

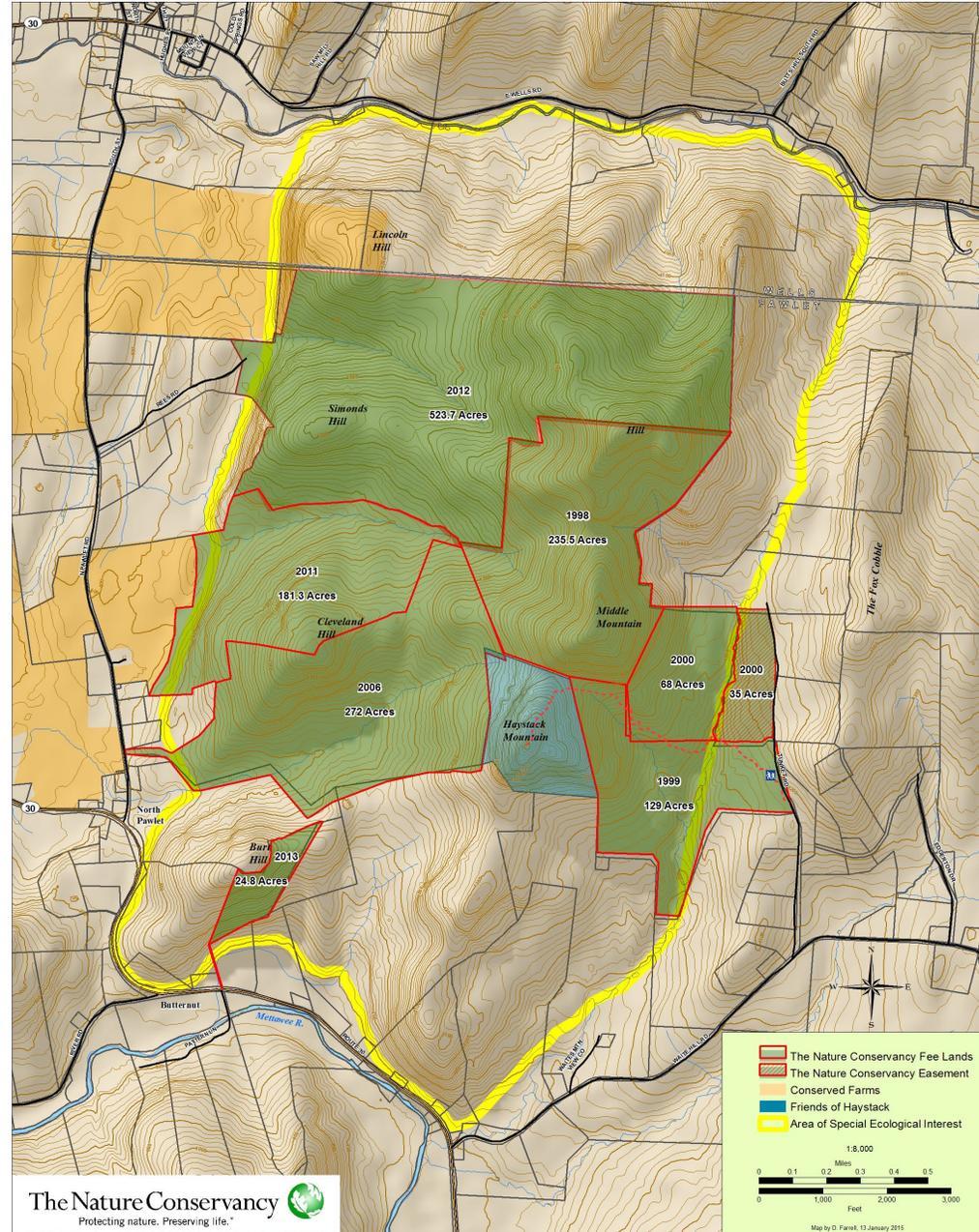
# Conserving North Pawlet Hills with VHCB, Pawlet, VT February, 2026



Photos: Jon Binhammer

## North Pawlet Hills Natural Area

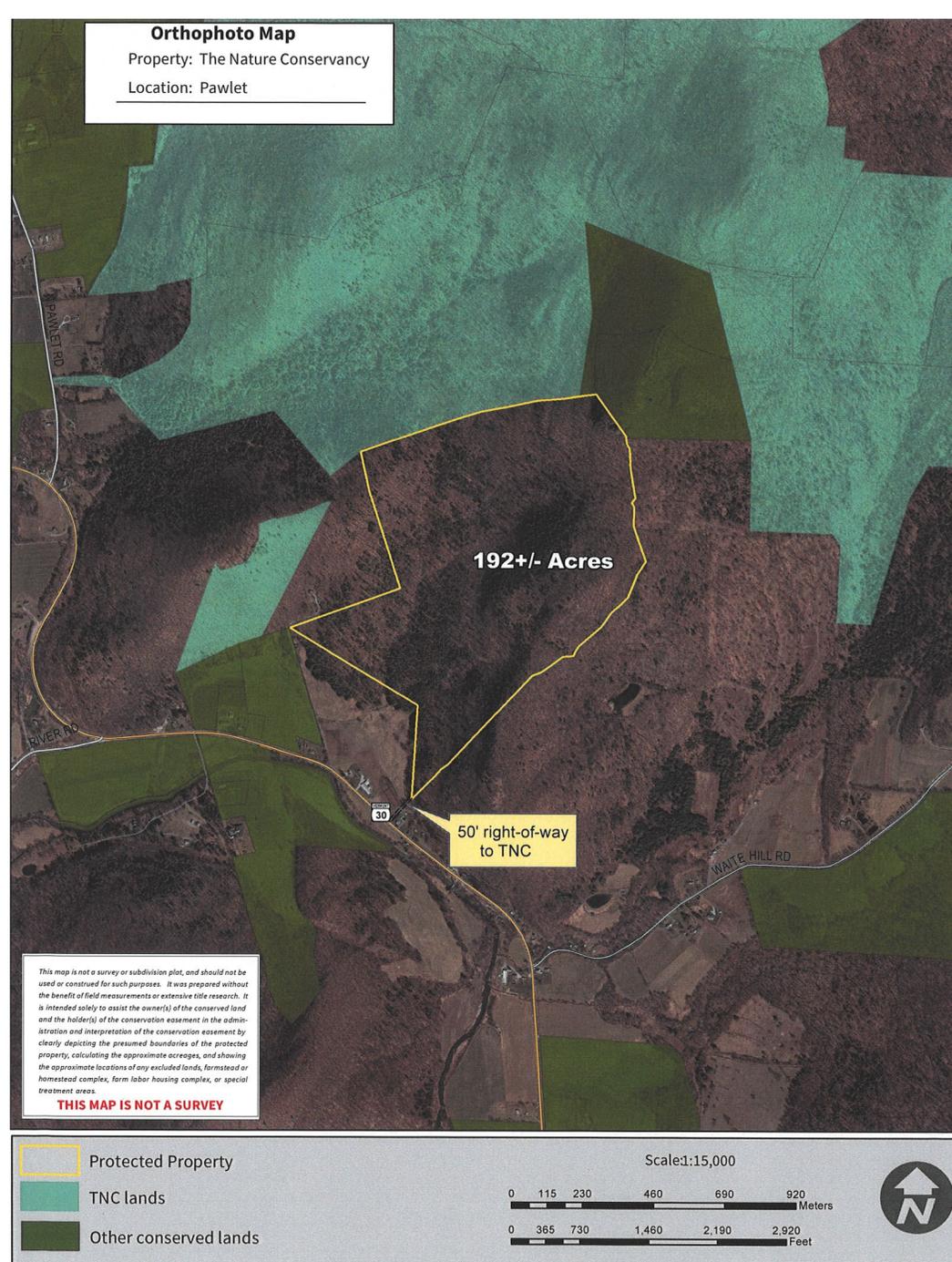
Since 1998, The Nature Conservancy, together with funding from the Vermont Housing and Conservation Board, has conserved 1,666 acres in 8 projects at North Pawlet Hills



Moore tract

192 acres

Partnership with Vermont Land Trust to conserve and add agricultural land to adjacent organic sweet potato farm



# View of Moore tract from Haystack Mtn



# Dry oak woodland



# Dry oak-hickory hophornbeam forest



Total Project Cost .... \$373,000

VHCB grant.... \$206,000

Other funds.... \$167,000

# Quarry Hill, Pownal





# Habitat for Humanity home

TNC and VHCB partnered to conserve critical wildlife habitat at Quarry Hill in Pownal while also donating a house lot to Habitat for Humanity; the home is shown here.

We are currently working on another VHCB “dual-goal” project at Quarry Hill that will conserve 45 acres and convey a 2 acre lot to Habitat for Humanity for the development of another affordable home.

# Reid Commons

---

- 33 affordable homes in St. Albans
- Transformation of a former brownfield into a new neighborhood
- Creation of 33 permanently affordable homes for older adults, age 55+
- Fossil fuel-free, energy efficient building



# The Site: Former Blighted Brownfield

---

- Fonda Container/Solo Cup Company contaminants from inks/dyes
- City invested over \$6M over 16 years (federal, state, local) in acquisition, demolition, cleanup
- Redevelopment of site
  - American Rail Dispatch Center - 2023
  - Reid Commons Affordable Housing - 2025
  - Workforce housing – construction start 2026
- Clean up and transformation – now a dynamic new neighborhood



# Independent Living designed to support aging in place

---

- Mix of one-two bedroom apartments with a range of rents
- Serving <30% AMI to 80% AMI
- Community room and gym for residents
- On Site SASH®(Support and Services at Home) care coordination
- On-Site Mental Health Clinician
- Housing Retention services to prevent homelessness
- 11 residents came from homeownership, 7 came from homelessness



# Fossil Fuel-Free Building

---

- Geothermal HVAC system – 8 wells 700' deep use the stable temperature of the earth to help heat or cool the building with water from underground wells flowing through electric heat pumps
- Robust building envelop – air sealing, insulation, triple-pane windows
- 26kW rooftop solar array helps offset electricity usage



# VHCB & Permanent Affordability

---

- 19 funding sources – federal, state, local, private
- VHCB – early funder, provided >30% of funding, leveraged over \$13M in other sources
- Permanent affordability - protecting public investment for generations



# Thank you!

---

We ask the Legislature to fund VHCB at its full statutory share of \$37.6M in FY27 supported by the Governor's budget.

Affordable housing with services helps people not just survive, but thrive. Thank you for your support!



---

CINDY REID

Director of Real Estate Development  
Cathedral Square

[reid@cathedralsquare.org](mailto:reid@cathedralsquare.org)

802-859-8805



# Cathedral Square

*Advancing Healthy Homes, Caring Communities  
& Positive Aging since 1977*



# Buffalo Mountain Town Forest Expansion

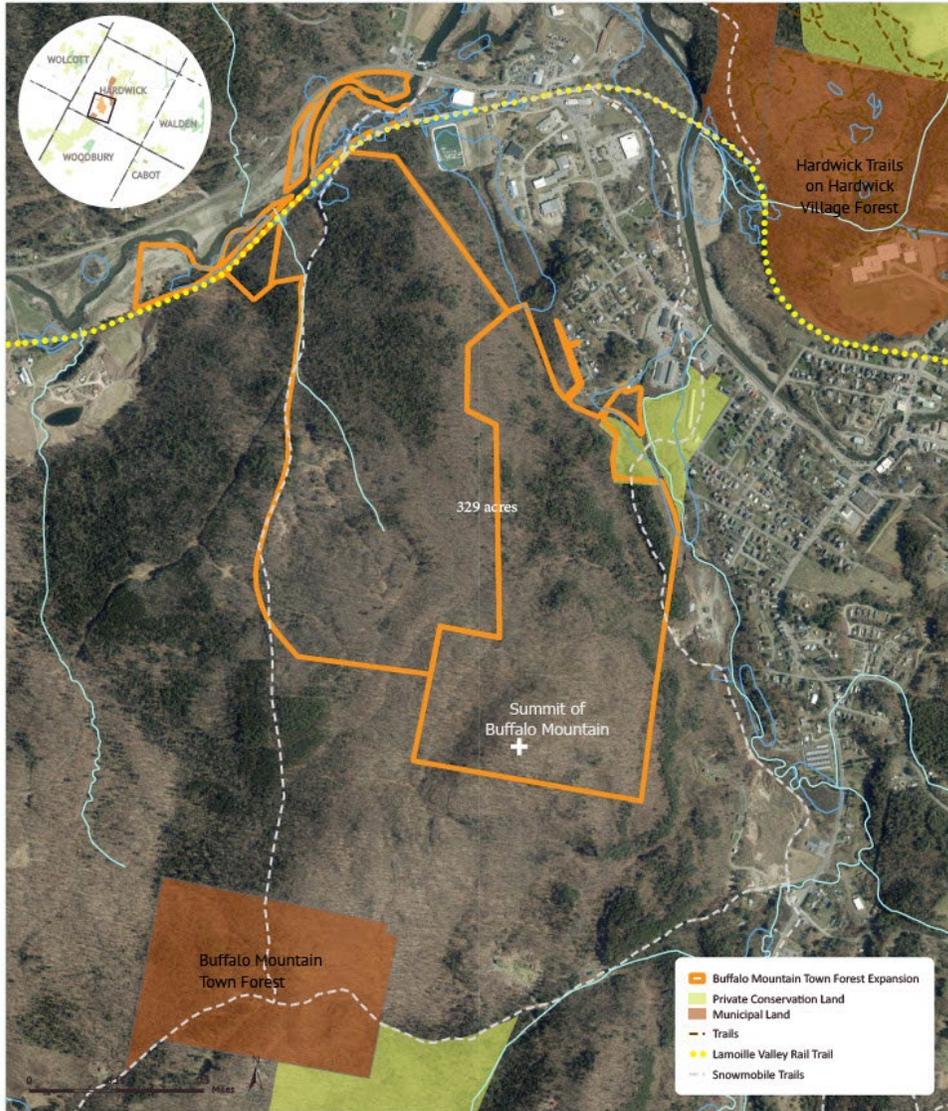
Trust for Public Land, Northern Rivers Land Trust, and Hardwick  
Conservation Commission

# Buffalo Mountain Town Forest Benefits

- **Social**
  - Community building
  - Outdoor classroom
  - Close-to-home access to recreation
- **Ecological**
  - Drinking water protection
  - Flood resiliency
  - Forest and habitat protection
- **Economic**
  - Timber or sugaring income
  - Recreation and tourism stimulate the local economy (outdoor rec in VT contributes \$2.1B or 4.8% of GDP)



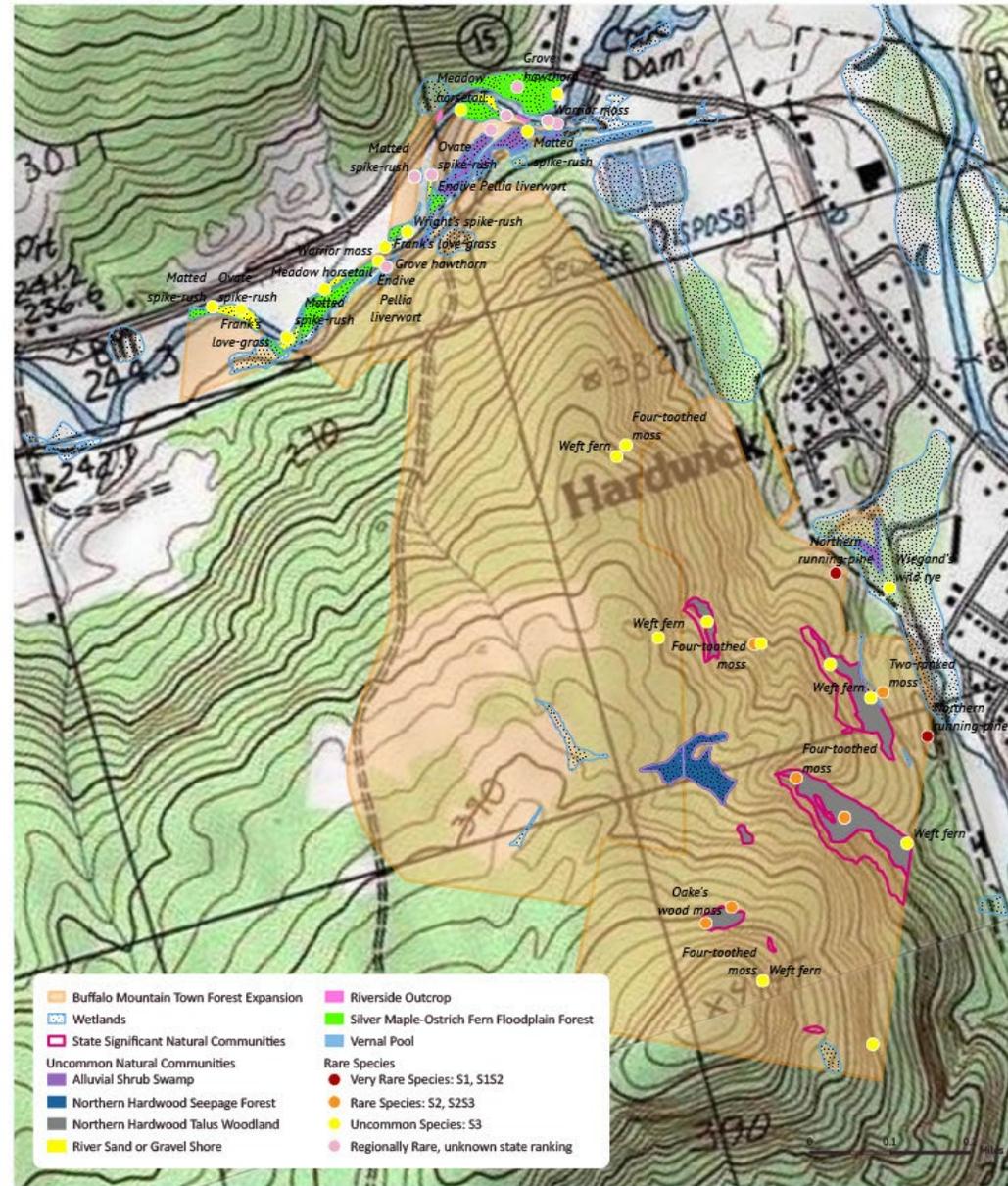
# Buffalo Mountain Maps



Expansion of Buffalo Mountain Town Forest

Hardwick, Vermont

July 30, 2025. Copyright © Trust for Public Land. Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)



Buffalo Mountain Town Forest Expansion Natural Features

Hardwick, Vermont

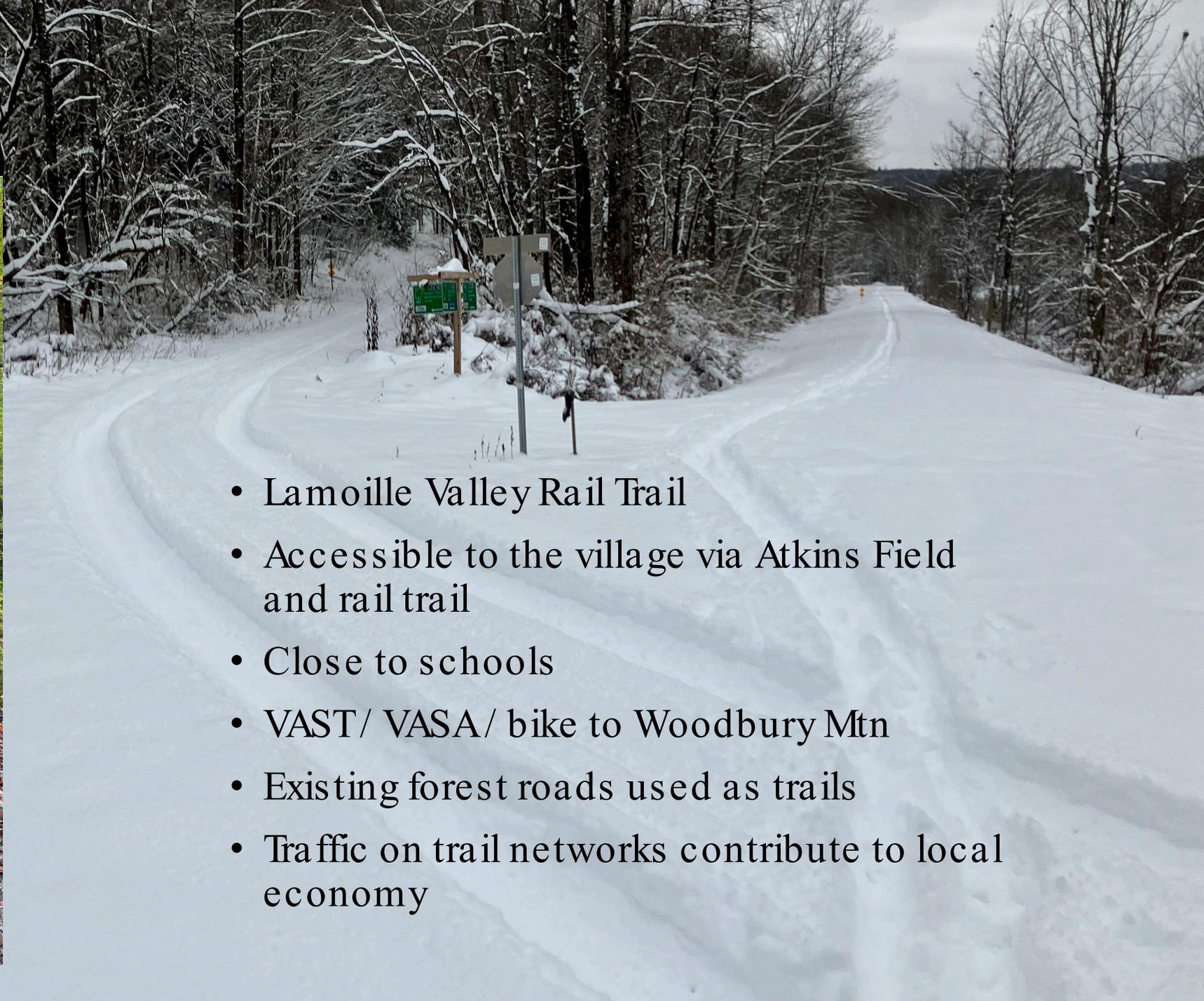
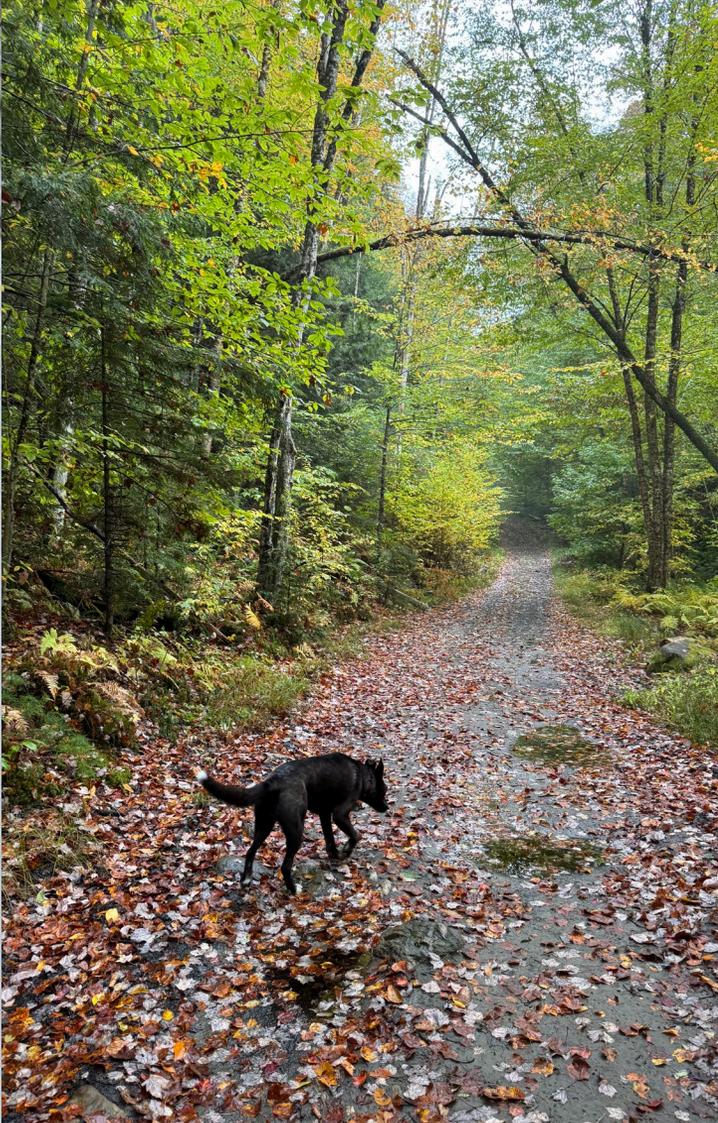
November 6, 2025. Copyright © Trust for Public Land. Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)



# Close to Home Recreation



# Connectivity



- Lamoille Valley Rail Trail
- Accessible to the village via Atkins Field and rail trail
- Close to schools
- VAST/ VASA/ bike to Woodbury Mtn
- Existing forest roads used as trails
- Traffic on trail networks contribute to local economy

# Water Quality

- Improved water quality
- Flood resilience
- 1.1 miles of frontage on Lamoille River



# Regional and Community Support

- Buffalo Mountain Market (Co-op)
- Center for an Agricultural Economy
- Hardwick Conservation Commission
- Hardwick Recreation Committee
- Hardwick Downtown Partnership
- Hazen Union School Board of Directors
- Green Mountain Technology and Career Center, Forestry Program
- Hardwick Trails Committee
- Kristen Leahy, Hardwick Zoning and Floodplain Administrator
- Vermont Association of Snow Travelers
- Kimball House Bed & Breakfast
- Riverside Cycles



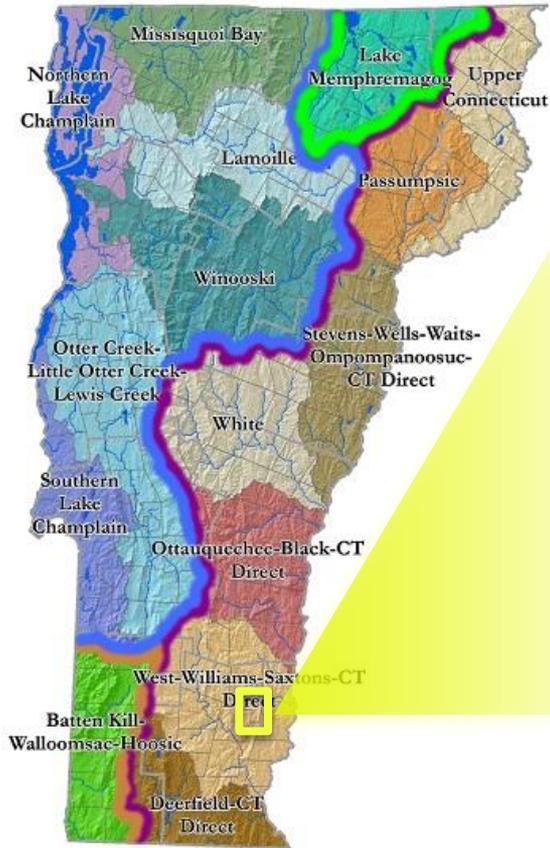
**Bull Creek Headwaters**

Athens and Townshend, VT

---

**BullCreekCommonLands**

341 acres of headwater forests and wetlands conserved with VHCB funding in November 2025



# Statewide Context and Impact

Bull Creek → Saxtons River → Connecticut River

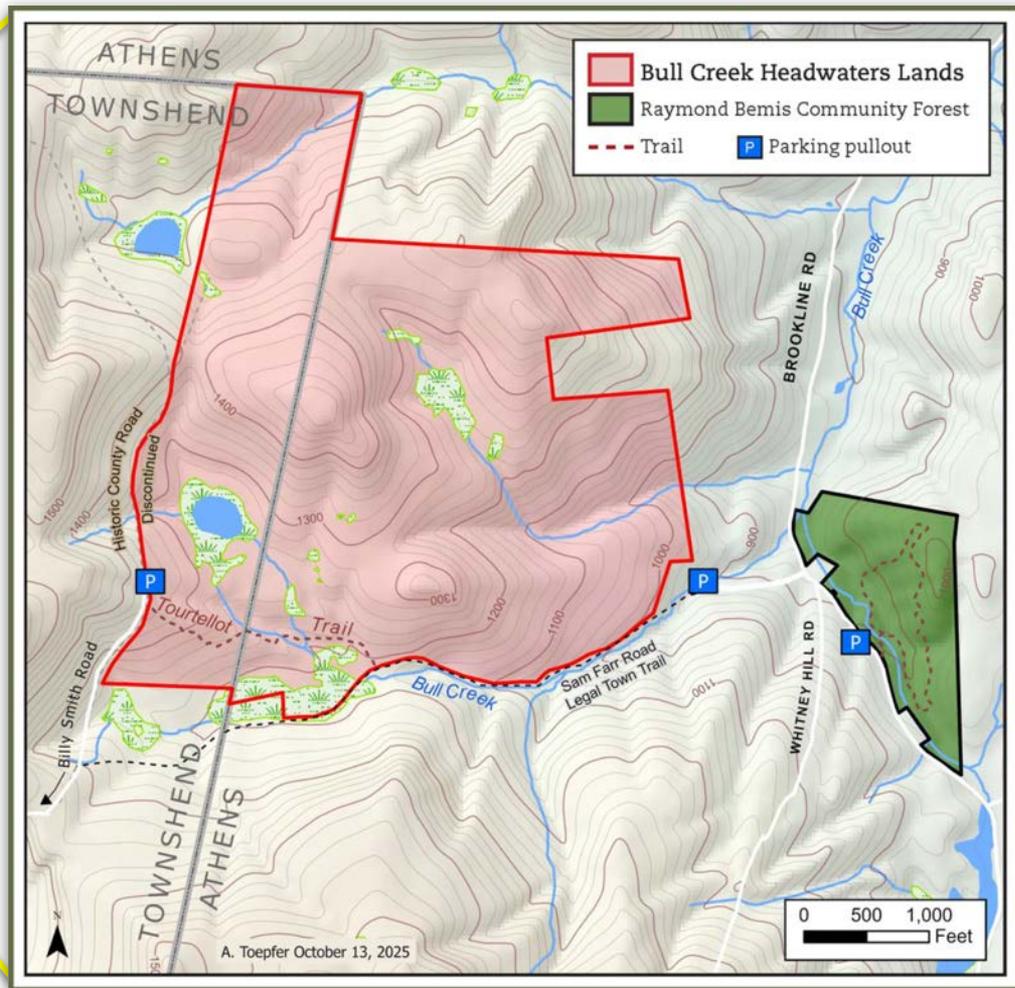
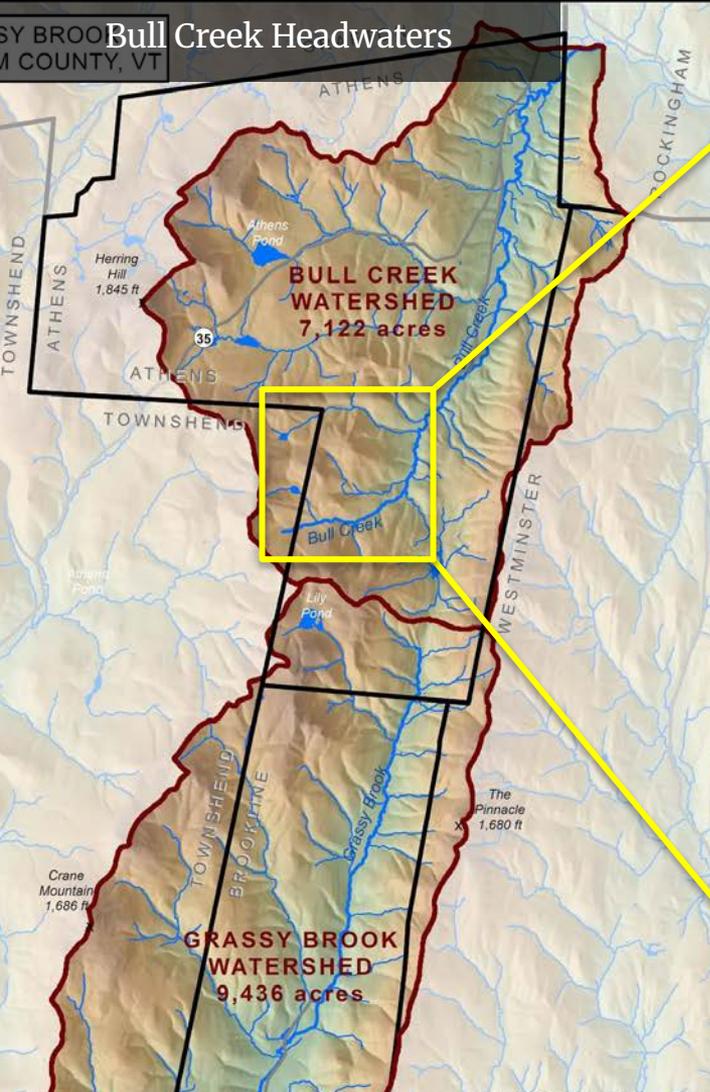
Southeastern Vermont is underrepresented in conserved land

TNC focal area “Southern Greens to Whites”

Vermont Conservation Design:

- Highest Priority Interior Forest Block
- Highest Priority Connectivity Block
- Highest Priority Surface Water and Riparian Areas
- Riparian Connectivity

State and federally listed Rare and Endangered Species





# Community Impact

Securing public access for everyone, for exploration, solitude, recreation, and hunting



*The Bull Creek Common Lands Board of Directors*



# Community Impact

Connecting old roads via a new, half-mile section of hiking trail

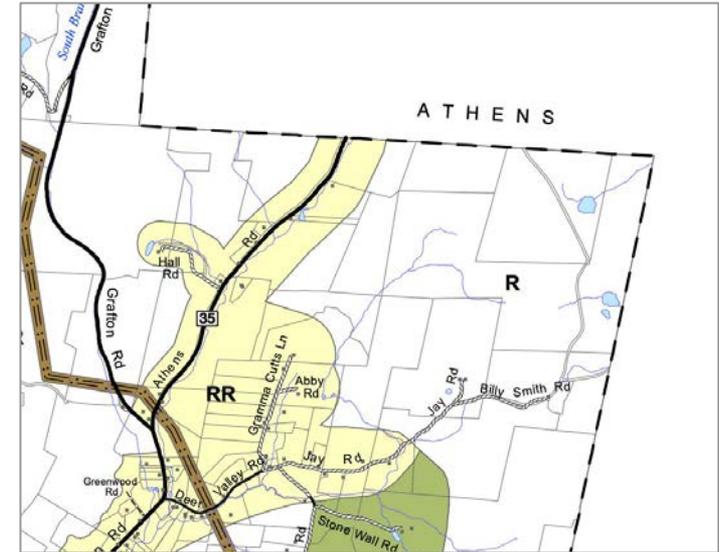


*All types of hikers on the old roads! (↑ Moose)*



# Community Impact

Aligning with town, regional, and statewide land use planning



*Averting a trophy house and forest fragmentation*



# Community Impact

Restoring soil, water, forests,  
and healthy ecosystems



*NRCS supported skid road restoration*



# Community Impact

Helping the land help us —  
Flood and climate resilience



*Wetlands and buffers that can hold and slow flood waters*



# Community Impact

Preserving historic landmarks and archeological sites



*Remnants of the Tourtellot family homesteads*



# Community Impact

Protecting the intrinsic value of wild spaces so interconnected life can flourish



*Rose pogonias* blooming in a small fen

# Community Voices

*“The scenic beauty, the clean water, undeveloped areas. I am concerned that areas may become developed or too many people will try to visit at the same time.”*

*“Beauty. Serenity. I have been blessed in my lifetime to see the return of bald eagles to Vermont, a sight I never saw as a child. All the animals bring us so much pleasure and entertainment.”*

*“I’d like to see large forested undeveloped land with opportunity for people to enjoy but making sure that we don’t disturb habitat.”*

*“Fresh, clean air, beauty and peace within its given space ~ a sanctuary to reflect, help restore the mind and body and to appreciate the natural world and what supports ~ all of us!”*

*“There is a lot of “micro” as well as “macro” to enjoy in any landscape. One can see and experience a lot in this kind of area without traveling far. I worry about 4-wheelers and illegal hunting in the area.”*

*“Native forest supporting wildlife, community and economy. Working woodland can contribute more than land excluded from active management.”*



What do you love about your neck of the woods? How do you enjoy the outdoors? What do you value about the landscape? What questions do you have? Please use additional paper as you need.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email address: \_\_\_\_\_

Please number: \_\_\_\_\_

Please add me to the mailing list and email list for news and updates

Please contact me to discuss my reply

It's OK to share my response anonymously

Return card to:  
Bull Creek Common Lands, 60 Herring Hill Rd.,  
Athens, VT 05143

**We want to hear from you**

Bull Creek Common Lands is a local, all volunteer, nonprofit land trust that serves your community. Since our founding three years ago, we have created the Athens Community Forest and are working to conserve a large area of the headwaters of the Bull Creek in Athens and Townshend.

We want to better understand what is important to you, our neighbors, as we get more requests to protect land. What do you value about the landscape? How do you enjoy the outdoors? How can we best support those things? Additionally, if you have any questions about land conservation, we would love to have a conversation.

Two ways to share your thoughts:

1. Fill out our online survey by going to our website or scanning the QR code below

2. The old-fashioned way—write your thoughts on the card and return in an envelope

Thank you! We appreciate your time and input,  
— The folks at Bull Creek Common Lands

Local Postal Customer

 SCAN TO TAKE SURVEY

**BullCreekCommonLands**

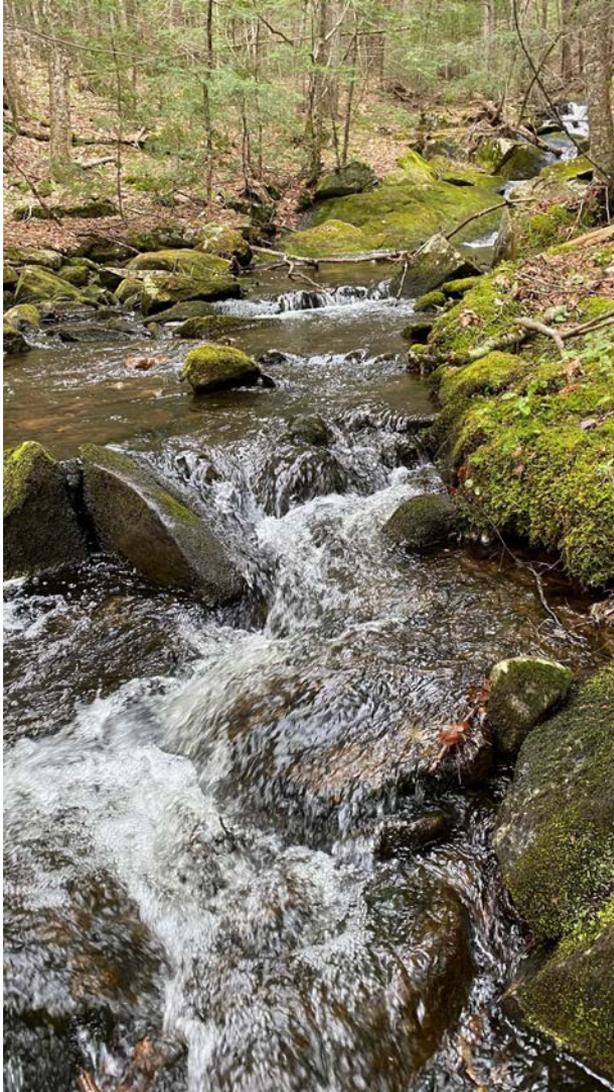
Website: [BullCreekCommonLands.org](http://BullCreekCommonLands.org) - Email: [Hello@BullCreekCommonLands.org](mailto:Hello@BullCreekCommonLands.org)

Photo: The Bull Creek headwaters pond in Townshend, VT

♻️ Printed on recycled paper and paid for by a generous anonymous donor

PRINTED BY  
KUMON  
U.S. POSTAGE  
PAID  
50586-0001

# Bull Creek Headwaters



Thank you!