

Old LaPerle Farm Property Committee VHCB Application Grant Draft

Overview:

The town of East Montpelier is exploring the feasibility of using a piece of town-owned property in the village center to create multi-generational housing. This would build on past work done to plan for senior housing in the town, while meeting a broader set of needs such as providing affordable housing, mixed use development, community open space and encouraging interactions in ways that will benefit all living there.

Background:

In November 2015, the town of East Montpelier purchased the LaPerle Farm property, a 48-acre parcel at the eastern boundary of the town's center. The town formed the Old LaPerle Farm Property Committee and charged it with recommending a use or uses of the property to the select board. The town also put out a call for comments from residents for recommendations for the property's future use.

This property had been previously considered for senior housing by a local non-profit, The East Montpelier Senior Living Initiative (EMSLI). EMSLI commissioned a survey to establish the need for senior housing in 2008, and has developed plans for a building which would contain 24 units of senior housing. EMSLI also considered proposals to meet the senior housing need with multiple detached structures, but determined that these options would be too expensive. As part of that work, EMSLI also had the property tested to determine the wastewater treatment capacity of the site.

Feedback from East Montpelier residents both in writing and at the informational meeting prior to the 2016 town meeting identified a desire for the town to use the property both for senior housing and to provide affordable housing and/or additional housing that would attract families with children to the town.

Concurrent with the purchase, the Town of East Montpelier was awarded a municipal planning grant and has partnered with the Central Vermont Regional Planning Commission to develop a village master plan. This parcel of property falls partly in the already defined historic village of East Montpelier as well as within the proposed lower village, mixed use boundary. The proposed lower village is one of the projected growth areas focused on by the Planning Commission.

Proposal:

The LaPerle Farm Committee is seeking feasibility funds to determine if and how the project's scope could be expanded from the existing proposals for senior housing to support development of mixed-

generational housing. The project would support both the housing needs of younger families and seniors. Interaction between the groups has been shown to be mutually beneficial.

The town has already procured the property, and the LaPerle Farm Committee has conducted additional wastewater treatment capacity testing in the fall of 2016 to determine the total amount of housing that the property can support using conventional septic systems. The Committee is seeking assistance with the following planning elements:

Financial Planning and Evaluation: assist with the development or evaluation of a financing and ownership model for any development of the site. This will include analysis of whether the town should maintain control of the development or if it should be privately owned and developed, with conditions placed of its use as a condition of the property's sale.

Site Design and Land Use Planning: assist with master planning for the site, particularly with respect to expanding the scope of the intended uses to include mixed-generational housing, community uses of the land, and other permitted uses.

Market Study: determine the current demand for both senior and affordable housing, and market-rate housing (particularly for multi-unit housing).

Review and analyze current available data for senior, multi-generational, and affordable housing, including market-rate housing.

Budget:

Financial Planning and Evaluation:	\$2,000
Site Design and Land Use Planning:	\$3,000
Market Study:	\$5,000
<u>Total:</u>	<u>\$10,000</u>