

Greetings from our team...

Lamoille Housing Partnership has never experienced a year like 2020. In March, our three-person staff, property management partner, and Support And Services At Home (SASH) Coordinator made key adjustments to protect the health and safety of our residents, SASH participants and our employees. Throughout the pandemic, our 440+ residents have remained safe and supported in their homes; maintenance staff has increased cleaning and sanitization of Lamoille Housing Partnership's (LHP) 12 properties, and property managers are working to keep residents whose employment has been impacted by COVID-19 housed.

LHP's daily operations have continued, including the 24-unit Village Center Apartment project planning. We celebrated our 29th Anniversary in July, welcomed new members Jennifer Degree and Ashley Isabell to our Board of Directors, and facilitated our first ever Housing Awareness Month social media campaign in October. Our administrative partnership with Lamoille Community House ended, having supported their work to successfully acquire their own non-profit organizational status. Throughout the partnership, LHP helped the shelter continue their important work providing emergency housing to our community members that are enduring homelessness.

SASH programming continues to support 77 individuals that are aging or have disabilities with free health and wellness programming. In addition to sustaining this work, Lamoille Housing Partnership is also contributing to state and local COVID-19 housing efforts. In short, our essential, affordable housing work continues thanks in large part to a steady stream of support from you. *Thank you.*

Housing is healthcare.

Housing remains a crucial key to slowing coronavirus' spread. However, not everyone has safe or stable housing. The "stay home, stay safe" call to action echoed worldwide has magnified the disproportionate impacts of coronavirus on housing insecure, homeless, and vulnerable populations.

Where do those without homes shelter in place? Are they more at risk for infection? Can laid off or furloughed workers afford their housing costs? Do vulnerable populations have safe homes? What does their future look like? How will these challenges affect Vermont communities?

Vermonters impacted by COVID-19 are struggling to get back on their feet, and affordable housing is an essential, at hand solution that will aid health and economic recovery efforts in our communities. LHP's mission in action and expertise well positions our organization to bolster emergency, temporary housing efforts happening on the ground now, and lead longer term, permanent housing initiatives planned for the future. Our work to support the wellbeing of our vulnerable neighbors and solve the region's housing affordability problem has never been more essential.

More than 440 of your neighbors have an affordable, safe home to take shelter in right now because of generous contributions to LHP from local businesses and individuals. When you make a gift to LHP, you are helping safeguard the health and wellbeing of families with children, the local workforce, aging individuals, individuals with disabilities, veterans and people who have experienced homelessness, and that of our greater community.

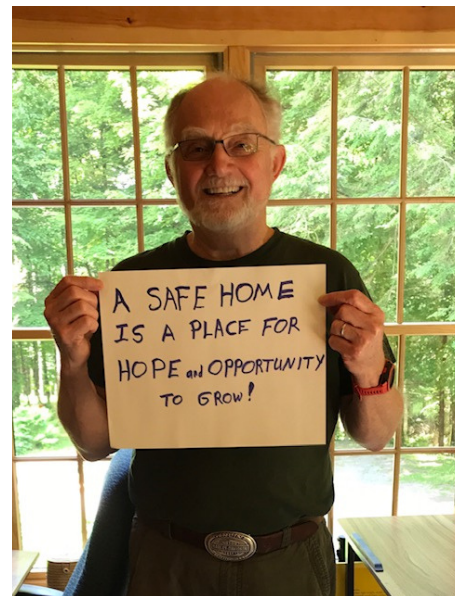
Your generosity also supports LHP's Housing Opportunity Fund, ensuring that we can continue our important community investments to provide future housing opportunities for your neighbors who are without a safe, affordable home now.

Together, we can solve our shared community issues. Thank you for helping us celebrate 29 years of working to keep our communities affordable, vibrant, and economically successful.

Team LHP, - Jim, Susan, Kerrie, Maxine and LHP's Board of Directors



Jim Lovinsky, Executive Director
Susan Sinnott, Finance Manager
Kerrie Lohr, Public Relations Manager
Maxine Adams, SASH coordinator



LHP Board President David Ford shares why he believes that a home is important.

To stay up to date on all of our upcoming events, subscribe to our bimonthly e-newsletter.

**Subscribe on our website,
www.lamoillehousing.org**

*Follow LHP on Facebook,
Instagram and Twitter:
[@lamoillehousing](https://www.instagram.com/lamoillehousing)*



Mission & values: *who we are*

Lamoille Housing Partnership develops, rehabilitates and maintains safe, decent, energy efficient affordable housing through rental, home ownership, or other means to low and moderate income persons and families living within Lamoille County and the Town of Hardwick. LHP provides such assistance without discrimination or prejudice using a combination of private and public funding partnerships. **Our mission in action reduces barriers to housing and closes the housing opportunity gap in the Lamoille Valley. We believe that all individuals regardless of income deserve the opportunity to lead thriving, healthy, dignified lives.**

2020 - 2021 Board of Directors

David Ford, *President*
Morrisville

Cheryl Fuller, *Vice President*
Hyde Park

Stefanie Eichler, *Treasurer*
Morrisville

Tess Milner, *Secretary*
Johnson

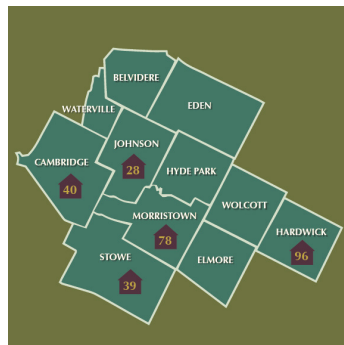
Brian Story
Johnson

Davis Koier
Morrisville

Jennifer Degree
Eden

Ashley Isabell
Morrisville

Lamoille Community House
Member at large



LHP service area

Affordable

When our communities have good homes, quality schools and strong businesses, it provides all of us with a fair shot at success no matter where we live. **When our neighbors can afford to live in the communities they call home, we all share the benefit.**



Cherry Street, Hardwick

Homes

Since 1991, LHP has **developed and maintained over 280 affordable homes and apartments.** Our multimillion dollar community investments provide the comfort, safety and stability of a home to Vermonters, and also **support our region's economic and community vibrancy.**

Passionate about LHP's mission in action?

Want to become a housing advocate?

You can make a difference.
Consider joining LHP's board of directors!

Contact Kerrie to learn more:
kerrie@lamoillehousing.org



Our residents

For all

LHP is dedicated to providing safe, decent, affordable homes and apartments to **families, the local workforce, aging and disabled Vermonters, veterans and the formerly homeless.** We serve low and moderate income residents of Lamoille County and Hardwick earning 30% - 120% of area median income (AMI).

Lamoille Valley Housing Data

Out of Reach: high costs and low housing supply

In no state in the country can a minimum wage earner working a 40-hour week afford a two-bedroom home without exceeding the US Department of Housing & Urban Development's housing affordability threshold. **In fact, more than half of Lamoille Valley renters are considered housing cost burdened.**

2020 is the first time that the Lamoille Valley's housing wage reached \$20.

\$20.04

hourly wage necessary to afford 2 bedroom apartment at FMR

\$570

monthly rent affordable earning Vermont minimum wage

\$251

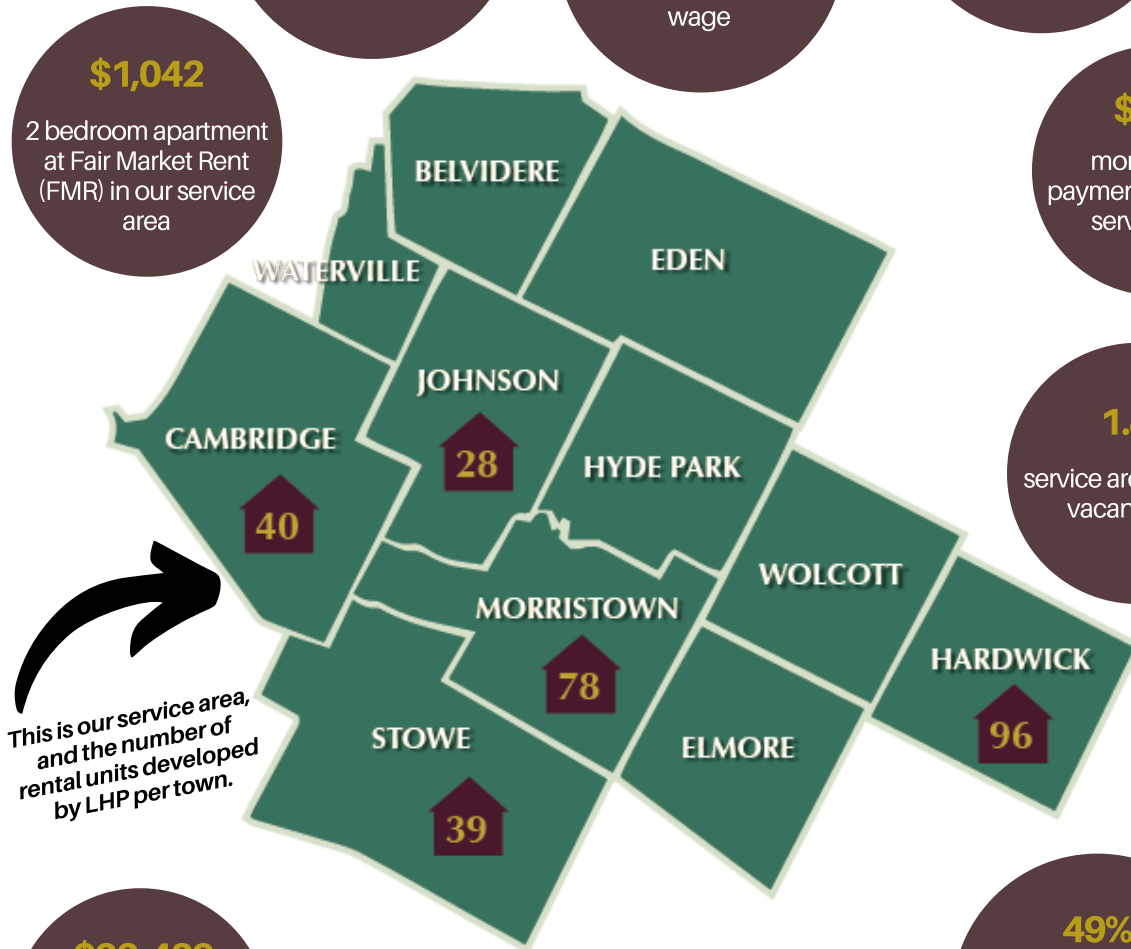
monthly rent affordable to social security income (SSI) recipient

\$1,042

2 bedroom apartment at Fair Market Rent (FMR) in our service area

\$835

monthly SSI payment average in service area



1.8%

service area housing vacancy rate

In 2020, LHP processed 365 renter applications for only 70 vacancies, leaving 265 applications that we were unable to house.

\$32,489

Estimated renter median income of service area

43%

of rentals in service area occupied by households with incomes less than \$25,000

29%

of our service area population rents

49%

of renters in service area rent housing that costs up to 50% of income

Sources: Housing & Urban Development Office of Policy Development and Research. "Out of Reach 2020" report, National Low Income Housing Coalition. "Lamoille Housing Needs & Assessment Study," Doug Kennedy Advisors. US Census Bureau: American Community Survey 5 Year Estimates. Vermont Coalition To End Homelessness. Institute for Community Alliances. Vermont Housing Finance Agency.



Project Updates:

Village Center Apartments.

Village Center Apartments is coming to downtown Morrisville in 2021. The new construction project will transform an unused in-fill lot on Hutchins Street into 24 affordable apartments for community members who earn low and moderate incomes. A mix of studio, one and two bedroom apartments will be available for \$650 to \$1,000 per month for income eligible renters, including heat and utilities.

Village Center Apartments did not receive federal housing tax credits during Vermont Housing Finance Agency's annual award cycle. The selection process is quite competitive among both nonprofit and private housing developers, given Vermont's already high and continuously rising need for affordable housing development in every county. This was disappointing, as the impact delayed the project's completion and resident move in date. LHP is leveraging this longer construction timeline to incorporate project-based, community partnership initiatives to proactively reduce barriers to housing for community members who are housing insecure and enduring homelessness.

Proposed Village Center Apartments rendering, view from Portland Street.



More affordable homes are needed.

As we wait for Village Center Apartments construction to begin, LHP continues to research future affordable housing project development opportunities in Lamoille County and Hardwick. Prior to coronavirus, our growing region faced a shortage of affordable homes. The pandemic's disproportionate impact on lower income and vulnerable populations has underscored the current and future need for more affordable housing options in our region for families, local workers, older people, individuals with disabilities, veterans, and people enduring homelessness. If our region's public health is to be protected and our local economy is to recover and grow in sustainable and equitable ways, Lamoille County and Hardwick must have more affordable housing.

Do you have property or land that you're interested in turning into affordable housing?

If so, we're listening. Please contact LHP via email or phone to start the conversation: kerrie@lamoillehousing.org or (802) 888-5714.

Volunteer power brings May flowers.

This fall during peak foliage at LHP's Jeffersonville Family Housing site, local volunteers installed two raised bed gardens and planted over 100 tulip and daffodil bulbs. We extend a huge thank you to the collective generosity of Vermont Nursery and Landscape Association, Vermont Stone and Horticulture, Good To Grow, Koenig Cedar and Gardeners Supply for donating time, people power, and materials to this beautification project.

We can't wait to see the blooms in the spring!



Housing Is Healthcare.

"Helping people into stable long-term housing is not only beneficial to their own health, but to the community and healthcare system as well."

Housing is a social determinant of health. Studies show that safe, stable, good quality housing contributes to positive outcomes in physical and mental health, education, and lowers medical costs. Low and moderate income households shouldn't have to choose between safe, healthy housing and housing that is affordable, yet housing cost burdened renters in the Lamoille Valley must make this choice regularly.

"Stay home, stay safe." Through the lens of the coronavirus pandemic, safe, stable and good quality housing protects high-risk populations, improves recovery from illness, and mitigates spread of the virus in communities.

Supportive housing works.

Underscoring positive outcomes of housing is our vital partnership with Support And Services At Home (SASH,) a free and voluntary health and wellness support program open to residents at LHP's congregate housing sites and Medicare recipients in the community.

Maxine Adams, LHP's SASH Coordinator, has supported the ongoing health and safety of more than 70 SASH program panelists who are at higher risk of contracting COVID-19. She has connected panelists with COVID-19 testing, increased panelist access to food, shelter, health care, and emotional supports to prevent the harmful effects of social isolation.

Focusing mainly on residents of congregate housing, SASH provides targeted support and in-home services to aging individuals and individuals with disabilities, so that they receive critical supports that enable them to age healthfully and independently in their homes and communities.

A third party evaluation of SASH demonstrated a reduction of \$1,200 in average individual Medicare expenditures, reflected across hospital, emergency room and specialist visits; the largest cost savings were for participants eligible for Medicare and Medicaid. Additional benefits to participants include improved ability to manage medications, increased overall functional status, reduced social isolation, smoothed transitions to nursing home care, and older adults who are able to age in their home longer, affordably, independently and healthfully.

Special thank you to Union Bank and Vermont Mutual Insurance Group's generous philanthropic support of SASH programming in Lamoille County and Hardwick!



Lamoille View in Morrisville is a SASH housing site.

Housing influences positive health outcomes.

"Without addressing all of the social factors that affect health outcomes, we cannot expect our community members to achieve optimal health. Stable housing is as important as a healthy diet, exercise, and medication management when it comes to taking care of our patients."

- Corey Perpall, BSN RN CCM, Clinical Quality Specialist, Lamoille Community House Board Member.



Call to action: we need your help...

...creating housing opportunities for all.

A home symbolizes opportunity – to grow a family, age in place, work where you live, be a part of your community, and to be safe and healthy. Unfortunately, an opportunity gap exists among our neighbors because of the Lamoille Valley's rising housing costs and disproportionate amount of affordable homes.

This year, the coronavirus pandemic has created significant funding challenges for Lamoille Housing Partnership. Due to the cancellation or postponement of annual, successful fundraising events including our annual Harvest for Housing fundraiser and Rusty Nail benefit, LHP is facing a potential loss of \$45,000 in fundraising revenue.

Our mission driven work is made possible by funding from project-specific sources such as the Low Income Housing Tax Credit program, state and Federal loans and grants, and philanthropic support from our friends, neighbors and local businesses. This collective, critical funding revenue advances all aspects of affordable housing development, such as preliminary project development costs, affordable land acquisition, building design costs, and more.



Opportunity starts at home.

Ultimately, the impact of this funding closes the housing opportunity gaps that exist in our communities. Right now, too many lower and moderate income families, aging and disabled Vermonters, and members of the workforce that we depend on are in precarious, unsafe, or inconsistent housing situations, or have no home and no place to take shelter.

You can make a difference with a gift to LHP's Housing Opportunity Fund. Your support helps close this gap, and ensure that all Vermonters regardless of income have the opportunity to thrive and lead healthy, dignified lives.

A contribution to the Housing Opportunity Fund is reinvested in affordable housing and community development projects, like Arthur's on Main in Morrisville and Bemis Block in Hardwick. These projects generate proven, impactful, long term solutions for our local housing needs, creating equitable and inclusive communities where the wellbeing of all of our neighbors and our community's vibrancy are supported.



Everyone



Deserves



A Home.

Your gift is doubled on December 1st!

LHP and The Alchemist are teaming up to celebrate #GivingTuesday, the worldwide day of philanthropy!

The Alchemist has generously pledged to match up to \$1,000 in financial gifts made to LHP on Tuesday, December 1st.

We are thrilled and appreciative to have The Alchemist's gift matching support during this year's #GivingTuesday collaboration. Thank you for partnering with us to help house Lamoille County and Hardwick!



HOW TO MAKE A GIFT:

Gifts can be made safely and securely online,
www.lamoillehousing.org/donate
or by mailing a check to PO Box 637, Morrisville, VT 05661

Housing is everything: *resident stories*

"...a safe, affordable place to raise my family."

*Sarah became a single mother in 2002, and although on paper had done everything right to make home ownership possible, it still wasn't enough. The cost of housing was completely out of her reach. Then she connected with LHP; eventually, Sarah was able to turn her dream of owning a home into reality! In 2008, Sarah purchased her home in LHP's development - she raised her children there, and has been able to send them to college.



Sylvan Woods, Stowe



School Street, Johnson

"If I couldn't get into this place, I would have had to move out of Vermont."

"...a possibility for our family!"

In 2016, Barbara became a home care provider for her disabled sister. Because taking care of her sister prevents her from working full-time, Barbara was concerned about housing for the two of them that they could afford. Then she learned about LHP's Vermont homes at Evergreen Manor; she and her sister agreed to apply for one of the homes, hoping they could afford it. "We were very excited when we found out we were approved. Our home is bright and comfortable. The park is friendly. And it's all at an affordable price! Thank you to everyone who made this a possibility for our family!"



Our residents

"I'm warm, safe, and I can afford it."



Arthur's on Main, Morrisville

"It's convenient to the services I need."



Mann's Meadow, Jeffersonville

Learn more about how #housingmatters.
Follow us on social media!



@lamoillehousing | #houselamoille | #househardwick



Investing in: *communities & people*

Supporting community vibrancy

- Over \$50 million invested in affordable apartment and home development in Lamoille County and Hardwick since 1991
- Over \$100,000 in annual property taxes paid to local communities
- Over \$450,000 in annual payments to local utilities and fuel companies
- Over \$800,000 in annual payments to local businesses for property management and maintenance



Bemis Block, Hardwick

Strengthening social fabric



- 105 families housed, 66 households with children under the age of 18



- 119 aging individuals housed



- 76 individuals with disabilities housed



- 112 households housed that were previously at high risk of becoming or had endured homelessness



- 298 affordable homes and apartments



- More than 70 panelists supported by SASH services and programming



- 24 additional affordable apartments planned for Morrisville in 2021



- 7 commercial spaces developed in downtown areas, leased by restaurants and retail businesses

Financial Statements

ASSETS

	2019	2018 (As restated)
CURRENT ASSETS		
Cash - unrestricted	\$ 246,085	\$ 302,943
Rent receivable, net	4,374	5,854
Accounts receivable	37,500	61,260
Grants receivable	1,200	6,250
Prepaid expenses	6,537	7,525
TOTAL CURRENT ASSETS	295,696	383,832
PROPERTY, PLANT AND EQUIPMENT		
Property, plant and equipment	4,266,323	4,071,783
Less accumulated depreciation	(1,256,951)	(1,162,384)
TOTAL PROPERTY, PLANT AND EQUIPMENT	3,009,372	2,909,399
OTHER ASSETS		
Cash - restricted	57,304	41,642
Notes receivable	173,844	206,344
Investments in limited partnerships	353,741	317,189
TOTAL OTHER ASSETS	584,889	565,175
TOTAL ASSETS	\$ 3,889,957	\$ 3,858,406

LIABILITIES AND NET ASSETS/EQUITY

	2019	2018 (As restated)
CURRENT LIABILITIES		
Current portion of long-term debt	\$ 12,000	\$ 12,000
Accounts payable - operations	25,693	7,716
Accrued payroll and related liabilities	7,953	7,569
Accrued vacation	6,664	7,732
TOTAL CURRENT LIABILITIES	52,310	35,017
LONG-TERM LIABILITIES		
Security deposits	16,474	17,502
Accrued interest payable - VHCB	426,772	426,772
Long-term debt, net of current portion	1,895,832	1,837,554
TOTAL LONG-TERM LIABILITIES	2,339,078	2,281,828
TOTAL LIABILITIES	2,391,388	2,316,845
NET ASSETS/EQUITY		
Net assets without donor restrictions/equity	1,438,569	1,471,502
Net assets with donor restrictions	60,000	70,059
TOTAL NET ASSETS/EQUITY	1,498,569	1,541,561
TOTAL LIABILITIES AND NET ASSETS/EQUITY	\$ 3,889,957	\$ 3,858,406

Your support makes a difference. Thank you ALL for your generous support!

A contribution to Lamoille Housing Partnership is reinvested in affordable housing and community development projects, the cornerstones of equitable and inclusive communities where the wellbeing of all of our neighbors and our community's vibrancy are supported. We thank you for helping us lay the groundwork that reduces barriers to housing, and permanently end housing insecurity and homelessness in local communities.

Big Hearted Business Sponsors



Cushman Design Group Grant Wieler Photography Johnson Senior Center
Laraway Youth & Family Services Stowe Vermont Rentals The Body Lounge

Community Partners



Grassroots Art & Community Effort Lamoille Valley Continuum of Care Housing & Homelessness Coalition

Individual Donors

Maxine Adams
Lisa Allen
Thomas Anastasio
Gerald & Sharon Anderson
Metzi Anderson
David & Judy Bickford
Conchessa Brownell
Janet Bruner
Brendan Buckley
Henry Busetti
Brad Chesterman
Margaret Cleary & Justin Earlandt
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Rhoda Lush & Charles Teske
Lisa Washburn
Duane Wheeler
Leslie Whitacker Michael
Wickenden
Judith Womack
Amy Wright
Dave Yacovone

If your name was inadvertently omitted, please contact Kerrie, kerrie@lamoillehousing.org.

Additional ways to support LHP...

- Amazon Smile beneficiary - Corporate sponsorship - Gift matching
- Host a fundraiser - Donate property - Sponsor an apartment - Legacy donation

Discuss donation options that align with your interests:
kerrie@lamoillehousing.org or (802) 888-5714

