

VCDP Pre-Application

Applicant

Municipality/Organization

City/Town/Village/Organization: *Town of East Montpelier*

Municipality/Organization UEI: *ZKA5KW8JA5K8*

Municipal/Organization Federal
Tax ID#

Municipal/Organization Contact Person

NAME: *Jennifer Devine*

PHONE: *(802) 223-3313*

EMAIL: *manager@eastmontpeliervt.org*

Project Partner(s) (Subgrantee/Borrower)

Contact Person

NAME &
ORGANIZATION: *Town of East Montpelier*

UE#

PHONE: *(802) 223-3313*

FEDERAL
ID#

EMAIL: *manager@eastmontpeliervt.org*

Contact Person

NAME &
ORGANIZATION:

UE#

PHONE:

FEDERAL
ID#

EMAIL:

Grant Type:	Program Funds Requested	Application
<input type="checkbox"/> Accessibility Modification	<input type="checkbox"/> CDBG	Single <input type="checkbox"/>
<input type="checkbox"/> Implementation	<input checked="" type="checkbox"/> CDBG-DR	Consortium <input type="checkbox"/>
<input type="checkbox"/> Planning	<input type="checkbox"/> RHP	Multi-Year Municipality <input type="checkbox"/>
<input type="checkbox"/> Scattered Site RLF		Disaster Recovery
<input checked="" type="checkbox"/> Disaster Recovery- Implementation		<input type="checkbox"/> HUD MID
<input type="checkbox"/> Disaster Recovery-Planning		<input checked="" type="checkbox"/> State MID

Estimated Application Submittal Date:

09/01/2025

Target Board Meeting Date:

09/08/2025

National Objective:

- [Low/Moderate Income](#)
- Slums & Blight
- Urgent Need

State Objectives

- Housing
- Economic Development
- Public Facility
- Public Service

Estimated Project Funding

Estimated CDBG-DR Request *\$27,000,000.00*

Estimated Total Project *\$27,000,000.00*

Estimated Project Other Resource Funding

Other Resource(s)	Amount	Status	Expected Date of Funding Decision
	\$		

Project Description

Select all the activities the funding will assist:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Acquisition | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> ADA Compliance |
| <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> Services | <input checked="" type="checkbox"/> Historic Preservation |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Micro Enterprise | <input checked="" type="checkbox"/> Planning |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Counseling | <input type="checkbox"/> CDBG-DR Mitigation |
| <input type="checkbox"/> For Profit Loan | <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> CDBG-DR Housing |
| | | <input type="checkbox"/> New |
| | | <input type="checkbox"/> Rehab |
| | | <input checked="" type="checkbox"/> CDBG-DR Infrastructure |

1. Project Title	<i>North Montpelier Recovery and Resilience: Affordable Housing Initiative</i>
2. Is the project located in a state designated area	<i>yes, North Montpelier Village</i>
3. Project E-911 Address **include 4-digit extension to zip code	<i>2850 VT Route 14 North, North Montpelier VT 05666</i>
4. Please provide a detailed project timeline **include anticipated dates for executing any contracts, completion of environmental review, construction and/or project start and end date, when grant funds are needed and when benefit will be achieved (benefit example – housing units occupied, jobs created).	<p><i>Project Timeline for CDBG-DR Vermont Grant for North Montpelier Low-Income Housing</i></p> <p><i>Year 1: 2025-2026 - Planning and Pre-Development</i></p> <ul style="list-style-type: none"> <i>-Finalize CDBG-DR Action Plan and submit pre-application & application.</i> <i>-Conduct environmental reviews.</i> <i>-Acquire 10–15 acres or distressed properties for housing (\$3M).</i> <i>-Complete feasibility studies, engineering plans, and local permits.</i> <i>-Finalize designs and submit full applications for HUD approval if necessary.</i> <i>-Initiate procurement for contractors.</i> <p><i>Year 2: 2027 - Construction and Rehabilitation</i></p> <ul style="list-style-type: none"> <i>-Begin site preparation, infrastructure upgrades (demo, water, waste water, sewer, district heat, etc. \$3M).</i> <i>-Construct 50–75 new housing units, elevated for flood resilience (\$12M).</i> <i>-Rehabilitate 30–50 existing units for LMI households (\$5M).</i> <i>-Reconstruct 20 damaged structures with floodproofing (\$4M).</i> <i>-Install accessible pathways and community center for LMI residents.</i> <p><i>Year 3: 2028 - Completion and Closeout</i></p> <ul style="list-style-type: none"> <i>-Complete all housing and public facility construction.</i> <i>-Sustainability of infrastructure with Economic Development plan.</i> <i>-Conduct final inspections and secure occupancy certificates.</i> <i>-Place tenants in 70% LMI-reserved units, prioritizing flood-displaced households. Put clauses on new or improved construction to house low income existing tenants for set number of years to ensure existing low income residents are not displaced.</i> <i>-Submit grant closeout documentation by Q4 2028.</i>

5. Is this project to support recovery efforts related to the July 2023 Disaster Declaration DR-4720-VT

yes

6. Detailed project description
**Include a description of all activities including acquisition, construction, reconstruction, rehabilitation and/or any installation of public facilities and improvements. (570.201 Basic Eligible Activities of CDBG

Detailed Project Description
The \$27 million CDBG-DR project in North Montpelier, VT, aims to address unmet housing and infrastructure needs. The project focuses on creating and rehabilitating affordable housing for low- and moderate-income (LMI) households, restoring infrastructure, and enhancing community resilience in Washington County. This project will address the 2023 flood recovery (FEMA 4720) by developing much needed low-income housing and infrastructure in Washington County.

1. Acquisition

The project will acquire approximately 10–15 acres of land or distressed properties in North Montpelier suitable for low-income housing development. Acquisition targets include flood-damaged properties or vacant lots outside high-risk flood zones. Properties will be purchased at post-disaster fair market value, ensuring compliance with regulations. Acquisition costs are estimated at \$3 million, with funds allocated for appraisals, legal fees, and temporary property management. Acquired properties will serve as sites for new construction or rehabilitation, directly addressing unmet housing needs from the 2023 floods.

2. Construction

New construction will involve building 50–75 multi-family housing units, including 3+ bedroom units for larger families, at an estimated cost of \$12 million. Units will be designed to HUD standards, elevated two feet above the 100-year floodplain to mitigate future flood risks. Energy-efficient features, such as high-performance insulation and solar-ready infrastructure, will be incorporated to reduce long-term costs for LMI residents.

3. Reconstruction

Reconstruction efforts will focus on rebuilding up to 20 severely damaged residential structures, prioritizing properties that can be restored for LMI households. Reconstruction, estimated at \$4 million, will include replacing foundations, roofs, and structural elements to meet modern building codes and flood resilience standards. All reconstructed units will incorporate mitigation measures, such as floodproofing, to withstand future climate impacts over their service life.

4. Rehabilitation

The project will rehabilitate 30–50 existing housing units, targeting flood-damaged rentals or owner-occupied homes for LMI households. Rehabilitation, budgeted at \$5 million, will address code violations, improve energy efficiency (e.g., weatherization, HVAC upgrades), and enhance accessibility (e.g., ramps, widened doorways). Structural repairs affecting multiple units, such as roofs or plumbing systems, will be prioritized to maximize impact.

5. Installation of Public Facilities and Improvements

Approximately \$3 million will fund public facilities and infrastructure improvements to support the housing development and community recovery. Eligible activities include:

-Water and Sewer Systems: Upgrade or install water and wastewater infrastructure to serve new and rehabilitated housing units, ensuring

	<p><i>reliable utilities for LMI residents.</i></p> <p><i>-Pedestrian and Accessibility Improvements: Construct accessible pathways, sidewalks, and ramps to connect housing to community amenities, promoting mobility for elderly and disabled residents.</i></p> <p><i>-Community Facilities: Develop a small community center (e.g., 5,000 sq. ft.) for LMI residents, offering spaces for workforce training, childcare, or social services, addressing unmet needs from the 2023 floods.</i></p> <p><i>These improvements will enhance the living environment, quality of life, support economic revitalization, and ensure compliance with objective of benefiting Low- and Moderate-Income persons.</i></p> <p><i>6. Administration Piece: Manage project in compliance with grant requirements and reporting & documentation.</i></p>		
<p>7. Please provide a Status of the environmental review</p>	<p><i>tbd</i></p>		
<p>8. Does the project involve: **Signing a Purchase and Sale Agreement is prohibited until the Environmental Review is approved. However, it is acceptable to sign an Option Agreements. It is recommended to have Option Agreements reviewed prior to signing them to ensure that appropriate language is included</p>	<p>Acquisition**</p> <p>A structure that is 50 years or older</p> <p>Any disturbance to the ground</p> <p>A location in a floodway or 100-year floodplain</p> <p>A location in 500-year floodplain (if available)</p> <p>A location in a river corridor</p> <p>Relocation - Does the project involve any relocation of households and/or businesses</p> <p>Will the project result in less affordable housing units?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p>
<p>9. Who are the direct beneficiaries of the project? <i>“Beneficiaries are individuals that will use the housing, jobs services or facility that CDBG funding would support.</i></p>	<p><i>North Montpelier residents and attract folks of surrounding flooded areas.</i></p>		
<p>10. How has the application been discussed with City/Town/Village leadership? <i>“Select board, Trustees, Municipal Manager, and/or Municipal Administrator? The municipality must warn and hold a public hearing.</i></p> <p>If Disaster Recovery applicant is not a municipality, has the project been discussed with the Organization leadership?</p>	<p><i>This grant pre application was warned on the East Montpelier Selectboard Meeting Agenda 8/4/25 and discussed at that meeting, and this grant was also discussed at a Planning Commission Meeting.</i></p>		
<p>11. What is the status of the community's support of the project/application?</p>	<p><i>North Montpelier residents, the East Montpelier Selectboard are in support of pre application..</i></p>		

12. Does the project service more than one community, county, or region? If yes, please describe.	<i>Yes, this will serve the village and surrounding region.</i>
13. Have any contracts been executed?	<i>no</i>
14. What activities have been conducted to date?	<i>none</i>

For more information go to VCDP's website:

<https://accd.vermont.gov/community-development/funding-incentives/vcdp>

<https://accd.vermont.gov/community-development/funding-incentives/disaster-recovery>

[Program Guide](#)

[Program Guide - DR](#)

[Environmental Review](#)

Read Me Page

NOTE: Any application that is not submitted to Agency in time to be reviewed by the June Community Development Board meeting will need to start a new application for the next fiscal year which starts July 1.

1. **PUBLIC HEARING:** Every applicant **must** hold a public hearing before the application can be submitted. Please see the [Boards and Meetings](#) VCDP website and be certain to get the public hearing notice published as required. Please note that if the application is a consortium (multiple municipalities) then a public hearing will be required to be held in each participating municipality. The required public hearing notice format is built into this application as part of the Public Hearing Notice page. For further information, contact your CD Specialist.
2. **MUNICIPAL PLAN:** All applicant communities, including consortium member communities, must have an adopted and still current Municipal Plan under 24 V.S.A. Chapter 117, Subchapter 5. For further information, contact your CD Specialist.
3. **ENVIRONMENTAL REVIEW:** Every project is required to complete an Environmental Review. For further guidance on Environmental Review please refer to our [Environmental Review Webpage](#) or contact the Department's Environmental Officer.
4. **HISTORIC PRESERVATION:** Every project is subject to review under Section 106 of the National Historic Preservation Act, please complete the [Section 106 Preliminary Review Form](#) and submit it to the email listed on the form. The [Department's Environmental Officer](#) can assist you with completing the form, and staff from the [Division for Historic Preservation](#) will assist you with the Section 106 Process.

I certify that I have read and understand this page, and if I am not an employee of the applicant , I have made the applicant aware of the requirements on this page.

Program Area Selection

Please select all of the program areas your grant will cover, this will open up the budget pages required to be completed for the project:

Housing

Public Facilities

Executive Summary

Working Title for Project *East Montpelier Affordable & Sustainable Housing*

Applicant Municipality/Organization (or lead applicant if applying as a consortium):

Is this a consortium project? Yes No If Yes, please select the participating municipalities.

Participating Municipalities

Town of East Montpelier

Chief Executive Officer (of lead applicant if consortium application) *Jennifer Devine*

Contact Person (of lead applicant if consortium Application) *Celina Barton*

Person who prepared this application *Celina Barton*

Municipal/Organization Unique Entity Identifier (UEI) #: *ZKA5KW8JA5K8*

Upload Municipal/Organization registration with Sam.gov *East Montpelier Registration with Sam.gov
9.29.25EntityInformation_20250929-110758.pdf*

certify the Municipality/Organization's UE# above is current and valid, if blank please enter the Municipality's UE# on the "Organization" page under the Organization or contact your CD Specialist.

Is the Municipality/Organization up to date with submission of their **Subrecipient Annual Report (SAR)** for the past three years to the Department of Finance and Management?

Yes No N/A

Upload the most recent SAR submitted to Department of Finance and Management: *EM 2025 FW_ Subrecipient Annual Report Submission Confirmation Email.pdf*

Is the Municipality/Organization up to date with submission of a **Single Audit (SA) Report** with State of Vermont Department of Finance and Management and the Federal Audit Clearinghouse for the past three years? If no SA was required for the last 3 years select NA.

Yes No N/A

If Yes, was there any findings or concerns?

Yes No

Please list findings or concerns raised and how they were resolved.

no findings

If No, please provide the status of the Single Audit:

completed no findings

Estimated Project Funding (This is automatically filled in from the budget after saving the page.)

CDBG-DR Request	\$300,000
Municipal Funds	\$0
All Other Funds	\$260,000
Total (Municipal & Other)	\$260,000
Total Project Funding	\$560,000

Please select all that apply:

Applicant intends to Keep subgrant the CDBG-DR Funds.

Enter legal name and complete address (city, state, zip) of Subgrantee.

*Town of East Montpelier
40 Kelton Road
PO Box 157
East Montpelier, VT 05651*

N/A

UEI#

ZKA5KW8JA5K8

Federal ID#

036000456

Upload Subgrantee registration with Sam.gov

*East Montpelier Registration with Sam.gov
9.29.25EntityInformation_20250929-110758 (1).pdf*

Enter legal name and complete address (city, state, zip) of who will be doing Program Delivery for this project. If only the municipality/organization will be the grant administrator select N/A. (General administration responsibilities include activities relating to setting up and maintaining financial management records, completing progress reports, ensuring that the terms and conditions grant are carried out, assisting with subrecipient monitoring, and for eligible costs of audit.)

N/A

UEI#

Federal ID#

Upload General Administrator registration with Sam.gov

Enter legal name and complete address (city, state, zip) of who will be doing program management for this project. If only the municipality will be the program manager select N/A. (Program Management responsibilities include activities relating to securing release of funds under the environmental regulations, securing compliance with labor standards (including Davis-Bacon wage rates), permit assistance, procurement standards, contracts management, construction oversight and coordination, and legal services.)

N/A

UEI#

Federal ID#

Upload Program Manager registration with Sam.gov

National and State Objectives

(Check those that apply)

State Objective

Provide the following:

Housing

Public Facility

National Objective

Low & Moderate Income (LMI)

Urgent Need (UN)

Grantee Roles and Capacity

ROLE/TASK TO BE PERFORMED	NAME OF RESPONSIBLE PERSON	ORGANIZATION / TITLE OF RESPONSIBLE PERSON	Do you anticipate this service being paid for with VCDP funds?			
1. Project Application Management/Preparer	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
2. Environmental Review Preparer	<i>Nathan Philips</i>	<i>Town of East Montpelier/Planning Commission working group member</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
3. Architect	<i>Katie Sutherland</i>	<i>kcs ARCHITECTS LLC</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
4. Engineer	<i>Dan Wilson</i>	<i>Wilson Consulting Engineers</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
5. Project Manager (Contact for project progress during implementation, start to finish)	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
a. Preparation of Progress Reports	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
b. Review/submission of Progress Reports (Municipal Employee)	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
6. Historic Preservation Consultant(s)	<i>Ben Doyle</i>	<i>Preservation Trust of Vermont</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
7. Financial Management at the Municipal/Organization Level						
a. Reviews/approves invoices (not the same person who signs checks)	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
b. Submits requisitions for disbursement of grant funds	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
c. Approves payments (follow warrant process)	<i>Selectboard</i>	<i>Town of East Montpelier/ Selectboard</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
d. Prepares checks for payment of invoices	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
e. Signs checks (not the same person who reviews/approves invoices)	<i>Michele Pallas</i>	<i>Town of East Montpelier/Treasurer</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
f. Maintains and controls accounting records, including ledgers	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
g. Reconciliation of bank statements	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
h. Preparation/submission of Subrecipient Annual Report/Single Audit	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A

i. Reports financial status of grant to Municipal Governing Body	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
8. Primary Contact for Finances at the Subrecipient/Borrower Level (upon award this person may be responsible for comprehensive review of invoices, tracking of other resources, management of drawdown schedule, etc.)	<i>none</i>	<i>none</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
9. Compliance Management						
a. Preparation of Request for Proposals/Qualifications for construction	<i>not applicable</i>	<i>not applicable</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
b. Responsible for oversight of bid solicitation/procurement of contractors	<i>Jennifer Devine</i>	<i>Town of East Montpelier/ Town Administrator</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure	<input type="checkbox"/> N/A
c. Review/execution of contracts for construction	<i>not applicable</i>	<i>not applicable</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
d. Review/submission of certified payrolls (only applies to projects that are subject to Davis Bacon)	<i>not applicable</i>	<i>not applicable</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
e. Clerk of the Works	<i>not applicable</i>	<i>not applicable</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
f. Inspection of work prior to release of payment	<i>not applicable</i>	<i>not applicable</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure	<input checked="" type="checkbox"/> N/A
Other	<i>Eileen Doohan</i>	<i>volunteer/ collective well/tbd</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unsure	<input type="checkbox"/> N/A

For Economic Development Projects, if project is not an Economic Development project, select N/A:

N/A

ROLE/TASK TO BE PERFORMED	NAME OF RESPONSIBLE PERSON	TITLE OF RESPONSIBLE PERSON
1. Responsible for Job Creation/Retention Requirements		

For Scattered Sites Projects, if project is not a Scattered Sites project, select N/A:

N/A

ROLE/TASK TO BE PERFORMED	NAME OF RESPONSIBLE PERSON	TITLE OF RESPONSIBLE PERSON
1. Outreach/Marketing		
2. Intake/Application review		
3. Verification of application information/Underwriter		

4. Housing rehab inspections		
5. Tier II Environmental Reviews		
6. Manager of Escrow Accounts		
7. Loan Servicer		
8. Delinquent Accounts Collector		

Disaster Effects, Recovery and Unmet Needs

Describe the effects of the presidentially declared disaster(s) on your municipality or region. Include in your narrative:

1. How did the disaster(s) impact/affect your municipality or region (if regional application)?

The July 2023 Flooding event damaged East Montpelier and the Historic Village of North Montpelier Village destroying septic systems contaminating basements boiler systems and drinking water supplies. Structural damage occurred across multiple residential and commercial buildings with mold and mud soaking into homes making many temporarily or permanently uninhabitable. Critical infrastructure was also severely destroyed. Our small hydroelectric dam was overtopped. The pump house was destroyed and Factory Street washed out. Retaining walls were undermined, bridges damaged and culverts collapsed. Agricultural lands that formed the backbone of our local economy were inundated and ruined and pond water supplies were contaminated.

2. What waterways overflowed?

North Montpelier Pond, Kingsbury Branch, and the upper Winooski Tributaries

3. What streets, neighborhoods, or areas flooded?

Many roads and culverts in East Montpelier and the historic Village of North Montpelier, Factory Street, Route 2, Route 14, Route 214, farms, businesses, infrastructure, hydroelectric dam, community solar and surrounding area.

4. What physical damage was done to residences, businesses, infrastructure and others? *

septic systems, storage facility was destroyed, culvert damage, road damage, basements flooding, roads, lawns, debris cleanup

5. What total economic loss was suffered as a result of the disaster?

\$1,458,792.35 FEMA Disaster 4720 Projects

a) Document loss experienced with supporting evidence

FEMA Grant List 6.11.25 - Copy 7.44pm.xlsx

6. What recovery efforts were carried out immediately?

road debris clean up, home and business clean up, safety measures, Road crew put out cones and barriers and blocked off culverts, announcements on front porch forum

7. How were these recovery efforts paid for? FEMA, USACE, HMGP, SBA, NFIP, Vermont Community Fund-VCF, Vermont Disaster Recovery Fund-VDRF, town, insurance, private or charitable contributions, state, federal or other dollars?

FEMA, private, & town

8. What unmet recovery needs still remain within the community?

[] N/A

flood damage repair and flood mitigation

a) Document loss experienced with supporting evidence

EM residents 2023 flood damage inventory.pdf

b) What resources are available to meet the unmet need?

We have volunteers available for any paperwork necessary.

9. What steps are the community taking to prepare for future disasters and reduce the risk of damage and loss?

Following the July 2023 floods (FEMA DR-4720), East Montpelier is enhancing resilience through mitigation. The Planning Commission is updating the Town Plan with flood strategies, guided by 2024 flood modeling. Actions include floodplain restoration, culvert upgrades (Sanders Circle completed 2024, Sodom Pond and Horn of the Moon by 2025), and road/bridge repairs addressing \$1.46M in damages. A new town garage is due in 2026. Community sessions (2025) promote healthy buildings and adaptation, prioritizing low-to-moderate-income households. These align with Vermont's 2023 Hazard Mitigation Plan for risk reduction.

Project Description

Provide a description of the project. Be sure to include the following:

- a) Provide a detailed description of the scope of work and be sure to identify each Work Product resulting from the planning work.

The Town of East Montpelier requests \$300,000 in CDBG-DR Planning funds to address the critical need for affordable housing following the 2023 flood damages. The funds will support pre-development feasibility studies for 25 affordable housing units on the Orchard Valley Waldorf School (OVWS) campus and adjacent properties, located on high ground above the Kingsbury Branch and Winooski River confluence. The study will outline innovative water and wastewater systems, modeled after Donella Meadows' Cobb Hill design, and include public facilities such as a commercial kitchen, food-processing area, cafe, and farm-to-table gardens, following the Austrian Baugruppen cooperative housing model. Community outreach and a detailed analysis of the 55-acre OVWS site, paired with a high-level assessment of surrounding parcels, will identify opportunities for housing expansion, delivering shovel-ready projects to provide safe, affordable homes for low- and moderate-income (LMI) families impacted by the floods.

Since 2011, OVWS's 55-acre campus with Alan LePage's renowned teaching farm, has pursued a master plan for affordable faculty and senior housing, rooted in Waldorf principles of community, creativity, and ecological stewardship. Elevated above the 2023 floodwaters, OVWS demonstrated resilience during COVID-19 with its outdoor education model. This project integrates seniors into educational programs, fostering intergenerational vitality, and leverages partnerships (e.g., Heartbeat Community) for cost-effective, self-reliant housing. The plan enhances food security through permaculture gardens, a food-processing center, and a farm-to-table cafe, reducing living costs by up to 30% for LMI families. A district heat system using 93%+ efficient biomass boilers will power 50-75 units, supported by a pending \$1.25M Richard King Mellon Foundation grant, while innovative wastewater systems, including composting toilets and greywater irrigation, will reduce water use by 30-40%. The Project Team, led by Celina Barton, a member of the East Montpelier Planning Commission will engage experts—a civil engineer, environmental engineer, architect, housing finance consultant, and project manager—to deliver comprehensive feasibility studies, site plans, and a HUD-compliant Environmental Review, ensuring shovel-ready projects for affordable housing development.

- b) Provide the address or location of the project. Be sure to include street address, city, zip county code and census block/track. Upload a spreadsheet if multiple locations.

Orchard Valley Waldorf School (OVWS) campus located at 2290 VT-14, East Montpelier, VT 05651 and adjacent properties and East Montpelier, VT 05651

Orchard Valley Property Card.pdf

- c) The service area for this project if it serves beyond the municipality applying. (If not applicable enter N/A)

N/A

Estimated Costs for Grant 9.30.25.pdf N/A

- d) Attach a location map and site plans.

2022-06-07_Plans.pdf N/A

- e) You may also submit photographs. The Grantee agrees that upon submission to the State the Grantee relinquishes all rights to ownership or control over the photographs and that all photographs become the sole property of the State of Vermont and may not be copyrighted or resold by the Grantee. The Grantee will exercise due care in creating or selecting content for photographs to ensure that such images do not violate the copyright, trademark, privacy or similar rights of others. To the extent the Grantee uses copyrighted materials in performance of work under this Grant the Grantee shall document and provide the State with the precise terms of the licensed use granted to the State by the owner of the copyright for future use of the copyrighted material. The Grantee shall not use any copyright protected material in the creation of photographs under this Grant Application that would require the payment of any fee for present or future use of the same by the State.

Model releases. The grantee will be responsible for obtaining appropriate signed model release forms when photographing people and minors. All forms must be reviewed and approved by the State prior to use. Signed model release forms must be filed with the State at the same time images are distributed.

N/A

- f) Is the project located in a flood plain?

Yes No

If only part of the project is located in a flood plain, please clarify what part is in the flood plain.

- g) If implemented would the project be located in a designated downtown or designated village center as determined by the Downtown Development Board?

Yes No

If no, is it located downtown?

Yes No

If only part of the project is located in a designated downtown, designated village center or simply in the downtown, please clarify what part.

the historic village of North Montpelier and East Montpelier had damages.

- h) Please provide the Environmental Review Identifier Number and status of the Environmental Review for this project.

Please Note: Completion of the Environmental Review is not required before submitting an application, but it is critical that you have a handle on what environmental review components may impact your project's timeline/budget in order to properly represent the budget and timeline in the project's application.

NA

Disaster Recovery Funding Sources

Has the project applied for/received:

FEMA-PA Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

USACE Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

HMGP Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

NFIP Insurance Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Flood Insurance Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Other Insurance Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

SBA Loan Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Real Estate Damage Estimate from SBA
- 6. Upload Documentation

Vermont Community Foundation Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Vermont Disaster Relief Fund Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Private Financing or Loans Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Charitable Contributions Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Other State Funding Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Other Federal Funding Yes No Not Eligible

- 1. Application Status:
- 2. Amount Offered: \$
- 3. Amount Received: \$
- 4. Appeal Pending Yes No Not Eligible
- 5. Upload Documentation

Project Budget: Housing

Activity *Planning - Only*

Amount Requested \$200,000

Activity Total \$460,000

If you are uploading your Activity Details and Basis for Estimates, put **See Attached** in the textbox and upload your document.

Activity Details and Basis for Estimates

Planning & Feasibility Study
250930-Montpelier New Construction Worksheet Draft.pdf

Instructions: For the Other Resources entries below, please select the appropriate resource, the resource type and enter the amount. If you select “Other as the Resource, enter a brief description in the “Other Description column. If you select (MUNI-RLF) Municipal Revolving Loan Fund Contribution and the funds are coming from a VCDP Closeout Agreement or VCDP NCDO Agreement be sure to include the VCDP Closeout Agreement/NCDO number pertaining to those funds in the supporting documentation. If you have supporting documentation for the Resource and can upload an electronic version, use the Browse button and upload the document.

The Other Resources Total and the Activity Total will be calculated when you **Save** this page.

Other Resources	Type	Amount	Other Description	Funding Source	Status	Upload	Already Uploaded
<i>Other</i>	<i>Cash</i>	<i>\$260,000</i>	<i>Downstreet has funds available for EM residents to use.</i>	<i>State/Local</i>	<i>Committed</i>	<i>Downstreet-260k.pdf</i>	<i>[]</i>
Total		\$260,000					

|HUD (CDBG, CDBG-DR, RHP) FY funding: |\$

Project Budget: Public Facilities

Activity	<i>Planning - Only</i>
Amount Requested	\$100,000
Activity Total	\$100,000

If you are uploading your Activity Details and Basis for Estimates, put **See Attached** in the textbox and upload your document.

Activity Details and Basis for Estimates*

*Planning and Feasibility Study
Estimated Costs for Grant 9.30.25.pdf*

Instructions: For the Other Resources entries below, please select the appropriate resource, the resource type and enter the amount. If you select "Other as the Resource, enter a brief description in the "Other Description column. If you select (MUNI-RLF) Municipal Revolving Loan Fund Contribution and the funds are coming from a VCDP Closeout Agreement or VCDP NCDO Agreement be sure to include the VCDP Closeout Agreement/NCDO number pertaining to those funds in the supporting documentation. If you have supporting documentation for the Resource and can upload an electronic version, use the Browse button and upload the document.

The Other Resources Total and the Activity Total will be calculated when you **Save** this page.

Other Resources	Type	Amount	Other Description	Funding Source	Status	Upload	Already Uploaded
		\$					[]
Total		\$0					

Project Need, Impact and Feasibility

The following factors form the basis of the staff analysis of your project. The project must meet a documented community need, a National Objective and an impact on the community and the proposed benefit must be feasible. Please bear in mind that an organized, complete narrative with appropriate supporting documentation is critical to a full and fair analysis of your project.

There is a space below each text box to attach a supporting document if needed. Only one document can be uploaded per question. Please be sure to name/label attachments clearly. If you need to attach more than one document, use the Application Attachments form and include a sentence in the text box indicating the name of the additional attachment, the information it contains, and that it has been uploaded to the Application Attachments form.

Refer to the VCDP DR-PG Application Instructions and Program Guide for assistance on our CDBG DR Applicant Guidance Website: [Click Here](#)

PROJECT NEED

Project need is well-documented (e.g. studies, updated data, etc).

1. Describe the need for this project. *

The July 2023 floods severely impacted North Montpelier Village and portions of East Montpelier, highlighting Vermont's most frequent and costly hazard: flooding, which has caused over \$1 Billion in damages since 2011 (Vermont Hazard Mitigation Plan). Rebuilding in the floodplain is unsafe and unsustainable, while Washington County faces a shortage of 500+ affordable units (Central Vermont Housing Needs Assessment, 2022). Seniors on fixed incomes remain in mold-prone homes, and working families struggle with affordability.

Through the Collective Well's volunteer work, residents voiced frustration with short-term developer-led recovery, reinforcing the need for values-aligned resilience planning. The Orchard Valley Waldorf School's 55-acre campus, with a decade-old master plan, provides this foundation. With financial and town support, the site can deliver 25 units of intergenerational housing, community-owned energy, food security, and a cultural hub – turning post disaster recovery into a replicable rural resilience prototype.

OVWS Letter of support.pdf

2. Describe how this project better positions the community/organization to meet the needs of its post-disaster populations. Please include how mitigation measures and strategies to reduce natural hazard risk will be integrated in the planning efforts. *

This planning project positions East Montpelier to meet post-disaster needs by integrating safe housing, resilient infrastructure, food security systems, and community services into a single coordinated plan. Twenty-five passive-house units (10 senior, 15 intergenerational) will relocate vulnerable households from flood-prone areas, with additional capacity created by seniors potentially deeding their homes into the North Montpelier Community Trust.

Data from FEMA, the Vermont Hazard Mitigation Plan (2023), and local engagement by The Collective Well confirm the urgent need for hazard-safe, affordable housing and integrated services. By leveraging OVWS assets and aligning housing, energy, food, and culture, the project creates a replicable model of rural resilience for Vermont and beyond.

OVWS Phase I Map.pdf

3. Describe the manner in which the need was determined and how your project (proposal) will meet the need described in #1 (cite relevant data and attach any studies or information to support this need). *

The need for this project was determined by the following:

Flood Risk: The July 2023 floods damaged North Montpelier Village, highlighting the danger of rebuilding in flood-prone areas. FEMA data shows repeated flood exposure locks residents into unsafe, high-risk housing.

Community Input: Listening sessions conducted by The Collective Well confirmed that affordable housing, senior care, resilient infrastructure, and food system security are top priorities.

Stakeholder Support: OVWS, abutters, and senior residents have provided letters of support, indicating readiness to participate in planning and feasibility studies.

Regional Alignment: CVRPC and neighboring municipalities support bioregional resilience and hazard mitigation, consistent with state and federal strategies to decentralize risk, strengthen local economies, and safeguard vulnerable populations.

By commissioning feasibility studies and developing a coordinated resilience plan, this project will provide safe, durable housing, community facilities, and integrated infrastructure while serving as a prototype for rural Vermont communities.

OVWS Phase I Map.pdf

There is not a more appropriate solution than the one presented.

4. a) Describe why this is the best approach to meet the need and how your proposal will meet this need *

This integrated, systems-level approach reduces health and safety risks, attracts blended financing, accelerates investment, and produces a replicable model of rural resilience. This project leverages OVWS's land, educational programs, and agricultural assets to create a holistic rural resilience prototype.

This approach integrates the following:

- Affordable Baugruppen Housing: 10 senior, 15 intergenerational units outside flood-prone areas.*
- Community & Economic Hub: Café, classrooms, commercial kitchen, and gathering spaces.*
- Renewable Energy Systems: Locally owned district heating and cooling serving housing and community facilities.*
- Food Security & Workforce Training: Agricultural production, processing, and green-building education.*

OVWS Land Use Diagram Map.pdf

- b) Identify other approaches that were considered and explain why they were not pursued. *

Alternatives Considered and Rejected:

- Piecemeal housing reconstruction - insufficient for systemic resilience.*
- Standalone energy upgrades - does not address housing or food vulnerabilities.*
- Basic flood mitigation - fails to create economic or social resilience.*
- Isolated infrastructure retrofits - too narrow to integrate housing, energy, and food security*
- Unlike other sites pursued, Orchard Valley demonstrated enthusiastic site commitment and long term community stewardship and care*

All appropriate funding sources have been sought.

5. Describe the effort to obtain other funding and, why particular funding sources were considered but not pursued. *

East Montpelier and or individuals or groups have pursued multiple funding sources, including:

1. Municipal Planning Grant (CVRPC): Applied; rejected.

The below funding sources were researched and were either not a fit or the timing did not work:

1. Senator Sanders' Congressionally Directed Spending Request: Proposed 2.4 acre acquisition;

2. FEMA Individual Assistance / NFIP: Supports housing but cannot relocate households out of flood zones.

3. FEMA HMGP & BRIC: Focused on hazard mitigation, but too narrow.

4. VHCB / LIHTC: Affordable housing funding without integrated energy/food systems.

5. USDA Rural Development / LFPP: Strengthens local food but not housing or energy resilience.

6. DOE / Efficiency Vermont: Supports renewable energy but does not address housing or infrastructure.

Why CDBG-DR Planning Funds Are Critical: This project unlocks blended financing by creating a coordinated, investable, holistic resilience plan: CDBG-DR implementation funds, USDA, DOE, FEMA BRIC/HMGP, EDA, IRA, and philanthropic capital can all be aligned to implement the integrated system-level plan.

6. Explain the level of municipal government support. *

The Town of East Montpelier strongly endorses this project.

1. The Selectboard formally supports the application and recognizes it as central to long-term recovery and resilience.

2. The Town prioritizes housing, infrastructure, food security, and economic development as key municipal objectives.

3. Staff and planning resources are committed to the project.

How well the project meets the Disaster Recovery Action Plan goal.

7. Describe how the project addresses the unmet needs identified in the [CDBG - Disaster Recovery Action Plan](#).

Full alignment with DRAP Goals and this project is a cornerstone of East Montpelier's municipal strategy and serves as a statewide model for rural disaster recovery the following unmet needs:

-Housing Recovery - safe, affordable senior and intergenerational housing.

-Economic Revitalization - new resilience hub anchoring commerce and culture.

-Infrastructure Resilience - community-owned renewable energy and innovative climate-smart systems.

-Food Security - local agriculture integrated into emergency readiness and long-term

Supply.

The project addresses the unmet needs by:

-Building essential housing, community facilities, and infrastructure out of flood-prone areas.

-Providing affordable senior and intergenerational housing, community-owned renewable energy, and a resilience hub.

-Integrating food security measures, expanding agricultural production and processing.

-Being fully consistent with East Montpelier Municipal Plan: risk reduction, affordable housing, economic centers, renewable energy, local agriculture, and natural resource

Is the project consistent with the local Municipal Plan?

8. Please provide a letter from the Municipality that tells us how this project is consistent with the Municipal Plan. *

[SB-Minutes-08-04-2025-Reviewed.pdf](#)

Is the project consistent with the regional plan?

9. Upload a certification from the Regional Planning Commission that the project is consistent with the Regional Plan.

Provide clarification if needed. *

*East Montpelier_CDBG-
DR_Planning_OVWS_CVRPC_FINAL.pdf*

10. If this project is being carried out on behalf of the municipalities within your county or region, the application must include documentation of regional support. Please describe the regional support. If not applicable select N/A.

In August 2024, the Collective Well, backed by Pat Moulton and Downs Rachlin Martin, convened a bioregional resilience meeting, with widespread support from local and statewide organizations, initiating a robust needs and assets assessment discussion for resilience planning. Most of what we learned from this discussion will be implemented into the Orchard Valley development plan.

In addition to the above, this project has the following additional regional support:

- East Montpelier Planning Commission actively participates in CVRPC hazard mitigation planning.*
- Project aligns with regional hazard priorities, promotes cooperative systems, and benefits neighboring municipalities.*

This project is aligned to the State Hazard Mitigation Plan (SHMP):

- Relocates housing and infrastructure out of flood zones, reducing exposure.*
- Implements proactive measures, including low-impact siting, distributed energy, and food security systems.*
- Serves as a model for bioregional rural resilience, consistent with SHMP objectives to reduce long-term risks and protect vulnerable populations.*

[] N/A

Is the project consistent with the local State Hazard Mitigation Plan?

11. Please indicate how this project is consistent with the [State Hazard Mitigation Plan](#) *

- Builds resilient housing and infrastructure on higher ground*
- Incorporates renewable energy, water/wastewater resilience, and food security.*
- Proactive approach aligns with SHMP goals and demonstrates a replicable model for other Vermont communities.*

12. Is the project on the Vermont Emergency Management priority list? * Yes No

Degree of health/safety risks to beneficiaries.

13. If applicable, describe how this project directly address a health or safety issue for the intended beneficiaries. If not applicable select N/A. *

This project directly improves the health and safety of seniors and other community members by:

- Relocation from hazardous housing: Moving seniors currently living in flood-damaged, mold-infested, and structurally compromised homes into a safe, elevated, and resilient intergenerational community.*
- Reducing immediate risks: Addressing exposure to flooding, mold-related respiratory illnesses, and potential structural failures.*
- Enhancing well-being: Promoting social, emotional, and cognitive health through integration with families, children, and educational programming, reducing isolation and supporting active aging.*
- Strengthening community safety nets: Creating opportunities for seniors to mentor, provide after-school support, and participate in daily community life, which reduces stress on working families and builds resilience across generations.*

This Project has an Integrated Approach to Health and Safety:

- Establishing a resilience hub and commercial kitchen to improve local food security.*
- Providing hands-on training in green building, renewable energy, and sustainable agriculture to empower youth and families while strengthening climate resilience.*
- Developing a replicable model for rural, climate-smart, intergenerational living that directly safeguards vulnerable populations while advancing long-term community safety.*

[] N/A

Timing Pressures

14. Please describe, if applicable, any issues that make funding of this project time sensitive. If not applicable select N/A.*

The project is time-sensitive due to:

- Site Availability: Two adjacent properties are newly on the market, delays risk losing them*
- Senior Health & Safety: Immediate relocation of vulnerable seniors is required.*
- Funding Alignment: CDBG-DR planning funds must be sequenced with USDA, DOE, and philanthropic sources.*
- Regional Coordination: CVRPC and neighboring towns are prepared to integrate lessons; delays could fragment cooperation.*
- Community Momentum: Seniors, families, and stakeholders are ready to participate in co-design and feasibility studies.*
- Seasonal Constraints: Construction, site surveys, and agricultural interventions must align with cycles for planting and building.*

[] N/A

PROJECT IMPACT

Level of beneficiary involvement in the development of the project, as appropriate.

15. Describe how persons of low- and moderate- income were involved in the development of this project. How have they shown support? *

- Seniors on fixed incomes have provided letters of support advocating for flood-free, accessible housing.*
- Teachers and working families at OVWS contributed insights on housing, childcare, and transportation needs.*
- Workshops ensured program design reflects real household needs*

*v2Elders of North Montpelier and the Tea Party
Society.pdf*

How well the project indirectly impacts the community and/or additional LMI people.

16. Describe the indirect impact to the community, if it were to be implemented, and other LMI beneficiaries that may be indirectly served by the project. *

It impacts the community by:

- Expanding access to safe, affordable housing, renewable energy, and local food systems beyond direct participants.*
- The resilience hub fosters workforce training, mentorship, and skill-sharing in green building, renewable energy, and sustainable agriculture.*
- Strengthens small business, cultural engagement, and agricultural tourism opportunities for LMI households.*
- Demonstrates a scalable, multi-solving model that amplifies social cohesion and climate-smart rural development.*

PROJECT FEASIBILITY

Readiness to start within three months of the award.

17. Please specifically identify the level of access to any land or buildings that will be required in order to complete your project as proposed; please explain when and how you expect to obtain such access. For specific information about site control requirements refer to the [DR PG Application Instructions](#) and [CDBG-DR- Program Guide](#). *

There is total access to the Land/Buildings that are needed for the project.

- OVWS fully endorses the project and provides site plans, access, and programmatic guidance.*
- Planning can commence immediately, with feasibility analyses, workshops, and technical studies supported by OVWS's property control.*
- Town facilitates funding, outreach, and coordination to advance a replicable, climate-smart rural resilience prototype.*

OVWS Letter of support.pdf

18. Please identify the status of commitments from each of the other funding sources; please explain when commitments are expected from each funding source. *

Orchard Valley is applying for a Farm Loan from USDA Rural Development- Preliminary discussions; formal applications 6-9 months Renewable energy & food systems

Orchard Valley and Collective Well are applying for Philanthropic / Impact Capital with the Richard King Mellon Foundation for \$1.25 Million to support a community scale district heating and cooling facility Early engagement; commitments parallel CDBG-DR planning Housing, intergenerational & climate smart infrastructure

OVWS Letter of support.pdf

19. Please identify potential sources of funding that could be sought to implement the results of the Planning Grant along with the basis for believing the source is appropriate. Information on the amount of funding that could be requested from each source would also be helpful to provide. *

Domestic: USDA Rural Development (\$500k-\$2M), DOE EERE (\$250k-\$1.5M), FEMA BRIC & HMGP (\$500k-\$3M), EDA (\$1M+), philanthropic/impact capital (\$100k-\$500k per component).

International / Global: Green Climate Fund, UNDP small grants, EU rural innovation programs, global philanthropy networks (550k-51 M).

Rationale: All sources prioritize climate-smart, multi-benefit, intergenerational, and replicable rural projects.

Benefit/Timeframe Feasibility

20. There must be a reasonable expectation for achieving benefits for persons of low- and moderate- income if the plan(s) developed with the use of CDBG-DR funds was to be implemented. Explain what the anticipated benefit(s) would be and how this was determined. *

With site control secured, strong community support, and technical readiness, the development of 25 affordable housing units, supported by experienced professionals funded through CDBG-DR, will deliver rapid benefits for low and moderate-income (LMI) residents and surrounding communities. Implementation of CDBG-DR funds will yield:

- 1. Safe, Affordable Housing: 25 units located outside flood zones, ensuring stable, resilient homes for LMI households (=80% AMI).*
- 2. Energy Resilience: District heating/cooling systems to reduce utility costs for LMI residents.*
- 3. Economic and Food Security: Job creation, training opportunities, and access to affordable local food.*
- 4. Intergenerational Engagement: Co-location of seniors, educators, and families to foster mentorship and social support.*

These benefits were determined through HUD's Low- and Moderate-Income Summary Data, confirming over 60% LMI population in the project area and surrounding, and Vermont's 2023 flood needs assessment, identifying housing, economic, and social needs, with feasibility ensured by secured site control and community support.

VT-HNA-2025.pdf

21. (a) Provide a project timeline. Include dates for the Environmental Release, applicable permits in hand, 100% funding commitments, work product completion, etc. as well as for procurement steps including hiring, execution of contracts, drawing CDBG-DR funds, achieving benefit, and any other key dates for actions to carry out this project. *

*Month 1- Environmental Release
Months 2-3- Permits (zoning, municipal)
Months 3-6-Feasibility studies
Months 2-6-Community workshops
Months 6-9-Funding commitments (USDA, philanthropic)
Months 3-6-Consultant/contractor procurement
Months 4-6-Execution of planning contracts
Months 1-9-CDBG-DR fund drawdown
Month 9-Completion of plans, reports, site designs
Months 9-10-Municipal approval
Months 10-12-Implementation readiness*

(b) Timetable Basis: Sequenced to align with permitting, site readiness, stakeholder engagement, funding coordination, and technical studies to ensure LMI benefits are achieved efficiently

- (b) How was this timetable determined? *

The timetable was determined based on secured site control, technical readiness, and input from experienced professionals, ensuring rapid and flexible implementation aligned with CDBG-DR guidelines and Vermont's 2023 flood recovery priorities.

-The town has successfully managed prior VCDP grants with financial controls and reporting mechanisms in the past.

-Current grants are on schedule, so closeout tasks expected in 6-8 months.

-Dedicated staff and consulting support can manage concurrent grants.

-Existing systems scale to handle additional planning activities.

-Cost estimates are reasonable and benchmarked against similar projects.

22. If the applicant community/organization has an open VCDP grant, please explain its capacity to administer an additional grant and describe the timeline to complete the open grant? *

No

Cost estimates are reasonably supported

23. Submit supporting documentation and/or assumptions to support the costs shown on the Application Budget Forms. If supporting documentation was uploaded to the budget forms, select N/A. *

250930-Montpelier New Construction Worksheet N/A
Draft.pdf

24. Despite best efforts and built-in contingencies, cost overruns sometimes occur. Please explain how cost overruns will be covered.*

Cost overruns will be covered by the following:

- Contingency Reserves: Line-item contingencies included.*
- Philanthropic / Impact Capital: Flexible supplemental funding available.*
- Blended Funding: CDBG-DR funds coordinated with USDA, DOE, etc.*
- Phased Implementation: Project can be scaled while preserving core benefits.*
- Municipal Oversight: Continuous monitoring, contractor negotiation, and value engineering*

Public Hearing Notice & Minutes

Public Hearing Notice

Please select the appropriate template below for the funding the application is applying for and complete the information to send to the newspaper for the notice to be published.

[CDBG-DR Public Hearing Notice](#)

Copy of the Notice

Attach a copy of the notice as it was published in the newspaper. **This must be the tear sheet provided by the newspaper or copy of the newspaper page showing both the notice and date of publication.**

Town of East Montpelier Notice of Public Hearing

E6322TOE.pdf

Minutes of the Public Meeting

Please enter the following information regarding the public meeting(s) held and click the SAVE button.

Date Held	<i>09/25/2025 (mm/dd/yyyy)</i>
Number of Attendees	<i>6</i>
Location	<i>Town of East Montpelier Town Office</i>
Hearing Officer	<i>Jennifer Devine</i>
Date Published	<i>09/25/2025 (mm/dd/yyyy)</i>
Where Published?	<i>Town Website</i>
Upload a copy of the minutes here	<i>Sept-25-2005-CDBG-DR-Public-Hearing-Minutes.pdf</i>

Application Attachments

Local Bond Support

N/A

Public Service documentation

N/A

One for One Replacement Plan

N/A

Market Study

N/A

Option Agreement/Other evidence of site control

OVWS Letter of support.pdf

N/A

Proposed/Executed Lease

N/A

Document Name

Overall Planning Project Budget Estimate \$300k

Estimated Costs for Grant 9.30.25.pdf