

## Special points of interest:

- 11 Highland Ave Building Updates
- Message from the Board President David White
- Annual Yard & Attic Sale
- Randolph Duplex and Neighborhood Revitalization



## What does home look like to you?

We invited students in grades k-6 to submit artwork that showed what “home” looks like to them. We wanted to capture the sentiment of what homeownership means through the unfiltered eyes of children. For them home is family, it is a place full of memories, and quite succinctly “home is the best place ever!”

Our finalists are Nandika Manoj (1st Grade, Montpelier), Krishnareddy Daggula (3rd Grade, Montpelier), & William Hasselback (5th Grade, East Calais). Artists received 4 tickets to the Vermont Mountaineers baseball game which were generously donated by the Mountaineers.

## Message from the Executive Director

My family was fortunate enough to own its home and for my mom this was “peace of mind” because it meant she had financial equity and could do things like send me to college. To me “home” meant community because it created a sense of belonging to the community that our home was in. This meant that as my siblings and I grew older, there remained in us a desire to give back to the people and places that raised us, which is ultimately why I moved back to VT after college.

Poverty cannot be solved through solely financial or solely social solutions, it requires both. That is the beauty and power of Habitat for Humanity’s model. Working with volunteers to build houses not only helps keep them affordable, but it also has the social benefit of building a community and support network around our partner homeowner. We know that when our homeowners have a strong community around them that there is a greater likelihood that they will succeed. You are part of that community and have helped contribute to the success of our homeowners. Thank you!

I look forward to continuing our work to support our current and future homeowners and to work with the Habit community help our homeowners have the opportunities and experiences that come with having a place they can call “home.”

Peace and grace,

*Zachariah Watson*



Zachariah Watson

## Meet The Bateses!



Jamie Bates and father Shawn Bates (Holland not in picture)

Shawn Bates is a single father with two children, Jamie (16) and Holland (6). He is a lifelong member of the Barre community and while he was in high school he volunteered on a Habitat build in Barre. He heard about

our homeownership opportunity through his Pastor, Chris Autry, of the Barre Faith Community Church. Like many Vermonters he works full time but still does not qualify for a conventional mortgage. The Bateses

were chosen after a 5 month long selection process because of their need for quality affordable housing. Shawn has been a phenomenal partner and we are excited for him and his children to move into his new home.

## Construction Updates Barre:



11 Highland Ave, Barre Oct. 2020

The houses at 11 Highland ave. in Barre, donated to us in 2020 by Rosemarie Williams, is a 1920 Victorian 4 square. COVID-19 paused renovation through most of 2020. By the end of the year our "COVID Team" (David White, Glen Seifert, and Bruce Landry) started some very preliminary work on the interior of the work.

the back section of the house which was unstable and uninsulated. This will help our homeowner save money on taxes and utilities.

We then did lead and asbestos abatement. Fortunately there was only a little asbestos insulation around the pipes in the basement. We received a \$22,000 lead

the foundation. The basement had a dirt floor and the foundation sat directly on the dirt. We dug out eight inches of dirt from the basement floor, and then we laid down gravel, a vapor barrier and poured concrete. We then installed insulated concrete form (ICF) walls. The ICF walls help support the foundation while also providing additional insulation and air sealing. Shotcrete was then sprayed along the exterior of the foundation walls.

*"Rehabs have all the expenses of a new build, and all the challenges of a rehab."*

After selecting our partner homeowners, the Bateses, our volunteer architect and Board member, Neil Husher, drew up floor plans for a three bedroom 1.5 bath 1,200 square foot house. Construction work began shortly afterwards and was led by our recently hired site Supervisor and long time volunteer, Bruce Landry

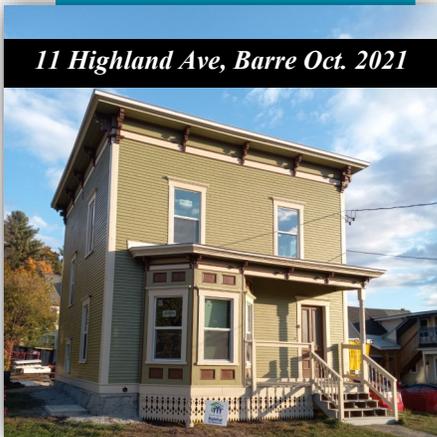


Volunteers from VHCB digging out the basement

The other major obstacle with this house was the stairs. They were beautiful stairs, but they would not have met code during the final inspection. We had to eventually tear out the old stairs and install new ones in another part of the house.

abatement grant from VHCB to hire painters to remediate the lead paint on the exterior.

You may be asking yourself "what about the roof?" Well, there was some work there too, but fortunately not much!



11 Highland Ave, Barre Oct. 2021

### DEMOLITION & REHAB

We started by demolishing

Our next big renovation task was the basement and

## Construction Updates Continued...

With the major renovation tasks out of the way, the path for completing this house should be relatively straightforward (fingers crossed). We will continue to complete the dry walling, flooring, plumbing, electrical, HVAC and air control system, and installing cabinets and appliances.

We are currently on track to complete the house by the middle of December 2021 so that the Bates

family can move into their new home by Christmas. This will be quite a feat for us. We will have rehabilitated a 100 year old house to meet high performance energy standards, in the middle of a pandemic, within a single year!

*Kudos to Bruce, the COVID Team, our building committee, and the over 200 volunteers and donors who made this possible.*



Volunteer Carson Stone



Back L-R Darcy Farwell, Bruce Landry, Caleb Eckert, Alex Taylor, Shawn Gao. Front Kristy Tillman, Meir Manevich, Jenna Sitta

### THANK YOU MAPLE 7!

We partnered with AmeriCorps NCCC from July to Sept. 2021. They sent us the Maple 7 team (Photo left). This incredible group of young adults, led by their team leader Darcy Farwell, were bright, ambitious, and fun. We loved having them work with us. They are now in Indiana helping resettle Afghan refugees. Thank you for your service! We wish them the best of luck in their future project and endeavors

## High Performance Energy Standards

We are committed to building energy efficient homes that help save our homeowner's money. Bruce Landry is an energy efficiency consultant, and in addition to running his own business, "5 Star Energy Tech," he also led the construction of a passive solar house that we built in East Montpelier in 2018. His goal with the 11 Highland avenue house is to renovate it to meet High Performance Energy standards. This standard is attained by heavily insulating and meticulously air sealing the house so that when we conduct a blower door test after the house is completed, the results will show that the air in the house leaves it

very slowly, around 1 air rotation of the entire volume of the house in an hour.

Practically, this means that there is a continuous layer of rigid and spray foam insulation around the entire heated portion of the house's shell. It then means that there is high level of "R," or heat resistance, value inside the shell. This means lots of insulation! This takes time because in order to create a good seal with the building shell each piece of rigid foam insulation needs to be tightly tucked into every corner, nook, and cranny and then filled with spray foam.

Meeting high performance energy standards is more expensive and it takes more time to complete. BUT we have committed to do these types of builds because the end results are that our homeowners pay less for heating and cooling of their home. It also means we can install heat pumps which are very energy efficient but only work well in a well-insulated and air sealed homes.



Caleb, from AmeriCorps NCCC installs insulation in every nook and cranny!

## Message from Board President David White



*Dave White volunteers 3 days a week in Barre!*

Central Vermont Habitat for Humanity and our partners have many accomplishments to celebrate over the past year. As our organization grows and we strive to operationalize our Vision and Mission, the Board of Directors has identified the need to develop a strategic plan that will guide us moving forward.

Hosting a full day Board retreat back in July, the CVHFH Directors discussed long term objectives for CVHFH as well as specific

goals and strategies that will get us there. The retreat helped us identify priority areas for consideration as well a commitment to develop an integrated homeownership process that will combine a realistic building model with intentional collaboration and support among all our committees, staff, and the Board.

Following the Annual Meeting in September, the BOD established a Strategic Plan Task Force that will take the lead in completing

the strategic plan and having it ready for CVHFH Board adoption in January, 2022. Of course, documenting a strategic plan on paper is only the first step in achieving its purpose. Beginning in January, CVHFH will engage in the important work of resource and capacity building in anticipation of strategic plan implementation in the spring. Stay tuned for updates as we proceed. Our partners and volunteers will play a critical role in helping CVHFH reach our strategic planning goals.

*“The retreat helped us identify priority areas for consideration as well as a commitment to develop an integrated homeownership process that will combine a realistic building model with intentional collaboration and support among all our committees, staff,*



*Group Photo from the Board Retreat (L-R) David White, Bruce Landry, Tommy Walz, Neil Husher, Jon Anderson, Ari Kisler, Julia Bochenska (rear), Lisa Lemieux, Glen Seifert, Anne Walker, Tyler Strange, Diane Nichols-Fleming (Amanda Helali and Zach Watsson participated but are not shown in the picture)*



*Ken Stevens working on cabinets, Randolph*

### Welcome new Board members:

*Mhairi Paget*, (Barre Town) Former treasurer with a strong background in finance, joining the Finance Committee.

*Samn Stockwell*, (Barre City) An instructor at the Community College of VT and serves on the Barre City Council. She is very passionate about affordable housing, joining the Homeowner Selection Committee.

*Tyler Strange*, (Montpelier) Assistant project manager with Stewart Construction and currently helping with the project management of the Barre build on the Building Committee.

### Newly Elected Anti-Money Laundering (AML) Officer:

CVHFH is working with Peter Reed to be our Anti Money Laundering officer. Peter is a former bank manager with the Northfield Savings Bank branch in Randolph, VT and a

former Representative in the VT House of Representatives.

Welcome Peter!

### Thank you Ken Stevens

Longtime volunteer carpenter and Board member Ken Stevens has reached his term limit on our Board of Directors and had to step down. Ken brought invaluable skills and expertise to our organization. Thank you for your service Ken!

# 2021 Annual Randolph Yard & Attic Sale!



Caleb, Jenna & Peter



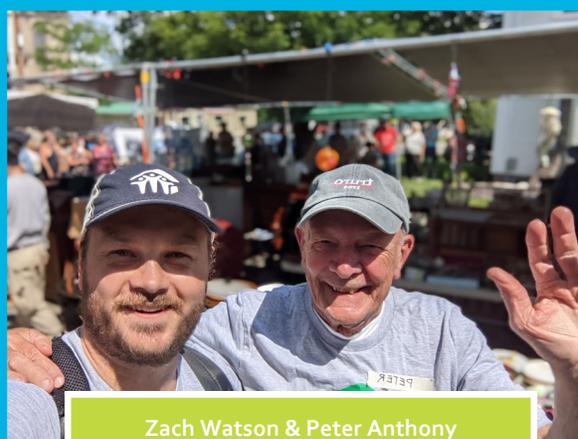
Peter, Maria, Ginny & Dwayne Brees



Amanda & Mina Helali



Meir, Amanda, Arii & Arni Kisler, & Wendy Ross



Zach Watson & Peter Anthony

## What's in store for 2022?

**Randolph Duplex:** We purchased a 0.38 acre vacant parcel of land located at 39 Central Street in Randolph. The lot is not far from the elementary school and is along a sidewalk that goes right into downtown Randolph. This is a perfect lot for the people we partner with!

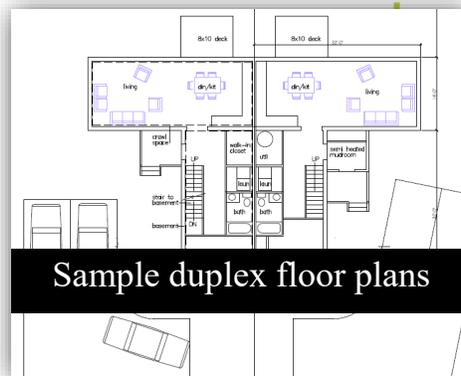
There continues to be an enormous need for affordable housing in Central VT, which is part of the reason why we have decided to go outside of our comfort zone of building single family houses and, for the first time, build a side-by-side “duplex.” A duplex can serve more people, it is a more efficient use of our funds and materials,

and is better for land use and for the environment.

A duplex also means we will need more qualified applicants and liaisons to provide support for additional partner homeowners. We expect to open the homeowner application period in late winter or early Spring 2022.

**Neighborhood Revitalization:** VT has the 2<sup>nd</sup> oldest housing stock in the nation, and many of those houses need basic repairs to be livable. They may appear to be affordable but they are expensive to maintain and repair and often lack basic necessities like bathroom and kitchens. We are in the early stages of planning a Neighborhood Revitalization

program in downtown Barre City to be launched in the Spring of 2022. Income sensitive homeowners will be able to apply for grants to repair their homes, and CVHFH will do what it does best which is work with volunteers to complete the work. *Stayed tuned to learn more as we develop the program.*



Sample duplex floor plans

# Thank you Supporters!

**Donors:** This past year 100 individual donors, businesses, and organizations helped us fundraise over \$140,000 to directly support the costs of building our house in Barre! Habitat for Humanity is a non-profit and depends on donations and grants to buy materials to build our homes. Thank you to all of our financial supporters as well as those that supplied in-kind gifts!

**Volunteers:** Over 100 individual volunteers collectively contributed over 3,500 volunteer hours constructing the Barre house. Dozens of other volunteers helped with our Attic Sale and on our volunteer committees. Volunteers help keep the cost of our builds low so that they can remain affordable. Without volunteer there is no way we could make our homes affordable.

## 2021 Donors and Volunteers!

Tammy Adams	Lark Delaney	Michael Leonard	Cathy Shires
Erin & Jose Aguayo	Bennet Deliduka	Christian Lewis	Matthew Smith
Ted Allen	Dante DeNault	Joan Liggett	Karen Smith
Gabe Amnott	Marguerite Desch	Dan Lukasik	Andrew Spencer
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Richard Aronson	Bob Earle	Monika Mangan	Carson Stone
Becca, Sam and Chris Autry	Elizabeth Edson	Robi Mason	Benjamin Taylor
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Shawn & Jamie Bates	Darryl Garland	Sylvia Mitton	Andrew Vernon
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William Brigham	JC Hedley	Michael Penrod	1st Presbyterian Church
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Jack Byrne	Louis Hudon	Carrie Potter	Eric Benson Appraisal Co.
Paul Calter	Cheryl Hulbert	Brian Prendergast	Faith Community Church
Erin Caro & Jose Aguayo	Jim Hutton	Anne Pritchard	Fothergill Segale & Valley, CPAs
Beth Chenette	Richard Hyde	Maria Puglisi	Green Mountain United Way
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Thomas & Sandra Cooch	Jon Kilian	Wendy Ross	SPUDS
Shawn Corbett	Marie Kittel	Egan Rothrock	Roskam Family Giving Fund
Stephanie Cravedi	Michael Kolakowski	David Rubel	The Vermont Mountaineers
Dave Crosby	Susan Landry	Jan Ruta	Timber Homes
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Emilie Daniel	Julie Langlois	Nancy & Anne Schulz & Ferguson	Vermont Mutual Insurance Co
Dana Davis	Susan Lee	Emily Seifert	Vermont Transco LLC
Rick & Ariane DeAngelis & KISSAM	Chase Lehman	Glen Seifert	<i>As of 10/13/21</i>
	Lisa Lemieux		
	Barbara Leonard		

PO Box 837, Montpelier, VT 05601  
(802) 522- 8611 zach@centralvermonthabitat.org  
www.centra-vermonthabitat.org

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

