



Housing • Transportation • Outdoor Spaces & Buildings • Respect • Social Participation • Social Inclusion • Community Support

Age Friendly Communities



RACDC

Randolph Area Community
Development Corporation

2015 Annual Report

Building Community



“Youth has no age.”
—Pablo Picasso



Julie Iffland, Executive Director

Redesigning societies to be “Age-Friendly” is trending as communities consider the implications of the coming of age (old age, that is) of the Baby Boomers. In 2013, 44 million people, or 14.1% of the population, were 65 and older. By 2040, that is estimated to rise to 21.7%. The entire country is preparing to provide for the special needs and demands of that “silver tsunami.” Vermont will be the canary in the coal mine. We already have the second oldest population in the US.

As important as it is to prepare for the onslaught of a rapidly aging population, a community can really be age-friendly only if it supports and nurtures well-being at all ages. Plus, it's likely that many of the features that will make old age ‘friendlier’ will also help make life for young people easier: things like affordable transportation; centrally located rental housing options; breaking the cycle of alienation that leads to depression or worse; and the opportunity to pursue your passions. The things humans need most aren't always age-specific. Ramps are as helpful to strollers as to wheelchairs and walkers.

An age-diverse community is more fun, but it's also more sustainable. Young people are entrepreneurs, future leaders and workers. They bring exuberance. Their kids will go to our schools. Older people provide a valuable perspective, nurturing, mentoring and the comfort that comes from life experience. It's a joy to see them interact.

It's hard-wired into our home-grown brand of direct democracy to value every voice. That will help listen to voices in two demographic slices that will impact this community most: the 18-44 age bracket, least represented and hardest to attract; and the 65 and older bracket, which is skyrocketing. We will need to innovate to meet the needs of both and avoid being impoverished by the imbalance.

Welcome to a New Downtown Business: Vermont Natural Sheepskins

When Sarah & Rick Scully were having a hard time finding a suitable location for their new business not too far from their Tunbridge home, a friend told them RACDC might be able to help. They had travelled to England to learn a unique process to tan sheep and goat skins organically, and would be the first business in the U.S. to do so, but they needed help locating a rental property, navigating permitting issues, and borrowing money for equipment. RACDC put them in touch with a few commercial property owners in town, one of whom was in the process of redeveloping a property on Prince Street in the former Foundry Park that had been flooded in Irene, and it turned out to be the right fit for their needs. RACDC coached them through some permitting issues, and using its business revolving loan fund, RACDC loaned them the additional funds they needed on terms they could afford.



“Without RACDC's help,” Sarah said, “we would probably not have found what we needed here or persevered through the process. We can't wait to open and get started.” **Welcome, Sarah & Rick!**



Speaker Sarah Buxton



Photo Credits: Seth Butler & Nathan Johnston



Speaker Dan Smith- President of VTC

Annual Meeting Report

Age Friendly Communities: Passing the Baton

In preparing for our annual meeting topic, we studied our region's demographic trends since 1990 and found two challenging realities: a reduction in the percentage of residents in the 18-44 age group and a rapidly increasing 65+ age group. In addition to being a major part of the workforce and pool of future talent for community leadership, the 18-44's are the "procreation generation," so drops in this age group also herald a drop in the 0-18 group. These trends were more acute in the more rural parts of our community, but present in Randolph as well.

RACDC's VISTA Member, Griffin Payne, convened two meetings with local folks in the 18-44 and 65+ age to hear what they had to say about it. We asked these groups to tell us what their age group is uniquely able to contribute to the community, and what we need to do to make it a place that is welcoming and supportive to a vibrant social and economic life. They reported those findings at the annual meeting after our keynote speakers, Joe Woodin, President of Gifford Medical Center, and Dan Smith, President of Vermont Technical College.

Joe Woodin likened Gifford's retirement community to a 'campus' and debunked the idealization of retirees spending all their time in leisure. "Seniors want to continue to learn, be active and contribute as long as they can," he said. Dan Smith encouraged the community to embrace and guide new ideas and youthful enthusiasm even when it brings an element of chaos. "We need to 'hand over the keys' to the next generation if we want them to feel invested in the community," he urged, acknowledging that the resulting ride could be a little scary at times.

Overall, there were remarkable similarities and overlap in the concerns of the 18-44 and 65+ age group reports. Sarah Buxton (VT Rep. to Bethel & So. Royalton and a graduate of VT Law School) reported that the 18-44 cohort recommends better web visibility and a central calendar; reversing a paradigm of competition with cooperation; better schools and band width; leveraging rural values in economic development (recreation, downtown and historic preservation events, agriculture) and finding ways for disengaged youth to have meaningful work. Better access to transportation and mental health were also mentioned as necessary. John Lutz reported for the 65+ group that they feel there should be more opportunities for interaction in common interest groups (camera club, book groups, etc.) to encourage intergenerational activities, and that as a society we have become too averse to failure and less tolerant of making mistakes. Being willing to make mistakes is essential to ultimate success. What seniors can offer youth is experience, goodwill, and forgiveness.



Joe Woodin-President of
Gifford Medical Center

"I'm sold on the notion that I need to get involved to make a difference. I'm busy, but I need to find time to help move these ideas forward."



Photo credit: Bob Eddy



SASH *a caring partnership*
SUPPORT AND SERVICES at HOME

What is a SASH FLASH?

Hosted by nonprofit affordable housing providers like RACDC, SASH is part of Vermont's Blueprint for Health, providing targeted support and in-home services to Medicare beneficiaries. RACDC's SASH Coordinator, Dede Tracy and Wellness Nurse, Katie Clark, lead a local team of professionals from Clara Martin Center, Area Agency on Aging, Gifford, and the VNA, to help seniors create and take charge of their own healthy living plans with the help and resources that SASH provides. Their work with the Attorney General's office to inform seniors about scams, with the hospital to help participants with discharge planning, and with the senior center and other organizations to provide a variety of activities and outlets, give seniors the tools to improve their health and well-being. The SASH FLASH is our way of connecting the SASH community with helpful information and updates.

If you know someone interested in participating in SASH, or for more information, call Dede at 728-3110.

"I appreciate that as SASH coordinator, Dede is including resources available here at the senior center and at the various residences she has in her service area. SASH is playing a valuable, inclusive and collaborative role in our community."

**-Emilie Daniel, Executive Director,
Greater Randolph Senior Center**

Here's what people are saying about SASH:

"Dede has done a fantastic job and is loved by all. We appreciate all that SASH has done to make our lives more enjoyable." *-JH Resident*

SASH helps me get out more. I'm looking forward to Tai Chi. I'm feeling better about myself. *-Randolph House Resident*

It has been helpful as you can ask and seek out help from Dede or Katie if you need it. They have exercises on Wednesday, movies on the weekend, etc. that people enjoy. It is always good for older people to keep being active as long as they can. *-JH Resident*

"I enjoy the Bone Builders...since I started it, the crick in my neck is better." *-Community SASH Participant*

"Dede is so helpful to all our tenants. They enjoy the programs that SASH offers and the help that they get with paperwork, resources, etc. They are also helpful to us, the management company." *-Carol Meagher, Stewart Property Management*



Look Back and Ahead

Joslyn House

Thanks to the generosity of donors and volunteers, Joslyn House residents have their round porch back. Randolph's new Rotary Club, the Sunrise Rotary Club, 'adopted' the Round Porch Project, restoring a failing historic feature into a comfortable and beautiful common room. Rotarians contributed time and funding, matched with funds from Mascoma Savings Bank Foundation, a Vermont Human Services Grant, Frankenburg Agency and Cooperative Insurance Companies, and private individuals. Generous professionals, like Chuck Adams Builders and Potter Painting completed big parts of the job without charging a cent. Pay a visit to see it sometime!

RACDC is fortunate to have a new COO, Doug Sanders. Doug has not only been a great help in the office, but has volunteered oodles of his time as a Rotarian organizing the Round Porch volunteer effort. Doug served on the Board of RACDC before joining the staff.

Partnerships

In cooperation with the Vermont Community Development Association, RACDC hosted a state-wide workshop on Age-Friendly Communities with speakers from AARP, D&K, senior housing providers, consultants, and community leaders. The May event gathered at the Lyon's Den with more than 50 participants from around the state.

Halloween

RACDC and the Chamber collaborated again to hold Safe and Seen Halloween Event, and this year worked with the Town Recreation Department to expand the tradition to include activities like the "not-too-spooky forest." The streets were full and 'spirited'!

Armstrong Mobile Home Park

When the long-time owners of the Armstrong Mobile Home Park notified the State that it planned to sell, RACDC was asked by the residents to acquire the park to keep it affordable and available to low and moderate income mobile home owners. This past year, RACDC raised two-thirds of the funds it needs to purchase the park, preserve and update the aging infrastructure. We will continue our efforts to raise the funds and complete the project in the coming year.

Downtown Information Kiosk

This year, we installed the downtown's first information kiosk at the corner of Main and Salisbury. Funded in part by a Downtown Transportation Grant, RACDC and the Town collaborated with a local volunteer committee to create a new design standard for the kiosk and other gateway signage. The kiosk creates a central location for visitors and residents alike to see what's going on in Randolph, and to learn about the Downtown Program, and the goods and services that distinguish us. Now that the structure is up, our graphic designer is working on designs for the panels, including maps, a history of the town, and postings. RACDC will manage the kiosk and advertising space will help cover the costs of that and other downtown program activities.



Partnership Photo Credit: Jim Lovinsky

Member Spotlight

John and Ruth Lutz settled in Randolph in 2004 at the urging of their daughter Regina, who with her husband Brent, had started an organic dairy farm in Randolph Center several years earlier. Almost immediately, they became regular supporters of several local charities, including RACDC. Family and community are important to them. So when they discovered RACDC's legacy of accomplishments to strengthen community life, they quickly became involved.

John served on the Board of RACDC for several years and is still active on its Communication and Housing Services Committees. Ruth is a member of the Board of Civil Authority and is often found at important events lending a helping hand. They come with great ideas, but also consistent follow-through, making them valuable volunteers and thoughtful community members.



John and Ruth Lutz
Photo Credit: Bob Eddy

What motivates John and Ruth to offer their “time, talent and treasure” so graciously to RACDC and many other efforts in town?

“When we moved to Randolph 11-years ago, little did we realize that a wealth of opportunities awaited us to become active in community activities. We enjoy participating in these varied projects as volunteers, and through them, have gained many new friends and insights.”

What inspires them to continue to work with RACDC when there are so many opportunities for service?

“We see RACDC moving in important new directions, using the skills and contacts they have developed to help the Randolph area in important new ways -- such as encouraging youth involvement and intergenerational cooperation. We're happy to support this new dimension of RACDC's work, because it's an investment in the future of our community.”

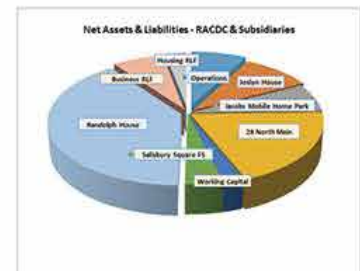
Treasurer's Report

The balance sheet of the Randolph Area Community Development Corporation (RACDC) remains strong, with net assets of \$2.08 million, and net assets and liabilities of \$5.80 million. Current year net assets increased by \$23k. This is the fourth fiscal year (FY) during which RACDC's new subsidiary, Randolph House Holdings (RHH), has been consolidated into our financials.

Significant changes affecting or related to the balance sheet include:

- Increase in net assets for Joslyn House from capital improvements to the Round Porch. During this period VHCB also approved conversion of a loan to a grant in the amount of approximately \$150k which was not papered until FY16 ; and
- Increase in Randolph House assets from capital improvements and increase in reserves. A change in VHFA policy also will allow an increase in the amount of distribution to owners of properties, like Randolph House, which are performing well.
- Joslyn House continues to suffer from higher than average vacancies creating losses which we are working to reverse and we are studying the feasibility of significant rehabilitation of the building and improvements to amenities.

Profit and loss figures for RACDC consolidated for the fiscal year ending June 30, 2015 show revenues of \$1,235,228 and expenses of \$1,270,949, excluding depreciation, for revenues over expenses of \$35,720. We have had to draw on the line of credit but it has since been paid off. Losses at Joslyn House were offset by gains in other properties. RACDC received over \$112k in a combination of donations, grants and in-kind contributions. There were no material issues with the audit of FY2014, and we expect no material issues to be identified in the FY2015 audit, currently underway.



Sarah Isham, Finance Committee

President's Report: Pam Stafford, President

"It's déjà vu all over again," as my favorite Yankee was credited with saying, and it's apropos not only to last year's annual meeting theme of "Community: the Next Generation" as it is to this year's "Age-Friendly Communities." At our 2014 meeting, we were treated to a myriad of student accomplishments as they presented us with the efforts of their creativity and thoughtfulness, food for both for the mind and the tummy! We left simply wowed by their talents and enthusiasm and knew that there was hope for the future. Over the past year or so VTC students imagined and designed a town green for a blighted property and RTCC classes worked with Joslyn House. And, how about our new downtown informa-

tional kiosk? That didn't just appear without our young people's help and others dedicated to age-friendly and community minded spirit.

"The future ain't what it used to be!"
– Yogi Berra

RACDC's reason for being is an all-inclusive one: we will do whatever it takes and embrace all those who strive to make the Randolph area beneficial to all (including our non-human companions, right Louise?). Always remember, 'the future ain't what it used to be,' and as though we're not always certain what the future will bring, we need to embrace it. Our young citizens will be seen and heard!



Pam Stafford, President of RACDC

Hutchinson Award: Dick & Marjorie Drysdale



Dick & Marjorie Drysdale accepting their award.

For the first time, the Hutchinson Award for Selfless Service is awarded to a couple, Dick and Marjorie Drysdale. It is no coincidence that a piece in Dick's new book, "Moments," portrays Jim Hutchinson, the person who inspired this award. Dick describes Jim as a man bigger than life in every sense, who inspired many by the genuine love of people and his community that fueled his abundant energy until his untimely death. Dick and Marjorie can be counted as both those who were inspired by Jim, and who have in turn inspired many others with the same dedication.

Love of music is at the heart of this Drysdale collaboration! Marjorie, or Margie, is a trained soprano with a Bachelor's from Middlebury College and an MFA from the University of Michigan. She met Dick while she was conducting the Thetford Singers and Dick led the Randolph Singers.

Mutual interests in music, skiing and hiking shaped the relationship, interests they've shared with their two sons, Robin and Jamie. Marjorie has soloed with countless groups in the region, has conducted, composed, and organized and led Sounding Joy, a highly regarded auditioned vocal ensemble. She also wrote several notable pieces for the Herald.

Dick graduated from Randolph Union High School, received his Bachelor's at Harvard and holds a Masters in Urban Planning from The University of Pittsburgh. After holding journalism positions at newspapers in Lewiston, ID and Springfield, MA, he purchased the Randolph Herald from his father in 1971, and served as editor for 43 of the paper's 141 year (and counting) history as a source of news, and a mirror reflecting real life in the 16 communities it serves. Dick lives a philosophy that a community which is well informed and welcomes discussion and fair play, will be a healthy and prosperous place to live. He is also a prankster whose April Fools editions have provoked both alarm and laughter, usually in that order.

The Herald has also mentored young people interested in writing and photography who found in the Herald a place to explore their talent. Tim Calabro, who sits as the new owner and editor of the Herald, was one such intern. He now carries on the tradition of fine leadership that Dick and Margie have set.

Mission Statement

Randolph Area Community Development Corporation (RACDC) is a nonprofit organization that unites the community behind initiatives which strengthen our region's social and economic assets in order to enrich quality of life, instill pride and build confidence. We do this by promoting sound development practices and investment, creating affordable housing options, preserving environmental and historic resources, and leading in the revitalization of downtown and village centers.

New faces of RACDC: Americorps, VISTA & Volunteer

We are very fortunate this year to have the help of three exceedingly bright and engaging young men. Please introduce yourself and make them feel welcome!

As a recent Chicago transplant, **Nathan Johnston** is becoming quite fond of Vermont's picturesque views and friendly culture. Sometimes described as a "Cyber Hobo," he divides his time either typing or hiking. After 12 years in educational technology, Nathan has embraced the diversity of opportunities and challenges facing RACDC by helping staff find technology systems to improve service delivery and efficiency.



From left to right: Nathan Johnston (Volunteer), Nate Enright (Americorps), and Griffin Payne (VISTA)

Nate Enright serves at RACDC through AmeriCorps VHCB, implementing RACDC's floodplain forest stewardship plan, "match-making" seniors with appropriate service-enriched housing opportunities, and improving community outreach. Nate graduated from the Northern Arizona University School of Forestry in May 2013 and moved from Flagstaff, AZ to Montpelier, VT in August 2014. He is interested in permaculture and agroforestry.

Griffin Payne is an AmeriCorps VISTA (Volunteers In Service To America) member from Asheville, North Carolina. He holds an undergraduate degree in French from UNC-Asheville. His professional experience spans education, mental health, and arts nonprofit management. Through his service, Griffin will be focusing on youth engagement, strengthening Randolph's Downtown, and improving communications.

Randolph Area Community Development Corporation

21 North Main Street
PO Box 409
Randolph, VT 05060-0409

email: racdc@racdc.com
phone: (802) 728-4305

Staff

Julie Iffland, Executive Director
Doug Sanders, COO/CFO
Lidia Valtri, Administrative Assistant
Dede Tracy, SASH Coordinator
Catherine Clark, SASH Wellness Nurse
Sam Paddock, Property Manager
Nathan Johnston, Volunteer
Nate Enright, Americorps
Griffin Payne, VISTA
Chantel DeForge, JH House Manager
Al & Arlene Wright, JH Resident Managers
Dana Tabor, JH Kitchen Manager
Barb Giroux, JH Resident Services
Christina Jochum, JH Cook
Mary Tucker, JH Cook
Bev Whitney, JH Cook
Maria Archer, JH Housekeeping

Board of Directors

Pam Stafford, President
Bob Moyer, Vice President
Marty Strange, Treasurer
Susan Sherman, Secretary
Carol Bushey
Ted Elzey
Patrick French
Sarah Isham
Lee Moore
John Westbrook
Robert Wright

Annual Meeting & Annual Report Sponsors



Randolph Area
Community Development Corporation

Randolph, Vermont 05060 • www.racdc.com • 802-728-4305