

## Ellis block Apartments and Movie Theater

### Springfield, Vermont

### SHA/SHU and HV Partnership

On the evening of July 8, 2008 the Ellis Building was set on fire. The fire destroyed 15 single room units and the movie theater.



In December of 2008, it was apparent that the local owners could not afford to rebuild. So the Springfield Housing Authority (SHA) approached the owners and asked if they would work with us to rebuild the theater and the units. They agreed.

The SHA then asked Housing Vermont (HV) if they would be interested in forming a partnership to rebuild both the theater and the housing units. They agreed, so then the process began.

We stabilized the building, began the planning process, found and secured funding, hired an architect, hired a construction company, and started construction.







The construction process went along very slowly, but we finally opened the theater on 7/15/11, almost three years to the date after the fire. In addition, we created nine beautiful one bedroom apartments that were totally occupied by 12/31/11.



Newly Renovated Ellis Block includes a movie theater, commercial space, and nine one bedroom apartments. The building was fully occupied as of 12/31/11.



The movie theater has three screens with a total seating of about 215. The large theater has stadium seating and the two small theaters have conventional seating. All are fully handicapped accessible.











Of the nine units, one is fully handicapped accessible. All have kitchens and baths. Four of the units have section 8 project based vouchers.





Many sources of funds were used for this project. Due to their backing, we have now provided housing safe and decent housing for seven adults and two children as well as creating an economic engine for the downtown. Thanks to the many funders, we went from this..... (below)



To this.....



To this!!!!!!







# Woolson Block



# Woolson Block Project

39 Main Street

Springfield, VT

The Woolson Block is a historic three story structure in the center of downtown Springfield. In the past few years, the property has gradually fallen into disrepair. All of the store fronts on the ground floor are now empty due to the landlord's lack of interest and a number of difficult tenants on the second and third floors.

Springfield Housing Unlimited (SHU) and the Springfield Housing Authority (SHA) were asked by Springfield on the Move (SOM), the designated downtown organization, to consider buying and renovating this property for the good of the Town of Springfield.

SHU has partnered with Housing Vermont (HV) to renovate this building. The overall vision is to have commercial space for lease on the first floor, workforce housing on the second and third floors, and a Youth in Transition (YIT) program on the garden level.

The YIT program would take "at risk" young people from 16 – 22 years of age and provide them with wrap around social services, so that they are able get their lives in order and can become productive members of the community. Furthermore, one of the agencies that partners in this program would master lease these units, so that it would be easier to remove any person who did not follow the rules of the program. Additionally, the SHA would provide 4 project based section 8 vouchers that could be used with youth who successfully transition to a regular apartment in this building.

The SHA has a MOU with HCRS and they will be the agency responsible to provide the wrap around social services that will be needed by this population. Furthermore, Windsor County Youth Services, Easter Seals, and several other social services agencies are part of this MOU and they will be assisting us in setting up and administering this program.

The balance of the housing units would be regular tax credit apartments that we could lease to the other people in the community.

SOM and Springfield Regional Development Corporation (SRDC) will master lease the commercial space. Both organizations have experience in finding commercial tenants. They currently have inquiries from people who may wish to establish a bookstore, a coffee shop, and office space in this building.

Since this project is a key piece of the Town's vision to revitalize the Main Street area, many organizations have stepped up to become active partners in this venture and we too are excited to be part of this transformation.

# Woolson Block Project

## Construction and Ownership Partners:

Housing Vermont and Springfield Housing Unlimited

## Youth in Transition Program Partners:

HCRS, Vermont Agency of Human Services, Windsor County Youth Services, Easter Seals, Springfield School System, Springfield Supportive Housing, and Springfield Housing Authority

## Partners for the Leasing of the Commercial Space:

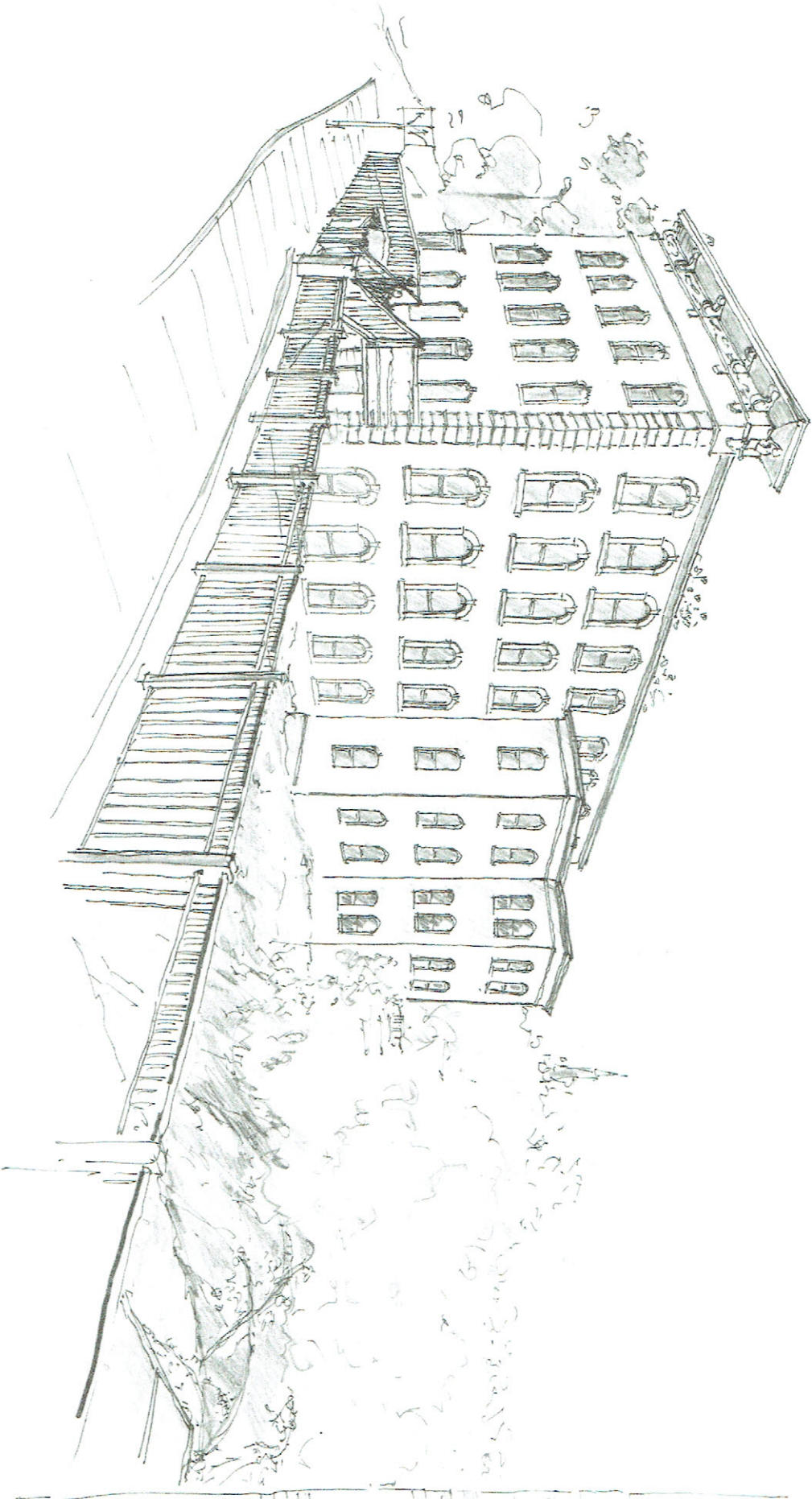
Springfield Regional Development Corporation and Springfield on the Move

## Other Key Partners:

The Town of Springfield

Construction to begin in the late Spring of 2018. Project should be completed by the early Summer of 2019.





**Proposed Exterior Rendering**

Woolson Block Redevelopment | Springfield, VT  
04/14/2017

**HOUSINGVERMONT**

Building possibilities.



Springfield  
Housing Authority

