



February 6, 2025

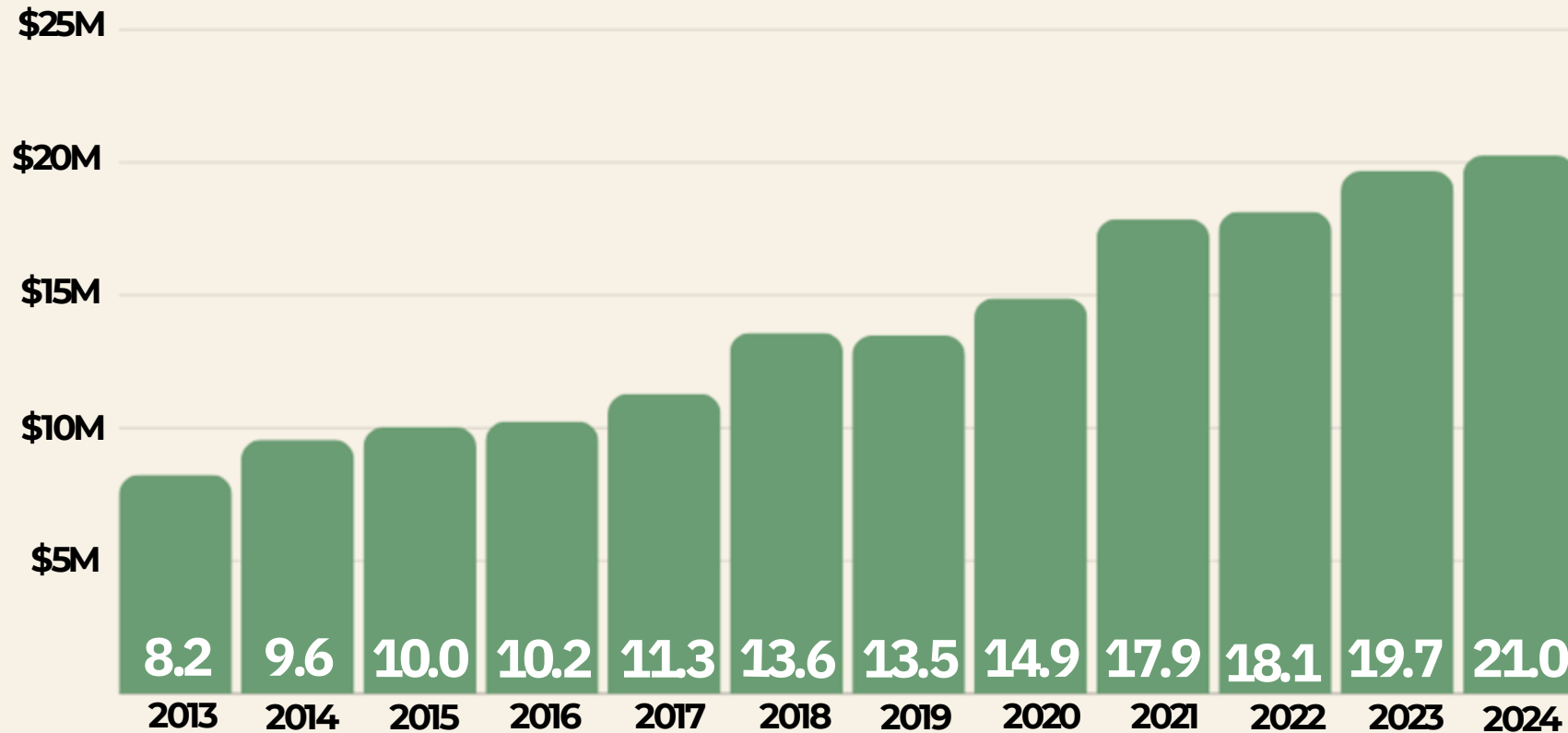
# Public Investment Call Vermont Portfolio Update

# Vermont Portfolio

Growth Since 2013



Vermont  
Community  
Foundation



**Affordable  
Housing**



**Clean & Healthy  
Ecosystems**



**Downtown  
Revitalization**



**Entrepreneurship**



**Food  
and Farm**

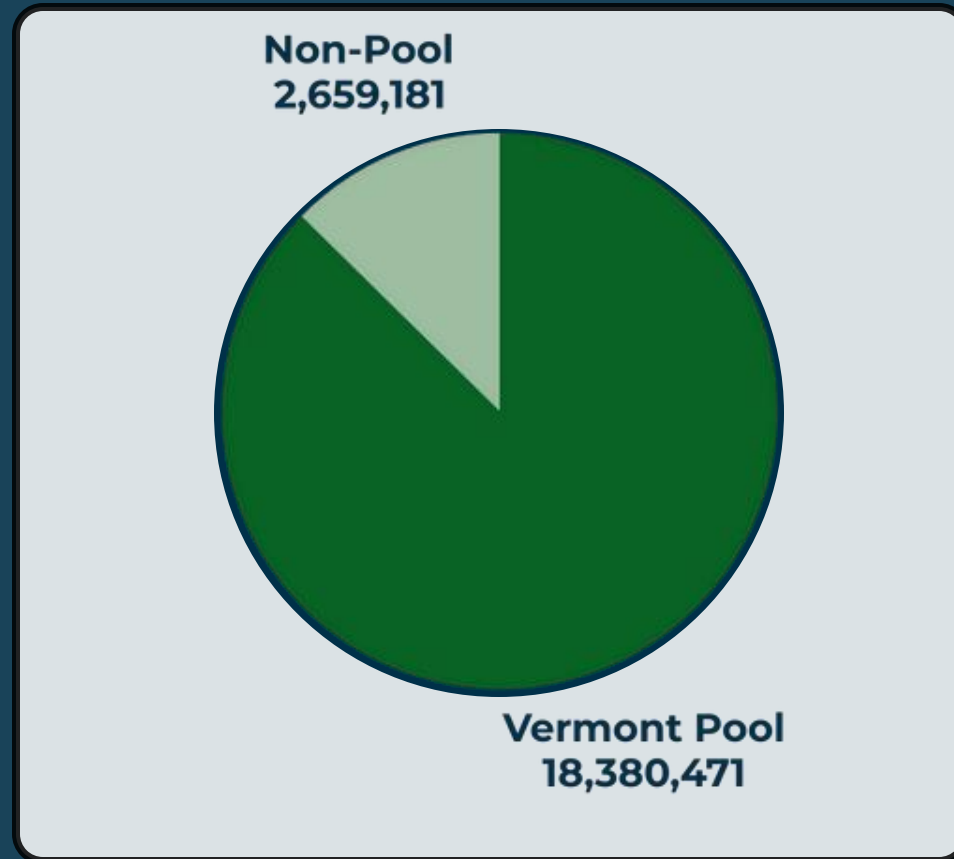
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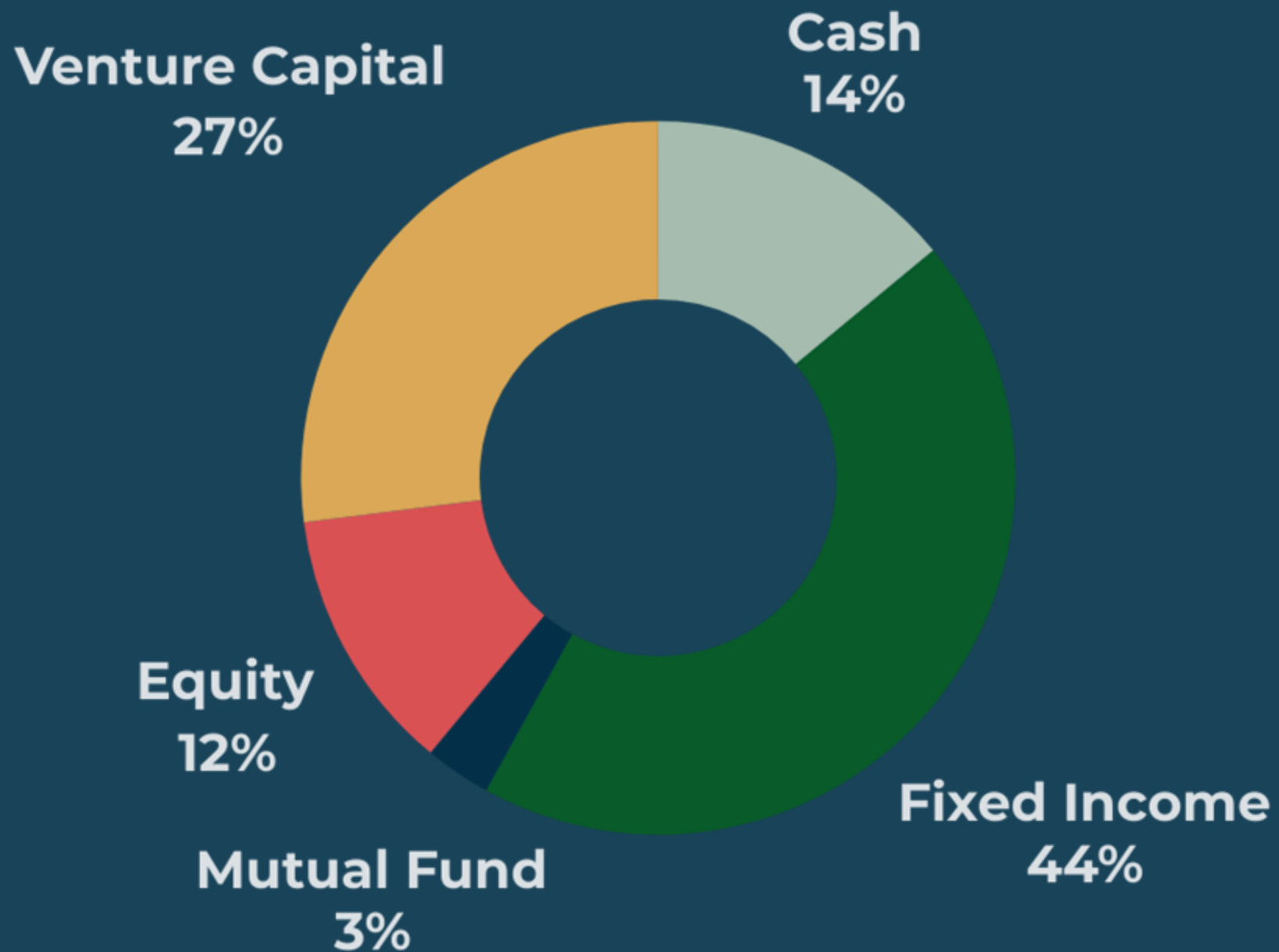
## Vermont Pool

The Vermont Pool is 5% of the VCF total pooled assets intended for place based Vermont investments.

## Non-Pool

Mission related investments including follow on investments with DAF partners and absorbed High Meadows and Taproot investments.







# 2024 Preliminary Financial Results\*

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## Vermont Pool

**Objective: over the long term maintain purchasing power net of losses, expenses, and inflation.**

**Individual investment return targets are adjusted for both risk and social impact**

- **Beginning Balance \$16,991,230**
- **Ending Balance \$18,380,471**
- **New Contributions \$936,014**
- **Expenses \$129,965 = 0.71%**
- **Investment Gain (net of expenses) \$453,227 = 2.7%**

**\*Subject to revision with audit**



# Investment Update-Northern Forest

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- **Applications Open for New Apartments in St. Johnsbury**
- The Northern Forest Center is offering apartments for long-term rent at 560 Railroad Street in Downtown St. Johnsbury. Details about the apartments, amenities, and leasing process can be found in the [apartment listing](#).
- Vermont Pool investment, enhanced by VCF Donor participation through an increased allocation using a Social Impact Charitable Fund.



# Investment Focus – WheelPad L3C

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- Located in Wilmington, Vermont
  - Windham County, Route 9 midway between Brattleboro and Bennington
  - Tourism and Hospitality Economic Area
- L3C = Low Profit Limited Liability Company
  - Form of legal business entity created for social enterprises to allow a board to prioritize mission over maximum profit
- Modular accessible units to augment any home
  - Driven by founders' personal experience
  - Affiliated non-profit for Low to Moderate Income subsidies
  - VCF Impact Areas: Economic Equity, Health and Wellbeing, Education and Training
- Five Year Working Capital Loan for Inventory (Fixed Income Investment)
  - Be able to meet immediate needs of users

## Introducing WheelPad

Designs and manufacturers modular accessible homes that range from a 200 sq. ft. accessible bedroom and bathroom that can be **freestanding or attached** to an existing home, to a one bedroom backyard cottage with a kitchenette, or to a multi-unit accessible apartment building.



# Each Month Thousands of Americans Suddenly Discover They Can't Access Their Home

Currently

**8.3 million**

Americans live with a permanent disability.

Annually, Americans are diagnosed with...

- **17,500** Spinal Cord Injuries
- **11,500** cases CP (Cerebral Palsy)
- **7,100** cases MS (Multiple Sclerosis)
- **5,000** cases ALS (Amyotrophic Lateral Sclerosis)

Only

**10% of homes**

in the U.S. are deemed minimally accessible.

## Meanwhile

**10,000** baby boomers turn **65** each day

+

**87%** told AARP they want to age in place

+

**1 in 4 seniors fall**, resulting in **300,000** hip fractures per year

# WheelPad Needs to be Ready When a Customer Needs Their Home Most

In 2020:

**2. March 19:** Permit process completed, no permit required.

**4. March 27:** SuitePAD lease signed

**1. March 16, 2020:**  
2020 Frantic call from Bob,  
needs to bring Dad home.

**3. March 21:**  
Dad out of Nursing Facility,  
into their dining room

**5. April 4:** SuitePAD  
delivered, connector started

**6. April 10, 2020:**  
Connector completed



**Now:** Due to lack of inventory, for every one SuitePAD we've delivered, we've had to turn **SIX** customers away.

# Manufacturing Facility, Vermont



Phase 1: Factory building renovations in process



VermontCF.org

3 Court Street  
Middlebury, VT 05753

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**Thank you!**

Lawrence Miller

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Senior Advisor for Mission Investments

Vermont Community Foundation



Give Where  
Your Heart Lives