



2024 Impact Report

Woodstock Community Trust is a non-profit umbrella organization that empowers teams to carry out local projects to improve the quality of life in our community. We envision a healthy, vibrant and supportive community for people of all ages, identities, and walks of life.

2024 began with a portfolio of six projects. By the end of 2024 we had paused *One House at a Time* and brought on *Woodstock Village Conservancy*; engaged in a new fiscal sponsorship agreement with *Little Branches Learning Center*; and become the Fiscal Agent for *Imagine Zero*. These projects advanced local worker home ownership, natural resources, and childcare in our community.

Woodstock Community Trust maintained a strong and engaged board and welcomed three new board members for 2025 as we said farewell and thank you to our Secretary Elizabeth Frascoia. In addition, we want to thank and celebrate the more than 70 volunteers who during the course of the year helped our teams do their work.

The Board created its first strategic plan in 2024. We developed more tools to serve our projects and developed a plan to build our capacity and sustain the organization into the future.

Woodstock Community Trust helps the projects in its portfolio make meaningful contributions to the quality of life in our community by reducing their administrative expenses. We are committed to continuing to optimize their donors' investments in fulfilling their missions.

Our History

Woodstock Community Trust was founded in 1997 to create affordable housing in Woodstock. In 2020, it became the Fiscal Sponsor for the *Woodstock Area Relief Fund*, a volunteer team that raised, managed, and distributed nearly \$1 million in aid to victims of the COVID-19 pandemic.

Since then, *Woodstock Community Trust* has sought to be a catalyst for a thriving future by supporting a range of volunteer-led projects that contribute to the local community.

2024 Project Highlights



East End Park continues to be a favorite venue for events such as the Second Annual Woodstock Community Celebration, Pentangle Arts' Music by the River concert series, and Pride of Woodstock's tea dances. The team has planted new trees, replaced and repaired picnic tables, and finished building raised garden beds. The Park looks forward to the upcoming season, which will feature pollinator projects, more tree plantings, and educational opportunities.



The HUB is a community-funded organization with a clear mission: to bring stability when life throws you off course. We step in to provide support for essentials like rent, heating, childcare, and transportation to get you back on your feet.

In 2024, *The HUB* gave 299 grants to 161 individuals and families for general relief and 24 grants to 44 individuals and families for 2023 flood relief. The majority of these grants addressed medical-related financial stress, with the remainder for housing, utility insecurity, and other critical needs. Thanks to the generosity of our community, we've been able to assist our neighbors—whether facing a personal crisis or a widespread community emergency—by offering financial help and a path back to stability.

To learn more about
Woodstock Community Trust and our work,
visit us at
www.woodstockcommunitytrust.org



Local Deeds had an incredible inaugural year and made a tangible impact on housing stability in our community. This innovative program helps ensure that families and individuals who live and work here year-round can afford to stay, by offering up to 16% of a property's fair-market value in exchange for a permanent deed restriction—guaranteeing that at least one local worker lives in the home. In its first year, 18 housing units were secured, providing stable homes for 27 local workers and 15 local school children in our local schools. From single-family houses to condos, these homes now anchor families in Barnard, Bridgewater, Hartland, Pomfret, Reading, and Woodstock to strengthen our community for years to come.



Since 2019, *One House at a Time* bought, refurbished, and sold two single family homes and a two-unit duplex creating four homes for nine people to become part of the community. The Project bought the properties, one at a time, made repairs and upgrades, then sold each home with a down payment grant to working families. Infrastructure repairs and significant improvements, focused on energy efficiency, meant that the new owners had minimal out of pocket expense. In 2024, *One House at a Time* completed and sold its fourth home and transferred the remaining funds to the *Local Deeds* Project. The program has been paused until market conditions change.



The Ottawaquechee River Trail is a 2.8 mile, family-friendly trail designed to provide public access to its unique and natural beauty. The first 0.3 miles of the ORT is universally accessible; the entire trail is mostly flat and easily walkable. The trail is entirely on private property and is located right next to *East End Park*.

Ottawaquechee River Trail has successfully returned to “better than before” the devastation caused by the 2023 flood. Stone benches replaced the wooden ones at river access points; new bog bridges, trail signage, maps, and graphics were installed to improve visitor experience. In addition, ORT's property owners and contributors are now properly acknowledged. ORT's small but mighty leadership team looks forward to building on its success to fundraise for an on-going trail maintenance program.



Woodstock Village Conservancy joined the portfolio in August 2024 and quickly assembled a team and refined the Project's vision. Its mission is to enhance and maintain public spaces and connectors in the Village of Woodstock. Since then the team has met with key stakeholders, formed partnerships, and explored Project opportunities. With municipal support and the generosity of individuals who share our vision, the team's first major effort will be to restore and improve The Green and make its perimeter access safe for pedestrians, bicyclists, and drivers.

2024 Revenue & Expense



Fees and Other Revenue

\$47,645

Administrative Expenses

(\$45,293)



Donations

\$36,225

Project Expenses*

(\$37,490)



*using funds raised in prior years



Donations

\$468,161

Relief Grants / Project Expenses

(\$319,073)/
(\$110,386)



Donations

\$693,587

Deed Grants*/Project Expenses

(\$910,029)/
(\$38,823)



*includes funds raised in 2022



Net Proceeds Disbursed*

(\$166,267)



*to Local Deeds after property sale



Donations

\$50,119

Project Expenses

(\$25,321)



Donations

\$25,505

Project Expenses

(\$12,728)



2024 Leadership Teams



Woodstock Community Trust

Board of Trustees

Jill Davies • Elizabeth Frascoia • Emily Friedman
Pam Mathews • Caitlin McCurn • Mariza McKee
Greg Olmstead • Wendy Spector • Nancy Winter



East End Park

Project Leaders

Annie Mears Abbott
Stephanie Ambrose
Barbara Barry
Emily Friedman
Mary MacVey
Megan Pollack
Jack Rossi
Joby Thompson

The HUB

Project Leaders

Jill Davies
Marian Koetsier
Denise Lyons
Shanna O'Berry
Meg Seely

Local Deeds

Project Leaders

Jill Davies
Liza Deignan
Ginny Eames
Charlie Kimbell
Caitlin McCurn
Trena Tolliver
Sarah Glasser Tucker

One House at a Time

Project Leaders

Jill Davies
Greg Olmstead

Ottauquechee River Trail

Project Leaders

Carry Barger
Wendy Jackson
Randy Richardson
Tom Weschler

Woodstock Village Conservancy

Project Leaders

Joe DiNatale
Laura Dyess
Mike Green
Roger Logan
Stuart Mathews
Bettyanne McGuire
Jack Rossi
Wendy Spector
Susie Stulz

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FOUNDATION



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