



RuralEdge
HOUSING & COMMUNITY DEVELOPMENT

*Strengthening Northeast Kingdom
Communities, one home at a time.*

RuralEdge envisions Northeast Kingdom communities where every individual can live in stable, affordable housing with access to the services they need to live a healthy and prosperous life.



Organizational History



- ▶ RuralEdge began in 1986 as the Gilman Housing Trust with a focus on providing permanently affordable housing for families, seniors, and those with disabilities. Its first development was Gilman Senior Housing, a restoration of the Manager's House associated with the Gilman Mill. The project still is in RuralEdge's portfolio today, continuing to serve the residents of Gilman.
- ▶ RuralEdge is a non-profit housing and community-development corporation that focuses on affordability. The corporation has served the Northeast Kingdom for 40 years with their main focus being to strengthen homes and communities in and around the Northeast Kingdom.
- ▶ In 1998, RuralEdge became a Chartered Member of the NeighborWorks America Network. NeighborWorks Organizations are held to the highest standards and are intensely monitored and assessed every three years for continued membership.
- ▶ RuralEdge is governed by a Board that includes representation from the public, private and governmental sectors and also includes resident representation.

To our rural service area and its most vulnerable residents, we bring...



- ▶ A diverse portfolio of nearly 1,000 perpetually affordable units spanning the Northeast Kingdom.
- ▶ Housing for the most vulnerable residents of the region. 43% of the households we serve moved in from homelessness and about 70% of our residents have household incomes less than \$20,000 annually. 85% of RuralEdge's tenants, which represent about 3% of the Northeast Kingdom population, receive rental subsidy, either through project-based or tenant-based assistance.
- ▶ A strong partnership with NEKCA in the development and operation of Emergency Shelter in the NEK and transition from households on Coordinated Entry to permanent housing.
- ▶ An active eviction prevention program working to keep residents housed and prevent additional homelessness. In 2025 we served households and prevented evictions.
- ▶ A robust pipeline of projects including acquisitions and new construction to serve the housing needs of the Northeast Kingdom.
- ▶ Through our administration of the VHIP Program, RuralEdge has worked with private developers to bring nearly 200 units online since 2021, many housing formerly homeless individuals who benefit from a HOP Rental Assistance program which RuralEdge administers.

Putting the pieces together...



Samantha and Tim spoke at the opening of the Shelter at Moose River, the Northeast Kingdom's Emergency Shelter which welcomed its first residents in late 2023. Both had histories with addiction and got direction and the necessary support when they moved into the shelter. They spoke passionately about the impact having shelter and services had on transforming their lives.

From the shelter, they moved to a VHIP unit which was part of a tour during Caledonia County's Capital for a Day last year. Since that time, they have moved to another VHIP unit, allowing them to serve as caretaker for someone with limited mobility. Having shelter has allowed Samantha and Timothy to work toward improving their lives and incomes. Samantha has had four jobs over the last year, each time moving to a position that provided more hours and increasing responsibility. They received HOP Rental Assistance through RuralEdge and received their final payment this month. As their household income increased, their subsidy amount decreased to the point where they should be able to cover the entire rent amount moving forward.

VHCB funding allowed the shelter to be developed and expanded.

VHIP funds allowed private developers to improve properties that serve people moving from homelessness for up to five years.

Rental Assistance was imperative to helping Samantha and Tim succeed.

Without consistent funding from VHCB to create additional permanently affordable housing, folks like Samantha and Tim may lose the housing they have worked so hard to attain.

Why Funding for VHCB is Imperative?

- ▶ Consistent funding - While we rely on multiple funding sources, consistent funding for VHCB, at a minimum of the full statutory amount, and as recommended by the Governor, is imperative. We have been charged with building a pipeline of projects and access to funding with consistent amounts is paramount to unit production.
- ▶ As we tackle the challenges of construction cost, workforce shortages, material supply while serving an increasingly vulnerable population, VHCB funding and the support and technical assistance provided by its staff is a constant which cannot be compromised.
- ▶ We urge full base funding for VHCB at \$37.6 million as was included in the Governor's Recommended 2027 state budget.