



Central Vermont  
**Habitat**  
for Humanity®

## 2020 Annual Report

12/01/2020

### Special points of interest:

- Barre Build Project
- COVID-19 Homeowner Support
- Matching Grant!
- New Site Supervisor
- New Board of Directors

## Message from Executive Director Zachariah Watson

In the short time since I began working with CVHFH, I have learned that it is strong. It has good finances, is active with a large volunteer base, and has a phenomenal, passionate, and engaged board. This is the most that any non-profit could ask for.

The strength of CVHFH is made possible by our Habitat community in Central Vermont i.e. our volunteers, our homeowners, our Board of Director, our staff, and our donors. It is these people as well as our mission, "Seeking to put God's love into action," that is our strength.

My predecessor Debbie Goodwin built a stable

foundation from which I will launch a new vision for the future of CVHFH. We will further build our institutional strength so that we can increase the number of homeowners we provide housing for and provide more support for the 15 homeowners we currently serve. I would also like to open a Restore in Central Vermont, create a Tool Lending Library, and start to do short-term emergency house work for those in need.

During my tenure in the VT General Assembly serving on the Commerce and Economic Development committee, we heard over and over again that the continued growth of



**Zachariah Watson**

Vermont's economy depends on creating more housing. It is an honor to be working for an organization that not only supports the Vermont economy but also serves income-sensitive Vermonters.

I look forward to continuing my work with CVHFH and getting to know and work with our incredible community.

## Thank you Debbie Goodwin!

With a heavy heart, the CVHFH Board of Directors accepted the resignation of Debbie Goodwin as Executive Director on Feb 6, 2020. We are grateful for Debbie's hard work and dedication while working for CVHFH.

She has been incredibly helpful through the transition of bringing Zachariah in as the new Executive Director. The current strength of this organization is a testament to her character.

We wish her the best of luck in her new position at the Main Street Middle School as a 6th Grade Interventionist.

## Build Project in Barre



11 Highland Ave House in Barre

At the beginning of the year, Rosemarie Williams gifted her home to CVHFH. Located at 11 Highland Avenue in Barre VT, this home is in a great neighborhood, a short walk from downtown Barre.

CVHFH is currently going through our homeowner selection process to find our next

partner(s) who will call this their home! The house is large enough that there is potential for it to be turned into a multi-unit household. This decision depends on our homeowner applicants. We plan to select a partner homeowner by Feb. 2021 with the goal of moving them into their home by the end of the 2021.

COVID-19 has slowed our rehabilitation process as we have limited the number of

volunteers allowed on the build site. We have adopted COVID-19 safety protocols that we continue to refine in order to do everything we can to ensure the health and safety of our volunteers.

People interested in volunteering for the build should first register on our volunteer database. [VolunteerUP](#).

*“CVHFH is committed to doing everything it can to work with out homeowners through these difficult times.”*

## Homeowner Support through COVID-19

CVHFH builds affordable homes and works with income sensitive Vermonters to create homeownership through low-cost mortgages. Even so, our homeowners continue to struggle through this pandemic.

CVHFH foresaw the heavy impact this would have on our homeowners and

proactively took steps to provide assistance. CVHFH offered a four-month mortgage deferment and covered up to two months’ worth of escrow. Generous donors and homeowners also contributed funds to help those in need make their mortgage payments.

CVHFH connected homeowners with and

helped them with the Mortgage Assistance Program.

CVHFH continues to work with and help our homeowners through our Homeowner Support Committee. CVHFH is committed to doing everything it can to work with our homeowners through these difficult times.

## Double the impact of your gift!

We received a generous matching gift of \$10,000 to support our essential work. With the public health emergency, our work is more important than ever with the greater need for economic stability and affordable housing.

You can double the impact of your contribution and help us get closer to receiving the full \$10,000 gift by donating today.

## CVHFH Hires a Site Supervisor

After many years discussing the benefits of having a site supervisor, CVHFH made the bold decision to create this paid position. It is the hope of CVHFH that having the same person managing all its builds will create consistency and help streamline our process so that we can create more homeownership in the future.

The Board of Directors enthusiastically hired Bruce Landry for the Site Supervisor position in September.

Bruce has been a longtime supporter and volunteer for CVHFH. His expertise and experience with CVHFH made him a clear candidate for the job. CVHFH is excited to welcome Bruce to the team!

*"I am honored to be selected as Site Supervisor for the Highland Street Project in Barre. It will be the first time Central Vermont Habitat for Humanity does a gut rehab project on a 1920's structure, rebuilding it to Efficiency Vermont's High*



**Bruce Landry**

*Performance Standard. I'm up for the challenge with a great Building Team ready to go." -Bruce*

## Thank you Diane Nichols-Fleming!

Unfortunately, due to term limits in CVHFH bylaws, Diane Nichols-Fleming had to step down from her role as Board President. This past year Diane helped navigate CVHFH and its 15 homeowners through the pandemic as the Treasurer, Executive Director, and Board President. If the pandemic were not a big enough hurdle on its own, Diane also helped hire and

train Zachariah, close on the house in Barre, recruit new board members, transition CVHFH to a new financial provider, and helped hire Bruce!

Without a doubt none of this would have been possible without the help and support from our other board members, but regardless Diane did some herculean feats this past year,

and CVHFH is deeply indebted to her contributions.

*"It made it easier to leave knowing that you have new board members who will continue to grow the work in creative and innovative ways. It will be exciting to see what the year ahead will bring. I also look forward to working on committees and pitching in where I can."*  
- Diane

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## CVHFH New Board President— David White

At its annual meeting this year, the CVHFH Board elected David White as its new Board President.

David enters his second term on the Board where he has been actively engaged in the building committee. Dave came to CVHFH after retiring from a career as teacher and administrator in a several school districts throughout Central Vermont. David has already exemplified leadership in his new role with his thoughtfulness, energy, and creativity.

*"As I think about my new role, I'm excited to take on both the learning challenges and the responsibilities. My passion is still with the build and working with fellow volunteers to construct affordable homes. As Board President, I also have the opportunity to work with the incredibly talented and dedicated people who support all aspects of the organization. I'm looking forward to learning a lot and supporting their work in any way I can."*  
-Dave

In addition to a new Board President, the Board re-elected Lisa Lemieux as Secretary, and elected Ari Kisler as Vice President and Amanda Helali as Treasurer.

The Board re-elected Glen Seifert who will take on the role of chair of the building committee and elected five new Board members: Lorraine Banbury, Amanda Helali, Michael Leonard, Tamara Pariseau, and Representative Tommy Walz.



# Thank you Donors!

Our work depends on the entire Habitat community to help in whatever way they can.

Whether it is through volunteer hours, expertise, monetary, material, or in-kind donations, everyone's contributions are essential. *It takes a village to build a home!*

*We could not do what we do without your support. Thank you!*

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***We help people build strength, stability, and self-reliance through shelter***

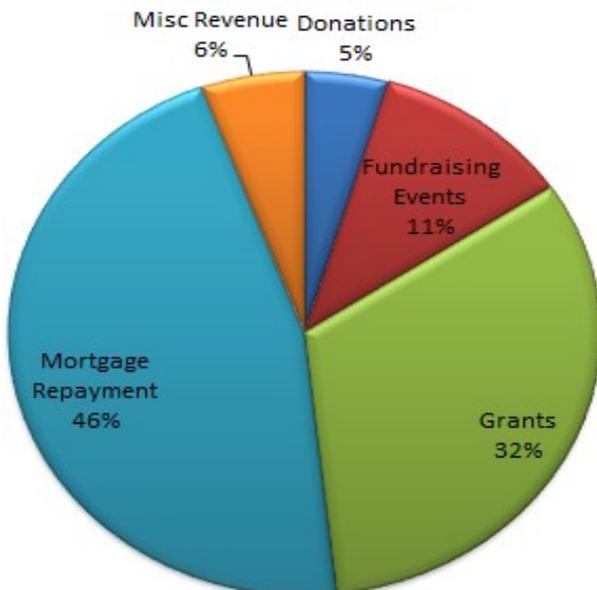


CVHFH remains committed to being nimble with our funds and making sure the majority of our expenses go to support our new and existing homeowners.

**Our FY 19-20 income** was less than \$105,000. The majority of our income comes from mortgage payments and grants. We also receive income from our annual attic sale fundraising event in Randolph.

**Our FY 19-20 expenses** were less than \$84,000. With a .5 FTE. Payroll expenses were less than anticipated due to not having an employee from Feb–July. The “Construction Project” expenses were for the house we finished building in Randolph, VT.

**FY 19-20 Income**



**FY 19-20 Expenses**

