

BAYVIEW CROSSING

10 CARTER LANE | SOUTH HERO, VERMONT

WHAT: Bayview Crossing is a new independent-living community in South Hero for adults 55 and older. Situated behind the Champlain Islands Health Center and Worthen Library, Bayview Crossing offers 30 one- and two-bedroom apartments with a mix of affordable and market-rate rents. Amenities include a lounge, community room with kitchen, gym, elevator, laundry facilities, covered parking, and garden beds. All apartments are designed for ADA accessibility. Six apartments offer rental assistance provided by the Vermont State Housing Authority for residents 62 and older. The building exceeds Efficiency Vermont’s “High Performance” certification. Rent includes heat, air conditioning, hot water, laundry, electricity and SASH® (Support and Services at Home).



In addition, the nonprofit C.I.D.E.R. (Champlain Islanders Developing Essential Resources) has a new office at Bayview Crossing. C.I.D.E.R. provides accessibility and transportation services, meals, and wellness programs for older adults and people with disabilities in Grand Isle County. C.I.D.E.R. and Cathedral Square share similar values and missions and have worked together for many years to make this dream a reality.

WHO: The owner is a limited partnership with Cathedral Square as general partner. Cathedral Square is the property manager and service provider. Wiemann Lamphere Architects is the designer, ReArch Company is the construction manager, and J.D. Kantor Inc. is the development consultant. Cathedral Square is a nonprofit, nonsectarian organization known nationwide for developing high-quality, affordable and service-enriched housing communities for older adults and people with disabilities. Bayview Crossing is its 27th housing development in Vermont.

HOW: Over \$10 million in funding was raised from federal, state, local and private sources, including the Vermont Housing Finance Agency and Vermont State Housing Authority. People’s United, a Division of M&T Bank, provided construction financing. Funding from the Northern Border Regional Commission and the Vermont Community Development Program allowed the South Hero Fire District #4 to install 1,400 feet of new water line to support Bayview Crossing and other developments in the area.

WHEN: Construction was completed in October 2022.

FUNDING SOURCES FOR HOUSING	
People’s United, a Division of M&T Bank, Tax-Credit Equity	\$6,800,000
Vermont Housing & Conservation Board	\$1,558,000
Vermont Housing Finance Agency	\$600,000
Vermont Community Development Program	\$745,000
HOME Investment Partnership	\$600,000
C.I.D.E.R. Capital Campaign & Other Donations	\$125,000
Enterprise Community Partners	\$10,000
Housing Ministries of New England	\$15,000
Efficiency Vermont & Vermont Electric Coop	\$87,925
Harry & Jeanette Weinberg Foundation	\$180,000
TOTAL	\$10,720,925

SEE BACK FOR DESIGN HIGHLIGHTS



Bayview Crossing Design Highlights

Accessibility

- Two fully ADA-compliant apartments
- One apartment with full audio-visual accessibility
- All apartments are adaptable to ADA-compliance standards
- Universal design and other accessibility features include:
 - Double handrails in corridors
 - Elevator
 - Step-in showers in non-ADA apartments
 - ADA-height countertops
 - Grab bars in all bathrooms

Design for Positive Aging

- Attractive stairway to residential floors to encourage walking instead of using the elevator
- Attractively furnished lounge to promote socialization
- Community room with shared kitchen for gatherings and programming
- Co-location with C.I.D.E.R. for program synergies and access to transportation services
- Walkable village location near community resources
- Inviting, attractive spaces featuring art, natural light, and flexible furniture
- Computer station for residents' use
- Full-time, on-site SASH coordinator with a part-time wellness nurse
- Telehealth technology
- Fitness center with treadmill, recumbent bike, and dumbbells
- Garden planters for residents' use
- Gazebo and multiple exterior social areas promote gathering outside

Energy Efficiency & Sustainability

- Exceeds Efficiency Vermont's "High Performance" Certification
- Robust thermal envelope includes R60 roof and R33 exterior walls
- Airtight building envelope = 0.09cfm50/sf
- Triple-pane windows
- 67.2 kWdc rooftop solar array that will produce approximately 30% of the electricity used
- Low-carbon, dense-pack cellulose insulation in primary wall and roof
- Low-energy traction elevator

Building Systems

- Cold-climate heat pumps provide heating and cooling
- High-efficiency energy recovery ventilators circulate fresh air
- All systems feature direct digital controls

Fire Safety

- Full-building sprinkler system with a 22,000-gallon water storage tank and fire pump
- Back-up generator for use in the event of a power outage



Additional Information:

Summary of All VCDP Funding for Bayview Crossing Housing and Water Line

\$685,000	Bayview Crossing construction
\$40,000	Water Line Construction for South Hero Fire District #4 (only \$33,416 was needed)
\$5,000	Town Admin Fee
\$60,000	VCDP Planning Grant

\$790,000 Total VCDP PB & IG Awarded

Affordability

This is a mixed income community:

6 units have project based rental assistance through Vermont State Housing Authority

4 units are affordable to households at 50% Area Median Income

14 units are affordable to households up to 60% Area Median Income

1 unit is affordable to a household up to 80% Area Median Income

5 units are affordable to households up to 100% Area Median Income

This community will be perpetually affordable.

Community Input

This project was the result of a robust community outreach effort including an Islands-wide survey, two focus groups, input from C.I.D.E.R., and many public meetings during the permitting and VCDP process.