



**VILLAGE of ALGIERS
REVITALIZATION through COLLABORATION**

GUILFORD

A Typical Rural Vermont Town

- Population +/- 2,120
- 40.3 Square Miles (6 miles square)
- 77 miles of Town Highways (60 miles of which are dirt)
- Selectboard – 5-member
- Town Office Staff: (1) Town Clerk/Treasurer, (1) Assistant Town Clerk/Treasurer, (1) Town Administrator
- Police Dept. – None
- Fire Dept. – Volunteer
- Highway Dept. – 4-Person Crew
- Designated Village Centers – Algiers (2005), Guilford Center (2014)
- Bordered by: Brattleboro (north), Vernon (east), Halifax (west), Massachusetts (south)



**What are the most essential
components to revitalizing your
Village Center?**

#1 PEOPLE
(Strong Partnerships)

Meet the Change Makers...



The Friends of Algiers, Inc. (FAV) formed in 2004 to guide socially responsible development in the Village of Algiers in the absence of local zoning regulations. Their formation was triggered by a 2-acre triangle (**Algiers Triangle**) of contiguous vacant, underused and dilapidated properties, in the heart of Village of Algiers that simultaneously went up for sale. FAV was concerned that potential buyers would develop this real estate in a way that destroyed the Village's identity and ignore the needs of residents.



VALUE IN PARTNERSHIP

WWHT acquires, rehabilitates or constructs, and holds land and housing in trust, providing permanent access to decent and affordable housing for citizens of Windham and Windsor Counties.

In 2005, Friends of Algiers Village partnered with the Town of Guilford and WWHT to apply for a Vermont Community Development Program Planning Grant. The product of this grant was a Master Plan for the **Algiers Triangle**. It became the guidance document for the thoughtful redevelopment of the Village of Algiers.



The Town of Guilford's LOCAL Non-Profit Partners in the Village of Algiers include:



- **Friends of Algiers Village, Inc.**
- **Windham & Windsor Housing Trust**
- **Town of Brattleboro**
- **Guilford Preservation, Inc.**
- **The Guilford Community Church**
- **Community Collaborative for Guilford**
- **Friends of Music at Guilford**
- **Guilford Volunteer Fire Department**
- **Algiers Fire District #1**
- **Christ Church**



#2 INFRASTRUCTURE

What is possible with municipal water?

(Just about anything!)

- ◆ Fire protection for the most densely settled section of town.



- ◆ Safe, clean, plentiful drinking water for residents.



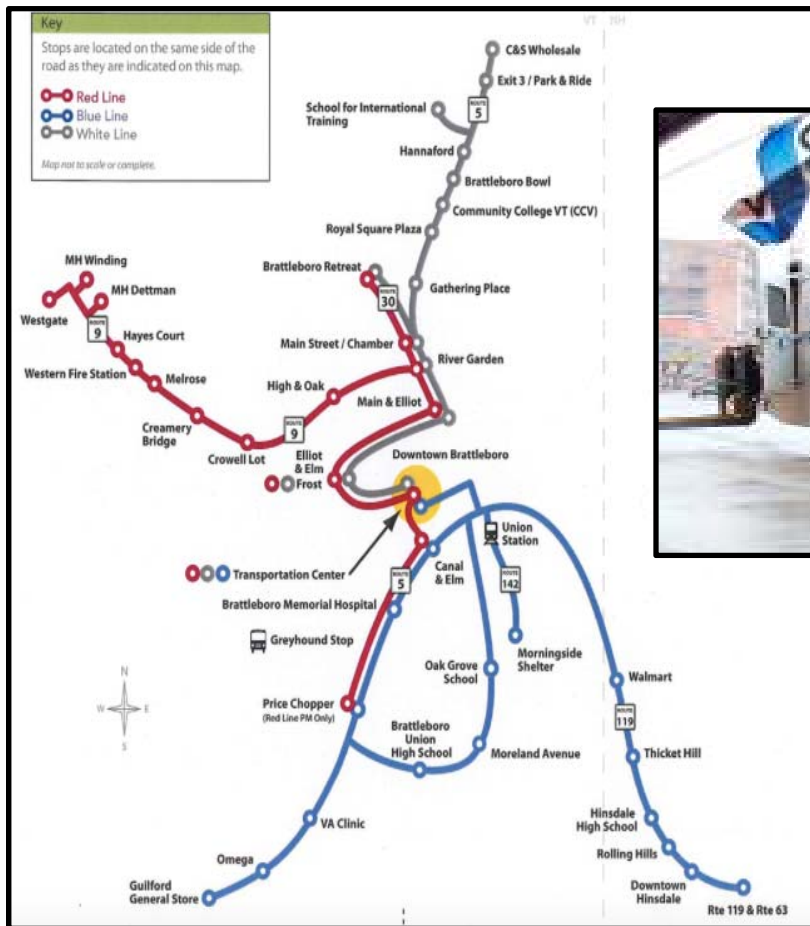
- ◆ A community café with seating for 25 patrons and opportunities for other businesses requiring a transient water supply.

YES, only 300' of Sidewalk Can Make a Difference!

- It is the first step in creating a pedestrian friendly, walkable Village.
- Allows for safe pedestrian access to goods, services and public transportation.
- Provides traffic calming for a busy, dangerous intersection.
- Sets the stage for additional sections of sidewalk to be added.



Public Transportation



With the addition of 24 units of affordable housing and the reopening of the Guilford Country Store, Connecticut River Transit – The Current – now services Guilford.

#3 HISTORIC BUILDINGS

Why Save and Reuse Historic Buildings?

1. New businesses prefer historic buildings.
2. Historic buildings attract people.
3. Our history matters - historic buildings are physical reminders of this.
4. Architectural beauty is good for your brain.
5. Historically significant buildings contribute to a village's economic well-being and vibrancy.
6. Historic buildings maintain the character and identity of a village.
7. Historic preservation is more labor-intensive, which means more jobs.
8. Regret goes only one way.

(Adapted from NTHP's "Six Practical Reasons to Save Old Buildings" and NowToronto.com "5 Reasons Why We Should Care About Heritage Preservation," 3/29/2012, Enzo DiMatteo)

AFFORDABLE HOUSING OPPORTUNITIES

Before...



After...



After...



After...



ECONOMIC DEVELOPMENT



OPPORTUNITIES



What is on the horizon for Guilford?

- ✓ Community Collaborative for Guilford - Creating a community center that will house: Guilford's only registered child care program, supportive services for families, Guilford Cares, Guilford Food Pantry.
- ✓ Guilford Preservation Inc. - Exploring the potential of constructing a senior housing project in the Village.
- ✓ Private redevelopment of the "Doggie Daycare" building (in the Algiers Triangle) that has sat unoccupied for years. It will provide additional housing units and retail space.
- ✓ Friends of Algiers Village – Continuing the redevelopment of the Broad Brook House (home of the Guilford Country Store) to create affordable leasable spaces for small businesses to startup and grow.
- ✓ VTrans - Replacement of the US Route 5 Bridge in the Village – the new bridge will include a sidewalk.

Funding Sources in Village Projects:

- State of Vermont - Vermont Community Development Program (VCDP) – Planning Grants, Implementation Grants
- State of Vermont - Drinking Water Division
- State of Vermont- Division for Historic Preservation
- State of Vermont - Downtown & Village Center Tax Credits
- Federal Low Income Housing Tax Credits (LIHTC)
- Federal Rehabilitation (Historic) Tax Credits
- EPA - Brownfield Clean Up Funds (through Windham Regional Commission)
- EPA STAG Grant
- USDA & VCDP – Algiers Sewer System
- State of Vermont - VT Department of Buildings & General Services
- Preservation Trust of Vermont (PTV)
- PTV with major funding from the Village Revitalization Initiative through the office of Senator Patrick Leahy
- Freeman Foundation through PTV
- Vermont Housing and Conservation Board (VHCB)
- Efficiency Vermont
- National Trust for Historic Preservation
- Vermont Community Foundation -
- Windham Foundation
- Henderson Foundation
- Thompson Trust

What can be accomplished when the Town and the Community become partners:

- **2004** - Friends of Algiers Village Inc. (FAV), formed as a non-profit gaining 501(c)(3) status with a primary goal of systematically revitalizing the Village.
- **2005** – Utilizing a VCDP Planning Grant, the Town, FAV and Windham & Windsor Housing Trust partnered to create a “Master Plan” for the thoughtful, responsible re-development of the Village.
- **2005** – FAV purchased the historic Tontine Building and sold it to WWHT; it was carefully rehabilitated (now National Register listed) creating 7 units of badly needed affordable housing.
- **2006** – FAV purchased the abandoned Village lot, formerly the location of the Leader Home Center warehouse and outbuildings; it was a contaminated site (Brownfield) from businesses operated on it. The property was sold to WWHT in 2012.
- **2010** – FAV purchased the Guilford Country Store property (the 1817 Broad Brook House) to protect and rehabilitate it (now National Register listed).
- **2009-2013** – Local groups collaborated with the Town to coordinate funding to bring a municipal waterline to the Village. Construction of the waterline completed in late spring 2013 providing clean, plentiful water for residents of Algiers Village.
- **2011-2013** – FAV partnered with WWHT and Windham Regional Commission to clean up contamination on Leader Home Center lot; it was then sold to WWHT for development of 17 new units of highly energy efficient affordable housing.

What can be accomplished when the Town and the Community become partners: (continued)

- **2010 – 2013** – FAV rehabilitated the dilapidated structure of the Guilford Country Store. The store (and newly added café space) once again opened its doors to the public. It has become the primary gathering spot in the community.
- **2009 & 2014** – Awarded PTV's "Preservation Award" for excellence in historic preservation (Tontine and, subsequently, the Broad Brook House).
- **2015** – Awarded the EPA's "Phoenix Award" for excellence in Brownfield site cleanup.

Also:

- Created sidewalks and green spaces as results of our projects in the Village
- Guided transportation decisions and advocated for the extension of public transportation to the Village; there CT River Transit bus stop at the Guilford Country Store.
- Stimulate new private investment throughout the Village area.

And we are not done yet.....