

# Suitable Living Environments Waterfront Housing

## Burlington, VT

## Project Profile

### SNAPSHOT

**Activity Type** – Infrastructure; acquisition for housing.

**Beneficiaries** – Low income renters previously priced out of the market.

**Project Total** - \$8.4 million

**CDBG Funds** – \$155,711 plus \$495,000 Section 108 Loan

**Leverage Ratio** – 1:53

**Key Result**– LEED certified affordable residential redevelopment of a brownfield.

**Words of Advice** – Be creative. After failing to get interest from private developers twice, the City partnered with Burlington Land Trust to make the development happen.

**More Information** –  
[http://www.epa.gov/region1/brownfields/success/06/waterfront\\_aps\\_burlington\\_vt\\_ag.html](http://www.epa.gov/region1/brownfields/success/06/waterfront_aps_burlington_vt_ag.html)

before



after



### PLACE

The project site was well located but fraught with environmental risks that inhibited redevelopment. It had been used as a scrap yard and for pressurized gas and underground oil storage. Though in an industrial area, the site's location at the northern fringe of the urban downtown zone and within walking distance of employment, shopping, and public transportation made it ideal for much-needed rental housing.

### PEOPLE

Burlington had already been successful in developing and maintaining public waterfront amenities. However, until this project, waterfront housing had remained exclusive. As a result of this project, 40 families, including many that had been priced out of the housing market, are able to enjoy living along beautiful Lake Champlain.

### PROJECT

The project's aim was redevelopment of a troubled brownfield site to provide mixed-income rental housing (40 units, 32 affordable). The redevelopment also rectified a serious storm water run-off problem and became the first LEED-certified residential project in Vermont. Completed in 2004, it was a key component of the city's 30-year effort to reclaim Burlington's post-industrial waterfront as a place accessible to everyone. The project was developed on City-owned land and is leased to ensure that it meets community needs in perpetuity.

### PARTNERS

The project was a team effort of the Burlington Community Land Trust (now Champlain Housing Trust) and Housing Vermont. Other key players were the Vermont Housing Finance Agency, the Vermont Housing and Conservation Board, NeighborWorks, the U. S. Environmental Protection Agency, the Vermont Agency of Commerce and Community Development, the City of Burlington, Merchant's Bank, the U.S. Green Building Council and Vermont Gas Systems, Inc.

Community Development Block Grant (CDBG)

*Serving Low- and Moderate-Income Persons and Neighborhoods in the U.S.*

