

ST JOSEPH SCHOOL



A PROJECT OF

**CHAMPLAIN
HOUSING TRUST**

**A Campaign
for an Old
North End
Community
Center**



The St. Joseph School Revitalization

St. Joseph School was built in 1929 to serve generations of neighbors. With lofty ceilings, expansive windows, hardwood floors, gym with a balcony, full stage with lighting and curtains, a professional kitchen, and open meeting space, St. Joseph School is a welcoming place. Today it needs a great deal of updating, from safety to comfort, but it is a solid building with character, deserving restoration.

More than 150 years ago, Burlington was already welcoming New Americans to our community. Then, it was the French Canadians, who spurred the creation of St. Joseph School in the Old North End. Today, our New Americans are from African, Asian, Middle Eastern and Eastern European countries. They too need a place to gather, learn the ways of their new home, meet their neighbors and create community.

Transformed into a new community center, the school will bring all Old North Enders together for sports, culture, arts, education, childcare and senior programming. Many groups will lease space as they do now: Robin's Nest, AALV and the Family Room. In addition, there will be a gym, space for classes and meetings, and the offerings of the Burlington Parks, Recreation and Waterfront Department and its sub lessees

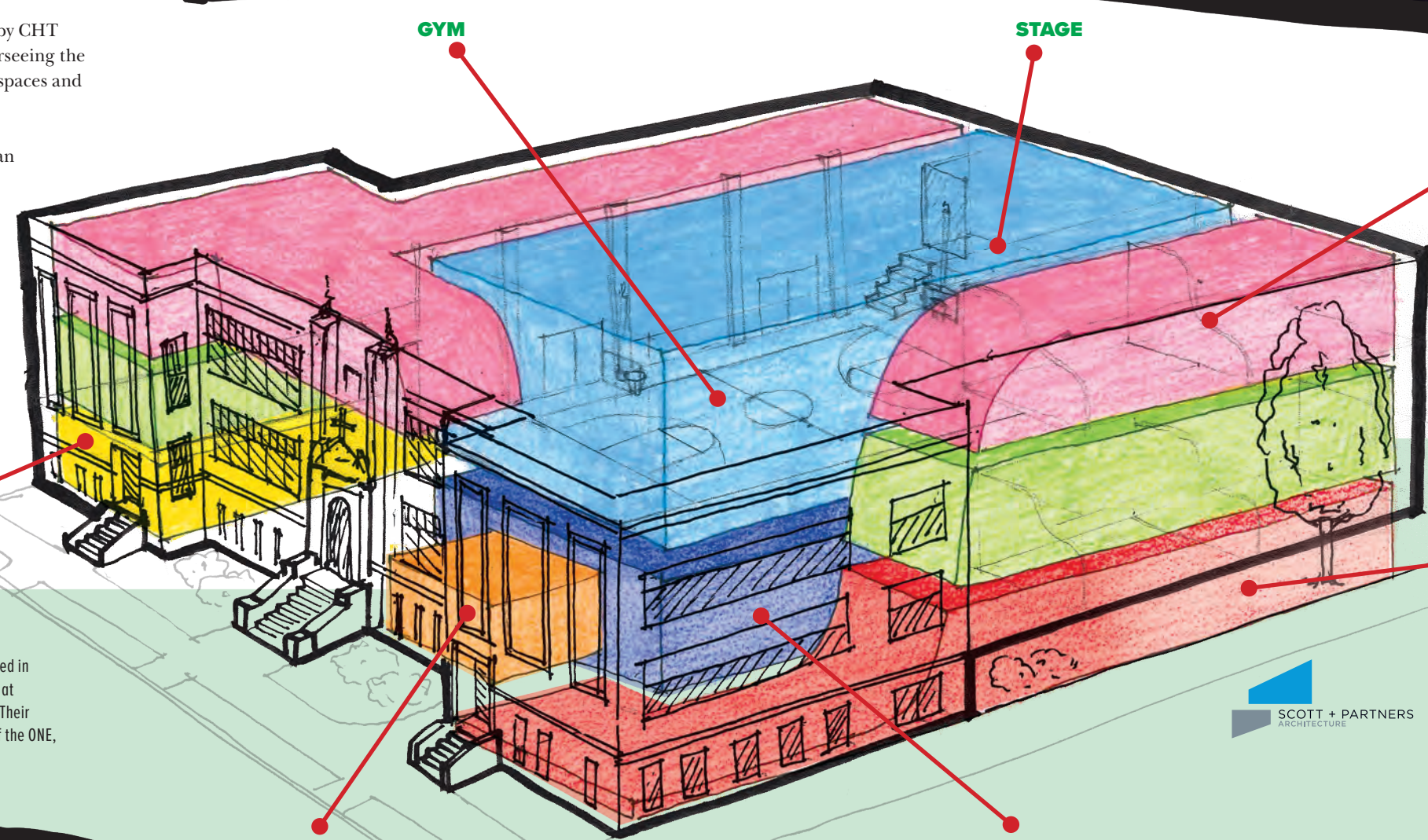
or programs, including the Very Merry Theatre, the ONE Arts Center, Champlain Senior Center, and the Hindu Temple Association and others over time.

With the closing of the school, the Roman Catholic Diocese of Burlington has entered into an agreement with Champlain Housing Trust (CHT) to make this happen: to make a true community center to provide the Old North End with the space and services New Americans need while establishing their lives and integrating the richness of their varied cultures into our City.

CHT leads the purchase and renovation project, in the interests of anchoring a strong community in the Old North End, complementing its extensive network of local housing.

The building will be managed by CHT with the Parks Department overseeing the scheduling of uses in common spaces and the second floor.

Our community legacy will be an affordable and accessible space in the heart of Burlington, building social capital and strengthening relationships new and old. While this is a direct investment in the Old North End, even more this is a gift for the citizens of Burlington, Chittenden County, and Vermont—first generation and natives alike.

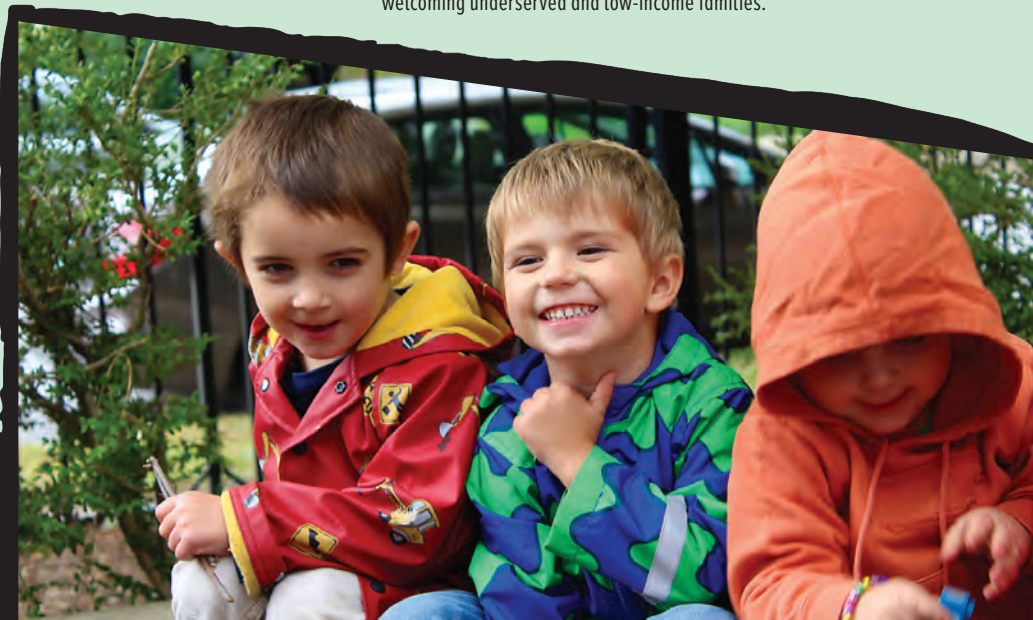


THE ASSOCIATION OF AFRICANS LIVING IN VERMONT (AALV)
 Since 2010, AALV and its staff have been located at the St. Joseph School, helping with the assimilation of new Vermonters, most arriving under the auspices of the USCRI/ Vermont Refugee Resettlement Program. Despite its name, AALV serves people from any country of origin. Each new arrival faces a radical change in life, community and culture, and AALV helps smooth the transition with translation and literacy assistance, health and parenting issues, business start-ups, housing and employment, for as many as 400 households a year. AALV will lease the entire third floor.

JANET S. MUNT FAMILY ROOM
 The Janet S. Munt Family Room provides services to families with children birth-to-six through free programs including preschool, family playtime, and a weekly fathers' group. At least half the participating families are New Americans, representing 45 different countries of origin. The Family Room collaborates with AALV and English language classes and helps with highly needed services for those making family transitions in the city. After many years of affiliation with the VNA, The Family Room is now becoming independent.

ROBIN'S NEST
 Robin's Nest Childrens Center is a five-star early care and education program, founded in 1985 by mothers for their children and neighbors. Today, 45 children learn and play at St. Joseph School in a multi-room wing plus a brand-new outdoor playground area. Their families represent diverse socio-economic status, family makeup, and culture of the ONE, welcoming underserved and low-income families.

Champlain Housing Trust has worked with communities and citizen groups since 1984, to improve neighborhoods and expand opportunity through its Community Land Trust model of permanently affordable housing for low income individuals and families in Northwestern Vermont. CHT knows that a thriving community is critically important to the wellbeing and long-term sustainability of the individuals and families who create a neighborhood. The St. Joseph School project is designed to foster such a thriving community.



BURLINGTON PARKS, RECREATION & WATERFRONT DEPARTMENT
 The Parks Department will lease the second floor and manage the first floor **Community Room**. The second floor features a hardwood floor **Gym and Stage**, offering programs from youth athletics to arts and cultural programming and programs for seniors, all significant areas of need. Beyond regular programming, there will be opportunities for community events, celebrations, civic engagement and cultural exchanges. A **kitchen** will be constructed for public events and organizational use.



Work to Do

In creating a multi-purpose community center, we will honor the historic character and retain the basic floor plan while improving energy usage, comfort, safety and technology. Renovations and upgrades will include:

ACCESSIBILITY

A new elevator will provide accessibility to all three floors.

WINDOWS

High-efficiency, historically-correct windows will be installed throughout, and to full original height on the south, bringing back the historic Allen Street façade and replacing small, inoperable windows.

INSULATION

The renovation includes increasing the insulation in the attic to an R-60 level.

FIRE SAFETY

A new sprinkler system, along with new water service will be installed and the fire alarm system will be updated.

HEATING AND COOLING

The old heating system and asbestos-covered pipes need to be removed and replaced with highly efficient boilers that allow control of heat by room. Air-to-air heat pumps will provide air-conditioning, and a rooftop system will bring in fresh air and dehumidification to increase the efficiency of heating and cooling.

PLUMBING

New accessible bathrooms will be added in the lobby of each floor for public use of the multi-purpose room and gymnasium. All plumbing fixtures will be replaced with water-saving models. Hot water will be supplied by new boilers replacing the multiple existing small water heaters.

ELECTRICAL AND LIGHTING

The current electrical service is inadequate. Outlets and switches will be added to each room to meet code. LED fixtures will replace the current wasteful lighting systems.

TELECOMMUNICATIONS

The building will be entirely outfitted with new technological infrastructure.

SITE WORK

The parking on the north side of the property will be enlarged and reconfigured in order to add more parking. New bike racks will be installed.

PLAY AREAS

In addition to the recently added Robin's Nest playground, the backyard playground will be updated for safety and fun, for use by the public.

How to Pay for the Project

Champlain Housing Trust is the lead in this \$9.4 million project, and is assembling a financing package to fund necessary upgrades to the property while still assuring our public and nonprofit partners of long-term affordable rent. CHT will combine tax credits, charitable investments and tax-deductible donations from individuals, families, foundations and businesses in the community.

FUNDING SOURCES

New Market Tax Credits	\$2,710,000
Charitable Donations	3,000,000
Social Impact of Debt	2,500,000
Energy Conservation Grants	650,000
Public Grants	600,000
Total	\$9,460,000

PROJECT COSTS

Purchase	\$2,150,000
Capital Improvements	4,800,000
Fees & Interim Operating exp.	2,400,000
Capital Campaign	50,000
Total	\$9,400,000

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