

The Winston Prouty Center has embarked on a project to build housing on its campus to be a part of the solution to the housing crisis our community is facing.



Why build a village here?

- Beautiful environment: open space, views, trails preserved by infill development
- Close to downtown Brattleboro, shopping, hospital, and schools
- Connected to infrastructure (water, sewer, sidewalks, road)
- Served by public transportation
- Mixed use community: commercial, residential, recreational
- Campus housing development is supported by Town officials and the public.



Winston Prouty Campus Conceptual Design 2025



Ready for Phase 1

- 28-unit apartment building adjacent to campus
- Located in Neighborhood Development District
- Replaces current structure in poor condition
- Smaller first phase a step to larger project of up to 300 units

Use of funds from Capital Bill

- **Pumphouse infrastructure required for the entire project will be located on Phase 1 site.**
- The Capital Bill allocation ensures this and future phases, minimizes infrastructure disruption.



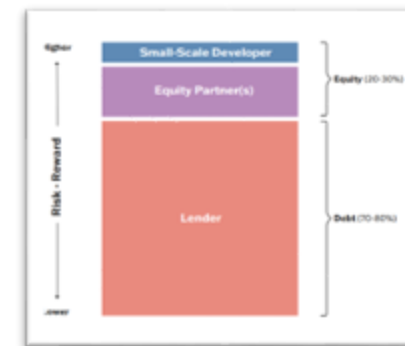
- **Built for the future:** energy efficient systems, sustainable materials, pedestrian & bike friendly 🚲
- **Market rate housing for the workforce or "missing middle":** rents will vary by unit size:
 - ten studio / ten 1-BR
 - four 2-BR / four 3-BR

Timeline & Permit Status

- **2019 - 2024:**
 - Campus visioning & master planning
 - Environmental, traffic & market studies
 - Public input on conceptual designs
- **In final stages:**
 - Site plan and site design for Phase 1
 - Detailed design for modular construction, infrastructure
 - Finalizing pro forma to seek financing
- **Permits & entitlements:**
 - Brattleboro Development Review Board continued hearing 3/19/25
 - Stormwater Permit application - submitted
 - Act 250 exemption application – submitted
- **Construction timeline:**
 - Three months to build – efficiencies due to modular construction. Goal to complete by 12/31/25.

Funding

- Winston Prouty is a non-profit developer.
- For project efficiency, we are not seeking public funding for affordable housing credits.
- Donations received from local public and private sources to cover pre-development costs: \$550,000
- Once construction and permitting costs are final, we will seek:
 - 80% debt – low or no interest loans
 - 20% investment & fundraising
- **Ballpark cost: \$9M**
 - Borrow \$7.2M
 - Raise \$1.8
- Challenge: If projected value is less than projected cost, we will need to raise a higher percentage.



Source: Homes for All Toolkit, Vermont ACCD



Find out more at
Village.winstonprouty.org
 Contact Chloe Learey
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