



Strengthening Northeast Kingdom Communities, One Home at a Time



2021 Annual Report



A Note from our Executive Director & Board of Directors

For over 25 years we have joined with our partners at NeighborWorks organizations across the country to celebrate national NeighborWorks Week. This effort highlights the involvement of so many to collectively advance the work of strengthening communities. In 2021, our celebration of Neighborworks Week was filled with safe celebrations from outdoor movie nights to a cornhole tournament. Even after that joyous week, our work throughout the year epitomized the theme of NeighborWorks Week, "Building Strong Communities Together - Every Day!"

In 2021 - as RuralEdge worked to build and expand communities, caring for the most vulnerable among us - we doubled down on our efforts. During this time, when isolation was a recurrent threat, we chose to unite with others - service agencies, community members, local governments, and our residents - to rise to the challenge and boldly work to strengthen our Northeast Kingdom Communities, one home at a time. The success of our efforts was made possible through numerous partnerships. To all of those who have worked with us and helped us to improve housing situations at this time of dire need, we thank you.

This report demonstrates just some of the successes that we, collectively, have achieved over the past year. We have seen impressive growth with our portfolio of perpetually affordable rental housing units increasing by about 20% in just one year. Our completed projects contributed over \$26 Million to the local economy, but our greatest impact is on the people in our community. As the need for housing increases, the necessity of our housing resources also increases.

Our Property Management team works hard to keep our residents safe and stable in their housing. We currently house 1,019 people in 615 households, including 300 individuals living with a handicap or disability, 304 over the age of 61, and 249 children. 59% of those households earn less than 30% of area median income. Nearly 50 of the families we housed in 2021 came directly from homelessness. We work tirelessly with social service agencies to make sure the wrap-around services our residents need are met.

At the same time, our Support and Services at Home (SASH) Program remains strong and expanding, with over 500 individuals benefitting from the service coordination and preventive nursing care SASH provides. Our food security services remain strong, with over 10,000 meals delivered through the Vermont Everyone Eats Program, resulting in over \$100,000 of income to local restaurants and over 365 individuals benefitting from the program.

Lastly, our Homeownership Center launched a new Housing Stabilization program to assist current renters and homeowners who have fallen behind on their rent, mortgage, and utility bills due to circumstances around COVID-19. In just six months, 31 households have avoided eviction or foreclosure because of the funding and ongoing supports this program provides.

Thanks to the collaboration of so many partners and funders, 2021 has truly been a year where RuralEdge has lived up to its mission of strengthening NEK communities, one home at a time.

2021 Board of Directors

President

Tim O'Neill

Denis, Ricker & Brown

Vice-President

Louise Bonvechio

Community National Bank

Secretary

Patricia Sears

NEKTI Consulting

Treasurer

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Century 21 Farm & Forest

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Vermont State Representative

Loraine Janowski

Resident Representative

Kimico Perry

Community National Bank

Rev. Dr. Jeffrey Potter

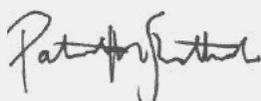
St. Johnsbury Center Church

Rep. Vicki Strong

Vermont State Representative

Wanda Sears

Resident Representative



Patrick Shattuck
Executive Director



Tim O'Neill
Board Chair



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BUILDING STRONG COMMUNITIES TOGETHER EVERY DAY

NeighborWorks Week
June 5 - 12, 2021




Scenic View

In Partnership with the Town of Westfield to Create New Housing

Units Rehabbed: 11

Development Cost: \$320,000

Funders:

- NeighborWorks America
- RuralEdge Homeownership Center

General Contractor:

Northern Ridgeline Builders

Architect:

Scott + Partners

Completed: December 2021



"The Scenic View project has created some housing units that are helping to alleviate a housing shortage in our local area. RuralEdge went above and beyond to make sure that all interested parties were well informed as the project was being planned. Neighbors' concerns were fully addressed. **RuralEdge is a welcome business to the Village of Westfield.**"

-Jacques Couture

Town of Westfield Select Board Chair

In December, the first residents of Scenic View Apartments began moving into their new homes. After discussing options for Scenic View, the Town of Westfield's Select Board and Planning Commission, in partnership with Northeastern Vermont Development Association (NVDA), funded a Town Housing Survey to provide the residents of Westfield an opportunity to share thoughts and desires for addressing the Town's housing needs. These results served as a basis for the Town's conversation with RuralEdge regarding Scenic View, which led to the mutual decision to create 11 units of housing for those 55 years old and up with on-site services provided by SASH.



Scenic View Community Room



New studio apartment kitchen at Scenic View

RuralEdge substantially improved each of the eleven units, reconfiguring the layout of each by constructing new walls, replacing windows, flooring and decks, and adding all-new toilets, sinks, windows, electrical panels, kitchens, and appliances. These apartments now serve seniors in a region that, being removed from the population centers of the Northeast Kingdom, suffers a scarcity of suitable housing, and offers thoroughly up-to-date, safe and attractive homes to each of their residents. Combined with the lovely vista of Farman and Black Hills in the distance, which gives the apartments their name, Scenic View represents another high-quality addition to the RuralEdge portfolio of housing options for the people and communities we serve.



Brightlook Apartments

Working with Seller
to Preserve Affordability

“I am glad that RuralEdge is dedicated to historic preservation. **I am thankful that our community will remain intact.**”

-Mary McLeod
Brightlook Resident

Units : 18

Development Cost: \$1.8 Million

Funders:

- Vermont Housing and Conservation Board
- Vermont Community Loan Fund

Acquired: October 2021

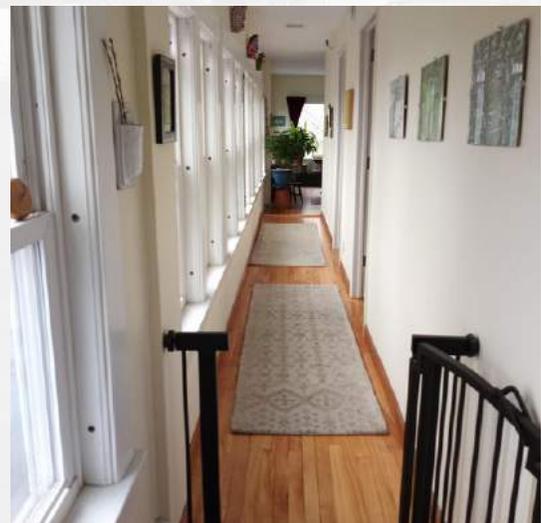
In late October 2021, RuralEdge acquired the Brightlook Apartments "on the hill" in St. Johnsbury. Originally constructed in 1907, the building served as a hospital until the current Northeastern Vermont Regional Hospital (NVRH) was built in 1972. Since that time, the building has continued to serve the health and wellbeing of the community as naturally occurring affordable housing, meaning rents were kept low without any government subsidy. The affordability of these units was put at risk when the property was listed for sale in the spring of 2021.

The residents of this property are primarily seniors, over half of whom are in their eighties, and many have resided at Brightlook for decades. Rents had remained at fixed low rates and few formal leases existed, meaning a new owner could have raised rates immediately, placing all residents at risk of displacement. Fortunately, the property owner shared our concerns and was willing to talk to RuralEdge.

As a result, RuralEdge purchased the property, ensuring that 15 of the 18 units will remain affordable in perpetuity. Within several years, there will be a substantial rehabilitation to update and improve the existing units, as well as opportunities to add units to the site.



Penthouse Unit on the Third Floor



Fourth Floor Brightlook Unit

New Avenue

A Public-Private Partnership in the Heart of St. Johnsbury

Units: 40

Development Cost: \$15 Million

Funders:

Vermont Housing Finance Agency
State of Vermont
Downtown Tax Credit Allocation
Vermont Housing & Conservation Board
Vermont Community Development Program
Community Development Block Grant
Efficiency Vermont
Green Mountain Power
Northeast Vermont Development Association
Federal Home Loan Bank
Affordable Housing Program
Preservation Trust of Vermont
Vermont Community Fund

Partners:

Evernorth
Community Housing Capital Vermont
Citizens Bank
New Depot Square Commercial Properties

General Contractor: Bread Loaf Corporation

Architect: Duncan Wisniewski Architecture

Completion: December 2021



Studio Apartment Kitchen



Railroad Street Apartment View

The end of 2021 marked the completion of one of the largest and most prominent projects that RuralEdge has ever undertaken: the redevelopment of the New Avenue Hotel.

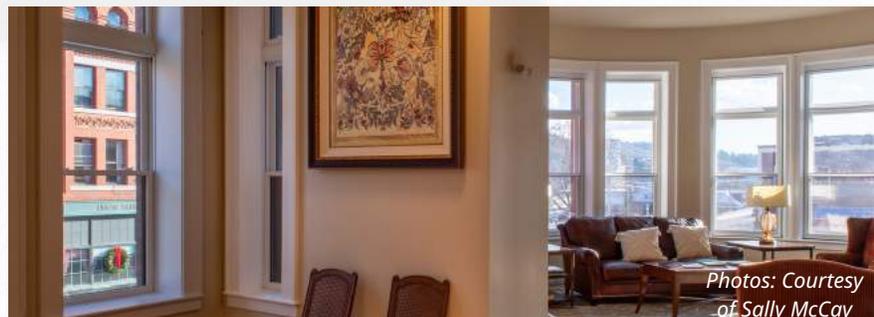
The redevelopment successfully preserved and stabilized the historic exterior, as well as many interior historic features. At the same time, the project created 40 safe and affordable units. The spacious rooms of the turret are further utilized as elegant community rooms, a property management office, and a kitchen available to all residents.

Units became available for occupancy at the beginning of December, with ten of the units filled in partnership with Northeast Kingdom Community Action (NEKCA) through the Coordinated Entry program. Housing vouchers ensure that the remaining apartments will go to residents in need. In this way, New Avenue's past and future status as a focal point of the community is set in stone.

"The reopening of New Avenue has had far-ranging positive benefits for the entire St. Johnsbury community. In 2021, we saw more new businesses open in St. Johnsbury than at any time in recent memory. Many of these new business owners specifically cited optimism about the revitalization of this historic property as the reason they chose to invest in St. Johnsbury at this time."
-Gillian Sewake, Director
St. Johnsbury Chamber of Commerce



Third Floor Community Room



Second Floor Community Room

Photos: Courtesy of Sally McCay



Grand Opening

December 8, 2021

RuralEdge, Evernorth, and New Depot Square Commerical, LLC, joined in a virtual grand opening celebration with nearly 200 attendees on ZOOM. RuralEdge staff were on site during the event to have some of the first residents (right) cut the ribbon to officially open New Avenue!



The Cherry Street Hotel

In Partnership with Service Providers to Bring Permanent Housing to Clients

Units: 9

Development Cost: \$2.6 Million

Funders:

Vermont Housing & Conservation Board
NeighborWorks America
Efficiency Vermont
Green Mountain Power
Preservation Trust of Vermont

General Contractor: Kingdom Construction

Architect: Scott + Partners

Anticipated Completion: April 2022

"RuralEdge provides a service to our community that is essential to support people facing housing insecurities. Housing projects that RuralEdge takes on directly support our community members living in hotels, tents, and vehicles. Not only do they bring housing projects online, but they maintain support for our clients by staying part of the team to help people become successful renters. Housing with RuralEdge means someone has access to safe, affordable, and supportive housing. **We cannot fulfill our mission without the work and partnership of RuralEdge.**"
-Becca Lewis, South Director
Northeast Kingdom Community Action



The former Caledonia County Jail in St. Johnsbury, known as "The Cherry Street Hotel", is currently being turned into nine units of affordable housing. Working closely with the Preservation Trust of Vermont, RuralEdge has redesigned the historic jail building and warden's house to construct these units while retaining the property's distinctive historical elements, including original brickwork and windows, as well as an historical jail cell in its entirety - complete with barred door, folding steel bunks, and a combination sink and toilet.

In harmony with the historic preservation, the new units feature up-to-date amenities designed to maximize comfort and energy efficiency, including air-source heat pumps, vinyl plank and marmoleum flooring, laundry facilities and an on-site office for service providers.

The project is slated to be completed by April 2022, with the units filled through the Coordinated Entry program, with services from NEKCA, shortly thereafter. The occupation of this historic property will mark another successful step towards providing excellent housing to the underserved citizens of Caledonia County.



Historic Jail Cell Preserved



One of the new, nearly complete units



Henderson House at Burkeland Lane

Burkeland Lane is a multi-generational housing development that includes a nine-unit senior residence at the base of a hillside, with six family units across three duplexes at the top of the hill.

Acquired by RuralEdge in December of 2021, in partnership with Evernorth, the property is beginning to show its age, having last been updated in the 1980s. As a result, RuralEdge and Evernorth will undertake a project to redevelop the property beginning in the spring of 2022. This process will thoroughly update all of the existing units and community spaces, while adding a further eight units in a newly-constructed building clustered with the duplexes at the top of the hill.

Construction will take place in two stages, with work on the new building and the duplexes happening before the renovation of the senior residence. This will allow tenants required to relocate by the project to be temporarily housed in the new units as work continues on the other units.

When completed, both new and rehabilitated units will meet the standard of all newly constructed housing operated by RuralEdge, furthering our goal of bringing high-quality, sustainably-leased housing to families throughout the Northeast Kingdom.



One of the duplexes at Burkeland Lane with the West Burke United Methodist Church in the background

Burkeland Lane

A Partnership for Future Generations

Units Under Construction & Rehab: 23

Construction Cost: \$5.5 Million

Funders:

- USDA Rural Development
- Vermont Housing Finance Agency
- Vermont Housing & Conservation Board
- Vermont Community Development Program
- Town of Burke
- Efficiency Vermont
- Green Mountain Power
- Federal Home Loan Bank
- Affordable Housing Program
- Preservation Trust of Vermont
- Vermont Community Fund

Partners:

- Evernorth
- Community National Bank

General Contractor: Spates Construction

Architect: S2 Architecture

Construction Anticipated: April, 2022

"RuralEdge's acquisition of this property and their plans for rehabilitation and expansion gives us the confidence that it will be managed and cared for in the same spirit that the original owner, Doug Henderson, had provided for the property. It brings much needed affordable housing for families, individuals, and the elderly population in Burke. The Town of Burke appreciates that RuralEdge is committed to providing support, and programs for these same families and elderly tenants."

**-Mike Harris, Town Administrator
Town of Burke**

Housing Stabilization

Assisting Renters & Homeowners through the COVID-19 Pandemic



The COVID-19 Pandemic has affected the financial stability of many households to the point where their housing may be in jeopardy. Even with the economy recovering, the initial shutdown put households in a hole that they seemingly could not get out of. With funding from Neighborworks and the State of Vermont, RuralEdge was able to launch a Housing Stabilization Program to address this need and set up renters and homeowners for long-term success.

A Housing Retention Counselor was hired to meet with households in need of assistance to look at their current financial situation and offer financial support through state programming, such as the Vermont Emergency Rental Assistance Program (VERAP) or the Homeowner Assistance Program (HAP). RuralEdge also has its own housing stabilization funds to assist households who do not qualify for these other programs. Strengthening Northeast Kingdom Communities, one home at a time, means not only getting people housed, but keeping them housed.



Before Home Repair Project in 2021



After Home Repair Project in 2021

Homeownership Center 2021 Impact

127

People attended our Homebuyer Education Workshop, resulting in **52** home purchases totaling **\$6,512,597**.

58

Homes had necessary health and safety repairs made through our Home Repair Program since beginning of 2020.

31

Homeowners and Renters avoided possible eviction or foreclosure through our Housing Stabilization Program.

36

Units of Housing Created through the Re-Housing Recovery Programs. This program will continue in 2022 as the Vermont Housing Improvement Program (VHIP).

Keeping Residents Safe & Healthy in their Homes

While the COVID-19 Pandemic has continued to limit our ability to offer large-scale wellness classes, our SASH team works hard every day to check in with our over **500 participants**, stay current on assessments and health services, as well as providing year-round food security services to keep participants safe and healthy in their homes. Here are some of the highlights from 2021.



Thanks to a grant from the Neil and Louise Tillotson Fund of the New Hampshire Charitable Foundation, we were able to expand our SASH services to Canaan and are well on our way to providing services to 35 people in that community.

Food security remains a top priority for our SASH staff. We provide commodities and Veggie Van Go services each month to ensure all residents have sufficient, healthy food, which improves their overall health.



SASH Coordinator Kim Russell & other SASH staff packaging fresh vegetables through Veggie Van Go to deliver to participants



Homeownership Specialist Victoria Malick receives her COVID-19 vaccination

In response to the COVID-19 Pandemic, we partnered with Walgreens to offer vaccines to residents and staff in many of our HUD properties across our housing portfolio.

"I have been a SASH Coordinator now for almost eight years and find it to be the most gratifying job I have done. I love being able to put a smile on my participants faces when I can help make their lives a little bit easier. I look forward to going to work each day and seeing my participants as they often feel like my extended family."

-Danielle Greenwood
Senior SASH Coordinator



RuralEdge

Statement of Activities

	2020	2019 Restated
Revenues		
Rents	4,210,267	3,971,893
Property Management Income	313,980	327,533
Support Services at Home ("SASH")	547,235	521,920
Contribution & Grant Income	2,904,913	537,815
Forgiveness of Debt	305,880	174,854
Homeownership Fees	56,113	72,744
Interest	47,090	67,911
Other	341,542	177,913
Development Fees	243,300	144,750
Total Revenue	8,970,320	5,997,333
Expenses		
Property Management	5,586,642	5,309,677
Support Services at Home ("SASH")	465,635	426,508
Management and General	972,744	889,116
Homeownership	472,008	305,092
Development	501,265	221,227
Community Building and Engagement	91,154	57,145
Total Expenses	8,089,448	7,208,765
Changes in Net Assets	880,872	(1,211,432)
Capital Contributions	1,907,189	625,000
Net Assets Beginning of Year	12,477,135	13,063,567
Net Assets at the End of Year	15,265,196	12,477,135



Emily Savary from St. Johnsbur Academy helps our SASH Staff with Veggie Van Go deliveries



In January, we partnered with our tenant, Central Cafe, to provide meals to residents through the Everyone Eats Program



In August, RuralEdge partnered with the St. J HUB to host a "Neighbor-Up" community building night at Mountain View



RuralEdge and Evernorth staff hosted a community meeting during the summer to discuss the future construction at the property and to answer questions

Statement of Financial Position

	2020	2019 Restated
Current Assets		
Cash - Unrestricted	1,523,917	745,014
Cash - Restricted	3,771,290	3,049,420
Tenant Security Deposits	144,774	135,867
Accounts Receivable	123,822	109,565
Prepaid Expenses & Other Current Assets	174,990	178,655
Total Current Assets	5,738,793	4,218,521
Property and Equipment		
Land and Improvements	4,322,308	3,847,128
Buildings and Improvements	42,013,097	41,166,637
Furniture & Equipment	1,084,517	1,196,217
Construction in Progress	2,275,661	937,061
	49,695,583	47,147,043
Less Accumulated Depreciation	(13,759,024)	(12,809,374)
Total Property and Equipment	35,936,559	34,337,669
Other Assets		
Related Party Loans & Deferred Interest Receivable	1,004,128	1,148,815
Loans Receivable, Net	315,489	514,255
Investments in Partnerships	78,133	78,133
Other Miscellaneous Assets	70,157	83,600
Total Assets	43,143,259	39,192,842
Liabilities and Net Assets		
Line of Credit	185,135	260,038
Accounts Payable & Accrued Expenses	839,209	1,190,289
Tenant Security Deposits	144,774	135,867
Current Portion of Long Term Debt	288,080	728,796
Total Current Liabilities	1,457,198	2,314,990
Long Term Debt, Less Current Portion	25,887,420	25,070,877
Deferred Interest	533,445	517,991
Total Liabilities	27,878,063	27,903,858
Net Assets		
Without Donor Restrictions	9,222,838	6,509,777
With Donor Restrictions	6,042,358	5,967,358
Total Net Assets	15,265,196	12,477,135
Total Liabilities and Net Assets	43,143,259	40,380,993

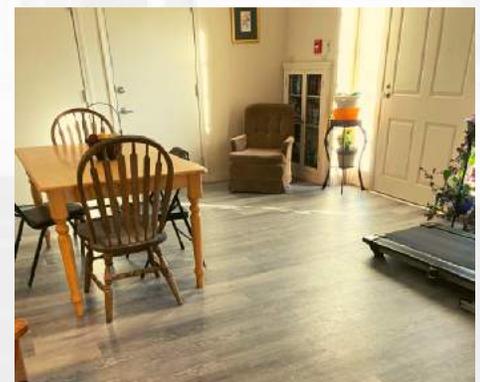
\$26 Million in completed development efforts in 2021, with much of the construction and rehabilitation work done through local contractors and subcontractors, contributing to the local workforce and economic health of the Northeast Kingdom.



Furniture was added and the community room at The Meadows in Irasburg was renovated.



Maintenance Technicians Larry Chase (left) and Terry Pray (right) hard at work adding ventilation fans to a property in Newport that we master lease to Northeast Kingdom Human Services (NKHS).



New flooring in the community room at Gilman Senior Housing.

Community Building & Engagement

Strengthening our Housing Communities Every Day



Staff prepare Easter Baskets for all of the children in our housing portfolio

In April 2021, thanks to a grant from NEK Community Composting, we were able to provide over 200 Easter baskets for all of the children in our housing. Staff went out on Sunday morning to deliver special treats purchased through the generosity of our local vendor wanting to give back to the community.

In August, thanks to a grant from NeighborWorks America, community leaders from Mountain View in St. Johnsbury hosted a Block Party. The idea for the block party came out of their participation in the Neighborworks Community Leadership Institute. With assistance from staff, a safe and fun event was held with over 50 people in attendance.



Mary Brown (right) poses with Denise Ferrin from Deez DJ at the 2021 Mountain View Block Party



Lakebridge Community Garden after October expansion

In October 2021, thanks to a grant from AARP that we received through the Vermont Community Gardens Network (VCGN), we were able to triple the size of our community garden at Lakebridge in Newport. We also partnered with NEKCA's Parent Child Center next door to offer some of the beds to teach children how to grow their own food.

Also in October 2021, residents of Olivia Place continued the tradition of hosting a Pumpkin Walk. Residents and staff carved 50 pumpkins that were lit on Halloween in memory of our friend, Olivia Beleau.



Olivia Place residents spelled out "Olivia Place" in carved pumpkins for the annual Pumpkin Walk

Strengthening Local Businesses

As part of our mission to strengthen Northeast Kingdom communities, one home at a time, RuralEdge, strives to support Northeast Kingdom businesses and make sure our investments remain local and contribute to the economy. Here are some of the businesses we worked with in 2021:

802 ENERGY SERVICES, LLC
961 CENTER STREET LLC
ABLE AMERICAN
ACCESSIBILITY SYSTEMS INC.
ALARMCO, INC.
ALL WAYS ANSWERING SERVICE
AMERICAN COMMERCIAL EQ & SPLYS
AMTRUST NORTH AMERICA
APPALACHIAN SUPPLY INC
APPLIANCE LEASING CORP
APPLIED BUSINESS SOFTWARE
ARC MECHANICAL CONTRACORS INC.
ARNOLD & SCANGAS ARCHITECTS INC.
AT&T MOBILITY
ATC GROUP SERVICES LLC
AUBUCHON HARDWARE
AVERY APPRAISAL SOLUTION
B&B SEPTIC
BCN TELECOM, INC.
BEARDED BUBS LLC
BEARDED BUILDERS
BEGIN REALTY ASSOCIATES
BERRY DUNN
BLACK RIVER DESIGN ARCHITECTS, PLC
BLAKE JENKINS PAINTING INC.
BOSTON FINANCIAL INVESTMENT MANAGEMENT
BOURNE'S ENERGY
BROWN'S DRIVEWAY PAVING & SEALING INC.
BUSINESSCARD SERVICES
CARPET CONNECTION INC.
CASELLA WASTE SYSTEMS, INC.
CED-TWIN STATE ELECTRIC SUPPLY
CFW ELECTRIC LLC
CHAMPLAIN VALLEY APPRAISAL SERVICES, PPLC
CHARTER COMMUNICATIONS
CK LAWN CARE
COHNREZNICK LLC
COMCAST
COMMUNITY NATIONAL BANK
CONSOLIDATED COMMUNICATIONS
CONTROL TECHNOLOGIES
CROSS CONSULTING ENGINEERS, P.C.
CURRIER SERVICES
CVC PAGING SERVICES
D&D ELECTRIC INC.
DARLING INN SR. MEALSITE INC
DEAD RIVER COMPANY
DELL BUSINESS CREDIT
DENIS, RICKER & BROWN, LYV
DK INVESTMENTS LLC
DOOR CONTROL INC.
DOUGLAS J KENNEDY
DRR RUBBISH LLC
DUBOIS & KING INC.
DUCHARME EXCAVATING, LLC
E. M. BROWN & SON INC.
EFFICIENCY VERMONT
ELIMINATOR PEST CONTROL INC.
ELLIE MAE ENCOMPASS
ETERNITY
EVERNORTH
F.W.WEBB

FACTUAL DATA
FRED'S ENERGY
GATE'S ELECTRIC INC.
GBA ARCHITECTURE & PLANNING
GENSBURG & GREAVES PLLC
GRANITE STATE GLASS
GRANITE STATE GLASS
GREEN MOUNTAIN ELECTRIC SUPPLY
GREEN MOUNTAIN POWER CORP
GRIME LANDSCAPING & NURSERY
HARRIS PLUMBING & HEATING INC.
HARTFORD LIFE
HARTIGAN
HC PROPERTY MANAGEMENT LLC
HD SUPPLY FACILITIES MAINT.
HICKOK & BOARDMAN INC.
HILLTOP FAMILY PAINTING LLC
IMAGINATIONS IN METAL
INTERNATIONAL LANDSCAPE INC.
J.B. COLTON
J.D. KANTOR, INC.
JOE AND KATHY SALES LLC
JOY TIRE & AUTO LLC
JP PEST SERVICES, LLC
JUDDY'S SEPTIC SERVICE
KAS INC.
KINGDOM CONSTRUCTION INC.
LIBERTY MUTUAL INSURANCE
LOWES OF LITTLETON
MAINE ENERGY SYSTEMS LLC
MARTIN APPRAISAL SERVICES INC.
MERKUR CONSTRUCTION, LLC
MODERN FURNITURE
MOOSELOOK DINER
MRI SOFTWARE, LLC
MUDGETT JOINERY AND CONSTRUCTION
MUTUAL OF AMERICA
MUTUAL OF AMERICA LOANS
MVP HEALTHCARE INC.
NATIONAL CENTER FOR HOUSING MGMT INC.
NATIONAL DEVELOPMENT COUNCIL
NATIONAL NEIGHBORWORKS ASSOCIATION
NEK COUNCIL ON AGING
NEK ELITE LAWN AND YARD SERVICES, LLC
NEK LANDSCAPING LLC
NELSON ENTERPRISES INC.
NEW ENGLAND FOAM & COATING
NEWPORT DAILY EXPRESS
NEWPORT RENTAL CENTER INC.
NOOTKA LODGE
NEKCC
NORTHEAST LOCK & KEY, LLC
NORTHEAST TREE SERVICE
NORTHERN RIDGELINE BUILDERS
NP FOAM LLC
ON-SITE INSIGHT, INC.
ONSOLVE, LLC
ORLEANS HARDWARE INC. D/B/A J.B.COLTON
OTIS ELEVATOR COMPANY
PASSUMPSIC SAVINGS BANK
PATRIOT INSURANCE COMPANY
PHILADELPHIA INSURANCE CO.
PICK & SHOVEL

PINE STATE ELEVATOR COMPANY
PITNEY BOWES PURCHASE POWER
POULIN LUMBER INC.
PURE WATER TECHNOLOGY INC
Q & B BUILDERS, LLC
R & R SPRINKLER INC.
R.K. MILES, INC.
RESTORATION UNLIMITED
RIGHT-TRAK DESIGN INC.
RING CENTRAL, INC.
RJR ELECTRIC LLC
RON'S TRUCKING & RUBBISH REMOVAL
ROSS ENVIRONMENTAL ASSOC.,INC.
ROUND HILL FENCE & SECURITY INC.
RUGGLES ENGINEERING SVC INC.
RUSTY'S ELECTRIC, LLC
SCHINDLER ELEVATOR CORP
SCOTT & PARTNERS INC.
SEARS
SECURED NETWORK SERVICES INC.
SECURSHRED
SHERWIN-WILLIAMS #5260
SIMON OPERATION SERVICES, INC.
SIMPSON'S HEATING & PLMG INC.
SOVERNET INC.
SPATES CONSTRUCTION INC.
ST J FIRE EXTINGUISHER SLS/SVC
STAHLER FURNITURE
STICKS & STUFF
STONECREST PROPERTIES LLC
SUTTON RIVER ELECTRICAL LLC
SYMQUEST
TAMMAC HOLDINGS CORP
TETREAULT'S MAPLE FARM LLC
THE CALEDONIAN-RECORD PUBL
THE GRANITE GROUP
THE MEMPHRETAGOG PRESS INC.
THE SIGN DEPOT LLC
TIMSON BUILDING & SIDING INC.
TNT LAWN AND GARDEN LLC
TOP CLEANING & RESTORATION LLC
TRULINE LAND SURVEYORS INC.
UNLIMITED BUILDING, LLC
US HOUSING CONSULTANTS, LLC
USDA RURAL DEVELOPMENT
VERMONT ASSOC OF CHAMBER EXECUTIVES
VERMONT COMMUNITY LOAN FUND
VERMONT ELECTRIC CO-OP INC.
VERMONT ELEVATOR INSPECTION SERVICES, INC.
VERMONT HOUSING & CONSERVATION COALITION
VERMONT HOUSING FINANCE AGENCY
VERMONT HOUSING MANAGERS ASSOCIATION
VERMONT INFORMATION CONSORTIUM LLC
VT AGENCY OF COMMERCE AND COMM DEV
VT ELECTRIC COOP
VT HOUSING & CONSERVATION BOARD
W. B. MASON
WALTER E. JOCK OIL CO., INC.
WELLS FARGO BANK, N.A.
WORKSITE SOLUTIONS
XFINITY

Assisting Individuals and Towns

Through the administration of the Re-Housing Recovery Program, as well as through working with individuals who operate as sole proprietors, RuralEdge is committed to helping landlords and small businesses thrive in the Northeast Kingdom. Our properties also pay municipal and school taxes; in fact, in 2021, RuralEdge properties contributed \$516,000 in taxes to the different communities we serve. Here are the individuals and municipalities that received payment from RuralEdge in 2021:

Individuals

ARMOND PION
CECILIA LEIBOVITZ
DANIEL R. GUEST
DAVID BIRT
DAVID CURRIER
DAYAMI GARCIA
DENNIS PARENT AND TAUNIA PARENT
ELVIN D. SWITSER II
ERIK ARMSTRONG
JODY D. GONYAW
JOHN BOUDREAULT JR.
JOHN CHRISTMAN
JOSHUA ROULEAU
JUSTIN MORGAN
KYLE L. BUONICONTI
LESCHA CARPENTER
LESLIE C. DANIELL
MELANIE FOX-MCGREGOR
MICHAEL F. BRAUN
NADINE L. SCIBEK
NORMAN & LYNE LIMOGES
ROBERT BRIGGS
SHAWN MORSE
SUZANNE JAMELE
TONI ROBERGE
WILFRED T. SHELTRA
WILLIAM LINKOVICH

Municipalities

BARTON VILLAGE
TOWN OF BARTON
TOWN OF BRIGHTON
TOWN OF COVENTRY
TOWN OF DERBY
VILLAGE OF DERBY CENTER
VILLAGE OF DERBY LINE
TOWN OF GLOVER
TOWN OF GROTON
TOWN OF HOLLAND
TOWN OF IRASBURG
TOWN OF LUNENBURG
TOWN OF LYNDON
VILLAGE OF LYNDONVILLE
CITY OF NEWPORT
VILLAGE OF ORLEANS
TOWN OF RYEGATE
TOWN OF ST. JOHNSBURY
TOWN OF WATERFORD
TOWN OF WESTFIELD



Governors Mansion, Newport



Shattuck Hill Mobile Home Park, Derby



Lind Homes, South Ryegate



Derby Line Gardens, Derby Line

The RuralEdge Team

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SASH Wellness Nurse

Samuel Barbeau*
Property Manager

Robert Barnum*
Admin. Support Specialist

Michelle Barton
Turnover Team Supervisor

Stahr Brown
Administrative Assistant

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Project Manager

Robin Burnash
SASH Coordinator

Lisa Call
Asst. Dir. of Property Management

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Larry Chase
Maintenance Technician

Gary Chester
SASH Program Director

Mindy Cotnoir
Maintenance Technician

Dawn Cross
Homeownership Center Director

Laurie Degreenia
Finance Manager

Dave Drew
Maintenance Supervisor

Naomi Gallagher
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Maintenance Technician

Danielle Greenwood
Senior SASH Coordinator

Bob Hansen
Senior Construction Manager

Chris Karlen*
Maintenance Technician

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Anita Little*
Leasing Coordinator

Robert Little
Director of Community Development

Doreen Lyon
SASH Coordinator

Jim MacFarlane*
Turnover Specialist

Victoria Malick
Homeownership Specialist

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Director of Real Estate Development

Michael Masure
Maintenance Technician

Liz May*
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Chad McCormick
Maintenance Supervisor

Susan Mund
SASH Coordinator

Theresa Perron
Property Manager

Isaac Poe
Rehab Specialist

Terry Pray
Mechanical Maintenance Specialist

Kim Russell
SASH Coordinator

Jeff Santo
Maintenance Technician

Patrick Shattuck
Executive Director

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Heather Stahler
SASH Coordinator

Brandi Stone
Property Manager

Teresa Switser
Property Manager

Jan Wade
HOC Office Services & HR Coordinator

Christina Young*
Compliance Specialist

*New to the Team in 2021

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HOUSING & COMMUNITY DEVELOPMENT

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Front Cover: (Top) New Avenue (Photo Courtesy of Sally McCoy photography). (Bottom, left) Storytime with Mr. Tom Stamp at Moose River Housing. (Bottom, Right) Jan Wade presenting Homeownership Center materials at the New Avenue Open House



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Gilman Senior Housing, Gilman



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