

Project Name/Location	Town	Date Issued
Burlington Town Center Bank, College, St. Paul, and Pine Streets	Burlington	5/5/2017
Cathedral Square Market Street	South Burlington	9/8/2017
268 East Allen Street	Winooski	1/30/2018
Hinsdale Properties 15-23 Park Street	Essex Junction	3/1/2018
Snyder-Braverman Market Street	South Burlington	3/29/2018
Severance Corners Severance Road	Colchester	6/19/2018
Chittenden Crossing Maple Street	Essex Junction	9/27/2018
Mansion Street Apartments 101-109 Main St, and 18 Mansion St	Winooski	6/3/2019
Severance Park Route 7, Severance Road, and Blakely Road	Colchester	6/27/2019
2 Burlington Square 77 Pine St	Burlington	12/24/2019
223 East Allen Street	Winooski	1/24/2020

City Gardens 355 Main Street	Winooski	5/6/2020
9-11 Park Street	Essex Junction	9/22/2020
Butternut Station Condominiums 32 Malletts Bay Avenue	Winooski	3/9/2021
Burlington Town Center Bank, College, St. Paul, and Pine Streets	Burlington	3/25/2021
79 Pine Street	Burlington	6/14/2021
COTS 278 Main Street	Burlington	8/3/2021

Champlain Housing Trust 66 Zephyr Road	Williston	8/20/2021
EIV Technical Services	Winooski	9/28/2021
City of St. Albans	St. Albans City	4/12/2019

Act 250 District #4 Exempt Priority Housing Projects 2017 - 2021

Description
Redevelopment of Burlington Town Center involving new retail, offices, parking, and 272 housing units.
Construct a 39-unit affordable senior housing Project (Cathedral Square), to be served by municipal water and sewer, on a ± 0.74 acre parcel
Construction of a 39-unit residential building
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
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)
Construction of a mixed-use project consisting of ±200 units of housing and ±55,000 square feet of commercial space in multiple buildings.
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.
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
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.
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%.
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%).

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.

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).

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.

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.

"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).]"

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.

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).

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).

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.

Designation	Total Units
Downtown Development District	272
New Town Center	39
Neighborhood Development Area	39
Village Center, Neighborhood Development Area	0
New Town Center	543
Growth Center	200
Village Center, Neighborhood Development Area	220
Neighborhood Development Area	74
Growth Center	475
Downtown Development District	50
Neighborhood Development Area	46

(this is the city center permit, which is now 475 units)

(No info on # of units)

Neighborhood Development Area	30
Village Center, Neighborhood Development Area	48
Neighborhood Development Area	20
Downtown Development District	426
Downtown Development District	49
Neighborhood Development Area	16

Growth Center	72
Neighborhood Development Area	24
	2643
Downtown Development District	54

2697

(less 272 units)

2425