

# ANNUAL REPORT 2022



## HOUSING FOR THE FUTURE: RESILIENCY & COMMUNITY



**RACDC**  
Randolph Area Community  
Development Corporation

PO Box 409, Randolph, VT 05060 • [www.racdc.com](http://www.racdc.com)

# FROM THE BOARD PRESIDENT

We hope that 2022 marks the end of the pandemic's seismic disruptions. RACDC has emerged with an energized approach to our mission and strategic plan. Goal #1 continues to be providing safe and affordable housing, visible in the major renovation of Randolph House and Joslyn House, as well as the innovative 'zero energy' development advancing at Salisbury Square.

On the downtown economic front, RACDC hosted "First Friday" community celebrations throughout the summer, and assisted several new businesses with funding and technical help. It is hard work, but incredibly gratifying.

Building diverse and collaborative relationships has enabled us to work more effectively to meet our goals. We are most successful when we work together: staff, board, volunteers, partner organizations, and financial supporters. I am extremely proud of all the work we do together to improve and celebrate our community. - Peter Reed



CULTIVATING A THRIVING, RESILIENT,  
AND INCLUSIVE COMMUNITY THAT WE  
PROUDLY CALL HOME.

# CULTIVATING COMMUNITY

## FIRST FRIDAYS

In the practice of community-building, we are all architects.



## WEE BIRD BAGEL CAFE

RACDC's Loan Fund helped Wee Bird owner Chelsie Brown with a start-up loan.





# RESIDENT SPOTLIGHT: JOHN AMADON

Written by his daughter, Katie Amadon

John moved into the Joslyn House in February of 2022, with the encouragement and support of his long-time physician and friend, Dr. Ken Borie.

Since moving in, he has made friends with staff and neighbors, young and old. Being able to bring some of the projects and hobbies that he loves has helped John feel comfortable, keep busy, and meet people.



John flies his gliders, planes, and helicopters in the field across the street. He installed a weather station with a beautiful zinnia garden around it, and placed potted bonsai trees in the windowsills throughout the house for all to enjoy. The tomatoes and peppers he grows are used in meal preparation and shared with neighbors.

**John is one great example of many who both benefit from a shared senior housing opportunity, and create opportunities for happiness with those around them.**

When family and friends visit, they too are welcomed, especially grandchildren Willa and Charlotte. They often stay for a meal in The Round Porch, where there are lots of windows and plants, creating a special place to share a meal and enjoy time together.

John is happy to say, "Joslyn House has become my new home."

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*Joslyn House provides elders with an affordable, shared living experience designed to promote health, dignity, and independence.*



# RANDOLPH HOUSE

Preserving existing affordable housing is as important as building new. RACDC raised over \$7 million for essential life safety and aesthetic improvements, a new elevator, and more community space in this 45-year-old building that is home to more than 50 seniors and younger disabled residents.



- Life Safety & Mechanical Upgrades
- Existing elevator modernization
- Aesthetic and Lighting upgrades
- Air conditioning in resident hallways
- 5 Fully renovated and accessible ADA apartments
- New full-size elevator and common areas in addition

## Thanks to our funders!

- Bar Harbor Bank - Equity Partner
- Efficiency Vermont
- Federal Home Loan Bank
- Northfield Savings Bank
- Vermont Downtown Tax Credit Program
- Vermont Housing Finance Agency
  - Low Income Housing Tax Credits
  - Construction Loan
- Vermont Housing & Conservation Board
  - HOME Program
  - Housing Trust Fund
  - VHCBC Trust



# RANDOLPH HOUSE



"I get so excited when I peek my head out my door to see all the changes that are happening. It's going to be such a blessing when I am able to walk out that new addition and catch the bus."

Diana Pratt  
Randolph House Resident  
& Safety Volunteer

"On a sneak tour of the new addition, my first impression was 'WOW!' People will gather here.

It will be so much better than what we had before."

Peggy Allen  
Randolph House Resident



# SALISBURY SQUARE - PHASE II

A Community of Innovative Homes, Built with People & the Planet in Mind



## IMAGINE . . .

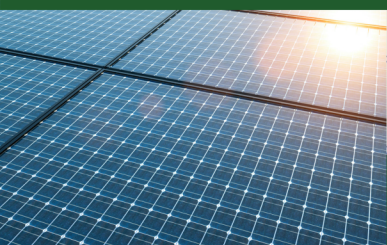
. . . a walkable, downtown neighborhood of high performance, all-electric rental and single family homes, wired together in a Direct Current Microgrid that is powered by solar panels on site. Excess power generated by all those homes is automatically stored in Microgrid batteries, so that even if the grid goes down, you and your neighbors have backup power. The homes use super-efficient DC current appliances and lighting. EV Chargers are at every building. No combustion occurs in the homes to lower air quality.

## THIS IS SALISBURY SQUARE.





# SALISBURY SQUARE - MICROGRID



Renewable energy production no matter what is happening with the main grid.



Energy efficient, direct current appliances from LG. The first used in the US!



Battery storage to ensure homes have power during outages. No generators needed.



Electric Vehicle Charging Stations to charge electric cars and trucks, and which can charge the microgrid FROM the vehicles if needed!

Thanks to our Funders & Partners, these homes and this technology will be affordable to low and middle income households, not just the wealthy. Construction is expected to begin in 2023.


Efficiency Vermont - Northern Borders Regional Commission - Vermont Low Income Trust for Electricity - Northfield Savings Bank - Green Mountain Power - Vermont Community Development Program - Vermont Community Loan Fund - Vermont Housing & Conservation Board - Vermont Housing Finance Agency - Vermont Natural Resources - Vermont Law School Energy/Environment Clinic - U.S. Department of Energy

*Thanks also go to Senators Leahy & Sanders, and Congressman Welch for their support of these agencies and their programs, and the Town of Randolph for its assistance.*

# BY THE NUMBERS

RACDC defines progress In many different ways

**234** living in RACDC properties  
**People** 

**132** Fresh vegetables delivered to seniors each **MONTH** through SASH  
**Bags** 

**12,672** **Pounds** Fresh vegetables delivered last **YEAR** 

**277** **RACDC Members** 

**5,587,234** **\$** construction funds raised from **20** partners and programs

**5** First Friday events 

 **650** **People** Attending

**6** Bands Performing 

 **28** Local Vendors

**300%** FREE WiFi Usage Increase 

## FY22 Financials

Net Assets: **\$4,419,927**

Revenue: **\$2,200,922**

Expenses: **\$1,779,177**

Property Taxes Paid: **\$226,035**

# THE HUTCHINSON AWARD



## SHARON RIVES AND PAUL KENDALL

The Hutchinson Award is named in honor of the late Jim Hutchinson. Jim was known for his boundless generosity and a tireless commitment to improving the lives of those in the Randolph area and throughout Vermont. His many contributions continue to make a lasting impact on the Randolph area.

This year's recipients of the Hutchinson Award for Community Service embody Jim's grand generosity and commitment to our community. We are delighted to recognize Sharon Rives and Paul Kendall.

Sharon and Paul are ever-present catalysts for the cultural life of the Randolph area. If something good is happening, one knows they likely have a hand in it.

Sharon has long been involved with the Chandler Center for the Arts as a board member and as the driving force behind Vermont Pride Theater, which had a decade-long run of sharing powerful stories from the LGBTQ+ community with audiences. Sharon has also served as an RACDC board member and is renowned for sharing her love of flowers through regular donations of plant divisions to the library bench.

Paul has used his banking and management skills in service as a Gifford Medical Center board member, on the Braintree Select Board, as a Tri-Valley Transit representative, and much more. Together they have developed and cared for the 1,547-acre Braintree Mountain Forest, which they donated to the New England Forestry Foundation in 2013.

We are grateful for all you have done for our community.

Thank You Sharon and Paul!



# ENERGY RISING AWARDS

It has been amazing to see the resurgence of bike culture in recent years, but it wouldn't be possible for the Randolph community to capitalize on

the movement without Rob and Robin's decision to create The Gear House. Starting a small business and making it successful and sustainable is a massive undertaking. We thank Rob and Robin for their courage to move and start their business here and for creating a gathering place that has become a gem in Randolph's downtown. We admire your grit. Keep cranking.

## ROBIN CRANDALL ROBBIE LEESON MACE THE GEAR HOUSE



## VINCENT FREEMAN THE UNDERGROUND

Many strive to create a career that matches their talents and interests and creates an impact they want to see in the world. For Vincent Freeman it

comes naturally. Vinny is a community man, always looking to help and support others. Today, that is through applying his boundless creative energy to his recording studio, The Underground. The mission "is to be the catalytic and supportive family through which our artists can openly present their artistic expressions in their most authentic and dynamic state, while also maximizing their public reach." And that's exactly what Vinny has developed, attracting talented artists from afar and strengthening the Randolph area's burgeoning creative scene. We're grateful to Vinny for his dedication to our community and to making beautiful music.



## RACDC STAFF

**Julie Iffland**  
Executive Director

**Amy Urana**  
Office Manager

**Elissa Doering**  
Admin. Assistant

**Wayne Fontanella**  
Housing Manager

**Ann Howard**  
SASH Coordinator

**Nathan Johnston**  
IT Manager

**Darlene Kelly**  
Finance & Compliance

## JOSLYN HOUSE

**Becky Wright**  
Resident Manager

**Linda Wheelock**  
Kitchen Manager

**Patty LaPlante**

**Orleans Lefebvre**

**Sharron Lewis**

**Holly Pratt**

## BOARD OF DIRECTORS

**Peter Reed**  
President

**Dan Devoe**  
Vice President

**Bob Wright**  
Treasurer

**Tom Ayres**  
Secretary

**Dan Bennett**

**Pat French**

**Sam Hooper**

**Cristine Maloney**

**Bob Moyer**

**Bob Sparadeo**

**Pam Stafford**



Your support is vital  
to our community.

Please  
donate  
today.



[www.racdc.com/donate](http://www.racdc.com/donate)



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