

Act 250 Exempt Priority Housing Projects

1/1/2017 through 12/31/2022

JO # / PRS	Project Name/Location	Town	Date Issued	Description	Designation	Total Units
JO 3-228	Braverman Co, LLC	Hartford	2/25/2022	Development of a mixed-income residential building located at the corner of Prospect and Maple Street in White River Junction, Hartford, Vermont. The project will include 43 residential units for rental. The residential units will consist of studio apartments, 1-bedroom units, two-bedroom, and three-bedroom units. Not less than twenty percent (20%) of the housing units will meet the definition of "affordable housing" under 10 V.5.A. §6001(29). The project is located within a State Designated Growth Center.	Growth Center	43
JO 3-234	Twin Pines Housing	Hartford	5/10/2022	Demolish an existing residence on 1.9 acres to build a permanently affordable apartment building with 18 one-bedroom apartment units.	Growth Center	19
JO 3-266	Salisbury Square/Vermont Law School Institute for Energy and the Environment	Randolph	8/11/2022	3R0068-2 authorized the construction of a 36 residential unit and one office unit in 2010. As of 2012, 14 low-income rental housing units and one single family home were constructed. RACDC now proposes to build 12 apartment rental units contained within 3 buildings and 9 single-family homes. T	Neighborhood Development Area	12
JO 4-255	Burlington Town Center Bank, College, St. Paul, and Pine Streets	Burlington	5/5/2017	Redevelopment of Burlington Town Center involving new retail, offices, parking, and 272 housing units.	Downtown Development District	272
JO 4-260	Cathedral Square Market Street	South Burlington	9/8/2017	Construct a 39-unit affordable senior housing Project (Cathedral Square), to be served by municipal water and sewer, on a ± 0.74 acre parcel	New Town Center	39
JO 4-262	268 East Allen Street	Winooski	1/30/2018	Construction of a 39-unit residential building	Neighborhood Development Area	39
JO 4-263	Hinsdale Properties 15-23 Park Street	Essex Junction	3/1/2018	Demolition of the existing building and construction of a three-story building with commercial space on the first floor and residential units on the second and third levels	Village Center, Neighborhood Development Area	no info
JO 4-265	Snyder-Braverman Market Street	South Burlington	3/29/2018	Construct a phased mixed use project with ± 543-units of housing having a gross floor area of ± 547,850 square feet (SF) and with ± 194,213 SF of commercial space (total ± 742,063 SF)	New Town Center	543
JO 4-266	Severance Corners Severance Road	Colchester	6/19/2018	Construction of a mixed-use project consisting of ±200 units of housing and ±55,000 square feet of commercial space in multiple buildings.	Growth Center	200
JO 4-268	Chittenden Crossing Maple Street	Essex Junction	9/27/2018	Construction of a mixed-use, priority housing project in five buildings, along with associated roadways and parking facilities. The project includes 29,600 gross square feet of commercial space and 224 units of housing.	Village Center, Neighborhood Development Area	220
JO 4-269	Mansion Street Apartments 101-109 Main St, and 18 Mansion St	Winooski	6/3/2019	Demolition of three existing residences and outbuildings at 101 Main Street, 109 Main Street and 18 Mansion Street in Winooski, VT, and replacement with a four-story building that has two commercial spaces on the first/garage levels and 74 residential dwelling units on the first through fourth levels	Neighborhood Development Area	74
JO 4-269(revised)	Mansion Street Apartments 101-109 Main St, and 18 Mansion St	Winooski	6/26/2020	Demolition of two existing residences and outbuildings at 101 Main Street and 109 Main Street in Winooski, VT, and replacement with a four-story building that has one commercial space on the first level and 54 rental residential dwelling units (14 two-bedroom and 40 one-bedroom units) on the first through fourth levels ("Mansion Street Apartments").	Neighborhood Development Area	54
JO 4-269A	Mansion Street Apartments 101-109 Main St, and 18 Mansion St	Winooski	undated	Demolition of two existing residences and outbuildings at 101 Main Street and 109 Main Street in Winooski, VT, and replacement with a four-story building that has one commercial space on the first level and 54 rental residential dwelling units (14 two-bedroom and 40 one-bedroom units) on the first through fourth levels ("Mansion Street Apartments").	Neighborhood Development Area	54

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JO 4-270	Severance Park Route 7, Severance Road, and Blakely Road	Colchester	6/27/2019	Construction of ±475 residential units with senior housing, multi-family housing, tiny townhouses, family townhomes, workforce housing, and a daycare center with a community room on a ±63 acre parcel located at the northeast corner of the US Route 7, Severance Road, Blakely Road intersection in the Town of Colchester. The project includes an office building, a 13-acre central park, community gardens, and an overlook park.	Growth Center	475
JO 4-273	2 Burlington Square 77 Pine St	Burlington	11/15/2019	The project is an adaptive reuse of an existing downtown building and does not involve the construction of any new additions or buildings. The renovation will result in the conversion of 51,389 sf of the existing building to create a total of 50 rental apartments, ten of which (20%) will be subject to deed covenants providing affordability for at least 20 years in a manner that meets the definition of Affordable Housing. The result will be a mix of 44,123 sf of banking/office/commercial and 51,389 sf of housing, meeting the definition of Mixed Use, as 54% of the building being utilized for housing exceeds the required 40%.	Downtown Development District	50
JO 4-273 (Corrected)	2 Burlington Square 77 Pine St	Burlington	12/24/2019	The project is an adaptive reuse of an existing downtown building and does not involve the construction of any new additions or buildings. The renovation will result in the conversion of 51,389 sf of the existing building to create a total of 50 rental apartments, ten of which (20%) will be subject to deed covenants providing affordability for at least 20 years in a manner that meets the definition of Affordable Housing. The result will be a mix of 44,123 sf of banking/office/commercial and 51,389 sf of housing, meeting the definition of Mixed Use, as 54% of the building being utilized for housing exceeds the required 40%.	Downtown Development District	50
JO 4-274	223 East Allen Street	Winooski	1/24/2020	Construction of a 46-unit apartment building with @ 6,000 square feet of non-residential space. 35 of the 46 units will be affordable to individuals/families earning less than 60% of the Area Median Income (Affordable Floor Area = 22,877sf; Total Floor Area = 31,507sf; Percent of Affordable Floor Area = 72.61%).	Neighborhood Development Area	46
JO 4-276	City Gardens 355 Main Street	Winooski	5/6/2020	Construction of a 24,000 square foot mixed use building that contains 30 residential apartments and 3,000 square feet of commercial space. The residential units consist of 21 studios and 9 one-bedroom units. Six of the studio units will be affordable housing (rented to households not making more than 80% of Chittenden County Median Household Income). The proposed rents begin at \$1,325/month, including rent, utilities and fees, and shall be no greater than 30% of gross annual household income. Rents will be adjusted annually and will remain affordable for 99 years. The Project includes demolition of an existing structure at 355 Main Street.	Neighborhood Development Area	30
JO 4-277	9-11 Park Street	Essex Junction	9/22/2020	Demolition of existing structures at 2 Park Terrace, 9 Park Street and 11 Park Street, and construction of a nine thousand eight hundred thirty (9,830) square foot, four-story building with commercial spaces on the first floor and forty-eight (48) studio apartments on floors 2-4, together with a driveway, underground parking under the building for the exclusive use of the residential units and a two-level parking deck, portions of which will be public parking. At least 20% (10 units) of the housing will meet the definition of "affordable housing" under 10 V.S.A. §6001(29).	Village Center, Neighborhood Development Area	48

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JO 4-285	Butternut Station Condominiums 32 Malletts Bay Avenue	Winooski	3/9/2021	Construction of a new multifamily condominium building - a total of 20 residential condominiums within a single building footprint. The overall project parcel is currently owned by the City of Winooski and is the current location of the O'Brien Community Center, library, community health center, and other tenants. Champlain Housing Trust (CHT) will be acquiring about 0.47 acre for construction of the new multifamily condominium building, out of the 2.94 acre overall parcel. No existing buildings will be demolished for construction of the new building. CHT will sell each of the 20 two and three bedroom dwelling units, each of which will be subject to the CHT Condominium Housing Subsidy Covenant.	Neighborhood Development Area	20
JO 4-288	Burlington Town Center Bank, College, St. Paul, and Pine Streets	Burlington	3/25/2021	Redesign of the downtown Burlington redevelopment project known as CityPlace Burlington (formerly known as the Burlington Town Center project). Previous versions of this project were reviewed under JO 4-248 and JO 4-255. The redesigned project proposes 700,000 square feet of mixed use space, including 426 residential units, restaurant, retail, community space, co-working and meeting space. The project includes 422 parking spaces in a structured garage. As found by the Burlington Development Review Board, the project continues to conform to Burlington Inclusionary Zoning requirements regarding affordable housing. The proposal is 25% smaller in overall square footage than that reviewed in the most recent JO 4-255, dated May 5, 2017.	Downtown Development District	426
JO 4-297	79 Pine Street	Burlington	6/14/2021	"Construction of a nine story, 49-unit rental residential building at 79 Pine in Burlington, VT. The project is located on a vacant lot within a Designated Downtown Development District and is mixed income housing. [NOTE: This project at 79 Pine Street adjoins the parcel at 77 Pine Street owned by Nedde Bank LLC which was the subject of JO #4-273 (corrected).]"	Downtown Development District	49
JO 4-302	157 South Champlain Street	Burlington	5/27/2022	Construction of a 5-story, 38,000 sf, 48-unit rental apartment building at 157 South Champlain Street in Burlington, VT. The project is proposed to be mixed income under 10 VSA 6001(27)(B) and is located within a Designated Downtown Development District.	Downtown Development District	48
JO 4-303	Champlain Housing Trust 66 Zephyr Road	Williston	8/20/2021	The project includes the conversion of two hotel buildings consisting of 99-rooms into 72 studio and one-bedroom apartments. Exterior changes include the removal of the hotel sign, removal of existing fire pits and grills, construction of new sidewalks and exterior bicycle racks. The project is located at 66 Zephyr Road in Williston, Vermont within Williston's designated Growth Center. Champlain Housing Trust represents that 66 of these apartments will be perpetually restricted to households whose incomes are below 60% area median income ("AMI") and 6 apartments will be perpetually restricted to households whose incomes are below 80% AMI. Champlain Housing Trust indicates that the rents would range between \$800 to \$1,000 per month including utilities. There are no association fees associated with the project. To date, Williston reportedly has a population between 6,000 and 9,999. The project will remain below the unit cap included in 10 V.S.A. 6001(3)(A)(iv)(I).	Growth Center	72

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JO 4-308	EIV Technical Services	Winooski	9/28/2021	Construction of a 4 story, 24-unit apartment building at 340 Main Street in Winooski, VT. The project is located within a Neighborhood Development Area. 100% of the gross floor area (15,800 square feet) is devoted to residential space. At least 20% of the units will be affordable (rented to households not making more than 80% of MSA) where cost of housing including rent, utilities and fees is no greater than 30% of gross annual household income. Five of the twenty-four units will be affordable as per 10 VSA 6001(3)(A)(iv)(I). Starting rent to meet this affordable requirement will be no greater than \$1,535.00 and will be adjusted over time to meet the requirements of 10 VSA 6001(3)(A)(iv)(I).	Neighborhood Development Area	24
JO 4-312	Evernorth/Cathedral Square/Keley's Field Road	Hinesburg	4/4/2022	The project includes the construction of a 24-unit senior housing building with associated site improvements. The project is located at 95 Kelley's Field Road in Hinesburg, Vermont within Hinesburg's designated Neighborhood Development Area.	Neighborhood Development Area	24
JO 4-326	Burlington Department of Public Works	Burlington	4/7/2022	Construction of 30 temporary emergency shelter pods to support the local homeless population for a maximum of 36 months. The proposed project includes the construction of 30 prefabricated, modular pods, modular bath house and modular resource center with direct service connections to the City of Burlington's existing potable water and wastewater infrastructure. The pods will be perpetually rent-free. The project will be located in an existing parking lot on a 0.55 acre parcel at 51 Elmwood Avenue in Burlington, VT, within Burlington's Neighborhood Development Area	Neighborhood Development Area	30
JO 4-328	Champlain Housing Trust/Evernorth	Burlington	7/20/2022	Proposed mixed-use commercial and residential building located at 176 South Winooski Avenue, Burlington Vermont. The property consists of ~0.58 acres and is located in downtown Burlington's Designated Downtown. The property is served by municipal water and wastewater. A new five-story building will be constructed. The redeveloped property is mixed use – commercial (~6500sf) on the first floor and four floors of multifamily affordable housing above (~38 units) and some parking on site.	Downtown Development District	38
JO 6-016	City of St. Albans	St. Albans City	4/12/2019	The City of St. Albans, in partnership with a private developer, Congress & Main, LLC, and Champlain Housing Trust (CHT), proposes to develop a mixed-use project within its state-designated Downtown Development District on a City-owned site of slightly less than one acre. The project includes approximately 55,664 square feet of rental housing for a total of 54 residential units and approximately 24,270 square feet of commercial space for a total square footage of 79,934 across three separate buildings. Of the 54 total residential units, 30 will be affordable housing and 24 will be market-rate.	Downtown Development District	54
JO 7-323	Rural Edge	St. Johnsbury	3/31/2022	Rehabilitate 5 existing units of housing located at 138 Cherry Street, St. Johnsbury, as further identified in the JO Request and Exhibits on the Act 250 Database (see Project Number JO 7-323). Based on NRB mapping of Act 250 land use permits, the property is not subject to Act 250 jurisdiction via previously issued Act 250 permit. The project is located in a designated downtown development district, and appears to be a priority housing project. The project does not create any new or additional units of housing.	Downtown Development District	5

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JO 8-269	ROSCAR, LLC	Bennington	12/2/2021	Proposed mixed use commercial and residential building located at 113 Depot Street in Bennington. The project will include approximately 13,000 square feet of commercial space located on the first floor, and approximately 60 residential units for rental. The residential units will consist of studio apartments, 1-bedroom units, and two-bedroom units. Twenty percent (20%) of the housing units will meet the definition of "affordable housing" under 10 V.S.A. § 6001(29). The project is located within a State Designated Downtown and Designated Growth Center. The developer of the project is ROSCAR, LLC.	Downtown Development District	60
JO 8-278	Chris Gilbert	Bennington	10/27/2022	Renovations to the former Mount Anthony Union Middle School located at 650 Main Street, Bennington to: 1) create 15 affordable rental units; 2) create 23-27 market rate rental units for such uses as a daycare and commercial space; and 3) use another area of the existing building for the YMCA (using the current gymnasium and other space for a weight room), a senior center, meals on wheels, and possibly a makers space. The existing building is roughly 100,000 SF (gross), with roughly 36,000 SF proposed for commercial use and 64,000 SF proposed for mixed income housing which is roughly 64% of the Gross Area, which exceeds the 40% minimum mixed income housing required for a Priority Housing Project. There will be no industrial use. The project is located in a designated downtown area. The population of Bennington was 15,303 in 2021. The building will not be demolished, but will be repurposed. The applicant is also seeking Historic Preservation Tax Credits for the project.	Downtown Development District	15
PRS	Packard Court LLC, C/o RuralEdge 1244-1262 Main Street & 30 Prospect Street	St. Johnsbury	5/7/2021	Construction of 23-30 units of elderly housing; as infill project with pocket park separating new construction from church. Property to have common area/community space with parking in the rear, fire wall shared with Bank, shared parking and storm water infrastructure with Church, and retaining walls.	Downtown Development District	23-30
PRS	COTS 278 Main Street	Burlington	8/3/2021	A project to construct a 16 unit apartment building on a 0.42 acre lot, adjoining an existing residential building being used as a family shelter facility. All to be served by municipal water supply and wastewater disposal.	Neighborhood Development Area	16