

ANNUAL REPORT JULY 2022 - JUNE 2023

CELEBRATING 30 YEARS DOWNTOWN

CULTIVATING COMMUNITY
FOSTERING VIBRANCY



Mural by Cherie Landi Photo by Bailey Wood

OUR MISSION

RACDC 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.

**TOGETHER, WE ARE
CULTIVATING
COMMUNITY.**



PETER REED
BOARD PRESIDENT

2023 is a milestone year for RACDC, celebrating 30 years of community development. As we advance several large housing projects at different stages in the pipeline, we are also building upon exciting energy in downtown Randolph. We are grateful for our resilient and dedicated staff, who support our residents, our businesses, and our community.

We look forward to 2024 with optimism as we strive to deliver critical new housing to Randolph - it is within reach!

Building and improving affordable housing is increasingly complex, time-intensive, and costly. It is also critical to community life, and gratifying to accomplish.

At this year's annual meeting we celebrate completing our Randolph House preservation and expansion project in the new resident community rooms. One of the first things residents used these new rooms for was to prepare care packages for Barre residents who lost their homes in the flood. This improved building and its residents are giving back already. We'd better build more!

JULIE IFFLAND
RACDC EXECUTIVE DIRECTOR



PAMELA STAFFORD (1951 - 2023)

BOARD MEMBER

Pam was a longtime board member and friend of RACDC. Her dedication, and warmhearted generosity will have a lasting impact on this organization and the lives of those she touched.

“Pam was committed to the community both in her law practice and her work with RACDC. She kept a low profile not needing the attention or thanks but always wanting to help people. She will be missed.”

-Sue Sherman,
RACDC board member 1998-2015

IN MEMORIAM

LINDA WHEELOCK (1963 - 2023)

JOSLYN HOUSE KITCHEN MANAGER

“Linda Wheelock was an excellent cook and kitchen manager at Joslyn House for years.

The residents especially loved her bread and rolls! Linda was the matriarch of her family. She shared her many skills of cooking, gardening, and sewing with her children and grandchildren.”

- Becky Wright
Joslyn House Resident Manager



HOW IT STARTED



FIRES DOWNTOWN

In 1991-92, 3 fires in Downtown Randolph burned homes and businesses, including over 50,000 square feet of commercial space. The US Department of Housing and Urban Affairs appropriated \$1 million for Randolph revitalization, the first of many such grants to help re-build and re-imagine downtown Randolph.



UNITED COMMUNITY

The community rallied to rebuild the downtown after the fires. Here are nearly a hundred community members armed with brooms to clean up debris from the fires.

1993 RACDC FORMED

Randolph [Area] Community Development Corporation (the “Area” was added later when it merged with a local housing organization) is formed to rebuild the “Winslow Block,” and usher in a series of downtown building and streetscape improvements.

2000 DOWNTOWN DESIGNATION

Randolph receives VT Downtown Designation, bringing eligibility for benefits like tax credits, grants, and special programs. RACDC manages the program, working with businesses and others to make our downtown sustainable, inviting, and resilient.

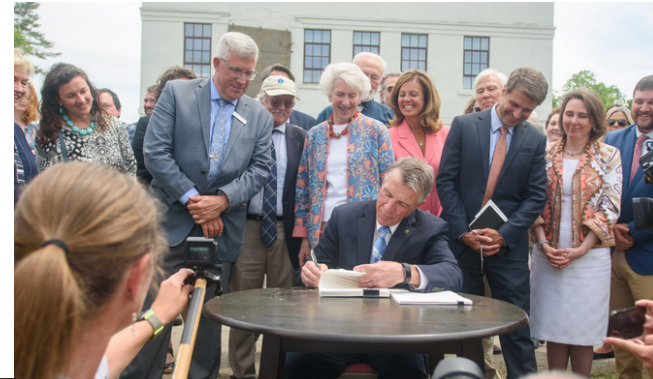
HOW IT'S GOING

DOWNTOWN PROGRAM

- Welcomed 500+ people to 5 First Friday events from June '22 - June '23
- Collaborated with WRVCC on wayfinding signage near I-89
- Listed 125 area events on RACDC's community calendar streamed online, at 15 N. Main Street & Randolph House
- Social media marketing to promote downtown businesses with 70% growth in reach in less than a year

SALISBURY SQUARE

- 21 new solar-powered homes
- \$10,392,941 raised to date
- Construction start planned mid-2024
- Unique Microgrid & battery storage features for energy resiliency



RANDOLPH HOUSE

- Project completed October 2023
- Newly expanded community rooms
- SASH Office on-site
- Code & elevator upgrades
- Digital message boards for residents

HEDDING DRIVE

- "Pipeline" project to upgrade 25 existing units & create 28 new units
- High performance units with solar and cold-climate heat pumps
- 1-4 bedroom units near schools and downtown



OUR DEEPEST GRATITUDE

SUPPORTERS

Al & Arlene Wright
Allen & Joyce Fullam
Annette Higby & Marty Strange
Daniel & Jane Bennett
David Deboy & Cristine Maloney
Hugh & Katharine McLean
Imogen Corcoran & DeRoss Kellogg
Jason Aldous & Tina Scheindel
Jerald Ward & Abbe Meiling
Joel & Barbara Lazar
John & Mildred Chase
John Koella & Susan Sharp
Jonathan Binhammer & Linda Garrett
Lawrence Camp & Cynthia Richardson
Leo & Suzanne Dworsky
Lin & Roberta Brown
Lynford & Jill Wheatley
Marda Donner & Dan Childs
Mark Miller & Julie Brill
Marvin & Barbara Harvey
Mary & Ray Doyle
Paul Kendall & Sharon Rives
Peter & Karen Reed
Peter & Kathy Leonard
Richard & Judith Crocker
Richard & Mary Ann Church
Richard & Nancy Slocum
Richard & Phyllis Forbes
Richard & Robin Goodall
Thomas K. & Ann E. Hunt
Timothy Eberhardt & Mary Ellen Bean
William & Nancy Burchfield
Alexander French
Joe Andree
Olive Angell
Nancy Brown
Thomas Burgos

Richard Burstein
John Christie
Jennifer Davis
Daniel Devoe
Phyllis Forbes
Carl Garguilo
Melanie Gilman
Joan Granter
Margaret Harper
Jason Hoffman
Miranda Holson
John Hoyt
Sarah Isham
Marjorie Johnson
Nathan Johnston
Tammy Johnston
Melanie Larocque
Renga Lopez
L.A. MacFee
Susan Mellen
Susan Mills
Linda Morse
Stuart Orrick Jr
Margaret Osborn
Julie Paye
Morse Rebecca
Wendy Ross
Jenny Ruducha
Irene Schaefer
Charles Scribner
Sanders Stephen
Susan Sytsma
Jennifer Taylor
Janet Whitaker
Theresa White
Linda Winot
Rebecca Wright

BUSINESSES AND INSTITUTIONS

Anonymous
Bar Harbor Bank & Trust
Compucount, Inc.
DuBois & King, Inc.
Eyecare For You
Frankenburg Agency
Gay & Lesbian Fund of Vermont
Green Mountain United Way

Levinsohn Family Fund
Micah Fund
NAPA Randolph Auto Supply
Naylor & Breen Builders, Inc.
Northfield Savings Bank
Stewart Property Management
Stowell & Son, L H
The Gear House

The Jack and Dorothy Byrne
Foundation, Inc
Tikkun Olam Fund
Town of Brookfield
Town of Randolph
Two Rivers Ottauquechee Regional
Planning Commission

30 FOR 30

FOR RACDC'S 30TH ANNIVERSARY WE ARE RAISING

\$30,000

CAN WE COUNT ON YOUR GENEROUS SUPPORT?

OUR TEAM

BOARD OF DIRECTORS

Peter Reed, President	Dan Bennett
Dan Devoe, Vice President	Sam Hooper
Bob Wright, Treasurer (interim)	Cristine Maloney
Tom Ayres, Secretary	Bob Sparadeo

STRATEGIC PLAN GOALS & PRIORITIES

By 2026, RACDC will:

- Create 50 or more new homes affordable to low & moderate income households
- Promote diversity & understanding in all our activities
- Lend to 5 more new or expanding small businesses
- Increase downtown occupancy & diversify local economy
- Cultivate a culture of collaboration!

RACDC STAFF

Julie Iffland *Executive Director*
Ann Howard *SASH Coordinator*
Wayne Fontanella *Housing Manager*
Amy Urana *Office Manager*
Nathan Johnston
Information Technology Manager
Darlene Kelly *Finance Manager*
Diane Nelligan
Housing & Development Coordinator
Laura Di Piazza
Downtown Program Manager
Mari Lira *Americorps *VISTA Member*

JOSLYN HOUSE STAFF

Becky Wright
Joslyn House Resident Manager
Holly Pratt
Patty LaPlante
Orlene Lefebvre
Frances Post
Matthew Halliday

ENERGY RISING AWARDS 15 N. MAIN

The Energy Rising Award honors recent achievements by trailblazing community contributors. This year we honor the hardworking, dedicated folks who brought the former Belmains store back to life last year. Their vision of a renewed and welcoming space was a family project for **George Gray, Kelly Gray, and their son, Nathan Gray.**

The new storefronts, configured into an indoor “Main Street Mall,” attracted **Stephanie Tyler of Third Branch Pottery, Kelsey Wolfe of Windy Lane Bakehouse, and Matthew Wright of Sweet Scoops** to make 15 Main Street their home. We honor all of these entrepreneurs for bringing so much energy and joy to downtown Randolph.



CAROL BUSHEY

HUTCHINSON AWARD



"My friend Carol has been so generous and supportive to Joslyn House for years. Carol donates items that make our celebrations extra special."

- ARLENE WRIGHT

Carol's generosity is felt in every corner of our area. The founder of the Frankenburg Insurance Agency and a steadfast volunteer and board member for organizations like the Randolph Area Food Shelf, Gifford Medical Center, and RACDC, she selflessly dedicates time and resources to support others.

Carol also ardently backs the annual Last Mile end-of-life benefit events and Joslyn House, among other causes. Her numerous and immeasurable contributions to our community have provided relief to many and, equally important, compassion and inspiration to us all.

The Hutchinson Award is named in honor of the late Jim Hutchinson, a man with a big heart which stopped too soon. Award winners, like Jim, show boundless generosity and commitment to our community and to improving the lives of those around them.

*AND A SPECIAL THANK YOU TO

PAT FRENCH

Pat has been a supporter of RACDC's work from its inception. He was involved in the merger of Randolph's housing organization into RACDC in 1999, was a key player in 2005 & 2006 negotiations to acquire the vacant Ethan Allen property that is now the site of Salisbury Square, and is a consistent voice for the needs of the community.

Pat stepped off the RACDC Board this year after a long tenure, but his impact continues to be felt and his dedication continues to inspire.

Thank you, Pat!!

"Pat is always the quiet voice of reason, with a backbone of steel and a heart of gold."

- Marty Strange

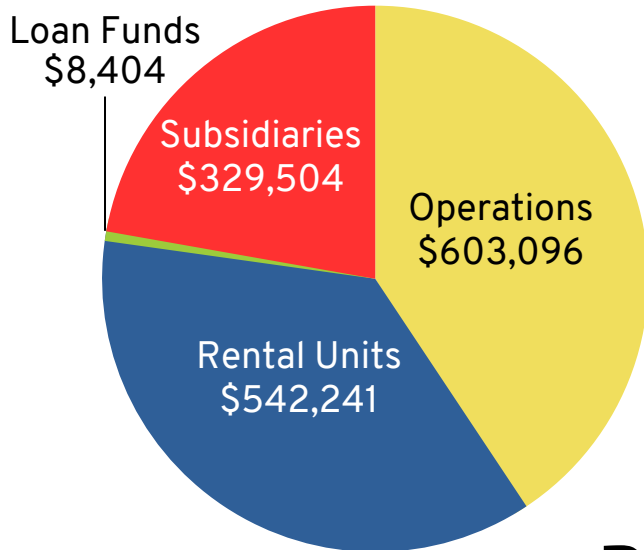
RACDC board member 2002-2016

Photo credit: Bob Eddy for The Herald

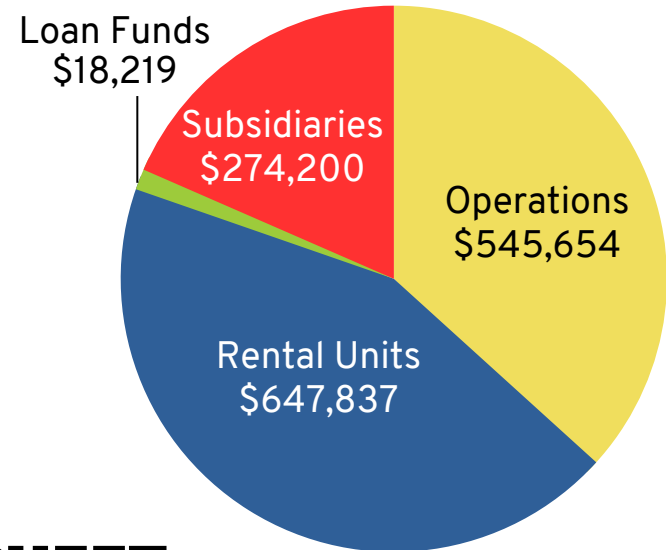


2023 FINANCIAL UPDATE

REVENUES



EXPENSES



BALANCE SHEET

Current Assets	\$1,605,841	Current Liabilities	\$626,611
Fixed Assets	\$13,844,678	Other Liabilities	\$7,489,513
Other Assets	\$2,687,832		
Total Assets	\$18,138,352	Total Liabilities	\$8,116,124
Total Net Assets:	\$10,022,228		

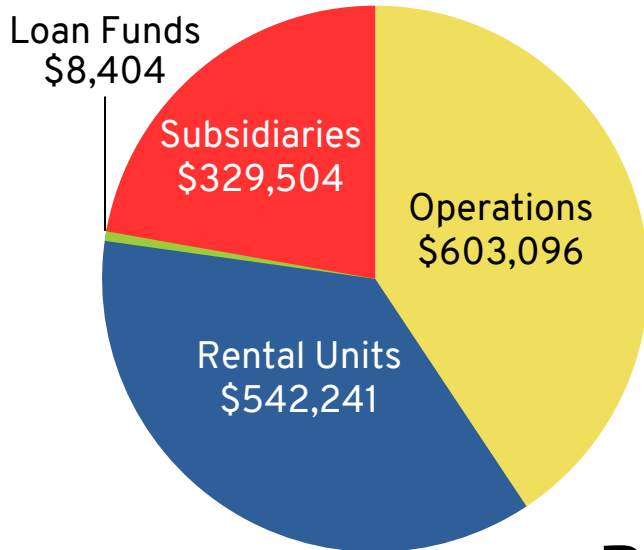
Data from 6/30/23 Unaudited Consolidated Financials.

“Operations” includes admin, and non-housing programs like Downtown and SASH.

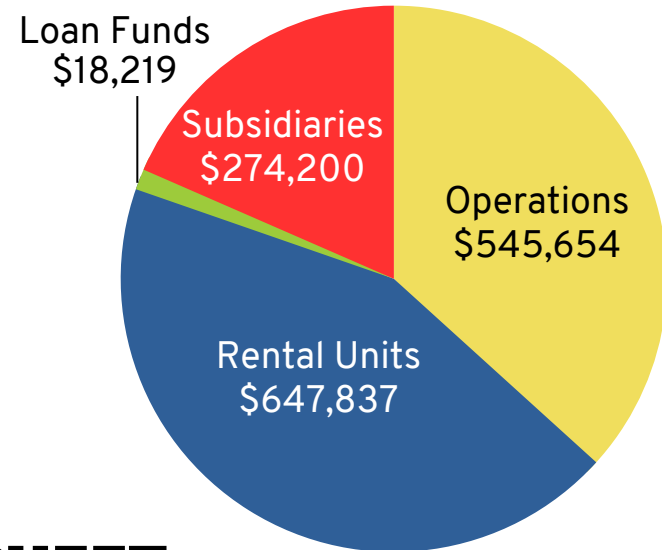
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Photo credit: Matt Gustafson

**PLEDGE YOUR
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