



HOUSINGVERMONT

Building possibilities.

Housing Vermont - Portfolio

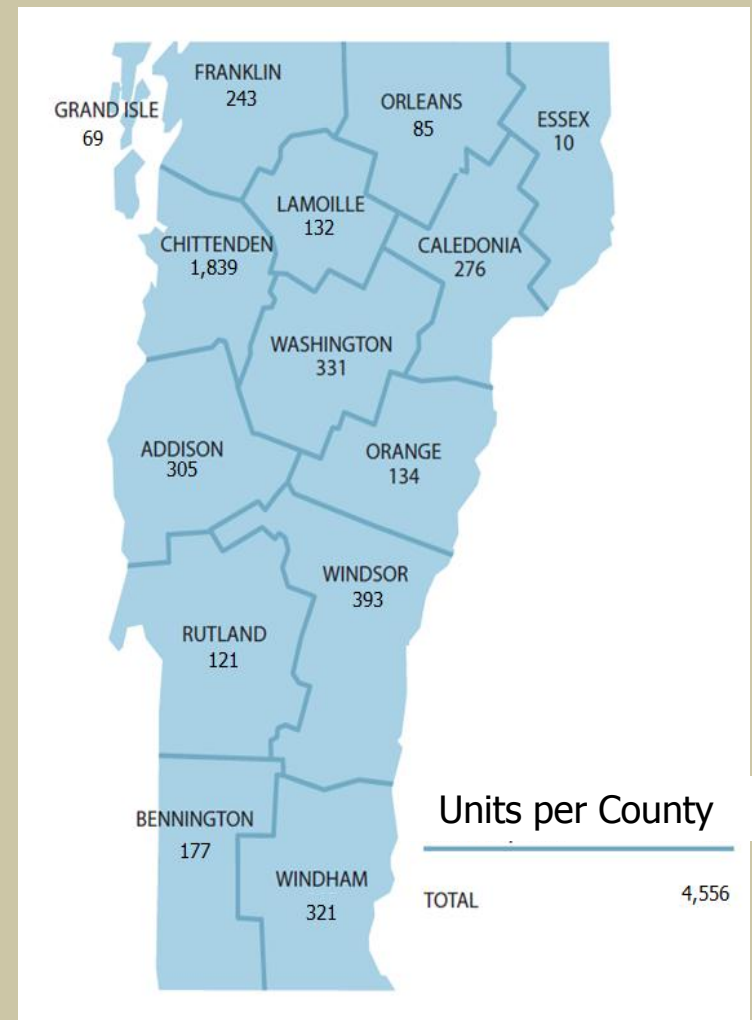


- Raised more than \$246 million in equity
- Created over 4,400 units of affordable housing
- 140 active properties
- Average property size consists of 27 units
- 24 % of our portfolio includes commercial space

Housing Vermont Portfolio

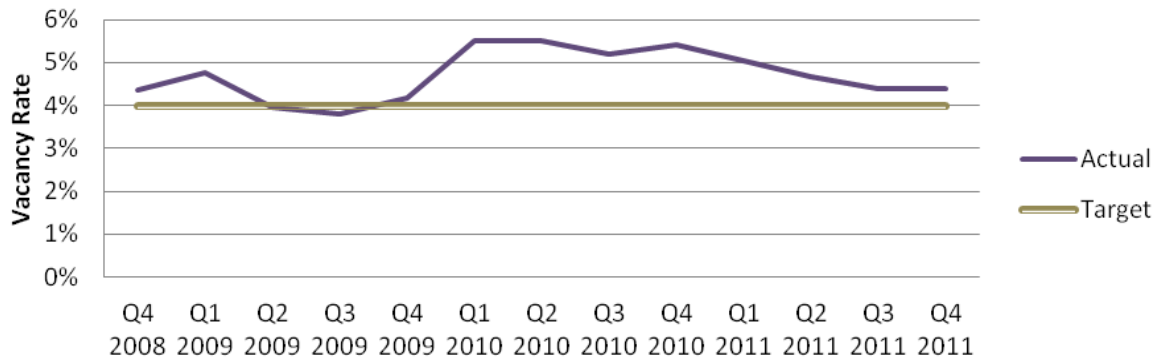
Our residents across the state

- Typical household in HV's portfolio: 2-person female-headed family with an annual income of \$19,341
- HV's portfolio is comprised of 28% seniors and 72% non-seniors



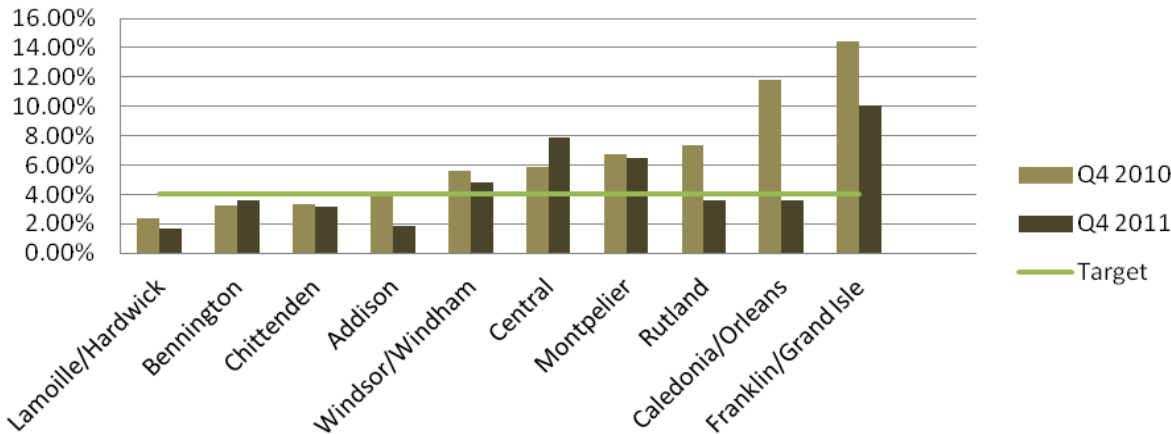
Current Trends

Overall Portfolio Vacancy



- Overall portfolio vacancy remains strong at 4.4% (purple line). We continue to see signs of improvement.

Economic Vacancy By Region

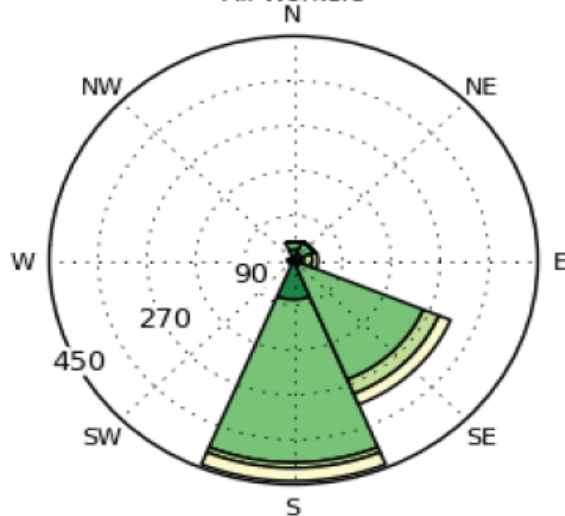


- All market regions except Central and Bennington improved in 2011 from 2010.

Employment

- 82% of Grand Isle residents have a round-trip commute greater than 20 miles
- More than 13% travel farther than 50 miles round-trip

Job Counts by Distance/Direction in 2010
All Workers

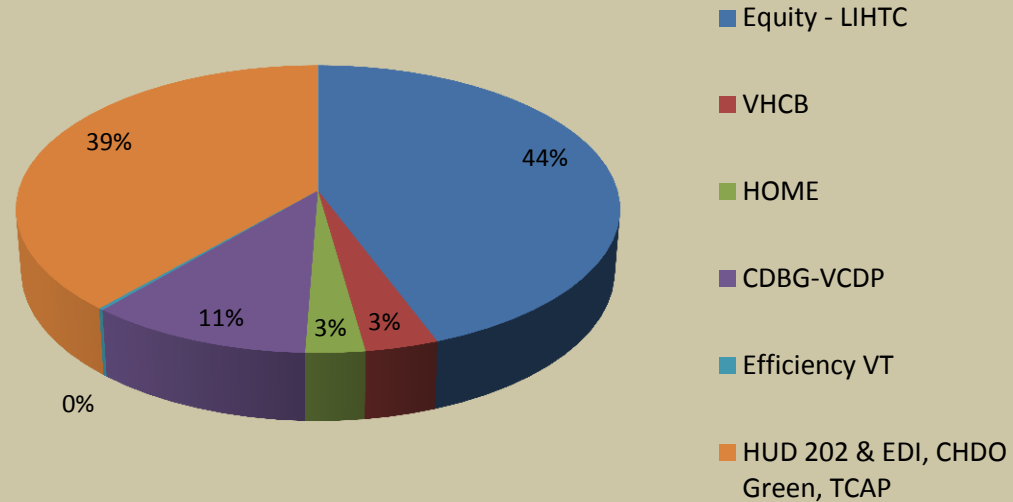


Jobs by Distance - Home Census Block to Work Census Block

	2010	
	Count	Share
Total Primary Jobs	901	100.0%
Less than 10 miles	161	17.9%
10 to 24 miles	621	68.9%
25 to 50 miles	60	6.7%
Greater than 50 miles	59	6.5%

Reduction in Resources

Vergennes Senior Housing



Source	Amount
Equity - LIHTC	\$2,751,116
VT Housing & Conservation Board	216,000
HOME	175,000
CDBG-VCDP	660,000
Efficiency VT	14,000
HUD 202 & EDI, CHDO Green, TCAP	2,393,946
TOTAL SOURCES	\$6,210,062