MISSION

The mission of Housing Vermont is to produce permanently affordable housing for Vermonters through partnerships with communities and the private sector.
By any measure, 2010 was a productive year in which Housing Vermont created new affordable housing, strengthened our existing portfolio and launched a program to expand economic activities in disadvantaged communities.

Our mission — to build affordable housing in partnership with communities — is at the heart of our daily work. Our success can be measured by the numbers. In 2010, we raised $11.9 million in equity from TD Bank, People’s United Bank and Union Bank for direct placement in individual projects. Investors in the Green Mountain Housing Equity Fund IV provided $5.5 million in equity for five of our developments and $2.4 million for two non-HV partnerships. Fund IV investors include: TD Bank, People’s United Bank, Merchants Bank, National Life, NBT Bank, and Citizens Bank. We built 163 apartments and signed construction contracts of over $22 million representing 1,300 jobs and $44 million in increased economic activity in the 11 communities where we worked.

Housing Vermont continues to focus on energy investments so that housing built today can successfully operate long into the future. To gauge progress, we’re tracking fuel consumption and can report that properties built in 2009 used 35% less fuel because of investments in solar domestic hot water systems, increased air-sealing and insulation, and the use of wood pellets. Winters are long and cold in Vermont and because we rely on unregulated fuels like oil and propane, the average cost of heating an apartment in Vermont is twice that of Boston or New York. If we don’t reduce our reliance on petroleum, our housing mission will be compromised.

The numbers alone can’t tell the whole story. In Johnson, we cleaned up a brownfield site across the street from the elementary school and responded to a lack of housing options for families and seniors. In Alburgh, we preserved affordable apartments in the town center and renovated them so that low-income families and seniors will have warm, inviting homes. In Rutland, we’ve begun the transformation of a family public housing property. Children will now be able to tell their friends and teachers where they live without fear of embarrassment.

In Brattleboro, we’re building housing above the local food co-op’s new store and in Springfield, we’re completing the renovation of a historic building with nine newly renovated apartments and a state-of-the-art movie theater. These buildings offer affordable homes in vibrant downtown settings while contributing to the vitality of their communities.

In St. Johnsbury, we made our first New Markets Tax Credit (NMTC) investment in the WEIDMANN plant to finance a major equipment upgrade which keeps the manufacturer competitive in a global marketplace and preserves 280 well-paying manufacturing jobs in the Northeast Kingdom. Additionally, the NMTC financing supports Northern Community Investment Corporation’s worker training programs and provides technical assistance to small business and patient capital for innovative ideas.

In neighborhoods, villages and communities around the state, Housing Vermont and our network of nonprofit partners, state agencies, investors, private business, the federal government, and municipalities are driving economic growth by building and renovating energy efficient, high quality housing and supporting investment in Vermont businesses.

Barbara Grimes, Board Chair
Nancy Owens, President
OUR RESIDENTS

The real estate numbers are beguiling.

It’s easy, maybe even comfortable, to describe our work in such terms as the amount of equity raised, projected debt coverage ratios, targeted investor returns, and per unit development costs. These data provide familiar and useful measures of what we do and how it is accomplished. However, the financial and real estate numbers don’t tell the entire story.

There are about 4,400 households throughout Vermont who live in housing we have created since 1988. Each has unique family circumstances, motivations, and life plans. Without diminishing these distinctions, it is helpful to paint a broad picture of who we serve.

We know that:

• Housing Vermont properties account for 5.7% of the state’s rental stock.
• 77% of our residents live in families of 3 or fewer persons; the average household size is 1.97 persons, compared to a state average of 2.08.
• 25% of the households are headed by a single parent, compared to 20% of the state’s renter households.
• 11% of our tenants are 5 years of age or younger and 21% are school-aged, meaning that a third of our residents are less than 18.
• Nearly 25% of our residents have lived in our housing for five or more years.
• 64% of our households earn less than $20,000 annually, compared to 34% of Vermont renter households.
• About 17% of our households receive project-based rental assistance.

Housing Vermont is implementing a more sophisticated data collection system which will allow us to better understand our residents. These numbers, which describe the human element, will guide us not only in designing future housing but also in our asset management and community development work for our current portfolio.
Adopting smart growth principles means that many of Housing Vermont’s properties are located in downtowns, village centers and other areas where buildings often have mixed uses. In fact, one out of every four Housing Vermont developments includes some commercial space.

Seeking financing for mixed-use developments led us to successfully compete for a $30 million allocation of New Markets Tax Credits (NMTCs) from the Treasury Department in 2009.

Vermont Rural Ventures (VRV) is our affiliated Community Development Entity (CDE) with responsibility for operating the NMTC program. VRV uses its New Markets Tax Credit resources to support investment in the economic, environmental, and social well-being of Vermont communities. These investments retain and create jobs for Vermonter by financing key community developments.

VRV made its first investment in 2010. The financing of a $40 million plant expansion at St. Johnsbury’s WEIDMANN Electrical Technology is described on page 5 of this report. Other investments will follow, allowing Housing Vermont to pivot off its housing finance and development capacity to provide investors, such as banks, insurers, investment funds, corporations, and individuals, with credits against federal income taxes in return for new investments made in eligible businesses and commercial projects in qualified low-income areas. It is a flexible tool that can be applied to a wide range of qualified business activities, from small business lending to real estate development.

Under the terms of the NMTC program, an investor making a seven-year investment receives NMTCs equal to 39% of the cash equity investment amount over the investment period (5% in years 1–3 and 6% in years 4–7).

Projects must be located in qualified census tracts which include Caledonia, Essex, Lamoille, Orleans, and parts of Franklin and Grand Isle counties as well as parts of Burlington, St. Albans, Winooski, Newport, St. Johnsbury, Rutland, Bennington, Brattleboro and Fair Haven. Please contact Housing Vermont for more detailed information.
UPPER STORY, BRATTLEBORO

Housing Vermont and Windham & Windsor Housing Trust welcomed the invitation from the Brattleboro Food Co-op to combine forces to redevelop the Co-op's downtown site to accommodate a new, expanded store and offices, and 24 affordable apartments. This signature building includes Vermont slate siding — which is both a durable and local product. Downtown Brattleboro is a vibrant community in which to live, work and shop and our twenty-four new, affordable homes will be ready for occupancy in the center of it all beginning in the spring of 2012.

Number of units
24 apartments

General Partners
Windham & Windsor Housing Trust
Housing Vermont

Limited Partner
People's United Bank

Architect
Gossens Bachman Architects

General Contractor
Baybutt Construction Corporation

Management Company
Windham & Windsor Housing Trust
ELLIS BLOCK, SPRINGFIELD

A revitalized movie theater with a digital 3-D projector and 9 new apartments will enliven the center of Springfield starting in July 2011. It began with a response to the devastating fire in July 2008 that destroyed much of the building, resulting in the loss of 15 boarding rooms and the closure of the cinema. Springfield Housing Unlimited, the Town of Springfield, the local Chamber, Key Cinemas, and Housing Vermont joined efforts to restore this vital business and bring new, high quality residences to the heart of Springfield. The Vermont Housing & Conservation Board and the Department of Economic, Housing and Community Development provided federal stimulus funds through the Neighborhood Stabilization Program to repair and restore the blighted housing. Preservation Trust, through special funding secured by Senator Patrick Leahy, helped us to restore the elegant art deco exterior of the building.

WEIDMANN ELECTRICAL TECHNOLOGY, ST. JOHNSBURY

In our first New Markets Tax Credit (NMTC) project, Vermont Rural Ventures brought $10 million in NMTCs to support a $37 million investment in new equipment and buildings at the WEIDMANN plant in St. Johnsbury. The plant employs approximately 280 people and has been a key area employer since its founding in 1969. The investment in new technology assures that high quality manufacturing jobs will remain in the Northeast Kingdom. In addition to the work at WEIDMANN, Northern Community Investment Corporation is using NMTC funds to establish a screening and training program for machine shop operation and other services to support innovation and job growth in the region.
WINDSOR VILLAGE

Housing Vermont is working with the Windham & Windsor Housing Trust to enhance this historic property. Sixty-seven seniors and ten families at Windsor Village will reap the benefits of the energy retrofit this winter. Through special energy funding from the Vermont Fuel Efficiency Partnership and funds secured by Senator Bernie Sanders, we have reduced fuel consumption by half, assuring the residents will have safe, warm, affordable homes well into the future.
PINE MANOR, ALBURGH
Not only is Pine Manor the only affordable housing facility for seniors in Alburgh, it also offers scarce Section 8 rental assistance to its residents. Champlain Housing Trust and Housing Vermont were committed to finding the resources to preserve this community asset and to make needed renovations. Energy upgrades, accessibility improvements, livability and durability were all addressed in the renovation, resulting in a building that provides comfortable, affordable homes for seniors.

MISSISQUIOI MANOR, RICHFORD
Richford Renaissance Corporation and Housing Vermont teamed up to preserve this well-built, well-maintained senior housing in Richford. “Miss Manor” has served area seniors since 1980. By bringing the property under nonprofit ownership, seniors will be assured that they can continue to live in their home community. The seniors living in all 24 apartments receive Section 8 rental assistance.
ALBURGH FAMILY HOUSING

Of the thirteen apartments at Alburgh Family Housing, four were located in a tired building with serious structural problems. Housing Vermont and Champlain Housing Trust determined that the best path for redevelopment was to demolish these four units and construct a new, energy efficient building located in the heart of Alburgh village. The remaining housing, constructed in 1984, received a deep energy retrofit and all the buildings now benefit from solar hot water systems.

HICKORY STREET APARTMENTS, RUTLAND

This year marks the beginning of the transformation of the Rutland Housing Authority’s family public housing property into a well-designed, mixed-income neighborhood. This first phase includes the demolition of eight buildings and construction of seven buildings along the western edge of the block. The property will be ready for occupancy in the fall of 2011 and plans for phase two are well underway. The Rutland area is benefiting from the construction jobs and other revenue as a result of the new development.
MORRISVILLE COMMUNITY HOUSING
Housing Vermont partnered with Lamoille Housing Partnership to restructure the financing and dramatically improve the energy efficiency of four historic buildings in Morristown and a fifth building in Stowe. These units will now provide warm, comfortable, and secure housing in convenient village neighborhoods for sixteen families. Experience shows that the investment we’ve made in Morristown will stimulate new investment in neighboring properties.

JOHNSON COMMUNITY HOUSING
After many years of planning, Lamoille Housing Partnership and Housing Vermont opened new senior and family housing in the Village of Johnson. The new housing is located across the street from the local elementary school. The site was a brownfield and our efforts included full remediation of the contamination, restoring this prominent neighborhood property to productive use. Two other village duplexes were renovated and offer high quality, affordable apartments for families.
# Projects Developed

<table>
<thead>
<tr>
<th>Property by County</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td><strong>Addison</strong></td>
<td></td>
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<tr>
<td>Addison — Middlebury, Vergennes</td>
<td>19</td>
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<tr>
<td>Creekview Housing — Vergennes</td>
<td>36</td>
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<tr>
<td>Middlebury Commons</td>
<td>64</td>
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<tr>
<td>North Pleasant Rehab — Middlebury</td>
<td>25</td>
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<tr>
<td>Pine Meadow — Middlebury</td>
<td>30</td>
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<tr>
<td>Smallest City Apartments — Vergennes</td>
<td>19</td>
</tr>
<tr>
<td>Smith &amp; Seminary — Middlebury</td>
<td>17</td>
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<tr>
<td>South Village — Middlebury</td>
<td>30</td>
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<tr>
<td>Stone Hill — Middlebury</td>
<td>26</td>
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<tr>
<td>Vergennes / Middlebury</td>
<td>14</td>
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<td><strong>Subtotal</strong></td>
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<tr>
<td><strong>Bennington</strong></td>
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<td>Applegate Apartments — Bennington</td>
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<tr>
<td>Bennington Arts — North Bennington</td>
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<tr>
<td>Bentley Farm — Arlington</td>
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<td>Dorset Community Housing</td>
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<td><strong>Subtotal</strong></td>
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<tr>
<td><strong>Caledonia</strong></td>
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<tr>
<td>100 Main — Lyndonville</td>
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<tr>
<td>Bemis Block — Hardwick</td>
<td>14</td>
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<tr>
<td>Caledonia Scattered Sites — St. Johnsbury</td>
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<tr>
<td>Cherry Street — Hardwick</td>
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<tr>
<td>Darling Inn — Lyndonville</td>
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<tr>
<td>Groton Community Housing</td>
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<tr>
<td>Highland Hill — Hardwick</td>
<td>14</td>
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<tr>
<td>Moose River Apartments — St. Johnsbury</td>
<td>28</td>
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<tr>
<td>Mountain View St. JAY — St. Johnsbury</td>
<td>48</td>
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<tr>
<td>Passumpsic North/South — St. Johnsbury</td>
<td>28</td>
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<tr>
<td>Peacham Academy Apartments</td>
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<td>St. Johnsbury Scattered Sites</td>
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<td>The Partnership Block — Hardwick</td>
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<tr>
<td><strong>Essex</strong></td>
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<td>Gilman Housing — Lunenburg</td>
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<tr>
<td><strong>Franklin</strong></td>
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<td>Blake Commons — Swanton</td>
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<td>Butler House — St. Albans</td>
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<td>Eastern Township — Richford</td>
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<tr>
<td>Fairfield &amp; Lincoln — St. Albans</td>
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<tr>
<td>Fairfield Street School — St. Albans</td>
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<tr>
<td>Falls Housing — Enosburg</td>
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<tr>
<td>Franklin CARRIAGE HOUSE — Franklin</td>
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<td>Missisquoi Manor — Richford</td>
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<td>Pleasant Street — Enosburg</td>
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<tr>
<td>Richford Community Housing</td>
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<tr>
<td>Swanton School</td>
<td>16</td>
</tr>
<tr>
<td>Swanton Village</td>
<td>16</td>
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<tr>
<td>Waugh Opera House — St. Albans</td>
<td>20</td>
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<tr>
<td>Willard Mill — St. Albans</td>
<td>27</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>243</td>
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</tbody>
</table>
GRAND ISLE
ALBURGH FAMILY HOUSING — Grand Isle 13
HYDE ROAD APARTMENTS — Grand Isle 16
PINE MANOR — Alburgh 16
ROUND BARN — Grand Isle 24
Subtotal 69

LAMOILLE
CONGRESS & PARK — Morrisville 12
JEFFERSONVILLE COMMUNITY HOUSING 32
JOHNSON COMMUNITY HOUSING 28
MORRSVILLE COMMUNITY HOUSING 16
PORTLAND STREET — Morrisville 8
SYLVAN WOODS — Stowe 28
SYLVAN WOODS CONDOMINIUMS — Stowe 8
Subtotal 132

ORANGE
BALDWIN BLOCK — Wells River 7
BRANCHWOOD APARTMENTS — Randolph 12
HEDDING DRIVE — Randolph 16
RANDOLPH HOUSE — Randolph 48
WAITS RIVER — Bradford 29
WELLS RIVER REHAB 22
Subtotal 134

ORLEANS
CASWELL AVENUE — Derby 9
CRYSTAL LAKE APARTMENTS — Barton 15
GOVERNOR PROUTY APARTMENTS — Newport 24
LAKEVIEW — Newport 16
MAIN STREET COURT — Newport 13
Subtotal 77

RUTLAND
ADAMS HOUSE — Fair Haven 13
ERASTUSTHAYER HOUSE — Brandon 9
HICKORY STREET — Rutland 33
LINDENTERRACE — Rutland 22
RUTLAND SCATTERED SITES 31
TUTTLE BLOCK — Rutland 13
Subtotal 121

WASHINGTON
BAILEY BALDWIN BARRE — Montpelier 15
CUMMINGS STREET — Montpelier 20
GREEN MOUNTAIN SEMINARY — Waterbury Center 16
HIGHGATE APARTMENTS — Barre 120
NORTH BRANCH APARTMENTS — Montpelier 45
PROSPECT STREET — Montpelier 29
RIVER STATION — Montpelier 36
RIVER STATION CONDOMINIUMS — Montpelier 18
STIMSON GRAVES BUILDING — Waterbury 14
WHEELER BROOK — Warren 18
Subtotal 331

WINDHAM
ABBOTT BLOCK — Brattleboro 17
A.W. RICHARDS — West Brattleboro 21
BELLOWS FALLS FAMILY HOUSING 17
EXNER BLOCK — Bellows Falls 10
HOWARD BLOCK — Bellows Falls 13
HUCKLE HILL — Vernon 24
PINE STREET FAMILY HOUSING — Bellows Falls 11
SAXTONS RIVER SCATTERED SITES 17
UPPER STORY — Brattleboro 24
WEST RIVER VALLEY ASSISTED LIVING — Townshend 28
WEST RIVER VALLEY INDEPENDENT SENIOR —
Townshend 24
WESTGATE APARTMENTS — Brattleboro 98
WESTMINSTER APARTMENTS 9
WILDER BLOCK — Brattleboro 8
Subtotal 321

WINDSOR
BRIARS APARTMENTS — Wilder 24
ELLIS BLOCK — Springfield 9
GRAYSTONE VILLAGE — White River Junction 34
MOUNTAIN VIEW — Springfield 72
OVERLOOK APARTMENTS — White River Junction 13
PROCTORSVILLE GREEN 16
SCHOOL STREET — Hartford 8
SOUTHVIEW — Springfield 69
UNION SQUARE — Windsor 58
WALL STREET HOUSING — Springfield 13
WINDSOR VILLAGE 77
Subtotal 393

NEW HAMPSHIRE
GROVETON HOUSING — Northumberland 10
LISBON INN — Lisbon 20
MCKEE INN — Lancaster 35
NORTHERN LIGHTS HOUSING — Berlin 63
OPERA BLOCK — Woodsville 34
Subtotal 128

GRAND TOTAL 4,405
GENERAL PARTNERS

Addison County Community Trust
Applegate Housing, Inc.
Brattleboro Housing Authority
Burlington Housing Authority
Cathedral Square Corporation
Central Vermont Community Land Trust
Champlain Housing Trust
COTS
Gilman Housing Trust, Inc.
Highgate Housing, Inc.
Holy Cross Senior Housing Corporation
HOPE
Housing Trust of Rutland County
Lamoille Housing Partnership
McAuley Square, Inc.
Peacham Community Housing, Inc.
Randolph Area Community Development Corporation
Regional Affordable Housing Corporation
Revitalizing Waterbury, Inc.
Richford Renaissance Corporation
Round Barn Housing Corporation
Rutland Housing Authority
Springfield Housing Authority
St. Johnsbury Housing Corporation
Twin Pines Housing Trust
Valley Cares, Inc.
Vermont Arts Exchange
Vernon Senior Housing
Wells River Action Program
Westgate Housing, Inc.
Windham & Windsor Housing Trust
LIMITED PARTNERS / INVESTORS

Apollo Housing Capital, L.L.C.  
Arrow Financial Corporation  
Bank of America  
The Bank of Bennington  
Ben & Jerry’s Homemade, Inc.  
Berkshire Bank  
Brattleboro Savings & Loan Association  
Central Vermont Public Service Corporation  
Citizens Bank  
Community Capital Housing Vermont Fund I  
Community National Bank  
Co-Operative Insurance Companies  
Fannie Mae  
Green Mountain Housing Equity Fund 2003  
Green Mountain Housing Equity Fund II  
Green Mountain Housing Equity Fund III  
Green Mountain Housing Equity Fund IV  
Robert and Cynthia Hoehl  
Key Bank CDC  
Mascoma Savings Bank  
Merchants Bank  
Michel Associates, Ltd.  
National Bank of Middlebury  
National Life Insurance Company  
NBT Bank  
New England Guaranty Insurance Company, Inc.  
Northfield Savings Bank  
Passumpsic Savings Bank  
People’s United Bank  
TD Bank  
The Richman Group, Inc.  
Union Bank  
Vermont Mutual Insurance Company  
Wells River Savings Bank  
Woodsville Guaranty Savings Bank

EQUITY INVESTED 1988−2010

![Bar chart showing equity invested from 1988 to 2010. The chart displays the cumulative equity investment for each year, with the highest investment occurring in 2006. The chart includes bars for each year from 1988 to 2010, with varying heights representing the amount of equity invested.](chart.png)
AWARDS

Annually, Housing Vermont recognizes the outstanding contributions of professionals and volunteers who devote their talent, commitment and energy to create and maintain affordable housing.

This year marked the 20th anniversary of the Miles Jensen Award which is presented to a volunteer who has made an exceptional contribution to affordable housing. Marty Martinez was honored with the Miles Jensen Award for his tireless work to bring sorely needed housing and supportive services to homeless veterans. Marty, a Navy veteran who has experienced homelessness first hand, worked closely with the COTS staff to obtain Vermont’s first Department of Veterans Affairs Homeless Providers capital grant and per diem assistance program which will benefit 28 veterans and other households at Winooski’s Canal Street Housing. As noted on the award “Through his own life, and in service to his fellow veterans, Marty has demonstrated the strength and capacity of the human spirit.”

Long after the balloons, speeches and tours of a ribbon cutting are forgotten, it is the professional property managers who we depend upon daily to sustain the promise of attractive, secure and affordable housing. The Michael M. Richardson Award, dedicated to the memory of Housing Vermont’s first president, was presented to Paul Stewart, founder of Stewart Property Management. Paul creates communities which are stable and supportive while effectively managing some of the most challenging rental housing developments. His effective and compassionate management style has benefited families and seniors in neighborhoods throughout Vermont and New England.
<table>
<thead>
<tr>
<th>ASSETS</th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Assets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$353,864</td>
<td>$125,589</td>
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<tr>
<td>Due from affiliated entities, net</td>
<td>1,835,452</td>
<td>1,933,494</td>
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<tr>
<td>Prepaid expenses</td>
<td>43,005</td>
<td>40,026</td>
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<tr>
<td>Notes receivable from affiliated entities, net</td>
<td>342,800</td>
<td>1,474,364</td>
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<td>Interest due from affiliates</td>
<td>16,814</td>
<td>48,506</td>
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<tr>
<td>Grant receivable</td>
<td>74,635</td>
<td>–</td>
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<tr>
<td><strong>Total current assets</strong></td>
<td>2,666,570</td>
<td>3,621,979</td>
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<tr>
<td>Cash — Reserved</td>
<td>16,017</td>
<td>15,981</td>
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<tr>
<td>Interest due from affiliates</td>
<td>329,143</td>
<td>345,848</td>
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<tr>
<td>Property and equipment, net</td>
<td>64,780</td>
<td>65,989</td>
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<tr>
<td>Development fees receivable — long term</td>
<td>528,745</td>
<td>454,299</td>
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<tr>
<td>Notes receivable from affiliated entities, net</td>
<td>2,335,046</td>
<td>2,100,764</td>
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<tr>
<td>Investments in predevelopment project costs</td>
<td>2,517,006</td>
<td>2,345,775</td>
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<tr>
<td>Investment in subsidiaries, at cost</td>
<td>364,506</td>
<td>374,641</td>
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<tr>
<td><strong>Total assets</strong></td>
<td>$8,821,813</td>
<td>$9,325,276</td>
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STATEMENTS OF FINANCIAL POSITION • DECEMBER 31, 2010 and 2009

**LIABILITIES AND NET ASSETS**

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>2010</th>
<th>2009</th>
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</thead>
<tbody>
<tr>
<td><strong>Current liabilities</strong></td>
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<tr>
<td>Accounts payable and accrued expenses</td>
<td>$224,945</td>
<td>$249,716</td>
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<tr>
<td>Due to affiliated entity</td>
<td>74,635</td>
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<td>Lines of credit</td>
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<td>3,320,000</td>
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<td>Current portion of long-term debt</td>
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<td><strong>Total current liabilities</strong></td>
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<td><strong>Lines of credit — long term</strong></td>
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<td><strong>Long-term debt</strong></td>
<td>–</td>
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<tr>
<td><strong>Total liabilities</strong></td>
<td>3,049,580</td>
<td>3,969,716</td>
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</table>

**Commitments and Contingencies**

**Net Assets**

| Unrestricted                                    | 5,772,233     | 5,355,560     |
| **Total**                                       | **$8,821,813**| **$9,325,276**|
### SUPPORT AND REVENUE

#### Support

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<td>$1,681,575</td>
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<td>Grant Income</td>
<td>197,536</td>
<td>197,536</td>
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<td>Impairment loss on long-term notes receivable</td>
<td>(130,195)</td>
<td>(130,195)</td>
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<td>Impairment loss on investments</td>
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<td>(1,700,916)</td>
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<td>Total support</td>
<td>(11,750)</td>
<td>(7,416)</td>
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#### Revenue

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<th></th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development fees</td>
<td>1,971,246</td>
<td>1,971,246</td>
</tr>
<tr>
<td>Asset management fees</td>
<td>563,709</td>
<td>563,709</td>
</tr>
<tr>
<td>Tax credit syndication fees</td>
<td>321,680</td>
<td>321,680</td>
</tr>
<tr>
<td>Interest income</td>
<td>162,758</td>
<td>162,758</td>
</tr>
<tr>
<td>Membership fees</td>
<td>540</td>
<td>540</td>
</tr>
<tr>
<td>Consulting income</td>
<td>121,540</td>
<td>121,540</td>
</tr>
<tr>
<td>Loss on disposal of fixed assets</td>
<td>(14,178)</td>
<td>(7,184)</td>
</tr>
<tr>
<td>Gain (loss) of disposal of investment in subsidiary</td>
<td>- (66)</td>
<td>- (66)</td>
</tr>
<tr>
<td>Other income</td>
<td>11,877</td>
<td>11,877</td>
</tr>
<tr>
<td>Total revenues</td>
<td>3,167,528</td>
<td>3,167,528</td>
</tr>
</tbody>
</table>

#### Net assets released from restrictions:

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restrictions satisfied by payments</td>
<td>48,000</td>
<td>(48,000)</td>
</tr>
<tr>
<td>Total support and revenue</td>
<td>3,203,778</td>
<td>3,203,778</td>
</tr>
</tbody>
</table>

### Development Expenses

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payroll and benefits</td>
<td>1,873,904</td>
<td>1,873,904</td>
</tr>
<tr>
<td>Management/general</td>
<td>210,953</td>
<td>210,953</td>
</tr>
<tr>
<td>Professional fees</td>
<td>77,995</td>
<td>77,995</td>
</tr>
<tr>
<td>Office rent/cleaning</td>
<td>117,554</td>
<td>117,554</td>
</tr>
<tr>
<td>Bad debts</td>
<td>303,067</td>
<td>303,067</td>
</tr>
<tr>
<td>Grant expense</td>
<td>48,000</td>
<td>48,000</td>
</tr>
<tr>
<td>Depreciation/amortization</td>
<td>14,772</td>
<td>14,772</td>
</tr>
<tr>
<td>Interest</td>
<td>140,860</td>
<td>140,860</td>
</tr>
<tr>
<td>Total expenses</td>
<td>2,787,105</td>
<td>2,787,105</td>
</tr>
<tr>
<td>Change in net assets</td>
<td>$416,673</td>
<td>$416,673</td>
</tr>
</tbody>
</table>
2010 FUNDERS

Community National Bank
Efficiency Vermont
Green Mountain Housing Equity Fund IV
   Citizens Bank
   Merchants Bank
   National Life Insurance Company
   NBT Bank
   People’s United Bank
   TD Bank
Housing Vermont
National Life Insurance Company
NBT Bank
NeighborWorks America
Northfield Savings Bank
Passumpsic Savings Bank
People’s United Bank
Preservation Trust of Vermont
Rutland Housing Authority
Springfield Housing Unlimited
State Energy Program (American Recovery & Reinvestment Act)
TD Bank
Town of Springfield
Union Bank
USDA Rural Development
US Department of HUD — Capital Fund Recovery Competition Grant (CFRC) through
   Rutland Housing Authority
US Department of HUD — EDI Grants secured by Senator Patrick Leahy
US Department of HUD — EDI Grants secured by Senator Bernie Sanders
US Department of HUD — HOME
US Department of HUD — Neighborhood Stabilization Program (NSP)
US Department of HUD — Tax Credit Assistance Program (TCAP)
US Treasury Department — Section 1602 Exchange Program through VHFA
Vermont Community Development Program through:
   City of Rutland
   Town of Springfield
   Town of Windsor
Vermont Affordable Housing Tax Credits
Vermont Agency of Commerce and Community Development
Vermont Downtown Tax Credits
Vermont Economic Development Authority
Vermont Fuel Efficiency Partnership (VFEP)
Vermont Housing & Conservation Board
Vermont Housing Finance Agency
ProFESSIONAL SERVICES

Property Management Companies:
- Alliance Property Management, Inc.
- Addison County Community Trust
- Brattleboro Housing Authority
- Burlington Housing Authority
- Cathedral Square Corporation
- Central Vermont Community Land Trust
- Champlain Housing Trust
- EP Management
- Franklin Homestead, Inc.
- Gilman Property Management
- Housing Trust of Rutland County
- Maloney Properties, Inc.
- Regional Affordable Housing Corporation
- Richford Renaissance Corporation
- Springfield Housing Authority
- Stewart Property Management
- THM Property Management, Inc.
- Twin Pines Housing Trust
- Valley Cares
- Windham & Windsor Housing Trust

Accountants:
- A.M. Peisch & Company
- Otis Atwell

Legal Services:
- Gensburg, Atwell and Greaves
- Gravel and Shea
- Jill Broderick
- Nolan, Sheehan, Patten
Barbara Grimes, Chair  
Burlington Electric Department  
Burlington

Janet Spitler, Vice Chair  
Merchants Bank  
South Burlington

Chip Hart, Assistant Treasurer  
Allen Agency  
Burlington

Stephen Marsh, Assistant Secretary  
Community National Bank  
Derby

Paul Costello  
Vermont Council on Rural Development  
Montpelier

Amy Demetrowitz  
Champlain Housing Trust  
Burlington

Marc Landry  
Landry Insurance  
Colchester

John Nopper  
Valley Cares  
Putney

William Morlock  
Springfield Housing Authority  
Springfield

Stephen Pitkin  
Construction Consultant  
Albany (VT)

John Vogel  
The Tuck School of Business at  
Dartmouth College  
Norwich

Left to right, back row: Chip Hart, John Nopper, Amy Demetrowitz, Paul Costello  
Front row: Janet Spitler, John Vogel, Barbara Grimes
Nancy Owens, President
Karen Allen, Development Coordinator
Dot Bechard, Office Manager
Kathy Beyer, Vice President for Development
Sue Cobb, Senior Project Manager
Tom Currell, Senior Developer
John Davis, Asset Manager
Amy Dohner, Project Manager
David Graves, Controller
Lynn Mansfield, Senior Project Manager
Matt Moore, Developer
Trevor Parsons, Energy Project Manager
Tracy Robertson, Asset Manager
Ted Samuelson, Project Manager
Kenn Sassorossi, Vice President, Asset Management and Partner Relations
Eric Schmitt, Director of Asset Management
Sara Santor, Executive Assistant
Mary Thompson, Bookkeeper
Glenn Von Bernewitz, Chief Financial Officer
Rich Wickman, Project Manager
Pat Willis, Asset Manager