



2021
Annual Report

“Gifts of Caring”

A LETTER FROM **THE PRESIDENT OF THE BOARD**

What gave you hope and inspiration during the last year? For me, it was the talented and dedicated staff at Downstreet.

Downstreet employees faced crisis after crisis during the last year, including a lack of permanent executive leadership, a global pandemic stretching into a second year, and a growing need in the community for our housing services.

And what happened? They succeeded. They persevered. They continued to set a high standard for professionalism. The Downstreet staff showed up, did their work with their hearts and their hands, and thrived despite the odds and obstacles. In fact, in early 2022, Downstreet received word that we retained our “exemplary” rating from NeighborWorks America. From the outside, it was difficult to tell that Downstreet didn’t have a permanent director.

There are many successes to celebrate. Among them was the launch of the organization’s Recovery Residence project, which raised enough financial support in 2021 to purchase the building in January, with construction set to begin in April. This was a project that could have failed multiple times, but the Downstreet staff drew inspiration from the community this project will serve and pushed on.

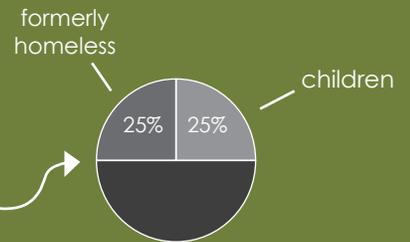
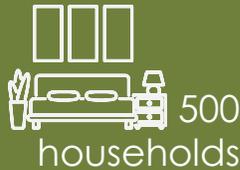
My lesson for the year? Never give up on Downstreet, especially when we have a staff this awesome.



Daniel William Barlow
2021 Board President

2021 Impact Highlights

RENTAL HOUSING PORTFOLIO



440 apartments - 58 buildings - 8 towns

82 mobile home lots in 4 parks



10 years of SASH Success!

Currently serving 577 participants



Homebuyer education

Assisted

176

households with



Budget counseling

Assisted 20 local landlords with repairs to bring 36 vacant apartments back online



100 home purchases

Connected 23 first time homebuyers to grants



Helped 30 households access VHFA's mortgage program

Helped 37 renters with VERAP applications



Added 3 new shared-equity homes
Current total in portfolio: 159

27 homebuyers received VHFA closing cost assistance

Facilitated 9 home repair loans



and 13 local homeowners with mortgage payments



COVID-19 PROGRAMS & SERVICES

The pandemic made clear what we have been saying for years: home is more than four walls and a roof. In order for people to maintain safe, stable housing, they need access to jobs, healthcare, nutritious food, and affordable homes. When COVID disrupted life in Vermont, our neighbors needed additional supports, and we were there to answer the call.

Our HomeOwnership Center and Property Management staff cared for those in need through the administration of three new programs that made safe, adequate housing available throughout the pandemic.

VT Emergency Rental Assistance Program (VERAP)

We administered VERAP in Central Vermont to provide relief to landlords on behalf of renters and tenants who were unable to pay their rent due to financial difficulties brought on by COVID-19.

Housing Assistance Program (HAP)

Funded through the American Rescue Plan Act, this program provided one-time assistance payments to home-owners who were behind on their mortgage payments, utility bills, and property taxes.

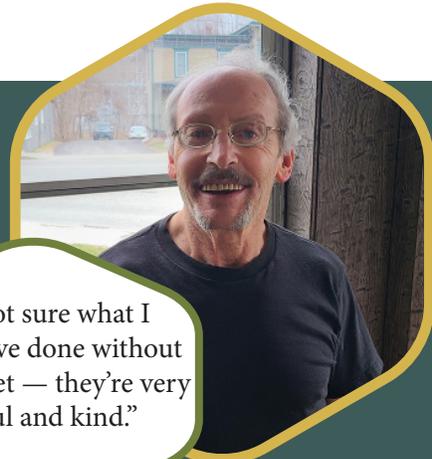
Vermont State Rental Rehab Program

The Rental Rehab Program helped landlords access funding to perform repairs that would bring offline rental units up to code in order to make additional rentals available to those experiencing homelessness.



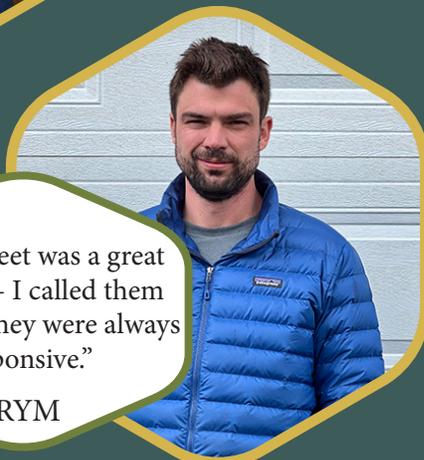
“Downstreet’s assistance helped me tremendously – physically, emotionally, psychologically.”

JOY



“I’m not sure what I would have done without Downstreet — they’re very helpful and kind.”

STEVEN



“Downstreet was a great resource – I called them often and they were always responsive.”

TRYM

REAL ESTATE DEVELOPMENT

While the second half of 2021 was focused on bridging a funding gap for our Recovery Residence project, our Real Estate Development team was busy with plenty of other projects as well. In addition to those in active development, we are in the pre-development stage for a housing project at the Berlin Mall, and we're exploring more opportunities for new housing developments in Barre, Montpelier, and Waterbury.



Recovery Residence

The Barre Recovery Residence will provide a safe, sober and supportive home where women coming out of treatment for substance use disorder (SUD) can continue their recovery journey without having to live separately from their kids. When we were faced with a large budget gap due to pandemic-driven rises in cost for labor and materials, we asked our community for help — the response was overwhelming. Your support enabled us to purchase the building and begin work on this crucial project.



Twin City

This is a COVID Relief Funds Project in partnership with the Good Samaritan Haven. We are serving as the development consultant and project manager for the redevelopment of the old Twin City Motel into a hub of temporary housing and services for those experiencing homelessness. The new property will provide 18 rooms with 35 beds and a welcome center for rest, essentials, and helpful service connections, with operations managed by Good Samaritan Haven.



Wells River

In partnership with Evernorth, we began a major renovation of the three residential buildings and two mixed-use commercial and residential buildings. In total, 29 residential units and eight commercial spaces are receiving weatherization and health and safety updates.





RECOVERY RESIDENCE

We are converting a historic downtown Barre building into Central Vermont’s first Recovery Residence for moms in recovery and their children. The completed project will provide shared and private living spaces that will house up to six families at a time. Due to an increase in the cost of labor and materials during the COVID pandemic, we turned to the community to help cover the funding gap for the project.



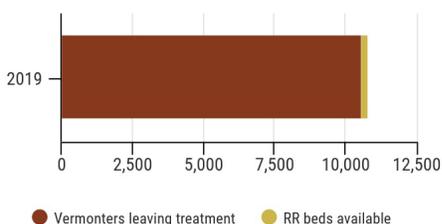
What is a Recovery Residence?

According to the National Association of Recovery Residences, “Recovery Residence’ (RR) is a broad term describing a sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use and associated problems... At a minimum, RRs offer peer-to-peer recovery support with some providing professionally delivered clinical services all aimed at promoting abstinence-based, long-term recovery.”

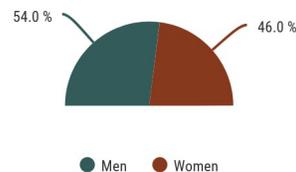
Vermont Needs More Recovery Residences

Especially for Women in Central Vermont

In 2019, there were only enough RR beds to accommodate 2% of those leaving treatment.



Gender Inequities



Nearly half of those coming out of recovery are women.

Source: Ryan, J. (2019). *Housing: A Critical Link to Recovery. East Montpelier, Vermont: Development Cycles.*



A Precious Gift

The students at the Montessori School of Central Vermont held a #GivingTuesday fundraiser to raise money for our Recovery Residence project. They sold hand-made crafts to raise \$640!

A Caring Community

When we were faced with a large budget gap due to pandemic-driven rises in cost for labor and materials, we asked our community for help. The response was overwhelming. Community members from all over Vermont — local businesses, major donors, charitable foundations and project funders — rallied to support our project. Our staff launched a crowdfunding campaign that brought in donations from California, Colorado, Connecticut, Washington DC, Florida, Massachusetts, Maryland, Maine, Minnesota, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, and Texas! The strong support for this project shows just how universal and important the issues of substance use disorder and recovery are to all of us. We have a deep sense of gratitude for everyone who cared enough to donate to allow this project to move forward.

Project Funders

Vermont Housing and Conservation Board (VHCB)
Vermont Agency of Commerce and Community
Development
NeighborWorks America
Federal Home Loan Bank Boston
3E Thermal

Lead Donors

The Hoehl Family Foundation
Thom & Karen Lauzon
Vermont Community Foundation
Avada Fund of the Vermont Community Foundation
Shift Real Estate
Central Vermont Medical Center
CATIC

EVERYONE DESERVES A HOME

And the Opportunity for a Fulfilling Life

Homelessness will never be fully addressed with temporary accommodations like shelters and warming centers. Our long-term solutions tackle all sides of the issue, from housing supply-and-demand, to affordability, to supports and services that help folks access what they need to get housed and stay housed.

Our Solutions to Homelessness

Special Housing Projects

Housing is not one-size-fits-all. We think outside of the box to provide opportunities for housing no matter what challenges a person faces.

Supportive Services

Our Support & Services at Home program is one way that we work directly with residents, ensuring they have what they need to age in place.

Income-Based Rents

We accept Section 8 vouchers and we build units that come with their own subsidies, allowing our residents to live in a home they can afford.

Eviction Prevention

An ounce of prevention is worth a pound of cure. That's why we work with residents who fall behind on their rent so they can stay in their homes.

The Welcome Center at Twin City

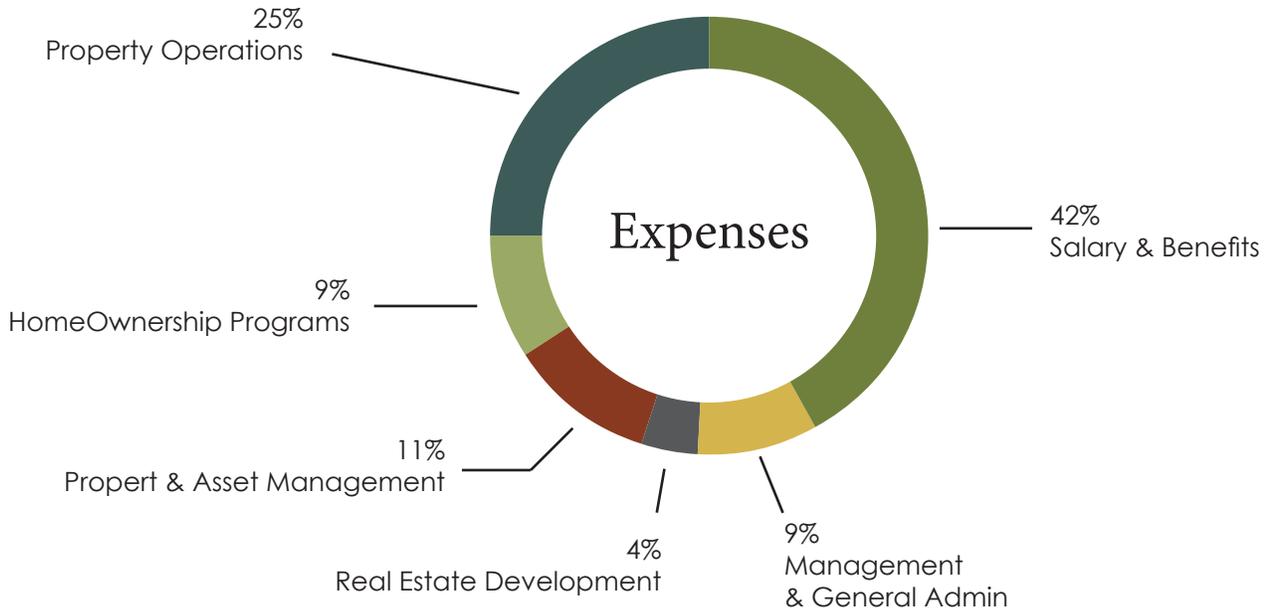
Working with longtime partners at the Good Samaritan Haven, we are developing the Welcome Center at Twin City, which will serve as transitional housing for people without homes. The project includes the redevelopment of the existing motel office and units, as well as the single-family house on site. The first level of the house will serve as a welcome center and will provide space for supportive services and administrative offices for Good Samaritan Haven, while the second level of the house will provide additional shelter units. Overall, the project will provide 35 new shelter beds. Good Samaritan Haven will own and operate the property when it is complete.



Whistlestop ZEM Homes

Situated on previously vacant mobile home lots, three beautiful, high-efficiency homes were developed in partnership with Efficiency Vermont and were completed at the end of July. We collaborated with the Upper Valley Haven to identify families experiencing homelessness who would be a good fit for these homes, and they signed their leases in September. ZEM (Zero Energy Modular) homes are zero energy with high levels of insulation, detailed air sealing, and triple-paned windows. They include a rooftop solar array that is tied to the grid and uses net-metering to meet all heating and electric demands year-round. They are also designed for harsh winter weather and are engineered with frost-protected foundations and sturdy roof systems. The moisture-tight construction eliminates the threat of structural rot. The high-quality materials and finishes reduce VOC off-gassing, and the fresh air ventilation filters and dehumidifies to eliminate allergens, mold and mildew, making these very healthy homes.

2021 DRAFT FINANCIALS



Balance Sheet

ASSETS

Cash	\$	2,669,019
Operating	\$	307,644
Restricted	\$	2,976,664
Subtotal		
Accounts Receivable	\$	4,538,729
Revolving Loan Fund	\$	419,111
Other	\$	4,957,840
Subtotal	\$	868,115
Construction in Process		
Property & Equipment	\$	269,598
Office Equipment	\$	182,426
Leasehold		
Improvements	\$	1,984,771
Land	\$	15,084,001
Buildings & Appliances	\$	66,687
Vehicles	\$	(6,473,615)
Accumulated Depreciation	\$	(34,311)
Accumulated Amortization	\$	1,935,273
Other	\$	13,882,945
Subtotal	\$	21,817,449
TOTAL ASSETS		
Liabilities	\$	79,138
Accounts Payable	\$	1,087,675
Other Liabilities	\$	6,935,139
Notes & Mortgages Payable	\$	8,101,952
TOTAL LIABILITIES	\$	13,715,497
Net Assets	\$	21,817,449

Income Statement

REVENUE

Asset & Property Mangement	\$	1,201,536
Rental Property	\$	1,459,658
Development Fees Income	\$	377,902
Donations	\$	481,293
Grant income - operating	\$	293,352
Grant income - program	\$	1,928,103
HOC & Homeland Programs	\$	63,416
Interest	\$	12,135
Miscellaneous Income/Debt forgiveness	\$	266,920
Total Revenue	\$	6,084,315

EXPENSES

Salaries	\$	1,726,061
Fringe & Benefits	\$	303,644
Management & General Admin	\$	455,719
Rental Property Management	\$	547,920
Property Operations	\$	1,213,243
Real Estate Development	\$	182,065
Fundraising	\$	5,494
HOC Program	\$	416,968
Total Expenses	\$	4,851,115

NET INCOME

	\$	1,233,200
Depreciation	\$	566,178
Deferred Interest Expense	\$	36,433
Net income after Deprec & Deferred Interest	\$	630,589

DRAFT FINANCIALS— DATA INCLUDES DOWNSTREET PROGRAMS AND WHOLLY OWNED PROPERTIES, NOT PARTNERSHIP DATA.

THE CARING PEOPLE OF DOWNSTREET



What good is a mission without someone to carry it out? These are the people (minus a few who didn't make it to the photo session) who show up everyday and put their hearts and souls into their work at Downstreet.

Board of Trustees

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LORI BELDING
Vice President

DAPHNE MAKINSON
Treasurer

PEGEEN MULHERN
Secretary

SAMANTHA ABARE
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EMMANUEL RIBY-WILLIAMS

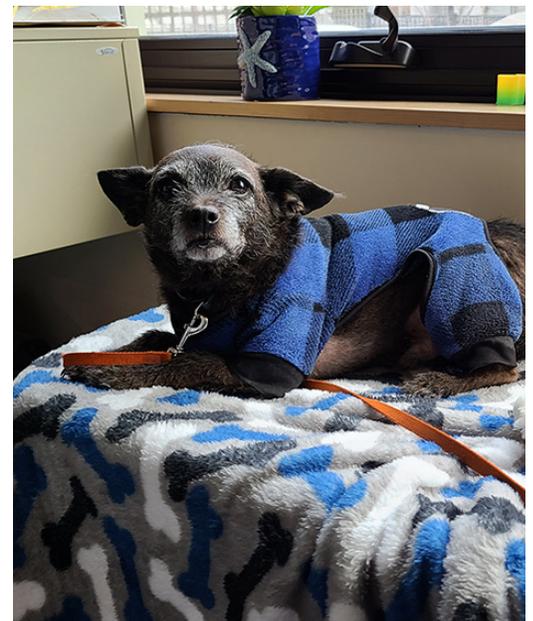
JIM ALVAREZ
CELINE DAVIS
VINI K. D. EMERY
POLLY NICHOL
JEANNE RICHARDSON



Downstreet's SASH team helped to keep some of Central Vermont's most high-risk residents safe and healthy throughout the pandemic.



(Left) Our SASH team set up a flu shot clinic for Downstreet staff and residents in the fall of 2021.



(Right) Our unofficial office dog, Victor, belongs to SASH Coordinator Julia Burgess. We all enjoyed his frequent visits to the office so much that he became an honorary staff member!

When we needed to bridge the funding gap for our Recovery Residence project, our staff formed teams for a crowdfunding campaign and helped to raise more than \$50,000.



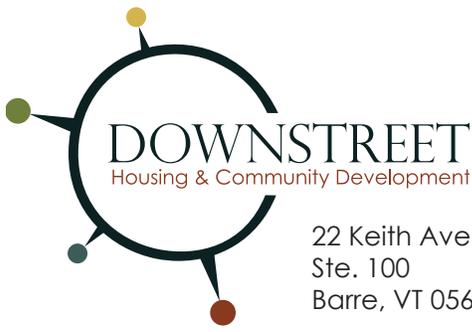
Gifts of Caring

2021 was marked by so many beautiful gifts that were given and received within our communities. We have a deep sense of gratitude for everyone who contributed to Downstreet's work over the course of the year. Many thanks to everyone on this list.

- λ Anonymous (2)
- λ Anonymous (23)
- λ 3E Thermal
- λλ Samantha Abare
- λ Willow Aavery
- λ Vinisha Agnihotri
- λ The Alchemist Brewery
- λ All Seasons Urethane Foam
- λ Beverly Allen
- λλ Jim Alvarez
- λ AmazonSmile Foundation
- λ Jim Anderson
- λ Michael Anderson
- λ Nicola Anderson
- λ Jana Andrus & Shakthi Dog
- λ Janice Andrus
- λ Peter Anthony & Marsha Kincheloe
- λ Aubuchon Realty Company
- λ Avada Fund of the Vermont Community Foundation
- λ Lynn Ayer
- λ Back Forty Fund of the Vermont Community Foundation
- λ Brenda Bailey
- λ Erika Bailey
- λ Danielle Ballenger
- λ Bar Harbor Bank & Trust
- λ Mike & Debbie Bard
- λ Barden Inspection & Consulting Services
- λλ Dan Barlow & Phayvanh Luekhamhan
- λ Timothy Barre
- λ Linda Barth
- λ Jane Bartrum
- λ Dona Bate
- λ Hannah Bean
- λ Jeremy Beebe
- λλ Lori & Russell Belding
- λ Laura Beliveau
- λ Ben & Jerry's Foundation
- λ Barry Bernstein
- λ beth mueller inc.
- λ J. Billian
- λ Scott & Sharon Blakeslee
- λ Blue Cross Blue Shield of Vermont
- λ Mike Boardman
- λ Bob & Kathy Elias Philanthropic Fund of the Jewish Federation of Greater Philadelphia
- λ Colleen Boyd
- λ Judy Brassard
- λ Betsy Brigham & Brett Engstrom
- λ Mollie Caitlin Brigid
- λ Tamela Browning
- λ Rachel Bullock
- λ ME Mendl & Don Bushey
- λ Mady Cantor
- λ Josephine Carothers
- λ Rae Carter
- λ Jerry Caruso
- λ Carol Casperson
- λ CATIC
- λ Central Vermont Medical Center
- λ Chandler-Shreve Family Fund of the Community Foundation of New Jersey
- λ Kira & John Charissakis
- λ Nancy Chickering MD & Kristopher R Hammer
- λ Heather Cipolla
- λ City of Barre
- λ City of Montpelier
- λ Clay Point Associates, Inc.
- λ Emily Clouatre
- λ Community Bank N.A.
- λ Community National Bank
- λ Muffie Conlon
- λ James Conneman
- λ Judie Copping
- λ Wanda Craig
- λ Ashley Cullen
- λ Julie & Paul Curtin
- λ Michael Curtis & Laurie Davis
- λ CW Creative
- λ Stephanie Daly
- λ Jamie Daniel
- λ Elizabeth A Danyew
- λ Joanna Darmanin
- λ Amy Davenport
- λ Debra Davis Hunt
- λ Rick DeAngelis
- λ Mark Depman
- λ Don & Marty Dewees
- λ David Dickson
- λ Ann L Dixon
- λ Robin & Gordon Dixon
- λ Sue Dixon & Dave Jonah
- λ Cynthia Doherty
- λ Doherty Fund at Schwab Charitable
- λ Tracy Donovan-Taylor
- λ Dorothy S. Hines Revocable Trust
- λ Maureen Dougherty
- λ Roberta Downey
- λ Ben Doyle & Angela Shea
- λ Lee & Donald DuBois
- λ Alison Duckworth & Doug Bergstein
- λ Pattie & Serge Dupuis
- λ Earthshare Construction, LLC
- λ East Barre Auto Sales
- λ Casey Ellison
- λλ Vini KD Emery
- λ Eternity
- λ Demetra Exarhoulakos
- λ Peter Exarhoulakos
- λ Facebook Fundraisers
- λλ Federal Home Loan Bank of Boston
- λ Joan Feierabend
- λ Karen Fiebig & Marcy Ann Beard
- λ Marlene Fielder
- λ Stephen Finner
- λ First Presbyterian Church
- λ Geoff Fitzgerald & Ellen Starr
- λ Gwendolyn Forbes
- λ Kristin & Chad Francis
- λ Patricia & Patrick French
- λ Alison Friedkin & Jed Carini
- λ Lane Fury
- λ Lauren Geiger
- λ Liz Genge
- λ H. Allen Gilbert & Lila Richardson
- λ Priscilla & Andre Gilbert
- λ Sheila Glaess
- λ Gossens Bachman Architects
- λ Katherine Greason & Jay Wiley
- λ Green Light Real Estate
- λ Green Mountain United Way
- λ Green Mountain United Way (THRIVE partner and lead agency of the Greater Barre Working Communities Challenge)
- λ Denise Guilmette
- λ GW Tatro Construction Inc
- λ Georgia Hadley
- λ Cara Hansen
- λ Mike Hansen
- λλ Nancy R Hanson
- λλ Sarah Copeland Hanzas & John Hanzas Jr
- λ Sarah Hardee
- λ Lori Leonard Hardesty
- λ Gale Harris
- λ Ivy Harris
- λ Josephine Harrison
- λ Paul Hartmann* & Barbara Conrey
- λ Karen & Mark Hatcher
- λ Hatcher Guitars
- λ Donald W Haviland
- λ Jeff Haviland
- λ Kaziah Haviland
- λ Zakariah Haviland
- λ Job Heintz & Cristina Pellechio
- λ Abigail Hickman
- λ Paul Hill
- λ The Hoehl Family Foundation
- λ Rosalyn Hohner
- λ Hunger Mountain Co-op
- λ Hunger Mountain Cooperative Community Fund
- λ Linda & David Hunter
- λ Jonni Huntley
- λ Ashley Jacques
- λ Abbi Jaffe
- λ Melito James

λ Jason Jarvis	λ Montessori School of Central Vermont	λ Torrey & Benjamin Smith
λ Barbara Jenne	λ Tyler Montgomery	λ Connie Snow
λ Sue & Martin Johansen	λ Phillip Morse	λ Kim Souza
λ Kathleen & Bruce Johnson	λ Nancy Mosher	λ Joan Spiegel
λ Dawn Johnson	λ Cheryl & Daniel Moyer	λλ Joan Stepsnske & Robert Troester
λ Mia Joiner-Moore & Elizabeth Moore	λ Pegeen Mulhern & Doug Greason	λ Elizabeth Stern
λ Megan Jumago-Simpson	λ Timothy Mulhern	λ Stone & Browning Property Management
λ John Kassel & Julie Campoli	λ Mike Mullan	λ Peter Stroup
λ Claire Kendall	λ Delia Mundinger	λ Super Swift Cleaners, LLC
λ Paula Kerin	λ Meredith Naughton	λ Stephan & Linn Syz
λ Kirsten Kersey	λ Naylor & Breen Builders, Inc.	λ The Patrick Foundation
λ Matthew Kersey & Shefali Gladson	λλ NeighborWorks America	λ Barbara Thompson
λ Michelle Kersey	λ Irene Nettler	λ Nina Thompson & Sylvia Fagin
λλ Sarah Kinter & Thomas Curchin	λ Polly Nichol & Cy Jordan	λ Peter Thoms & Abby Colihan
λ Ariane Kissam	λ Nicole Sancibrian, CPA PLLC	λ TimberHomes Vermont
λ Robert Klein & Jean Vissering	λ Barbara Nielsen	λ Dorothy Tod
λ Mary Krueger	λλ Northfield Savings Bank	λ Town of Barre
λ Pete & Sally Kulis	λ Elizabeth S O'Grady	λ Town of Bradford
λ Jolinda LaClair	λ Tim & Mary Jo O'Neill	λ Town of East Montpelier
λ Scott Ladwig	λ Osprey Fund of Fidelity Charitable	λ Town of Waitsfield
λ Gerald LaMalfa	λ Heidi Otterman-Wilds	λ Town of Warren
λ Linda Lambert	λ Joel Page & Susan Batchelder	λ Town of Waterbury
λ Lamoille Laundry Center	λ Eileen Peltier	λ Tri Village Wheelers
λ Thom & Karen Lauzon	λ Catherine & Philip Peltz	λ JoAnn & Lawrence Troiano
λ Lawson's Finest Liquids	λ People's United Community Foundation	λ Peggy Ueda
λ Nancy Lawton	λ John Perlman	λ Union Bank
λ Mary Jane Leland	λ Reenie Phillips	λ Heather Usle
λ Lauren LeMunyan	λ Edna Pilch	λ Carl & Gina Hilton VanOsdall
λ Denise & Mark Leonetti	λ Nancy & Steven Post	λ Christy Velau
λ Doug Lieberman	λ Jennifer Poulen	λ Vermont Agency of Commerce & Community Development
λ Addie Livingston	λ Robert Purvis & Susan Shedd	λ The Vermont Community Foundation
λ Lara Lonon & Jim Robison	λ Betsy Race	λλ Vermont Housing & Conservation Board
λ Sara Lory	λ RagBag Cleaners, Inc.	λ Vermont State Employees Credit Union
λ Megan Lovley	λ Michael & Hannah Rama	λ Helen Moore Von Oehsen
λ David & Margaret Luce	λ Allison Randall	λ William Von Oehsen
λ Lisa Lundy	λ Reynolds and Son, Inc.	λ Jessica Edgerly Walsh
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λ Beth Maier & Robert Finucane	λ Helen Rock & Andy Jones	λ Mark Yorra & Catherine Gates
λ Pollaidh Major & RJ Adler	λ Kate Root	λ Linda Young
λ Daphne Makinson	λ Craig & Jennifer Roy	λ Peter Young
λ Elizabeth Manriquez	λ Louis & Joan Roy	λ Christine Zachai
λ Maria's Bagels	λ Kim Russell	λ Gwynn Zakov
λ Sheila Mason	λ Jonathon Salsbury	λ Melissa Zeiger
λ Owen Daniel McCarter	λ Sheena Saydam	
λ Kate McCarthy & Tom Leahey	λ Debbie Schwenger	
λ Kristine McDevitt	λ Hillarie Scott	
λ Lee McLendon	λ Scott + Partners	Donations supported the following projects:
λ McLendon Educational Consulting	λ Gus Seelig & Marianne Miller	λ Barre Recovery Residence
λ Rachael McMillan	λ Leslie & Glen Seifert	λ Annual Fund
λ Anthony & Jill Mennona	λ Sarah Seminski	λ HomeOwnership Center
λ Marc & Christy Mihaly	λ Mercy Sheehan	λ Gifts-in-kind
λ Robert & Karyn Miller	λ Shift Real Estate	
λ Penny C Miller	λ Pat Shine	
λ Thomas Mineo	λ Carol Shults-Perkins	
λ Carol & Dennis Minoli	λ Catherine Simpson	
λλ Sue Minter & David Goodman	λ Geneva Smedley	
λ Mary Mitchell	λ Jason Smith	

* deceased



22 Keith Ave.
Ste. 100
Barre, VT 05641

Please Join Us!

Downstreet Open House
Tuesday, June 21st | 4 pm - 5:30 pm
22 Keith Avenue, Barre

Meet our new CEO
Angie Harbin!

