

Bristol Town Administrator

From: Susan Whitmore <susan@johngrahamshelter.org>
Sent: Friday, December 17, 2021 2:52 PM
To: Bristol Town Administrator
Cc: Elise Shanbacker; Town of Bristol; Bristol Clerk
Subject: RE: JGHS Bristol Selectboard Meeting

Hi Valerie:

Thank you for getting back to me! January 10 would be great – Elise Shanbacker (ACCT) and I will attend. Our presentation is for information and outreach only.

Many thanks,

Susan

Susan Whitmore
she/her
Executive Director
John Graham Housing & Services
69 Main Street, Vergennes, VT 05491
P 802-257-6771 F 802-989-7261 E susan@johngrahamshelter.org

From: Bristol Town Administrator <townadmin@bristolvt.org>
Sent: Friday, December 17, 2021 2:06 PM
To: Susan Whitmore <susan@johngrahamshelter.org>
Cc: Elise Shanbacker <elise@addisontrust.org>; Town of Bristol <town@bristolvt.org>; Bristol Clerk <clerk@bristolvt.org>
Subject: RE: JGHS Bristol Selectboard Meeting

Hello Susan,

The Selectboard is meeting this Monday, Dec. 20, at 7:00pm The agenda is closed, but has not yet been finalized, so it’s not posted yet. Do you need the Selectboard to take a specific action? Or is this for outreach and FYI purposes only? Their next regular meeting is Monday, January 10. If that is too late, you are welcome to make an appearance under the Public Forum part of the agenda at the beginning of each meeting.

Thanks,

--Valerie

Valerie Capels, Town Administrator
Town of Bristol
1 South Street
P.O. Box 249
Bristol, VT 05443
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F: (802) 453-5188
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W: www.bristolvt.org
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Tw: @BristolTownAdm

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From: Susan Whitmore <susan@johngrahamshelter.org>

Sent: Friday, December 17, 2021 1:39 PM

To: Bristol Town Administrator <townadmin@bristolvt.org>; Town of Bristol <town@bristolvt.org>

Cc: Elise Shanbacker <elise@addisontrust.org>

Subject: JGHS Bristol Selectboard Meeting

Dear Valerie and Sharon:

John Graham Housing & Services (JGHS), in partnership with Addison County Community Trust (ACCT), respectfully requests an audience at a Town of Bristol Selectboard meeting to discuss our planned request to the Vermont Housing & Conservation Board (VHCB) for American Relief Policy Act (ARPA) funding in February 2022. This VHCB funding request will support our JGHS Supportive Family Housing Project involving JGHS properties in Middlebury, Vergennes, and Bristol, including three multifamily houses with a total of 10 apartments, and one house that is a combination of two apartments and six SRO beds. Please forward the attached letter to the Selectboard.

All best,

Susan

Susan Whitmore

she/her

Executive Director

John Graham Housing & Services

69 Main Street, Vergennes, VT 05491

P 802-257-6771 F 802-989-7261 E susan@johngrahamshelter.org

JOHN GRAHAM HOUSING & SERVICES

17 December 2021

John "Peeker" Heffernan
Chair
Town of Bristol Selectboard
1 South St.
Bristol, VT 05443

Dear Mr. Heffernan:

John Graham Housing & Services (JGHS), in partnership with Addison County Community Trust (ACCT), respectfully requests an audience at a Town of Bristol Selectboard meeting to discuss our planned request to the Vermont Housing & Conservation Board (VHCB) for American Relief Policy Act (ARPA) funding in February 2022. This VHCB funding request will support our JGHS Supportive Family Housing Project involving JGHS properties in Middlebury, Vergennes, and Bristol, including three multifamily houses with a total of 10 apartments, and one house that is a combination of two apartments and six SRO beds:

- 3/5 East Street, Vergennes, Vermont (apartments)
- 74/76 Green Street, Vergennes, Vermont (apartments/SROs)
- 42 N. Pleasant Street, Middlebury, Vermont (apartments)
- 24 Mountain Street, Bristol, Vermont (apartments)

JGHS has identified significant structural problems related to deferred maintenance at each of the four properties included in this project—including 24 Mountain Street in Bristol. A required VHCB site visit and Capital Needs Assessment (CNA) have both been completed. A 4% VHFA Tax Credit application, property appraisals, architectural design and drawings, and Phase I environmental review are under way.

If we do not address the maintenance issues at JGHS properties, Addison County stands to lose housing that provides affordable, supported housing to Addison County's most vulnerable individuals and families. Furthermore, JGHS properties are historical treasures, and their preservation is essential to the fabric of the Middlebury, Vergennes, and Bristol communities. Two of our five properties are on the Vermont Historical Register, and two are eligible for registry. Buildings on the National Registry of Historic Places will likely also utilize historic credits as part of the financing structure for this project.

Much gratitude for your consideration of this request, and I look forward to hearing from you. Should you require any additional documentation or information, please contact me at 802-257-6771 or susan@johngrahamshelter.org.

Sincerely,



Susan Whitmore
Executive Director