



**RuralEdge**  
 a Community Development Corporation

**Olivia Place**  
 463 & 465 Main Street

Professionally managed by RuralEdge Property Management Division  
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**Hope & Health  
 Through Housing**



**2020 Annual Report**



**The Mission of  
RuralEdge is to  
Strengthen  
Northeast Kingdom  
Communities, One  
Home at a Time**



*Photo: Kerriann Johnson poses with her children Hailynn Johnson and Logan Recore at their new home at St. Johnsbury Housing!*

# Hope and Health Through Housing



In November 2019, RuralEdge’s Board of Directors and Senior Management Team held a productive two-day retreat. With a number of goals identified, one surfaced as a priority – the need for better communication – to convey what RuralEdge is, who we are and the impact we have on people’s lives. In short, we agreed we needed to get “the message” out.

We could not have imagined how important clear communication would become when just four months later the world was rocked by the COVID-19 pandemic. The ability to meet, to interact and support each other was limited and rules, distances, masks and sanitizers replaced handshakes, smiles and normal activities. While adopting new required protocols, RuralEdge quickly decided that, with limited personal access, we would not limit our ability to communicate with residents and share our message.

From Pop-ups of Hope in early June, where small groups of our staff appeared at developments with masks, gloves, sanitizers and lots of garden materials to work with residents outside to safely plant new community gardens, to deliveries of food regularly to residents, to contests to decorate your door, we worked to remind our residents that we were still a unified community. We have increased our presence on Social Media, sharing our successes and challenges.

With our partners we continued to build and develop new housing – with a shifted focus to creating homes for our most vulnerable neighbors who were living in motels. From masked roofers to masked masons, but for a few short weeks, our construction sites have remained active as we work to provide housing in a market where there is seemingly less availability each day – both in rental and homeownership opportunities.

Like all of you, we have worked tirelessly and persevered in our efforts to meet our mission of Strengthening Northeast Kingdom Communities, One Home at a Time. As we reflect on 2020, we take great pride in our accomplishments and believe that along with housing, we have met our goals of sharing our stories – and delivering not just news – but health and hope to the people and communities we serve.

With sincere appreciation of your support,

**Patrick Shattuck**  
Executive Director

**Tim O'Neill**  
Board Chair

## Board of Directors

### President

**Tim O'Neill**

Denis, Ricker & Brown

### Vice-President & Treasurer

**Louise Bonvechio**

Community National Bank

### Secretary

**Patricia Sears**

NEKTI Consulting

**Scott Campbell**

Vermont State Representative

**Loraine Janowski**

Resident Representative

**Megan Maclure**

Century 21 Farm & Forest

**Kimico Perry**

Community National Bank

**Reverend Dr. Jeffrey Potter**

St. Johnsbury Center Church

**Wanda Sears**

Resident Representative

**Victoria Strong**

Vermont State Representative



Photos: (left, center) St. Johnsbury Housing, (right) 72 Seymour, Newport

## Real Estate Development 2020 Impact

**\$6.62M**

of construction costs invested in projects completed

**101**

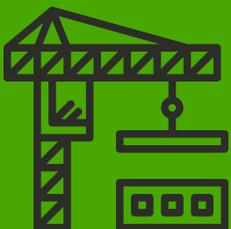
Units created or upgraded

**9**

of the units created are designated for those moving from homelessness

**22**

Households were relocated by RuralEdge for continuing development efforts



## COVID-Relief Development Projects

Units Rehabbed: 9

Construction Cost: \$1.4 Million

Funders:

Vermont Housing and Conservation Board  
State of Vermont - Agency of Commerce and Community Development

General Contractors:

Kingdom Construction  
John Christman Construction

Completed: December 2020



Photo: Sharon Howe enjoys her new RuralEdge apartment with her furry companion

While the COVID-19 Pandemic has affected every person and business, thanks to CARES Act Funding and our partners at the State of Vermont and VHCB, RuralEdge has been able to create units for households moving from homelessness. By the end of 2020, we were able to add seven units in St. Johnsbury and two units in Newport.

Although this was unanticipated, all work had to be completed quickly - in less than six months, to comply with the deadlines set by the CARES Act. The efforts of our Real Estate Development team, funders and contractors made this a reality; replacing retaining walls, heating systems, roofs, bathroom and kitchens to create units that are both comfortable and attractive as well as easily sustainable.

The units are leased through our partnerships with Northeast Kingdom Community Action (NEKCA), Northeast Kingdom Human Services (NKHS) and the Coordinated Entry program. RuralEdge is committed to helping everyone in our communities have safe and affordable housing, and we are happy to utilize our partnerships to bring families out of hotels into permanent housing. In all, we were able to house 29 individuals, including families with up to four children, some of whom had been experiencing homelessness for up to two years.



RuralEdge is a proud partner in the Families in Recovery Staying Together (FIRST) project, a pilot program that provides communal housing and supportive services to new or expectant mothers in recovery.

Along with securing implementation and operational support from the Vermont Community Foundation, RuralEdge renovated and furnished spaces into four single room occupancy units with communal living space for up to four mothers to live in a congregate, supportive setting. This unit, originally developed to house victims of domestic abuse and their children, had been vacant for a number of years as it was an awkward space to repurpose. Now, as the home of the FIRST program, residents will have access to on-site supportive services from community partners: NEK Prosper, The SMART Team, BAART Program, Kingdom Recovery Center, Northeastern Vermont Regional Hospital/Women’s Wellness, Department for Children and Families/Family Services Division, Northeast Kingdom Human Services, and Agency of Human Services/Field Services.

Unlike a shelter, the residents will be tenants of RuralEdge, with all of the benefits and access to services that entails. This also means that RuralEdge is an active participant in the supportive services being provided to these mothers, which is important to us as an organization. We look forward to welcoming our newest tenants in the early part of 2021 and assisting them in their housing needs.



Photos: FIRST Housing Units

**Property Management 2020 Impact**

**2.27%**  
Residential vacancy rate as of March, 2021

**1917**  
Number of people on our active waitlists

**100**  
Households moved into RuralEdge units

**100%**  
Olivia Place Occupancy

Newest development filled just four months after substantial completion and during COVID-19!



## *Our Newest Property* **Olivia Place**

Units Constructed: 20

Construction Cost: \$3.7 Million

**Funders:**

Vermont Housing Finance Agency  
Vermont Housing & Conservation Board  
VCDP- Community Development Block Grant  
Efficiency Vermont

**Partners:**

Evernorth  
Town of Lyndon, Vermont  
Green Mountain Housing Equity Fund  
TD Bank

**General Contractor:**

Trumbell-Nelson Construction Company

**Architect:** Scott & Partners

**Completed:** July, 2020

RuralEdge opened its newest affordable housing community this summer at Olivia Place in Lyndonville. Developed in partnership with Evernorth (formerly Housing Vermont), two new, energy-efficient buildings were developed on Main Street, replacing the former Lyndon Housing and offering an attractive alternative to the tired buildings that previously occupied the site.

The buildings house a combination of subsidized housing and market-rate units, with a focus on community. There is a community room, a playground, as well as a large community garden. The buildings are heated by wood pellet boilers and take advantage of the latest energy-efficient technologies.

The town of Lyndon has a priority to reinvest in its downtown. We are happy to have developed this new, vibrant, community-based site in the heart of town to provide for the long-term sustainability, not just of the buildings, but of the town of Lyndon as well.



*Photos: Courtesy of Sally McCay*



# "A Transformative Experience" Tenants Grateful for Life at Olivia Place

A quality rental unit is not easy to come by, especially in the Northeast Kingdom. The Kingdom is experiencing a tightening rental market and the conversion of rental units into second homes, resulting in an increase in homelessness, as well as an increase in households living in sub-standard conditions. Sometimes the conditions are extreme. Randall Mudge and Sanford Compton, two of Olivia Place’s newest residents, experienced this firsthand; “We ended up doing a year without hot water, a shower, heat, or a real lock on the door,” said Randall when speaking about his previous apartment.



*Randall Mudge (left) and Sanford Compton (right) in the hallway of their new home, Olivia Place in Lyndonville*

The brothers, who both work in the area, have had a “transformative” experience living at Olivia Place. “Our lives have gotten infinitely better. We’re able to be clean and warm. We haven’t been sick at all since we got here. It’s a lot safer, and it’s nice and quiet. It’s wonderful” said Randall.

Stories like this help remind us that we house real people, and the work we do to provide quality housing truly makes a difference in the lives of the people and communities we serve.



## Who is Olivia Bealeu?



Olivia Bealeu served as Real Estate Development Director at RuralEdge for many years. She embodied the mission of RuralEdge to strengthen Northeast Kingdom communities, one home at a time. She passed away in 2018 after a courageous battle with cancer, and we are honored to name this property in her memory.

Olivia's favorite holiday was Halloween. When she was very sick, many members of the community dropped carved pumpkins off at her house as a sign of support. To remember that time and her memory, we opened Olivia Place with a Pumpkin Walk, where we partnered with local schools, delivering 400 pumpkins for students to carve and decorate for the celebration. It was an honor to open this development in her memory with this event, and we look forward to making it a yearly tradition.





## *Continuing our Mission* **New Avenue Apartments**

Units Under Construction: 40

Construction Cost: \$9.6 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

General Contractor: Bread Loaf Corporation

Architect: Duncan Wisniewski Architecture

Expected Completion: September, 2021

New Avenue is a multifamily housing development located in the heart of St. Johnsbury. The existing building is being gutted and redeveloped to accommodate 40 units of affordable housing on the upper three floors, as well as several commercial units on street level.

Major structural work on this development includes a new, larger elevator to accommodate increased capacity and emergency medical personnel, as well as central heating and cooling, wi-fi access throughout the building, and reconstruction of both stair towers.

Listed on the National Register of Historic Places, New Avenue takes advantage of the Historic Preservation Tax Credit to generate more than a million dollars and ensure that the renovations meet the Secretary of the Interior's Standards for Rehabilitation. New Avenue is a milestone redevelopment continuing St. Johnsbury's revitalization and housing efforts.





## Memories for a Lifetime New Avenue Hotel

Every town has a history, and landmark buildings in the town play a role, not just in history, but in the future of the community in which it stands. As we redevelop the New Avenue Apartments to serve the town of St. Johnsbury for decades to come, we also look back at the century-long history it has had in service to the town.

Deborah Caldbeck and her siblings know the building better than most. Their great-grandfather, Matthew James Caldbeck, was one of the builders of the iconic building and their grandparents, Gordon and Ruth Hiley, were the managers of the then-New Avenue Hotel from 1950 until 1967. They were active managers; Deborah remembers her grandfather checking in hotel guests and her grandmother hard at work in the hotel kitchen which served not only hotel guests, but members of the community.

She recalls growing up in and around the hotel, with 17 years of nearly daily trips for afternoon tea with her grandparents, visits to their fourth story apartment above the hotel entrance, and the occasional sleepover "which could be scary, as you heard voices in the hallway at night." When asked what she is most looking forward to in the redevelopment, Deborah said "I look forward to the building being fully utilized as a resource to the community."

It might not function like it did as the New Avenue Hotel, but the New Avenue Apartments will still serve an important role in St. Johnsbury. Just as it used to welcome guests to the town, it now welcomes families as residents. Just as it served as a place for the community to gather, families will have common areas to gather and develop their own community. The use may change, but the building still stands tall in the past, present and future of St. Johnsbury!



Hotel Managers Gordon Hiley (left) and Ruth Hiley (right, standing) distribute gifts at a club holiday party in the second floor dining room at the New Avenue Hotel



Exterior of the New Avenue Hotel in the late 1960s. Notice the tavern entrance on the right

(Photos in article courtesy of Deborah Caldbeck)

# Restoring History

## The Pierce Block

In 2020, RuralEdge focused a lot of investment and efforts on improving The Pierce Block, a downtown anchor building in the heart of Barton. That work continues into 2021 when RuralEdge plans to open a satellite office there, supported in part by NeighborWorks funding.



The Pierce Block after recent exterior painting

In the summer of 2020, RuralEdge began the revitalization through restoration of damaged exterior components and exterior painting of the massive structure. While it generated a lot of positive feedback and created a great impact, structural work was desperately needed to stabilize the building for generations to come. Our ability to cover that expense was made possible thanks to a \$45,000 grant from the Freeman Foundation and the Preservation Trust of Vermont. Work to excavate around each of the 25 interior columns and provide new footers began in early 2021 and was completed in March, along with plumbing for a new accessible bathroom on the lowest level.

The importance of this building in Barton cannot be overstated. Originally built as a pharmacy, and designed by notable Vermont architect Lambert-Packard, The Pierce Block maintains its prominent presence, historic exterior features and, most importantly, continues to house a pharmacy to the community. The Barton Kinney Drugs location is the only pharmacy in a twenty mile radius. The street level includes additional commercial space available for lease now that the building's structure has been strengthened.

RuralEdge understands that with owning an historic building comes the role of stewardship. By revitalizing this building, we demonstrate our commitment to Barton and our continued efforts to assist the town in its housing and community development needs.



### Old Stone House Museum

In partnership with the Old Stone House Museum, seasonal displays have been featured in the vacant storefront windows at the Pierce Block in Barton, providing historical displays and holiday spirit in the heart of downtown.



New concrete has been poured to support twenty support posts, strengthening The Pierce Block for years to come



## Homeownership Center 2020 Impact

**31**

Home Repair  
Projects Completed

\$232,000 in funding used  
to make necessary repairs  
for low-income  
homeowners

**83**

Participants in the  
Homebuyer  
Education Workshop

Resulting in 36 home  
purchases totaling  
\$6,733,000

**31**

Units back on the  
rental market  
through the  
Re-Housing Recovery  
Program

\$930,000 awarded to  
private landlords



## Re-Housing Recovery Program

The need for quality and affordable housing in the Northeast Kingdom received some assistance this year in the form of the Re-Housing Recovery Program. This program came about as part of the COVID relief funds from the State of Vermont. Landlords received up to \$30,000, with a 10% match, for each currently vacant unit to address code violations and rehabilitation needed to bring their units back into the housing market by the end of 2020, while agreeing to work with the Coordinated Entry process, a process used to house the homeless, for five years.

The need for a program like this comes from the fact that it is often too costly for private landlords to rehabilitate older apartments. For his building on Center Street in Lyndonville, Tyler Hebert would need to invest around \$100,000 to provide just three units of quality housing to tenants. Through this program, he can now do this work for just over ten percent of that cost.

This program provided a great opportunity for partnership between private landlords, local agencies and RuralEdge's Homeownership Center, which provides home purchase counseling, a home repair program which offers grants and low-interest loans for necessary home repairs to low-income households, as well as the administration of the Re-Housing Recovery Program. The ability to work with the greater community is something that we enjoy at RuralEdge, and we look forward to a second round of funding for this program in 2021.



*Executive Director Patrick Shattuck (Left) poses with Tyler Hebert (right) as the first recipient of Re-Housing Recovery funds administered by RuralEdge.*



*Tyler Hebert's three-unit property in Lyndonville under construction thanks to RuralEdge's administration of Re-Housing Recovery Funds*

## Statement of Activities

|                                       | <b>2019</b>       | <b>2018</b>        |
|---------------------------------------|-------------------|--------------------|
| <b>Revenues</b>                       |                   |                    |
| Rents                                 | 3,971,893         | 4,164,063          |
| Property Management Income            | 327,533           | 293,189            |
| Support Services at Home ("SASH")     | 521,920           | 494,725            |
| Grants                                | 805,240           | 1,169,014          |
| Forgiveness of Debt                   | 174,854           | 734,171            |
| State and Village Tax Credit Proceeds |                   | 121,200            |
| Homeownership Fees                    | 72,744            | 74,934             |
| Interest                              | 84,938            | 28,831             |
| Other                                 | 98,722            | 188,334            |
| Development Fees                      | 419,750           | 139,229            |
| <b>Total Revenue</b>                  | <b>6,477,594</b>  | <b>7,407,690</b>   |
| <b>Expenses</b>                       |                   |                    |
| Property Management                   | 5,876,261         | 7,403,880          |
| Support Services at Home ("SASH")     | 487,727           | 494,178            |
| Management and General                | 160,720           | 233,790            |
| Fundraising                           | 21,431            | 19,652             |
| Homeownership                         | 506,991           | 446,106            |
| Development                           | 328,379           | 611,303            |
| Community Building and Engagement     | 89,538            | 87,622             |
| <b>Total Expenses</b>                 | <b>7,471,047</b>  | <b>9,296,531</b>   |
| <b>Changes in Net Assets</b>          | <b>(993,453)</b>  | <b>(1,888,841)</b> |
| <b>Capital Contributions</b>          | <b>625,000</b>    | <b>972,500</b>     |
| <b>Net Assets Beginning of Year</b>   | <b>13,516,406</b> | <b>14,432,747</b>  |
| <b>Net Assets at the End of Year</b>  | <b>13,147,953</b> | <b>13,516,406</b>  |



Hilltop Family Housing, St. Johnsbury



The Meadows, Irasburg

## Statement of Financial Position

|   | 2019              | 2018              |
|---|-------------------|-------------------|
| <b>Current Assets</b>                   |                   |                   |
| Cash - Unrestricted                     | 611,711           | 636,648           |
| Cash - Restricted                       | 3,164,996         | 3,076,174         |
| Rents Receivable                        | 84,359            | 84,723            |
| Other Receivables                       | 24,641            | 51,790            |
| Prepaid Expenses                        | 177,766           | 145,843           |
| Other Current Assets                    | 142,717           | 136,621           |
| <b>Total Current Assets</b>             | <b>4,206,190</b>  | <b>4,131,799</b>  |
| <b>Property and Equipment</b>           |                   |                   |
| Land and Improvements                   | 4,133,362         | 4,259,655         |
| Buildings and Improvements              | 41,331,348        | 37,980,573        |
| Equipment                               | 145,292           | 142,202           |
| Furnishings                             | 1,014,807         | 960,162           |
| Construction in Progress                | 653,835           | 530,432           |
|   | 47,278,644        | 43,873,024        |
| Less Accumulated Depreciation           | (11,934,055)      | (10,900,260)      |
| <b>Total property and equipment</b>     | <b>35,344,589</b> | <b>32,972,764</b> |
| Notes Receivable                        | 1,003,346         | 1,098,270         |
| Development Fees Receivable             | 223,345           | 172,345           |
| Other Assets                            | 909,463           | 817,664           |
| <b>Total Assets</b>                     | <b>41,686,933</b> | <b>39,192,842</b> |
| <b>Liabilities and Net Assets</b>       |                   |                   |
| Accounts Payable                        | 526,384           | 525,142           |
| Accrued Expenses                        | 215,923           | 173,051           |
| Tenant Security Deposits                | 128,910           | 123,219           |
| Current Portion of Long Term Debt       | 728,796           | 406,921           |
| <b>Total Current Liabilities</b>        | <b>1,600,013</b>  | <b>1,228,333</b>  |
| Long Term Debt, Less Current Portion    | 25,874,868        | 23,254,095        |
| Deferred Revenue                        | 284,000           | 433,600           |
| Deferred Interest                       | 497,032           | 521,119           |
| Other Long Term Liabilities             | 283,067           | 239,289           |
| <b>Total Liabilities</b>                | <b>28,538,980</b> | <b>25,676,436</b> |
| <b>Net Assets</b>                       |                   |                   |
| Without Donor Restrictions              | 9,169,795         | 10,133,469        |
| With Donor Restrictions                 | 3,978,158         | 3,382,937         |
| <b>Total Net Assets</b>                 | <b>13,147,953</b> | <b>13,516,406</b> |
| <b>Total Liabilities and Net Assets</b> | <b>41,686,933</b> | <b>39,192,842</b> |



Governor Prouty Apartments, Newport



Shattuck Hill Mobile Home Park, Derby



Lind Homes, South Ryegate



## Community Development 2020 Impact

# 3,251

Meals Delivered through the Vermont Everyone Eats Program

# 490

SASH Participants across the Northeast Kingdom

# 13

Community Gardens ready for the 2021 growing season



## Community Building & Engagement

At RuralEdge, we believe that residents are the real catalysts for change in their communities, and our Community Development team is here to assist them in any way we can!

### Community Building & Engagement 2020 Highlights



Maurice Allan (left) made over 1000 masks for area agencies using his first COVID stimulus check with the help of his friend Darlene Kinkade (right). The two purchased material and Maurice sewed an average of five masks per day!

Thanks to a program offered through COVID relief funding, we were able to install a Wi-Fi hotspot in the center of Groton for use by the broader community to access remote work and learning, as well as telehealth and other services.



Our resident-led food distribution at Mountain View Housing in St. Johnsbury draws nearly 50 people each month. Residents, with help from the Community Development team, stock shelves in the morning for distribution on the fourth Thursday of each month.

## Hope & Health to our Vulnerable Population

With the Pandemic temporarily suspending our evidenced-based programming, SASH has taken the opportunity to expand our food security efforts, while also maintaining nursing services and regular wellness checks on our participants. The Pandemic has highlighted the need to make sure our vulnerable populations are cared for, and that is exactly what SASH does each day!

### Support and Services at Home (SASH) Program Highlights 2020



The residents of Sunrise Manor in Island Pond enjoy an outdoor concert in August, 2020 (Photo Courtesy: Melinda Gervais-Lamoureux)

The residents of Sunrise Manor in Island Pond were treated to an outdoor, socially-distanced concert this summer, thanks to the efforts of SASH Coordinator Melinda Gervais-Lamoureux.

Thanks to the Vermont Everyone Eats program and our partners at Green Mountain Farm-to-School, 110 of our SASH participants received a free meal each week from Auntie Dee Dees Homemade VT Baked Goods in East Burke.



Alida Farrell (left) of GMFTS assists SASH Coordinator Doreen Lyon (right) package food for delivery (Photo Courtesy: GMFTS)



Robin Burnash (left) poses with SASH Participant Regina Fournier (right)

"Being able to enter a participants' home provides more than an opportunity to put eyes on them. It opens a window to their life; how they live and how their day-to-day health needs are met. Life can sometimes bring challenges, but with a functioning support team, we can help the participants we work with get through their day-to-day a little easier."

-Robin Burnash, SASH Coordinator

# 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 2020:

243 COTTAGE STREET LLC  
802 ENERGY SERVICES, LLC  
961 CENTER STREET LLC  
ABLE AMERICAN  
ARNOLD & SCANGAS ARCHITECTS INC  
ALARMCO, INC.  
ALLEN LUMBER CO  
ALL WAYS ANSWERING SERVICE  
AMERICAN COMMERCIAL EQUIPMENT & SUPPLIES  
AMRENT INC  
AMTRUST NORTH AMERICA  
APPLIED BUSINESS SOFTWARE  
ARC MECHANICAL CONTRACORS INC  
A STEP ABOVE CONSTRUCTION LLC  
AT&T MOBILITY  
AUBUCHON HARDWARE  
AUSTINS RUBBISH-ROLL-OFF SERVICE INC  
B&B SEPTIC  
BAY STATE ELEVATOR CO  
BCN TELECOM, INC.  
BEARDED BUBS LLC  
BEARDED BUILDERS  
BLACK RIVER DESIGN ARCHITECTS, PLC  
BLAKE JENKINS PAINTING INC  
MRI SOFTWARE, LLC  
BROWN'S DRIVEWAY PAVING & SEALING INC  
BURKELAND ENTERPRISES  
THE CALEDONIAN-RECORD  
CARPET CONNECTION INC.  
CASELLA WASTE SYSTEMS, INC  
CROSS CONSULTING ENGINEERS, P.C.  
CED-TWIN STATE ELECTRIC SUPPLY  
CFW ELECTRIC LLC  
CHARTER COMMUNICATIONS  
CK LAWN CARE  
COMMUNITY NATIONAL BANK  
COHNREZNICK, LLC  
COMCAST  
COSOLIDATED COMMUNICATIONS  
CONTROL TECHNOLOGIES  
CROSS CONSULTING ENGINEERS, P.C.  
CVC PAGING SERVICES  
DARLING INN SR. MEALSITE INC  
DRR RUBBISH LLC  
DENIS, RICKER & BROWN, LYV  
DERBY SELF STORAGE  
DK INVESTMENTS LLC  
DOOR CONTROL INC  
DUNKIEL SANDERS  
ELIMINATOR PEST CONTROL INC  
ELLIE MAE ENCOMPASS  
E. M. BROWN & SON INC  
ENGINEERING VENTURES, PC  
ENVIRONMENTAL HAZARDS MGMT INC  
ETERNITY

FACTUAL DATA  
FIRETECH SPRINKLER CORP.  
FRED'S ENERGY  
F.W.WEBB  
GENSBURG & GREAVES PLLC  
GILMAN SENIOR CENTER  
GREEN MOUNTAIN ELECTRIC SUPPLY  
GREEN MOUNTAIN POWER CORP  
GRANITE STATE GLASS  
GRAY'S PAVING AND ASPHALT PLANT INC  
GREENER GRASS LAWN CARE & LAND MAINTENANCE  
GRIME LANDSCAPING & NURSERY  
HARTFORD LIFE  
HC PROPERTY MANAGEMENT LLC  
HILLTOP FAMILY PAINTING LLC  
HD SUPPLY FACILITIES MAINT.  
HOUSING VERMONT  
IPFS CORPORATION  
JOE AND KATHY SALES LLC  
JOY TIRE & AUTO LLC  
JP PEST SERVICES, LLC  
JUDDY'S SEPTIC SERVICE  
J.D. KANTOR, INC.  
KAS INC  
KINGDOM CONSTRUCTION INC  
LAPIERRE'S HOME DECORATING INC  
LEACH TREE SERVICE  
LYNDONVILLE HARDWARE  
MAINE ENERGY SYSTEMS LLC  
MEMPHRETAGOG RENTALS  
MICHELLE BARTON PAINTING AND CLEANING  
MIRACLE METHOD OF CENTRAL NEW HAMPSHIRE  
MODERN FURNITURE  
M.R.M LANDSCAPE  
MUTUAL OF AMERICA  
MVP HEALTHCARE INC  
NATIONAL CENTER FOR HOUSING MANAGEMENT INC  
NEK COMMUNITY COMPOSTING LLP  
NEK LANDSCAPING LLC  
NORTHEAST LOCK & KEY, LLC  
NEWPORT DAILY EXPRESS  
NEWS OF VERMONT  
NFP PROPERTY & CASUALTY SERVICES INC  
NATIONAL NEIGHBORWORKS ASSOCIATION  
OTIS/ATWELL, CPA'S  
ON-SITE INSIGHT, INC.  
ONSOLVE, LLC  
PARK WAREHOUSE LLC  
PATRIOT INSURANCE COMPANY  
PEOPLES UNITED BANK  
PICK & SHOVEL  
PINE HILL PROPERTIES  
PINE STATE ELEVATOR COMPANY

PITNEY BOWES  
PURCHASE POWER  
PASSUMPSIC BANK  
PURE WATER TECHNOLOGY INC  
R & R SPRINKLER INC  
RENT A CENTER  
RIGHT-TRAK DESIGN INC.  
RING CENTRAL, INC.  
RON FENOFF EXCAVATING  
RON'S TRUCKING & RUBBISH REMOVAL  
RUGGLES ENGINEERING SVC INC  
RUSTY'S ELECTRIC, LLC  
SCHINDLER ELEVATOR CORP  
SCOTT & PARTNERS INC  
SECURSHRED  
SHERWIN-WILLIAMS  
SIMON OPERATION SERVICES, INC.  
SIMPSON'S HEATING & PLMG INC  
SECURED NETWORK SERVICES INC  
SOVERNET INC  
SPATES CONSTRUCTION INC.  
STICKS & STUFF  
ST J FIRE EXTINGUISHER SLS/SVC  
SUTTON RIVER ELECTRICAL LLC  
SYMQUEST  
TECHSOUP GLOBAL  
TETREAUULT'S MAPLE FARM LLC  
THE SIGN DEPOT LLC  
TNT LAWN AND GARDEN LLC  
TOP CLEANING & RESTORATION LLC  
TRULINE LAND SURVEYORS INC  
TWIN STATE MOBILE HOME REPAIR  
VERMONT ASSOC OF CHAMBER EXECUTIVES  
VERMONT COMMUNITY LOAN FUND  
VERMONT ELECTRIC CO-OP INC  
VT CENTER FOR INDEPENDENT LIVING  
VT HOUSING & CONSERVATION COALITION  
VERMONT HOUSING FINANCE AGENCY  
VERMONT INFORMATION CONSORTIUM LLC  
VERMONT MUTUAL INSURANCE CO  
VERMONT SHADE AND BLIND LLC  
VISION SERVICE PLAN  
VT AFFORDABLE HOUSING COALITION  
VT ELEVATOR INSPECTION SERVICES, INC  
VT HOUSING & CONSERVATION COALITION  
W. B. MASON  
WELLS FARGO BANK, N.A.  
WHEELER BUILDING MATERIALS INC  
THE WHITE MARKET  
WILLEY'S SEAMLESS GUTTERS INC  
WORKSITE SOLUTIONS

# Assisting Individuals & Towns

Through the administration of the 2020 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 RuralEdge properties contribute over \$400,000 annually in taxes to the different communities we serve. Here are the individuals and municipalities that received payment from RuralEdge in 2020:

## Individuals

ALICIA ARMSTRONG  
ERIK ARMSTRONG  
WANITA BEGIN AND DAVID BEGIN  
JOHN BOUDREAU JR.  
MICHAEL F BRAUN  
ROBERT BRIGGS  
JOHN CHRISTMAN  
LEE COOPER  
DAVID CURRIER  
LESLIE DANIELL  
PAUL DREHER  
EVANGELYN MORSE  
HEATHER FONTAINE  
KAREN FRAZIER  
DAYAMI GARCIA  
JODY GONYAW  
SHANE GREENE  
MICHAEL HATIN  
TYLER & KATHRYN HEBERT  
LESLIE JACQUES  
SUZANNE JAMELE  
JAMES & CINDY-LOU JARVIS  
JAMES GINGUE  
KATRINA JUSTICE  
FLOYD KELLEY  
ALICE KINNEY  
ROBERT LANGLANDS AND HOLLY SPENCER  
MELANIE FOX-MCGREGOR  
JUSTIN MORGAN  
SHAWN MORSE  
DENNIS & TAUNIA PARENT  
TONI ROBERGE  
BOBBIE JO ROBERTS-McMANUS  
SHAWN SANTAW  
NADINE SCIBEK  
WILFRED SHELTRA  
KYLE BUONICONTI  
ROSS VANCE  
LINDA WARNAAR  
WENDY GREENWOOD  
WESLEY HO YEUNG LAU  
JUSTIN WITTER  
LUCAS ZAUN

## 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



*Lakebridge Housing, Newport*



*Rainbow Apartments, Orleans*



*Groton Community Housing, Groton*

# The RuralEdge Team

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Hilary Adams  
*SASH Wellness Nurse*

Naomi Gallagher  
*Finance Manager*

Michael Masure  
*Maintenance Technician*

Michelle Barton  
*Maintenance Technician*

Melinda Gervais-Lamoureux  
*SASH Coordinator*

Chad McCormick  
*Maintenance Supervisor*

Stahr Brown  
*Lyndonville Front Desk*

Dale Gilman  
*Senior Property Manager*

Susan Mund  
*SASH Coordinator*

Kate Buonanno  
*Project Manager*

Danielle Greenwood  
*Senior SASH Coordinator*

Theresa Perron  
*Property Manager*

Robin Burnash  
*SASH Coordinator*

Debra Hale  
*Occupancy Specialist*

Isaac Poe  
*HOC Rehab Specialist*

Lisa Call  
*Senior Property Manager*

Bob Hansen  
*Senior Construction Manager*

Terry Pray  
*Mechanical Maintenance Specialist*

Ed Caron  
*Maintenance Technician*

Penny Jensen  
*SASH Wellness Nurse*

Kim Russell  
*SASH Coordinator*

Diana Cazaudumec  
*Director of Finance*

Robin Lauzon  
*Newport Front Desk*

Jeff Santo  
*Maintenance Technician*

Larry Chase  
*Maintenance Technician*

Kelly Lavelle  
*Director of Property Management*

Patrick Shattuck  
*Executive Director*

Gary Chester  
*RuralEdge SASH Program Director*

Heather Legacy  
*Compliance Specialist*

Marci Simpson  
*SASH Lead Wellness Nurse*

Mindy Cotnoir  
*Maintenance Technician*

Robert Little  
*Director of Community Development*

Heather Stahler  
*SASH Coordinator*

Dawn Cross  
*Homeownership Center Director*

Doreen Lyon  
*SASH Coordinator*

Brandi Stone  
*Property Manager*

Laurie Degreenia  
*Finance Manager*

Victoria Malick  
*Homeownership Specialist*

Teresa Switser  
*Property Manager*

Dave Drew  
*Maintenance Supervisor*

Becky Masure  
*Director of Real Estate Development*

Jan Wade  
*HOC Office Services Specialist*

# Residential Properties

| Town                     | Units | Town                         | Units |
|--------------------------|-------|------------------------------|-------|
| Barton                   |       | Newport                      |       |
| Crystal Lake Housing     | 15    | Parkview Apartments          | 12    |
| Coventry                 |       | Newport Senior Housing       | 13    |
| Coventry Senior Housing  | 7     | Lakeview Housing             | 16    |
| Derby                    |       | Lakebridge Housing           | 23    |
| Johns River Apartments   | 14    | Gov. Prouty Apartments       | 24    |
| Derby Line               |       | Gov. Mansion Apartments      | 16    |
| Derby Line Gardens       | 11    | Shattuck Hill MHP            | 48    |
| Johns River Apartments   | 9     | Orleans                      |       |
| Gilman                   |       | Rainbow Apartments           | 20    |
| Gilman Senior Housing    | 10    | South Ryegate                |       |
| Glover                   |       | Lind Homes                   | 7     |
| Glover Housing           | 12    | St. Johnsbury                |       |
| Groton                   |       | 1867 Building                | 6     |
| Clarks Landing           | 9     | Caledonia Housing            | 28    |
| Groton Community Housing | 18    | Hilltop Family Housing       | 24    |
| Irasburg                 |       | Moose River Housing          | 28    |
| The Meadows              | 10    | Mountain View Housing        | 48    |
| Island Pond              |       | Passumpsic View              | 24    |
| Island Pond Housing      | 8     | St. Johnsbury Housing        | 10    |
| Lyndon                   |       | <i>New Avenue Apartments</i> | 40    |
| Olivia Place             | 20    |                              |       |
| Mathewson Block Housing  | 6     |                              |       |
| Marigold Apartments      | 6     |                              |       |
| Maple Ridge MHP          | 41    |                              |       |
| Darling Inn              | 28    |                              |       |
| 599 Main Street          | 6     |                              |       |

**Senior/Disability Housing: 244 Units**

**Family Housing: 333 Units**

**Under Construction: 40 units**

RuralEdge also owns and leases units across the Northeast Kingdom to social service agencies for use by their clients, as well as commercial units in multiple communities



**Join us in our Mission to  
Strengthen Northeast Kingdom Communities, One Home at a Time!  
Visit [ruraledge.org/getinvolved](http://ruraledge.org/getinvolved) to learn more**

