



Community: The Next Generation

Local Training Systems  
Cooperation Diverse  
Strong Leadership  
Collaboration  
Better Planning

People Adapt  
Communication  
Anticipate Smart  
Carry on  
Teamwork

Good Neighbors  
Come back stronger



## 2014 Annual Report

Building Community in the Heart of Vermont



“ Listening to each other helps us see the whole picture and make better choices when faced with changing circumstances..”

## Julie Iffland, Executive Director

It is no accident of history that great social upheaval accompanies great leaps of technology. The wheel, the internal combustion engine and the electric light, to name a few, transformed our lives in ways few could comprehend at the time. Today the pace of that change is accelerating. We can't fight it. We can't outrun it. How can we harness it in ways that strengthen our community?

One simple answer is “By Listening.”

Growing up with the technology of the day, young people understand its potential. They can see what is to be gained. Drawing on a life experience full of changes, seniors can help us see what is too valuable to lose. It is those of us in the middle, working too many hours, and trying to keep up with new tools who ironically tend to be the most blind to where we're headed. Listening to each other helps us see the whole picture and make better choices when faced with changing circumstances.

One of the great strengths of our community is this inter-connection. It's an asset we can build on. That's why we held this year's annual meeting in and with the schools. They are doing an amazing job of putting education in context by practicing hands-on in the community. Few things this year were more rewarding than the Residential Architecture Design class visit to Joslyn House to study how to make rooms more comfortable and attractive for our residents. Few things were more unexpected than the instant chemistry between the seniors and the students. Common purpose builds the most successful communities in every age, and we are hungry for more.

## Tribute to Pete Smithers

RACDC lost a good friend on August 25th, 2014 when Pete Smithers died tragically in a car crash. Pete had been RACDC's computer consultant for many years, probably as many years as RACDC *had* computers. He had the perfect temperament for the digital battle. No error message daunted him. No anguished calls before a grant deadline flustered him. He was always kind and always there just in time.

Our hearts go out to his family and the many lucky enough to call him friend. We miss you, Pete.







Digital Filmmaking student talking about her craft.



Co-Principal Hawkes and student presenters at RACDC's annual meeting.



Culinary Art Students displaying their creations.

## Community: The Next Generation

If the State's projections are to be believed, by the year 2030, Vermont, and our part of Vermont in particular, will see an increase of up to 130% in the population of people over 60, and a decrease in population of all other age groups but one between 3 and 36%. As the statisticians are quick to point out, these are projections, not predictions. Things can change in ways that projections can't anticipate.

Even if 60 is the new 40, a population that is significantly older has implications for community life that would be foolish to ignore. We continue to plan to help improve the lives of an increasing population of seniors with affordable housing and programs like SASH. But in planning for our second generation of service to the community, we decided to turn more attention toward the needs of young people in the belief that community well-being benefits from age diversity and interaction between generations.



Business students working on TapTheValley WordPress site.

This year we were excited to be able to work with several classes at RTCC, RUHS and VTC, testing their skills on real-life challenges, from designing a town green, to building a database of community assets. At the annual meeting on October 16th, the Problems-Based Learning class, which is studying poverty and income inequality, challenged RACDC to up the ante of these collaborations by working together throughout the year to expand the reach of our revolving loan funds. These kids aren't just learning how to be great students and employees, they're learning to be great citizens, too.

As RACDC Board Member Marty Strange observed, "High schools across this country are being turned into painful experiences for teachers and students alike as state and federal policy makers try to get five quarts of standardized test achievement out of every gallon of student-teacher effort. Childhood and youth are under pressure to color inside the lines and stick to the curriculum of commerce. But the kids from RTCC and RUHS who spoke at our annual meeting were on a different page and are among the survivors. Bless them [students and faculty]. Let them lead us in a different direction."

**“ These kids aren't just learning how to be great students and employees, they're learning to be great citizens, too. ”**



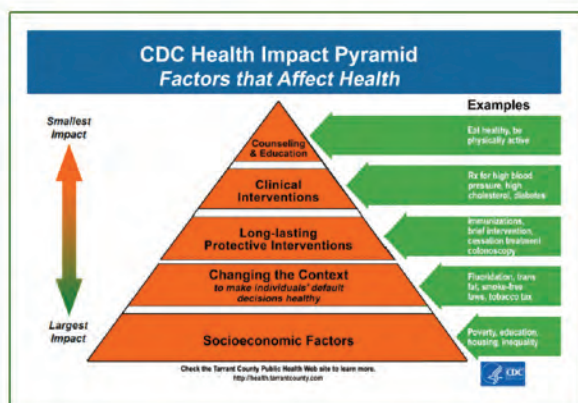


**SASH** *a caring partnership*  
SUPPORT AND SERVICES at HOME

## Cost-Effective Approaches & Healthy Outcomes SASH (Support & Services at Home) - HERE TO STAY!

As we were preparing for this report we learned that SASH program funding was extended through 2016. This is great news for seniors, because SASH helps seniors identify and reach their own health goals with a coordinated local network of support, and it has been proven effective at increasing health outcomes and lowering health costs. An evaluation commissioned by the US Dept of Health and Human Services found that “the SASH program reduced the rate of growth in total Medicare expenditures and expenditures for post-acute care among SASH participants.”

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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 and Wellness Nurse collaborate with local partners, including the Clara Martin Center, Area Agency on Aging, Gifford, and the VNA, with statewide coordination by Cathedral Square Corporation, Vermont's largest provider of affordable senior housing.

As of July 1, 2014, 118 housing organizations, including RACDC have now rolled this service out to 3,861 seniors state-wide, and counting.



“Rotary at Work”



Wayne Warner and Doug Sanders,  
Rotary volunteers



Lee Moore, RACDC Board Member,  
having a blast on the porch!

## Rotary and the Round Porch: RACDC & Rotary Team up to Improve Joslyn House

Joslyn House is a treasured community-based model of housing with supportive services for seniors. With a dedicated staff, Joslyn House focuses on providing safe and affordable shelter, meals and assistance that empowers seniors to live independently for as long as possible.

But Joslyn House itself is also aging. RACDC is engaged in a feasibility study to assess the potential of a large rehab, including updates to mechanicals and rooms, to meet the needs of another generation of local seniors. But the round porch couldn't wait for that.

It is an original element of the Victorian home owned by the Joslyn family. The porch was sinking due to the fact that its 'foundation' was intended for a porch, not living space. Snow falling on the roof was jack-hammering the porch into the ground, and out of a concern for safety, RACDC was forced to shut down the room until it could find a way to rehab it. With very limited resources, this was going to be a challenge. The porch project needed an angel.

The new Sunrise Rotary Club, an offshoot of the Randolph Rotary Club, was looking for service projects when Pam Stafford, a Rotary member and RACDC Board member suggested Joslyn House. Many Rotarians have family or friends that lived at Joslyn House and they understand its value to the community, so the Club agreed to take on the project. Rotary partnered with RACDC to apply for several grants, and raised close to \$20,000 from Rotary International, Mascoma Savings Bank Foundation and the Vermont Human Services and Education Grant. More requests are pending, but this was enough to fix the porch structure and begin to button it up before winter.

On October 1st, Rotarian Doug Sanders, a partner in Chuck Adams Construction, and his team raised the porch and replaced the old piers with concrete supports. With the foundation sound, volunteer service days found RACDC members and Rotarians working side by side to remove the old metal siding, unearth the remaining historic elements and prepare for new insulation. We continue to raise the funds necessary to bring the porch all the way back, but with the help of Rotary, the Round Porch will soon have a new lease on life.

THANK YOU ROTARIANS!



## Member Spotlight

Jack Cowdrey and Carol Buckley have been strong supporters of RACDC since its inception in 1993. They saw the need for revitalization after the downtown fires, but they also saw the need for affordable housing, especially for the elderly.

Jack served on the board of RACDC for many years, shaping the organization's success. He says RACDC has proven it can get things done. When you look at what RACDC has done, cleaning up these deteriorated properties, "it's clear it never would have happened without RACDC," says Jack.

When Carol is asked why she and Jack support RACDC, she says, "It's all about the town and the people."

Among their favorite RACDC projects is Joslyn House, just a block away from their home on Maple Street. Jack and Carol know all the residents of Joslyn House, and care about them. "It's about taking care of our own," says Jack of their support for RACDC and Joslyn House.

In 2003, Jack and Carol planted a maple tree in front of the new home they built to replace one destroyed by fire. Jack looked at the new tree and thought about all the maples that had given way to age on Maple Street, including maples that had once graced Joslyn House. So they raised the money and mustered the volunteers to get those trees planted along the Joslyn House property.

"Taking care of our own," is a way of life for Jack and Carol. They are the kind of people who make RACDC a successful organization, and more importantly, the Randolph area a great place to live.



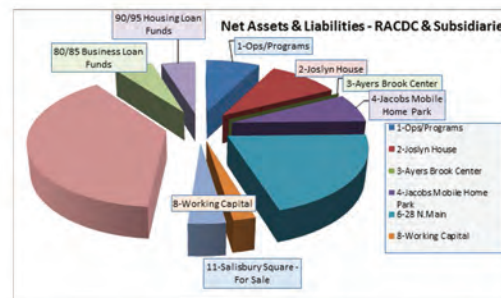
## Treasurer's Report

The balance sheet of the Randolph Area Community Development Corporation (RACDC) remains strong, with net assets of \$2.06 million, and net assets and liabilities of \$5.90 million. Current year net assets increased by \$72k.

Profit and loss figures for RACDC alone for the fiscal year ending June 30, 2014 show revenues of \$777,141 and expenses of \$783,848 for a loss of \$6,707. As a result of this relatively small loss we have not had to draw on the line of credit. The majority of this loss relates to a higher than usual vacancy rate at

Joslyn House. RHH showed revenues of \$586,492, and expenses of \$520,911. Excess Randolph House revenue over expenses is restricted for improvements and operating and capital reserves with the exception of a small return on equity distribution of \$6,423. RACDC received over \$102k in a combination of donations, grants and in-kind contributions.

There were no material issues with the audit of FY2013, and we expect no material issues to be identified in the FY2014 audit, currently underway.



Sarah Isham, RACDC Treasurer, delivers the Treasurer's Report.

--- Sarah Isham, Treasurer

## President's Report: John Westbrook, President

This summer's clear, bright days were the perfect backdrop for downtown activities: sipping a local brew at a sidewalk table; ice cream at Paige's window; a night of culture or laughs at Chandler or just watching the sunset over the Braintree range with our historic village in the foreground. The hard work of local folks have built and re-built this center through changing times with a combination of good ideas, committed volunteers and a synergy of purpose. A rare thing indeed!



RACDC can be proud of its role in this group effort. Sometimes in a high-wire act of

**“ There's no greater return on investment than a community you're proud to call home.”**

coordination with local and state governments to rebuild a community asset, sometimes extending loan funds or finding grants for infrastructure improvements. As our rural economy grows, the importance of this collaboration, and the importance of our downtown as a social and commercial hub, will only increase.

Another need that will only increase is programs like Joslyn House, which stands out as a special gem in its 22nd year. Joslyn is a community-based solution for area seniors who don't want to live alone and can remain independent with a little help and. It has served over 150 seniors who would have had few other safe or affordable housing options nearby. Keeping up such a facility is challenging, but it is a labor of devotion to our seniors that only a local organization would make.

RACDC depends on the support of community members to keep these programs strong. After more than 20 years, it continues to be a force for good in this community. I hope you will join me in giving RACDC your strong support. There's no greater return on investment than a community you're proud to call home.

## Hutchinson Award



The Hutchinson Award for Selfless Service to Community recognizes longstanding community service. This year's recipient is David Palmer.

David Palmer came here as a VISTA Volunteer in 1973. He identified rural transportation as a crucial need for low-income people and created a public transit service from Rochester to Randolph for vital medical or social services and shopping. Over time he envisioned a larger system to connect this hilly and rural region which he built into Stagecoach Transportation Services, Inc., a non-profit serving twenty-nine towns. For 38 years David Palmer was Executive Director of this remarkable rural transit system.

David's service to the community has not been limited to Stagecoach. When three fires destroyed nearly half of downtown Randolph, David served as the first President of the Randolph Community Development Corporation, founded to serve as the town's vehicle for revitalization. David led with quiet integrity and resolute spirit, calming troubled waters and promoting reconciliation.

We owe David a debt of gratitude that is inestimable. He built two wonderful organizations and led a recovery with his quietly effective manner. We are proud to honor him with this year's Hutchinson Award.

## Former President Marty Strange Honored

For nearly nine years as President, Marty guided RACDC through one of the most challenging and ambitious periods of its history. To steal a phrase from the limerick in his honor, Marty is still "Fighting hard for the needy 'Til his voice becomes reedy". We're very grateful for his wit and wisdom. Thanks Marty!





## Thank you for supporting another year of progress

Community well-being is our mission. We look back and ahead at a few examples of how RACDC staff and volunteers are delivering on that mission.

Sidewalk, parking and lighting improvements paid for with grants obtained by RACDC were implemented, making streets more pedestrian-friendly. With a VTC landscape architecture class, we studied the feasibility of converting three vacant, blighted buildings into a town green space.



Two local property owners received state downtown tax credits as a result of RACDC's work including \$34k to One Main Tap and Grill for code & facade work.

RACDC owns 150 units of housing for seniors and families and one office building, which together pay over \$160k/year in property taxes. Developing and maintaining safe, affordable properties to fill current needs is ongoing:

- Randolph House expansion study: With a waiting list of 18-36 months for apartments, expansion may ease the backlog and increase on-site services, like meals and SASH.

- Negotiation for Armstrong Mobile Home Park, Randolph Center: The park is for sale and residents have asked RACDC to purchase it, improve the infrastructure, and preserve it as an affordable option for mobile home owners.

- Salisbury Square lot reconfiguration: As the housing market starts to improve, we're planning minor changes to the site plan for the private home lots and a marketing campaign in the spring.



## Randolph Area Community Development Corporation

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

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

### Staff

**Julie Iffland**, Executive Director  
**Bob Ramunto**, Business Manager  
**Lidia Valtri**, Administrative Assistant  
**April Spinks**, Administrative Assistant

**Schuyler Chambers**, JH Program Manager  
**Al & Arlene Wright**, JH Resident Managers  
**Barb Giroux**, Resident Services  
**Chantel DeForge**, Resident Services  
**Christina Jochum**, Cook  
**Bev Whitney**, Cook  
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