



House General & Housing Committee

January 13, 2026



Kathy Beyer

SVP Real Estate Development

evernorth

Investing in communities. Building possibilities.

Evernorth is a mission-driven nonprofit community development organization with a 36-year history that provides the northern New England states with Low Income Housing Tax Credit (LIHTC) syndication, real estate development services, affordable housing loan products, and New Markets Tax Credits to advance projects and policies that create more inclusive places to live.



\$1.6 billion
Raised and invested



47
Investment funds



17,481
Homes created & preserved



514
Developments

Central & Main | Windsor



Housing Programs that Work

Vermont Housing & Conservation Board

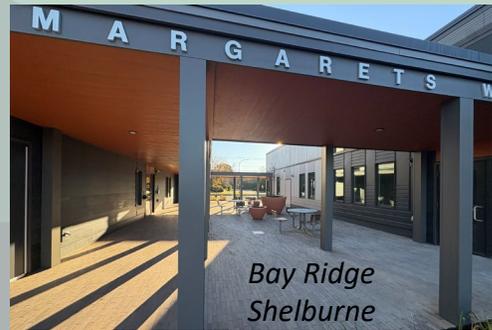
Vermont Housing Finance Agency

Department of Housing & Community
Development

Vermont's Affordable Housing Tax Credit
Program

Vermont Housing Improvement Program

These programs create, preserve, and support
access to affordable housing



Bay Ridge
Shelburne



Granite City (Ward 5 School) | Barre



Fox Run | Berlin

Bay Ridge | Shelburne



Marble Village | West Rutland



Fox Run | Berlin



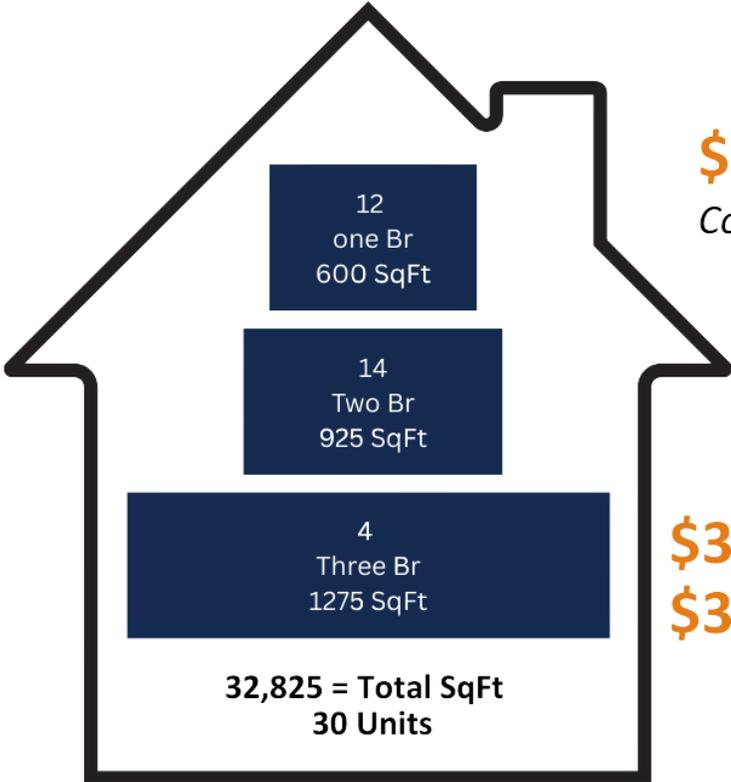
10th Cavalry | Colchester



Central & Main | Windsor

In 2025, together with our partners, we opened the doors to 212 new homes for residents across Vermont.

Permanently Affordable Family Housing vs. Typical Market Rate



\$11,800,000
Construction Contract

\$359/SqFt
\$393,333/Unit



\$8,622,900
Construction Contract

\$402/SqFt
\$287,430/Unit