
Fairlee	Chapman’s Place Redevelopment	10
Middlebury	Stonecrop Meadows	150
Bennington	Benn High Redevelopment Project	39
Hinesburg	Windy Ridge/NRG	83
Waterbury	51 South Main Street Apartments	26
St. Albans	Fonda Lot Revitalization	33
Burlington	South End Innovation District Planning	700-1000
TOTAL		~1341

Eligibility

Funding was awarded to a municipality or non-profit organizations that is proposing the creation of a new neighborhood development or infill development within an existing, developed neighborhood in keeping with the program objectives. While funds must be awarded to a municipality or non-profit organization, we strongly encourage partnerships, including partnerships with for-profit developers. Funds may be awarded to support:

- Municipal planning that directly supports project development
- Project scoping including market studies
- Preliminary financial feasibility analysis/pro forma development
- Permit fees (those necessary to apply for financing)
- Legal fees
- Consultant fees
- Site control including appraisal fees
- Land surveying
- Site assessment, including, but not limited to, traffic and access analysis, natural resource assessment, stormwater and drainage analysis, utility system analysis
- Architectural fees for preliminary architectural design work (site and floor plans, elevations, renderings).
- Engineering fees, including but not limited to, wastewater or sewer system design, energy supply system design and energy modeling, and sustainability assessments
- Costs related to preparation of construction plans and specifications
- Community engagement