



# Vermont Housing & Conservation Board

2019 Annual Report  
to the Vermont General Assembly



We dedicate this annual report to a champion of downtowns and rural communities across the State of Vermont, the late Paul Bruhn, founding director of the Preservation Trust of Vermont. Paul helped organize the Vermont Housing & Conservation Coalition in the 1980s. Over a 40-year career, he was the foremost advocate for Vermont's downtown tax credits and helped community groups across the state achieve their historic preservation goals.

Front cover photos, clockwise, from top left: Tucker Mountain Town Forest, Newbury (Hollis Munson photo); Habitat for Humanity Homeowner Danielle Beckett (Caleb Kenna photo); Bridgewater Hollow Bramhall Preserve (Daryl Burtnett photo); Snow Block, Brattleboro (Windham & Windsor Housing Trust photo); Norma Norris with new owners Sarah and Steve Park at Full Belly Farm, Monkton.

Writing: Doug Wilhelm  
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PHILIP B. SCOTT  
GOVERNOR

State of Vermont  
Office of the Governor

January 2020

Dear Vermonters,

I'm pleased to present the Annual Report of the Vermont Housing & Conservation Board. As you know, our Administration has been focused on Vermont's affordability, protecting the vulnerable, and improving our economic future. Those policy goals have driven the development, with VHCB, of a Housing Revenue Bond, an outdoor recreation initiative, and continuing efforts to address homelessness.

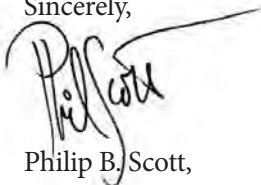
The Housing Revenue Bond has greatly exceeded expectations. We hoped for a minimum of 550 homes; the Board has committed funds to 843 new and rehabilitated homes. We estimated \$70 million in leverage for our \$35 million investment; the Bond generated \$37 million in revenue and will leverage \$198 million. Developments completed or underway will have a huge impact on downtowns from St. Albans to Bennington and from Brattleboro to St. Johnsbury. The bond funds are serving the most vulnerable as well as middle-income Vermonters, reaching a demographic struggling to find housing they can afford. Additionally, a number of innovative public/private partnerships are creating another 300 market rate homes in these bond-funded developments.

Our rural economy depends upon both outdoor recreation and our farm sector. The protection of recreational lands such as Prospect Mountain in Woodford and the Catamount Community Forest in Williston broaden access to the outdoors and support the healthy lifestyles Vermonters want. The recently enacted Rural Economic Development Initiative has brought more than \$2 million in grants to our smallest rural communities, providing an effective tool, supporting our economic development efforts.

Poverty, homelessness, and drug use of all types have devastating impacts on families across the state. Affordable housing developers work in partnership with social service agencies providing support services to help these households achieve successful outcomes. Research has proven that stable, affordable housing is as fundamental to success for our most vulnerable citizens as it is for working families on tight budgets.

Most encouraging as I have traveled the state is that VHCB investments have helped communities unify to solve challenging problems and to improve quality of life. There's plenty more to be done. Our Administration looks forward to working with VHCB on these important collaborations in the years ahead.

Sincerely,



Philip B. Scott,  
Governor  
State of Vermont



▲ Governor Scott joined the ground breaking for Lake Paran Village in Shaftsbury, where Shires Housing is developing 22 new apartments.



# Letter from the Chair and the Executive Director

Dear Members of the General Assembly,

Thank you for your confidence in and support of the Vermont Housing & Conservation Board. This report focuses on our work in FY19 and FY20, told from the perspective of a few of the many Vermonters benefiting from VHCB investments. Among the highlights:

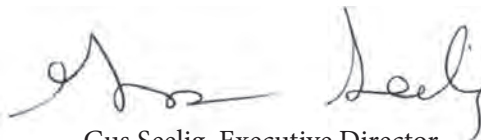
- The \$37 million Housing Revenue Bond program has provided a tremendous boost to the economy and to downtown development, creating 843 new and rehabilitated homes in 23 communities across the state while also supporting innovation, public/private partnerships, and pilot projects to build tiny homes, to develop recovery residences in response to Vermont's opioid epidemic, and to create new municipal tools for planning great neighborhoods.
- Our conservation investments port the state's water quality goals, adding 57 miles of buffers along Vermont's waterways. Water Quality and Dairy Improvement grants to 89 farmers over the last two years are leveraging \$23 million for infrastructure improvements with a direct impact on water quality.
- Through its Farm & Forest Viability Program and in partnership with the Vermont Land Trust's Farmland Access Program, VHCB has supported young agricultural entrepreneurs in realizing their dream of farm ownership. To date, 100 farmers have become proud new owners.
- The Rural Economic Development Initiative has helped 16 small towns secure federal, state and philanthropic funds for community projects. This \$150,000 investment over two years has netted \$2.34 million in grants, with additional successful outcomes expected this year.
- The Legislature's support for legacy conservation projects has allowed for the protection of more than 5,000 acres in Arlington, Stowe, Windham, Londonderry and Mt. Holly, securing permanent public access and protecting wildlife corridors to allow for migration in the face of a warming climate. These forested parcels sequester carbon and protect wetlands and headwaters—all strengthening Vermont's resilience.

Rural Vermont, like rural America, continues to struggle economically and demographically. We send this report with optimism because the true heroes of the stories you read here are the citizens you represent, who with passion and commitment, utilize VHCB investments to build more vibrant and resilient communities. It is our honor to work with them. Thank you for that opportunity.

Sincerely,



Neil Mickenberg, Board Chair



Gus Seelig, Executive Director



# Benefits of VHCB Investments

## Stimulating the Economy and Creating Jobs

**Affordable housing** yields multiple economic benefits. Housing construction stimulates the economy, generating millions of dollars of economic activity through the creation of jobs and the purchase of goods. The new housing developments also add considerable value to Vermont's grand lists.

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** provided through VHCB's Vermont Farm & Forest Viability Program are increasing net income for farm and forest enterprises, creating new jobs and proprietorships, and helping families plan for retirement.

Recreational activities, from snowmobiling and mountain biking to hunting, fishing, and backcountry skiing are estimated to generate \$2.5 billion annually in economic activity. VHCB **funding for recreational land** assists communities establishing or expanding trail systems, town forests, and state parks.

## Adapting to Climate Change

VHCB awards support **wetland conservation and restoration projects**, protect wildlife corridors and water quality, improve **flood resilience**, and conserve forests that sequester carbon.

Investments in **energy efficiency improvements and renewable energy** across the state's portfolio of affordable housing reduce operating costs, saving approximately \$1.9 million annually, help maintain housing affordability, and **reduce carbon emissions** dramatically.

## Revitalizing Historic Downtown Buildings

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 ecosystems, as well as to property values. In partnership with other agencies and organizations, VHCB is committed to improving water quality and soil health. **Easement restrictions and management plans** focus on compliance with state water quality rules, on soil health, and on environmental stewardship. Farmland conservation easements include provisions to protect water quality such as buffers along waterways and establish special environmental protection areas around wetlands. The Farm & Forest Viability Program also makes grants for **infrastructure improvements on farms** that protect water quality.

## VHCB INVESTMENTS IN FY19 & FY20

\$31 million invested

\$162 million leveraged

- 875 homes and apartments
- 43 farms; 5,765 acres farmland
- 2 historic preservation projects
- 25 projects conserved 7,908 acres of natural areas, forestland and public recreational land
- 170 farm, food, and forest enterprises received business planning services and technical assistance

▼ A \$68,000 VHCB award to the Greensboro Land Trust allowed for the conservation of 149 forested acres around the Green Mountain Monastery in North Greensboro with public trails. Streams on the property flow into the Lamoille River.





## Monument View, Bennington

Justin Jones works the night shift, 8 p.m. to 5 a.m., at a precast concrete plant in Shaftsbury. His girlfriend Taylor Maloney is a receptionist at Carbone Honda in Bennington. Before they found a place at the new Monument View Apartments in Bennington, he was living with a roommate and she was with her mom while, for half a year, they scoured the area for housing they could afford. The search grew urgent when Taylor became pregnant.

“We looked at apartment after apartment,” said Jones, a Bennington native. “Finally we found out about Shires.”

Monument View is a mixed-income development; rents are kept affordable for residents earning from 50-120% of the area median income. Justin and Taylor rent one of the apartments serving the upper income limit—a demographic VHCB is now able to serve with Housing Revenue Bond funding.

“It’s gorgeous! We love it,” Justin said.

His and Taylor’s search for housing is typical of what faces many area residents who earn modest salaries. “The majority of people that I know have trouble finding housing,” Justin said. “I don’t know anybody who isn’t well-off who’s had an easy time.”

It took the nonprofit Shires Housing several years to make the 24-unit Monument View project in Bennington a reality. Planning started in 2013, and in 2017 Shires acquired the site on Hilltop Road off Silver Street. But neighbors appealed the construction permits, delaying the groundbreaking until March 2018, after the Vermont Environmental Court upheld the permits.

“This was a challenging project,” Stephanie Lane, executive director of Shires Housing, told the Bennington Banner. But, she added, the funders “stuck with us and supported us . . . I think we’ve created a really beautiful little neighborhood that really fits the character of the existing neighborhood.”

“The housing affordability trend in Vermont is visible to everybody,” Nancy Owens, president of Housing Vermont, told the Banner. “We need to work on some systemic solutions.”

▲ Justin Jones and Taylor Maloney searched for an apartment for six months before renting at Monument View, where 24 new apartments developed by Shires Housing and Housing Vermont opened in July 2019.

“The majority of people that I know have trouble finding housing. I don’t know anybody who isn’t well-off who’s had an easy time.”

— Justin Jones

### VHCB and Federal Support

VHCB awarded \$750,000 in Housing Revenue Bond funding, \$525,000 in VHCB funding, and \$575,000 in federal HOME funding to the \$7.4 million development, which was also supported by a TD Bank construction loan and a \$4.6 million investment by the bank through the federal Low-Income Housing Tax Credit program, as well as a Vermont Community Development Program loan to the town of Bennington.







## Conserving a Starksboro farm with a 223-year heritage

“I am blessed that I can go to work and thoroughly enjoy what I’m doing. That said, this year has been stressful. When you can manage your risk better and pay down debt, that makes it easier to manage the volatility in the market.”

— Eric Clifford

### VHCB and Federal Support

VHCB supported the conservation of the Clifford’s farmland by the Vermont Land Trust with \$231,500 in state funds and \$227,500 in federal funding from the Natural Resources Conservation Service focused on water quality protections. The Cliffords received a \$25,000 Dairy Improvement Grant from the Viability Program, funded by Commonwealth Dairy, enabling the purchase of a no-till grain drill.

### Eric and Jane Clifford, Starksboro

**B**efore Eric and Jane Clifford made the decision to conserve 190 acres of cropland on their dairy farm in Starksboro, Eric talked with a number of neighboring farmers about selling development rights. “To be honest,” he admits, “I was never a big fan—but I came to realize that if we’re going to keep the land open and keep it in production, it’s a tool.”

Eric and Jane’s farm has been run by eight generations of Cliffords, since 1796. The couple pride themselves on cow comfort, milk quality, and sustainable cropping, and they want to see the farm carry on. Selling development rights allowed them to reduce debt, making the farm more viable both today and in the future.

“If and when there’s a next owner,” said Jane, “you want to make sure the ability to afford the property is there. And if you can manage your debt, you’re able to be more flexible in a buyer-seller relationship.”

“I am blessed that I can go to work and thoroughly enjoy what I’m doing,” Eric noted. “That said, this year has been stressful. When you can manage your risk better and pay down debt, that makes it easier to manage the volatility in the market.”

Made possible by a VHCB grant with matching funds from the Regional Conservation Partnership Program of the federal Natural Resources Conservation Service, the Clifford farm’s conservation includes a 31-acre river corridor easement along Lewis Creek. The riparian buffers are being reforested with help from Vermont’s Conservation Reserve Enhancement Program.

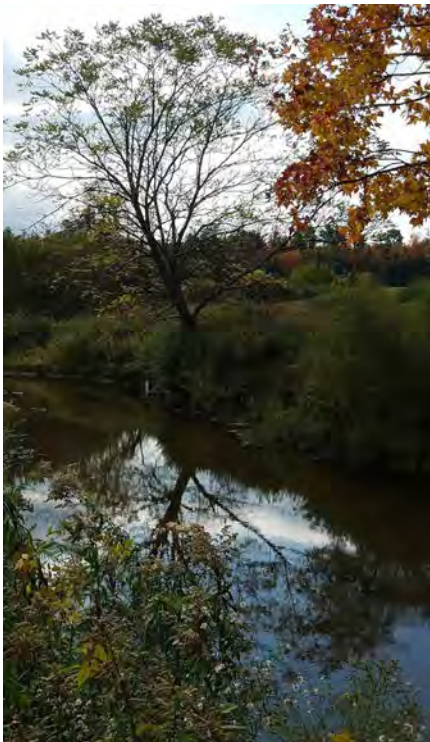
The Cliffords haven’t used a moldboard plow for years—and over the past seven years, they’ve shifted to no-till cover cropping in the fall. In 2017, they were able to purchase a 15-foot no-till grain drill with a \$25,000 Dairy Improvement Grant from VHCB’s Farm & Forest Viability Program. The equipment allows them to plant additional acreage for cover crops, forage crops, and to produce their own seed for cover cropping. They are now planting alfalfa, clover, and grasses using the no-till method, which reduces phosphorus runoff and improves soil health.

“We understand the value of protecting water quality,” Eric said. “Most farmers do.”





▲ The Cliffords in front of their farmhouse



### **Farmland Conservation and Water Quality**

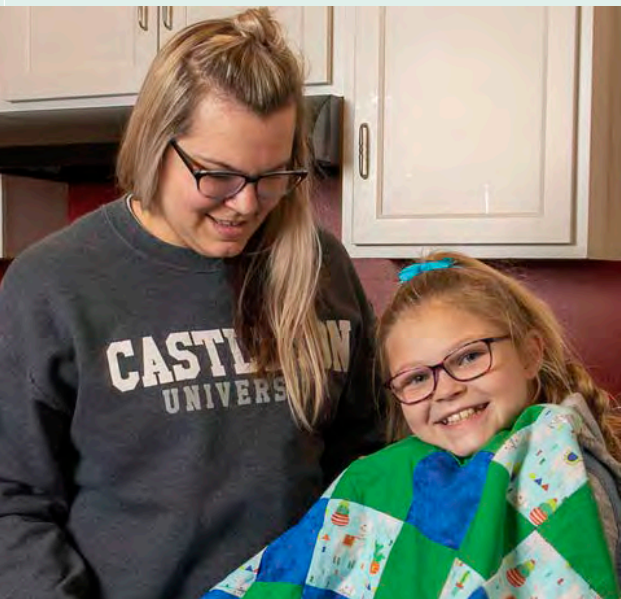
In addition to protecting agricultural resources, land conservation is a key tool for increasing the affordability of farmland for the next generation of farmers. Farmers can sell a conservation easement, generating income to pay down debt, to expand or diversify, or to save for retirement. When the farm is sold, the farmland is restricted to its agricultural use value, rather than development value, significantly reducing the cost to the buyer.

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, for example, or providing for protection of wetlands. The easement is transferred to all future owners of the farmland, becoming part of the land records. VHCB includes water quality protections in the easements of all conserved farms with surface waters.

# Hard work & commitment earns a Habitat home

## Habitat for Humanity in Vermont

There are 11 Habitat for Humanity affiliates in Vermont. Together, they have completed 125 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 to building their new home.



## VHCB Support

Since 1987, VHCB has supported Habitat for Humanity and Vocational Education Programs, providing \$2.9 million towards the costs of purchasing land and securing the mortgages of 131 homes that are permanently affordable.

**D**anielle Beckett, a recently divorced young mother of two, was living in a single room in Rutland and working three jobs when she saw a sign for Habitat for Humanity across the street. She didn't know what Habitat was.

But Danielle's loan officer at the Vermont State Employees Credit Union did. The loan officer was on the Rutland County Habitat Chapter's selection committee—and she knew the organization would soon choose an eligible family for an upcoming project on Rutland City's Griswold Drive.

Danielle is a licensed nurse who currently attends Castleton University's R.N. bachelor's degree program. She had already completed a course for would-be first-time homeowners through NeighborWorks of Western Vermont. With her loan officer's encouragement, she applied to Habitat.

An international organization whose work benefited some 4.8 million people in fiscal 2018, Habitat for Humanity builds new homes with volunteer labor and largely donated materials, then sells each home on an interest-free mortgage to a family that meets its criteria. VHCB provides funding to Habitat chapters around Vermont, to help them secure land and to place affordability restrictions on Habitat homes.

By the time the Griswold Drive house was completed last summer, 122 volunteers had given a total of more than 3,000 hours on its construction. Danielle was one of the volunteers. She had also been chosen to be the owner.

"I helped build drywall, I helped put up the trim and the paint, and I worked on the flooring" she said. Required to donate 200 hours of sweat equity on her home, she put in almost 500 hours. She'd come in late at night, kids in tow, to work.

"I wanted this," she said. "And I wanted to show them that nothing was going to stop me."

The house's neighborhood of small homes, like Danielle's, is tidy and well-kept. "Our challenge was to build a house that looked like it belonged," volunteer Richard Malley told the Rutland Herald. Along with that, he added, "it's highly energy-efficient. We want to build a house that's affordable . . . for the long term."

Danielle's grandparents are buried behind the neighborhood, in Calvary Cemetery. She can see their headstones from her bedroom window. Her kids each now have a bedroom of their own. She has put family photos up all over the living room walls, along with a placard that says, "Welcome to Our Home."



Caleb Kenna photos



## A high-quality response to the Upper Valley's housing crisis

### **New Housing to Address the Need**

The Twin Pines Housing Trust worked with Housing Vermont to create 30 new homes serving households in the Upper Valley, where vacancy rates hover at 1% and pent up demand drives up the cost of housing. Amenities at Wentworth include a community room with a kitchen, patio, and grill, garden space, a playground, and access to trails and woodlands on the site. In a second phase, 21 homes will be added to the development.

"It's a beautiful apartment . . . nice tall ceilings, big windows with a lovely view, a beautiful kitchen. It's just awesome."

— Jill Aube

### **VHCB and Federal Support**

VHCB awarded \$1,996,000 in Housing Revenue Bond funds and \$583,988 in federal HOME Program funding to the development of Wentworth Community Housing. The total development budget was \$9,437,350.

### **Wentworth Community Housing**

In an Upper Connecticut River Valley desperate for housing that working and retired people can afford, nearly \$2 million in Housing Revenue Bond funds helped make possible the opening last summer of Wentworth Community Housing, 30 energy-efficient apartments in the Designated Growth District of White River Junction.

For tenant Jill Aube, a retired nurse, what appealed most about Wentworth was that it would be an inter-generational community. "That there would be children—," she said, "that I would hear the sounds of children."

On disability for a neurological condition since 2016, Aube had been living with her daughter nearby, and was on multiple waiting lists for housing in the area. Now, she said, "I have a one-bedroom, and I have my two cats with me."

"It's a beautiful apartment; they really knocked it out of the park with this building. Nice tall ceilings, big windows with a lovely view, a beautiful kitchen. It's just awesome."

Wentworth was built to rigorous, "passive house" standards for energy efficiency and performance. VHCB Americorps member Keegan Gantrish has helped coordinate maintenance of the new units. "The sense that I've gotten from interacting with residents is that this is a really high-quality building, and it's at a price they can afford," he said. "It has this really innovative energy airflow system, and high-quality amenities."

"This is a true mixed-income community," said Michelle Kersey, development and communications director for Twin Pines Housing, which developed Wentworth with Housing Vermont. Nine apartments are for residents with incomes from 80 to 120% of the area median income and the other 21 units are affordable to lower income residents." VHCB also awarded \$583,988 in federal HOME Program funds to the project.

About the housing shortage, Kersey said: "We have two major employers in the area, Dartmouth-Hitchcock Medical Center and Dartmouth College — and the last I heard, DHMC had something like 600 unfilled positions, in part because of the lack of housing. The demand has driven prices up, both for home purchases and for rental properties."





## In Strafford, a farm for the community

After several years out of production, the Strafford Village Farm has a new life. The 100-acre farm is now a diversified operation. Shannon Varley and B.J. Miller are raising vegetables, flowers, herbs, hay, pork, lamb and beef. They've put together a farm store, a Community-Supported Agriculture operation, direct-to-consumer sales, education programs, and a close engagement with the Strafford community.

"It was a dairy farm for a number of years, really well-run—it's legendary how clean it was," says Shannon, who now operates the farm, just up the road from the village center, with her husband B.J. and their two young children.

"I think the real draw here is that relationship piece," Shannon says, "and people really liking that the farm is a farm—that there's food being grown here, and they can bring their kids and come hang out. It's about the value the farm serves in a small community."

Putting together what Shannon calls "a farm with a social mission attached" was a years-long road for the young couple, with a number of curves and setbacks. What finally enabled them to acquire the former Lewis Farm, along the West Branch of the Ompompanoosuc River, was the sale of a conservation easement to the Vermont Land Trust with funding from VHCB. Their easement includes a 50-foot riparian barrier that protects 12 acres alongside the river.

It was Shannon's dream to create a farm like this. A graduate of Vermont Law School, she's now working on the farm full-time, while B.J. also has a full-time job caring for the facilities at the local school.

"This is a really hard row to hoe," Shannon admits. "What's making it viable for us is the conservation easement. I don't want to understate how important that collaboration with the [Vermont] Land Trust and VHCB has been—because right now, that's making this viable for us."

"People say to me all the time, 'It's so good to see the land being used as a farm again.' There's something beautiful, historic, cultural about knowing that [agricultural] work is happening in rural Vermont. [It's] an important piece beyond the food itself."

► Working with the Vermont Land Trust's Farmland Access Program, Shannon Varley and B.J. Miller were able to purchase the former Lewis dairy farm and bring it back into operation.

"This is a really hard row to hoe. What's making it viable for us is the conservation easement. I don't want to understate how important that collaboration with the [Vermont] Land Trust and VHCB has been—because right now, that's making this viable for us."

— Shannon Varley

### VHCB Support

To conserve the farm, VHCB committed \$105,500 in state funding, matched by \$101,500 in federal funds from the Natural Resources Conservation Service. VHCB also supports VLT's Farmland Access Program, which connects farmers seeking farmland with agricultural properties. VLT has assisted 100 farm transfers to new ownership through the program. Farmland conservation reduces the purchase price to the buyer.



Amy Donohue photo



Caleb Kenna photo



## A multi-purpose center for a stronger community

“Someone can walk in the doors here, and from birth to old-age wisdom, we’ve got services. To encapsulate all of it, when a community has space to come together, you have a stronger community.”

— Josh Miller  
The Family Room Director

### Historic Community Buildings

VHCB funding helps community groups around the state to restore important historic buildings and preserve public use.

### VHCB and Federal Support

VHCB awarded \$92,500 to the Champlain Housing Trust to assist with the renovation budget of \$8,925,800. New windows will be added to improve energy efficiency.

Other work will include accessibility, plumbing, heating, and fire safety improvements, along with work on the playground and parking areas.

**A**cross from the Cathedral of St. Joseph in Burlington’s Old North End, the brick building that was the St. Joseph’s School is now a lively center of the multinational community this city has become.

In the Old North End Community Center, people from African countries, from Bhutan and Burma, from the Middle East and Iraq, from Bosnia, Ukraine, former Soviet republics and Vietnam all come to the Association of Africans Living in Vermont. AALV’s offices here have grown into a help, support and resource center for all of Burlington’s new Americans.

Here also, young people get after-school care, homework help, and recreation activities at the O.N.E. Youth Center. That’s a collaboration between AALV and Burlington Parks and Recreation (BPR), which set up an office in the Community Center after the Champlain Housing Trust stepped in to purchase this building in 2010. BPR offers all kinds of recreation activities here, most of them in its multi-purpose gym and all of them free.

Down the hall you’ll see the bright quarters of a new pediatric clinic in the Janet S. Munt Family Room. Previously the VNA Family Room, the parent-child center moved here in 2009; it also provides play groups, parent education and support, home visiting and more.

“A lot of our work is around prevention, helping build partnerships in the community,” said Josh Miller, executive director. “We’re very accessible. Everything here is free for families.”

There’s more. This busy place is also home to the Champlain Senior Center, the Very Merry Theater, the Hindu Temple Association, Robin’s Nest Childcare and North End Studios, with an office for Vermont Adult Learning.

“I think the beauty of being in this building is the ability for different providers to collaborate,” observed Jacob Bogre, AALV’s executive director. “On a daily basis, people come for all kinds of needs—searching for employment, housing, immigration assistance, family reunification.” Among its many services, AALV works with partners to provide English, citizenship and civics classes, and it trains clients to work as caregivers.

Overall, said Miller of the Family Room, “Someone can walk in the doors here, and from birth to old-age wisdom, we’ve got services. To encapsulate all of it, when a community has space to come together, you have a stronger community.”





- ▲ left: A production of the Very Merry Theater Company; right: Jacob Bogre, Director of the Association of Africans Living in Vermont
- ◀ Youth basketball offered by Burlington Parks and Recreation
- ▼ A gathering at the Champlain Senior Center, offering lunch, classes and activities.





## Affordable housing caps Montpelier’s new transit center

“From the board member’s perspective, the need for affordable housing in Vermont is fairly desperate. It’s still a huge, huge problem. But this is working.”

– Deborah Kahn



▲ Deborah Kahn is happily settling into her new apartment on Taylor Street. After a double hip replacement last fall, she was happy to find a wheelchair accessible apartment.

### One Taylor Street, Montpelier

Standing on what for decades was a graveled lot beside the Winooski River, Montpelier’s handsome new Transit Center includes an innovation: 30 new apartments above the multi-modal center, all heated and cooled with renewable energy.

The four-story, \$7.6 million Taylor Street Transit Center and One Taylor Street housing complex was developed by the City of Montpelier with Housing Vermont and Downstreet Housing & Community Development. Principal funding included almost \$2 million in Housing Revenue Bond funds and just under half a million dollars from VHCB. That enabled Housing Vermont and Downstreet to buy development rights to the apartments and complete the project after a commercial developer abandoned it in 2017.

“Today is a big deal for Montpelier—and it’s been a long journey to get here,” said Eileen Peltier, Downstreet’s executive director, at the project’s opening last October. The development was in the works, overall, for about 20 years.

Seven of the apartments are set aside for residents earning moderate incomes (80-120% of median). These households “are still not paying more than 30% of their income [for rent], which is really the definition of affordable,” noted Alison Friedkin, director of real estate development for Downstreet. Rents for the remaining 23 apartments are affordable to households with incomes less than 80% of median.

Deborah Kahn is one of the new building’s residents. The former Warren town librarian, who now works several part-time jobs, had been living in a mobile home in the Mad River Valley, but had a double hip replacement last fall.

“Handicapped-accessible apartments in Montpelier come available very rarely,” she said. “This one came along, and everything just fell into place.”

Deborah is also a Downstreet board member. “From the board member’s perspective, the need for affordable housing in Vermont is fairly desperate,” she said. “It’s still a huge, huge problem. But this is working.”

► Above: Ribbon Cutting event in October

Below: seating in the common space on the ground floor. The apartments are located along the Winooski River with access to Montpelier’s bike path just outside the entry.

### VHCB Support

VHCB provided \$497,718 in state funding and \$1,952,280 in Housing Revenue Bond funds for the \$7.65 million development.



Sally McCay photo

# Saving a Wooded Legacy in the Islands



▲ A floodplain forest on the property is protected by the conservation easement and serves important ecological and flood resiliency functions.

## Outdoor Recreation

Revenue from public outdoor 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 public access for generations to come.

## VHCB Support

VHCB awarded \$55,000 towards acquisition and conservation of the property, an investment that helped to leverage \$85,250 in private and local fundraising.

## Tracy Woods, South Hero

“This forest is a magical place for children and grownups alike,” writes Emily Alger, Executive Director of the South Hero Land Trust, about the 47-acre Tracy Woods that her organization and the Lake Champlain Land Trust conserved with VHCB funding.

With cared-for trails that locals have enjoyed for generations, the Tracy property has several distinct natural communities, including a lakeside floodplain forest and a dry oak/hickory/hop-hornbeam forest. It has been owned and appreciated by the Tracy family since 1841. Current owners Hobart Tracy, his wife Naomi King, and his daughter Anne Tracy approached the local land trust hoping their woods could be safeguarded for generations to come. The Lake Champlain Land Trust will hold the conservation easement, securing public access for future generations.

“It would have been easily developed,” Anne Tracy said. “But our priorities are very much about keeping the land as it is, and not letting it be developed.”

“My grandfather was a forester, so he took excellent care of the woods, and instilled a sense of stewardship. It was also a place that was open, for people to come in the summer to walk and hike, in the winter to snowshoe and cross-country ski. So to share that—yes, this is for everyone—makes us very happy.”

The property includes 35 acres of woodland that shelters wildflowers, songbirds and amphibians and provides habitat for mink, great blue heron, four-toed salamander and “myriad pollinators,” said the South Hero Land Trust. There’s also lake frontage, a protected wetland, ten acres of open pasture, a parking lot and trail signage for visitors, who can enjoy both an inner and outer trail loop.

“So you can make your walk as long or short as you like,” Anne Tracy said. “When I was growing up, every year each [local] class would take a nature walk in our woods. We love the idea of having that happen again—and having everyone, from kids through adults, in this town and this area, feel a connection to the woods.”

“The Tracy Woods Conservation Project protects five distinct natural communities, 450 feet of Lake Champlain shoreline, and a scenic, kid-friendly trail system,” said Chris Boget, Executive Director of the Lake Champlain Land Trust.

“We are so grateful to the landowners, South Hero Land Trust, and the Vermont Housing and Conservation Board for partnering with us to permanently protect this community treasure. We would also like to thank all the many local donors and trail restoration volunteers who made this project possible.”



South Hero Land Trust photo

“My grandfather was a forester, so he took excellent care of the woods, and instilled a sense of stewardship. It was also a place that was open, for people to come in the summer to walk and hike, in the winter to snowshoe and cross-country ski. So to share that—yes, this is for everyone—makes us very happy.”

— Anne Tracy



South Hero Land Trust photo



Lake Champlain Land Trust photo

▲ clockwise from top left, above:  
Anne Tracy; child at Tracy Woods;  
Trail opening event

# In Randolph, a “jewel” for the formerly homeless

“For the most part, there’s a lack of housing for people who have a very low income, and also have barriers—maybe they have a bad rental history, or just really need someone nearby who can provide them with services so they can stay housed.”

— Ramsey Papp, family development specialist

## VHCB Support

VHCB provided \$257,234 in Housing Revenue Bond funding for the project, plus \$321,230 in National Housing Trust funds.



## Clara Martin Center Supportive Housing

“There’s not a community in Vermont that isn’t touched by homelessness and trying to find more housing,” observed Alison Friedkin, director of real estate development for Downstreet Housing & Community Development in Barre. “But everybody is doing it a little bit differently, which is the Vermont way.”

In Randolph, the Clara Martin Center found a workable path toward stable housing for community members who struggle with homelessness and mental-health challenges. The nonprofit rehabbed a building it owns at 28 South Main Street that dates to 1875, and that the Randolph Herald called an “architectural gem.” Adjacent to Clara Martin’s offices and its transitional housing, the building reopened last summer after standing vacant for some 15 years; it provides four units of supported, longer-term housing for clients who need mental health or substance abuse services.

Staff provides residents with 24/7 assistance as needed. The building also offers community space, an office, a meeting room and laundry facilities. Funding came from the Housing Revenue Bond as well as the Vermont Community Development Program, the state Department of Mental Health, and the Federal Home Loan Bank.

Homelessness “is a big problem in Orange County,” said Ramsey Papp, a family development specialist who covers the county for Capstone Community Action. “For the most part, there’s a lack of housing for people who have a very low income, and also have barriers—maybe they have a bad rental history, or just really need someone nearby who can provide them with services so they can stay housed.” Having the support Clara Martin provides, she said, is key.

Clara Martin’s Safe Haven project, active since 1998, provides transitional housing for clients struggling with homelessness and mental-health needs. But “they were seeing that the folks in their transitional housing were staying longer, having a hard time transitioning out because of the low vacancy rates in various communities,” said Friedkin of Downstreet. Clara Martin expects that residents at 28 South Main will stay from eight months up to two years.

“They worked on this for a long time,” Friedkin said, “and in the end, I don’t think anybody could have imagined just how wonderful the project turned out, both financially and in the way it looks and feels. It’s a jewel in their crown.”



▲ Above: Clara Martin Center staff in front of the recently rehabilitated, historic building, that now provides four homes with support services for residents with chronic mental illness plus office and program space for the Clara Martin Center.



David Barnum photo

# Legacy Conservation: Key forest tracts preserved

## ▲ Glebe Mountain

“As we plan for climate change, we have to make sure there are places where wildlife can retreat to . . . we need to have both upward and downward climate gradients covered. That’s what this does.”

— Jon Binhammer  
The Nature Conservancy

### Landscape Scale Conservation

Protection of 5,080 acres of forestland at Glebe Mountain, Brownsville Forest, Mount Holly, and Arlington Town Forest will help secure important wildlife habitat and water quality benefits while also providing permanent public access to recreational resources.

### VHCB Support

A \$500,000 special legislative appropriation, together with \$849,000 in VHCB land conservation funds, will leverage \$11.2 million in other funding, enabling protection of four properties with public recreational access.

A special Legacy Conservation appropriation by the Legislature has made possible the permanent protection of important forested properties in Stowe, Londonderry, Windham, Arlington, and Mount Holly. The projects provide public recreational access and benefits for wildlife habitat, water quality, flood protection and adaptation to climate change.

#### Brownsville Forest, Stowe

In Stowe, the 750-acre Brownsville Forest on the west side of the Worcester Range was the town’s largest remaining privately owned forested tract. To conserve it and add it to the 14,000 C.C. Putnam State Forest, the Stowe Land Trust raised over \$1 million in small to large contributions, to go with a \$5 million anonymous grant and \$175,000 in VHCB funding.

“We set out to raise \$750,000—and because we wanted a lot of people to be part of the effort, we also set a goal of 750 donations,” said Kristen Sharpless, executive director of the Land Trust. “We made stickers, we put up posters all around town, we had a big banner on our porch, we did posts in social media, we had articles in the papers. It all took on a kind of crowd-funding nature.”

After a kindergarten teacher made a pitch to students at the Stowe Elementary School, children placed 170 donations in a jar. In all, over 800 donors helped the drive meet and then exceed its goals. The protection of Brownsville Forest, which was a local farming community until the mid-20th century, will safeguard wildlife habitat and corridors and reopen to the public land that had been posted for a number of years. The easement will allow for non-motorized recreation and sustainable timber management, and preserve the integrity of the forestland.

#### Glebe Mountain, Londonderry and Windham

In Londonderry and Windham, The Nature Conservancy is conserving 3,469 acres of middle- and high-elevation land next to the summit of Glebe Mountain. VHCB’s contribution of \$750,000 over two fiscal years is matched by \$4.8 million in other funds.

The Glebe Mountain property was assembled by a private, out-of-state landowner from 26 permitted parcels, and as such it could have been subdivided and developed without Act 250 review. The Nature Conservancy raised over \$1.5 for its own contribution to the conservation, which protects local recreation access and the quality of Cobb Brook, a West River tributary, while improving flood resilience.





◀ The Brownsville Town Forest project conserved the last large private inholding in Stowe, reopening land that had been closed to public access for several years.

At a ribbon cutting event, Commissioner of Forests, Parks and Recreation Michael Snyder joined Stowe school children and Stowe Land Trust Director Kristen Sharpless to celebrate.



“It’s this huge stretch of forest that’s totally intact, and it can support wildlife that can spread all over eastern Vermont—which is very rare, especially in that part of the state,” said Josh Duncan, a VHCB AmeriCorps member who helped map the property.

“As we plan for climate change, we have to make sure there are places where wildlife can retreat to, or go to a warmer place, so we need to have both upward and downward climate gradients covered,” added Jon Binhammer of TNC’s Vermont Chapter. “That’s what this does.”

#### Okemo, Mount Holly

In Mount Holly, the Mount Holly Conservation Trust worked with the Vermont Land Trust and Vermont Forests, Parks and Recreation, using \$200,000 in VHCB funding, to conserve 340 high-elevation acres that link Okemo State Forest with the Green Mountain National Forest.

“It’s a really unusual property, and by filling in this gap it makes a whole, 100-mile wildlife corridor. This has been a big effort—sort of nonstop for six months. Having the state come in with the VHCB contribution was huge. That gave people the idea, ‘Okay—this is doable.’”

— Brigid Sullivan  
Mount Holly Land Trust

Over the past 25 years, the Vermont Agency of Natural Resources Departments of Forests, Parks and Recreation and Fish and Wildlife have conserved nearly 30,000 acres of land in this area, with the goal of linking the northern and southern sections of the Green Mountain National Forest with state-owned forestland.

The Catamount and VAST trails cross this property, and the headwaters of three watersheds will be protected by the acquisition.



“It’s a really unusual property, and by filling in this gap it makes a whole, 100-mile wildlife corridor,” said Brigid Sullivan, a board member of the local Conservation Trust.

“This has been a big effort—sort of nonstop for six months,” she added. “Having the state come in with the VHCB contribution was huge. That gave people the idea, ‘Okay—this is doable.’”



- ▲ State-managed roadway used by the Catamount and VAST trails in Mt. Holly
- ◀ High elevation pond on the Okemo/Mount Holly property



- ▲ Nature Conservancy staff visited the Glebe Mountain property with state legislators L-R Murray McHugh, TNC Stewardship Manger; Senator Alison Clarkson; Representative Caroline Partridge; Senator Alice Nitka; Phil Huffman, TNC Director of Government Relations and Policy; Senator Dick McCormick
- ◀ Birches on the Glebe Mountain Property



## Albany comes together to rebuild its village store

▲ Architectural rendering of the proposed renovations to the store, an important community gathering place.



▲ Albany Community Trust members in the unfinished store. Left to right: Chris Jacobs, general contractor for the construction project; Larry Bohlen, Secretary; and Hannah Pearce, President.

When a fire six years ago severely damaged the Albany General Store, this Northeast Kingdom town of 940 people lost its last and only village-center business. The community wasn't willing to accept that, so the nonprofit Albany Community Trust came together in 2017, to make something good happen.

It hasn't been easy. But thanks to a wellspring of community support that has so far raised over \$440,000, including a modest VHCB grant that paid for a grantwriter's work that resulted in a \$90,000 USDA Rural Development grant, this community is close to breaking ground on construction of a new general store.

"A great majority of the community has really gotten behind this, with large donations and many many small donations," observed Kristen Fountain, an Albany resident who did the grantwriting and has also volunteered extensively on the project. "The idea is that the nonprofit will own and maintain the building, using the proceeds from the rent, and we will lease it to a new company started by the current two owners of the [nearby] Craftsbury General Store, plus a third person. They've shown a real knack for knowing what a community needs."

In small towns like Albany, the village or general store still plays a vital role. It's a place, noted the late Paul Bruhn of the Preservation Trust of Vermont, "where we connect with people in the community".

"The store was where everyone met each other, getting groceries or stopping in for coffee or gas."

— Hannah Pearce, president of the Albany Community Trust

The group has found a proven partner for its store, and has surmounted challenges that included the removal of old underground gas storage tanks at the site. The group is still fundraising, aiming to pay down a construction loan from the Northeastern Vermont Development Association and to start construction this spring.

"Once this project is up and paid for," said Fountain, "there are some other projects we would be interested in taking on. If resources can be targeted and we can take advantage of the skills of people who are committed in this community, then a lot can be done."

### VHCB Support

VHCB used funding from the Rural Economic Development Initiative (REDI) to hire a grant writer to help with fundraising for the Albany General Store project, raising \$90,000 from USDA Rural Development and helping leverage an additional \$80,000 from other sources.



# Housing for All Revenue Bond

▲ Putnam Block, downtown Bennington

## Housing Revenue Bond-Funded Developments

- Putnam Block, Bennington
- Woolson Block, Springfield
- New Avenue Apartments, St. Johnsbury
- Allard Square, South Burlington
- Laurentide Apartments, Burlington
- Monument View, Bennington
- Taylor Street Apartments, Montpelier
- Snow Block, Brattleboro
- Garden Apartments, South Burlington
- Juniper House, Burlington
- Maiden Lane, St. Albans
- Congress Street, St. Albans
- Great River Terrace, Brattleboro
- Putney Landing, Putney
- Wentworth Apartments, Hartford
- Clara Martin Center, Randolph
- Cambrian Rise Homeownership, Burlington
- East Branch Farms, Manchester
- Olivia Place, Lyndonville
- Vergennes Community Housing, Vergennes
- Lake Paran, Shaftsbury
- Great River Terrace, Brattleboro
- Tiny Homes, Barre
- Groundworks Collaborative, Brattleboro
- Safford Village Homeownership, Woodstock
- Willows Mobile Home Park, Bennington
- Hickory Street Homeownership, Rutland
- Ethan Allen Condominiums, Essex
- Family Rental Housing, Bennington
- Permanent Supportive Housing, Rutland
- Village Center Apartments, Morrisville
- Bellows Falls Garage, Bellows Falls
- Stewart Avenue Apartments, Colchester

► Ribbon cutting at Garden Street Apartments, 60 new homes in South Burlington

By tripling VHCB’s capacity to invest in affordable housing, the Housing for All Revenue Bond has had immediate and significant impact. The bond funds have been fully committed to create and improve 843 homes. The investment of \$37 million in bond funds has leveraged an additional \$198 million in public and private resources. The new developments will inject \$172 million in construction activity into the economy and will generate considerable tax revenue for municipalities—seven of these together raise grand lists by a total of \$6.6 million, more than 500 percent.

Housing developments in 23 towns and 11 counties, serving households at a wide range of incomes, will restore vacant or underutilized historic buildings and add new housing in downtowns and rural community centers.

In addition to providing housing for those with middle incomes, bond funds are also helping provide homes for individuals and households with complex housing needs, such as those experiencing homelessness, exiting a corrections facility, or in recovery from addiction. Housing with long-term support services helps these Vermonters to successfully maintain independent living.

The Revenue Bond has also accelerated innovation in the affordable housing industry. Four projects—the Putnam Block in Bennington, Cambrian Rise in Burlington, City Center in South Burlington, and Maiden Lane in St. Albans—are co-developed by for-profit and nonprofit developers, resulting in an additional 300 market rate homes created by the for-profit developers.

Developers of affordable housing have used bond funds to pioneer advanced energy efficiency approaches that reduce overhead costs—including high performance building envelopes, balanced ventilation, and advanced electric heating. Examples of these innovations are engineered into Taylor Street in Montpelier, the Snow Block in Brattleboro, and Wentworth Community Housing in White River Junction. Lessons learned from these and other innovations will be applied to new housing developments.





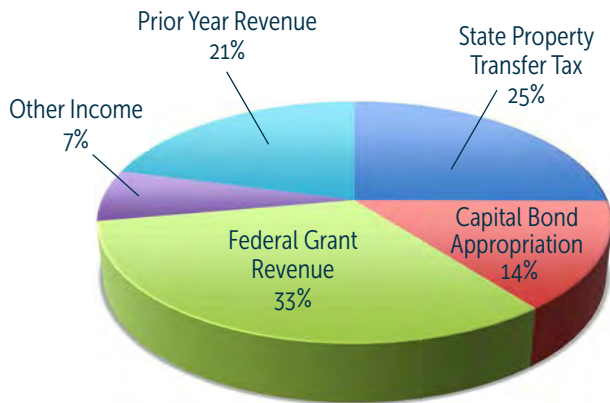
◀ At the Snow Block in downtown Brattleboro, the Windham & Windsor Housing Trust and Housing Vermont celebrated the opening of 23 new apartments. Four apartments are reserved for first-time renters, ages 16-24, with support services provided.

▼ With views of Lake Champlain and with adjacent, conserved lands providing access to the lakeshore, trails, and community gardens, the Champlain Housing Trust and Housing Vermont completed Laurentide, 76 new apartments for families at Cambrian Rise, off North Street in Burlington. On the same site, Cathedral Square has broken ground on Juniper House, which will comprise 70 apartments for elders.

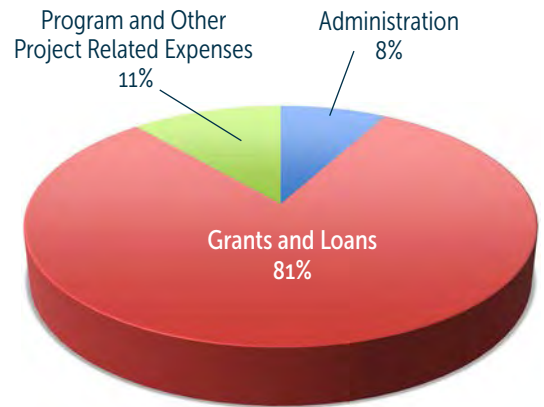


Sally McCay photo

## Vermont Housing & Conservation Board Fiscal Year 2019



Resources  
\$39,075,149



Expenditures  
\$39,075,149\*

\*Expenditures include use of prior year revenue, including \$6.6M of Housing Revenue Bond issued in January 2018.  
Audited financial statements are available upon request.



"We have the places where we go to work, we have the places where we live, and then we have these third places where we connect with people in the community." — Paul Bruhn

- ▲ clockwise from above: Guilford Country Store; Memorial Hall in Calais; Plainfield Town Hall

**Vermont Housing & Conservation Board**  
**Balance Sheet**  
**June 30, 2019**

	Restricted Funds	
	Trust Funds	Other Funds
<b>ASSETS:</b>		
Cash Accounts	\$ 6,860,866	\$ 21,185,288
Due from Other Funds	301,162	107,709
Due from the State of Vermont	-	3,034,954
Due from Trustee	-	7,895,738
Receivables and Prepaids	66,254	40,026
Loans Receivables	138,904,156	77,603,397
Anticipated Grant Revenue	3,731,416	17,656,915
Grant Reimbursements Receivable	-	1,903,008
<b>TOTAL ASSETS</b>	<b>149,863,854</b>	<b>129,427,035</b>
<b>LIABILITIES and FUND BALANCES</b>		
<b>LIABILITIES:</b>		
Accounts Payable & Accruals	\$331,124	\$ -
Due to Other Funds	107,708	301,162
Due to the State of Vermont	-	1,685,909
Deferred Revenue - Loans	138,904,156	77,331,702
Anticipated Grants Committed	3,731,416	17,656,915
Long-term Debt	-	271,695
<b>TOTAL LIABILITIES</b>	<b>143,074,404</b>	<b>97,247,383</b>
<b>FUND BALANCES:</b>		
Restricted for Project Awards	6,557,534	22,545,685
Restricted for Programs	231,916	9,633,967
<b>TOTAL FUND BALANCES</b>	<b>6,789,450</b>	<b>32,179,652</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 149,863,854</b>	<b>\$ 129,427,035</b>

Audited financial statements are available upon request.

**Addison County Community Trust**  
2019 Organizational Grant. \$69,000  
VHCB award for FY19 organizational  
development costs.

**Addison County Community Trust  
and Housing Vermont**  
Vergennes Community Housing, Ver-  
gennes. \$1,680,000 award of Housing  
Revenue Bond funds; \$405,000 in federal  
HOME Program funding for construc-  
tion of 24 energy efficient, family rental  
apartments. Amenities 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:  
\$7,186,400.

**Brattleboro Housing Authority**  
Red Clover Commons II, Brattleboro.  
\$375,600 VHCB award for the final phase  
of a relocation effort after Tropical Storm  
Irene flooded 80 apartments at Melrose  
Terrace, a public housing development in  
West Brattleboro for elderly and disabled  
residents. This project involves 18 apart-  
ments on Fairground Road. All homes  
will have project-based rental assistance  
and support services, including SASH.  
Total development costs: \$5,593,000

**Cathedral Square Corporation**  
Juniper House, Burlington. \$2,349,278  
Housing Revenue Bond funding,  
\$1,180,200 National Housing Trust  
funds to create 70 homes in a new rental  
development for elderly and disabled  
residents on the Cambrian Rise site,  
overlooking Lake Champlain with ac-  
cess to trails, community gardens, and  
waterfront. The energy-efficient, 4-story  
building will offer underground park-  
ing, a community room with a kitchen,  
and an exercise room. Total development  
costs: \$19,548,378.

**Cathedral Square Corporation**  
Family Support and Services at Home  
(SASH) Capacity. \$30,000 VHCB 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 in-  
security, the need for social engagement,  
stable employment, and access to reliable  
childcare.

2019 Organizational Grant. \$21,433 VHCB  
award and \$37,567 federal CHDO award  
for FY19 organizational development  
costs.

**Champlain Housing Trust**  
10 Maiden Lane, St Albans City. \$975,000  
Housing Revenue Bond funding for a  
public-private partnership constructing  
33 new apartments serving moderate-in-  
come households. Underground parking.  
Total development costs: \$5,150,000

20 Congress Street, St Albans. \$400,000  
federal HOME Program funds and  
\$2,000,000 Housing Revenue Bond fund-  
ing for the development of 30 affordable  
apartments to replace substandard hous-  
ing that has been demolished by the City.  
Total development costs: \$8,522,100

Harbor Place, Shelburne. \$50,000 VHCB  
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 VHCB is  
to refinance debt and make site improve-  
ments and building repairs. Total project  
cost: \$50,000.

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

Dorset Commons, South Burlington.  
\$860,000 VHCB 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 stabi-  
lize rents and preserve the affordability  
of the apartments to moderate-income  
households. Total development costs:  
\$13,375,000.

Statewide Homeownership Stewardship  
Collaboration. \$25,000 VHCB 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.

2019 Organizational Grant. \$101,000  
VHCB award for FY19 organizational  
development costs.

**Champlain Housing Trust and Housing  
Vermont**

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 to conserved land with Lake  
Champlain waterfront. Total develop-  
ment costs: \$20,361,100.

**City of St. Albans**  
Maiden Lane Redevelopment, St. Al-  
bans City. \$150,000 award of Housing  
Revenue Bond funds for costs associated  
with site work for new construction of  
affordable housing. Together, the Maiden  
Lane and Congress Street housing devel-  
opments are a part of a larger downtown  
revitalization effort.



### **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. The project will include permanent support services for chronically homeless individuals. The homes are located on adjacent lots within walking distance of public transportation and the local mental health agency outreach office. Total development costs: \$577,000.

Franklin Square Condominiums, Montpelier. \$540,000 VHCB award for 18 homes in six buildings currently organized in two condominium associations. The two condominium associations will be combined, capital needs will be addressed, and the quality of the homes will be improved. Total development costs: \$1,166,650

Stimson & Graves, Waterbury. \$198,705 VHCB award to rehabilitate 14 apartments for senior and disabled residents in a historic downtown buildings. Rehabilitation will address severely deteriorated windows and a heating system at the end of its useful life. Some apartments will have major upgrades including accessibility improvements. \$225,000 federal HOME Program funding. Total development costs: \$2,277,312

Recovery Housing Initiative, Statewide. 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 includes 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.

2019 Organizational Development Grant. \$33,102 VHCB award and \$37,586 federal CHDO award for FY19 organizational development costs.

### **Downstreet Housing & Community Development and Housing Vermont**

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.

### **Groundworks Collaborative**

54 South Main Street, Brattleboro. \$200,000 VHCB award and \$125,000 Housing Revenue Bond funding to develop a combined drop-in center and warming shelter for homeless persons in Brattleboro. A new 5,550 square foot facility will be built and combined with an updated existing building to provide up to 34 beds, bathrooms, showers, kitchen, laundry, and lockers. Supportive services and case management will be provided by Groundworks Collaborative and other partners. Total development costs: \$3,167,000

### **HomeShare Vermont**

\$75,000 in Housing Revenue Bond funds for work with the City of Burlington’s Community and Economic Development Office (CEDO) on a 3-year pilot program to develop standard designs for one-bedroom or efficiency apartments, either as separate buildings or additions to existing single family homes, to serve low-income and senior housing needs. HomeShare and CEDO will develop an outreach and educational campaign, pursue policy changes to facilitate the development of accessory apartments, provide technical assistance to homeowners, and perform marketing, screening, and matching of prospective tenants with the homeowners. The program is modeled after a successful effort in Brattleboro.

### **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.

2019 Organizational Grant. \$39,433 VHCB award and \$37,567 federal CHDO award for FY19 organizational development costs.

Permanent Supportive Housing and Preservation, Rutland City. \$318,652 VHCB award for 35 homes, converting a former parochial school to create housing with support services and project-based rental assistance, half for formerly homeless individuals, and renovating and adding 3 new units to the Tuttle Block. \$495,000 federal HOME Program funding; \$823,300 Housing Revenue Bond funding; \$631,348 National Housing Trust Funds. Total development costs: \$10,696,300

### **Housing Vermont**

Affordable Homeownership Initiative, Windsor County. \$300,000 VHCB award for acquisition, rehabilitation, and resale of four single-family homes, addressing deferred maintenance and reducing high utility expenses to create high quality, energy efficient homeownership opportunities. Total development costs \$937,800

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.

### **Housing Vermont and Rural Edge**

New Avenue Apartments, St. Johnsbury. Rehabilitation and reconfiguration of a prominent, downtown, historic building to create 40 quality, affordable rentals, remedying health and safety code issues, increasing energy efficiency, and preserving and expanding rental assistance for low-income Vermonters. Onsite social service coordination and cooperation with RuralEdge's SASH program. \$2,237,000 Housing Revenue Bond Funds; \$843,000 National Housing Trust funds. Total development costs: \$14,269,911.

### **Lamoille Housing Partnership**

2019 Organizational Grant. \$59,000 VHCB award for FY19 organizational development costs.

### **Lamoille Housing Partnership and Housing Vermont**

Village Center Apartments, Morrisville. \$1,400,000 Housing Revenue Bond award and \$184,130 HOME award for the development of 24 new apartments on a centrally located, downtown site. The apartments will be affordable to a broad range of incomes, including both moderate- and very low-income residents. Total development costs: \$7,576,300.

### **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.

### **Rural Edge**

Governor Prouty Apartments, Newport City. \$355,226 VHCB award to rehabilitate 12 apartments in a 24-unit development for elderly and/or disabled households. The work will include a new, energy efficient heating system and accessibility upgrades to meet current standards in two apartments as well as in the community room, community room renovation, window replacement, insulation, and site improvements. \$375,000 federal HOME Program funding. Total development costs: \$3,205,126.

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: \$1,103,715.

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. \$383,904 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: \$3,780,071.

2019 Organizational Development Grant. \$67,000 VHCB award for FY19 organizational development costs.

### **Shires Housing**

Manchester Knoll and Depot Street, Manchester. \$265,229 VHCB award for rehabilitation and refinancing of 27 apartments addressing interior and exterior renovations as well as minor reconfigurations of one of the buildings at Depot Street. \$940,494 National Housing Trust Funds. Total development costs: \$6,372,175.

Willows Mobile Home Park, Bennington. \$15,000 VHCB award for 4 net-zero, rental modular homes to be installed on vacant lots in the 23-lot park. Infrastructure upgrades to water and sewer systems, fencing and paving. \$285,206 Housing Revenue Bond funding. Total development costs: \$979,127.

Bennington Family Housing, 300 Pleasant St., Bennington. \$175,000 VHCB award for acquisition and rehabilitation of 7 downtown apartments and the creation of two new homes and program-related office space. Bennington Coalition for the Homeless will operate a family shelter owned by Shires. \$140,000 Housing Revenue Bond funding. Total development costs: \$2,734,898.

Organizational Development Grant. \$71,000 VHCB award for FY19 organizational development costs.

### **Shires Housing and Housing Vermont**

Lake Paran Village, Bennington. \$1,450,157 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

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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: \$7,495,557 million.

### **Twin Pines Housing Trust**

Organizational Development Grant. \$71,000 VHCB award for FY19 organizational development costs.

### **Vermont Community Loan Fund**

Organizational Development Grant. \$21,356 VHCB award for FY19 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.

### **Windham & Windsor Housing Trust**

Organizational Development Grant. \$90,176 VHCB award and \$37,567 federal CHDO award for FY19 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.

### **Shared Equity Homeownership**

\$600,000 VHCB award for grants to provide purchase subsidies plus rehabilitation loans to up to 17 homebuyers working with community land trusts and Home Ownership Centers.

### **Single Family Stewardship Fund**

\$25,000 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. \$445,000 VHCB award and \$600,000 in Housing Revenue Bond funding for home access improvements to 51 homes. \$100,000 in funding from the Agency of Human Services, Department of Disability, Aging and Independent Living. Total development costs: \$820,000.

## **Feasibility Fund**

\$125,000 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.

### **Organizational Development Grants**

\$643,500 in VHCB awards to provide FY20 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.

- ▶ Judevine Apartments, Hardwick  
The Lamoille Housing Partnership and Housing Vermont rehabilitated and refinanced 18 family rental apartments in the village using \$545,000 in VHCB funding. Insulation, weatherization, porch and roof repairs, new heating systems, 7 new kitchens, and site work were among the property improvements.



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### **Alliance for Vermont Communities and Vermont Land Trust**

Ashley Community Forest, Sharon and Strafford. \$150,000 VHCB award for acquisition and conservation of 218 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.

### **Town of Arlington**

Arlington Town Forest, Arlington. \$150,000 VHCB award to conserve 407 acres on Red Mountain close to the town's center and local schools which includes 7 miles of trails, wildlife corridors and headwaters of the Batten Kill River. Total project costs: \$285,636

### **Catamount Trail Association**

2019 Organizational Development Grant. \$14,000 VHCB award for organizational development costs and stewardship activities.

### **Champlain Housing Trust**

Old North End Community Center, Burlington. \$92,500 VHCB award for restoration and renovation of a significant historic building into a community center serving mostly low-income residents of Burlington's Old North End. The rehabilitation expands the building's use as a center in providing a wide variety of services and activities for youth, seniors and families. Total project costs: \$8,925,813

### **Cross Vermont Trail Association**

Fairmont/Lylehaven Trail Easement, East Montpelier. \$20,000 VHCB award to purchase a trail easement across Fairmont Farms's Lylehaven property. The acquisition would provide an important link in the Cross Vermont Trail. The project is

supported by a \$5,000 contribution from the town of East Montpelier. Total project costs: \$25,000

Morse Property, Plainfield. \$27,300 VHCB award to conserve 12 acres to construct a section of the Cross Vermont Trail that will connect the community of Plainfield and remove the trail from Vt. Route 2. The project also enhances water quality and flood resilience along the Winooski east of Plainfield. Total project costs: \$27,300

2019 Organizational Development Grant. \$17,000 VHCB award for organizational development costs and stewardship activities.

### **Green Mountain Club**

2019 Organizational Development Grant. \$34,000 VHCB award for organizational development costs and stewardship activities.

### **Green Mountain Conservancy**

Deer Run Nature Preserve, Dummerston. \$150,000 VHCB award to acquire and conserve 287 acres of forestland, protecting a critical wildlife corridor, preserving biodiversity, supporting resilience against climate change, and protecting water quality. Conservation will protect important wildlife habitat and preserve permanent public access for hunting and walking, along with 3 miles of tributaries of the West River, 1.4 acres of wetlands, and vernal pools that provide breeding habitat for a number of species. Total project costs: \$261,419

### **Greensboro Land Trust**

Green Mountain Monastery, Greensboro. \$68,000 VHCB award to conserve 149 acres surrounding GMM's home in North Greensboro. The project will protect ecological and recreational resources including forestland important for wildlife habitat and rare plants, brooks that empty into the Lamoille River and public trails. Total project costs: \$138,833

### **Lake Champlain Land Trust**

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: \$526,000.

2019 Organizational Development Grant. \$25,000 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 359 acres providing permanent public access for swimming, hunting, fishing and hiking. 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 co-holds the easement and will improve two roadside parking areas and create footpaths to two swimming areas on tributaries of the Ottauquechee River. 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,

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a historic veterans hall and community gathering place closed since 2014. VHCB funds will assist with costs of remedying structural deficiencies and improving 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.

Old North End Community Center Stewardship, Burlington. \$7,500 VHCB award to the Preservation Trust of Vermont for stewardship costs associated with the historic preservation easement on the Old North End Community Center building.

### **Putney Mountain Association**

Missing Links Project Phase I, Dummerston. \$116,000 VHCB award for the acquisition and conservation of two parcels containing wildlife and recreation corridors, and a tributary of the West River. Project also includes three donated trail easements crossing five land parcels and will extend the popular Putney Mountain Association/Windmill Hill Pinnacle Association's Ridgeline Trail south to Prospect Hill in Dummerston. Total project costs: \$200,721

### **Stowe Land Trust**

Brownsville Forest, Stowe. \$175,000 VHCB award to conserve 759 acres forestland on the west side of the Worcester Range for addition to the C.C. Putnam State Forest, allowing for public access to the land for the first time in several years. Close to Stowe Village, with 2 miles of Class IV roads and connections to a VAST trail. Conservation protects wildlife habitat and the headwaters of Moss Glen Brook. Sustainable timber management and non-motorized public recreational use. \$750,000 in local fundraising; private philanthropic donation of \$5 million. Total project costs: \$5,750,000.

### **The Conservation Fund**

Windham Working Forest Initiative, Townshend. \$82,500 VHCB award for the conservation of 183 acres of privately-owned working forest that is part of a much larger Forest Legacy Program project involving more than 9,000 acres. The parcel has extensive frontage on Simpson Brook in the Connecticut River watershed and spring feeding habitat for black bears. Total project costs: \$331,000

### **The Nature Conservancy**

Glebe Mountain, Windham. \$500,000 (of a total \$750,000 VHCB award over 2 years) to conserve 3,569 acres, protecting regionally significant bear habitat, 17 natural communities and 6 species of rare plants while providing public access for hunting, fishing, hiking, cross-country skiing, snowshoeing, and birdwatching and maintaining an existing snowmobile trail. Conservation protects the water quality of Cobb Brook, a tributary of the West River, and increases flood resilience. The land has been closed to the public and operated as a private hunting reserve for the past 20 years. Total project costs: \$5,552,371

2019 Organizational Development Grant. \$37,000 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. \$380,050 in municipal funds, local donations, and a large bargain sale. Total project costs: \$561,650.

### **Trust for Public Land**

Third Branch Headwaters, Roxbury. \$105,000 VHCB award to an 108-acre inholding forestland in the Roxbury State Forest, part of a larger conservation initiative to conserve an additional 619 acres to be added to Green Mountain National Forest in Warren and Lincoln. Across Route 12A from the Roxbury Fish Hatchery, the property has almost a mile of headwater streams and 16 acres of riparian areas located in the headwaters of the Third Branch, one of the three major tributaries to the White River. Total project costs: \$550,000

2019 Organizational Development Grant. \$31,000 VHCB award for organizational development costs and stewardship activities.

### **Upper Valley Land Trust**

2019 Organizational Development Grant. \$45,500 VHCB award for organizational development costs and stewardship activities.

### **Vermont Agency of Agriculture, Food and Markets**

Act 250 Mitigation. \$110,000 VHCB award to support the Agency's work related to Act 250 9(b).

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

### **Vermont Agency of Natural Resources**

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

### **Vermont Department of Forests, Parks & Recreation**

Okemo Wildlife Corridor, Mount Holly. \$224,000 VHCB award to acquire and conserve 346 acres of high elevation land off of Route 155, the last unprotected parcel linking Okemo State Forest to the Green Mountain National Forest, establishing a wildlife corridor and enabling wildlife connectivity. The acquisition adds to nearly 30,000 acres of state land

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protected in the area over 25 years by ANR's Forests, Parks & Recreation and Fish & Wildlife Departments. The Cata-mountain and VAST trails cross the property, and the headwaters of three watersheds will be protected by the acquisition. Total project costs: \$979,000

### 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: \$161,000.

Auclair, South Burlington. \$162,932 VHCB award to conserve 191 acres to be acquired by the Bread & Butter Farm, expanding this existing, diversified operation that includes a farm store, café, CSA, livestock, and educational offerings. The farm currently has four full time employees and 12 seasonal employees. \$162,068 Ag Mitigation funds. Total project costs: \$325,000

Booth Living Trust, Barre Town. \$230,500 VHCB award to conserve 102 acres, with 95 acres of open farm fields located on a high plateau near the airport. The cropland is used by a local dairy. Special protections in the easement for a 7-acre wooded wetland. \$217,500 federal NRCS funding. Total project costs: \$448,000

Boissoneault, St. Albans. \$230,500 VHCB award to conserve 264 acres on Hathaway Point. Special protection of 140 acres of wetlands, as well as restoration on a portion of the wetland area. \$303,500 federal NRCS-RCPP funding. \$53,000 in foundation funding and landowner bargain sale. Total project costs: \$587,000

Brisson-Foster, Weybridge. \$45,816 VHCB award to conserve 74 acres including 68 acres of level cropland near Otter Creek. The property would be purchased by a local dairy and used for corn and hay. The project was financially supported by the

town of Weybridge and by local fundraising. \$34,184 Ag Mitigation funds; \$165,000 federal NRCS funding. Total project costs: \$343,000.

Cesario, Cornwall. \$165,500 VHCB award to conserve 125 acres and facilitate a transfer to Meeting Place Pastures, a custom-grazing and diversified livestock operation. Special ecological protections and riparian protection along Beaver Brook. \$169,500 federal NRCS funding. \$17,000 bargain sale. Total project costs: \$352,000.

Chaput IV Farm, Newport. \$93,000 VHCB award to conserve 126 acres. Tillable land supports a large dairy. Project includes a 14-acre wetlands protection zone, and restoration of a portion of the wetland area. \$50,000 Ag Mitigation funds; \$130,000 federal NRCS funding. Total project costs: \$273,000

Rich & Lyman Clark Farm, Huntington. \$13,000 VHCB award to conserve 18 acres of prime farmland along the Huntington River, recently purchased by an existing, organic vegetable operation, Burnt Rock Farm. 50-foot riparian buffer along the river frontage. \$30,000 Ag Mitigation funds; \$60,000 federal NRCS funding. \$30,000 contribution from the town of Huntington. Total project costs: \$133,000

Eric and Jane Clifford, Starksboro. \$209,331 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; \$17,169 Ag Mitigation funds. Total project costs: \$459,000.

Dimuzio, Middlebury. \$105,500 VHCB award to conserve 113 acres for a fallow deer operation. Special protections in the easement for a 30-acre woodlot featuring a significant natural community. The landowner is contributing a significant bargain sale. \$30,000 Ag Mitigation

funds; \$247,500 federal NRCS funding. Total project costs: \$508,000

Dimuzio II, Middlebury. \$41,500 VHCB award to conserve 19 acres of open land to be purchased by the adjacent fallow deer farm. The town of Middlebury is contributing \$25,000 toward the project. \$62,500 federal NRCS funding. Total project costs: \$129,000

Douglas Orchards, Shoreham. \$208,000 VHCB award to conserve 184 acres, including a 100-acre apple orchard and small fruit operation that has been owned by the same family for four generations. Special protections in the easement for a wetland and for a riparian area along a small stream. \$195,000 federal NRCS funding. Total project costs: \$403,000

Dunklee II, Vernon. \$129,709 VHCB award to conserve 146 acres with 80% prime and statewide soils along the Connecticut River for a dairy with 10 full-time staff owned by Vern-Mont Farm, LLC. This is the second phase of conserving this prominent farm that has been in the same family for more than 150 years. Conservation will protect important historic resources. \$39,291 Ag Mitigation funds; \$315,000 federal NRCS funding. Total project costs: \$562,500

Ecopoiesis LLC, Greensboro. \$68,000 VHCB award to conserve 44 acres and facilitate a transfer to a growing medicinal herb business. Special protections in the easement for 5 acres of wetlands. \$120,000 federal NRCS funding. \$65,000 leverage from local fundraising and a bargain sale of the easement. Total project costs: \$253,000

Fairmont/Lylehaven II, East Montpelier. \$235,000 VHCB award to conserve 196 acres with 100 acres of high quality tillage used by Fairmont Farm dairy. Special protections in the easement for wetlands and riparian areas. \$370,000 federal NRCS funding. Total project costs: \$753,000

Farm on the River, Springfield. \$155,500 VHCB award to conserve 69 acres of excellent agricultural soils near the Connecticut River. This former Christ-

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mas tree farm is in transition to organic vegetable production to support a large, existing CSA operation near New York City. Special protections in the easement for 2 acres of wetlands that will be restored, as well as protection of archeological resources and a notice provision on the historic barn. \$157,500 federal NRCS funding. \$15,000 bargain sale. Total project costs: \$328,000

Farmland Access Program. \$80,000 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 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.

Foy-Yonker, Lewis Creek II, Danville. \$50,000 VHCB award to conserve 24 acres for a 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.

Harness/Ryan OPAV, Enosburg. \$130,000 VHCB award to acquire an option to purchase at agricultural value on a previously conserved farm. The transaction will assist with the transfer of this dairy farm to the next generation and help maintain the farm's affordability to farmers in the future. Total project costs: \$130,000.

Hewitt Farm, Granville. \$68,000 VHCB award to conserve 25 acres of prime agricultural soils along the White River and to facilitate a transfer to Henry Webb and Gabby Tuite, who had been operating a small diversified vegetable business on rented land. Easement provides for a 50-foot buffer on 1,650 feet of river frontage. \$55,000 federal NRCS funding. Total project costs: \$123,000.

Hosley-Burch, Danby. \$182,433 VHCB award to conserve 170 acres and facilitate an intergenerational transfer to James and Kylie Hosley, providing a home for their family and growing beef operation. Special protections in the easement for a 10-acre wetland, as well as a notice provision on the historic barn. \$287,500 federal NRCS funding. \$130,000 leverage from local fundraising and a bargain sale of the conservation easement. Total project costs: \$599,933.

D&S Howrigan Farm, Fairfield. \$173,000 VHCB award to conserve 140 acres of meadow and sugarbush adjacent to Fairfield village. The cropland is used to support the Howrigan's organic dairy farm. \$160,000 federal NRCS funding. Total project costs: \$333,000

Huizenga, Monkton. \$185,500 VHCB award to conserve 350 acres leased as cropland. The project, located in the Lake Champlain Basin, will protect tributaries and forested headwaters flowing into the Little Otter Creek. \$212,500 federal NRCS funding. Total project costs: \$438,000.

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.

Krusch Nature Preserve, Cambridge. \$50,000 award to conserve 51 acres of farm and forestland including 27 acres conserved by donation to the Vermont Land Trust in 2003. The owner is working with the town to create the Peter A. Krusch Nature Preserve, with a mix of old forest with ancient hemlock and

pinus, meadows and spectacular ravines. Conservation offers the opportunity to improve access to the adjacent Cambridge Pines State Forest. Total project costs: \$235,000.

Lewis Creek II, Danville. \$50,000 VHCB award to conserve 24 acres of farmland purchased to add to an existing, conserved diversified livestock farm, Badger Brook Meats. \$31,000 bargain sale. Total project costs: \$81,000

Dwayne Lanphear, Morrystown. \$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. \$174,502 VHCB award; \$180,000 in NRCS funds; \$9,498 Ag Mitigation 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.

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

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.

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.

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Nelson Dairies West, St. Albans Town. \$266,500 VHCB award to conserve 240 acres of mostly tillable land near Lake Champlain owned by a large farm operation, Nelson Dairies West, LLC. The land is a key parcel for forage production for the dairy. The landowner contributed a significant bargain sale. \$462,500 federal NRCS funding. Total project costs: \$929,000

2019 Organizational Development Grant. \$120,000 VHCB award for organizational development costs and stewardship activities.

Orr, Orwell. \$205,500 VHCB award to conserve a 287-acre former dairy farm that is converting to beef, heifers, and small livestock. Special protections in the easement for a woodlot with an uncommon natural community and for wetlands. The easement also has a notice provision encumbering a historic house. The project facilitates transfer of the farm to the Orrs' daughter, Rachel. \$192,500 federal NRCS funding. Total project costs: \$398,000.

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: \$254,000.

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 outbuildings, 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

Pullman Farmland, Williamstown. \$43,500 VHCB grant plus \$39,500 in NRCS funds to conserve 58 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.

Pullman II, Williamstown. \$91,500 VHCB award to conserve 60 acres of a former dairy farm that is now leased cropland for a dairy. The easement includes special protection to buffer a small stream that runs near the farmstead. \$87,500 federal NRCS funding. Total project costs: \$179,000.

Sauerwein, Chelsea. \$136,500 VHCB award to conserve 169 acres to support Almanack Farms, a grass-fed beef operation. The farmers have received business planning support through the VHCB Farm & Forest Viability Program. \$127,500 federal NRCS funds; \$2,600 other funds. Total project costs: \$266,600.

Richard & Barbara Stickney, Rockingham. \$177,399 VHCB award to conserve 257 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. \$236,500 federal NRCS funds; \$24,601 Ag Mitigation funds. Total project costs: \$477,000.

Sunset Lake Farms II, South Hero. \$104,000 VHCB award to conserve 53 acres of farmland purchased to support an existing MFO dairy. The easement requires 50-foot riparian buffers on all

stream frontage. \$150,000 federal NRCS funding; \$50,000 bargain sale. Total project costs: \$304,000.

Tomasi Meadow, Underhill. \$155,000 VHCB award to conserve and transfer into town ownership a 16-acre parcel adjacent to the town-owned Casey Hill parcel, an iconic sledding hill. Located within the Lake Champlain Basin with ~1,000 feet of forested riparian frontage on the Browns River wetland complex. Productive hayfield with perimeter trails for year round recreation and an outdoor classroom for the Underhill Central School. The Town will oversee agricultural use of the property. Total project costs: \$273,000.

J. Townsend, Bethel. \$53,500 VHCB award to conserve 86 acres of excellent agricultural soils along the White River, facilitating a transfer to an existing dairy operation. Project includes 50-foot riparian buffers on all the river frontage, as well as a notice provision on the historic barn. \$79,000 federal NRCS funding. \$39,500 bargain sale. Total project costs: \$173,000.

Trudeau Farm, Hardwick. \$132,250 VHCB award to facilitate the transfer of a 239-acre conserved farm to Ripken Jenny, LLC, adding 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.

Tupper, Orwell. \$118,000 VHCB award to conserve 159 acres, supporting a small, organic, grass-based dairy operation. The easement specifies riparian and wetland protections on 7,500 feet of Lemon Fair River frontage. \$105,000 federal NRCS-RCPP funding. Total project costs: \$223,000.

Varley-Miller, Strafford. \$85,315 VHCB award to conserve 100 acres, facilitating a transfer to a growing, diversified vegetable and pastured livestock operation. The easement provides for 50-foot riparian buffers on West Branch of the Ompom-



## Conservation Awards

panoosuc frontage. \$19,185 Ag Mitigation funds; \$102,500 federal NRCS funding. Total project costs: \$209,000.

### Vermont River Conservancy

Bethel Floodplain Restoration, Bethel. \$37,109 VHCB award to conserve 9 acres immediately upstream from the village of Bethel. The property will be conveyed to the Town of Bethel and conserved as a public riverside park. Total project costs: \$37,109.

Bolton Potholes, Bolton. \$31,000 VHCB award to acquire and conserve 6 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.

New Haven Floodplain, Bristol. \$21,500 VHCB award to conserve 15 acres as an addition to the conserved Bristol Flats public access property. Conservation enhances wildlife habitat, increases buffer protection and bank stabilization while allowing the natural mitigating function of the floodplain to protect downstream residents. Total project costs: \$33,000.

2019 Organizational Development Grant \$28,000 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

\$25,000 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.



## July 2018–December 2019

### VHCB Farm & Forest Viability Program

Service Provider Contracts. \$689,387 in VHCB funds for business planning and technical assistance to farm, food and forestry businesses. Additional 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, the Intervale Center, NOFA-VT, the Center for an Agricultural Economy, Land for Good, Windham Grows, and the VT Sustainable Jobs Fund.

Dairy Improvement Grants. \$410,944 in funding from Commonwealth Dairy in Brattleboro for Dairy Improvement Grants to 12 farms, leveraging an additional \$699,895 to improve farm viability and increase the quality and volume of milk produced in Vermont.

Water Quality Grants. \$702,377 for Water Quality Grants to 22 farms, leveraging an additional \$5.3 million to help farmers make water quality-related capital improvements to on-farm infrastructure.

Rural Economic Development Initiative. \$150,000 special legislative appropriation to help 16 rural enterprises and small towns secure \$2.3 million in federal, state, and philanthropic funding. Three other projects are seeking an additional \$2.5 million.

◀ In Dummerston and Brookline, the Green Mountain Conservancy used \$350,000 in VHCB funding matched with local fundraising to create the Deer Run Nature Preserve—287 conserved acres with a two-mile trail and views of the West River Valley.

# VHCB Presents Awards for Outstanding Service

On October 10, VHCB hosted a conference, “Building & Sustaining Healthy Communities”, in downtown Barre. Field trips and workshops provided the opportunity to hear from more than 60 presenters and to tour examples of housing and conservation work in and around Barre, including Bear Roots Farm, the Barre Town Forest, and Montpelier housing developments. During a reception at Barre’s Old Labor Hall following the conference, VHCB presented awards to the following individuals and organizations. Our congratulations to the deserving award winners!



**Mollie Beattie Award**  
**Nancy Owens**

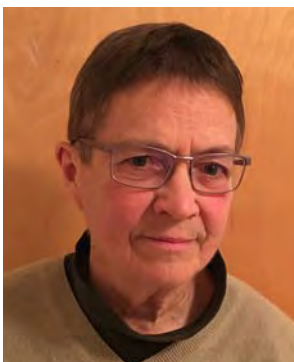
**MOLLIE BEATTIE AWARD** – Nancy Owens, President of Housing Vermont, received the Mollie Beattie Award for her leadership in creating affordable homes, bringing historic buildings back to life, and supporting downtowns and village centers in all corners of the state. Under Nancy’s watch, Housing Vermont has attracted millions in public and private investments and spun off innovative programs such as Vermont Rural Ventures, HV Connections, and the Parsons Platform.



**Community Catalyst Award**  
**Tracy Zchau**

**JOHN NUTTING COMMUNITY CATALYST AWARD - CONSERVATION** – Tracy Zschau, Vice President for Conservation at the Vermont Land Trust (VLT), was presented with the Community Catalyst Award for her commitment working with the Vermont Land Trust over 22 years to conserve farmland and forestland in the Northeast Kingdom and for building support in Newport for VLT ownership of the Bluffside Farm on Lake Memphremagog, generating economic opportunity for the City.

**JOHN NUTTING COMMUNITY CATALYST AWARD - HOUSING** – Mary Houghton earned the Community Catalyst Award over the course of her career, first as chief financial officer and co-director at the Burlington Community Land Trust (DBA Champlain Housing Trust), and then at the Brattleboro Housing Authority, as finance director and deputy director. Mary has also served as a board member for both the Tri-Park Cooperative Housing Corporation and the Windham & Windsor Housing Trust.



**Community Catalyst Award**  
**Mary Houghton**

**OUTSTANDING PARTNERSHIP AWARD - HOUSING** – The Windham & Windsor Housing Trust, Groundworks Collaborative, and Health Care & Rehabilitation Services were recognized for their outstanding partnership in developing Brattleboro’s first permanent supportive housing site targeted to individuals that have experienced chronic homelessness. The collaboration among the three organizations has become a statewide model for providing housing that is affordable, has a focus on self-determination and independence, and promotes respect and resident empowerment.

**OUTSTANDING PARTNERSHIP AWARD - CONSERVATION** – The Green Mountain Club, the Northwoods Stewardship Center, and the Vermont Department of Forests, Parks and Recreation were recognized for their work together to create the Kingdom Heritage Trail—a new 20-mile trail network leading to the summits of Bluff Mountain, Middle Mountain, and Gore Mountain in the Northeast Kingdom. Especially notable for their tireless contributions to this effort were Jean Haigh, past president of the Green Mountain Club, and Luke O’Brien, who worked for many years at the Northwoods Stewardship Center.



◀ **Outstanding Partnership in Housing**

Left to Right: VHCB Board Chair Neil Mickenberg and VHCB Executive Director Gus Seelig presenting the Outstanding Housing Partnership award to Elizabeth Bridgewater, Executive Director of the **Windham & Windsor Housing Trust**, Kate Lamphere, Director of the Adult Services Division at **Health Care & Rehabilitation Services**, and Josh Davis, Executive Director of **Groundworks Collaborative**.



◀ **Outstanding Partnership in Conservation**

The Green Mountain Club, the Northwoods Stewardship Center, and the Vermont Department of Forests, Parks and Recreation were recognized for their work together to create the Kingdom Heritage Trail. Photo: Luke O'Brien, left, and Jean Haigh, right, cutting the ribbon at the start of construction of the trail system in 2010. Over 20 summer field seasons, nearly 120 local teenagers and young adults from Island Pond and surrounding towns in the Northeast Kingdom worked to develop the Kingdom Heritage Trail.



Sally McCay 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  
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▲ Main Street, Hardwick, where Lamoille Housing Partnership and Housing Vermont rehabilitated 18 apartments this year.

▶ A group of Cathedral Square residents on an outing with the SASH program visited Hackett's Orchard in South Hero.



▶ In September, new VHCB AmeriCorps members took on a community service project, clearing invasive honeysuckle at the Waterbury Reservoir.

