

Summary Sheet

Proposed Federally-Assisted Housing Development for North Bennington

- A. Proposal: 40 units of apartments for the elderly and handicapped on campus land (nearby Night Pastures) just north of the Faculty Houses
- B. Developer: Pamela Gleichman will build, own and operate the development
- C. Extent of Contribution: The College will contribute land to Ms. Gleichman who in turn and as a separate event, will contribute to the College out of the syndication proceeds of the development
- D. Apartment Plans: There will be 30 1-bedroom and 10 2-bedroom apartments. Four apartments will be designed for handicapped persons. The apartments will be clustered in five 2-story buildings. There will be a community building and spaces for 32 cars. The development will be separated from the campus and retain the existing meadows and pine trees which define the site.
- E. Nature of Federal Assistance: This development will proceed only if subsidies are made available through the Farmers Home Administration which is a branch of the United States Department of Agriculture. The subsidy will reduce the interest for the mortgage which Ms. Gleichman will need to raise the capital for the development. In addition, Farmers Home makes available rental assistance subsidies known as Section 8 to needy tenants.
- F. History of Development
1. April, 1981: Ms. Gleichman indicated to Joe Murphy interest in development of site
 2. May-July, 1981: Ms. Gleichman met with President Murphy and Development Committee of Board of Trustees. Presented architect's plans. Board of Trustees approved resolution authorizing College to proceed with development
 3. July 31, 1981: Ms. Gleichman submitted applications for federal assistance to Vermont office of U.S. Farmers Home Administration (FmHA)

4. October 19, 1981: After 2 months of discussions Vermont FmHA office rejected application for following reasons:
 - site is remote from basic services for elderly
 - College is undependable alternate source of services
 - income of prospective tenants may be too low for public assistance (?)
 - management budget is lower than FmHA experience
 - project costs are too high
 - no need for additional elderly housing
 5. November 6, 1981: Ms. Gleichman's attorney requested an appeal from the Vermont State office decision. Meeting will be arranged in Washington to present appeal to U.S. Department of Agriculture officials. Basis for appeal is as follows:
 - site is ideal for elderly housing
 - Ms. Gleichman's track record as manager in these programs is so outstanding that it supports her operating budget estimates even if they are lower than those the government uses for its estimates
 - demand for affordable housing is extremely high in all income brackets
 - costs are reasonable
- G. Present Analysis and Agenda: The present Administration would rather not fund any developments. These rejections are more or less routine. An appeal must do the following in order to succeed:
1. Indicate to high government officials that this is in fact an outstanding proposal and
 2. Indicate that there is so much support for the project that politically it is impossible to reject without reason. In short, federal assistance is going to those who "shout the loudest".

The following is a list of those whose assistance is essential. Their letters or telephone calls to the deciding officials at the U.S. Department of Agriculture will ultimately decide the fate of this development:

- A. State Officials: Governor Snelling
- B. Congressional Officials (202-224-3121)
 1. Vermont Congressional Delegation
 - a. Congressman James M. Jeffords
 - b. Senator Patrick J. Leahy
 - c. Senator Robert T. Stafford
 2. Members of Relevant Legislative Committees (lists attached)
 - a. House and Senate

1. Agriculture Committees
 2. Appropriations Committees
- C. Executive Branch
1. Any White House staff
 2. Department of Agriculture
 - a. John R. Block, Secretary
 - b. Richard E. Lyng, Deputy Secretary
 - c. Dwight C. Calhoun, Administrator; Farmers
Home Administration

The deciding official is Mr. L.D. Elwell, Assistant Administrator for Multifamily Housing, Farmers Home Administration. Indications of support from any of these people to either Secretary Block or Mr. Elwell are critical at this time.

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