

# House General and Housing Testimony

Dominic Cloud  
St. Albans City Manager





## St. Albans House

Original taxable value	\$75,000
City grant	\$50,000
City loan	\$100,000
Developer borrowed	\$866,000
State and federal tax credits	\$434,000

5 Market rate apartments;

5,000 sf office

Current taxable value	\$1,300,000
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AE	3	Acer rubrum 'Red Maple'	Sienna Red Maple	2 1/2" - 3" CAL	B&B, Full	
AA	2	Acer saccharum 'Red Pillar'	Amur Maple	2 1/2" - 3" CAL	B&B, Full	
AS	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" - 3" CAL	B&B, Full	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	3	Amelanchier alnifolia 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'-6' HT/45#	Multi-stem	
CS	20	Crataegus 'Kelseyi'	Crataegus 'Kelseyi'	18"-24" SPD	42" o.c.	
BH	32	Rhus aromatica 'Gro-Low'	Gro-Low Dogwood	18"-24" SPD	60" o.c.	Full
SB	33	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"-30" SPD	42" o.c.	Full
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CK	93	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL	37" o.c.	







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## Congress and Main

Original Taxable Value	\$1,404,800
Tax Increment Finance	\$2,500,000
City, State, Federal Sources	\$4,500,000

35 units of LMI housing  
35 units of workforce housing  
20,000 sf office / restaurant space

Current Taxable Value:	\$10,644,900
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## Fonda Redevelopment

Original Taxable Value	\$350,000
Tax Increment Finance	\$1,000,000
Other State and Federal Funds	\$5,000,000

Senior Housing Developer	\$19,000,000
Market Rate Developer	\$21,700,000

120 units of Senior, Mixed, and Market Housing

Projected Taxable Value:	\$25,000,000
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# Let's Connect!

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