



# Strengthening Northeast Kingdom Communities, One Home at a Time



# RuralEdge

HOUSING & COMMUNITY DEVELOPMENT



## 2022 Annual Report



## *A Note from our Executive Director & Board of Directors*

Recently we were approached by someone who wanted to discuss the donation of a piece of land to RuralEdge for housing development. In their initial e-mail they stated, "I realize this may be a cockamamie idea, but Vermont is desperate and the (lack of) modest income housing is a problem all over the state."

This problem cannot be denied, and, in response, housing has become a topic of much conversation. Different people use different verbiage to argue for the commitment of resources geared toward the part of the housing crisis they find most important. We hear about low-income, affordable, workforce, market rate and homeownership. RuralEdge believes that instead of dividing our efforts, we should address the needs for housing of all types across the state together. The words of a donor, part of a quick e-mail, struck those of us at RuralEdge as remarkably accurate in their depiction of the housing challenge facing all Vermonters.

Modest income housing seems to hit on what we all hope for. Vermonters are known for living within their means, being unassuming, respecting resources and making things work. The unprecedented amount of money directed to address this housing crisis proves that Vermont's leaders, and Vermonters themselves, take this problem seriously and want adequate, modest housing opportunities for all its residents regardless of income or housing choice.

Through quality buildings that focus on sustainability, services for residents that keep them active and engaged in their communities, by restoring vacant structures to serve the community, by replacing uncertainty with permanency, RuralEdge is committed to our life-changing work. This report highlights efforts and successes that are anything but modest. Every day we see people thrive in their modest income housing, and every day we see our mission lived out through Strengthening Northeast Kingdom Communities, One Home at a Time.

As we continue to work each day to expand housing opportunities across the Northeast Kingdom, we can conclude one thing: Modest Income Housing is not a cockamamie idea.

### **2022 Board of Directors**

#### President

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Denis, Ricker & Brown

#### Vice-President & Treasurer

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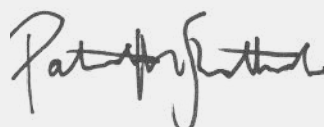
Northeast Kingdom Human  
Services

**Wanda Sears**

Resident Representative

**Rep. Terri Lynn Williams**

Vermont State Representative



**Patrick Shattuck**  
Executive Director



**Tim O'Neill**  
Board Chair

# Community Building & Engagement 2022 Highlights



## Strengthening Resident Leaders

We have done a Pumpkin Walk at Olivia Place the past two years, but this year resident leaders wanted to do more. Thanks to a grant from the St. Johnsbury Community Hub, residents created a haunted trail behind the property that was enjoyed by many!

Madeleine, Mark, and Angel pose with Halloween Decorations on the front lawn of Olivia Place.



## Developing Resident-Driven Groups

As we listened to residents, we learned that the accessible garden boxes were not truly accessible to residents at Glover Housing. Thanks to a grant from the Vermont Housing Finance Agency, we were able to expand the deck as part of our NeighborWorks Week efforts in June. Terri was very happy with the results!

Glover Housing resident Terri enjoys the new deck at Glover Housing.



## Facilitating Community Events

In December, our partners from Evernorth joined us in gathering a focus group of residents to discuss how the new community rooms at New Avenue could serve the needs of the community. We look forward to purchasing kitchen supplies, as well as smart TVs for the rooms in 2023!

Meghan Tedder from Evernorth presents at a community meeting held at New Avenue in December.

RuralEdge has **14** active community gardens across the Northeast Kingdom

**Health & Wellness Services Leading to Housing Stability**



**Focus on Safety**

In October we welcomed the Lyndonville Fire Department to The Darling Inn to go over emergency procedures at the building and what to do in case of fire. Thank you to the first responders who took the time to help our residents stay safe in their homes.

Darling Inn residents attend a public safety meeting in the community room.



**Food Security**

This summer RuralEdge SASH Coordinators in Orleans & Essex Counties took advantage of the Senior Farm Share program, which provides fresh produce to seniors during the growing season. In addition to Veggie Van Go and deliveries of commodities, this program ensures that our residents have access to healthy foods throughout the year.

(From left) SASH Coordinators, Danielle Greenwood and Doreen Lyon, Judy Szych from Breezy Hill Acres in Newport, and SASH Coordinator, Susan Mund prepare for food distribution at Shattuck Hill Mobile Home Park as part of the senior farm share program.



**Reducing Isolation**

SASH helps residents connect with their community. At Clarks Landing in Groton, SASH Coordinator Kim Russell spent the evening with residents decorating for the holidays. Coming out of COVID, these small gestures help reduce isolation which has a great impact on the mental health of all in our communities.

Deanne (front) and Susan (back) place ornaments on the tree at Clarks Landing in Groton to decorate for the holidays.

**In 2022, we surpassed 500 active RuralEdge SASH Participants**



**SASH**  
in Canaan

*Bringing Vital Services to  
Underserved Communities*



SASH Wellness Nurse Rita Laferriere and SASH Coordinator Susan Mund at the 2022 Moose Festival in Canaan

RuralEdge strives to provide affordable housing within the Northeast Kingdom of Vermont. We also strive to expand our services to areas with a high population of underserved neighbors. In 2021 RuralEdge received a grant from the Neil & Louise Tillotson Fund of the New Hampshire Charitable Foundation, which funds community initiatives in northern New Hampshire counties and neighboring Vermont counties like Essex County, to expand our community engagement Support and Services at Home (SASH) wellness program to an area

experiencing the highest need without the necessary services: Canaan/Beecher Falls in North Essex County, Vermont.

In January 2021 Susan Mund, SASH Coordinator, and Rita Laferriere, SASH Wellness Nurse, started the community connections and resident engagements within the region. One of the primary goals for the team was, and continues to be, bringing the Vermont Food Bank's Veggie Van Go program to the region. Through this partnership, deliveries of fresh produce and perishable foods are brought to the doors of 25 SASH participants in Canaan, Bloomfield, Norton, Island Pond, and Averill. The team also participates in neighbor-led meetings held by Canaan Naturally Connected. In addition, SASH brought together residents to participate in conversations with Senator Sanders' staff around the needs seniors in the Canaan area face. Following the resident conversation, the SASH team met with other community leaders from the American Legion, Upper Connecticut Valley Hospital, the Alice M. Ward Memorial Library, and others to discuss SASH and the services it provides to the community.

To prepare for a cold and isolating winter, the Director of the Library contacted the SASH team to create activities for the community. In December SASH offered a wine-cork beaded ornament/seasonal decoration class that was attended by five people, leading to a new participant in SASH. In early 2023, Rita Laferriere will host a two-part basket weaving class.

To date, there are 30 people enrolled in SASH, and growing! Susan shares her experiences: **“It is very rewarding meeting neighbors, collaborating with community groups, and really providing much-needed assistance in physical and mental health challenges, financial stresses, and even homeowner repairs. I look forward to 2023 and continuing to change lives through this important work.”**



# Homeownership Center 2022 Highlights



## Homebuyer Education Workshop

RuralEdge returned to monthly in-person Homebuyer Education workshops this year, with 96 households completing the program, leading to 38 home purchases totaling \$5,655,863 of home purchases in 2022.



## Home Repair Program

This loan and grant program for low and moderate-income homeowners to make necessary repairs to stay in their homes remains strong with 58 projects completed, totaling \$294,589 of work completed by local contractors.



## Housing Stabilization

With the economic effects of COVID-19 still present, RuralEdge staff assisted 146 households access rental and homeowner assistance totaling \$654,864, helping them stabilize their housing situation. This was paired with ongoing financial counseling to set them up for long-term success



## Vermont Housing Improvement Program (VHIP)

This program is offered to landlords across Vermont to bring vacant units back to the market, and assist in transitioning households from homelessness to permanent housing. In the Northeast Kingdom, RuralEdge has assisted landlords with \$1,150,858 to bring 37 units back to the rental market.

Photos (from top), Homebuyer Education Workshop in Barton in September; Home Repair project photos, before and after, completed in 2022; HOC staff join the Button-Up Vermont event in Brownington in October; RuralEdge Homeownership Center Director, Dawn Cross joins Commissioner Josh Hanford, Secretary Lindsay Kurrle, Michael Hatin, and Sen. Bobby Starr at a tour of Mr. Hatin's rental property which was renovated using VHIP funds.

# Rental Housing Portfolio

Town	Units	Town	Units
<u>Barton</u>		<u>Newport</u>	
Crystal Lake Housing	15	Parkview Apartments	12
		Newport Senior Housing	13
<u>Coventry</u>		Lakeview Housing	16
Coventry Senior Housing	7	Lakebridge Housing	23
		Gov. Prouty Apartments	24
<u>Derby</u>		Gov. Mansion Apartments	16
Johns River Apartments	14	Shattuck Hill MHP	48
<u>Derby Line</u>		<u>Orleans</u>	
Derby Line Gardens	11	Rainbow Apartments	20
Johns River Apartments	9		
		<u>Peacham</u>	
<u>Gilman</u>		Academy Lane Apartments	6
Gilman Senior Housing	10		
		<u>South Ryegate</u>	
<u>Glover</u>		Lind Homes	7
Glover Housing	12		
		<u>St. Johnsbury</u>	
<u>Groton</u>		1867 Building	7
Clarks Landing	9	Brightlook Apartments	18
Groton Community Housing	18	Caledonia Housing	28
		The Cherry Stree Hotel	9
<u>Irasburg</u>		Hilltop Family Housing	24
The Meadows	10	Moose River Housing	28
		Mountain View Housing	48
		Passumpsic View	25
<u>Island Pond</u>		New Avenue	40
Island Pond Housing	8	St. Johnsbury Housing	10
<u>Lyndon</u>		<u>West Burke</u>	
Olivia Place	20	Burkeland Lane	9 + 6
Mathewson Block Housing	6		
Marigold Apartments	6	<u>Westfield</u>	
Maple Ridge MHP	41	Scenic View	11
Darling Inn	28		
599 Main Street	6		

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.

**Senior/Disability Units: 223**  
**General Occupancy Units: 366**  
**Mobile Home Lots: 89**  
**TOTAL: 678 Units**

# Real Estate Development

## 2022 Highlights



Brightlook residents gather for a photo on a beautiful summer day.

### Brightlook Apartments

RuralEdge purchased this 18-unit property in November 2021 to preserve its affordability for existing residents. In 2022, we made fire code upgrades to the sprinkler system and exit doors, as well as upgrades to the heating system, sewer lines, and work on the elevator.



Packard Court 2015 exterior renderings.

### Packard Court

As part of our plans to redevelop the site, which has been vacant since a fire destroyed the buildings on the site in 2009, we were awarded \$378,114 in June by the State of Vermont Department of Housing & Community Development through the Brownfield Revitalization Program to clean the site and remove any environmental hazards.



One of the newly-renovated duplexes at Burkeland Lane.

### Burkeland Lane

Renovations to the duplexes at Burkeland Lane were completed at the end of 2022. Work on the new eight-unit building is anticipated to be complete in March of 2023. The senior building at the bottom of the hill will then be renovated, with the goal of having the entire project complete before the end of summer 2023.

Since 2020, RuralEdge has brought **74** new rental units to the market and has an additional **132** fully funded or under construction





**St. Johnsbury  
Accessory Dwellings**

*Restoring Vacant Buildings  
to Serve the Community*



138 Cherry Street, St. Johnsbury

In June 2022, RuralEdge began construction on seven units of new affordable housing in St. Johnsbury: five units at 138 Cherry Street and two units at 759 Railroad Street.

The Cherry Street building was the subject of major news in St. Johnsbury when it caught fire in April 2021 and displaced five households; the building has since remained vacant. The building had extensive water and smoke damage but remained structurally sound.

The building came to RuralEdge as a donation from St. Johnsbury Properties 9, Inc., and was a great opportunity as it is located next door to The Cherry Street Hotel, which was nearing the end of construction. RuralEdge is reconfiguring the structure to provide five, perpetually affordable units of housing, restoring the building to serve the community and add to the beauty of downtown.



759 Railroad Street, St. Johnsbury

Located one half-mile away is 759 Railroad Street. This building was originally built as a carriage house and is located behind 767 Railroad Street which RuralEdge owns and operates. When the opportunity came to purchase this property, RuralEdge seized the opportunity, not only to add two new units, but to enhance parking for both buildings and allow them to function together as five units of perpetually affordable housing in downtown St. Johnsbury.

Construction is well underway, and is projected to be completed in the Fall of 2023.

# Property Management

## 2022 Highlights



### The Cherry Street Hotel

Our Real Estate Development team completed this project in June 2022 and residents moved in right away. Nine households were able to move from homelessness to permanent housing and made themselves at home by decorating for Halloween and other holidays, bringing the property to life.



### Dean Hale Block

Thanks to a grant from NeighborWorks America, RuralEdge was able to open a Housing Resource Center in the Dean Hale Block on Main Street in St. Johnsbury. This need was identified as part of St. Johnsbury's Town Plan and allows for easier access to financial counseling and housing services to empower residents and help them find and keep their homes safely and stably.



### Academy Lane Apartments

After conversations with Peacham Community Housing, RuralEdge has taken over property management services at Academy Lane Apartments in the heart of Peacham. We look forward to serving the six senior households and welcome them to the RuralEdge community!

RuralEdge provides homes for **237** children in the Northeast Kingdom

## The Cherry Street Hotel

### *From Uncertainty to Permanent Housing*



The Cherry Street Hotel unit interior

Angel, a young mother who asked that her last name not be shared, had lost her job, survived a complicated pregnancy and was staying with her newborn in a cramped mobile home in Derby, in mid-winter, with relatives with whom she didn't feel her daughter was safe. When tensions boiled over, Angel took her little girl and left.

"By the skin of our noses, we ended up in the Fairbanks Inn," she said. They stayed there, in emergency housing, from February to mid-May.

"I was scared," Angel said. "I was afraid we weren't going to be able to get a place."

Then in May she signed a lease on a new apartment, in a building on Cherry Street in St. Johnsbury that had once been a city jail. It had been standing vacant before the housing nonprofit RuralEdge bought and renovated it into nine affordable one- and two-bedroom rental units, using \$2.28 million in Homelessness Relief Funds from VHCB.

"Seeing some of these older buildings being brought back to life, and seeing investment made into our housing stock, has been a goal of ours for at least the past 10 years here in St. Johnsbury," Town Manager Chad Whitehead told WCAX-TV last spring.

RuralEdge leases the Cherry Street apartments to residents who had been living in hotels or were otherwise at risk of homelessness, and it works with Northeast Kingdom Community Action to provide support services. Aysha Charron is the Resident Support Specialist, employed with Vermont Emergency Rental Assistance funding through the state Department of Housing and Community Development. She's in the Cherry Street building at least twice a week, working with the residents to help them succeed at building community and staying in secure housing.

"I work closely with some of our other nonprofits, like NEKCA," Charron said, "so if a resident says they have some mental health needs, I have a list of agencies and contact information for them to call."

"A lot of them are taking advantage of the services we can offer," she said. "For most of them, this is their second chance to get their feet under them and have a better life. There's quite a few people there who are families, and they want their children to do better."

Angel is one of those. **"I'm afraid to be happy at times, because I've had so much happen," she said. "but I feel comforted in that we have a stable place."**

Story Credit: Doug Wilhelm for the  
Vermont Housing & Conservation Board

# Statement of Activities

## Revenues

	2021	2020 Restated
Rents	4,383,494	4,210,267
Property Management Income	372,298	313,980
Support Services at Home (SASH)	554,161	547,235
Contribution & Grant Income	3,235,310	2,904,913
Forgiveness of Debt	(13,477)	305,880
Homeownership Fees	53,841	56,113
Interest	51,659	47,090
Other	280,893	341,542
Development Fees	206,250	243,300
<b>Total Revenue</b>	<b>\$9,124,429</b>	<b>\$8,970,320</b>

## Expenses

Property Management	5,524,636	5,586,642
Support Services at Home (SASH)	473,665	465,635
Management and General	852,067	972,744
Homeownership	419,602	472,008
Development	213,516	501,265
Community Building & Engagement	77,768	91,154
<b>Total Expenses</b>	<b>\$7,561,254</b>	<b>\$8,089,448</b>

## Changes in Net Assets

Capital Contributions	234,458	1,907,189
Net Assets Beginning of Year	15,265,196	12,477,135
<b>Net Assets at the End of Year</b>	<b>\$17,062,829</b>	<b>\$15,265,196</b>



Maintenance Supervisor, Chad McCormick, paints the deck at The Pierce Block as part of RuralEdge's Employee Work Day.



RuralEdge Intern, Emma Harter (left), and Resident Support Specialist, Aysha Charron (right), work hard to fill the new garden boxes at Brightlook Apartments.



RuralEdge Director of Community Development, Robert Little, and Board Chair, Tim O'Neill, help with outdoor improvements at Groton Community Housing as part of NeighborWorks Week.



In November residents at Passumpsic View Apartments gathered for a monthly community-led potluck meal.

# Statement of Financial Position

	2021	2020 Restated
<b>Current Assets</b>		
Cash - Unrestricted	1,091,898	1,523,917
Cash - Restricted	3,934,271	3,771,290
Tenant Security Deposits	164,277	144,774
Accounts Receivable	41,829	123,822
Prepaid Expenses & Other Current Assets	148,652	174,990
<b>Total Current Assets</b>	<b>5,380,927</b>	<b>5,738,793</b>
<b>Property &amp; Equipment</b>		
Land and Improvements	4,583,324	4,322,308
Buildings and Improvements	46,164,971	42,013,097
Furniture & Equipment	1,122,003	1,084,517
Construction in Progress	2,372,292	2,275,661
Total before Accumulated Depreciation	54,242,590	49,695,583
Less Accumulated Depreciation	(14,957,919)	(13,759,024)
<b>Total Property &amp; Equipment</b>	<b>39,284,671</b>	<b>35,936,559</b>
Related Party Loans & Deferred Interest Receivable	1,042,499	1,004,128
Loans Receivable, Net	209,445	315,489
Investments in Partnerships	78,133	78,133
Other Miscellaneous Assets	65,116	70,157
<b>Total Assets</b>	<b>\$46,060,791</b>	<b>\$43,143,259</b>
<b>Liabilities and Net Assets</b>		
Line of Credit	170,285	185,135
Accounts Payable & Accrued Expenses	1,293,105	839,209
Tenant Security Deposits	162,591	144,774
Current Portion of Long Term Debt	655,895	288,080
Total Current Liabilities	2,281,876	1,457,198
Long Term Debt, Less Current Portion	26,198,166	25,887,420
Deferred Interest	517,920	533,445
<b>Total Liabilities</b>	<b>\$28,997,962</b>	<b>\$27,878,063</b>
<b>Net Assets</b>		
Without Donor Restrictions	11,379,885	9,222,838
With Donor Restrictions	5,682,944	6,042,358
Total Net Assets	17,062,829	15,265,196
<b>Total Liabilities &amp; Net Assets</b>	<b>\$46,060,791</b>	<b>\$43,143,259</b>



Dead River Company gather with RuralEdge staff to celebrate their \$5,000 donation to RuralEdge's Homeownership Center Programs.



RuralEdge resident Mary Brown paints the posts before helping install the new property sign at Mountain View Housing in St. Johnsbury..



Progress on the new eight-unit building at Burkeland Lane.



Thank you for contributing towards the production of our Annual Report!

# The RuralEdge Team

**Robert Barnum**  
Admin. Support Specialist

**Thomas Barth**  
Capital Needs Specialist

**Michelle Barton**  
Turnover Team Supervisor

**Jennifer Berry**  
Compliance Specialist

**Kate Berry-Buonanno**  
Project Manager

**Rebecca Bingham**  
Resident Engagement Coordinator

**Stahr Brown**  
Property Manager

**Lisa Call**  
Director of Property Management

**Diana Cazaudumec**  
Finance Director

**Aysha Charron**  
Resident Support Specialist

**Gary Chester**  
SASH Program Director

**Mindy Cotnoir**  
Turnover Technician

**Angel Couillard**  
Property Manager

**Dawn Cross**  
Homeownership Center Director

**Laurie Degreenia**  
Finance Manager

**Mike Devost**  
Custodial Technician

**Dave Drew**  
Maintenance Supervisor

**Melinda Gervais-Lamoureux**  
SASH Coordinator

**Danielle Greenwood**  
Senior SASH Coordinator

**Bob Hansen**  
Senior Construction Manager

**Julia John**  
Property Manager

**Chris Karlen**  
Maintenance Technician

**Brittany LaCoss**  
Leasing Coordinator

**Rita Laferriere**  
SASH Wellness Nurse

**Anita Little**  
Administrative Assistant

**Robert Little**  
Director of Community Development

**Doreen Lyon**  
SASH Coordinator

**Jim MacFarlane**  
Turnover Technician

**Michael Masure**  
Maintenance Technician

**Liz May**  
SASH Wellness Nurse

**Chad McCormick**  
Maintenance Supervisor

**Susan Mund**  
SASH Coordinator

**Paula Peck**  
Custodial Technician

**Theresa Perron**  
Property Manager

**Victoria Porter**  
Homeownership Specialist

**Terry Pray**  
Mechanical Maintenance Specialist

**Kim Russell**  
SASH Coordinator

**Heather Schools**  
Turnover Technician

**Joan Sjolander**  
SASH Wellness Nurse

**Patrick Shattuck**  
Executive Director

**Roger Shultz**  
Housing Rehabilitation Specialist

**Heather Stahler**  
SASH Coordinator

**Glenn Towle**  
Maintenance Technician

**Jan Wade**  
HOC Office Services & HR Coordinator

**Cheryl Yelle**  
SASH Wellness Nurse

## Milestone Anniversaries



**Becky Masure**  
Director of Real Estate  
Development  
15 years with RuralEdge



**Larry Chase**  
Maintenance Technician  
15 years with RuralEdge



**Teresa Switser**  
Property Manager  
5 years with RuralEdge



**Naomi Gallagher**  
Finance Manager  
5 years with RuralEdge



**Robin Burnash**  
SASH Coordinator  
10 years with RuralEdge

# 2022 Donors



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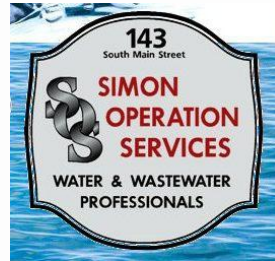
Equal Housing Lender | Member FDIC  
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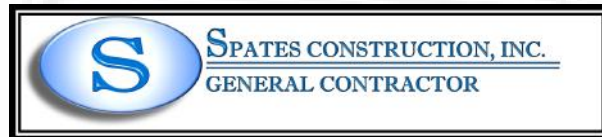
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Gary Chester  
Jennifer Cleveland  
Sue Cobb, Red Bird Consulting  
Dawn Cross  
William & Ellen Dorsch  
Dave Drew  
Stephen & Marty Feltus

Trisha Guditz  
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Anonymous

*Thank you for Supporting RuralEdge!*



# RuralEdge

HOUSING & COMMUNITY DEVELOPMENT

PO Box 259

Lyndonville, VT 05851



Governors Mansion, Newport



Glover Housing, Glover



Historic Photo of Hotel Building, now Johns River in Derby

*Front Cover: (top, left) Jim Grimes plants apple trees at Mountain View; (top, middle) Trisha Gudzitz and Poppy Shattuck help clean up Groton Community Housing during NeighborWorks Week; (top, right) Danielle Greenwood paints the deck at The Pierce Block; (center, left) Lorraine Bedor speaks to Senator Sanders' staff at a recent site visit; (center, right) The RuralEdge SASH staff greet guests at an open house for newly-renovated Scenic View in Westfield (bottom, left) Robert Little, Tim O'Neil, Senator Peter Welch, Karen Fife, and Patrick Shattuck at the Senator's visit to New Avenue; (bottom, right) Carolyn Greaves walks through closing documents with a Machinoc Falls couple financing their home through the VHCB Homeland Program*

(802) 535-3555

| [ruraledge.org](http://ruraledge.org)

| 48 Elm Street, Lyndonville, Vermont