



**Brattleboro Food Co-op
Canal & Main Apartments**
Brattleboro, Vermont

What: The redevelopment of the Brattleboro Food Co-op site involves the demolition of the obsolete Co-op building and the construction of a four-story, highly energy-efficient, green building. It provides 33,600 square feet of retail and office space for the Co-op on the first two floors and 24 affordable apartments, developed by Windham & Windsor Housing Trust and Housing Vermont on the top two floors. A sophisticated mechanical system recaptures waste heat produced by the store’s refrigeration equipment to heat the apartments. The building is clad in local Vermont slate, a natural and durable surface that offers better energy performance than brick. The 24 apartments enable lower income, working and market-rate income families and seniors to live close to services.

Where: The site is adjacent to Canal Street near the intersection of routes 5, 119 and 142.

Who: The Brattleboro Food Co-op, Windham & Windsor Housing Trust and Housing Vermont partnered to redevelop the site. Gossens Bachman Architects designed the building and Baybutt Construction was the general contractor.

How: Funding totaling about \$14.7 million from numerous sources was raised to cover the development costs of the entire building. The People’s United Bank provided construction financing; USDA Rural Development provided a permanent loan guaranty.

<i>Permanent Funding Sources</i>	
<i>Canal & Main Apartments Only</i>	
<i>People’s United Bank Equity</i>	<i>\$1,422,000</i>
<i>HUD EDI funds secured by Senator Patrick Leahy</i>	<i>200,000</i>
<i>VT Housing & Conservation Board</i>	<i>485,000</i>
<i>Federal stimulus funds through the Vermont Housing Finance Agency</i>	<i>2,955,750</i>
<i>HOME Program administered by VHCB</i>	<i>200,000</i>
<i>Residential Energy Efficiency Program</i>	<i>12,000</i>
<i>HOUSING TOTAL</i>	<i>\$5,274,750</i>

For information on renting an apartment, please contact:

*Windham & Windsor Housing Trust
(802) 254-4604 extension 120 or <http://www.w-wht.org>*

