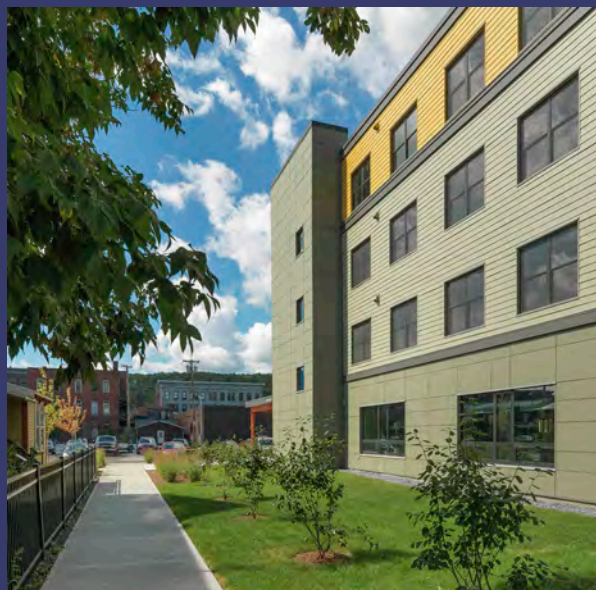


Vermont Housing & Conservation Board



Celebrating 35 Years Investing in Vermont Communities

2022 Annual Report to the Vermont General Assembly





Carl Powden 1954-2022

With the greatest respect for his service to Vermont, we dedicate this annual report to Carl Powden, who worked for nearly 30 years at the Vermont Land Trust where he was instrumental in conserving 200,000 acres of Vermont's farmland, forests and other areas important to communities. His belief in conservation extended to his own land, which he and his wife Dorigen Keeney conserved in 2011. Carl truly admired and respected the people that make their living from the land; he was a farmer himself. As a former teacher, a state legislator, and a conservationist, Carl led a life of service.

Front cover photos, clockwise from top: Downstreet Apartments, Barre (Susan Teare photography); Sunflowers, Rainville Farm, Alburgh; Shaw Mountain Preserve, Benson; Castleton University student volunteers at a Habitat for Humanity build site on Hickory Street in Rutland.

Writing: Doug Wilhelm

Design: Pam Boyd

Photos: Staff, Grantees, and as credited

Printing: L. Brown & Sons, Barre

VHCB STAFF

Executive Director: Gus Seelig

Director of Policy and Special Projects: Pollaidh Major; Jennifer Hollar*

Administration: Larry Mires, Pam Boyd, Marcy Christian, Laurie Graves, Dan Herman, Francis Sharpstene, Bob Zatzke

Conservation: Trey Martin, Karen Freeman, Julia Anderson*, Isaac Bissell, Stacy Cibula, Bill Dell'Isola, Kendall Lambert*, Mark Martin*, Holly McClintock, Ethan Parke

Housing: Jenny Hyslop, Ian Jakus*, Kathleen Kanz, Ariane Kissam, Craig Peltier, Emily Phillips, Erin Riley, Gretchen Rittenhouse, Ron Rupp, Leah Sare, Beth Schwarz, Bonnie Woodford, Lee Youngman

Healthy & Lead-Safe Homes: Matthew Hill, Adam Cook, Diane Mackay

Vermont Farm & Forest Viability Program: Liz Gleason, Aaron Guman*, Calley Hastings, Betsy McGavisk, Mariah Noth, Jillian Conner

VHCB AmeriCorps Program: Francis Sharpstene, Erin Riley, Ashley Swasey, Abigail Youngless

Financial: Anne Duffy, Kathy Barrows, Anna Foltz, Amanda Moran-Moshinskie*, Brenda Riddle

Legal: Elizabeth Egan, Ginger Nichols, Janice Pello

*left VHCB in 2022

VERMONT HOUSING & CONSERVATION BOARD

David Marvin, Chair, Butternut Mountain Farm, Morrisville

Neil Mickenberg, Vice-Chair, Burlington

Amy Richardson, farmer, Northfield

Maura Collins, Executive Director, Vermont Housing Finance Agency

Clarence Davis, Shelburne

Sarah Truckle, Agency of Human Services

Anne Fielder, Brattleboro

Kate McCarthy, Montpelier

Billy Coster, Agency of Natural Resources

Diane Bothfeld, Agency of Agriculture, Food and Markets

Emily Wadhams, historic preservation consultant

VERMONT FARM & FOREST VIABILITY PROGRAM ADVISORY BOARD

Alyson Eastman, Vermont Agency of Agriculture, Food and Markets, Chair

Ashlyn Bristle, Rebop Farm, Brattleboro

Joan Goldstein, Vermont Department of Economic Development

Colleen Goodridge, Goodridge Lumber, Albany

Sarah Isham, Vermont Agricultural Credit Corporation, VEDA

Fred Kenney, Addison County Economic Development Corporation

Jenna Koloski, Vermont Council on Rural Development

Dan Lerner, University of Vermont Extension

Norah Lake, Sweetland Farm, Norwich

Gus Seelig, Vermont Housing & Conservation Board

Michael Snyder, Vermont Department of Forests, Parks & Recreation

PHILIP B. SCOTT
GOVERNOR

State of Vermont
Office of the Governor

January 30, 2023

Dear Vermonters,

I'm pleased to help introduce the 35th Annual Report of the Vermont Housing and Conservation Board (VHCB). As my Administration continues to focus on growing Vermont's economy, making Vermont more affordable, and protecting the most vulnerable, housing is critical to our work and VHCB is an essential partner on this front.

Playing an important role during the pandemic and now through our recovery, VHCB has directed over \$200 million in state and federal funds to 2,302 new and rehabilitated homes in our communities. While the shortage of housing remains an issue across Vermont, our private and non-profit developers continue to make important progress, with nearly 400 additional homes projected to open in 2023 for families, our workforce, and Vermonters exiting homelessness.

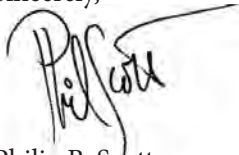
Over the last 18 months, the Board's conservation investments have helped stabilize 24 family farms as well as protecting 4,500 acres of land for town forests, state parks, natural areas, and trail systems. This work helps strengthen our rural communities, results in economic activity from visitors and Vermonters and helps protect our natural resources.

Additionally, in 2022, VHCB's Farm & Forest Viability Program served 154 clients, helping working lands enterprises, and promoting the Vermont brand. Through the Rural Economic Development Initiative, the Viability Program assists small towns, businesses and organizations competing for private and federal funding. With \$525,000 in grant writing assistance allocated by the State since 2017, this initiative has generated more than \$10 million in investments in towns with populations of fewer than 5,000 residents.

Each of these projects have the potential to be transformative, from helping individuals and families secure a new home to revitalizing downtowns and village centers with quality housing and the economic activity that results. This is critical to our work to help communities recapture their economic vitality and improve the lives of Vermonters across the state.

I want to congratulate VHCB on 35 years of service, and thank the board, and the many community organizations who contribute, for their continued partnership.

Sincerely,



Philip B. Scott,
Governor, State of Vermont



Twin Pines Housing added four homes this year at Safford Commons, a new neighborhood across from the high school in Woodstock.



Letter from the Chair and the Executive Director

Dear Members of the General Assembly,

We present VHCB's 35th annual report to you with deep humility and appreciation for the enormous trust you have placed in us to support the communities you represent. As we celebrate 35 years of service, we appreciate the opportunity to work with citizens from Pownal to Derby, Richford to Guilford, and everywhere in between to strengthen community and to enhance the economy—especially the rural economy—by providing access to housing and our working landscape.

Across thirty five years, your constituents have used \$400 million from VHCB to leverage over \$2 billion in private, federal, and philanthropic investment in housing and conservation to strengthen our economy and improve our quality of life, yielding 15,000 homes, public access to more than a quarter million acres of land, conservation of more than 700 farm parcels for food production, and restoration of 81 historic buildings that serve as community gathering places for civic life in every corner of Vermont.

Vermont Business Magazine reports that for the second year in a row, Vermont had the highest rate of in-migration in the United States, impacting the cost and availability of housing and land across Vermont. VHCB's work in promoting permanent protection of housing and land is more essential than ever.

Throughout the pandemic, VHCB has worked to address emergency shelter needs, to increase the supply of rental housing and homeownership, to support manufactured home communities, to develop a program to improve housing for farmworkers, and to enhance investment in both the Farm and Forest Viability program and the Rural Economic Development Initiative. We continue our work on water quality and flood resilience and are now supporting the Land Access and Opportunity Board.

Last fall, at the Downtown/Historic Preservation conference in St. Johnsbury, a slew of VHCB investments were on display because local folks supported by the Vermont Council on Rural Development took action to revitalize their downtown while conserving an adjacent 117 acres for community use. Across Vermont, community revitalization, access to open space, and investment in the rural countryside continues at the heart of the Board's work.

There is deep appreciation for the founders and 28 original sponsors, among them Senators Starr and Westman who, as House members, helped create VHCB in 1987. Thanks to generations of policy makers who followed them. We applaud the practitioners who work with local officials, farmers, tenants and homeowners and everyone who appreciates Vermont's great landscape and helps VHCB implement our mission every day.

We join every Vermonter in thanking Senator Patrick Leahy and his talented staff for their work developing federal resources to match state initiatives, standing up national programs for the conservation of farmland and forestland. This year they helped secure \$9.5 million from the Great Lakes Fishery Commission to support water quality work in the Lake Champlain and Lake Memphremagog Basins and established All State Minimums that greatly expand federal investment in housing.

Sincerely,

David Marvin, Chair

Gus Seelig, Executive Director

VHCB Programs

VHCB was established in 1987 with “the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands.” — 10 V.S.A. Chapter 15

Housing Development

With unprecedented levels of state and federal funds, VHCB investment is addressing the need for thousands of new homes serving young families, working Vermonters, vulnerable individuals, seniors, and disabled citizens. Housing is more than four walls and a roof: it provides stability, promoting better health and educational outcomes, and securing brighter futures. Housing development also generates millions of dollars in economic activity through the creation of jobs and the purchase of goods and services and adds to municipal property tax revenue.

Land Conservation

Conservation of farmland, natural areas, forestland, and additions to state lands preserve our landscape for recreational use, protect habitat, and mitigate the impacts of climate change while also supporting rural enterprises and local businesses—all important to our quality of life, to tourism, and to Vermont’s economy. USDA Natural Resources Conservation Service (NRCS) funds match VHCB investments to protect agricultural land, improve water quality, and provide capital for farmers to expand, diversify, reduce debt, and facilitate transfers to the next generation.

Historic Preservation

Investments in the rehabilitation and preservation of historic downtown and village center buildings create and improve affordable housing and restore performing arts centers, libraries, and town halls that play an important role in community vitality and provide economic stimulus.

Farm & Forest Viability Program

Connecting farm and forest-based enterprises with business planning and technical assistance to help entrepreneurs build financial, management, and marketing skills, access capital, improve production, and navigate transitions. Grants are available for infrastructure improvements to improve water quality and advance business development.

VHCB AmeriCorps

VHCB sponsors approximately 30 AmeriCorps members serving with housing and conservation organizations around the state, expanding the capacity of their host sites while gaining leadership skills and providing community service.

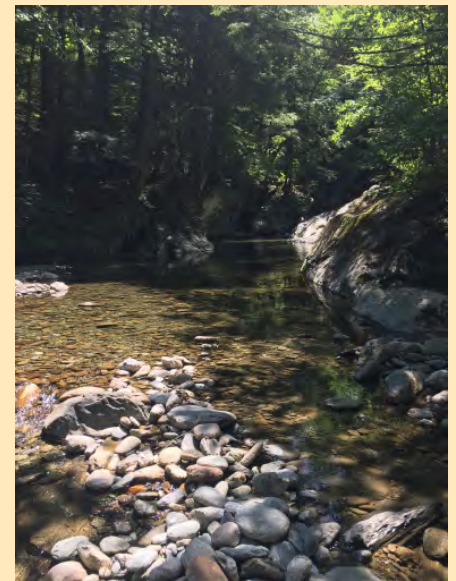
Healthy & Lead Safe Homes

Federal funding for the program has reduced hazards from lead paint in more than 2,800 homes statewide, protecting the health and safety of thousands of Vermonters.

VHCB INVESTMENTS IN FY22 & FY23

\$48 million invested;
\$184 million leveraged

- 1,218 homes and apartments
- 24 farms; 4,176 acres farmland
- 4 historic preservation projects
- 20 projects conserved 4,500 acres of natural areas, forestland, and public recreational land
- 154 farm, food, and forest enterprises received business planning services and technical assistance



▲ The Duxbury Land Trust will conserve 58 acres of forestland and transfer it to the Vermont Department of Forests, Parks and Recreation for addition to Camel’s Hump State Park. The Green Mountain Club will donate two adjacent parcels totaling nearly five acres.

Welcome home! New Housing in Stowe and South Hero



▲ June 2022 ribbon cutting celebration for the opening of nine new apartments on Maple Street in Stowe. Lamoille Housing Partnership and Evernorth purchased the building from developer Graham Mink. The River Bend development includes rehabilitation of 7 additional apartments in two other buildings in Morrisville and Stowe.

“When I came here, I was crying. I’m out of the hotel room, being alone in that dark little place. I come here, it’s bright, it’s beautiful, the neighbors are wonderful! We all get along.”

— Kristy Sansone,
Resident at Riverbend Apartments

Effective collaboration between a private developer, non-profit, and state partners and municipalities enabled development of new housing in Stowe and South Hero. Opening in 2022, River Bend and Bayview Crossing are the first new housing serving moderate income households in either town in many years.

River Bend Apartments, Stowe

Kristy Sansone is a domestic-violence survivor who spent many nights staying with friends and relatives after fleeing her husband in late 2020. Eventually she found state-funded emergency housing at a hotel in Stowe, where she also found work—but to keep staying there, she recalled, “you’ve got to go through a whole process every month. You’re on pins and needles. Am I still going to be able to even live here?”

A social worker at the Clarina Howard Nichols Center, which works to end domestic and sexual violence in Lamoille County, connected Sansone with the Lamoille Housing Partnership. LHP was working with Evernorth to develop River Bend Apartments, a mix of 15 new and rehabilitated apartments in Stowe and Morrisville—and it was partnering with the United Way of Lamoille County to place people coming out of homelessness into six of the affordable homes.

The need for housing like this has been intense.

“In December 2021,” the Lamoille Housing Partnership reported, “we had just four vacant apartments in our portfolio and over 442 households were on our waitlist . . . During December 2021, at least 82 households in the community were enduring homelessness, including 61 adults and 29 children temporarily sheltering in local motels through Vermont’s general assistance program.”

Sansone moved into one of the nine new River Bend units in Stowe last March. “When I came here, I was crying,” she said. “I’m out of the hotel room, being alone in that dark little place. I come here, it’s bright, it’s beautiful, the neighbors are wonderful! We all get along.”

“River Bend Apartments is a shining example of what is possible in our communities,” said Jim Lovinsky, LHP’s executive director, “through successful collaboration between private and nonprofit developers, towns, and housing advocates, as well as strong state and federal resources.”

Riverbend Apartments became possible when Graham Mink, a prominent developer and landlord in the Stowe area and a former LHP board member, offered it to the nonprofit as a “turnkey” opportunity. “I understand firsthand how hard it is to develop housing in our state,” Mink said. “The demographic that LHP serves needs it the most, and I saw this as an opportunity to help.

“For-profit and non-profit developers are on the same team, and we face the same challenges with producing housing in this state,” Mink added. “The more we can work together to create housing and change the laws that are preventing it from being built, the better off and stronger our communities will be.”

“The most important thing is,” Kristy Sansone said, “we can never forget people that do not have as much as others, and the hardships that they go through. Affordable housing also balances the classes in communities — which furthers total community growth, with less ‘highs and lows’ and more stability.”

Bayview Crossing, South Hero

It took 17 years of working together for the housing nonprofit Cathedral Square and the community group CIDER (Champlain Islanders Developing Essential Resources) to find a feasible location and successfully develop new service-enriched senior housing in the islands. When Bayview Crossing opened this past autumn in South Hero, with 30 one- and two-bedroom apartments for adults over 55 at a range of incomes, it was indeed the first new affordable housing in the Champlain Islands in over a decade and a half.

“In the islands, water and sewer—particularly sewer—are really challenging, so that’s a real constraint for development,” said Cindy Reid, director of development at Cathedral Square. “We finally located this land, and found adjacent land where the soil perked for septic for the size needs we had. And this location is perfect, because it’s in the designated village center.”

“It’s right next to the community health center, it’s next to the library, it’s nicely located,” said Laura Hunter, a new Bayview resident who grew up in the islands, but had been renting a room from a friend in Essex while she waited for four years for a Cathedral Square apartment. An accountant who is nearing retirement, she said Bayview Crossing—named for its view of Keeler Bay and a railroad that once crossed nearby—“is a fantastic opportunity for the community.”

“For-profit and non-profit developers are on the same team, and we face the same challenges with producing housing in this state. The more we can work together to create housing and change the laws that are preventing it from being built, the better off and stronger our communities will be.”

— Graham Mink, Housing Developer

35 YEARS

**35 Years of VHCB Support
for Affordable Housing Development**

Since 1987, VHCB has supported the development of 15,000 homes serving working Vermonters, older citizens, families, people living with disabilities, and families and individuals moving from homelessness.

“Housing for seniors in Grand Isle County was a founding mission of CIDER 30 years ago. We dug test pits all over the county before finally finding a spot that worked, and Cathedral Square could not have been a better partner through that process. This project allows CIDER to ensure more Grand Isle County residents are able to age with dignity locally, in a walkable and livable community.”

— Jordan Posner, Executive Director of CIDER (Champlain Islanders Developing Essential Resources)

Residents at Bayview Crossing are served by **the SASH program**, a nationally recognized model of health care coordination providing health and wellness services where people live, partnering with health care providers and local and regional hospitals. Developed by Cathedral Square, SASH has been shown to significantly improve health outcomes while also saving Medicare and Medicaid expenses by allowing participants to remain living at home as they age rather than moving to long-term care settings.

► Above, Bayview Crossing. At right, the ribbon cutting in October to celebrate completion of these 30 new homes in the center of the village of South Hero.



Along with its apartments, Bayview Crossing has a lounge, community room with kitchen, garden planters, gym, laundry facilities, on-site parking, an electric vehicle charging station, and air conditioning. The building was designed to meet Efficiency Vermont’s High-Performance Multifamily Building standard — and an on-site care coordinator and part-time nurse are provided through Cathedral Square’s SASH (Support and Services at Home) program.

The development also includes a permanent home for CIDER, which had been renting office space. Cathedral Square carried out a capital campaign, both to support Bayview Crossing and to buy the office space. Its goal was \$250,000, but the campaign raised \$460,000.

“It secures their future,” Reid said of CIDER.

The Bayview Crossing project also met a community need for more secure water supply; it replaced aged and leaky piping owned by South Hero Fire District #4 with 1,400 feet of new piping along Route 2. “So now we have a beautiful new water line that serves us and the surrounding neighbors,” Reid said. “That was another way to support the community and make our development feasible.

“It’s been a very collaborative, very community-based approach—and we have a beautiful solar array,” she added. “There’s a lot of magic in this project.”



Farmland Conservation

The Ricketson Farm on Route 100
just north of Stowe Village.

Rich Levine photo

In addition to protecting agricultural land and water quality, land conservation is a key tool for increasing the affordability of farmland for the next generation of farmers. Farmers can sell a conservation easement, generating income to pay down debt, to expand or diversify, or to save for retirement.

Ricketson Farm, Stowe

For over a century, the Ricketson family has lived on their 217-acre farm — and it's a Stowe landmark. “It's the first thing you see as you're coming in on Route 100 from Morrisville, as you look across the fields and the farmstead toward Mount Mansfield,” said Kristen Sharpless, executive director of the Stowe Land Trust. The local nonprofit worked with Ken Ricketson and the Vermont Land Trust to conserve the working agricultural property this year.

It took more than three decades for the conservation project to come together. “We just celebrated our 35th anniversary,” Sharpless said, “and there had been ongoing conversations with the Ricketson family over the years about conservation options.” But it just wasn't the right time until 2020, when Ken Ricketson sold his dairy herd.

“Ken was approaching retirement, and didn't have a successor lined up. So it was a pretty vulnerable time for the farm—and that was the moment when conservation became the best option for him.”

VHCB's Farm & Forest Viability Program Helps Working Lands Businesses Prosper

The Viability Program assists working lands businesses and retiring farm and forestland owners to establish or expand their enterprises, or transfer assets to the next generation. In 2022, the program matched 154 businesses with advisors for holistic coaching to help them increase efficiency, expand, apply for grants, and write business plans to improve their operations and help secure loans. Celebrating their 20th anniversary this year, the Viability program has served more than 900 working lands businesses. Apart from a \$75 enrollment fee, there is no charge for most businesses. To learn more, visit vhcb.org/viability



▲ Rita Ricketson and Gus Seelig during a visit to the farm. The farmland along Route 100 north of Stowe will remain undeveloped, preserving distant views across open land, along with crop land and natural areas, including a peat bog.

35 YEARS

35 Years of VHCB Support for Farmland Conservation

Since 1987, VHCB has supported the conservation of 790 farms, protecting 170,918 acres of farmland and helping improve water quality, adding buffers along waterways and special protection areas for wetlands.

The property includes forested wetlands and a rare peat bog, and Ricketson offered to sell the conservation easement at a significant discount. VHCB provided about half of the \$2.5 million needed, with \$1.15 million in federal funds coming from the Natural Resources Conservation Service.

The local land trust faced the challenge of raising the additional \$1.5 million from the Stowe community and other supporters. “To be honest, we weren’t quite sure what the response would be,” Sharpless said. “Stowe Land Trust has focused so much on public access and recreation, but this was not that kind of property; it will remain private land.”

But more than 400 individual donors stepped up, and Stowe voters also approved a \$200,000 town contribution.

“There are a lot of people, we realized, in this community that are really passionate about agriculture,” Sharpless said, “not only for the scenic value but in the face of climate change, feeling that we can’t afford to lose our best food-producing soils. Those natural agricultural assets are irreplaceable.”

“This is an amazing farm to conserve,” said Al Karnatz of the Vermont Land Trust, which co-holds the easement with the local land trust. “Ken’s family has cared for this land for generations.”

Along with protecting the farm from development, the conservation easement also keeps it available for farming. If a non-farmer moves to buy the land at some point, the land trusts have the option to buy it at its agricultural value, then sell it to a farmer. Ken Ricketson continues to own and live on the land, which he currently leases to another local farmer.

“Knowing that this piece of Stowe’s farming history will stay undeveloped is a great relief. We hope new generations of farmers will be able to continue our family’s legacy.” – Rita Ricketson

Wildstone Farm, Pownal

Joy and John Primmer have been pioneers and leading lights in the Bennington County farming community for more than 30 years. From their small, high-altitude property on the side of The Dome, the southernmost peak in the Green Mountains, they grow vegetables, herbs and flowers. They’ve been certified organic since 1989, and for years they’ve sold their produce and eggs at the Bennington Farmers Market and other area markets, as well as through their CSA.

“Theirs is one of a handful of small and mid-sized vegetable farms that produce the bulk of locally grown vegetables in southern Bennington County,” said Donald Campbell, a Vermont Land Trust project director who worked with the Primmers to conserve their farm property last year with funding from VHCB and the USDA Natural Resources Conservation Service. “We’re delighted that Wildstone Farm is protected—for local food, for the community, and for the future of farming in our state.”

“The Primmers’ land was once part of a larger farm,” said VLT in an article on the project. “They bought their 20+ acres and, over the years, watched as houses sprang up on subdivisions on the surrounding land. ‘There are many



more houses here than there were then,' says Joy. 'The way the economy and the housing market is now, that's what would happen if we didn't protect our farm.'

To consider their best next steps for keeping Wildstone Farm working and viable, the Primmers are consulting with the Northeast Organic Farmers Association of Vermont. VHCB's Farm Viability Program funds NOFA-VT's transition planning with them, and with other farmers.

"We'd like to stay here our remaining days," John Primmer said. "I guess like a lot of farmers, we kind of put off thinking about getting old, until here we are."

"We have a regular monthly check-in, and I'm serving as a sounding board," said Jen Miller, NOFA-VT's farmer services director. "I'm learning from them what their goals are, what they're working toward. I make sure we visit those goals regularly, and that the work we're doing is in support of getting where they want to go—what's going to be sustainable."

"She's pointing us to where we can find additional resources, and she's come up with a lot for us to look at," John Primmer said. "Any time we need to run something by her, she's available."

"They don't have an identified successor, which adds a layer of complexity, and it's a relatively small farm," Miller noted. "But if everything can fit together, it can be an amazing opportunity for somebody—because," as a conserved farm, "it can be a lower-cost entry."

▲ Joy and John Primmer (at right, above) began farming in 1984 and were early adopters of organic farming. Through VHCB's Farm & Forest Viability Program, they were matched with an advisor at NOFA-VT to develop a transition plan as they prepare for retirement. Conservation will make the farmland more affordable to a subsequent operator.





New Homes for Those Moving from Homelessness

Acquisition and rehabilitation of vacant buildings and the addition of energy efficient modular homes to mobile home parks are helping citizens stabilize their lives, providing a fundamental human need: a home. With awards of federal Coronavirus Relief Funds and Homelessness Relief funding appropriated by the Legislature, VHCB has been able to support creative solutions to provide housing opportunities paired with support services for families and individuals moving from homelessness.

Cherry Street, St. Johnsbury

Angel, a young mother who asked that her last name not be shared, had lost her job, survived a complicated pregnancy and was staying with her newborn in a cramped mobile home in Derby, in mid-winter, with relatives with whom she didn't feel her daughter was safe. When tensions boiled over, Angel took her little girl and left.

"By the skin of our noses, we ended up in the Fairbanks Inn," she said. They stayed there, in emergency housing, from February to mid-May.

"I was scared," Angel said. "I was afraid we weren't going to be able to get a place."

Then in May she signed a lease on a new apartment, in a building on Cherry Street in St. Johnsbury that had once been a city jail. It had been standing vacant before the housing nonprofit RuralEdge bought and renovated it into nine affordable one- and two-bedroom rental units, using \$2.28 million in Homelessness Relief Funds from VHCB.

"Seeing some of these older buildings being brought back to life, and seeing investment made into our housing stock, has been a goal of ours for at least the past ten years here in St. Johnsbury" — Town Manager Chad Whitehead

RuralEdge leases the Cherry Street apartments to residents who had been living in hotels or were otherwise at risk of homelessness, and it works with Northeast Kingdom Community Action to provide support services. Aysha Charron is the Resident Support Specialist, employed with Vermont Emergency Rental Assistance funding through the state Department of Housing and Community Development. She's in the Cherry Street building at least twice a week, working with the residents to help them succeed at building community and staying in secure housing.

"I work closely with some of our other nonprofits, like NEKCA," Charron said — "so if a resident says they have some mental health needs, I have a list of agencies and contact information for them to call."

▲ On Cherry Street, RuralEdge acquired two vacant buildings and created 9 new apartments with support services for families and individuals moving from hotels or at risk of homelessness.



"I work closely with some of our other nonprofits, like NEKCA, so if a resident says they have some mental health needs, I have a list of agencies and contact information for them to call. A lot of them are taking advantage of the services we can offer. For most of them, this is their second chance to get their feet under them and have a better life. There's quite a few people there who are families, and they want their children to do better."

— Aysha Charron
Resident Support Specialist

“A lot of them are taking advantage of the services we can offer,” she said. “For most of them, this is their second chance to get their feet under them and have a better life. There’s quite a few people there who are families, and they want their children to do better.”

Angel is one of those. “I’m afraid to be happy at times, because I’ve had so much happen,” she said. “But I feel comforted in that we have a stable place.”

Zero-Energy Manufactured Homes, Bradford

Robin Smith and her son moved into their new home last August, the same day he started kindergarten. They had been living for four months in a shelter in White River Junction, after three years in motel rooms at Robin’s expense.

“I had a roommate who kind of dropped the ball — he moved on and I lost my housing, then had to live in motels because the housing market was absolutely terrible,” she said. “Then covid came, and it got even worse.”

While they were at the shelter, Smith learned she had qualified for one of three new zero-energy modular homes, or ZEMs, that Downstreet Housing & Community Development had installed at the Whistlestop Mobile Home Park in Bradford.

Funded with federal pandemic relief money through VHCB, the new homes are designated for households experiencing homelessness. They have easy access to transportation through Tri-Valley Transit, and are close to Bradford village.

“We love it here,” Smith said. “He has classmates on either side of us — they play in our yard, and then each other’s yard. I got a job not that long ago. I don’t have a car, so I walk to work.”

The Whistlestop ZEM homes won Downstreet Housing a Best of the Best Award for outstanding energy efficiency at Efficiency Vermont’s annual Better Buildings by Design conference last spring, where the project was honored in the category for Residential New Construction, Affordability.

The homes feature “high levels of insulation, detailed air sealing, and triple-paned windows,” Downstreet reported in a blog post. “They include a rooftop solar array that is tied to the grid and uses net-metering to meet all heating and electric demands year-round. They are also designed for harsh winter weather and are engineered with frost-protected foundations and sturdy roof systems.”

Asked what the new home means to her and her son, Robin Smith had a ready answer.

“Everything,” she said.

Housing + Services

Housing with services is a stepping stone for households unable to find housing, providing stability, life skills, and hope for families. Support services can range from housing retention planning, setting savings goals and developing financial literacy, to assistance with job applications or accessing mental health services or public benefits.

Energy Efficiency: Reducing Carbon Emissions and Key to Affordability

Energy efficiency standards for new and rehabilitated housing developed by VHCB and VHFA reduce operating costs across the state’s portfolio of housing. Combined with advanced mechanical and renewable energy systems including cold climate air source heat pumps, biomass heating systems, and photovoltaic and solar domestic hot water systems, these investments are saving more than \$2.4 million annually in energy costs and reducing greenhouse gas emissions by an estimated 8,100 tons annually.



A zero-energy modular home being placed at Evergreen Mobile Home Park in Hardwick by the Lamoille Housing Partnership.

Models for recovery housing feature supported, peer-based accountability among residents striving to overcome their Substance Use Disorder and recreate their lives. More than 75% of the individuals in Vermont's treatment facilities are very low-income households and a large share of those in treatment are women with children.

Recovery Housing Under Development

With state and federal funds, VHCB and the Department of Housing and Community Development are supporting recovery housing projects in Johnson, Barre, Essex, and Bennington.

A Study Documents the Need

With VHCB funding, Downstreet Housing contracted for a study¹ to quantify the statewide need for recovery housing and to make recommendations for action. The 2017 data showed 212 recovery residence beds for this population statewide, serving approximately 425 individuals annually, or 2% of the individuals in treatment, whereas research shows that 14% of individuals leaving treatment facilities would benefit from supportive housing for the first 5-12 months of recovery.

1. *Housing: A Critical Link to Recovery*, John Ryan, Development Cycles, 2019



Recovery Housing: A Supportive Home Environment

With one of the highest per capita rates of Substance Use Disorder in the nation, Vermont is seeking to destigmatize the condition and promote treatment and recovery. Recovery housing provides a supportive, transitional residence for a vulnerable population working on their recovery.

Foundation House, Barre: Recovery Housing

Jenna Tatro of Johnson died of an opioid overdose in 2019. When she called home from a treatment center before her final relapse, she said, “We’re going to help someone when I get out.” So after her passing Jenna’s family created a new nonprofit, Jenna’s Promise. They used her life insurance money to buy the old church in Johnson where she had been baptized, and turned it into a community center for activities in support of recovery.

In Burlington, Dave Riegel went into treatment for substance abuse disorder in 2007. When several people he’d met in treatment began sleeping on couches and floors at his apartment, Riegel saw firsthand the need for safe, supportive housing for people who were trying to stay clean. Together with Andrew Gonyea, an acquaintance who was helping oversee informal recovery homes, in 2013 Riegel founded the nonprofit Vermont Foundation of Recovery. Their vision: Develop a statewide network of recovery residences in communities where Recovery Centers for Vermonters with Substance Use Disorder were already available.

“We slowly grew, one home at a time,” Riegel said. “Andrew and I have always felt that the goal was to create an organization that outlives all of us and helps people we will never meet.”

Early in 2023, new recovery housing in Barre will open. Foundation House is the eighth recovery residence to be operated by Vermont Foundation of Recovery, and their first created for women and their dependent children. The property is a century-old duplex on Keith Avenue that had been vacant and was redeveloped by Downstreet Housing and Community Development, whose offices are across the street. Downstreet raised over \$400,000 in private and local funds for the project, and VHCB awarded \$925,000 in federal and state support.

Around six families will be able to live at Foundation House. “This is really leaning on community partners,” Riegel explained. “We provide housing, we provide accountability, we provide structure and a framework around life skills, how to interact and live with each other, how to support each other as peers. We don’t provide recovery services; we connect people to the recovery services already available in their area.”

“A vital part of the continuum”

“This is a vital part of the housing continuum,” noted Angie Harbin, Downstreet’s CEO. “Without recovery housing, you end up with people who are struggling to make it and generally not succeeding. The human toll of that is huge—for that family, for the neighbors, the landlord, for everyone touching that family. So having people in the right kind of housing is really important.”

Funding recovery housing “can be tricky,” she added, “because you don’t qualify for all the traditional affordable-housing funding sources. But we know that rates of substance use disorder are really high, and they’re growing. If you can imagine a mom having to decide whether to have her kids go into foster care, in order for her to get the support and help she needs to be sober—to not have to make that choice means someone is much more likely to get help a lot sooner.”

In Johnson, VHCB awarded funding from the Rural Economic Development Initiative for a grant writer to help Jenna’s Promise prepare an application to the Vermont Community Development Program. The application was successful, winning a \$300,000 grant. The nonprofit now offers supportive housing for people in recovery, along with meeting space. Local businesses provide job opportunities for women in recovery: a coffee roastery, two cafes, and a second-hand appliance shop. Jenna’s Promise partners with North Central Recovery Center to provide recovery services.

“We are trying to rehabilitate people—and also our community,” Jenna’s brother Gregory Tatro told VTDigger.

Said Riegel of Vermont Foundation of Recovery: “We’re talking about our brothers and sisters, our children, our parents, folks that are already in our community. They’ve already taken the initial steps to say, ‘I want to be the healthiest version of myself that I can be.’ This is about creating an environment for them to be able to do that.”

“This is a vital part of the housing continuum. Without recovery housing, you end up with people who are struggling to make it and generally not succeeding. The human toll of that is huge—for that family, for the neighbors, the landlord, for everyone touching that family. So having people in the right kind of housing is really important.”

—Angie Harbin, CEO, Downstreet Housing & Community Development



▲ In Colchester, the Champlain Housing Trust is developing 32 service-supported recovery beds in three buildings at Fort Ethan Allen. CHT photo



Bob Klein photo

Protecting Public Access and Biodiversity

Protecting large tracts of land is an important strategy in the face of threats to biodiversity due to climate change and development. Land conservation provides permanent public access, secures wildlife habitat, and allows for movement of mammals and plant species as the climate warms.

Alburgh Dunes State Park Expands by 160 Acres

One of Vermont's most unique state parks was expanded by 160 acres when the Alburgh Bluffs parcel was purchased by The Nature Conservancy in January 2021 and then added to the Alburgh Dunes State Park in September 2022, protecting the conservation values and providing permanent public access.

“The waterfront property is a biodiversity gem,” said Heather Furman, Vermont State Director of The Nature Conservancy. “With species declining globally at an unprecedented rate, it is exciting to be part of a project that safeguards 16 natural communities and 25 rare or endangered species and also features remarkable views of the Green Mountains and the Adirondacks from the 20-foot shale cliffs along its 4,800 feet of lakefront.” Nearly half the property is wetland, favored by ducks and shorebirds on their migration through the Champlain Valley, while the other half contains upland forests and fields suitable for hiking.

The Nature Conservancy and the Vermont Department of Forests, Parks and Recreation had sought to buy the property from the family that owned it since 1996, when TNC and FPR bought the original parcel from the same family and created Alburgh Dunes State Park. When Alburgh Bluffs suddenly became available in early 2020, “TNC jumped at this unique conservation opportunity that benefits both nature and people” said Jon Binhammer, Protection Director at TNC Vermont. “We are proud that we can continue to add to the tapestry of public lands in Vermont, especially a stunning Lake Champlain property such as this.”

A VHCB award of \$496,000 was matched by contributions from the Vermont Department of Forests, Parks and Recreation through the federal Land and Water Conservation Fund, along with funds from the Vermont Fish and Wildlife Migratory Waterfowl Fund, the Lintilhac Foundation, and Ducks Unlimited.

“People are already walking out there; they’re already excited that it’s under State ownership,” said Robert Peterson, Vermont’s Chief of Park Operations.

“Alburgh Bluffs is a unique parcel that protects many conservation values,” said Gannon Osborn, FPR’s Land Conservation Program Manager. “It offers recreational opportunities and access to Lake Champlain, while also protecting



Jon Binhammer photo

▲ The Nature Conservancy and the Vermont Department of Forests, Parks and Recreation worked together over many years to acquire 160 acres with 4,800 feet of frontage on Lake Champlain as well as forests and fields for addition to Alburgh Dunes State Park, which was created with VHCB support in 1996.



sensitive natural communities, rare species, and wetlands. FPR is committed to managing the property in a way that allows this diverse suite of values to function and flourish.”

Lily Pond Highlands, Athens, Brookline and Townshend

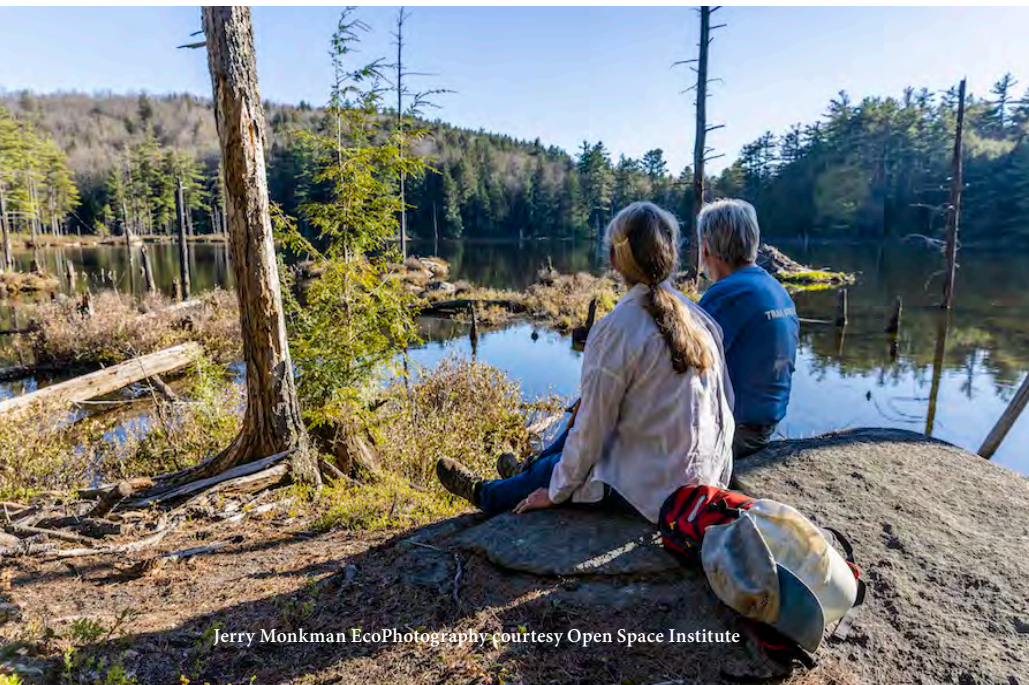
It took a decade, but the all-volunteer Windmill Pinnacle Hill Association (WHPA) has purchased and conserved the Lily Pond Highlands, an ecologically rich 615-acre upland parcel in Athens, Brookline and Townshend. The property is part of over 2,700 acres now protected by the Association, with a 27-mile hiking system and wildlife sanctuary, in those three towns plus Rockingham, Grafton and Westminster.

“Athens is a pretty rural town, and this Lily Pond property is remote even for Athens. It’s pretty wild land,” said Andrew Toepfer, a former WHPA board member who in 2011 began talking with then-property owner James Massey about conserving his land.

Massey decided instead to will his land to two nephews in Ohio, sharing with them his wish that it be protected from development. But after his passing, the land was put on the real estate market.

“We thought we had lost it — then the nephews had a change of perspective, and decided they wanted to honor their uncle’s wish,” Toepfer said. “Not only that, they very generously were willing to sell it for less than the appraised price. A good deal less.”

▲ Lily Pond, the centerpiece of 615 acres protected this year by the Windmill Hill Pinnacle Association, their largest acquisition to date. Two high elevation ponds and 6,590 feet of stream frontage are protected. The property connects to the Pinnacle Ridge Preserve with 27 miles of hiking trails. Over 30 years, with VHCB support, the WHPA has acquired and conserved 2,700 acres across five towns in southeastern Vermont.



35 YEARS

35 Years of VHCB Support for Land Conservation

Since 1987, VHCB has supported the conservation of 275,699 acres of natural areas, forestland and public recreation lands.



Elizabeth "Libby" Stone Mills 1928-2023

Libby Mills served on the boards of both the Putney Mountain Association and the Windmill Hill Pinnacle Association for approximately thirty years. She cultivated and sustained many partnerships and negotiated with respect, helping both organizations expand local land protection. A resident of Westminster West, Libby had a deep connection to the natural world. She was a master teacher and mentor as well as an accomplished fiber artist. But perhaps her greatest gift was her ability to relate meaningfully with people from all backgrounds and to lead them forward.

Windmill Hill Pinnacle Association's Lily Pond Highlands project was funded through the Open Space Institute's Appalachian Landscapes Protection Fund, which supports the protection of climate resilient lands for wildlife and communities. The Fund is made possible thanks to major support from the Doris Duke Charitable Foundation.

Funding support for the purchase of Lily Pond came from VHCB and the Open Space Institute's Appalachian Landscapes Protection Fund. VHCB and the Vermont Land Trust co-hold the conservation easement.

"Our partnership goes back over decades," said Jennifer Garrett, VLT's project director, in the Windmill Hill Pinnacle Association newsletter. "We're gratified to have helped them conserve 2,000-plus acres that are important for wildlife, climate and community."

A 2021 ecological assessment of the Lily Pond property found that its 34 wetlands "are by far the most important habitat for rare, threatened, endangered, and uncommon plant species." The report also noted 10 endangered, rare or uncommon plant species, 12 vernal pools and nine state-significant wetland and forest communities on the property.

"The forest has a huge component of beech and red oak for mast production for bears," said Toepfer, who helped ecologist Brett Engstrom prepare the assessment. (A mast tree produces food for wildlife.) The property is "massively used by black bear, turkeys and all sorts of other wildlife," he said. "I logged around 100 beech trees that were being used by bears — they all have claw marks on them and the bear nest up high."

"The land is definitely a treasure and a refuge, and I'm thrilled it's conserved," said Hannah Regier, the Athens town clerk, who lives nearby. "There's a piece of land close by that is being logged really heavily right now. There's another property nearby where someone has clearcut a hilltop, and put up a big house and posted land."

"So I just love that there's public access and conservation combined on this beautiful woodland and pond area, so that my neighbors and I can continue to wander up there."



Jerry Monkman EcoPhotography courtesy Open Space Institute



Homeownership Opportunities

Homeownership, while a goal for most, remains elusive for many Vermonters, and the recent escalation of home values coupled with higher interest rates has only made it less attainable for many. Prospective home buyers can visit one of five NeighborWorks® Homeownership Centers around the state to learn about Shared Equity Housing, a model that can help home buyers qualify for mortgages and enter the market with assistance through a purchase subsidy funded by VHCB.

Butternut Grove Condominiums, Winooski

Andrew Siple has been working for 17 years at the UVM Medical Center, currently in laboratory customer service — and he had been looking for a first home to buy near his work, “but everything was out of my budget,” he said. “I applied for a condo that went for around \$25,000 higher than the asking price. The housing market was insane.”

That is still a fair description. According to data compiled by Redfin, the median price of condos and townhouses sold in the county in mid-2020 was \$345,000 and \$380,000, respectively. The median price of all homes sold in the county had risen by 15.9% from the year before.

But on September 1, Siple moved into the condo he had bought at Butternut Grove Condominiums in Winooski, developed by Champlain Housing Trust. The 20 new shared equity homes were completed in September and all quickly sold, with prices ranging from \$143,500 for a two-bedroom flat to \$184,500 for a three-bedroom row house with a rooftop deck — about \$165,000 below market value.

“Butternut Grove is an excellent example of how we can make home ownership affordable for people priced out of the market, do so equitably, and create long-term benefits for the City of Winooski,” added Michael Monte, CEO of Champlain Housing Trust. “Through the shared equity program,

“Through the shared equity program, owners here will build their assets, have security and stability in their housing costs, and preserve access to affordable homeownership for future buyers.”

— Michael Monte, CEO,
Champlain Housing Trust



▲ Andrew Siple is a proud new homeowner at Butternut Grove Condominiums in Winooski. His new home is convenient to services and public transportation.



▲ Abigail Youngless, VHCBAmeriCorps Leader, served their first AmeriCorps term of service with CHT last year, providing information to homebuyers about the Shared Equity Housing Program and helping households apply for COVID housing stabilization funds.

35 YEARS

35 Years of VHCBA Support for Homeownership

Since 1987, VHCBA has supported 1,956 households in achieving home ownership through the Shared Equity Housing Program. Potential homebuyers contact one of five NeighborWorks® Homeownership Centers around the state to learn about the program. Purchase subsidies reduce the home price and loans for rehab and downpayment assistance are available as well.

owners here will build their assets, have security and stability in their housing costs, and preserve access to affordable homeownership for future buyers.”

The project was built on land donated by the City of Winooski, and the units were marketed especially to residents of color in this diverse community. All the homebuyers benefited from a purchase subsidy provided by the Shared Equity Homeownership Program funded by VHCBA. With funds provided by the New England Federal Credit Union to support homeownership by BIPOC households, CHT made forgivable loans for down payment assistance to three buyers. The federal New Markets Tax Credit Program helped to make the units affordable, as did tax credit equity raised and allocated by the Vermont Housing Finance Agency.

“When we add up the New Markets Tax Credit equity, the VHCBA-funded purchase subsidy and the state home ownership tax credit equity, we can take a home that cost \$400,000 to build and sell it for \$180,000,” said Julie Curtin, director of homeownership for Champlaine Housing Trust. “In exchange for the benefits of those subsidies bringing down the purchase price, the homeowner agrees that when they sell, they will share the appreciation of their home’s value. They get 25% of the appreciation and the remaining 75% stays with the home, so that it’s affordable for the next buyer.”

For Andrew Siple, owning his first home “means a lot. It gives you a sense of freedom.” He is visually impaired, and needed to live near a bus stop — and Butternut Grove is set on Malletts Bay Ave. right by the O’Brien Community Center and its bus stop. It’s also close to the city library, a community health center and an employment training center.

“It also meant a lot to get this through the Housing Trust,” Siple added. “They really helped me out, once I qualified. And they answered my millions of questions.”



▲ In October, CHT staff and funders celebrated the opening of Butternut Grove Condominiums.

Habitat for Humanity Homes, Vergennes

Last summer, VHCB funding made possible the completion of the first of four homes that Habitat for Humanity of Addison County plans to build in the Booth Woods neighborhood of Vergennes. For the volunteers who helped build the home, the rewards are personal.

“Having the opportunity to experience things like when the kids are brought into their new house for the first time, and see what’s going to be their room — just seeing their wonder and delight, it’s a pretty good feeling,” said Rob Liotard, a retiree from the insurance business who, with his wife Marcia, has been working on Addison Habitat homes since 2006.

“There really is a sense of accomplishment,” Rob Liotard said, as reported in News from the Crews, the Addison Habitat’s newsletter. “You built something permanent you can be proud of.”

Four children moved into their new Booth Woods home last summer with their parents, Kameron Gutierrez and Keisha Thompson. “I don’t think we can express how grateful we are,” Gutierrez said at the August 6 dedication of the family’s new home, the 13th so far built by Addison Habitat.

“We’ve been in many houses,” Gutierrez said. “But this one is home.”

He recently started a new job at Collins Aerospace in Vergennes, after years of working on a dairy farm.

The family’s three-bedroom, 1,200 square foot home was designed by students in Middlebury College’s architectural design program. “Like all recent Habitat houses in Addison County,” said the newsletter, “#14 Booth Woods is built to Efficiency Vermont’s High Performance standards — well above Vermont’s standard energy code, which is one of the highest in the country.”

The three-bedroom home is thickly insulated, has rooftop solar panels and is oriented to benefit from southern exposure.

“That attention to detail allows our Habitat homes to qualify for rebates and grants that help lower the entry costs of home ownership, as well as long-term costs like electricity, heating and cooling,” said News from the Crews. “... We don’t simply want to help families like Kameron and Keisha to get into a home of their own, we want to help them stay in it for years to come.”

In Chittenden County, VHCB funding has helped enable Green Mountain Habitat recently complete nine new homes — two in Milton, three in Burlington, and a four-plex in South Burlington. “My wife and I grew up and met in a refugee camp in Nepal after our family was forced to leave Bhutan,” said one of the new homeowners, quoted in the Green Mountain Habitat newsletter. “We will be safe here, and that is so important.”

“One of the traditions of our home dedications is the gift of a beautiful homemade quilt for each member of each family, crafted by the Champlain Valley Quilt Guild of Vermont,” the newsletter noted. “The Guild members purchase the materials and have fun selecting appropriate fabric designs for the children. The quilts make the families welcome in their new homes.”



Habitat for Humanity of Addison County photo

▲ Kameron Gutierrez and Keisha Thompson and their four children settled into their new, three-bedroom home last summer. Designed in partnership with Middlebury College architectural design students, the home features advanced energy efficiency which will make it more affordable.

There are 7 Habitat for Humanity Affiliates and 3 Habitat for Humanity Chapters in Vermont. In addition to a down payment and monthly mortgage payments, homeowners are required to contribute hundreds of hours of their own labor, working with volunteers, to build their new home. Over time, VHCB has contributed \$3.65 million towards construction of 159 Habitat homes in Vermont.



Preservation Trust of Vermont photo

Zion Growers Planning Hemp Processing in Historic Industrial Space

▲ Cousins Brandon MacFarlane and Travis Samuels are in the hemp processing business, having acquired space in both St. Johnsbury and now Proctor, to set up operations under the business name Zion Growers.

35 YEARS

35 Years of VHCB Support for Historic Preservation

Since 1987, VHCB has supported the restoration and preservation of 81 historic buildings with public use. Theaters, town halls, former school buildings, libraries, Grange halls, firehouses, and downtown blocks with housing in the upper stories—beautiful buildings brought back to their former glory, helping to define our communities, often serving new purposes.

Vermont Marble Museum, Proctor

A decade ago, few if any Vermonters might have imagined that an industrial hemp-processing business would save the Vermont Marble Museum. Yet that is, for now at least, what has happened.

In Proctor, the Marble Museum occupies part of a vast industrial complex of more than 200,000 square feet of buildings and 20 acres of land that once was home to the Vermont Marble Company, producer of stone for the U.S. Supreme Court building, the Tomb of the Unknown Soldier, and many other landmarks. The complex was owned in recent years by a local family—and when they were preparing to sell it ten years ago, the Preservation Trust of Vermont stepped in and bought much of the complex, including the museum.

The Trust made a number of stabilizing improvements to the building and did brownfields remediation, but could not make ongoing ownership by a nonprofit work. As the Trust sought an adaptive reuse that could bring a sizable anchor business to the complex—ideally, one that could make new use of the historic buildings while keeping their integrity intact—Trust President Ben Doyle met a pair of cousins, Brandon MacFarlane and Travis Samuels, who had started Zion Growers, a hemp processing business. They had just bought St. Johnsbury’s prominent E.T. & H.K. Ide grain mill buildings.

Negotiations over the Proctor facility began—“and eight months later, we transferred ownership,” Doyle said. VHCB holds a conservation easement that protects the complex; the Preservation Trust will continue to own the museum’s collections, and will maintain a 99-year lease for the museum at \$1 per year. Museum renovations will enable more public programming and exhibits.

Two small businesses are operating in the Proctor complex now, and Zion Growers hopes the new activity there will draw in more. MacFarlane and Samuels also bought the remaining part of the complex, from the local family that had retained it.

Before a 1937 federal measure blocked production of all types of cannabis, including industrial hemp, the hardy crop was a traditional part of Vermont farming, grown for fabric, rope and paper. Today it's in growing demand for textiles, building materials, animal bedding and other uses—and farmers who raise hay and grain, MacFarlane said, can harvest it using equipment they already have.

“To take this crop and put it in an existing plot of farmable land, you don't need anything special,” he said. “You don't need to update your operation.” Zion Growers has been building relationships with a number of Vermont farmers who have, MacFarlane said, expressed interest in producing hemp when prices are favorable.

"In many ways, this facility is absolutely ideal for them—it's a huge warehouse. It actually is kind of amazing that here we found an emerging industry, tied to Vermont's agricultural history; it's an appropriate adaptive reuse of this building that will make it vital again. People will be in the building, and the building will be preserved. It's a great example of the way in which our historic assets can help build a future."

— Ben Doyle, President, Preservation Trust of Vermont

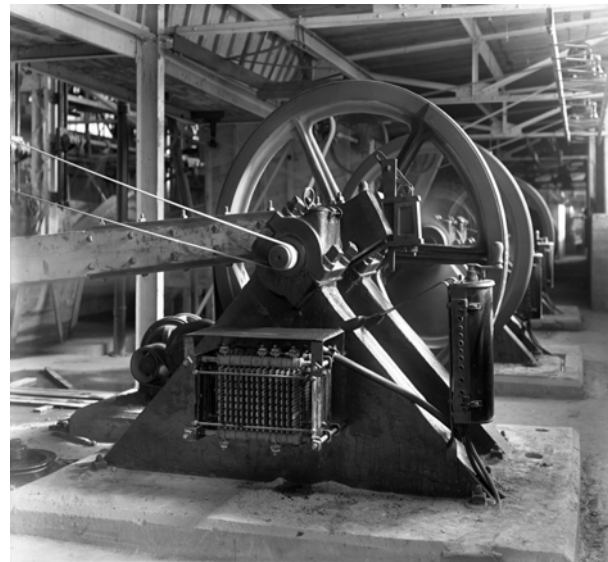
Vermont's Marble Industry and the Vermont Marble Museum

(adapted from the Preservation Trust of Vermont website)

During its heyday between 1880 and the 1930s, the Vermont Marble Company grew to be not only the largest marble manufacturer in the world but one of the world's largest companies. It employed over 5,000 people, had offices in most major U.S. cities and owned the rights to all the marble in Vermont, Tennessee, Colorado, and Alaska.

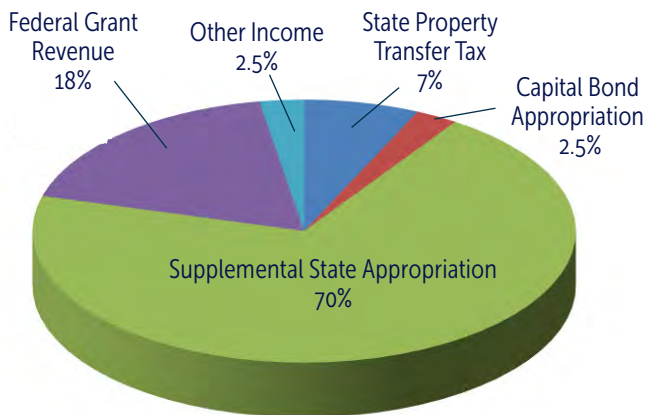
Marble from The Vermont Marble Company was used in the Jefferson Memorial, the US Supreme Court Building, the Tomb of the Unknown Soldier as well as hundreds of other monuments and memorials all over the world. The museum and its collection, including over 3,000 glass plate negatives, tell the stories of these projects and the marble industry.

The Vermont Marble Museum preserves the history of the marble industry in Vermont. For the people of Proctor today—many descendents of the Italian, Swedish, Polish, German, Hungarian and other immigrants brought in to work in the factory—this museum is their history.

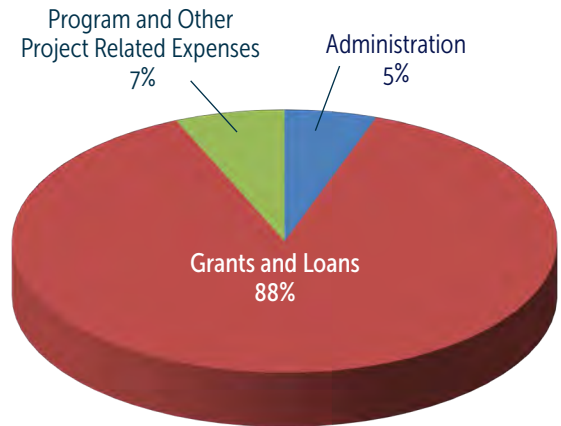


▲ Historic photos from the heyday of Vermont Marble Company, once one of the largest companies in the world.

Vermont Housing & Conservation Board Fiscal Year 2022



Resources
\$157,345,093



Expenditures
\$69,153,790*

*The resources that exceed expenditures represent funds either committed or available for project commitments that will be disbursed subsequent to 6/30/2022. Audited financial statements are available upon request.

\$102 million in federal funds awarded by VHCB in FY22 & FY23

Over FY22 & FY23 to date, VHCB has administered \$102,025,356 in federal funds for programs to develop housing, increase affordability, reduce lead paint hazards, add support services, leverage state and private dollars for land conservation, support working lands enterprises, and place AmeriCorps members serving with VHCB partner organizations statewide.

American Rescue Plan Act Funding: \$87.78 million for housing

CARES Act Funding: \$365,000 for new housing and improvements to shelters

Natural Resources Conservation Service: \$5.35 million for farmland conservation

Lead Paint Hazard Abatement Funding: \$911,747 for homes and apartments

VHCB AmeriCorps: \$516,554 to place AmeriCorps members serving statewide

HOME Program: \$2.955 million to increase the affordability of rental housing

National Housing Trust Fund: \$3 million for housing serving very low-income residents

Housing Opportunities for Persons with AIDS: \$424,530 for program services

Northern Border Regional Commission: \$479,994 for ag business planning assistance

US Dept. of Commerce EDA: \$230,000 for food hub network & market development



▲ Contractors with VHCB's Healthy & Lead-Safe Homes Program working in Brattleboro. Since 1994, the program has used \$35 million in federal funding to improve 2,813 homes.

Vermont Housing & Conservation Board
Balance Sheet
June 30, 2022

	Restricted Funds	
	Trust Funds	Other Funds
ASSETS:		
Cash Accounts	\$13,482,716	\$4,891,011
Due from Other Funds	1,663,690	1,672,811
Due from the State of Vermont	-	106,576,538
Receivables and Prepaids	43,539	51,526
Loans Receivables	172,734,802	97,426,974
Anticipated Grant Revenue	150,000	66,216,796
Grant Reimbursements Receivable	-	-
TOTAL ASSETS	\$188,074,747	\$276,835,656
LIABILITIES and FUND BALANCES		
LIABILITIES:		
Accounts Payable & Accruals	\$ 300,822	-
Due to Other Funds	1,056,001	2,280,500
Due to the State of Vermont	-	781,779
Deferred Revenue - Loans	172,734,802	97,196,764
Anticipated Grants Committed	150,000	65,058,151
Long-term Debt	-	230,210
TOTAL LIABILITIES	\$174,241,625	\$165,547,404
FUND BALANCES:		
Restricted for Project Awards	12,690,387	60,798,641
Restricted for Programs	1,142,735	50,489,611
TOTAL FUND BALANCES	\$13,833,122	\$111,288,252
TOTAL LIABILITIES & FUND BALANCES	\$188,074,747	\$276,835,656

Audited financial statements are available upon request.

Housing Awards

July 2021 – December 2022

Addison County Community Trust

Vaughn Mobile Home Park Water System, Monkton. \$288,270 VHCB award for infrastructure improvements to the 9-lot mobile home park, replacing an aging water system. Total project costs: \$348,270.

2022 Organizational Grant. \$72,000 VHCB award for FY22 organizational development costs.

Addison County Community Trust & Evernorth

Firehouse Apartments, Bristol. \$1,454,981 supplemental award of ARPA funds due to supply chain delays and increased construction costs for development of 20 new homes in two buildings. Located within the 30-acre Stoney Hill site, a collaboration between the Town, private developers, and housing developers that will also include the new fire station, a commercial business park, connections to the Bristol Trail Network, and new sidewalks extending to Bristol's downtown. ACCT will work with the John Graham Shelter and other service organizations in the region to place homeless households in four of the apartments. Total development costs: \$8,649,800.

Cathedral Square

2022 Organizational Grant. \$68,000 VHCB award for FY22 organizational development costs.

Cathedral Square & Evernorth

Kelly's Field, Hinesburg. \$4,564,150 ARPA-SFR award; \$867,936 federal HOME-ARP award to add 24 new apartments and make site improvements to an existing development for older adults. Five new apartments will be set aside for people moving out of homelessness. A new community room will serve all residents, and a telehealth room and a walking loop will be added. The SASH® program will provide services, supporting the residents. Located in the town center of Hinesburg, the site is walkable to stores and services. Total development costs: \$9,473,386.

Champlain Housing Trust

Vista Apartments, St. Albans. \$3.6 million ARPA award to purchase 15 condominiums developed by the owner of the Cadillac Motel. Working in collaboration with the Franklin County Continuum of Care, 10 apartments will be leased to people experiencing homelessness. Five apartments will be for used for transitional housing by Spectrum Youth & Family Services and the Champlain Valley Office of Economic Opportunity. Total development costs: \$3,600,000.

Recovery Housing, Essex. \$1,071,455 VHCB award for rehabilitation and energy efficiency measures in 12 apartments in 3 buildings owned by CHT to develop 32 beds for men and women

in recovery from Substance Use Disorder and their families to be operated by Vermont Foundation for Recovery. Total development costs: \$2,431,995.

Harbor Place, Shelburne. \$2,490,344 award of ARPA-SFR funds and \$50,000 VHCB award to convert hotel rooms to create 20 apartments with support services for households experiencing homelessness or those at risk of homelessness and to refinance debt, make site improvements and building repairs. CHT plans to develop additional homeownership and rental apartments on the site, to be known as Bay Ridge. Total development costs: \$5,322,941.

HoHum Motel, South Burlington. \$957,000 award of ARPA-SFR funds to convert the hotel from a pandemic isolation, quarantine, and recovery accommodation to create 20 service-supported homes reserved for households experiencing homelessness. Total development costs: \$4,043,565.

Hotel D, Shelburne. \$323,458 VHCB award and \$7,131,482 ARPA-SFR award for acquisition of a 58-unit motel to serve households experiencing homelessness or at risk of homelessness referred through the local system of coordinated entry. Working in partnership with the Agency of Human Services, Champlain Housing Trust moved the Harbor Place motel operations to this site. Total development costs: \$7,454,940.



◀ Addison County Community Trust and Evernorth broke ground in Bristol for Firehouse Apartments, 20 homes on a 30-acre site at Stoney Hill, a new neighborhood that will include a business park and fire station, across the street from the regional high school and recreational fields, and just a quarter mile from the downtown. Expected to be complete in spring 2023.

Zephyr Place, Williston. \$10,843,495 VHCB award and \$6,184,940 ARPA-SFR award to acquire a motel to create 72 homes: 38 with support services for Vermonters experiencing homelessness and an on-site project manager, and 33 permanent apartments for low- and moderate-income families. Total development costs: \$22,133,385.

Tim's House, St. Albans. \$750,099 ARPA-SFR award for rehabilitation of the historic Tim's House, an emergency congregate shelter with 16 private bedrooms, common areas, and support services for people experiencing homelessness in Franklin-Grand Isle Counties. CHT will lease the building to the Champlain Valley Office of Economic Opportunity, which will provide services to clients; CHT will manage the property. The Agency of Human Services will support programming and fund operating costs and property management for the building. Total development costs: \$1,128,643.

2022 Organizational Grant. \$101,000 VHCB award for FY22 organizational development costs.

Champlain Housing Trust & Evernorth
Post Apartments, Burlington. \$6,930,240 award of federal ARPA funds and \$400,000 in National Housing Trust Funds to redevelop the Howard Plant VFW site and construct a new, 5-story building with 38 apartments on the upper floors and office space on the first floor. Ten apartments will have federal rental assistance and 8 apartments will be designated for households transitioning from homelessness, with 5 of those prioritized for veterans. A staff person will provide support services to residents. Located within walking distance to services and public transportation. Construction is expected to begin in 2023 and be completed in late 2024. Total development costs: \$18,205,769.

Bay Ridge Apartments, Shelburne. \$7,076,452 ARPA-SFR award; \$1,156,152 National Housing Trust Fund award, \$841,704 federal HOME funds award to



construct two energy-efficient buildings with 48 new apartments on Shelburne Road. Ten homes designated for households experiencing homelessness. Future development on the site will include twenty-six affordable single-family homes for sale. Total development costs: \$21,764,508.

Committee on Temporary Shelter and Evernorth

Main Street Apartments, Burlington. \$2,011,904 million award of ARPA-SFR funding to construct 16 new apartments for families experiencing homelessness adjacent to COT's existing family shelter. COTS will provide support services and subsidize rents to help residents transition to more permanent housing. The building will feature onsite laundry, interior storage for each unit, outdoor and indoor common space and an elevator connecting the new building with the existing family shelter. The location is close to schools, the public library, the YMCA, and public transportation. The Burlington Housing Authority will provide rental assistance and the City of Burlington will contribute \$300,000 of ARPA-SFR funding. COTS has raised \$1.075 million for the building. Total development costs: \$8,342,743.

▲ In Berlin's new town center, Downstreet will construct 30 new homes on a site served by public transportation. VHCB awarded \$4.6 million for the \$10.4 million development.

CDI Development Fund, Inc.

Breezy Acres and Hillcrest Mobile Home Parks, Colchester. \$1,300,000 VHCB award towards resident acquisition of two mobile home parks with a combined total of 233 lots located on Route 2. Each of the parks have organized as cooperatives and will operate under a management agreement with the non-profit, providing for resident control over management decisions and ensuring that lot rents are stabilized to maintain affordability and that capital needs are addressed over time. The two parks had been privately owned. Total development costs: \$14.6 million, including \$12.2 million in bond financing.

Downstreet Housing & Community Development

Foundation House, Barre. \$100,322 supplemental award of ARPA funds for acquisition and rehabilitation of a vacant, deteriorated downtown apartment building to create a 10-bed residence for women in recovery from Substance Use Disorder and their children. Total development costs: \$3,310,291.

Housing Awards

July 2021 – December 2022

South Barre Road, Barre. \$260,000 VHCB award for rehabilitation, debt reduction, and related expenses to convert a group residence to provide 15 beds with support services for homeless individuals transitioning to independent living. To be operated by the Good Samaritan Haven. Total development costs: \$322,000.

Fox Run, Berlin. \$3,154,422 VHCB award, \$1,168,410 federal ARPA funds, \$301,168 federal HOME Program funds to construct 30 new homes in a three-story apartment building in Berlin's proposed new town center. Indoor and outdoor community space, play area, and community garden on a site adjacent to the Berlin mall served by public transportation. Six apartments with rental assistance for households that have experienced homelessness. Total development costs: \$10,234,756.

Stimson & Graves, Waterbury. \$128,705 VHCB award and \$225,000 federal HOME program funding to rehabilitate 14 apartments for senior and disabled residents in a historic downtown building. Rehab will address severely deteriorated windows and replace the heating system. Some apartments will have major upgrades including accessibility improvements. Total development costs: \$2,398,646.

2022 Organizational Development Grant. \$72,000 VHCB award for FY22 organizational development costs.

Downstreet Housing & Community Development and Evernorth

Granite City Apartments, Barre. \$757,990 VHCB award; \$788,928 ARPA-SFR; \$240,000 federal HOME funds to create 9 new apartments in a former elementary school on Humbert Street and to rehabilitate 18 apartments on Bromur Street. Affordable to very low-income residents, 3 of the apartments will be rented to households experiencing homelessness with support services provided by Good Samaritan Haven, Family Center of Washington County, and Circle. The Barre Housing Authority will transfer ownership of the Ward 5 school to Downstreet at no cost and will provide rental housing subsidies for the new apartments. Construction is expected to begin spring 2023 with occupancy projected in 2024. Total development costs: \$6,866,613.

Good Samaritan Haven

Good Sam Welcome Center, Berlin. \$35,153 VHCB supplemental award for acquisition and rehabilitation of a motel to create a 35-bed emergency shelter and a center for administrative operations and support services. Total development costs: \$5,533,177.

East Calais Community Trust, Inc.
East Calais General Store, E. Calais. \$140,000 VHCB supplemental award for rehabilitation of 3 apartments above the store. Total development costs: \$2,771,196.

Summit Properties

Hillside at O'Brien Farm, South Burlington. \$6,550,000 federal ARPA award for construction of two 5-story apartment buildings with 94 homes, 71 of which will be affordable to low- and moderate-income households. Located 1.5 miles from the South Burlington Town Center, close to a bus stop and the bike path that links to the library, City Hall, shops, and the elementary and high schools. Twenty homes will be reserved for households moving out of homelessness with support services provided. Construction is expected to begin in late 2022, with occupancy anticipated in 2024. Total development costs: \$27,266,048.

Green Mountain Support Services

Transitional Housing Expansion, Wolcott. \$202,000 VHCB award to install four accessibility modules, each with a bedroom and a bath, to two existing one-bedroom duplexes, creating four 2-bedroom units serving individuals with developmental disabilities, brain injuries, and/or age-related impairments. Support staff provide one-on-one support to clients residing in the transitional homes pending long-term placement in private homes. GMSS trains hosts to support clients with daily activities through their Shared Living Program. Total development costs: \$202,000.

◀ In Bellows Falls, 27 new apartments are nearing completion in the conversion of a vacant former garage and auto repair facility within walking distance of the train station, bus stops, social services, and shops. VHCB awarded \$3.1 million in state and federal funds for the \$10.7 million development.



Housing Foundation Inc.

Mobile Home Infill for Households Experiencing Homelessness, Braintree, Milton and Swanton. \$907,290 in federal ARPA-SFR funds to purchase and place 7 energy star mobile homes on new foundations in vacant lots at Birchwood Manor in Milton, Mobile Acres in Braintree, and Roy’s Mobile Home Park in Swanton. HFI will partner with Pathways Vermont and Capstone Community Action to provide services to households moving out of homelessness and into the new homes. Total development cost: \$928,290

Housing Trust of Rutland County

2022 Organizational Grant. \$72,000 VHCB award for FY22 organizational development costs.

John Graham Shelter

John Graham Housing & Services, Vergennes. \$250,000 ARPA-SFR award for exterior repairs, accessibility, and infrastructure improvements. Total development costs: \$818,500.

Lamoille Housing Partnership

Riverbend Apartments, Stowe and Morrisville. \$3,353,415 VCHB award for 16 apartments in 3 buildings on Maple Street in Stowe and 2 buildings and a 2-unit historic building on Hutchins Street in Morrisville. Total development costs: \$5,724,170.

2022 Organizational Grant. \$64,000 VHCB award for FY22 organizational development costs.

Lamoille Housing Partnership & Evernorth

Gordon Lane Apartments, Morrisville. \$1,306,706 VHCB award, \$3,365,294 federal ARPA award for acquisition of 25 new apartments in two buildings. One-half mile from the village center, the apartments will be permanently affordable to households at a range of incomes. Four homes will be reserved for households at risk of homelessness, working with the Lamoille Valley Housing and Homeless Coalition. Total development costs: \$8,000,000.



Milton Mobile Home Park Cooperative Inc.

Milton Mobile Home Cooperative, Milton. \$50,000 supplemental VHCB award for construction and related expenses for infrastructure upgrades to this 100-lot mobile home park on Kapica Lane. Total development costs: \$2,691,129.

Nedde Real Estate

79 Pine Street, Burlington. VHCB award of \$1 million in federal ARPA-SFR funding for 10 affordable apartments in a new building to be constructed with 49 apartments. Two apartments will be reserved for households experiencing homelessness through a partnership with the Committee on Temporary Shelter. Total development costs: \$17,533,103.

New Story Center

New Story Center, Rutland. \$750,000 ARPA-SFR award to add 7 beds to a shelter for victims of domestic violence. Total development costs: \$1,023,761.

Randolph Area Community Development Corporation

Salisbury Square, Randolph. \$525,093 ARPA award; \$570,000 federal HOME Program award for construction of 12 new apartments in the second phase of development on a downtown site where 14 apartments were completed in 2012. Four homes for households that have experienced homelessness. \$750,000 in federal funding secured by Vermont’s Congressional delegation will be used

▲ RuralEdge acquired Brightlook Apartments in St. Johnsbury and will preserve affordability of the 15 apartments and increase energy efficiency. Additional rehabilitation is planned over time.

to develop a microgrid to support backup electricity to all 26 apartments, increasing reliability to the homes which are powered entirely by electricity and insulating the system from congestion, peak loading, and storm related service interruptions. Total development costs: \$5,587,234.

RuralEdge

Newport Crossing, Newport Center and Newport City. \$7,927,393 federal ARPA award and \$725,000 HOME-ARP award to develop 43 new and rehabilitated apartments on three sites, with 12 apartments designated for households experiencing homelessness: acquisition and redevelopment of two blighted buildings in Newport Center; purchase and moderate rehabilitation of a 3-unit building on Main Street in Newport City; and redevelopment of the former Sacred Heart campus, to be known as Four Founders Circle, to create 26 new apartments with a community room and an office for on-site services including SASH. Over time, RuralEdge envisions this site to be built out to include

Housing Awards

July 2021 – December 2022

condominiums in the vacant high school building as well as additional homes with a mix of rental and homeownership opportunities on the former playing fields. Total development costs: \$18,771,257.

Accessory Buildings, St. Johnsbury. \$1,546,746 ARPA award to purchase and rehabilitate two vacant, downtown apartment buildings on Cherry Street and Railroad Street to create permanent supportive housing for 7 households moving out of homelessness. In collaboration with NEKCA, RuralEdge will provide supportive services that residents will be able to access at the onsite office to be located at the Cherry Street Hotel developed by RuralEdge in 2022. Total development costs: \$2,024,194.

West Burke Housing, Burke. \$197,098 supplemental VHCB award and \$102,311 in National Housing Trust funds for acquisition and rehabilitation of 15 senior and family apartments and construction of 8 apartments for families and individuals with project-based rental assistance. Four apartments for households that have experienced, or are at risk of homelessness. Total development costs: \$7,644,682.

Brightlook Apartments, St. Johnsbury. \$198,280 award of federal ARPA funding and \$751,720 in VHCB funds to acquire an historic building in a downtown

neighborhood with 18 apartments, of which 15 are affordable to low-income residents. Many of the residents are elderly and on fixed incomes. Preservation of an important affordable housing resource on a site with potential for additional housing development. Energy efficiency improvements, with a more extensive rehabilitation planned within 3-5 years. Total development costs: \$1,890,000.

Lakeview Housing, Newport. \$450,000 VHCB award for energy efficiency and exterior painting for 4 historic buildings with 16 apartments owned by Rural Edge since 1998. U.S.D.A. Rural Development loan funds will cover other rehabilitation work and new roofing. The apartments are occupied by low-income residents, have federal funding for rental assistance, and are located close to downtown services. Total development costs: \$1,641,956.

Governor Prouty Apartments, Newport. \$355,226 VHCB award and \$375,000 in federal HOME Program funds to rehabilitate 12 apartments for elderly or disabled households. New, energy efficient heating system and accessibility upgrades to meet current standards in two apartments and in the community room; window replacement, insulation, and site improvements. Total development costs: \$3,004,523.

2022 Organizational Development Grant. \$72,000 VHCB award for FY22 organizational development costs.

Shires Housing

Squire Recovery Housing, Bennington. \$600,000 federal ARPA award to develop housing for women recovering from substance use disorder. The historic Squire House will be renovated to create a 4-bedroom apartment and two 1-bedroom apartments, accommodating 6-8 adults and their dependent children, along with communal and program space. The Vermont Foundation of Recovery will manage referrals and recovery programming. The building is centrally located in Bennington's downtown and close to a bus stop. Total development costs: \$1,651,186

Gage Street, Bennington – \$822,964 ARPA award to purchase and renovate a property to create two split-level units with a total of nine bedrooms for men in recovery from Substance Use Disorder. Turning Point Center will manage referrals and programming for the residents, providing substance-free, peer-led, service-integrated housing for men seeking a bridge from treatment facilities to permanent housing solutions. Total development costs: \$1,368,504.

Willows Mobile Home Park, Bennington. \$600,206 VHCB award and \$85,000 ARPA funds for 4 zero energy modular rental homes to be installed on vacant lots in the 22-lot park. One home designated for a household experiencing homelessness. Total development costs: \$1,049,511.

◀ In White River Junction, Twin Pines Housing will construct 18 one-bedroom homes for people who have experienced homelessness. A long waiting list of individuals seeking permanent housing will be served by the new housing. The Upper Valley Haven will provide support services.



Housing Awards

July 2021–December 2022

Organizational Development Grant.
\$72,000 VHCB award for FY22
organizational development costs.

Twin Pines Housing

Taft's Flat Community Housing, White River Junction. \$470,341 VHCB award, \$3,163,536 ARPA-SFR funds and \$300,000 federal HOME Program award for new construction of 18 one-bedroom apartments for people who have experienced homelessness. Located adjacent to the Upper Valley Haven Shelter, which will provide services to the residents. A long waiting list of individuals seeking permanent housing will be served by the new housing. Total development costs: \$7,216,280.

Confidential Hotel, White River Junction. \$22,332 VHCB award, \$6,629,948 ARPA-SFR award, and \$564,000 federal HOME Program award to purchase a motel and create 40 studio and one-bedroom apartments. Eight rooms will serve persons experiencing homelessness with support services provided by the Upper Valley Haven. Four units will serve veterans, in partnership with the Veterans Affairs Medical Center. Located near the VA Medical Center, and close to a local bus stop. Total development costs: \$11,257,639.

Organizational Development Grant.
\$72,000 VHCB award for FY22
organizational development costs.

Twin Pines Housing & Evernorth

Riverwalk Apartments, Hartford. \$320,000 VHCB award, \$595,000 federal HOME funds, \$5,692,325 ARPA award for acquisition of a 4-story building with 42 apartments to be constructed by DEW Braverman LLC at the corner of Maple and Prospect Streets. Eight apartments for households moving out of homelessness. The location is within easy walking distance to public transportation, grocery stores, schools, parks, and services. Construction is expected to begin in 2023, with completion and occupancy in spring 2024. Total development costs: \$15,777,506.



Safford Commons, Woodstock. \$80,000 supplemental VHCB award of Housing Revenue Bond funds for construction of 4 single-family homes in an existing development. Total development costs: \$1,601,928.

Upper Valley Haven

Shelter Expansion and Day Station, White River Junction. \$1,000,000 VHCB award for a new 25-bed shelter, day station and resource center on a site adjacent to the Haven's current facilities. The new two-story building will have a common area for eating and socialization, a kitchen, bathrooms, showers, and storage space for personal belongings. Service coordinators will help shelter guests find permanent housing working with Twin Pines Housing. Total development costs: \$4,247,318.

Vermont Community Loan Fund

Organizational Development Grant.
\$10,000 VHCB award for FY22
organizational development costs.

Windham & Windsor Housing Trust

Flat Street Apartments, Brattleboro. \$3,500 VHCB award and \$1,054,000 ARPA-SFR funds to purchase a vacant, blighted brick warehouse and create ground-floor offices and co-working space with 15 apartments on the upper stories affordable to low- and moderate-income households. Near Main Street,

▲ On land donated by the Windsor Improvement Corporation, Evernorth and the Windsor & Windham Housing Trust are developing new apartments to serve households at a range of incomes.

adjacent to Brattleboro's multi-modal transportation center, and within walking distance of stores, restaurants, and other services. Nine apartments will have project-based rental assistance; 5 of these will be for households that have experienced homelessness and five will be designated for elderly residents. Area service agencies will provide support services to residents. Total development costs: \$8,543,256.

Clark and Canal Streets, Brattleboro. \$315,413 supplemental VHCB award for rehabilitation of 4 buildings with 12 apartments, including new biomass heating systems.

Bellows Falls Garage, Bellows Falls. \$475,000 supplemental award for development of 27 apartments to be created on the site of a vacant auto repair facility and parking garage. Total development costs: \$10,703,739.

Organizational Development Grant.
\$121,000 VHCB funding and federal CHDO award for FY22 organizational development costs.

Housing Awards

July 2021 – December 2022



▲ On Center Street in downtown Rutland, 13 apartments were remodeled and 3 new apartments were added when the Housing Trust of Rutland County moved their offices from the historic Tuttle Block.

Windham & Windsor Housing Trust & Evernorth

Central & Main, Windsor. \$2,411,042 federal ARPA award and \$588,958 in National Housing Trust funds for development of a residential building with apartments and shared community space on land donated by the Windsor Improvement Corporation (WIC). Several apartments will be rented to households that have experienced homelessness with services provided by the Springfield Supportive Housing Program. Construction is expected to begin in summer 2023 with occupancy anticipated in July 2024. Total development costs: \$12,607,270.

Alice Holway Drive, Putney. \$2,065,222 VHC B award to develop two new, energy efficient buildings with 25 apartments and a community room. Five of the homes will have rental assistance and

serve very low-income residents. Five apartments will be designated for housing homeless or at-risk households. The site is adjacent to a community garden and within walking distance of shopping and services. Total development costs: \$10,553,465.

STATEWIDE

Farmworker Housing Repair Loan Program

\$1,526,000 awarded to the Champlain Housing Trust (CHT) to design and administer the program. Launched in spring 2022, CHT has committed \$500,000 in loan capital to improve 21 farmworker housing projects housing more than 100 farmworkers. UVM Extension Service and RuralEdge are assisting with outreach to farmers about the program.

\$620,000 to Champlain Housing Trust to develop a pilot program for farmworker housing replacement initiatives.

Habitat for Humanity and Vocational Education Program—built homes

\$300,000 VHC B award and \$160,000 in Housing Revenue Bond funds to provide down payment grants for newly constructed energy efficient homes. Fourteen new homes in Vergennes, Rutland, Milton, South Burlington and Burlington, and rehab of a home in Barre. Total development costs: \$702,000.

Organizational Development Grants

\$1,123,340 in VHC B funding to provide FY23 Organizational Development grants to 11 non-profit housing development organizations around the state. \$150,000 in HUD HOME funds for organizational development grants to 2 Community Housing Development Organizations.

\$1,000,000 to enhance development capacity of the non-profit housing

► Central Vermont Habitat for Humanity built a ramp at this Montpelier home with funding from the Vermont Center for Independent Living Home Access Program.

network to utilize federal ARPA-SFR funding to create housing statewide and to house homeless households.

Shared Equity Homeownership

\$2,900,000 VHC B funds for grants to provide purchase subsidies plus rehabilitation loans for an estimated 40 homebuyers working with community land trusts and Home Ownership Centers. The program provides grants of up to \$80,000 or 35% of the purchase price of a home, whichever is less, and up to \$20,000 for rehabilitation loans; up to a total award of \$80,000 per home. Buyers agree to limit the amount of appreciation upon resale and the grant funds stay with the home to be recycled to the next income-eligible buyer.

Single Family Homes Stewardship Fund

\$400,000 VHC B award to recapitalize a fund providing assistance with downpayment grants, rehabilitation, and other administrative costs to preserve the affordability of existing shared equity homes.

Vermont Center for Independent Living

Home Access Program. \$845,000 in VHC B funds and \$100,000 in Agency of Human Services funds for accessibility modifications to approximately 83 homes occupied by individuals with physical disabilities. VCIL adds wheelchair ramps and makes bathroom modifications that allow individuals to live independently and stay in their homes. Total development costs: \$1,640,000.



Conservation Awards

July 2021 – December 2022

Brandon Free Public Library

\$180,000 VHCB award for exterior restoration and interior renovation of the historic library listed on the National Register of Historic Places. Located in the center of town, the prominent structure serves Brandon and surrounding communities, offering programming for all ages and green space for outdoor activities. Funding from other sources will be used to improve accessibility, increase energy efficiency, and expand the library, adding a large community room on the top floor. Total project costs: \$2,327,586.

Bull Creek Common Lands

Community Forest Athens Vermont, Athens. \$76,000 VHCB award to conserve 36 acres of a much loved community forest resource and provide a place for anyone to enjoy the landscape at their own pace. The property will be managed to maintain and enhance biodiversity, protect the stream corridor to maintain flood resiliency, and promote carbon sequestration. There will be non-motorized public access via hiking trails, and low-impact community use of the land for education and cultural programs. Total project costs: \$121,936.

Catamount Trail Association

2022 Organizational Development Grant. \$17,500 VHCB award for organizational development costs and stewardship activities.

City of Burlington

Red Stone Cottage, Burlington. \$68,000 VHCB award for restoration of the historic stone cottage, to be used for public gatherings, cultural and educational programming. The property is home to the Lakeview Community

Garden and is adjacent to Cambrian Rise, a new, mixed-income housing development. Located between North Avenue and the Burlington bike path and adjacent to Kieslich City Park, with trails and access to Lake Champlain. Total project costs: \$605,627.

City of Montpelier

Hubbard Park Addition, Montpelier. \$147,500 VHCB award to acquire 77 acres in two parcels for addition to the 194-acre Hubbard Park, which includes 10 miles of multi-use trails, a sledding hill, picnic shelters, and a ball field. A stone tower at the high point of the park provides 360-degree views of the surrounding landscape. Water quality protections for 12 acres of wetlands and 2,000 feet of stream frontage, helping to provide flood resiliency and storm water retention. The local Habitat Chapter will have a right of first refusal on two acres to construct an affordable home. Total project costs: \$555,000.

Berlin Pond Crandall Property, Berlin. \$150,000 VHCB award to acquire and conserve 33 acres of wetland and forest adjacent to Pond Brook at the inlet of Berlin Pond. The acquisition will help protect water quality and natural resources and provide public access for low-impact rec-

reational uses. Berlin Pond is the source for Montpelier's drinking water and for portions of Berlin, including the Central Vermont Medical Center. The Berlin Pond Watershed Association raised funds for the project and helped coordinate the sale of the land to the City of Montpelier. Total project costs: \$339,013.

Cross Vermont Trail Association

2022 Organizational Development Grant. \$17,000 VHCB award for organizational development costs and stewardship activities.

Duxbury Land Trust

Hanley Camels Hump Acquisition, Duxbury. \$300,000 VHCB award for acquisition and conservation of 58 acres forestland and floodplain with wildlife corridors. The conserved property will be transferred to the Vermont Department of Forests, Parks and Recreation for addition to Camel's Hump State Park. The Green Mountain Club will donate two adjacent parcels totaling nearly five acres. The property has frontage along the Winooski River and Ridley Brook. Conservation will protect permanent public access for recreational use and allow for the addition of parking and access sites to the state park and the Winooski River. Total project costs: \$429,150.

- ▶ There was a big turnout for the opening of a new recreation bridge over the Winooski connecting sections of the Cross Vermont Trail with other trail segments to the east and west.



Conservation Awards

East Calais Community Trust, Inc.

East Calais General Store, Calais. \$75,000 supplemental VHCB award for rehabilitation and preservation of the historic character of the general store. Previous VHCB and Rural Economic Development Initiative awards supported rehabilitation of three affordable apartments on the upper floor and grant writing for the project to secure additional funding. Total project costs: \$2,711,196

Friends of Wheeler Field

Wheeler Field, West Bolton. \$86,600 VHCB award to a local community group to purchase a 2.5-acre property and transfer it to the town. The land has been used for recreation and public gathering for generations and there is broad support for protecting public access to the field. The project is a result of a cooperative effort between the West Bolton Golf Club, Vermont Building Resources, the Town of Bolton, VHCB and Friends of Wheeler Field. Total project costs: \$130,000.

Green Mountain Club

2022 Organizational Development Grant. \$34,500 VHCB award for organizational development costs and stewardship activities.

Lake Champlain Land Trust

2022 Organizational Development Grant. \$25,000 VHCB award for organizational development costs and stewardship activities.

New England Forestry Foundation

Willey Woods Stewardship, Burke. \$20,000 VHCB award for conservation easement stewardship of the Willey Woods property conserved by the Trust for Public Land.

Preservation Trust of Vermont

Danville Train Station, Danville. \$7,500 award for historic preservation easement documentation and stewardship.

East Calais General Store, Calais. \$7,500 award for historic preservation easement documentation and stewardship.

Brandon Free Public Library, Brandon. \$10,000 VHCB award for historic preservation easement documentation and stewardship.

Red Stone Cottage, Burlington. \$2,500 supplemental VHCB award for historic preservation easement documentation and stewardship.

Sanborn Covered Bridge, Lyndonville. \$5,250 VHCB award for historic preservation easement documentation and stewardship.

July 2021 – December 2022

Memorial Hall, Calais. \$7,500 VHCB award for historic preservation easement documentation and stewardship.

Putney Mountain Association

Hinton Woods, Putney. \$225,000 VHCB award to acquire and conserve 143 acres along the Windmill Hill ridgeline contiguous with 674 acres of protected land, including the Silvio O. Conte National Wildlife Refuge to the south and the 134-acre Putney Town Forest to the north. The property will add to a 26-mile ridgeline trail system between Grafton and Dummerston. Conservation will protect permanent public access to this section of the trail for hikers and skiers and open access to cyclists. Total project costs: \$322,435.

Shelburne Farms

Windmill Hill Conservation Project, Shelburne. \$950,000 VHCB award for acquisition and conservation of 65 acres of prime agricultural land, sugar woods and forested habitat at the center of Shelburne Farms, a 1,400-acre National Landmark property. With expansive views to Lake Champlain, the acquisition will enhance public access to the farm's year-round trail network and increase water quality protections to adjoining conserved land with over 3,000 feet of Lake Champlain shoreline. Total project costs: \$9,000,000.



◀ The town of Danville will restore the historic train station on the Peacham Road for a stop along the Lamoille Valley Rail Trail. The 93-mile recreation path connects Danville to St. Johnsbury to the east and to Swanton to the west, generating economic stimulus in communities along the route.

Conservation Awards

July 2021–December 2022



Bob Klein photo

▲ The Nature Conservancy added 412 acres to the High Pond Natural Area in Pittsford. The parcel protects wildlife corridors connecting the Green Mountains and the Adirondacks and will be managed to facilitate old growth forest.

The Nature Conservancy

Root Pond, Benson. \$215,000 VHC award to purchase a conservation easement on 189 acres abutting the Nature Conservancy's Shaw Mountain Preserve. An unusual feature of the property is a 70-foot-deep limestone sink-hole pond, one of only a few of its kind in Vermont. A portion of the property will be leased to a local sugaring operation, and the balance of the property will be managed for wildlife habitat and to support a small apiary business. A 25-acre ecological protection and public access zone will be managed for old growth forest. Total project costs: \$418,000.

Northern Taconics High Pond Addition, Pittsford. \$325,000 VHC award to conserve 412 acres for addition to TNC's High Pond Natural Area. The property is part of a critical wildlife connection between the Green Mountains and the Adirondacks and will be managed to

facilitate old growth forest and provide dispersed public access. Total project costs: \$689,600

2022 Organizational Development Grant. \$41,000 VHC award for organizational development costs and stewardship activities.

Town of Danville

Danville Train Station, Danville. \$75,000 VHC award for structural repairs to the historic train station. The station will be adapted for use for recreation, tourism, and community gathering. Built in 1871, it is adjacent to the Lamoille Valley Rail Trail, one-half mile south of Danville on the Peacham Road. The 93-mile, east-west recreation path connects Danville to St. Johnsbury. Total phase 1 project costs: \$267,850

Town of Lyndon

Sanborn Covered Bridge, Lyndon. \$100,000 VHC award to restore the historic covered bridge and conserve 1.5 acres, creating a small flood resilient riverfront park along the Passumpsic River close to downtown Lyndonville. The bridge will connect the community and visitors to trail systems including Paths Around Lyndon and the Passumpsic River Paddlers' Trail and is one of five covered bridges in town that are tourist

attractions and community resources supporting economic development. Total project costs: \$1,685,890

Town of Woodbury

Cranberry Meadow Wetland. \$10,000 VHC award to conserve 28 acres of wetland and upland with public access and protect rare plant and animal species. The land will remain undisturbed and provide opportunities for outdoor education and study. The Cranberry Meadow tract provides an outsized array of benefits including numerous fine-scale biodiversity features, including rare species and natural communities, as well as water quality benefits and carbon sequestration through its accumulating deep wetland peat deposits. Total project costs: \$24,450.

Trust for Public Land

Otter Creek Wildlife Management Area, Wallingford. \$354,000 VHC award to conserve 344 acres of wetland, floodplain, woodland, and riverfront for addition to the existing WMA. The conserved property will be transferred to the Vermont Department of Fish & Wildlife, providing permanent access by pedestrians for hunting, fishing and trapping, walking, snowshoeing, skiing and wildlife viewing. Conservation will protect water quality, biodiversity and native natural communities and provide flood resilience. Parking areas and information kiosks will be added. The project helps to protect an east-west wildlife corridor connecting the Otter Creek floodplain to the Green Mountain National Forest. Total development costs: \$689,600.

Wiley Woods Community Forest, Burke. \$405,000 VHC award to acquire and conserve 283 acres with permanent public access for hiking, hunting, fishing, wildlife watching, snowshoeing, skiing, and snowmobiling. Protects a VAST snowmobile corridor and provides outdoor education opportunities. The Trust for Public Land conserved the property and transferred it to the Town of Burke. Total project costs: \$597,000.

Conservation Awards

July 2021 – December 2022



▲ The Ballard Farm in Hinesburg was conserved by the Vermont Land Trust. The Ballards rent the farmland to neighboring farmers for hay production. A public trail connects to a neighboring town park. Wetlands protections on 12 acres and along stream frontage will improve water quality.

Wolcott Community Forest, Wolcott. \$557,000 VHCB award to acquire and conserve 705 acres for a new town forest in the center of town adjacent to the elementary school, providing permanent public access for hiking, hunting, cross-country skiing, and mountain biking. Easement provisions to be stewarded by the Northern Rivers Land Trust will protect water quality and rare natural communities. Green Mountain Habitat for Humanity plans to partner with students from the local Technology & Career Center in Hyde Park to construct an affordable home on the property. Total project costs: \$1,487,470.

2022 Organizational Development Grant. \$33,500 VHCB award for organizational development costs and stewardship activities.

Upper Valley Land Trust

2022 Organizational Development Grant. \$45,500 VHCB award for organizational development costs and stewardship activities.

Vermont Agency of Agriculture, Food and Markets

Act 250 Mitigation. \$134,796 VHCB award to support the Agency's work related to Act 250 9(b) which requires payment of mitigation funds by developers building on prime farmland. VHCB uses the funds raised by Act 250 9(b) to conserve farmland.

Water Quality Stewardship. \$50,000 VHCB award for water quality-related inspections and other related work on VHCB farmland conservation projects.

Vermont Agency of Natural Resources

Long Range Management Planning. \$20,000 VHCB award to support continued development of long-range management plans for state lands.

Vermont Community Loan Fund

Organizational Development Grant. \$10,678 VHCB award for FY22 organizational development costs.

Vermont Department of Forests, Parks & Recreation

Alburgh Bluffs, Alburgh. \$116,730 supplemental VHCB award towards acquisition

and conservation of 160 acres for addition to the 600-acre Alburgh Dunes State Park. The lakefront parcel with almost 1 mile of shoreline will expand recreational access to Lake Champlain and protect wetlands, multiple natural communities and rare species. \$599,500 in federal Land and Water Conservation Funds; matching funds raised by The Nature Conservancy and Vermont Fish and Wildlife Department. Total project costs: \$1,294,000.

Vermont Department of Fish & Wildlife

Lazy Lady Island, Georgia. \$165,000 VHCB award to acquire and conserve a 4-acre island located near the mouth of St. Albans Bay approximately 1 mile from the shoreline for addition to the Champlain Islands Wildlife Management Area. Permanent public access for wildlife observation, hunting, fishing, boating, and swimming. Restoration of habitat for nesting waterfowl and other birds and protection of water quality and natural and archaeological resources. Total project costs: \$628,500.

Vermont Land Trust

Ballard Farm, Hinesburg. \$278,000 VHCB award and \$285,000 in federal NRCS funding to conserve this 177-acre former dairy farm that has been in the family for 75 years. The fields are rented to neighboring dairy farmers, Larry and Michael Garvey, who grow hay on the property. A public trail connects from the farm to a neighboring town park. Conservation will protect 12 acres of wetlands and 3,500 feet of stream frontage, improving water quality. Total project costs: \$583,000.

Beidler retro OPAV, Randolph. \$240,000 VHCB award to purchase an option to purchase at agricultural value (OPAV) on 153 acres of conserved farmland. Brent and Regina Beidler, who raised heifers, hay and cut flowers on their farm have transferred the farm to Katie Steere and Ben Aalvik who raise organic, grass-fed beef and lamb, pasture-raised, organic turkeys, and will continue the Beidlers' custom grazing contracts. Total project costs: \$240,000.

Conservation Awards

Brickey Brothers, Plainfield. \$207,500 VHCB award and \$204,500 in federal NRCS funding to conserve 162 acres on a 4th generation dairy farm now operated as an organic dairy known as Valley View Farm, LLP. Milking 60 cows and shipping to Organic Valley, the farm is the last commercial dairy farm in the town of Plainfield. Total project costs: \$422,000.

Butler J&B, Middlebury. \$218,000 VHCB award and \$235,000 in federal NRCS funding to conserve 128-acre hay farm just west of downtown Middlebury adjacent to other conserved farmland, forming a block of 1,142 conserved acres of farmland. This property supports the owner's 220-cow dairy in nearby Bristol and conservation will help transition this farm to the next generation. The Town of Middlebury contributed \$30,000 to the project. Total project costs: \$483,000.

Butler Farm II, Middlebury. \$180,500 VHCB award and \$212,500 in federal NRCS funding to conserve 100 acres of scenic and productive farmland owned by the family since 1926. The farm produces hay for the family's beef herd which are housed up the road at the home farm. The farm will add to a 1,142-acre block of conserved farmland in the northern part of Middlebury. Total project costs: \$438,000.

Chaput Family Farms V, Newport Town. \$110,500 VHCB award and \$97,500 in federal NRCS funding to conserve 80 acres of farmland used to produce feed for this large conventional dairy based in North Troy. Water quality protections on 11 acres of wetlands and along 2,500 feet of North Creek, a Mississquoi River tributary. Total project costs: \$208,000.

Clark L&A II Farm, Pawlet. \$271,000 VHCB award and \$292,500 in federal NRCS funding to conserve a 242-acre dairy farm located in a large block of conserved farms and forestland in the Mettowie Valley. The easement will establish a 50' buffer along almost 8,000 feet of Flower Brook, an impaired waterway and a high priority water quality protection target in the Mettowie watershed. Total project costs: \$598,500.

Clemmons Farm, Charlotte. \$513,500 VHCB award to conserve 121 acres of productive farmland and forestland in an area of growing development pressure. The farm is incorporated as a nonprofit, with the land and buildings used for educational programming focused on African-American arts, history, and culture. The Clemmons Family Farm is a landmark site on the Vermont African American Heritage Trail. A 61-acre Ecological Protection Zone will be established by the easement, protecting 16 acres of clayplain forest, 11 acres of wetlands, and more than a half mile of frontage on Pringle Brook, a tributary that feeds into Lake Champlain. Total project costs: \$1,013,500.

Corse Maple Farm I, Whitingham. Supplemental \$3,500 in federal NRCS funding to conserve a 166-acre sugarbush. Total project costs: \$230,000.

Corse Maple Farm II, Whitingham. \$181,000 VHCB award and \$167,500 in federal NRCS funding to conserve a 192-acre sugarbush owned by Roy and Vanessa Corse, operating Corse Farm Maple Products, LLC. The second phase of a larger project, adding to 166 acres of sugarbush conserved in 2022. Total project costs: \$348,500.

Davis Farm, Jericho. \$332,000 VHCB award and \$369,000 in federal NRCS funding to conserve an organic dairy with 29 acres of wetlands and 2,300 feet of frontage along two tributaries of the Brown's River in an area of high development pressure. Good soils produce feed for the current, grass-based operation on this 4th generation dairy farm, one of only two remaining farms in town. Viability Program clients. \$369,000 in NRCS

► Roy Corse pointing out the Corse Maple Farm annual syrup production records going back 100 years. In 2022 Roy Corse was named Outstanding Sugar Maker of the Year by the Vermont Maple Sugar Makers' Association.

July 2021 – December 2022

funding. Total project costs: \$751,000.

Defreest, Waitsfield. \$136,000 VHCB award and \$122,500 in federal NRCS funding to conserve 66 acres of farmland that has been leased for many years by this 4th generation dairy farm. The Vermont Land Trust owns the 66 acres and will transfer ownership to the Defreests simultaneous with the closing on the sale of the conservation easement. The Defreest farm uses 750 acres of rented and owned land in the Mad River Valley and this parcel is important to the security and stability of the operation. Total project costs: \$258,500.

Dodd Farm, Sheldon. \$10,000 VHCB supplemental award to conserve 165 acres of farmland on a dairy farm with 330 cows and 200 young stock. The family partnership owns 875 acres of farmland in Sheldon and Franklin. The easement will include wetland protection zones, a 50-foot riparian buffer along 1,600 feet of frontage on the Mississquoi River, and archaeological protection zones. Total project costs: \$463,000.

Farmland Access Program. \$80,000 for Vermont Land Trust program that links farmers seeking land with farmers wishing to sell, and facilitates affordable



Conservation Awards

July 2021 – December 2022



▲ Nick and Marley Powden purchased 58 acres of conserved farmland in Charlotte for their business, Green Mountain Hay. Enrolling in the Viability Program, they worked with business consultant Sam Smith at the Intervale Center on a transfer plan.

purchase using sale of development rights and innovative financing. Total project costs: \$436,805.

Gray, K&T, Morgan, Chester and Derby. \$388,500 VHCB award and \$395,000 in federal NRCS funding to conserve 452 acres of agricultural land. Fourth generation dairy farmer Keith Gray and his son Trevor purchased the fertile cropland, with more than 130 acres of mostly prime and statewide agricultural soils and over 9,000' of frontage along Coche Brook and two unnamed streams that flow into the Clyde River. Total project costs: \$803,500.

Griffin-McCabe, Berlin. \$150,500 VHCB award and \$137,500 in federal NRCS funding to conserve 203 acres of farmland and forestland with water quality protec-

tions along 7,000 feet of the Cox Brook. Gus Griffin and Mollie Podmore run a vegetable operation on the farm, growing a variety of crops using organic and biodynamic methods. They also have a small flock of Shetland sheep. Total project costs: \$288,000.

Hawkins, Ferrisburgh. \$166,000 VHCB award and \$152,500 in federal NRCS funding to conserve 103 acres on this multi-generational farm, helping complete a block of conserved land that includes the Little Otter Creek Wildlife Management Area. The easement includes a Wetland Protection Zone on approximately 23.6 acres along the creek's frontage and an archeological zone of about 5 acres, which has been identified as an area of state and national significance. Total project costs: \$318,500.

Hazen-Quintin Farm, North Hero. \$225,500 VHCB award and \$212,500 in federal NRCS funding to conserve a 126-acre hay farm, enabling transfer of the farm to Andre and Karen Quintin who have been renting the land to grow hay for their beef and cattle boarding business. The conservation easement will protect prime and statewide soils and frontage

on Lake Champlain from development and preserve water quality on 32 acres of forested wetlands. Total project costs: \$438,000.

Heminway Farm, Shoreham. \$131,500 VHCB award and \$118,500 in federal NRCS funding to conserve 99 acres of agricultural land on a diversified farm producing free-range eggs, grass-fed beef, specialty corn for popcorn, honey, and maple syrup. The farm is home to 30 bison owned by the Nulhegan band of the Abenaki tribe, but raised by the Heminways. Total project costs: \$250,000.

Hinsdale-Powden farmland, Charlotte. \$60,500 VHCB award and \$227,500 in federal NRCS funding to conserve 58 acres of farmland to be transferred to Nick Powden, the owner of a successful horse hay business and a VHCB Viability Program client. Strong community support for the conservation deal has resulted in local fundraising and a bargain sale of the easement to offset the project costs. Total project costs: \$468,000.

Hull Farm, Bakersfield. \$177,500 VHCB award and \$168,000 in federal NRCS funding to conserve 217 acres farmland used as cropland and for sugarbush. The Hull family owns several hundred acres in Bakersfield and this parcel has been in the Hull family for 100 years. Water quality protections in the easement will protect 9.5 acres of wetlands and establish a 50-foot riparian buffer along frontage on the Branch River and Beaver Meadow Brook, totaling 6 acres. Total project costs: \$345,500.

Matthew Laroche Farm, Franklin. \$215,500 VHCB award and \$202,500 in federal NRCS funding to conserve 131 acres farmland north of the family's home farm which was conserved in 2012. Matt Laroche manages a medium size dairy with his son and other family members. The easement will include water quality protections for 3,500' feet of frontage on the Rock River. The land abuts other conserved farmland. Total project costs: \$418,000.

Conservation Awards

July 2021–December 2022

Laroche Dairy Farm, Highgate. \$145,000 VHC B award to acquire an Option to Purchase at Agricultural Value on 153 acres farmland, facilitating transfer of the farm to Matt LaRoche, who has been leasing the farmland for 10 years. The Option will increase affordability of the farm to future buyers by restricting the appraised value of the conserved land to agricultural use. Total project costs: \$145,000.

Linehan, Monkton. \$155,000 VHC B award and \$147,500 in federal NRCS funding to conserve 92 acres farmland. The Linehams sell hay to nearby farmers and manage a successful 8,000-tap sugaring operation. Their son Robert is cultivating several acres of grapes; the first commercial harvest will be in 2023. Conservation will help with an eventual transfer of the farm as the Linehans retire. Total project costs: \$308,500.

Monument Farms III, Weybridge. \$147,750 VHC B award and \$134,750 NRCS funding to conserve 181 acres. Monument Farms, Inc. is a 4th generation dairy and milk processing business started in 1930. The only large-scale milk processor in the state that sells milk exclusively from their own herd, they currently milk 420 cows and have 350 young stock. The project includes a reclaimed wetland within a 47-acre wetland protection zone to filter the Lemon Fair before entering Otter Creek. Total project costs: \$282,500.

Observatory Knob, St. Johnsbury. \$200,639 VHC B award to protect 119 acres with popular trails to an overlook located within walking distance of down-

► Roger Wales conserved 266 acres on his 7th generation Weybridge farm. He rents the cropland to Monument farms. The National Park Service's North Country Trail and Middlebury Area Land Trust's Blue Trail are accessible from the property.

town. Partially wooded, with hay fields and pastureland, the conserved land will be transferred to the town. VHC B funding will be matched by a commitment of \$20,000 by the town, the donation of 5 acres by a neighboring landowner, and additional fundraising necessary to complete the project budget. Total project costs: \$303,539.

2022 Organizational Development Grant. \$120,000 VHC B award for organizational development costs and stewardship activities .

Pion Farm retro OPAV, Troy. \$105,000 VHC B award to acquire an Option to Purchase at Agricultural Value (OPAV) on 208 acres of conserved farmland. New owners Jamie Rivers and Laura Clark bought the farm in early 2021 from the State of Vermont to support their organic dairy operation. A wetland protection zone will be added to the easement, protecting a 32-acre wetland and 1,411 feet of frontage along Beetle Brook. Total project costs: \$105,000.

Primmer Farm, Pownal. \$48,000 VHC B award and \$35,000 in federal NRCS funding to conserve Wildstone Farm, the oldest certified-organic vegetable farm in Bennington County. The high elevation farmland has a southern exposure and uses irrigation, high tunnels, and

a root cellar to support their vegetable production. Easement provisions governing frontage on South Stream will protect water quality. VHC B Viability Program clients. Total project costs: \$83,000.

Rice T&J, Highgate. \$30,000 supplemental VHC B award to conserve 498 acres on a farm with 250 acres of open tillable land that has been in the Rice family for more than one hundred years. The current owners, Terry and Juliette Rice, third generation farmers, will conserve the farmland, protecting important archaeological resources and a rare natural community. Total project costs \$1,003,000.

Rupert Valley Holsteins LLC, Rupert. Supplemental \$12,500 VHC B award and \$17,500 in federal NRCS funding to conserve 177 acres of cropland and pasture for a large dairy that uses much of the farmland in West Rupert. Proceeds from the sale of the conservation easement will be used to invest in the farm business for an eventual intergenerational transfer of the farm. Total project costs: \$303,000.

Satz Farm I OPAV, Brandon. \$205,000 VHC B award to acquire an Option to Purchase at Agricultural Value (OPAV) on 81.8 acres of conserved farmland. The OPAV will add water quality protections along streams and wetlands. Incoming farmers Dan and Elyse Wulfkuhle will



Conservation Awards

operate a certified organic vegetable and berry farm on the farm, which has been operated by the Satz family for years as Wood's Market Garden. Total project costs: \$305,000.

Satz Farm II, Brandon. \$85,167 VHC award to conserve 65 acres of tillable land, forestland and wetland at Woods Market Garden, a certified organic vegetable and berry operation and popular farm stand on Route 7. The easement will establish special protection zones on the forestland and wetland. Total project costs: \$127,500.

Taylor-Putney, Chelsea. \$275,000 VHC award and \$261,500 in federal NRCS funding to conserve 476 acres on this 5th generation family dairy farm that was certified organic in 2007. In 2021, the family sold their dairy herd and are transitioning to a diversified operation raising beef and poultry and producing maple syrup. Total project costs: \$536,500.

Wales, Weybridge. \$240,500 VHC award and \$227,500 in federal NRCS funding to conserve 266 acres of prime and statewide soils, 3 wetland areas, and frontage along the Otter Creek. The cropland on this 7th generation farm is rented to neighboring farmers that grow hay and corn. Conservation will add to a conserved block of farmland and include protection for a rare natural area. The

National Park Service's North Country Trail and Middlebury Area Land Trust's Blue Trail are accessible from the property. Total project costs: \$468,000.

Vermont River Conservancy

Sanborn Covered Bridge, Lyndon. \$13,000 VHC award for conservation easement documentation and stewardship of the 1.5-acre property conserved by the Town of Lyndon.

Canyon Lot, Elmore. \$33,000 VHC award to acquire and conserve 14 acres with a dramatic canyon along a branch of the Lamoille River, protecting riparian habitat and water quality. A trail will be developed to provide public access from East Elmore Road to geologic features, bedrock cascades, several swimming holes and gravel beaches. Total project costs: \$58,000.

2022 Organizational Development Grant \$28,000 VHC award for organizational development costs and stewardship activities.

STATEWIDE

Feasibility Fund

\$25,000 recapitalization of fund to provide awards of up to \$8,000 for predevelopment costs including surveys, options and appraisals.

July 2021 – December 2022

Organizational Development Grants

\$374,000 for FY23 organizational development grants to 10 conservation organizations operating around the state.

Rural Economic Development Initiative

\$200,000 to help 27 rural enterprises and small towns secure \$3.1 million in federal, state, and philanthropic funding to carry out community and economic development projects.

VHC Farm & Forest Viability Program

\$959,616 in VHC funds to support the Viability Program, providing business planning and technical assistance through contracts with service providers including UVM Extension, the Intervale Center, NOFA-VT, the Center for an Agricultural Economy, Land for Good, the VT Sustainable Jobs Fund, Northeast Farmers of Color Land Trust, Food Connects, Healthy Roots Collaborative, Northeast Forests, and Vermont Land Trust.

Water Quality Grants. \$601,368 in grants to 19 farms, leveraging an additional \$3.12 million to invest in capital improvements that enhance water quality by reducing runoff, improving soil health, and ultimately supporting the long-term success of farm enterprises.



◀ On Old Soul Farm in Barre, volunteers planted 800 trees alongside a wetland and by a stream of the Stevens Branch of the Winooski River. The trees will filter excess nutrients from farms, yards, and other development, improving water quality in the stream, which flows into Lake Champlain.

Thank you Senator Leahy!!

We salute your tremendous efforts over many years to improve our communities and preserve Vermont's historic buildings and the forested and working landscape, sponsoring bills for key programs:

Farms for the Future; Farm Bill: Original sponsor of Farms for the Future, establishing Vermont as the pilot state; long-time supporter of the Farm Bill, bringing millions to Vermont for farmland conservation.

Vermont Urban and Community Forests Program: More than \$2 million in grants for town and urban forests, training 500 leaders who plant and maintain trees and forests and volunteer more than 10,000 hours of service annually.

Forest Legacy Program: More than 80,000 acres permanently conserved in Vermont with \$22.9 million in federal Forest Legacy funds matched with \$9 million in non-federal funds. 2.8M acres conserved nationally in public/private partnerships.

Paul Bruhn Historic Revitalization Grants Program: Administered by the National Trust for Historic Preservation and awarded in Vermont by the Preservation Trust of Vermont for outstanding historic preservation and restoration projects.

Northern Border Regional Commission: Funding for infrastructure to support future development, for workforce development and training. Support for VHCB's Farm & Forest Viability Program.

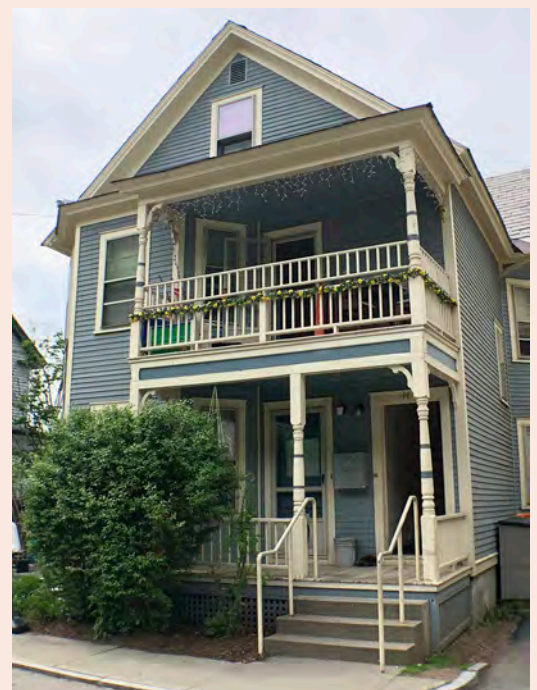
Congressionally Directed Spending Awards to Vermont: Millions in discretionary spending directed to Vermont for specific projects spanning housing, conservation, and economic development.

Great Lakes Fishery Commission: Funding for clean water/conservation work in the Lake Champlain Basin and the Lake Memphremagog Basin.

NeighborWorks®: Champion of community-based housing development through investment in NeighborWorks programs nationwide including the 5 affiliates in Vermont.

CDBG/HOME: Lead Senate supporter for these key capital programs for housing and community development providing over \$200 million to Vermont from the U.S. Department of Housing and Urban Development.

All State Minimums for Pandemic Programs: Providing millions in CRF and ARPA capital invested by VHCB to support the production of affordable housing and by VSHA for Emergency Rental Assistance for households put at risk by the pandemic.



▲ Affordable homes in Brattleboro being rehabilitated by the Windham & Windsor Housing Trust with HOME Program funds.



Caleb Kenna photo



Caleb Kenna photo

▲ Nulhegan Abenaki tribal forest lands in Barton, 65 acres conserved and managed as a working forest, for traditional Abenaki tribal uses, and for educational and recreational use by the public.



JUSTICE, EQUITY, DIVERSITY & INCLUSION
2022 Initiatives

Land Access and Opportunity Board

Established by Act 182 of 2022 to create "... new opportunities and improve access to woodlands, farmland, and land and home ownership for Vermonters from historically marginalized or disadvantaged communities who continue to face barriers to land and home ownership." VHCB provides administrative and fiscal support to the Land Access and Opportunity Board, which has been meeting biweekly since July and will be reporting to the Vermont Legislature in early 2023.

Northeast Farmers of Color Land Trust

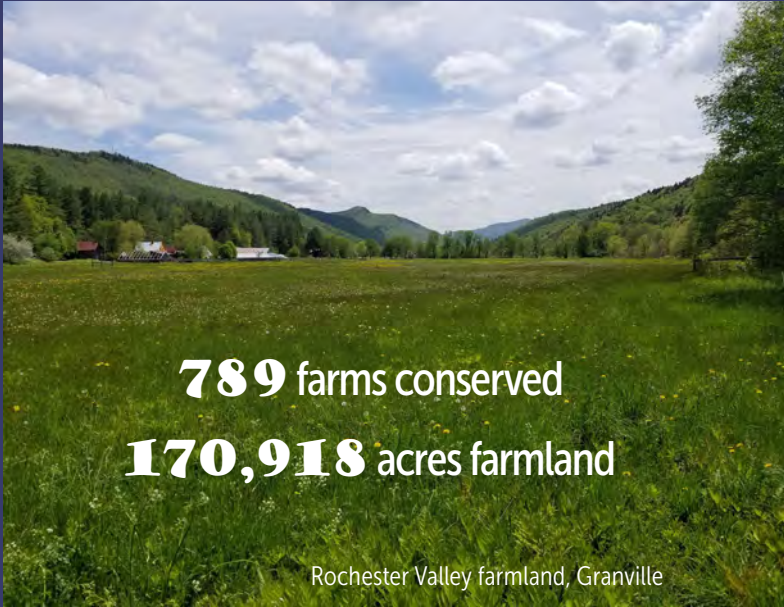
The Vermont Farm & Forest Viability Program is providing funding to the Northeast Farmers of Color Land Trust (NEFOC) to support their Land Matching Committee, connecting BIPOC land stewards with donated land. The Committee includes members from the Vermont RELEAF Collective, Shift Meals, Conscious Homestead, as well as Indigenous consultation. Through this process, NEFOC will develop best practices and policies to guide their land access work into the future.

Vermont Racial Justice Housing Jam

A five-part series of public speaking events featuring national and regional leaders in racial equity, along with roundtable discussions for housing developers to identify actions on both policy and programmatic levels to expand access to affordable housing for all Vermonters. The Housing Jam explores the roots of racial discrimination in housing policy and practices, how current systems continue to enforce oppressive practices, the impacts of racial inequity, and new efforts and ideas to create change. The Housing Jam was coordinated by VHCB and developed by Abundant Sun, working with a committee of community members with lived experience and representatives from nonprofit housing organizations, and using funding from VHCB, Evernorth, the Federal Home Loan Bank of Boston, NeighborWorks Alliance of Vermont and VHFA.

Vermont Conservation Leaders In Solidarity

This group of 25 white identifying leaders of conservation and environmental organizations has concluded an 18-month equity-based training facilitated by Center for Whole Communities. Participants examined historical systems of racial and social injustice, and identified inequities in our current systems and organizations. Together the cohort identified individual and collective reparative actions to continue the critical work of establishing more just policies and practices. Cohort members are committed to learning to better center equity and justice in their work, their organizational cultures, and their relationships to communities.



789 farms conserved
170,918 acres farmland

Rochester Valley farmland, Granville



81 historic public buildings



15,000 homes

Putney Landing Housing

35
YEARS

\$420 million
VHCB investment leveraging
\$2.17 billion
in private, federal,
and local funds



275,700 acres of natural areas,
forestland and recreational lands

Westford Town Forest



Vermont Housing & Conservation Board

Celebrating our 35th anniversary supporting the preservation and development of affordable housing, the conservation of agricultural land, forestland, natural areas, and recreational land and the restoration of historic public properties.

58 East State Street,
Montpelier, VT 05602

802 828-3250
www.vhcb.org
info@vhcb.org



▲ Clockwise from top:
Molly Brook Farm Jerseys, Cabot
Stimson Graves Senior Housing, Waterbury
Albany General Store

► VHCB AmeriCorps members serving with partner organizations statewide for the 2022-2023 term gain valuable leadership experience and many develop a lasting dedication to community service. Celebrating its 25th anniversary, VHCB AmeriCorps has placed more than 600 members in positions ranging from trail building to leading environmental education and before and after school opportunities for children, to providing services to Vermonters experiencing homelessness and to first-time home buyers. Learn more at vhcb.org/ameriCorps

