

ANNUAL REPORT **2008**



CELEBRATING 20 YEARS





1988

With just 3 employees, Housing Vermont (HV) opens; first board meeting on May 16; first annual meeting on Sept. 13

Just one year after its creation, Circus Smirkus grows to statewide summer tour

Connie Snow becomes Executive Director of the Brattleboro Area Community Land Trust

Ben & Jerry's introduces Chunky Monkey and 1% for Peace

LETTER TO OUR PARTNERS

Housing Vermont celebrates its 20th anniversary this year which gives us a welcome opportunity to expand on the narrow time horizon which, by definition, characterizes annual reports. The report includes reflections by some of our public and private partners and a timeline describing major milestones against the larger backdrop of events outside our organization.

Much of Housing Vermont's success has stemmed from a high quality staff and a knowledgeable, engaged Board of Directors. From our founding president, Mike Richardson, to Andy Broderick, who is leaving Housing Vermont after more than eight years as president, we have benefited enormously from adept and dedicated leaders. In 2008, we welcomed four new employees to the Housing Vermont staff: Trevor Parsons, Energy Project Manager; Tracy Robertson, Asset Manager; Sara Santor, Administrative Assistant and Glenn Von Bernewitz, Chief Financial Officer. Tom Thompson, who had served as both Chair and Treasurer, retired from the Board of Directors and was succeeded by Marc Landry, a Colchester Selectboard member, insurance professional, and recipient of the Miles Jensen Award.

With Trevor's expertise, Housing Vermont has embarked on an ambitious plan to update and enhance our portfolio's energy capability. We're increasing the energy efficiency of our existing portfolio through investments in weatherization and renewable energy. In our new projects we are focusing resources to respond to permanently higher energy costs and the desire to incorporate innovative materials, including Vermont products. At Wheeler Brook, our new property in Warren, we've installed our first solar domestic hot water system.

In 2008, we began the extensive renovation of Union Square Apartments (formerly Armory Square Apartments) in Windsor. Housing Vermont first looked at this property more than two years earlier at the request of town leaders who concluded that the redevelopment of this historic 56,500 square foot building was key to revitalizing downtown Windsor. The completed project will reduce the density from 72 to 58 apartments with much improved floor plans, an elevator, efficient HVAC system, on-site management and resident services. A project of this scale depends upon strong local partners. The Rockingham Area Community Land Trust and the Town of Windsor have worked diligently

to assemble resources and to ensure that the completed project will be a long term asset to the community. This is the kind of partnership which has characterized our work for the past two decades.

The change in the economy has affected our investment environment. In 2007, investors across the nation were actively purchasing low income housing tax credits, but in 2008 we began to see a national slow down in investor interest. Fortunately Vermont banks, our key investment partners, remain financially healthy and continue to be active equity partners.

The good news, as evident over the past 20 years, is that the work of Housing Vermont and its public and private partners makes a difference. Together we have sparked the revitalization of villages and downtowns and provided attractive, secure homes where children can grow up and seniors can grow old. There is much yet to be done so we look forward with optimism and energy to forming new partnerships with community leaders, local banks and nonprofit organizations across the state to fulfill our mission.


Chip Hart,
Board Chair


Nancy Owens,
President

Housing Vermont has far exceeded the expectations and dreams of those of us who helped create it. Not only has Housing Vermont, along with its local partners, created significant amounts of affordable housing, but these projects have provided the catalyst for community revitalization in many of our smaller communities. It is very evident that Housing Vermont is the gold standard for creating and preserving affordable housing through public/private partnerships.



Allan Hunt
Former Executive Director,
Vermont Housing
Finance Agency

CELEBRATING 20 YEARS

The concept was deceptively direct: create an organization to make a new Internal Revenue Service housing program work in a small, rural state. And while you're at it, please also provide real estate development services to a fledgling statewide nonprofit housing network.

That was Housing Vermont's charge when it was created in 1988. When we look back a generation later, it's easy to assume that Housing Vermont's success was inevitable. However, it wasn't simply an instance of a clever solution meeting a deep need. In fact, there was nothing "simple" about it.

Much that we now take for granted — everything from the concept of partnering with community nonprofits and Vermont financial institutions to the intricate spreadsheets that describe in detail the substance of each deal — had to be invented and constantly refined. Because we create housing from the bottom up, not the top down, each venture had to be treated as a one-of-a-kind. There was no room for a "one-size-fits-all" mentality.

Housing Vermont's achievements — creating 4,200 affordable homes and raising \$190 million in private equity — were made possible by the inspired work of community advocates, local and financial partners, public leaders, professionals, contractors, board members, and staff. They were supported by Vermont values of inclusiveness and community service and a conviction that attractive, affordable housing should be within the grasp of all.

The challenges Housing Vermont will confront in the next 20 years will be different from those we overcame in the first 20. The imploding of the economy and the collapse of the investment market which so indelibly marked the last half of 2008 are only the most recent examples of the forces that will continue to test us.

However, real estate developers are, by nature, spirited optimists and, by necessity, supreme problem solvers. We have learned that by working with our partners and concentrating on our mission, Housing Vermont can rise to any challenge.

With this firm foundation, we look forward to a third decade of embracing opportunities and creating affordable housing which enriches Vermont communities.

1990

HV named one of 15 national finalists in the Innovations in State/Local Government Awards Program

The number of affordable housing units created by HV surpasses 1,000

Highgate Apartments brings 120 units of much needed housing to Barre

Rehabilitation of buildings in St. Johnsbury marks HV's first time use of Historic Tax Credits

ACHIEVEMENTS

3 Housing Vermont's Asset Management staff work closely with local partners, managing agents and investors to continually monitor the health and compliance of the more than 130 partnerships in our current portfolio. In addition to our oversight of the operational performance of each property, Housing Vermont is constantly analyzing portfolio trends.

This analysis meant that efforts to control energy costs were already underway when the cost of fuel spiked by more than 80%. The asset management staff worked to both minimize the price of fuel by arranging for the bulk purchase of #2 fuel oil and by decreasing demand through energy conservation initiatives such as improving thermal shells, reconfiguring heating and ventilation controls, inspecting boilers and furnaces, and training local staff in appropriate maintenance techniques. New public and private resources were secured while Housing Vermont hired an energy engineer to independently evaluate portfolio needs and help outline a comprehensive course of action that added energy switching to the strategies to lower fuel costs. Lessons learned were immediately incorporated into projects under development.

Equity produced through the syndication of the federal Low Income Housing Tax Credit and the Historic Rehabilitation Tax Credit as well as the State downtown and affordable housing credits is the single largest source of financing for our work. Investors, which include regional and community banks and Vermont-based insurance companies, participate in direct placements to individual properties and in our multi-investor fund, the Green Mountain Housing Equity Fund. Fund investments also allow us to cost-effectively provide equity to projects in which Housing Vermont plays no development role. In 2008, the Green Mountain Housing Equity Fund III invested over \$1.4 million in Downtown Crossing developed by the Regional Affordable Housing Corporation. The Fund's equity, which represented 60% of the total development cost, enabled RAHC to redevelop two scattered site properties in downtown Bennington, including a site which houses RAHC's office.

Housing Vermont annually spotlights outstanding professional and volunteer leadership in the field of affordable housing. The Michael Richardson Award, which recognizes exceptional leadership and commitment to social justice, was presented to Cheryl Premont. Cheryl,

who is a Section 8 Field Representative for the Vermont State Housing Authority, worked tirelessly to ensure that the residents of the former Amory Square Apartments in Windsor found secure and affordable replacement housing. The Miles Jensen Award, which honors volunteers who have made a lasting contribution to advance affordable housing, was presented to John E. Davis. As a principle architect of the non-profit-led revolution in providing homes for low- and moderate-income families and seniors, John crafted the underpinnings of a housing delivery system which values and respects all.

It's rewarding to honor those who make exceptional contributions, but it's also gratifying to be recognized for your own work. The Affordable Housing Tax Credit Coalition presented Housing Vermont and Valley Cares with its Charles L. Edson Tax Credit Excellence Award for the innovative West River Valley Senior Housing development in Townshend. This project brought 24 affordable independent senior housing apartments and 28 assisted living units to a severely underserved rural community. The award was presented by Senator Patrick Leahy in a Washington, DC ceremony.

PROJECTS

BROOKSIDE VILLAGE APARTMENTS

Colchester

In partnership with the Champlain Housing Trust, Housing Vermont has 42 new townhomes under construction in Colchester. The site is a lovely 25-acre parcel bounded by the Moorehouse Brook, the Winooski River and the Winooski/Colchester town line. The two communities worked with us to enable the development to proceed, with Winooski providing the waste water treatment and Colchester the water supply. Incorporated into the development is a new stormwater system to address existing concerns with the pollution of the Moorehouse Brook. Trails along the river's edge provide walking paths for the residents and neighbors to enjoy.

NUMBER OF UNITS
42 apartments

GENERAL PARTNER
Champlain Housing Trust

ARCHITECT
Rabideau Architects

GENERAL CONTRACTOR
Naylor & Breen Builders

MANAGEMENT COMPANY
Champlain Housing Trust





PROJECTS

WHEELER BROOK

Warren

Developing family housing in Warren has been a long standing goal of Housing Vermont and the Central Vermont Community Land Trust. So we were glad to have the opportunity to work with the Sugarbush Resort and purchase property on the Sugarbush access road to develop attractive new housing. The 18 energy efficient homes provide sorely needed affordable apartments in the Mad River Valley.

NUMBER OF UNITS

18 apartments

GENERAL PARTNER

Central Vermont Community Land Trust

LIMITED PARTNER

Chittenden Bank

ARCHITECT

William Maclay Architects & Planners

GENERAL CONTRACTOR

DEW Construction Corporation

MANAGEMENT COMPANY

Central Vermont Community Land Trust

1993

In spite of temporary LIHTC sunset, HV develops 67 housing units; four new staff members added

98 million viewers tune in to watch the last episode of Cheers

Abbott Block, first workforce housing development, completed

Congress makes the LIHTC program permanent

I've had the great pleasure of working with Housing Vermont in a variety of roles over the past 20 years: as one of the first co-general partners, a long term board member, and now as a funder. I know their success has not come easily, nor has it resulted from working in isolation. Partnerships with community nonprofits, public agencies, lenders and investors have created housing at a Vermont scale and quality far beyond the ability of any organization acting alone. I have tremendous confidence they will continue to rise to the challenges all of us in affordable housing face as our business environment evolves, and at the same time proactively respond to Vermont's future needs.



Sarah Carpenter
Executive Director,
Vermont Housing
Finance Agency

PROJECTS

UNION SQUARE APARTMENTS

Windsor



The complete renovation of the former Armory Square Apartments in Windsor is one of the largest and most complex developments Housing Vermont has undertaken in the past few years. Working closely with our partners, the Rockingham Area Community Land Trust, the Town of Windsor, a citizen's advisory group, and Stewart Property Management, we are close to completing the full renovation of this grand historic building. When complete, this downtown gem will once again serve the community as quality work force housing.

NUMBER OF UNITS

58 apartments

GENERAL PARTNER

Rockingham Area Community Land Trust

LIMITED PARTNERS

Chittenden Bank
Green Mountain Housing Equity Fund III LP
Mascoma Savings Bank
Merchants Bank

ARCHITECT

Gossens & Bachman, Inc.

GENERAL CONTRACTOR

E.F. Wall & Associates, Inc.

MANAGEMENT COMPANY

Stewart Property Management

1994

Seven new investors
commit to HV projects

Don Dickson succeeds Michael Richardson
as President of HV

The first HV holiday party invitations featuring
a Christmas carol parody are mailed

HUD Secretary Henry Cisneros tours
future site of the Thelma Maple Coop



Every day I talk with communities throughout the state about the importance of integrating smart growth principles as they plan for their future. Since our founding, Housing Vermont has been a strong partner by making these principles a reality in communities around the state. They have invested in rehabilitating historic buildings, created opportunities for new businesses in our town centers and provided homes that working Vermonters can afford close to jobs, services and schools. The staff and organization are an incredible asset.

Noelle MacKay
Executive Director,
Smart Growth Vermont



Twenty years says it all. From the first days, our vision was to develop affordable housing in partnership with communities across Vermont and, lo and behold, it worked. Housing Vermont has continued to live up to and foster the original vision with real results. Keep up the good work!



Elizabeth Mullikin Drake
Housing Vermont's
first Vice President
of Development

Otter Creek (formerly known as Pine Meadow) in Middlebury is home to a number of families who have lived there since 1991 when Housing Vermont built the property in partnership with the Interfaith Housing Corporation. In 2007, the Interfaith Housing Corporation donated its interest in the property to Housing Vermont and a year later we undertook a refinancing and refurbishment with our partner, Addison County Community Trust. The improvements include energy upgrades, new roofing and interior finishes so that the property will continue to provide quality housing for families in Middlebury.



NUMBER OF UNITS
30 apartments

GENERAL PARTNER
Addison County Community Trust

LIMITED PARTNER
Green Mountain Housing Equity Fund III LP

ARCHITECT
S2 Architecture, LLC

GENERAL CONTRACTOR
The Quinn Company

MANAGEMENT COMPANY
Maloney Properties



PROJECTS

OTTER CREEK (PINE MEADOW RENOVATIONS)

Middlebury

1996

HV Board retreat reaffirms primacy of affordable housing mission

HV staff abandons overworked fax machines and embraces widespread use of email

HV has eight projects under development

Dolly, a sheep, is the first mammal to be cloned

THE MILES JENSEN AWARD

This award is given annually to an individual who represents an outstanding level of community volunteerism in the effort to provide affordable housing. The major criteria: works for the empowerment of the underprivileged on a volunteer basis, involved at the grassroots level of a project, dedicated to community improvement, and, most importantly, embodies the spirit of Miles Jensen, a founding member of the Board of Directors.

RECIPIENTS:

1991	Stewart Meecham	2001	Louise Park
1992	Rev. John Nutting	2002	Byron Stookey and David Weaver
1993	Sister Lucille Bonvouloir	2003	Gustave Seelig
1994	Kathy O'Dell Thompson	2004	Marcia and Albert Perry
1995	Tom Yahn	2005	Harry Barnes
1996	Mark Snelling	2006	Carol Mikuski
1997	Audrey DeForge and Mark Landry	2007	John Nopper
1998	Al Stevens	2008	John Davis
1999	Applegate Housing, Inc.		
2000	Sandra Kilburn and Hugh Gates		

THE MICHAEL M. RICHARDSON AWARD

This award recognizes outstanding leadership, volunteer commitment, and/or the contribution of tangible or intangible resources that enhance Housing Vermont's ability to provide permanently affordable housing for Vermonters.

RECIPIENTS:

1997	John Simson	2003	Michael Richardson
1998	Allan Hunt and VHFA	2004	Ken Perine
1999	Amy Wright	2005	Don Goff
2000	Tom Plumb	2006	Norm Etkind
2001	Jim Condos	2007	Ed Stretch
2002	Peter Clavelle	2008	Cheryl Premont



Cheryl Premont and John Davis,
2008 Award winners

PROJECTS DEVELOPED

PROJECT (by year acquired) NUMBER OF UNITS

1988

1	SALMON RUN — Burlington	80
2	HEINEBERG — Burlington	82
	1988 Totals	162

1989

3	WINCHESTER PLACE — Colchester	166
4	SWANTON VILLAGE	16
5	CUMMINGS STREET — Montpelier	20
6	NORTHGATE APARTMENTS — Burlington	336
	1989 Totals	538

1990

7	PROSPECT STREET- Montpelier	29
8	PINE MEADOWS — Middlebury	30
9	MIDDLEBURY COMMONS — Middlebury	64
10	MOUNTAIN VIEW — Springfield	72
11	ST. JOHNSBURY SCATTERED SITES	32
12	HIGHGATE APARTMENTS — Barre	120
	1990 Totals	347

1991

13	WHITNEY HILL HOMESTEAD — Williston	44
14	ABBOTT BLOCK — Brattleboro	17
	1991 Totals	61

1992

15	RANDOLPH HOUSE	48
16	100 MAIN — Lyndonville	14
17	PEACHAM ACADEMY APARTMENTS — Peacham	10
18	CASWELL AVENUE — Derby	9
19	RUTLAND SCATTERED SITES	31
20	CALEDONIA SCATTERED SITES — St. Johnsbury	28
21	MAIN STREET COURT — Newport	13
22	THE PARTNERSHIP BLOCK — Hardwick	7
23	NORTH BRANCH APARTMENTS — Montpelier	39
	1992 Totals	199

1993

24	STIMSON GRAVES BUILDING — Waterbury	14
25	LINDEN TERRACE — Rutland	19
26	GRAYSTONE VILLAGE — White River Junction	34
	1993 Totals	67

1994

27	THELMA MAPLE COOP — Burlington	20
28	ERASTUS THAYER HOUSE — Brandon	9
29	BURLINGTON SCATTERED SITES	20
30	QUEENSBURY COOP — South Burlington	18
31	OLDE WINDSOR VILLAGE — Windsor	77
32	SCHOOL STREET — Hartford	8
33	BENTLEY FARM — Arlington	8
34	CONGRESS & PARK — Morrisville	12
	1994 Totals	172

1995

35	FAIRFIELD & LINCOLN — St. Albans	7
36	ADAMS HOUSE — Fair Haven	13
	1995 Totals	20

1996

37	ADDISON — Middlebury, Vergennes	19
38	BRHIP — Burlington	33
39	ROSE STREET — Burlington	12
40	FAIRFIELD STREET SCHOOL — St. Albans	14
	1996 Totals	78

1997

41	APPLEGATE APARTMENTS — Bennington	104
42	RICHMOND VILLAGE HOUSING — Richmond	16
43	PARK PLACE HOUSING COOP — Burlington	20
44	HEDDING DRIVE — Randolph	16
45	SOUTH SQUARE — Burlington	65
46	1306 / E. SPRING STREET — Colchester, Winooski	42
47	WELLS RIVER REHAB — Wells River	22
48	HOLY CROSS — Colchester	40
49	N. PLEASANT REHAB — Middlebury	25
	Tax Credit Sub-Totals	350
50	BEMIS BLOCK — Hardwick	14
51	CANTERBURY NORTH / SOUTH — St. Johnsbury	28
52	DARLING INN — Lyndonville	27
53	GILMAN HOUSING — Lunenburg	10
54	GOVERNOR PROUTY APARTMENTS — Newport	24
55	HARDWICK FAMILY	8
56	GROVETON HOUSING — Northumberland, NH	10
57	LISBON INN — Lisbon, NH	20
58	MCKEE INN — Lancaster, NH	35
59	NORTHERN LIGHTS HOUSING — Berlin, NH	63
60	OPERA BLOCK — Woodsville, NH	34
	NCIC Acquisition Sub-Totals	273
	1997 Totals	623

1998

61	PARK PLACE PHASE II — Burlington	14
62	PEARL & UNION — Burlington	21
63	LAKEVIEW — Newport	16
64	BENNINGTON ARTS — North Bennington	15
65	BAILEY BALDWIN BARRE — Barre	15
66	HIGHLAND HILL — Hardwick	14
1998 Totals		95

1999

67	EXNER BLOCK — Bellows Falls	10
68	MILLVIEW APARTMENTS — Burlington	12
69	BUS BARNS — Burlington	25
70	VERGENNES / MIDDLEBURY	14
71	MCAULEY SQUARE — Burlington	74
72	CRYSTAL LAKE APARTMENTS — Barton	15
73	ALLEN & CANAL — Winooski	17
74	PORTLAND STREET — Morrisville	8
75	SWANTON SCHOOL	16
76	SAXTONS RIVER SCATTERED SITES	17
77	BRIARS APARTMENTS — Wilder	24
1999 Totals		232

2000

78	FRANKLIN CARRIAGE HOUSE — Franklin	18
79	ANDERSON PARKWAY — South Burlington	18
2000 Totals		36

2001

80	LIME KILN APARTMENTS — South Burlington	48
81	RUGGLES HOUSE — Burlington	15
82	WESTGATE APARTMENTS — Brattleboro	98
83	MAPLE TREE PLACE — Williston	50
84	O'DELL APARTMENTS — South Burlington	160
85	SMITH & SEMINARY — Middlebury	17
86	JEFFERSONVILLE COMMUNITY HOUSING	32
87	GREEN MOUNTAIN SEMINARY — Waterbury Center	16
88	BALDWIN BLOCK — Wells River	7
2001 Totals		443

2002

89	MOOSE RIVER APARTMENTS — St. Johnsbury	28
90	OVERLOOK APARTMENTS — White River Junction	13
91	RICHFORD COMMUNITY HOUSING	15
92	BUTLER HOUSE — St. Albans	6
93	ECHO NORTH & NORTH — Burlington	12
94	HOWARD BLOCK — Bellows Falls	13
2002 Totals		87

2003

95	SHELBURNE HOUSING	20
96	MOUNTAIN VIEW ST. JAY — St. Johnsbury	48
97	HYDE ROAD APARTMENTS — Grand Isle	16
98	WALL STREET HOUSING — Springfield	13
99	SMALLEST CITY APARTMENTS — Vergennes	19
100	BRANCHWOOD APARTMENTS — Randolph	12
101	WHITCOMB WOODS — Essex Junction	64
102	HIGHGATE APARTMENTS PHASE II — Barre	n/a
103	WATERFRONT APARTMENTS — Burlington	40
104	ECHO SCATTERED SITES — Burlington	20
2003 Totals		252

2004

105	CREEKVIEW HOUSING — Vergennes	36
106	TUTTLE BLOCK — Rutland	13
107	WHITCOMB TERRACE — Essex Junction	19
108	WESTMINSTER APTS. — Westminster	9
2004 Totals		77

2005

109	WAUGH OPERA HOUSE — St. Albans	20
110	STONE HILL — Middlebury	26
111	DORSET COMMUNITY HOUSING	24
112	ROUND BARN — Grand Isle	24
113	RIVER STATION — Montpelier	36
114	GROTON COMMUNITY HOUSING	18
115	SOUTHVIEW — Springfield	69
2005 Totals		217

2006

116	HUCKLE HILL — Vernon	24
117	WAITS RIVER — Bradford	29
118	EASTERN TOWNSHIP — Richford	12
119	FALLS HOUSING — Enosburg	28
120	SOUTH VILLAGE — Middlebury	30
121	WEST RIVER VALLEY ASSISTED LIVING — Townshend	28
122	WEST RIVER VALLEY INDEPENDENT SENIOR — Townshend	24
123	CALLAHAN SCATTERED SITES — Burlington	28
124	CHERRY STREET — Hardwick	n/a
125	BEMIS BLOCK — Hardwick	n/a
126	WILDER BLOCK — Brattleboro	8
127	SYLVAN WOODS — Stowe	28
128	SYLVAN WOODS CONDOMINIUMS — Stowe	8
129	RIVERSTATION CONDOMINIUMS — Montpelier	18
2006 Totals		265

2007

130	WILLARD MILL — St. Albans	27
131	PASSUMPSIC — St. Johnsbury	n/a
132	KING STREET — Burlington	20
133	LINDEN TERRACE — Rutland	n/a
134	PROCTORSVILLE GREEN — Proctorsville	16
2007 Totals		63

2008

135	WHEELER BROOK — Waitsfield	18
136	UNION SQUARE — Windsor	58
137	BROOKSIDE APARTMENTS — Colchester	42
138	OTTER CREEK (Pine Meadow) — Middlebury	n/a
2008 Totals		118

Whether focused upon saving the “Gates”; working with community groups in Wells River, Groton, Bellows Falls or Richford; or building homes with support services; for 20 years Housing Vermont has exceeded the brightest hopes of its founders. Your success is rooted in a willingness to tackle Vermont’s toughest community development problems and is made possible by talented staff and board members who have applied both skill and heart to your mission.

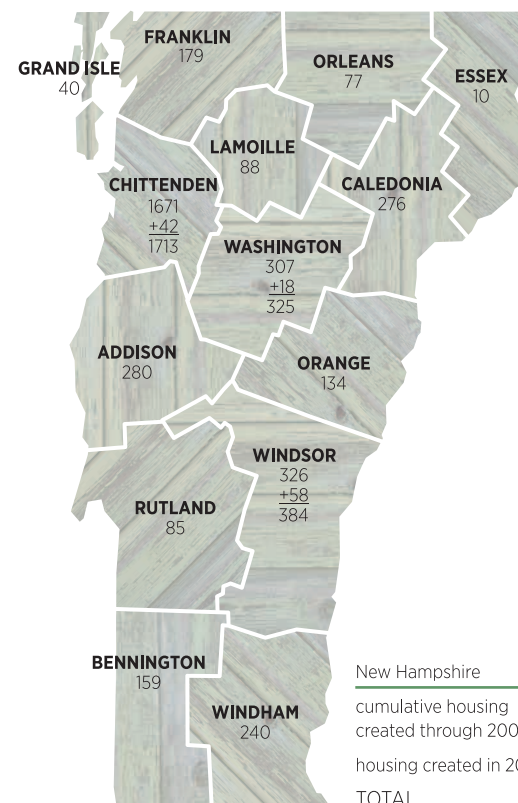


Gus Seelig
Executive Director,
Vermont Housing &
Conservation Board

Northfield Savings Bank
Preservation Trust of Vermont
Rockingham Area Community Land Trust
Town of Windsor
US Department of HUD — EDI Grants
US Department of HUD — HOME Program
US Department of HUD — LEAD Program
USDA Rural Development
Vermont Community Development Program
Town of Colchester
Town of Middlebury
Town of Warren
Town of Windsor
Vermont Affordable Housing Credits
Vermont Downtown Credits
Vermont Gas Systems, Inc.
Vermont Housing & Conservation Board
Vermont Housing Finance Agency

2008 FUNDERS

Champlain Housing Trust
Chittenden Bank
City of Winooski
Efficiency Vermont
Federal Home Loan Bank of Boston
Housing Vermont
Mascoma Savings Bank
NeighborWorks America



New Hampshire	162
cumulative housing created through 2007	4,034
housing created in 2008	118
TOTAL	4,152

1998

Sarah Carpenter appointed Executive Director of VHFA

HV's portfolio includes 67 properties while staff grows to 13 positions

HV staff begins tradition of project work days at Darling Inn

79-year-old Fred Tuttle runs for Senate seat and wins Republican Primary

LIMITED PARTNERS

Apollo Housing Capital, L.L.C.
Arrow Financial Corporation
Bank of America
The Bank of Bennington
Ben & Jerry's Homemade, Inc.
Berkshire Bank
13 Brattleboro Savings & Loan Association
Central Vermont Public Service Corporation
Chittenden Bank
Citizens Bank
and its subsidiary, CDC-Asbany Corporation
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 LP
Robert and Cynthia Hoehl

Holstein Friesian Association of America
Key Bank CDC
Lyndonville Savings Bank & Trust
Mascoma Savings Bank
Merchants Bank
Michel Associates, Ltd.
National Bank of Middlebury
National Life Insurance Company
New England Guaranty Insurance Company, Inc.
Northfield Savings Bank
Passumpsic Savings Bank
TD Banknorth NA
The Richman Group, Inc.
Union Bank
Vermont Mutual Insurance Company
Wells River Savings Bank
Woodsville Guaranty Savings Bank

Housing Vermont is by far the best managed organization I've worked with. Its mission is socially all-important (which is one reason Housing Vermont is my favorite client), but it is also a good-sized business that requires just the right proportions of management skills and individual responsibility from the staff. It would be hard to overstate the respect I have for every staff member I work with because each one knows this complicated stuff, from tax credits to building construction to syndicating investments, and accomplishes so much very effectively. It is my pleasure to have such a close connection with this important organization.

Bob Gensburg
attorney,
Gensburg
and Atwell



When we faced some tough community development challenges — whether it was the re-development of the 98-unit Westgate Apartments, or the reconstruction of the burned Wilder Block in Brattleboro — Housing Vermont was ready and able to commit their staff and considerable expertise to tackle the challenge. This difficult economic environment will require even greater innovation, creativity, and vigilance, and Housing Vermont is up for the task! Congratulations on your 20th anniversary, and best wishes for the next twenty years!



Connie Snow
Executive Director
Windham Housing Trust

GENERAL PARTNERS

Abbott Group
Addison County Community Trust
Applegate Housing
Burlington Housing Authority
Cathedral Square Corporation
Central Vermont Community Land Trust

Champlain Housing Trust
Joseph M. Cloutier
Gilman Housing Trust
Hardwick Nonprofit Housing Corporation
Heineberg Senior Housing Corporation
Highgate Housing
Holy Cross Senior Housing Corporation
HOPE
Vermont State Housing Authority
Lamoille Housing Partnership
McAuley Square
Northgate Housing
Montpelier Housing Authority
Peacham Community Housing

Randolph Area Community
Development Corporation
Regional Affordable Housing Corporation
Revitalizing Waterbury
Richford Renaissance Corporation
Rockingham Area Community Land Trust
Rutland County Community Land Trust
St. Johnsbury Housing Corporation
Springfield Housing Authority
Twin Pines Housing Trust
Valley Cares
Vermont Arts Exchange
Vermont State Housing Authority
Wells River Action Program
Westgate Housing
Williston Elder Housing
White River Area Housing
Development Corporation
Windham Housing Trust

2000

Andy Broderick succeeds Peter Richardson as President of HV

Thanks to Sen. Jim Jeffords' creation of small state minimum allocations for LIHTC, Vermont's allocation jumps from \$742,170 to \$2 million

Burlington's McAuley Square opens, six years after the Sisters of Mercy make site available

Vermont passes H.847, legalizing civil unions

STATEMENTS OF FINANCIAL POSITION

December 31, 2008 and 2007

ASSETS	2008	2007 (as restated)
Cash and cash equivalents	\$70,401	\$135,159
Due from affiliated entities	1,911,190	2,420,986
Prepaid expenses	35,239	36,277
Notes receivable from affiliated entities, net	1,782,601	2,650,513
Interest due from affiliates	<u>173,449</u>	<u>254,529</u>
Total current assets	3,972,880	5,497,464
Cash — Reserved	15,951	15,890
Interest due from affiliates	272,516	112,977
Property and equipment, net	49,341	54,436
Notes receivable from affiliated entities, net	2,141,071	2,300,673
Investments in predevelopment project costs	2,529,055	2,503,118
Investment in subsidiaries, at cost	<u>390,750</u>	<u>481,354</u>
	<u>\$9,371,564</u>	<u>\$10,965,912</u>

STATEMENTS OF FINANCIAL POSITION

December 31, 2008 and 2007

LIABILITIES AND ASSETS	2008	2007 (as restated)
LIABILITIES		
Current liabilities		
Accounts payable and accrued expenses	\$224,068	\$412,359
Lines of credit	2,135,000	4,265,000
Current portion of long-term debt	<u>—</u>	<u>400,000</u>
Total current liabilities	2,359,068	5,077,359
Line of credit – long term	1,375,000	—
Long-term debt	<u>400,000</u>	<u>—</u>
Total liabilities	<u>4,134,068</u>	<u>5,077,359</u>
Commitments and Contingencies		
NET ASSETS		
Unrestricted	5,237,496	4,977,433
Temporarily restricted	<u>—</u>	<u>911,120</u>
Total net assets	<u>5,237,496</u>	<u>5,888,553</u>
	<u>\$9,371,564</u>	<u>\$10,965,912</u>

2002

HV helps kick off Housing Awareness Campaign

HV launches Green Mountain Housing Equity Fund to offer investors option of investing in a pool to fund several properties

HV finishes the rehab of Westgate, last of the 4 "Gates" to be preserved

The New England Patriots beat the St. Louis Rams 20-17 in Super Bowl XXXVI

STATEMENTS OF ACTIVITIES

December 31, 2008 and 2007

	2008			2007		
	Unrestricted	Temporarily Restricted	Total	Unrestricted	Temporarily Restricted	Total
SUPPORT AND REVENUE						
Support						
Sale of state tax credits	\$—	\$1,422,400	\$1,422,400	\$—	\$789,800	\$789,800
Grant Income	—	80,000	80,000	—	18,000	18,000
Impairment loss on long-term notes receivable	—	(849,120)	(849,120)	—	—	—
Impairment loss on investments	—	(1,564,400)	(1,564,400)	(8,343)	—	(8,343)
Total support	—	(911,120)	(911,120)	(8,343)	807,800	799,457
Revenue						
Development fees	1,946,609	—	1,946,609	1,842,043	—	1,842,043
Asset management fees	499,480	—	499,480	747,356	—	747,356
Interest income	256,772	—	256,772	297,880	—	297,880
Membership fees	15,600	—	15,600	15,690	—	15,690
Consulting income	177,114	—	177,114	2,020	—	2,020
Investment income	62,236	—	62,236	—	—	—
Gain on sale of investment	—	—	—	96,236	—	96,236
Other income	1,243	—	1,243	1,105	—	1,105
Total revenues	2,959,054	—	2,959,054	3,002,330	—	3,002,330
Total support and revenue	2,959,054	(911,120)	2,047,934	2,993,987	807,800	3,801,787
Development Expenses						
Payroll and benefits	1,656,279	—	1,656,279	1,556,384	—	1,556,384
Management and general	222,511	—	222,511	223,531	—	223,531
Professional fees	162,208	—	162,208	98,385	—	98,385
Office rent and cleaning	120,721	—	120,721	110,894	—	110,894
Bad debts	344,605	—	344,605	331,363	—	331,363
Depreciation and amortization	25,532	—	25,532	29,739	—	29,739
Interest	167,135	—	167,135	248,543	—	248,543
Total development expenses	2,698,991	—	2,698,991	2,598,839	—	2,598,839
Change in net assets	\$260,063	\$(911,120)	\$(651,057)	\$395,148	\$807,800	\$1,202,948

PROFESSIONAL SERVICES

PROPERTY MANAGEMENT COMPANIES:

Alliance Property Management
 Addison County Community Trust
 Burlington Housing Authority
 Cathedral Square Corporation
 Central Vermont Community Land Trust
 Champlain Housing Trust
 EP Management
 Franklin Homestead
 Gilman Housing Property Management
 Maloney Properties

Montpelier Housing Authority
 Regional Affordable Housing Corporation
 Richford Renaissance Corporation
 Rutland County Community Land Trust
 Springfield Housing Authority
 Stewart Property Management
 THM Property Management
 Twin Pines Housing Trust
 Valley Cares
 Windham Housing Trust

ACCOUNTANTS:

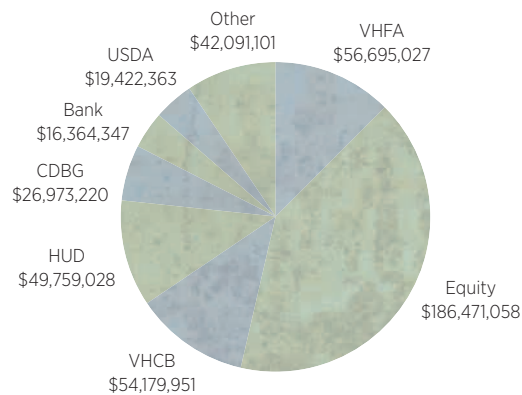
A.M. Peisch & Company
 Otis Atwell
 McCormack, Guyette & Associates

LEGAL SERVICES:

Gensburg and Atwell
 Gravel and Shea
 Jill Broderick

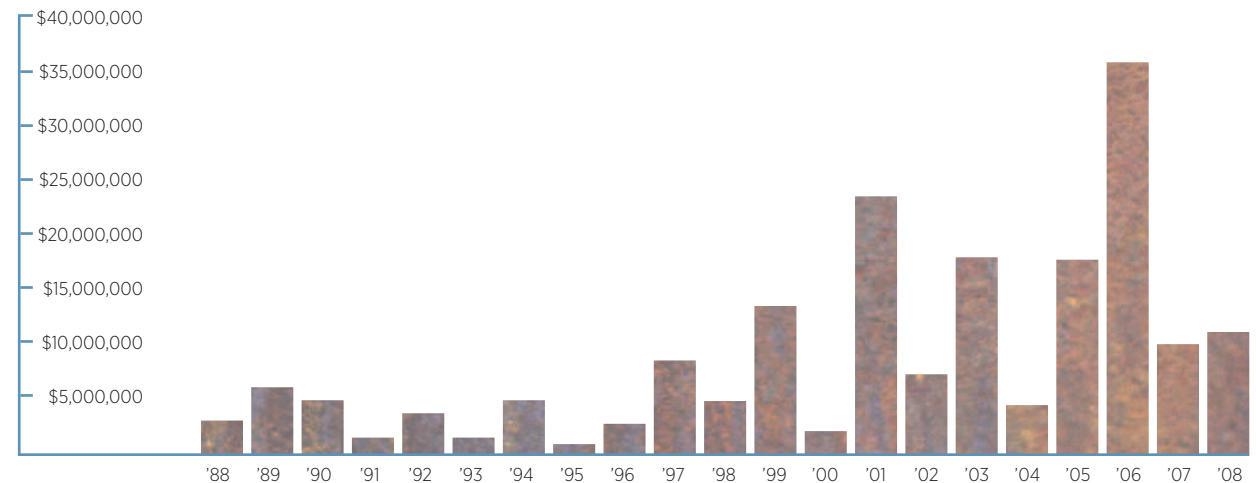
SOURCES OF FUNDS

1988-2008



EQUITY INVESTED

1988-2008



2004

Waterfront Housing, HV's first LEED-certified building, opens in Burlington

State of Vermont issues results of independent study of the non-profit housing system which find that system is high performing

Heineberg Senior Housing is first property to complete initial 15-year compliance period

Boston Red Sox end 86-year curse and win the World Series



At our first gathering, Mike Richardson and Allan Hunt offered an unusual proposition: If we formed an organization, VHFA would lend Housing Vermont \$2 million to develop permanently affordable housing using the Low Income Housing Tax Credit. We discussed the unique opportunity we had, and that we'd need a dedication to quality and excellence that had not been done before. Since day one in 1988, the Housing Vermont staff and board have approached the development of community-based affordable housing with the urgency that fire departments fight fires. The result is an organization that has enriched many lives while protecting and growing the original "investment."

Mark Snelling
Former Chair,
Housing Vermont
Board of Directors



Back row left to right: Steve Marsh, Steve Pitkin, John Nopper, Bill Morlock; Front row left to right: Marc Landry, Jolinda LaClair, Chip Hart, Barbara Grimes; Not shown: Paul Costello, Janet Spitler, Amy Demetrowitz

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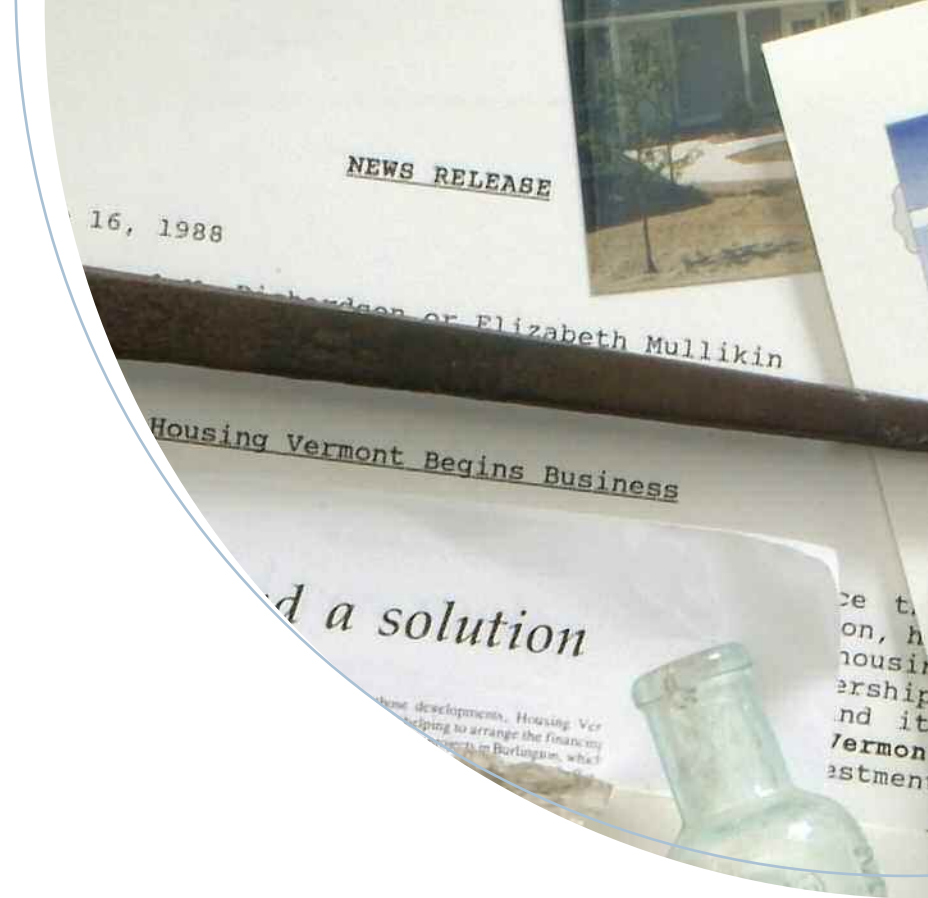
2007

The number of affordable housing units created by HV surpasses 4,000

HV hosts annual conference of National Association of State & Local Equity Funds

First tenant moves into Stowe's Sylvan Woods, 1,867 days after start of permitting

The Simpsons Movie premier held at Springfield's Ellis Block



HOUSINGVERMONT

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