

Public Hearing of August 19, 2014 or a Planning Grant through VCDP for RACDC's Randolph House of  
Town Hall Conference Room B, 7 Summer Street

Selectboard: Dennis Brown, Larry Richburg, Marjorie Ryerson, and Tom Schersten

Absent: Trini Brassard

Municipal Staff: Melvin Adams (Town Manager) and Cindy Spaulding (Recorder)

Public Attendees: Bill Bonsignore, Marty Strange, and Bob Mayor (RACDC), and Jay Lackey (VT  
Forest and Parks)

Media: Merrill Whitcomb (ORCA)

Mr. Brown Called the meeting to order at 5:35 p.m. Introductions were made

Public Hearing for RACDC's Randolph House

Mr. Brown opened the public hearing at 5:38 p.m.

Mr. Bonsignore provided the following for RACDC's proposal for the Randolph House (actual written  
presentation):

The focus of our plan is to examine the feasibility of adding an addition behind the existing Randolph  
House located at 25 North Main St. in downtown Randolph. This addition would combine both affordable  
housing, support services, including meals and light housekeeping as well as SASH (support and Services  
at Home) with a focus on the elderly or younger disabled population of Randolph, Brookfield and  
Braintree. This work does not include any feasibility of performing any work on the adjacent property, the  
Flood Plain Forest.

As RACDC is hopeful to receive approval for this planning grant our approach would follow a typical  
path. This particular idea for determining if additional affordable housing can be located at 65 North  
Main St on the Randolph House Property. This project aligns with RACDC's goal of:

- preserving and developing affordable and elderly housing for low and middle income  
residents in the towns of Randolph, Braintree and Brookfield

We also believe it aligns with HUD's Consolidated Plan for Vermont in the area of Priority  
Housing with a need for over 4,000 units of housing needed for Elderly 65 and older with low to  
moderate income.

We believe it would help with the challenges set forth in the Regional Plan that stress a lack of  
housing development, the need to develop more elder housing and care facilities which ensure  
seniors can maintain their lifestyle in a manner that fosters independence.

Lastly, it seems to agree with some of Randolph's town plan's goals and recommendation for  
housing.

We are seeking tonight approval from the Selectboard to go forward to pursue a \$30,000  
planning grant from the Vermont Community Development Program to examine the feasibility  
of this project.

Our goal for if granted approval to apply and subsequently awarded these funds would be to  
research and gather information to determine the feasibility of locating an addition to the existing  
Randolph House. If approved by the Select Board and selected for funding the planned scope of work

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for this planning grant is for research, design, informational gathering and general administration costs including but not limited to:

- Developmental Consultation
- Engineering
- Architectural
- Environmental Review
- Permitting
- Act 250
- Design
- Landscaping
- Market studies
- Demographic Studies

Housing, especially for the elderly population is at a premium in our area. As owners of Joslyn House, and Jacobs Mobile Home Park and partners in the Red Lion and Randolph House properties RACDC is well aware of the needs for elder housing. We have just recently had our first vacancy in two years at the Red Lion and our waiting list for Randolph House is approximately a year and a half for a one bedroom apartment. The need for affordable housing is already present in our area. According to the Vermont Housing Finance Agency we already have a gap in our region of 675 units of housing for seniors. According to a recent Fair Housing training given by the E&A team 10,000 people a day in our country will turn 65 for approximately the next 19 years. In 2017 there will be more people 65 and older than children younger than five for the first time in our nations history, in 2010 there were approximately 70K people age 100 or over by 2030 (16 ) years that population will be 324K to further complicate matters in the area of housing 1 in 5 Americans have some sort of disability that affects every aspect of their daily lives.

RACDC believes that this is a worthwhile project to examine and is hopeful that the board will support our efforts to go forth apply for the VCDP grant funding. I thank you for your time energy and attention to our request.

The board had questions regarding the waiting list for affordable housing at the Randolph House, the max request for funds, and enhances services.

Mr. Brown closed the hearing at 5:46 p.m.

Respectfully submitted,

Cindy Spaulding  
Recorder

Dennis Brown  
Selectboard Chair