



Vermont Housing & Conservation Board

2018 Annual Report
to the Vermont General Assembly



The Board met on a chilly day in December in Brandon and visited the Brandon Falls Park, funded by VHCB in 1993. Pictured here from left to right: Sarah Carpenter, Martha Maksym, Neil Mickenberg, Billy Coster, Joshua Laughlin, Hannah Sessions, Emily Wadhams, David Marvin, Kate McCarthy, and Tom Yahn.

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 Dan Herman, Bob Zatzke

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 Hannah Phillips, Mark Martin

Housing:

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 Kathleen Kanz, Ariane Kissam, Craig Peltier, Leah Sare,
 Gretchen Rittenhouse, Ron Rupp, Beth Schwarz

Healthy & Lead-Safe Homes:

Ana Burke, Diane Mackay, Mark Diego

Vermont Farm & Forest Viability Program:

Ela Chapin, Liz Gleason, Ian Hartman, Katie Michels

VHCB AmeriCorps Program:

Francis Sharpstene, Ashley Swasey, Oliver Kelley

Financial:

Anne Duffy, Kathy Barrows, Marcy Christian,
 Amanda Moran-Moshinskie, Ginger Nichols

Legal: Elizabeth Egan, Kristin Barany

Front cover photos, clockwise, from top left: Noah Payne (Caleb Kenna photo); Penny Pero (Karen Pike photo); children (John Woodward photo); Isaac Pearl (Ben DeFlorio photo); Emily & Joe Donegan (David Nevala Photography for CROPP Cooperative); Jessica LeBlanc (Caleb Kenna photo).

Writing: Lynn Adamo

Design: Pam Boyd

PHILIP B. SCOTT
GOVERNOR

State of Vermont
Office of the Governor

January 2019

Dear Vermonters,

I am delighted to present the Annual Report of the Vermont Housing & Conservation Board.

The Board works with local partners across our state to revitalize our downtowns and protect our world class recreational assets, while also supporting farmers in a difficult time of transition.

Just 18 months ago I signed into law the authorization for a Housing Revenue Bond. I am pleased to report that the bond sale exceeded expectations, raising \$37 million in proceeds, and we are on track to build 650 new homes. In addition, we have already met and exceeded the anticipated financial leverage for this initiative, with \$113 million of investment generated from other sources.

In Brattleboro, Putney, and South Burlington, 86 households have recently moved into their new homes. More than 240 homes are under construction, with 200 more set to start next spring and summer.

This past year, I celebrated groundbreakings for new downtown developments in Brattleboro and Montpelier; similar projects are being developed in Springfield, Bennington, St. Johnsbury and St. Albans. New neighborhoods in Burlington and South Burlington's City Center are under construction.

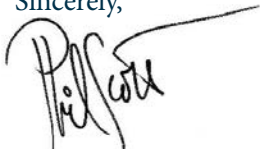
Most significantly, the Board is addressing the needs of our most vulnerable citizens as well as moderate-income Vermonters who are hard pressed to find good housing in tight markets.

I'm also pleased that VHCB conservation investments will bolster Vermont's recreation economy in Newport and in Bennington County. I appreciate work being done to help young farmers become farm owners, and to provide business planning support.

VHCB has become a vehicle for strategic investment in our rural communities, for encouraging the growth of natural resource-based businesses, for rebuilding downtowns and village centers, for increasing economic vitality, and for improving our quality of life.

My administration looks forward to continued partnership with the Board in years to come.

Sincerely,



Philip B. Scott,
Governor
State of Vermont



Dana Harris photo

▲ In October Governor Scott joined the ground breaking for the Snow Block on Flat Street in downtown Brattleboro, where the Windham & Windsor Housing Trust is developing 23 new apartments for families.



Letter from the Chair and the Executive Director

Dear Members of the General Assembly,

Thanks to the creativity and determination of your constituents over the last 18 months, the Board and its many partners have effectively leveraged the state's investment of \$38.7 million with \$160 million from other sources, improving quality of life and enhancing economic vitality across our state.

A key aspect of our mission is supporting rural community development. The impacts of VHCB's housing and conservation investments ripple throughout our economy and communities, producing solid outcomes:

- Transferring farmland to the next generation while supporting farmers with quality technical assistance and business planning;
- Enhancing our downtowns and village centers by investing in key historic buildings and infill development;
- Securing permanent public access to recreational lands, trail networks, forestland and water resources, building the recreation-based economy;
- Reducing and mitigating the impact of homelessness by increasing housing supply, developing supportive housing, and partnering with Vermont's homeless service providers;
- Improving water quality through investments in land conservation and infrastructure improvement projects on farms;
- Mitigating the impacts of climate change through robust, energy efficient building practices, the use of renewable energy resources, forestland conservation, and floodplain restoration;
- Utilizing \$75,000 provided by the Legislature's Rural Economic Development Initiative to help ten communities and businesses win \$1.78 million in new grants.

The housing revenue bond has provided a vital and timely opportunity to accelerate the production of housing. Vermont's policies focusing on water quality, outdoor public recreation and rural community development have all been integrated into our conservation programming. VHCB's job is to be responsive, creative and accountable. We look forward to reviewing our work with legislative committees and assisting all of our communities. We thank you for your continued support and investment in the programs of the Vermont Housing & Conservation Board.

Sincerely,

Neil Mickenberg, Board Chair

Gus Seelig, Executive Director

VHCB INVESTMENTS IN FY18 & FY19

\$38.7 million invested

\$160 million leveraged

- 1,029 homes and apartments
- 42 farms with 6,063 acres farmland
- 2 historic preservation projects
- 22 projects conserved 3,220 acres of natural areas, forestland and public recreational land
- 171 farm, food, and forest enterprises received business planning services and technical assistance

▲ Monument View, 24 new homes now under construction in Bennington by Shires Housing

▼ In Guilford, the Vermont River Conservancy will acquire and conserve 16 acres with 3 swimming holes, agricultural land, and a buffer zone along the Green River.



Benefits of VHCB Investments

Stimulating the Economy and Creating Jobs

Spending on affordable housing yields multiple economic benefits and increases the value of grand lists. Housing construction stimulates the economy, generating millions of dollars of economic activity through the creation of jobs and the purchase of goods.

Protecting Forests and Wetlands for their Multiple Public Values

According to a 2018 economic analysis by the Trust for Public Land, *Vermont's Return on Investment in Land Conservation*, every \$1 Vermont invests in land conservation returns \$9 in economic value in the form of water quality protection and increased flood resiliency, among other benefits, resulting in millions in avoided costs. VHCB awards for town and community forest projects, additions to state forests, parks, and wildlife management areas, and wetland conservation and restoration projects protect wildlife habitat, water quality, sequester carbon, and secure outdoor recreation resources.

Downtowns and Historic Preservation

In partnership with affordable housing developers and the Preservation Trust of Vermont, the Board invests every year in the rehabilitation and preservation of key downtown and village center buildings. The central locations of these buildings play an important role in community vitality. The preservation and renovation of performing arts centers, libraries, and town halls can revive community spirit and provide economic stimulus, while locating housing in town centers maintains Vermont's historic settlement patterns.

Improving Water Quality

Water quality is key to our tourism and recreational economy, to the health of our ecosystem, as well as to property values. Working with many other agencies and organizations, VHCB is committed to improving water quality in Vermont. Easement restrictions and management plans focus on compliance with state water quality rules, on soil health, and on enhancing environmental stewardship. VHCB also makes grants to farmers for capital projects to improve and protect water quality.

Boosting our Ag Economy

VHCB's farmland conservation investments, matched with federal funds through the USDA Natural Resources Conservation Service, protect our state's most valuable agricultural land while also providing capital for farmers to expand, diversify, reduce debt, and facilitate transfers. Business planning assistance and capital investments made through VHCB's Vermont Farm & Forest Viability Program are increasing net income for farm and forest enterprises and creating new jobs and proprietorships.

Energy Efficiency: Economic and Environmental Benefits

Since 2008, VHCB has strategically invested in energy efficiency improvements across the state's portfolio of affordable housing. Measures include air sealing, increasing insulation, and replacing aging boilers with air source heat pumps and biomass boilers. These energy efficiency improvements reduce operating costs—saving approximately \$1.9 million annually—and help maintain affordability.

Public Outdoor Recreation—Integral to Vermont's Economy

Recreational activities, from snowmobiling and mountain-biking to hunting, fishing, and backcountry skiing are estimated to generate \$2.5 billion annually in economic activity. Direct spending at outdoor retailers, service providers, and trip expenditures support our rural economy by bringing business to small towns.





Redeveloping an Entire Neighborhood

▲ Over a ten-year period, the public housing development formerly known as Forest Park in Rutland was transformed to create 78 new homes in 16 buildings. Obsolete buildings with asbestos were removed, crumbling infrastructure was replaced, and site drainage was improved.

The new Hickory Street neighborhood is strengthened by the addition of a community center that serves as a gathering place for residents and hosts preschoolers in the Children's Discovery Center for Early Learning. The community garden draws residents together, and a new public road now integrates Hickory Street with adjacent neighborhoods.

Today, the residents represent different economic, social, and age demographics. With elders added to the mix, positive intergenerational exchanges include mentoring of single moms. Fifteen households currently residing at Hickory Street were homeless or at risk of homelessness before moving in.

VHCB and Federal Support

- Between 2008 and 2016, VHCB provided state and federal funds totalling \$3.798 million to the redevelopment of Hickory Street.
- Twenty public housing apartments and eight Section 8 certificates provide federal rental subsidies for the lowest-income residents.

Jessica LeBlanc, Hickory Street Resident

Returning to Rutland County after many years away, Jessica found it challenging to find a place to live. “Coming here, it was not easy to find an apartment. I was without housing,” she recalls. “I stayed with friends and family from the area for about five weeks. Then I saw Julie Sanderson (Rutland Housing Authority’s assistant property manager) and she got this apartment right away. She’s been extremely kind and helpful. It was a blessing.”

Seeing the city and neighborhood with fresh eyes, Jessica discovered a dramatic change on Hickory Street, where a 10-year revitalization effort supplanted what was once known as Forest Park.

“When we were younger, we never came to this area,” Jessica recalls. “But they’ve changed that.”

Green spaces, community gardens, walkable access to shopping and medical care, as well as bus service and on-site conveniences like garbage, recycling and laundry facilities, deliver on Housing Vermont and Rutland Housing Authority’s aim of advancing healthy, vibrant, sustainable neighborhoods.

Hickory Street’s community garden, leveled to increase accessibility for wheelchairs and walkers, “just makes it all the more welcoming when you drive in here,” Jessica says. “Redoing the road was also a blessing. It feels more free when they opened up the end of the road.”

Jessica’s bringing her fresh perspective to the housing authority, where “they asked me to join the board of directors as a tenant.” The experience has inspired even greater appreciation for the work already done. “To see what they’ve accomplished from the beginning to now is impressive.”

“This was a high-crime area, and the crime has gone down almost to nothing here. I can come in my house and feel comfortable. I feel safe. Safety is an important thing; it’s a very big thing.”

—Jessica LeBlanc





Next Generation Farmers Carry on a Family Tradition

Farmland Conservation and Water Quality

In addition to protecting agricultural resources, land conservation is a key tool for increasing the affordability of farmland. Retiring farmers who conserve their farmland can sell to the next buyer, pricing the land at the value restricted to agricultural use, rather than at development value, reducing the cost significantly.

When farmland is conserved, water quality protections are included in the easements, as applicable, requiring buffer zones along river banks to reduce run-off from agricultural practices, or providing for protections of wetlands. The easement is transferred to all future owners of the farmland— it becomes part of the land records. VHCB includes water quality protections in the easements of all conserved farms with surface waters.

VHCB and Federal Support

VHCB supported the conservation of the Donegan's new farmland in Hinesburg with \$214,000 in state funds and \$230,000 in federal funding from the Natural Resources Conservation Service focused on water quality protections. Through the Viability Program, the Donegans developed a business plan for the expansion, working with Intervale Center advisor Sam Smith.

Joe and Emily Donegan, Hinesburg

When the time came for the O'Neil farm to change hands after more than a century of family ownership, Joe and Emily Donegan welcomed the opportunity to continue the O'Neil's legacy—and create their own.

Working with the Vermont Land Trust, the Donegans were able to purchase farmland in Hinesburg, adding to acreage they already farm in Charlotte, similarly purchased and developed with support from VLT, VHCB, and its Farm & Forest Viability Program. The Hinesburg purchase, completed in early 2018, more than triples their tillable land. Both farms feature rolling terrain with frontage on the LaPlatte River, ideal for the 45 to 55 cows the Donegans currently milk.

"The land is well suited for our 100 percent grass-fed organic Jersey herd," Emily says. It's also a poignant opportunity for her and Joe to continue the traditions his forebears began when they settled Hinesburg before the Revolutionary War.

"Like most, they were subsistence farmers with an emphasis on dairy cows," Emily explains. "Joe's grandfather, Howard Russell, operated a small dairy farm in Hinesburg village until the 1980s. All of Howard's children who are still living currently reside within a few miles of Hinesburg village, as do both of Joe's brothers. Together with these core family members, as well as with many members of the community, we make maple syrup in the hills above the village every spring, utilizing buckets and draft horses, in much the same fashion as it's been done for hundreds of years."





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▲ Emily and Joe Donegan purchased farmland in Hinesburg, adding to land they have been farming in Charlotte.

"We would not be able to afford to own farmland in Chittenden County without funding provided by VHCB. Having the autonomy that comes along with owning land has been crucial for our business to grow. It has allowed us to make long-term decisions that will impact the health of the land, of our business and of our family."

— Emily Donegan

"We are a first-generation family farm, and our business has grown with our meager resources since starting up about 10 years ago," Emily continues. "We would not be able to afford to own farmland in Chittenden County without funding provided by VHCB. Having the autonomy that comes along with owning land has been crucial for our business to grow. It has allowed us to make long-term decisions that will impact the health of the land, of our business and of our family."

"We believe farms are healthy for the community," she adds. "A farmer can manage agricultural activities in such a way that builds topsoil and sequesters carbon, while providing healthy food for people. He can keep other land owners aware and connected to their properties. We connect and converse with members of the community in many ways that we would not if we were not out and about in the neighborhood all day farming. Many conversations and connections have been made this way. Farms contribute to the health of the economy—and working farms support each other, providing services, ideas and inspiration for one another."

As more dairy farms vanish from Vermont—63 in the past year—the more Joe and Emily dig in to preserve the traditions they cherish, for themselves and their children.

"Each loss of a family farm weakens this network, but each investment that VHCB makes in a family farm strengthens it," Emily says.



“The Best Feeling in the World”



- ▲ Jennifer and her daughter, Quinn, cutting the ribbon on their new home.
- ▲▲ Southwest Vermont Career Development Center students working on the home

Habitat for Humanity in Vermont

There are 11 Habitat for Humanity affiliates in Vermont. Together, they have completed 120 homes; six more are under construction. The chapters organize home builds—finding land, lining up volunteers, and securing contributions of time and materials from area businesses. In addition to a down payment and monthly mortgage payments, homeowners are required to contribute hundreds of hours of their own labor into building their new home.

VHCB Support

Since 1987, VHCB has supported Habitat for Humanity and Vocational Education Programs, providing \$2.7 million towards the costs of purchasing land and securing the mortgages of 126 homes with permanent affordability restrictions.

Jennifer Sausville, Bennington County Habitat for Humanity

Jennifer Sausville’s work as a licensed nursing assistant centers on a roadmap of sorts—a care plan pointing the way to well-being for every resident of the Vermont Veterans Home. The aim of achieving good outcomes infuses her personal life, too.

“I always have back-up plans in case things fall through,” Sausville says.

One such strategy, prompted by multiple moves after daughter Quinn was born three years ago, included applying for a Habitat house, even though she thought landing one was a long shot.

“I was pretty surprised when I did qualify ... that was kind of a shock. I was at a loss for words when the lady called me and said, ‘You have the house,’” she says, laughing.

Sausville’s three-bedroom home on Corcoran’s Way, constructed over 18 months by Southwest Vermont Career Development Center students, in partnership with Bennington County Habitat for Humanity, provides her and Quinn with room they didn’t have before.

“There’s so much space here, it’s awesome,” Sausville says.

It’s a departure from some of the places they’ve called home, where besides the cramped space, landlords were reluctant to make necessary repairs. “We’ve lived in not-so great places.”

“But moving in here, everything is really good. My daughter has her own space and she loves her bedroom; she sleeps in it every night. She’s doing so much better with everything. I think things were stressful living in the old apartment because it was so small.”

The whole notion of homeownership remains a bit dream-like, Sausville admits.

“I still never thought I would own a home. I never thought that I’d be living in a house where I didn’t have neighbors on the other side or upstairs or downstairs from me.”

But as the reality seeps in, she’s relieved to have finally found a roomy, safe, affordable place to call her own—one she and Quinn can stay in for a good long time.

“The best feeling in the world was the night we moved in,” she admits. “I was like, ‘This is the last time I’m moving.’”



Kevin Bubriski photo



Finding A Place To Call Home

Joe Saraceni, Great River Terrace, Brattleboro

Housing + Support Services = A Way Forward

On the Putney Road in Brattleboro, the Windham & Windsor Housing Trust purchased two motel-style buildings and redeveloped the site, adding a community center and creating 22 homes with permanent supportive services, half of which were reserved for homeless individuals or those at risk of homelessness.

Completed in June 2018, the homes quickly rented up. Eleven of the residents had been living in tents before moving into their new apartments.

A three-pronged partnership coordinated by the Windham & Windsor Housing Trust (WWHT) provides on site support services working with Groundworks Collaborative and Health Care and Rehabilitation Services.

VHCB and Federal Support

VHCB awarded \$450,200 in Housing Revenue Bond funds, \$458,000 in federal HOME Program funding, and \$642,460 in National Housing Trust funds to the development of Great River Terrace. The total budget was \$4,347,460.

This winter will be different for Joe; his new apartment in the former Lamplighter Inn is why.

“Last winter was a horror show. Depression kicked in and a lot of bad things were happening,” Joe recalls. “It took its toll on me. Then all of a sudden, out of the clear blue, this place took me in.”

Things got challenging when Joe lost his job in 2016. He was no longer able to work and the approval process for Social Security income was a long one. Being physically unable to work also meant Joe was ineligible for unemployment benefits. The next two years were a storm of housing instability and homelessness, trying to keep his daughter safe and sheltered, even when he didn’t have that option for himself. Depression brought a significant hurdle of its own.

He credits Windham & Windsor Housing Trust (WWHT) and Groundworks Collaborative case manager Alexis Husson with turning on the light.

“It kind of all just fell into place,” Joe says. “Alexis, God love her, she’s the one who got the ball rolling with a long application process and really helped me out. I just get overwhelmed with paperwork and if it wasn’t for her, I really don’t know where I’d be right now.”

Admittedly, having a place to call home is still hard to believe.

“Just the fact I’m saying, ‘I’m going to go home to my apartment,’ just saying ‘my apartment’ is still taking some time to get used to. But it is. It’s my apartment.”

He moved into his place at Great River Terrace, one of 22 apartments there, on September 1. “Perfect timing,” he says.

“It made it easier for me to be stronger, not having to worry about where I’m going to sleep tonight—sleeping in a cemetery, on South Main Street. Housing is a huge thing. Just to have that covered made a huge difference.”

“I’ve never seen anybody have a bad day here,” Joe says. “That’s just positive in itself.”

He’s benefitting from many of the support services offered, including smoking cessation classes, exercise in the Comfort Inn’s pool, meditation and relaxation groups. “And Emma (WWHT’s housing support coordinator) is teaching me how to play guitar. Things like that. They help you occupy your mind in a positive way.”

Great River Terrace is one of the first neighborhoods of its kind in Vermont, and Joe believes it’s a fine new take on an old model. “This isn’t your typical housing place. This is something special.”



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Joseph Gresser/Chronicle photo



Black River Design

Engaging Youth in Newport

Rebecca Roman, VHCB AmeriCorps Member

Bluffside Farm is a rare gem—129 acres of fields, forest border and mile-long natural sand beach on Lake Memphramagog, comprising the largest piece of undeveloped land in the City of Newport. The city it borders has precious little access to Vermont’s second largest lake.

Vermont Land Trust (VLT)’s Waterfront Recreational Path and Lake Access Project aims to change that. Since acquiring the farm in 2015, VLT has already granted skiers, hunters and farmers access and recently raised \$1.2 million to expand a long-sought Newport-to-Quebec recreation trail.

The former Indian Point dairy farm is also a natural classroom, where North Country Union High School students learn about the region’s diverse beauty from Rebecca Roman, in her second year as VHCB AmeriCorps Land Management Coordinator at VLT.

Rebecca’s core duties at VLT include managing invasive species, enhancing water quality, mapping and monitoring conservation easements, and building relationships with partner organizations. Her knowledge and enthusiasm around environmental education sparked a natural expansion of the role, allowing her to inspire youth who might not yet deeply appreciate their homeland.

“I help facilitate a connection between an individual or group of people and the landscape and help them to see it, hopefully, in a new way, with new eyes,” Rebecca explains. “Where they’re able to say, ‘Oh my gosh, look at that tree! I know exactly what that tree is! This place means something.’ Giving them something to encourage that sense of space and connection to place—that’s what is the most fulfilling to me.”

It’s a heartwarming counterpoint to objective field research.

A lesson plan on invasive species swiftly demonstrated tangible results days later on the farm, when a student pointed and exclaimed, “I had no idea this plant is not supposed to be here!”

Rebecca feels fortunate to blend expertise and interests while encouraging students to find new appreciation for what’s in their backyards.

“They’re outside learning about these trees and seeing them and feeling them, not just reading about them, which is incredible,” she explains. “You can totally see the shift to, ‘Learning is cool. School is cool. It’s fantastic when I’m outside.’”

“I enjoy connecting people with the landscape,” Rebecca adds. “That, to me, is incredibly important, especially with young people, teens, high schoolers, young school children. Education is something I’ve been interested in for a while and I get a lot of enjoyment out of it.”

Clearly, so do her students.

▲ Students from Newport’s alternative high school construct and install birdhouses at Bluffside Farm, led by Rebecca Roman, a VHCB AmeriCorps member serving with the Vermont Land Trust.

▲ ▲ An architectural sketch of the bridge to be built connecting Bluffside Farm with Newport and Quebec bike paths.

VHCB Support

VHCB committed \$199,000 from a special legislative appropriation targeted to economic and community development in the Northeast Kingdom towards the recreation path and bridge connecting Bluffside Farm with Newport’s Prouty Beach Recreation area and trails in Newport and Quebec. Additionally, VHCB used \$2,680 in Rural Economic Development Initiative funds to raise \$678,000 from three federal grants, part of a \$1.2 million fundraising effort.

VHCB AmeriCorps provides training and support to 24 members serving one-year terms of service with organizations statewide.



Views across Bluffside Farm to Newport. A new bridge and bike trail will connect the farm to existing recreational trails between Newport and Quebec, which is expected to generate increased revenue from tourism for the city.



A New Home, Buzzing with Activity

Penny Pero, South Burlington

Days after the formal ribbon cutting at Allard Square, the building's new residents were planning their first get-together.

"We're all excited wondering what we're going to bring," resident Penny Pero said hours before the inaugural event. "We're going to talk about having a Christmas party, tai chi, getting someone in for chair yoga. It's going to be so much fun."

Cathedral Square Corporation's newest senior housing community recently welcomed Penny and other Vermonters 55 and older into 39 energy-efficient one- and two-bedroom affordable and market-rate apartments. The four-story structure in South Burlington's burgeoning city center is perfect for Penny, who after four years living with her daughter was ready for greater independence.

The Market Street location allows Penny to access doctors' offices nearby and on-site wellness offerings through Cathedral Square's Support and Services at Home (SASH[®]) program.

"We're just the beginning of something even bigger happening here; we're the start of a new South Burlington," Penny reflected. "It's walking distance to so much."

Allard Square will remain permanently affordable, meeting the needs of Vermont's growing senior demographic and helping current and future residents safely age in place. It's the first of many new buildings planned in South Burlington's new city center.

Inside Allard Square's front doors, a fireplace and lounge welcome residents returning home, collecting mail or just eager for conversation. A honeycomb sculpture climbs the facade.

"The honey bee is a symbol of community," explained Burlington-based Conant Metal & Light, the honeycomb's designers. "Honey bees, the hive they live in, and what they symbolize are always growing and evolving."

It's fitting illustration of the activity buzzing all around the long-awaited project, and Penny acknowledges her good fortune landing in what is becoming a bustling city center.

Coordinating Health Care and Housing: Cathedral Square's SASH Program

The SASH Program (Support and Services at Home) serves elders living in affordable housing as well as Medicare recipients living in the more than 100 communities where SASH currently operates. Social service agencies, community health providers and nonprofit housing organizations collaborate to help Vermonters live safe and healthy lives at home. SASH has been documented to improve health outcomes and reduce Medicare costs by an average of \$1,227 per participant per year.

VHCB and Federal Support

VHCB provided \$625,000 in Housing Revenue Bond funding and \$395,044 in federal HOME Program funds for the \$10.6 million development.



Karen Pike photo



Montpelier’s French Block Comes to Life



▲ Downstreet Housing & Community Development and Housing Vermont celebrated the opening of 18 new apartments in the French Block with citizens, the mayor, city officials, and other funders.

Downtown Revitalization

Affordable housing developers often acquire and rehabilitate historic buildings in town and village centers, helping to maintain the character of Vermont communities. In addition to state and federal funds administered by VHCB, bank loans and Low-Income Housing Tax Credit equity, these developments often use Downtown and Village Center Tax Credit and Historic Preservation Tax Credit equity. VHCB has supported several developments where properties have been converted from other uses to create housing, including historic, vacant school buildings and former industrial or commercial buildings.

VHCB Support

VHCB provided \$375,000 in state funds and \$225,000 in federal HOME Program funds to the \$5.6 million development.

Lucinda “Cindy” McCloud, French Block, Montpelier

As a film fan, Cindy’s thrilled to take up residence steps from one of Montpelier’s historic picture houses.

“I love the Savoy movie theater,” she says gleefully. “The (Green Mountain) film festival’s coming up in March, so I’ll just walk out of here, go down the stairs and be right at the theater.”

Much like the theater itself, the French Block’s upper floors have been suffused in darkness. But now, for the first time in 75 years, warm lighting fills the frames of windows facing Main Street.

The transformation follows a script written by Downstreet Housing and Community Development and Housing Vermont, who turned to Black River Design, just across Main Street, for guidance carving 18 unique units from the historic brick structure. The effort brings much-needed housing to the capital and preserves architectural features like 8- to 10-foot ceilings, massive windows, and interior stairways, some of which lead nowhere but provide additional storage and spark conversations. Skylights dot hallways, illuminating the building’s core.

For Cindy, French Block echoes Barre Housing Authority’s efforts to reimagine Lincoln House, from school to residential care facility, while she headed the organization in the 1990s. She recalls Black River’s meticulous attention to detail. “Black River was the designer for that and they really kept the character of the building,” she says. “They do a really nice job. I was really glad to hear that’s who was chosen” to redesign the French Block apartments.

Cindy thoughtfully selected her bright corner space, with a bird’s eye view of the Winooski and general Capital City thrum. The building’s central location provides easy access to Shaw’s, Kellogg-Hubbard Library, and cozy cafés, ripe with socializing opportunities. “I’ll have to start drinking coffee,” she says with a laugh.

The site also creates opportunity to welcome family.

“I have grandkids in town. One of them comes over after school before his music lesson. I told him, ‘You’ll have to come to my new place,’” conveniently situated right along his route.

Being downtown also makes getting out in any weather possible.

“Now I can even walk in the winter,” she says with a smile.

► A construction worker at the French Block. The old windows were replaced with energy efficient ones that resemble the original windows in appearance. The apartments are heated and air conditioned with modern, efficient, cold climate electric heat pumps.



Jeb Wallace Brodeur/Times Argus photo



Tom Stevens photo

▲ Historic interior doors, high ceilings, and wainscoting were retained, lending character to the apartments.

► Cindy McCloud will be among the first new residents to move in to the French Block. She's looking forward to being able to walk in any weather to the nearby market, the library, cafés, or the movie theater right next door.



Ben DeFlorio photo



A Farm Expands onto More Land

Helping Farmers Navigate Farmland Transfers

Starting small and expanding later makes a lot of sense for young farmers. Not many can secure the financing to buy a large property as their first farm. Instead, the road to success is often incremental—a process of gaining experience and capital over time. Along the way, business planning helps to assess current financial health and to forecast future growth, allowing for sound decision making as farms expand and diversify.

In order to keep conserved land in active agriculture, VHCb's conservation program and the Viability Program work in tandem to support ownership transitions between generations of farmers. VHCb also supports the Vermont Land Trust's Farmland Access Program, which matches farmers looking for land with farms that are for sale.

VHCb Support

The Viability Program worked with Karin and Jon on business planning when they purchased the South Barre farm—a Vermont Land Trust Farmland Access project funded by VHCb—and again when they were purchasing the Storrs Farm, which had been conserved with VHCb and NRCS funding in 1995. VHCb funded an Option to Purchase at Agricultural Value on the Storrs farm in 2018, further reducing the purchase price of the Williamstown farmland to the young farmers.

Karin Bellemare and Jon Wagner-Herbert, Bear Roots Farm

Like the vistas from South Barre's Snowbridge Road, the views from Williamstown's South Hill Road go on forever.

From there, Storrs Farm, acquired with VHCb support through the Vermont Land Trust's Farmland Access Program in 2018, expands Bear Roots Farm's workspace, storage and tillable land by a factor of 10.

"We were looking for additional land to lease nearby, but nothing was really suitable, just an acre or two," Karin explains. "This property came up and Jon is very much a motivator. He said, 'I have to show it to you.' I was pretty hesitant, just because of how big it is."

The 248 acres in Williamstown, 100 of them tillable, dwarf the South Barre farm's 10 to 12 and will give that land needed rest.

"By adding this land, we are able to establish a three- to four-year crop rotation and soil management plan," Karin says. "This involves building organic matter, eliminating weed pressure with cover cropping and discouraging pest and disease build up over time. Tilling is an invasive process. Resting and rebuilding for multiple years gives the land an opportunity to regenerate and improve from previous growing seasons."

Williamstown is "becoming the center of operations because we have outgrown (South Barre) very quickly. We're storing things there still, but only one person can wash in our washroom because it's so small."

In the new space, six farmhands can clean produce simultaneously.

"It feels really good to not be bumping elbows," she laughs. "When we were designing (Williamstown's infrastructure), we didn't want to put walls in—we wanted everything on wheels because you never know. Things change and if you put a wall in, it limits what you can do. We're always changing our business as we grow."

Non-arable lands will be hayed or pastured, while buffer zones will enhance wildlife habitats and trail access.

Besides these more tangible benefits, this new land also grants opportunity for reflection at the five-year point in Karin and Jon's venture.

"I feel like there's a lot of potential for good things there because there's space to do it right," Karin says.



Left to right: Karin Bellemare, Farm & Forest Viability intern Marielle Fischer, and Jon Wagner-Herbert. Karin and Jon operate Bear Roots Farm, farming property in South Barre and Williamstown.

Ian Hartman photo

Reviving a Tradition and Creating a Community Learning Center



Historic Preservation

VHCB has supported the restoration of 70 historic buildings around the state. Among these public buildings are town halls, fire houses, industrial buildings, theaters, school houses, grange buildings, and libraries.

VHCB Support

Barre's historic Socialist Labor Party Hall, a hub of activity for Italian granite workers in the early 1900s, was acquired and restored with VHCB funding in 1995. Owned by the Barre Historical Society, the Hall hosts community gatherings, educational and social events. VHCB also supported the restoration of the bakery building with a \$50,000 grant.



Rise Up Bakery, Barre

Baking and learning have a few elements in common—both require the proper ingredients in proper measure to produce success.

At Rise Up, both blend beautifully under the direction of Carolyn Shapiro, catalyst for restoration of what, a century ago, was the Union Cooperative Store and bakery building. In its heyday, the bakery building, adjacent to Barre's Socialist Labor Party Hall, itself a National Historic Landmark, sustained Barre and Montpelier with crusty wood-fired bread, its distinct aroma still warmly recalled by longtime residents.

Master oven builder Jeremiah Church guided volunteer historians, artisans and conservationists like Daniel Wing and Jamie Duggan in constructing a new oven where the original stood. The oven, reimagined with Art Deco flourishes by Duggan and Kingfisher Forge's Chris Eaton, capitalizes on modern materials and technologies and offers youth a smorgasbord of skill-development opportunities.

Capstone's Community Kitchen Academy and Central Vermont Career Center's Bake Shop students will learn wood-fired baking while pairing regional history with local bread makers' trade secrets. During the building's restoration, students with YouthBuild, which offers diplomas and trade certifications, replaced the roof and repointed brick walls. East Montpelier's U-32 students handcrafted rolling butcher block tables milled from a local family's fallen maple.

"It was a labor of love and devotion by shop teacher Dave Bazis," Carolyn recalls. "He did seven tables; he wanted his students to understand production."

Central Vermont Career Center students shadowed a master electrician rewiring the building, and Spaulding Middle School carpentry students will handcraft storage cubbies for the space.

Carolyn's additional aspirations for Rise Up include apprentices learning from a master baker several days a week, workshops for community members and culinary students, and pop-up nights where families can bake flatbreads and other provisions.

She's quick to point out these dreams aren't entirely her own. "It was Karen (Lane), Chet (Briggs) and me standing on the (Labor Hall) porch when this was just a storage shed," Carolyn recalls. "I think it was Chet who said, 'I can smell the bread. It'd be so great to have some of the bread that came out of that bakery.' That was the beginning."

Six years later, thanks to some kitchen magic and a lot of hard work, Rise Up is proving that with the right components, things sometimes turn out even better than planned.



◀ YouthBuild crew repointing the brick work on the historic, circa 1913 building behind the Labor Hall that originally housed a store and bakery for granite workers.

Students from U-32 High School constructed butcher block work tables and Spaulding Middle School students are building storage cubbies as the interior work is completed.

▶ Carolyn Shapiro, left and Karen Lane, right, visionaries behind the preservation and reuse of Rise Up Bakery and the Labor Hall, respectively. Carolyn has spearheaded fundraising efforts to create a culinary teaching facility and employment training site at this newest enterprise. Rise Up Bakery has established collaborative relationships with the Central Vermont Career Center's Bake Shop, Capstone's Community Kitchen Academy, King Arthur Flour and Red Hen Bakery.



◀ Conservationists Daniel Wing and Jamie Duggan working with Carolyn Shapiro and professional Jeremiah Church to build a new brick oven for the bakery.

A Community Group Rallies To Secure a Treasured Resource



Prospect Mountain, Woodford

Rachel Payne and her six siblings are among the generations of Vermonters who first stepped onto alpine skis at Prospect Mountain. “My Mom says it was great because all our friends were up there. ‘I could drop you off, go grocery shopping, not worry about you and come get you later.’ I have really great childhood memories of it,” she recalls.

Rachel and family are cheering the resort’s second act under the aegis of the non-profit Prospect Mountain Association (PMA), which acquired its 144 acres, five buildings, grooming equipment and cellular tower, partnering with the Vermont Land Trust and with support from VHCB. PMA has already switched on a trail cam and hopes to add snowmaking and races to draw winter enthusiasts to the rustic gem 10 miles east of Bennington. It has one of the highest base lodges in the East.

“It’s a pretty southern Nordic center, but always seems to have snow when other places don’t,” says Rachel’s son Noah, a senior at Mount Anthony Union High and co-captain/stand out on the school’s Nordic team. “It makes you feel pretty special. It’s like, ‘Yeah, of course we have snow 15 minutes from my house. What do you mean you don’t have snow?!’”

Prospect serves as cherished backdrop for Rachel, Noah, his siblings Maggie and Finnegan, also competitive skiers, and their father Tim.

“We’re kind of addicted to Nordic skiing,” Rachel confesses. “We love the atmosphere it creates. There’s nothing like the team sports that put all ages, all genders, all abilities together. It’s just good practice for life skills.”

And good for bringing folks to the mountains.

“I’m really hoping Prospect continues to encourage people to come from places that don’t have snow or live in more urban places,” Noah says. “I’m really hoping it encourages people to get outside and really enjoy Vermont.”

He looks forward to training and competing on his hometown hill, which affords student athletes a breadth of terrain and competitive features.

“Until we started traveling around to other high school races, I don’t think we realized what a gem we have,” Rachel confesses.

Noah knows a treasure when he sees it, too.

“If I won the lottery, I would spend all of my time at Prospect. I wouldn’t worry about anything else.”

▲ Prospect Mountain ski area in Woodford, with 30 kilometers of cross-country ski trails used for high school and college races and for recreational skiing by multiple generations of locals as well as people traveling from Massachusetts and New York state.

► Nordic skier Noah Payne, a regular at Prospect Mountain, and co-captain of the Mount Anthony Union High School ski team.

Public Recreation

Revenue from public recreation bolsters the economies of towns around Vermont to the tune of an estimated total of \$2.5 billion annually. Trail networks, open land for hunting, snowmobiling, skiing, hiking, and other pastimes, access to water for swimming, boating and fishing—all add up when visitors and Vermonters eat meals in area restaurants, purchase equipment or stay overnight. Land conservation helps secure these public assets for generations to come.

VHCB Support

VHCB awarded \$285,000 towards acquisition and conservation of the property, an investment that helped to leverage \$663,837 in private and local fundraising.





Helping a Young Family Thrive

Healthy & Lead-Safe Homes

While we love historic homes in Vermont, much of our older housing stock—thousands of homes—contain lead paint. Exposure to lead paint chips, or the dust generated by friction from opening and closing doors and windows with lead paint, can contaminate a home, making it unsafe for young children.

VHCB works in partnership with the Vermont Department of Health to promote public education around lead paint hazards and public health initiatives to ensure young children (who are most at risk of lead poisoning) are tested for exposure to lead paint.

VHCB Support

Since 1994, more than 2,700 renters and home owners have benefited from lead paint hazard abatement work performed by certified contractors through VHCB's Healthy & Lead-Safe Homes program. VHCB administers federal funding from the U.S. Department of Housing & Urban Development for lead abatement work. Additionally, other health and safety hazards that are identified can be addressed by contractors working through the Home Ownership Centers. In the last three years, the program has assisted 147 owner-occupied homes and apartments.

Eric and Christina Sweeney, North Hartland

Fortunately for Eric and Christina Sweeney, their seven children, ages 5 to 10, love adventure. “The kids like to camp out,” Christina says with a laugh.

That affinity helped the family decide to stay on their North Hartland property while lead paint abatement and structural work was completed on the 1760 farmhouse they’ve called home since 2016.

“We have a camper on our property, so we lived in our camper the entire time,” she recalls. VHCB “rented us a Port-a-Potty so we could have those facilities, and we were able to close off” the kitchen for stove and sink access throughout the six weeks abatement and rebuilding unfolded.

Staying in a hotel was another option, “but it would’ve been a lot more difficult,” Christina admits. “It was our suggestion we stay in our camper. We’ve done it before. We have a barn where we were able to carve out some living space,” offering legroom to a family accustomed to their home’s 3,500 square feet.

The temporary living arrangements required a touch of patience and adjustments, but the Sweeneys have no regrets about the six weeks they spent in those close quarters.

“We are so happy with the finished product that it made it all worth it,” Christina admits. “Whatever challenges there were being out of the house, the finished product is amazing and way more than we thought it would be. We’re very happy with it.”

VHCB’s Healthy & Lead-Safe Homes program, which to date has funded more than \$32 million in improvements statewide, removed lead from the historic home’s walls, rebuilt the stairs to code, and installed interim lead controls on interior window sills, doors and floors upstairs, opening up two till-then unused bedrooms.

“It gave us to access to an area of our house that previously wasn’t safe for the kids,” Christina says.

“This project was necessary with having young kids and not wanting them to grow up in a home with exposure to lead. We really appreciate having access to that kind of program,” Christina says, adding that VHCB’s loan forgiveness terms helped make the improvements possible.

“There’s no other way we could’ve done what they helped us do.”





Learning the Lay of the Land

VHCB's Farm & Forest Viability Program

The Vermont Housing & Conservation Board operates the Vermont Farm & Forest Viability Program, helping to improve the long-term economic viability of working lands businesses and fostering job creation, business growth, and improved profitability. The program coordinates a network of service provider organizations and private consultants to work with clients, providing in-depth, one-on-one business planning and management skill building. Working with an experienced adviser, participants can evaluate the financial feasibility of multiple scenarios, access financing, and be supported through long-term planning and decision making.

The Viability program also awards funds from the capital bill for water quality improvements to help farmers implement on-farm infrastructure projects to meet the Required Agricultural Practices and to improve environmental stewardship.

Viability Program Support

Since 2003, more than 800 working lands businesses have completed business plans or transfer plans through the Viability Program. In the last 18 months, the program has served 171 businesses, and awarded \$881,099 in water quality grants to 29 farms and \$492,302 in dairy improvement grants to 17 farms. In 2018, on average, enrolled farmers saw their gross income increase by 21% and their net income by \$32,500.

Isaac Pearl, Towhead LLC, Danville

Isaac Pearl has always enjoyed an easy kinship with Vermont's woodlands. The same, however, was not always true for bookkeeping, he admits. VHCB's Vermont Farm & Forest Viability Program is changing that by granting Isaac and his decade-old logging business, Towhead LLC, a new lay of the land. The program matched Isaac with a business adviser to work with him to develop and refine his book keeping systems and analyze the business strategy and equipment needs for his logging business.

"Having someone to talk with about my ideas has been helpful," Isaac says.

An improvement stemming from these coaching sessions is Isaac's transition to QuickBooks online, helping track income and expenses, and streamlining tax preparation.

Beforehand, "it was pretty much every January sitting down, going through the whole year, trying to figure out what was spent where, spending a couple days or a week or whatever it took to try to get everything organized."

Now, "I can approve or put transactions in the right category right on my phone. I've always got my phone with me and it doesn't take very long to go through and do the week's invoices. So pretty much, year-to-date, I've got everything in there right now. It's a big change."

"There's still a lot more to do" to clarify Isaac and his wife Danielle's vision and equipment needs for the business, but Isaac's glad for his business adviser's perspective as they do. "Hearing someone say (your plan) back to you, hearing it from an unbiased person, is helpful."

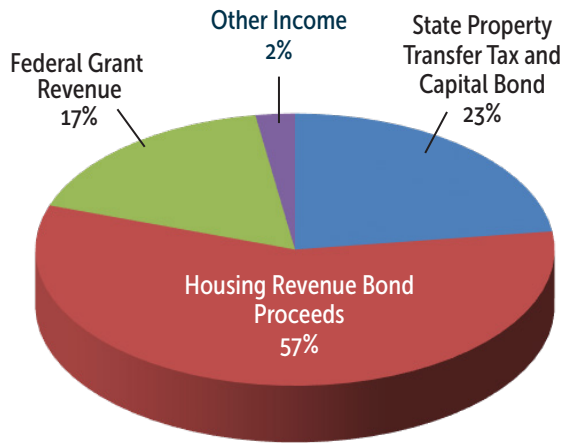
After his father, John Pearl, passed away unexpectedly in 2009, Isaac ran the family's Hill View Farm with his mom, Sheri, until his younger brother Henry finished school. Isaac quickly discovered milking was less enjoyable than being in the woods, but that's precisely the part Henry prefers, so each man was able to pursue what they most enjoy.

After attending a free workshop through UVM Extension on Business Skills for Logging Professionals, Isaac was inspired to enroll in the Viability Program.

Today, the Pearls are upholding traditions their grandparents established when they purchased their Northeast Kingdom land a half century ago.



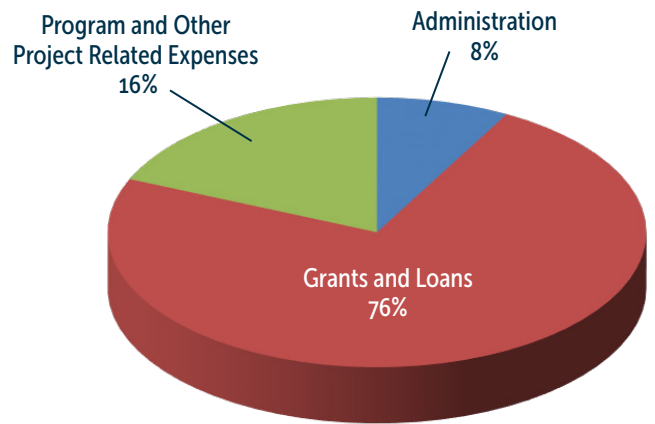
Vermont Housing & Conservation Board Fiscal Year 2018



Revenues

\$64,461,387*

*VHCB received \$36.99 million in proceeds from the issuance of the Housing Revenue Bond



Expenditures

\$29,833,332

Audited financial statements are available upon request.

Housing for All Revenue Bond



▲ Eighteen new apartments in Putney completed by the Windham & Windsor Housing Trust and Housing Vermont. Arranged around a central green, the homes are energy efficient and share a biomass system for heat and hot water. Residents work in retail, manufacturing services, finance, and health care. Two homes are dedicated to the homeless.

The sale of the Housing Revenue Bond (HRB) generated almost \$37 million for the development of homes for households at a wide range of incomes. To date, VHCB has committed \$22 million in HRB funds for 459 homes in 15 towns plus accessibility improvements and Habitat for Humanity homes statewide. HRB funds are matched by state, federal, and private sources, leveraging \$115 million thus far. Eighty-six homes are completed with another 240 underway and 200 set to begin construction in 2019. Of the homes funded so far, 36% are targeted to households with incomes below 50% of median and 23% are affordable to those between 80% and 120% of median. VHCB expects to award the remaining HRB funds in the next year and is on track to exceed the production goal of 550-650 homes and income targets.

Vermont Housing & Conservation Board
Balance Sheet
June 30, 2018

	Restricted Funds	
	Trust Funds	Other Funds
ASSETS and DEFERRED OUTFLOWS of RESOURCES		
ASSETS:		
Cash Accounts	\$ 7,380,285	\$ 17,456,757
Due from Other Funds	764,963	61,811
Due from the State of Vermont	-	2,923,917
Due from Trustee		19,236,377
Receivables	62,668	63,834
Loans Receivable	131,570,483	73,250,471
Grant Reimbursements Receivable	-	1,061,517
TOTAL ASSETS	139,778,399	114,054,684
DEFERRED OUTFLOWS of RESOURCES:		
Unexpended Awards	3,852,717	21,726,358
TOTAL ASSETS and DEFERRED OUTFLOWS of RESOURCES	\$143,631,116	\$ 135,781,042
LIABILITIES, DEFERRED INFLOWS of RESOURCES and FUND BALANCES		
LIABILITIES:		
Accounts Payable & Accruals	\$ 318,306	\$ -
Due to Other Funds	415,489	411,284
Due to the State of Vermont	-	746,149
Long-term Debt	-	271,695
TOTAL LIABILITIES	733,795	1,429,128
DEFERRED INFLOWS of RESOURCES:		
Deferred Revenue - Loans	131,570,483	72,978,776
Deferred Grant Revenue - Project Commitments	3,852,717	21,726,358
TOTAL DEFERRED INFLOW of RESOURCES	135,423,200	94,705,134
FUND BALANCES:		
Restricted for Project Awards	7,246,868	18,863,108
Restricted for Programs	227,253	20,783,672
TOTAL FUND BALANCES	7,474,121	39,646,780
TOTAL LIABILITIES, DEFERRED INFLOWS of RESOURCES & FUND BALANCES	\$ 143,631,116	\$ 135,781,042

Audited financial statements are available upon request.

Housing Awards

July 2017–December 2018

Addison County Community Trust

2018 Organizational Grant. \$67,000 VHC B award for FY18 organizational development costs.

Addison County Community Trust and Housing Vermont

Pleasant Hills, Bristol. \$400,000 VHC B award; \$465,000 federal HOME Program funding for acquisition and rehabilitation of 16 affordable apartments serving older adults and disabled individuals. Rehabilitation will include new roofing, windows, siding, heating system and insulation. Accessibility and site improvements are also planned. Pleasant Hills is the only affordable senior housing in Bristol, with rental assistance for every household making the apartments affordable to very low-income individuals. Total development costs: \$3,330,479.

185 Armory Lane, Vergennes. \$1,680,000 award of Housing Revenue Bond funds; \$174,256 in federal HOME Program funding for construction of 24 new, energy efficient, family rental apartments. Amenities in the \$7.2 million development will include a play area, garden space, and a large open, mowed field for use by the tenants. The site is within walking distance of public transportation, schools, and a shopping center with a grocery store, pharmacy, bank, and hardware store. Qualifying residents will be able to utilize health care coordination services provided at Vergennes Senior Housing, located across the street, and operated by the same developers. Total development costs: \$7,196,500.

Cathedral Square Corporation

Family Support and Services at Home (SASH) Capacity. \$30,000 VHC B award for planning over a nine-month period to create a two-year pilot program for service delivery to families in central Vermont. Areas to be considered for inclusion in the pilot program are the social determinants of health, food insecurity, the need for social engagement, stable employment, and access to reliable childcare.

2018 Organizational Grant. \$59,000 VHC B award for FY18 organizational development costs.

Champlain Housing Trust

Harbor Place, Shelburne. \$50,000 VHC B award to Champlain Housing Trust with 59 rooms and one accessory apartment in a motel. Harbor Place, in operation by CHT since 2013, is available as a motel to all members of the general public, but particularly serves very low-income people without a home. The current scope of the project funded by VHC B is to refinance debt and make site improvements and building repairs. Total project cost: \$50,000.

Cambrian Way Homeownership, Burlington. \$2,114,189 Housing Revenue Bond funds to provide downpayment grants to 30 households purchasing shared equity condominiums in a new multi-generational, mixed-income development on a 15-acre site adjacent to 12 acres of conserved land on North Avenue with community gardens, trails, the bike path, and a sandy beach on Lake Champlain. Total development costs: \$6,814,169.

Ethan Allen Condominiums, Essex. \$189,000 VHC B award and \$189,000 Housing Revenue Bond funds to provide downpayment assistance for 19 homes at Fort Ethan Allen that will be rehabilitated and sold as condominiums. Total development costs: \$3,786,000.

Dorset Commons, South Burlington. \$860,000 VHC B award to preserve the affordability of 84 apartments in a 105-unit apartment complex located near the middle and high schools. Ownership and management by CHT will help to stabilize rents and preserve the affordability of the apartments to moderate-income households. Total development costs: \$13,375,000.

Statewide Homeownership Stewardship Collaboration. \$50,000 VHC B grant to provide technical assistance to the statewide shared equity homeownership network, assisting with development of budgets and rehab plans to preserve re-

sale restricted homes, enter and maintain statewide data, assist with negotiations between buyers and sellers of resales on home repairs.

2018 Organizational Grant. \$106,000 VHC B award for FY18 organizational development costs.

Champlain Housing Trust and Housing Vermont

Garden Apartments, South Burlington. \$495,000 HOME Program grant and \$3,900,000 in Housing Revenue Bond funds to develop 60 mixed income, family rental apartments close to schools, a library, a park, and trails in South Burlington's new city center. Construction began September 2018 and to be completed in 2019. Total development costs: \$16,643,300.

Laurentide Apartments, Burlington. Second phase award to the project: \$900,000 Housing Revenue Bond funds and \$355,000 National Housing Trust Fund award to create a total of 76 multi-family rental homes with a community room and underground parking. The site features a walking path, access to the bike path, and conserved land with Lake Champlain waterfront. Total development costs: \$20,361,100.

Clara Martin Center

28 South Main Street, Randolph. Supplemental award of \$100,000 Housing Revenue Bond funds for the renovation of a long-vacant 150-year old house adjacent to CMC headquarters into permanent supportive housing with rental assistance for four homeless individuals with chronic mental illness. The building will also contain fully accessible program and office space. Total development costs: \$1,509,91.

Downstreet Housing & Community Development

Brook Street Homes, Barre. \$387,000 award of Housing Revenue Bond funds to develop two apartments in an existing home and construct two "tiny homes" designed by Norwich University students.

Housing Awards

July 2017–December 2018

The project will include permanent support services for chronically homeless individuals and the homes are located on adjacent lots within walking distance of public transportation and the local mental health agency outreach office. Total development costs: \$563,126.

Project capacity award of \$50,000 to support Downstreet in creating a streamlined rapid response to the urgent housing needs of people in recovery from substance use disorder (SUD). The project will include conducting a statewide housing needs assessment for people in recovery from SUD, supporting the Vermont Association of Recovery Residences (VTARR) which will certify participating recovery residences and coordinate the delivery of services, and Downstreet creating a “toolkit” for statewide education and promotion of the model.

Winooski River Apartments, Montpelier. \$65,000 VHCB award and \$503,012 HOME Program funds to rehabilitate and refinance three apartment buildings in downtown Montpelier with 15 apartments and 1 storefront commercial rental.

2018 Organizational Development Grant. \$16,717 VHCB award and \$50,283 federal CHDO award for FY18 organizational development costs.

Downstreet Housing & Community Development and Housing Vermont

One Taylor Street, Montpelier. \$497,718 VHCB award and \$1,952,282 in Housing Revenue Bond funds to construct a 4-story building with 30 energy efficient, mixed-income rental homes at the site of a new downtown transit center adjacent to the bike path. Total development costs: \$7,650,625.

Central Vermont Homeownership. \$300,000 VHCB award towards acquisition, rehabilitation and energy efficiency upgrades to four homes, creating four quality, energy efficient homeownership opportunities that will be permanently affordable. Total development costs: \$919,500.

Housing Trust of Rutland County

Appletree Apartments, Fair Haven. \$656,120 VHCB award, \$595,000 in federal HOME funding, and \$1,279,290 in National Housing Trust Funds to acquire and rehabilitate 10 buildings with 40 homes with rental assistance. Rehabilitation work will include energy efficiency, electrical, mechanical, and accessibility upgrades, new windows, kitchens, baths and flooring, and site work to improve drainage. Total development costs: \$8,649,260

Hopkins Street, Rutland. \$227,000 VHCB award and \$875,350 in federal National Housing Trust Funds to rehabilitate 12 apartments, including energy efficiency, interior rehabilitation, site work, and a new heating system to serve two buildings. Total development costs: \$2,608,252.

2018 Organizational Grant. \$20,717 VHCB award and \$50,283 federal CHDO award for FY18 organizational development costs.

Housing Vermont

Bristol Family Housing, Bristol. \$250,000 VHCB award; \$90,000 in federal HOME Program funding; \$705,000 in National Housing Trust Funds for acquisition and rehabilitation of nine two- and three-bedroom apartments on a 25-acre site on the edge of town. Rehabilitation will address deferred maintenance, increase energy efficiency and improve accessibility. A small office will be added for on-site property management functions. Total development costs: \$2,191,247.

New Avenue Apartments (fka Depot Square), St. Johnsbury. \$970,000 VHCB grant to acquire a 47-unit, historic downtown building for redevelopment. Total development costs: \$2,055,500.

Housing Vermont and Springfield Housing Unlimited

Woolson Block, Springfield. \$801,525 Housing Revenue Bond funds, \$425,000 federal HOME program awards and \$323,476 in National Housing Trust Funds to rehabilitate housing in a

landmark 1868 building in the center of downtown into 20 apartments, including 4 service-supported transitional housing units for at-risk young adults with a live-in supervisor. Total development costs: \$8,168,177.

Lamoille Housing Partnership

2018 Organizational Grant. \$59,000 VHCB award for FY18 organizational development costs.

Lamoille Housing Partnership and Housing Vermont

Judevine Housing, Hardwick. \$545,000 VHCB award and \$70,000 Rural Development grant to rehabilitate and refinance 18 family rental apartments in three buildings in the village. Basement and attic insulation, air sealing, porch and roof repairs, new heating systems, site improvements, 7 new kitchens, and upgrades to interior finishes. Total development costs: \$4,535,773.

84 Church Street, Hardwick. \$100,000 VHCB award for rehabilitation of three units that includes roof replacement, site work to resolve drainage problems, and repainting. \$50,000 developer contribution and VHCB Lead Paint Program funds. Total development costs: \$203,939.

Milton Mobile Home Cooperative, Inc.

Milton Mobile Home Park, Milton. \$461,107 VHCB award to improve water and sewage systems, undertake site work to address erosion, and pave roads within a 100-lot mobile home park located off Route 7. The Milton Mobile Home Park is owned by a resident cooperative. The proposed improvements will reduce operating costs, benefiting the residents. Total development costs: \$5,628,835.

Randolph Area Community Development Corporation

Armstrong Mobile Home Park, Randolph. \$75,000 VHCB award to repair the water supply system and replace the wastewater system in an 18-lot mobile home park. Total project cost: \$293,000.

Rural Edge

Lind Homes, Ryegate. \$350,000 VHCB award to undertake energy efficiency work and rehabilitate of 7 stand-alone 3-bedroom, single-family homes listed on the National Register of Historic Places that were built for granite industry workers in the early 1900s. The Lind Homes were acquired by Rural Edge in 1998 and have served as affordable rental housing since that time. There will be extensive rehabilitation work and the installation of a biomass heating system to serve the seven homes, dramatically reducing energy costs. The Vermont State Housing Authority will provide Section 8 rental housing assistance for all the homes, increasing affordability for residents. Total development costs: \$1,133,369.

Olivia Place, Lyndon. \$275,000 VHCB award, \$420,000 in Housing Revenue Bond funds and \$495,000 in federal HOME Program funds to develop 20 apartments in two new, reconfigured, energy efficient buildings. Existing buildings will be demolished and six apartments will be added in the new design, along with a community room and an outdoor common area with a playground, improving accessibility and site design. Total development costs: \$6,180,000.

Johns River Apartments, Derby. \$333,904 VHCB award; \$358,411 in federal National Housing Trust funds to rehabilitate and refinance 23 apartments in three historic buildings. All of the apartments have rental assistance from USDA Rural Development and the Vermont State Housing Authority. Total development costs: \$3,730,071.

Parkview Apartments, Newport. \$300,000 VHCB award for the purchase and rehabilitation of 12 family apartments with project-based rental assistance. New interior finishes, life safety updates, energy efficiency work, and new siding. Paving of the walkways and sidewalks, as well as improvements to the accessible units. Total development costs: \$3,137,424.

Organizational Development Grant. \$67,000 VHCB award for FY18 organizational development costs.

Shires Housing

East Branch Farms, Manchester. \$450,000 in Housing Revenue Bond funds to connect to septic and town water and undertake road construction on a site where 8 new, mixed-income, modular condominiums will be constructed; 5 will be permanently affordable, shared equity units. Access to the Battenkill River and mountain views. Total development costs: \$2,526,000.

Organizational Development Grant. \$71,000 VHCB award for FY18 organizational development costs.

Shires Housing and Housing Vermont

Monument View, Bennington. \$750,000 Housing Revenue Bond funds to develop 24 new units of townhouse and apartment style housing for families on a site within easy walking distance of downtown Bennington. Total development costs: \$7,328,850.

Putnam Block, Bennington. \$935,000 award of Housing Revenue Bond funds to create 12 affordable apartments in a 22-unit development. Rehabilitation and new construction will transform the historic, central downtown block, siting restaurants, a grocery store, office space, a healthcare facility, coffee shop, and bookstore on the street level, with apartments above. Environmental hazard remediation and comprehensive rehabilitation of the Hotel Putnam, the Old Courthouse, and the Winslow building form the first phase of the development. Total development costs (first phase): \$27,850,000.

Lake Paran Village, Bennington. \$1,250,157 award of Housing Revenue Bond funds for the development of 22 new rental homes in four buildings adjacent to Lake Paran. The development will be within walking distance of the Village of North Bennington, the Village School of North Bennington and Head

Start Program, a playground, skatepark, ball fields, and a network of trails. A trail easement on the property will give residents access to conserved lands and a network of trails including the Robert Frost Trail. The site is adjacent to 56 acres along the shores of Lake Paran that VHCB funding helped to conserve in 2004. Total development costs: \$7.1 million.

Twin Pines Housing Trust

Organizational Development Grant. \$71,000 VHCB award for FY18 organizational development costs.

Twin Pines Housing Trust and Housing Vermont

Wentworth Community Housing, Hartford. \$1,996,012 Housing Revenue Bond funds and \$583,988 HOME Program funds to construct 30 apartments located on the bus route within the Designated Growth District. Features an attached community room with a kitchen, patio and grill, raised-bed garden spaces, a small playground and access to trails and woodlands. New sidewalks, energy efficient, and built to Universal Design standards. Total development costs: \$9,437,350.

Vermont Community Loan Fund

Organizational Development Grant. \$21,356 VHCB award for FY18 organizational development costs.

Vermont Department of Housing and Community Development

\$40,000 VHCB award for a project to develop model municipal bylaws to help communities of varying sizes address barriers to the creation of affordable housing. Local governments will be able to update zoning requirements to encourage housing in already developed areas. Case studies of several communities, outreach to municipalities with identified barriers to housing development, dissemination of the model bylaws, and technical assistance. Total project cost: \$91,000.

Housing Awards

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Windham & Windsor Housing Trust

Snow Block, Brattleboro. \$1,538,000 in Housing Revenue Bond funds, \$282,178 in National Housing Trust funds, and \$490,000 in federal HOME Program funds to construct a new building with 23 energy efficient apartments on Flat Street in the downtown, near services and transportation. The Snow Block will feature a community room, office space for service providers, storage, laundry, and a small commercial space. Residents at a range of incomes from 50-120% of median income will occupy the building. Total development costs: \$7,476,028.

Organizational Development Grant. \$72,460 VHCB award and \$50,283 federal CHDO award for FY18 organizational development costs.

STATEWIDE

Habitat for Humanity and Vocational Education Program–built homes

\$436,800 VHCB award and \$199,500 in Housing Revenue Bond funding for up to 19 down payment grants for energy efficient homes over a two-year period. Total development costs: \$2,600,000.

Laurentide Apartments

The Champlain Housing Trust and Housing Vermont are constructing 76 multi-family apartments in a public-private partnership, mixed used development. With a community room and underground parking, the site features a walking path, access to the bike path, and is adjacent to conserved land with Lake Champlain frontage. VHCB contributed \$900,000 in Housing Revenue Bond funds and \$355,000 in National Housing Trust funds to the \$20.3 million development.

Shared Equity Homeownership

\$1,582,264 VHCB award for grants to provide purchase subsidies plus rehabilitation loans to up to 38 homebuyers working with community land trusts and Home Ownership Centers. Total development costs: \$6,000,000

Single Family Stewardship Fund

\$120,000 VHCB award to recapitalize a fund to provide assistance to non-profit groups for carrying costs, real estate fees, advertising or other transactional costs for affordable homes in challenging markets.

Vermont Center for Independent Living

Home Access Program. \$890,000 VHCB award and \$600,000 in Housing Revenue Bond funding for home access improvements to 162 homes. \$200,000 in funding from the Agency of Human Services, Department of Disability, Aging and Independent Living. Total development costs: \$2,040,000.

Feasibility Fund

\$70,000 recapitalization of the VHCB feasibility fund providing awards of up to

\$15,000 for predevelopment costs including surveys, options, appraisals, market and engineering studies and architect's fees.

Lead Paint Hazard Reduction Program

\$767,427 in federal U.S. Department of Housing & Urban Development funding awarded to homeowners, landlords and non-profit housing developers to reduce lead paint hazards. \$71,431 in federal funds to remedy health and safety issues in homes undergoing lead paint hazard reduction work.

Organizational Development Grants

\$643,500 in VHCB awards to provide 2019 Organizational Development grants to 11 non-profit housing development organizations around the state. \$150,406 in HUD HOME funds for organizational development grants to 5 Community Housing Development Organizations.

Purchase Subsidy Program

\$12,000 VHCB award to assist buyers of mobile homes in non-profit or cooperatively owned mobile home parks with down payment assistance and closing costs.



Conservation Awards

July 2017–December 2018

Alliance for Vermont Communities and Vermont Land Trust

Ashley Community Forest, Sharon and Strafford. \$150,000 VHCB award for acquisition and conservation of 268 acres of forestland for timber management, wildlife habitat protection, and public recreation uses. The land is part of a nearly 7,000-acre block of unfragmented forestland located five miles north of the Village of Sharon and six miles from Strafford and South Strafford villages. The conservation easement will require buffers along a stream and another small tributary as well as around wetlands to protect water quality downstream. \$281,341 in community fundraising; \$75,000 in foundation funds; \$10,000 in town funds. Total project costs: \$516,341.

Catamount Trail Association

2018 Organizational Development Grant. \$14,000 VHCB award for organizational development costs and stewardship activities.

Cross Vermont Trail Association

2018 Organizational Development Grant. \$17,000 VHCB award for organizational development costs and stewardship activities.

Green Mountain Club

2018 Organizational Development Grant. \$32,000 VHCB award for organizational development costs and stewardship activities.

Lake Champlain Land Trust

Tracy Woods, South Hero. \$55,000 VHCB award to conserve 45 acres of farm and forest land with 420 feet of Lake Champlain shoreline with public trails. Property features an uncommon, state-significant wetland community and floodplain forest community. \$85,250 private fundraising. Total project costs: \$137,250.

Rock Point, Burlington. \$144,000 VHCB award for acquisition of a conservation easement on 94 acres on a peninsula of Lake Champlain owned by the Episcopal Diocese of Vermont. Located along the Burlington bike path with 2 miles of trails and nearly a mile of lake frontage,

the property is adjacent to North Beach Park, Arms Park, and the Burlington High School's cross-country running trail network and close to the Old North End and New North End neighborhoods. To manage trail use and protect rare and endangered plants, a land steward will be hired during the summer months and trail and signage improvements will be made. \$134,500 in private fundraising; \$8,000 in city funds. Total project costs: \$296,500.

2018 Organizational Development Grant. \$23,000 VHCB award for organizational development costs and stewardship activities.

Northeast Wilderness Trust

Bridgewater Hollow Bramhall Preserve, Bridgewater. \$160,000 VHCB award for acquisition and conservation of a 359-acre parcel, providing permanent public access for swimming, hunting, fishing and hiking. The land is located in the heart of the Chateaugay No Town Conservation Area, a 60,000-acre forest block in the towns of Barnard, Bridgewater, Stockbridge, and Killington. The Vermont River Conservancy will improve two roadside parking areas on the tract and create footpaths to two swimming areas on tributaries of the Ottauquechee River running through the property. The forested land will be managed as "forever wild," with non-motorized public access, allowing for a section of future old-growth forest at the core of the larger block of municipal, federal, and state-owned land and privately owned, conserved working forest. \$450,000 in foundation funds; \$218,000 bargain sale donation; \$132,251 in local fundraising; \$25,000 in town/regional funds. Total project costs: \$985,251.

Preservation Trust of Vermont

Memorial Hall Acquisition and Rehabilitation, Calais. \$130,000 VHCB award to preserve public access to 3 acres with 2,000 feet of frontage on Mirror Lake (locally known as Number 10 Pond) and to restore and rehabilitate Memorial Hall, a historic veterans hall and community

gathering place closed since 2014. VHCB funds will be used to address structural deficiencies and improve safety and accessibility, while preserving historic features. A conservation easement and management plan will ensure responsible, permanent public access for swimming and will protect water quality and wildlife habitat. \$100,000 in foundation funds; \$50,000 in town funds; \$50,000 in federal funds; \$228,500 in other funds. Total project costs: \$578,500.

Redstone Cottage Stewardship, Burlington. \$7,500 VHCB award for stewardship of a preservation easement on the building and completion of a historic preservation baseline documentation report. Total project costs: \$7,500

Prospect Mountain Association and Vermont Land Trust

Prospect Mountain, Woodford. \$285,000 VHCB award for acquisition and conservation of 144 acres of forest and recreation land with nearly 18 miles of groomed, high elevation cross-country ski trails used by Mount Anthony Union High School and Williams College ski teams in addition to thousands of other skiers from Vermont and beyond. Surrounded by National Forest, the mountain is part of a vast area of connected forestland providing important habitat for many species, including bear. The Prospect Mountain Association will maintain the facility, with its base lodge and out-buildings, as a community ski area. There are plans to expand year-round public use to include hiking, biking and special events, contributing to the local economy. \$663,837 private and local fundraising. Total project costs: \$948,837.

Putney Mountain Association

Putney Mountain West, West Brookline. \$110,000 VHCB award towards the acquisition of two parcels, adding 160 acres of ridgeline land, including .6 miles of the West Cliff Trail, to the protected Putney Mountain and Windmill Hill Pinnacle Ridge. This Windham County ridgeline provides both wildlife habitat and a protected corridor, as well as public

Conservation Awards

recreation benefits. Project will allow better access to Putney Mountain from the west side of the ridge. Partners include the Vermont Land Trust and the Windmill Hill Pinnacle Association. \$76,500 in foundation funds; \$30,006 in other funds. Total project costs: \$212,440.

Royalton Memorial Library Association

Royalton Memorial Library, Royalton. \$60,000 VHCB award for restoration and preservation of significant historic features of this town-owned building located in the village historic district and listed on the National Register of Historic Places. Part of a comprehensive rehabilitation and expansion project to update the building's access and safety elements, increase meeting and storage spaces and improve energy efficiency. \$314,655 in private, corporate and foundation contributions; \$180,832 local funds; \$170,541 in state and federal funds. Total project costs: \$726,028.

The Nature Conservancy

Equinox Highlands Addition, Manchester. \$49,000 VHCB award to conserve 118 acres of forestland, adding to a conserved block of over 6,800 acres in the Mt. Equinox region, one of the largest examples of Rich Northern Hardwood Forest in New England. Protects water quality for the mountain's freshwater springs and the Battenkill. Public access via town road. \$105,883 bequest funds and local fundraising; \$27,000 bargain sale donation; \$12,000 foundation funds. Total project costs: \$193,883

2018 Organizational Development Grant. \$36,000 VHCB award for organizational development costs and stewardship activities.

UVM Lawrence Achilles Natural Area addition, Shelburne and South Burlington. \$106,600 VHCB award for acquisition and conservation of 48 acres near Shelburne Pond, one of the largest undeveloped bodies of water in the state. Nearly 3,000 feet of frontage on Muddy Brook, an outlet for Shelburne Pond that drains into the Lake Champlain Basin, the easement will include buffers for surface waters and

wetlands and protections for recorded archaeological sites. The property will be managed to protect natural resources and enhance wildlife habitat. Leverage: \$380,050 in municipal funds, local donations, and a large bargain sale from the Ewing family. Total project costs: \$486,650.

Trust for Public Land

Catamount Community Forest, Williston. \$325,000 VHCB award to conserve 383 acres for new town forest, with 20 miles of trails managed by the Catamount Outdoor Center; 3.5 miles of ADA-accessible trails; riparian buffer protections on headwater streams; 8 acres of wetlands protected. \$700,000 bargain sale donation; \$650,000 federal funds; \$400,000 town funds; \$200,000 foundation funds; \$192,500 private donations; \$100,000 in-kind donations. Total project costs: \$2,595,000.

2018 Organizational Development Grant. \$28,000 VHCB award for organizational development costs and stewardship activities.

Upper Valley Land Trust

Hodge Farm, Thetford. \$127,000 VHCB award to conserve a 45-acre dairy farm with 1,700 feet of frontage on the Connecticut River and 1,700 feet of road frontage. Conservation facilitates preparation for transfer of the farm to the next generation. \$147,500 federal NRCS funding; \$38,000 bargain sale; \$19,333 additional funds. Total project costs: \$331,833.

2018 Organizational Development Grant. \$46,000 VHCB award for organizational development costs and stewardship activities.

Vermont Agency of Agriculture, Food and Markets

Act 250 Mitigation - \$200,000 in VHCB awards over two fiscal years to support the Agency's work related to Act 250 9(b).

Water Quality Stewardship - \$100,000 in VHCB awards over two fiscal years for water quality-related inspections and other related work on VHCB farmland conservation projects.

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▲ The Bolton Potholes, a popular swimming spot. Permanent public access was protected by the Vermont River Conservancy, using VHCB funding.



A. Blake Gardner photo

▲ The Nature Conservancy protected 118 acres of forestland in Manchester for addition to the Equinox Highlands Preserve. The property is part of a 6,800-acre block of conserved land in the Mt. Equinox region that protects water quality for the mountain's freshwater springs and the Battenkill.

Conservation Awards

Vermont Agency of Natural Resources
Long Range Management Planning - \$40,000 in VHCB awards over two fiscal years to centralize and standardize ANR GIS data, natural community mapping, database management and to create a recreational GIS analysis and planning tool.

Vermont Department of Fish and Wildlife

Sunset Lake, Benson. \$198,000 VHCB award to conserve 51 acres of forest to be added to the 2,400-acre Pond Woods Wildlife Management Area with 3,500 feet of frontage on Vermont's clearest lake. Provides public access to a lake which currently has none; part of a critical wildlife habitat linkage from Vermont to New York. \$160,000 federal funds; \$5,000 State of Vermont Habitat Stamp fund. Total project costs: \$393,000.

Crown Farm, Charleston. \$240,000 VHCB award of Clean Water Initiative funding from the State's annual capital appropriation to acquire 183 acres of farmland for addition to a new Wildlife Management Area, protecting 9,000 feet of frontage on the Clyde River and restoring 82 acres of high quality wetlands,

improving water quality and increasing flood resilience. Acquisition of the farmland and conversion to public ownership will resolve ongoing ground and surface water quality concerns. \$150,000 in other funds; \$45,554 in federal funds. Total project costs: \$436,554.

Kehoe Camp, Fair Haven. \$50,000 VHCB award towards the acquisition of 281 acres encompassing Bullhead Pond adjacent to Kehoe Green Mountain Conservation Camp in Castleton. The purchase enabled the creation of the new Bonsawino Wildlife Management Area and expands programming for the Camp Kehoe conservation education center. Preserving the pond and the majority of its watershed helps protect the water quality of the Castleton River, and the forestland is part of a large unfragmented high priority interior block. \$160,000 in other funding from the VT F&W Camp Fund and Habitat Stamp Fund. Total project costs: \$235,000.

Les Newell Wildlife Management Area, Bridgewater. \$150,000 VHCB award to acquire and conserve 435 acres of forestland for addition to existing WMA, protecting headwaters of the North Branch of the

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Ottauquechee River and a tributary of the Connecticut River as well as five acres of wetlands, and two vernal pools that provide breeding habitat for amphibians like the blue-spotted salamander. Part of a 60,000-acre forest block in a remote area used by hunters, trappers, snowmobilers, birdwatchers, and other outdoor enthusiasts. Appalachian Trail runs through the tract. The property will be managed to enhance wildlife habitat, forest connectivity, water quality, flood resiliency, and for public access for wildlife-based recreation. \$197,400 in federal funds; \$50,000 in foundation funds; \$20,000 in state funds; \$5,000 in town/regional funds. Total project costs: \$422,400.

Vermont Land Trust

Acquaviva Farm, Putney. VHCB awarded \$130,000 in state funds to purchase an OPAV on 51 acres of the Livewater Farm. The purchase of the OPAV facilitated the transfer of the farm from Bill and Miriam Acquaviva to their son Taylor. The farm will continue to produce organic raw milk, chicken, pork, beef, eggs, hay, maple syrup, fruits and vegetables. Total project costs: \$163,250.

Ayers Brook Goat Dairy III, Randolph. \$478,000 NRCS (through VHCB). VHCB awarded \$478,000 of federal ACEP-ALE funding towards the purchase and protection of 150 acres of important farmland near the I-89 Exit 4 interchange, for the existing Ayers Brook Goat Dairy in Randolph. The project includes riparian



◀ The Vermont Land Trust conserved the Benjamin Farm in Franklin using \$171,500 in VHCB funds and \$167,500 in federal farmland conservation funding for water quality protection. The conservation easement protects 38 acres of wetlands and includes a buffer for a wooded riparian area.

Conservation Awards

protections along streams, and public access (once a trail is completed) on a portion of the property. Total project costs: \$1,043,250.

Benjamin Farm, Franklin. \$171,500 VHCB award to conserve a 200-acre parcel used primarily for dairy farming. Adds to block of conserved farmland; 38 acres of wetland protections; wooded riparian buffer protections. \$167,500 federal NRCS-RCPP award; \$2,950 other funds. Total project costs: \$341,950.

S&B Bessette Dairy, LLC, Highgate. \$166,500 VHCB award to conserve 154 acres of cropland for dairy farm. Complements surrounding conserved farm parcels; 4,640 feet of road frontage; wooded riparian buffers on 2,780 feet of the Rock River; exceptional soils. \$187,500 federal NRCS-RCPP funds; \$25,000 bargain sale. Total project costs: \$379,000.

Josh Boissoneault Farm, St. Albans Town. \$228,000 VHCB grant plus \$306,000 in NRCS funds to conserve farmland and wooded wetland totaling 266 acres. The project includes special protections for the wetland complex, which contains significant natural communities and uncommon plants. Total project costs: \$592,000 includes a \$58,000 bargain sale by the landowner.

Butler Farm, Middlebury. \$214,300 VHCB award to conserve 148 acres of farm and forestland in an area with high development pressure. Ninety acres farmed as hay and corn for dairy; 40 acres of Clayplain Forest will be protected. \$237,700 federal NRCS funding; \$30,000 town contribution. Total cost project costs: \$482,400.

Bluffside Recreation Corridor, Newport. VHCB award of \$199,072 in state funds (appropriated specifically to promote economic development in the Northeast Kingdom) for a multi-use recreation corridor and bridge connector to be developed along the eastern edge of the 129-acre Bluffside Farm on Lake Memphremagog. The new path will link Newport's Prouty Beach Recreation Area with recreational paths in Quebec and New-

port. The project is expected to generate considerable economic impact for the city by increasing tourism and public access along the lake. \$725,000 in federal funds; \$125,000 foundation funds; \$150,928 in community fundraising. Total project costs: \$1,324,072.

Choquette (Kayhart) Farm, New Haven. \$63,500 VHCB award to conserve 60.5 acres of cropland for dairy. Conservation will allow the young farming couple to expand their dairy operation. Property provides working landscape backdrop to Addison County Field Days complex. \$59,500 federal NRCS funds; \$1,190 other funds. Total project costs: \$124,190.

Clark (Gevry) Farm, Addison. Retroactive OPAV. \$130,000 VHCB award to retroactively purchase the Option to Purchase at Agricultural Value on a conserved farm. Former dairy farm turned hog farm; intergenerational transfer from grandparents to grandson; special protections on forest. Sale of the OPAV will make the farm transfer more affordable for this new generation and for future farmers. \$110,000 bargain sale. Total project costs: \$240,000.

Eric and Jane Clifford, Starksboro. \$231,500 VHCB award to conserve 190 acres of cropland for a conventional MFO dairy that has been farmed by the Clifford family for eight generations. Lewis Creek runs through the property, and will be protected by a 31-acre river corridor easement; the riparian buffers are being reforested with support from the CREP program. \$227,500 NRCS-RCPP match. Total project costs: \$459,000.

Crow Hill - Gomo (Farrar Farm), Chester. \$245,500 VHCB award to conserve 263 acres. Iconic hill farm; conservation makes the purchase affordable for the first-time farm buyers and enables expansion of their beef cattle and pork operation. \$245,500 federal NRCS award; \$21,968 local fundraising. Total project costs: \$512,968.

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Darby-Hermann Farm, Alburgh. \$81,500 VHCB award to conserve 77 acres of cropland for diversified vegetable farm. Young farmers; enhances conserved home farm; adds to conserved block. \$92,500 federal NRCS match; \$15,000 bargain sale; \$1,700 additional funds. Total project costs: \$190,700.

Dunklee I Farm, Vernon. \$85,000 VHCB award to conserve 73 acres of cropland for dairy. First conservation project for 150-year-old farm; located along Connecticut River Scenic Byway; wetland protections on two acres. \$135,000 federal NRCS match; \$54,000 town Farmland Conservation Fund; \$2,700 other funds. Total project costs: \$276,700.

Dunklee II, Vernon. \$169,000 VHCB award to conserve 139 acres of cropland for dairy owned by Vern-Mont Farm, LLC. This is the second phase of conserving this prominent farm that has been in the same family in Vernon for over 150 years. The farm contains a large archaeological site that will be protected through the conservation easement. \$275,000 federal NRCS match. Total project costs: \$562,500.

Farmland Access Program. \$155,000 in VHCB awards over two fiscal years for Vermont Land Trust program that links farmers seeking land with farmers wishing to sell, and facilitates affordable purchase using sale of development rights and innovative financing. Total project costs: \$716,173.

Forest Carbon Pilot Program. \$12,500 additional VHCB award for a demonstration project helping forest landowners enroll in the voluntary carbon credit market, providing outreach to foresters and landowners, and developing policy recommendations as a result of the demonstration project. Total project costs: \$98,500.

Conservation Awards

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Foy-Yonker, Lewis Creek II, Danville. \$50,000 VHCB award to conserve 24 acres; 20 acres are used for growing hay, which they sell as part of their diversified meat, hay, and heifer operation. Conservation will enable the landowners to take ownership of land they have managed since 1985. \$31,000 bargain sale. Total project costs: \$81,000.

Benjamin & Theresa Gleason, Bridport. \$109,000 VHCB award to conserve a 73-acre organic wheat farm with a flour mill. Special protection for a clayplain forest. The project facilitates transfer of the farm to new owners. \$105,000 federal NRCS funds. Total project costs: \$214,000.

Goodell II, Putney. \$59,000 VHCB award to conserve 101 acres of cropland for one of the largest dairy farms in southern Vermont. The Goodell's are recent owners of the property who conserved the land as part of a three phase project and sits along the Connecticut River. \$55,000 federal NRCS funds; 1,100 other funds. Total project costs: \$115,100.

Hertzberg-Tolchin, West Haven. \$134,000 VHCB award; \$130,000 in NRCS-RCPP funds to conserve 49 acres on a diversified vegetable and flower farm. Surrounded on three sides by protected, ecologically significant lands owned by The Nature Conservancy, and includes an archaeological site. Business planning support through VHCB's Farm & Forest Viability Program and the Intervale Center. Total project costs: \$304,000.

Hosley-Burch, Danby and Mt. Tabor. \$229,933 VHCB award to conserve 171 acres, helping facilitate a transfer to the next generation, for a diversified livestock operation. Project includes a wetlands protection zone along a tributary of Otter Creek, and a historic notice provision on the house. \$240,000 federal NRCS funds. Total project costs: \$599,933.

Horster Farm, Vershire. \$106,500 VHCB award; \$102,500 in NRCS funds to conserve 116-acre beef farm. Special protection for wetlands and riparian areas along the upper Ompompanoosuc River. Total project costs: \$211,050.

Bradley and Gislaine Judd, Derby. \$151,500 VHCB award; \$147,500 in NRCS funds to conserve a 153-acre dairy farm. Special protection for wetlands and riparian areas. The project is also integral to replacement of an undersized manure pit. Total project costs: \$301,950.

Dwayne Lanphear, Morristown. \$224,000 VHCB award; \$235,000 NRCS funds to conserve a 130-acre dairy farm. Special protections for riparian areas. \$15,000 bargain sale. Total project costs: \$474,000.

William & Karen Larrow, Ferrisburgh. \$189,000 VHCB award; \$185,000 in NRCS funds to conserve a 259-acre farm that supports a beef herd and provides cropland for a neighboring dairy. Special protections for riparian and wetland areas. Total project costs: \$374,000.

Locker farm, Waitsfield. \$61,500 VHCB; \$106,500 NRCS funding to support the acquisition and protection of 19 acres of additional land for an existing farm business. Project includes riparian buffer along the Mad River, a wetlands protection zone, and public access along the river. Total project costs: \$234,000.

J & W Madison, Shoreham. \$71,500 VHCB award; \$67,500 NRCS funding to conserve 96 acres of farmland used for growing feed to support organic dairy operation. Project includes special protection zones to help protect Lemon Fair tributary riparian area and forested wetland. Total project costs: \$139,000

Manning Farm, Swanton. \$238,000 VHCB award to conserve 261 acres to support a dairy operation. Project connects two blocks of conserved farmland; wetland protections on large, 58-acre forested wetland. \$254,000 federal NRCS funding; \$4,850 other funds. Total project costs: \$496,850.

Marquis II Farm, Newport Center. \$81,500 VHCB award to conserve 121 acres. Home farm for organic, grass-based dairy; complements adjacent conserved cropland parcel; riparian protections on Mud Creek tributaries; RCPP priority watershed. \$77,500 federal NRCS-RCPP funding; \$1,550 other funds. Total project costs: \$160,550.

Andre Morin, Holland. \$84,000 VHCB award; \$80,000 NRCS funds to conserve 116-acre dairy farm. Special protection for wetland areas. Project is integral to barnyard reconstruction and livestock exclusion from surface water. Total project costs: \$165,600.

Richard and Helen Morin Farm, Morgan. \$96,500 VHCB award to conserve 155 acres. Crop land and woodland to be added to adjacent conserved organic dairy farm. \$82,500 federal NRCS award. Total project costs: \$169,000.

Norris (Park) Farm, Monkton. \$194,000 VHCB award to conserve 108 acres of a berry and vegetable farm. Farmland Access Program transfer to new owners; 2,900 feet of road frontage in area with high development pressure; highly leveraged; archaeological protections; riparian buffer protections. \$210,000 federal NRCS funding; \$60,000 town contribution; \$30,000 foundation funds; \$10,000 local donors. Total project costs: \$504,000.

O'Neil (Donegan) Farm, Hinesburg. \$214,000 VHCB award to conserve 258 acres of cropland for grass-fed organic dairy. Transfer to new owners; riparian buffer protections on 9,700 feet of the LaPlatte River and tributaries; area with high development pressure. \$230,000 federal NRCS-RCPP funding; \$10,000 town funds; \$10,000 Hinesburg Land Trust contribution; \$4,600 other funds. Total project costs: \$468,600.

2018 Organizational Development Grant. \$120,000 VHCB award for organizational development costs and stewardship activities.

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MacLaren Farm, Benson. \$99,000 VHCB grant plus \$95,000 in NRCS funds to conserve 117 acres that will be put on the market as a farm. The property has open tillage and pasture and is located in the vicinity of natural areas protected by The Nature Conservancy. Special easement provisions will protect significant natural communities in the woodland. Total project costs: \$194,000.

Palmer Farm, Fairfax \$129,000 VHCB award to conserve 92 acres of farm and forestland in an area with high development pressure. The Palmer brothers have converted a family dairy into an elk farm. A herd of 42 elk are kept within a 15-acre compound. Ninety acres farmed as hay and corn for dairy; 40 acres of Clayplain Forest will be protected. \$125,000 federal NRCS funding. Business planning support provided through VHCB's Farm & Forest Viability Program. Total project costs: \$257,500.

Peaslee III Farm, Guildhall. \$52,000 VHCB award to conserve 44 acres. Potato farm; adjacent previously conserved farmland; riparian protections on Connecticut River; third generation family farm. \$45,000 federal NRCS match; \$1,000 other funds. Total project costs: \$98,000.

Pominville Farm, Middlebury. \$144,900 VHCB award to conserve 210 acres. Organic dairy; intergenerational transfer; 12,000 feet of riparian protections on Muddy Brook tributary of Otter Creek; forested wetland protections. \$175,000 federal NRCS-RCPP match; \$25,000 town contribution; \$3,389 other funds. Total project costs: \$348,289.

Pope (Lemay) Farm, Bridport. \$174,000 VHCB award to conserve 347 acres of cropland for conserved dairy farm. 5,484 feet of road frontage; 1,400 feet of riparian buffer protections on Prickly Ash Brook, a tributary of the Lemon Fair River; ecological protections on state-significant natural communities and wetlands; forest protections. \$170,000 federal NRCS award; \$3,400 other funds. Total project costs: \$347,400.

Pullman Farmland, Williamstown. \$43,500 VHCB grant plus \$39,500 in NRCS funds to conserve 57 acres of farmland and woods that had been used in a dairy operation. The property will be sold as conserved farmland. Total project costs: \$83,000.

Richmond Town Forest, Richmond. \$100,000 VHCB award to conserve 428 acres of forest land offering recreational opportunities, water quality protection, and wildlife habitat protection. Adds to a large block of surrounding forested land. \$200,000 federal funds; \$90,000 bargain sale donation; \$75,000 town funds; \$40,000 foundation funds; \$31,000 private fundraising. Total project costs: \$611,000.

Robison Farm, Swanton. \$64,000 additional VHCB award for conservation of 274 acres farmland within the Mississquoi River watershed, including 145 acres of tillage currently rented to a nearby dairy. Special protections for riparian areas and wetlands. Total project costs: \$371,000.

Trudeau Farm, Hardwick. \$132,250 VHCB award to facilitate the transfer of a 239-acre conserved farm to new ownership and add a resale restriction intended to keep the farm affordable to future farm buyers. Andy and Mateo Kehler, owners of Jasper Hill Farm, will purchase the farm, convert it to a goat dairy and move part of their pork operation there. The goat dairy operation will create additional jobs in the area. Total project costs: \$199,500.

Sauerwein, Chelsea. \$134,000 VHCB award to conserved 174 acres to support a grass-fed beef operation (Almanack Farms). The farmers have received business planning support through the VHCB Farm and Forest Viability Program. \$130,000 federal NRCS funds; \$2,600 other funds. Total project costs: \$266,600.

Simpson Farm II, Burke. \$166,500 VHCB award to conserve 199 acres. Cropland for dairy farm for adjacent 120-acre conserved farm; 3,600 feet of road frontage; \$162,500 federal NRCS funds; \$3,250 other funds. Total project costs: \$332,250.

Richard & Barbara Stickney, Rockingham. \$202,000 VHCB award to conserve 277 acres and facilitate an intergenerational transfer to owner's grandson, who is enrolled in VHCB's Farm & Forest Viability program. Contract Wagyu beef operation; property includes a working sugarbush too. Project includes extensive Williams River tributaries and wetlands; over 30 acres will be protected with riparian buffers or wetlands protection zones. \$198,000 federal NRCS funds. Total project costs: \$400,000

Storrs Farm OPAV, Williamstown. \$130,000 VHCB award to add an Option to Purchase at Agricultural Value to a farm conserved in 1995. The project facilitated transfer of the farm to new owners who have a successful vegetable operation. The project also added special protection riparian and wetland protections. Total project costs: \$151,000.

Sunset Lake Farms II, South Hero. \$99,000 VHCB; \$155,000 NRCS. 53 acres. Funds will protect a cropland parcel recently acquired to support a MFO dairy in South Hero. Project includes riparian protections. Total project costs: \$314,000

Varley-Miller, Strafford. \$105,500 VHCB; \$101,500 NRCS. 100 acres. Farmland Access project - reducing debt on recent farm purchase by new owners, for diversified livestock/CSA operation. Owners are working on business and grazing plan with VHCB's Viability program. Project includes riparian protections. Total project costs: \$207,000.

Wright, Roger & Betty Stowe, New Haven. \$50,500 VHCB award; \$55,000 in NRCS funds to conserve 96 acres of cropland and pasture. Special protection for wetlands and riparian areas along Little Otter Creek. Project facilitates a family transfer. Total project costs: \$109,515.

Vermont River Conservancy

Huntington Gorge Swimming Area, Richmond. \$31,500 VHCB award to conserve three acres and transfer the property to the Richmond Land Trust. With 2,050 feet of river frontage and dramatic curves, bowls, and cascades carved by the river over geologic time, the property is a half-mile upstream from the Lower Huntington Gorge preserve, a VHCB-funded project owned and managed by the Richmond Land Trust, and a popular swimming destination. \$10,000 in town funds; \$5,000 in foundation funds; \$6,000 in other funds. Total project costs: \$59,000

Bettis Rivershore Access, Hancock. \$10,000 VHCB award to conserve 5.5-acre parcel on the White River. Future conveyance to Town of Hancock for public river access; purchase will enable auto salvage yard clean-up and floodplain restoration on 825 feet of rivershore; located close to town center. \$162,500 Community Development Block Grant funds from Two Rivers-Ottawaquechee Regional Commission. Total project costs: \$178,500.

Bolton Potholes, Bolton. \$31,000 VHCB award to acquire and conserve 3 acres at a popular swimming destination. Active management of the property by the Vermont River Conservancy and outreach and education through a land steward will help address safety issues, parking and access, and reduce impact on the natural resource. \$25,000 in foundation funds; \$14,500 in local fundraising; \$500 in town funds. Total project costs: \$71,000.

Green River Floodplain, Guilford. \$90,000 VHCB award to acquire and conserve 16 acres along the Green River, protecting public access to three swimming holes, agricultural land, and creating a riparian buffer along the river. A 6.5-acre portion of the parcel was identified as a priority flood protection zone in a watershed assessment following Tropical Storm Irene. Total project costs: \$181,500.

Rainbow Rock Swimming Hole, Chester. \$33,000 VHCB award to conserve a 1-acre parcel which provides access to a popular local swimming hole one mile from the village center. \$10,000 local community fundraising; \$7,000 foundation funds. Total project costs: \$50,000.

2018 Organizational Development Grant \$27,750 VHCB award for organizational development costs and stewardship activities.

Winooski Valley Park District

River's End Park, Burlington. \$185,000 in VHCB funds to acquire and conserve 2.4 acres with 1,000 feet of frontage at the mouth of the Winooski River. A residential lot in the floodplain will be transformed into a public park with fishing, canoe and kayak access, and walking trails, while also restoring natural vegetation in this ecologically rich riparian zone. Located ¼ mile from the Burlington bike path, adjacent to conserved land on Derway Island and Half Moon Cove and across the river from Colchester Point. \$175,300 in city funds; \$36,000 federal funds; \$37,700 other funds. Total project costs: \$452,000.

STATEWIDE

Feasibility Fund

\$40,000 recapitalization of fund to provide awards of up to \$8,000 for predevelopment costs including surveys, options and appraisals.

Organizational Development Grants

\$351,500 for FY19 organizational development grants to 9 conservation organizations operating around the state.

VHCB Farm & Forest Viability Program

Service Provider Contracts. \$1,269,000 over FY18 and FY19 in VHCB funds together with support from USDA Rural Development, the Working Lands Enterprise Initiative, the Northern Border Regional Commission, and Commonwealth Dairy for contracts with service providers including UVM Extension, NOFA-VT, and the Intervale Center offering business planning and technical assistance to farm, food and forestry businesses.

Dairy Improvement Grants. \$492,302 over FY18 and FY19 in funds from Ehrmann Commonwealth Dairy, LLC, for Dairy Improvement Grants to 17 farms, leveraging an additional \$2,210,965 to improve farm viability and increase the quality and volume of milk produced in Vermont.

Water Quality Grants. \$881,099 over FY18 and FY19 in VHCB funds for Water Quality Grants to 29 farms, leveraging an additional \$7,846,609 to help farmers make water quality-related capital improvements to on-farm infrastructure.

Rural Economic Development Initiative. \$75,000 special legislative appropriation to help 10 rural enterprises and small towns secure \$1.78 million in federal, state, and philanthropic funding.

Preserving Historic Downtown Buildings



A Community Development Strategy that Values Historic Preservation

Much of the housing developed with VHCB funding is located in historic buildings in downtowns and village centers. These buildings are rehabilitated to retain historic features and to improve energy efficiency.

In partnership with the Preservation Trust of Vermont, VHCB also assists with the preservation of outstanding historic buildings with public use throughout the state. The restoration and revitalization of these iconic structures keeps economic and cultural activity in town centers, reinforces Vermont's traditional settlement pattern, and promotes continued community use.

- ◀ In St. Johnsbury, VHCB supported the acquisition of a central downtown building, New Avenue Apartments (formerly known as Depot Square) with a \$970,000 award. Housing Vermont will rehabilitate 36 apartments in the \$2.05 million redevelopment.
- ◀ The Putnam Block sits prominently in Bennington's downtown. In this ambitious, public-private partnership, VHCB will support the affordability of 12 apartments in the 22-unit development, restoring the Hotel Putnam, the Old Courthouse, and the Winslow Building. VHCB awarded \$935,000 in Housing Revenue Bond funds for the first phase of development.
- ▼ As Vermont's champion for preserving the character of our cities, towns and villages, Paul Bruhn has inspired community members to join together to save, restore, and reuse close to 1,500 historic buildings. He is pictured here with Marcelle Leahy at the opening for new housing in Montpelier's historic French Block.





Caleb Kenna photo



Supporting the preservation and development of affordable housing, the conservation of agricultural land, forest land, and natural areas, and the restoration of historic public properties.



Vermont
Housing &
Conservation
Board

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▲ ▲ Andrews Community Forest in Richmond, conserved by the Vermont Land Trust with VHCB funding.

▲ VHCB is sponsoring the second Leadership Group during 2018-2019. In June, the group met with current and former VHCB staff and founding executive directors of partnering organizations.



VERMONT HOUSING & CONSERVATION BOARD
FINANCIAL STATEMENTS
As of and for the Six Months Ended December 31, 2018

The attached financial statements present the financial activities of the Vermont Housing and Conservation Board (VHCB) for the six-month period July 1 through December 31, 2018. These statements are compiled on the modified accrual basis of accounting, and include all funds of the Board, summarized for presentation. The statements also include non-current assets and long-term liabilities. These are not audited financial statements as they are for a six-month period. The audited financial statements, prepared in accordance with Governmental Accounting Standards Board (GASB), for the year ended June 30, 2018 have been presented separately to members of the General Assembly.

The attached Balance Sheet, and Statement of Revenues and Expenditures combine similar funds for presentation. These funds are briefly detailed as follows:

Trust Fund includes the Housing and Conservation Trust Fund and the Operations fund, as administered by the Board.

Housing Revenue Bond Fund accounts for the commitments and transactions of the Housing Revenue Bond proceeds.

Capital Bill Bond Fund accounts for the commitments and transactions of VHCB's Capital Bill appropriations.

Federal HOME Grants – restricted grants: US Department of Housing & Urban Development – HOME program administered by the Board.

Federal Farmland Preservation – restricted grants: US Department of Agriculture Natural Resources Conservation Service.

Miscellaneous Restricted Grants – various restricted federal and non-federal grants administered by the Board.

Fund Balances

Committed for Projects – this represents the balance of outstanding encumbrances, not yet disbursed. These commitments are legal obligations of the Board that arise when the Board adopts resolutions to fund specific projects.

Restricted – represents portions of the fund balance externally restricted for specific purposes.

Questions regarding this financial information may be directed to the office of VHCB. Copies of VHCB's June 30, 2018 Financial Statements and Independent Auditor's Reports are available upon request.



Vermont Housing Conservation Board
Balance Sheet
As of 12/31/2018

(In Whole Numbers)

	Trust	Housing Revenue Bond	Capital Bill Bond Funds	Federal HOME Grants	Federal Farmland Preservation	Miscellaneous Restricted Grants	Total
Assets							
Cash Accounts	\$ 178,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,242
State Accounts	10,913,922	13,655,336	-	-	-	3,128,563	27,697,821
Due from other funds	756,048	25,343	-	-	-	43,757	825,147
Security Deposit & Prepays	23,931	-	-	-	-	-	23,931
Loans Receivable	136,679,380	-	-	64,662,068	-	10,444,190	211,785,639
Due from State of Vermont	-	-	5,680,218	-	-	-	5,680,218
Due from Trustee	-	15,493,315	-	-	-	-	15,493,315
Grants Receivable	-	-	-	66,801	2,305,500	668,464	3,040,765
Anticipated Grant Revenue	-	-	-	4,564,761	3,394,500	6,717,640	14,676,901
Miscellaneous receivables	6,866	-	-	-	-	69,975	76,840
Total Assets	<u>\$ 148,558,389</u>	<u>\$ 29,173,994</u>	<u>\$ 5,680,218</u>	<u>\$ 69,293,630</u>	<u>\$ 5,700,000</u>	<u>\$ 21,072,588</u>	<u>\$ 279,478,819</u>
Liabilities and Fund Balances							
Liabilities							
Accrued liabilities & payables	\$ 181,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,450
Due to other funds	353,375	-	-	66,801	-	404,970	825,146
Due to State of Vermont	-	-	-	-	2,305,500	375,951	2,681,451
Deferred revenue - loans	136,679,380	-	-	64,662,068	-	10,172,495	211,513,944
Anticipated grants committed	-	-	-	4,564,760	3,394,500	6,717,640	14,676,901
Long-term debt	-	-	-	-	-	271,695	271,695
Total Liabilities	<u>137,214,205</u>	<u>-</u>	<u>-</u>	<u>69,293,630</u>	<u>5,700,000</u>	<u>17,942,751</u>	<u>230,150,587</u>
Fund Balances							
Committed for Projects	9,169,568	13,560,362	5,126,086	-	-	1,712,191	29,568,207
Restricted	2,174,616	15,613,632	554,131	-	-	1,417,646	19,760,025
Total Fund Balances	<u>11,344,184</u>	<u>29,173,994</u>	<u>5,680,218</u>	<u>-</u>	<u>-</u>	<u>3,129,837</u>	<u>49,328,232</u>
Total Liabilities and Fund Balances	<u>\$ 148,558,389</u>	<u>\$ 29,173,994</u>	<u>\$ 5,680,218</u>	<u>\$ 69,293,630</u>	<u>\$ 5,700,000</u>	<u>\$ 21,072,588</u>	<u>\$ 279,478,819</u>

Vermont Housing Conservation Board
Statement of Revenues and Expenditures
From 7/1/2018 Through 12/31/2018

(In Whole Numbers)

	Trust	Housing Revenue Bond	Capital Bill Bond Funds	Federal HOME Grants	Federal Farmland Preservation	Miscellaneous Restricted Grants	Total
Revenues							
Property transfer tax revenues	\$ 9,804,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,804,840
Capital Bill Appropriations	-	-	5,640,273	-	-	-	5,640,273
Loan Principal & Interest Payments	43,787	-	-	-	-	51,739	95,526
Other income	5,750	-	-	-	-	120,413	126,163
Interest income	85,778	286,607	-	-	-	6,535	378,919
Mitigation Revenues	-	-	-	-	-	358,259	358,259
Grant revenues	100,000	-	-	1,465,404	2,687,000	2,369,696	6,622,100
Total Revenues	\$ 10,040,155	\$ 286,607	\$ 5,640,273	\$ 1,465,404	\$ 2,687,000	\$ 2,906,642	\$ 23,026,081
Expenditures							
Operations							
Salaries & Related Expenditures	\$ 945,858	\$ -	\$ -	\$ 113,314	\$ -	\$ 586,713	\$ 1,645,885
Other Operating Expenses	188,342	-	-	18,950	-	96,575	303,867
Total Operations	1,134,200	-	-	132,264	-	683,287	1,949,751
Other Expenditures							
Grant & Loans	3,936,925	4,363,065	3,803,972	1,319,905	2,687,000	914,359	17,025,225
Other Direct Program Expenses	259,101	-	-	13,235	-	1,538,687	1,811,023
Capital Outlay	32,750	-	-	-	-	-	32,750
Total Other Expenditures	4,228,776	4,363,065	3,803,972	1,333,140	2,687,000	2,453,046	18,868,998
Total Expenditures	5,362,976	4,363,065	3,803,972	1,465,404	2,687,000	3,136,333	20,818,750
Operating Transfers in(out)	(778,101)	-	-	-	-	778,101	-
Change in Fund Balance	3,899,078	(4,076,458)	1,836,301	-	-	548,410	2,207,331
Beginning Fund Balance	7,445,105	33,250,452	3,843,917	-	-	2,581,427	47,120,901
Ending Fund Balance	\$ 11,344,184	\$ 29,173,994	\$ 5,680,218	\$ -	\$ -	\$ 3,129,837	\$ 49,328,232