



## Bryan and Chelsey

### "Exactly Where We're Supposed to Be"



*In and around Woodstock, Vermont, affordable housing isn't just hard to find—it's slipping further out of reach for the very people who keep this place running. Carpenters, teachers, servers, and care workers are too often priced out of the communities they serve. Local Deeds was created to change that, offering down payment support and housing stability for local workers in a market increasingly dominated by out-of-state buyers.*

### **Neighbors, not Observers**

Meet Chelsey and Bryan—Bryan is a contractor who's built his business in the Upper Valley, including work restoring the historic Barnard Church. Chelsey works in marketing and also took a part-time job at the Woodstock Athletic Club—where she first heard about *Local Deeds*. They weren't speculators. They were community members—and *Local Deeds* helped to give them the foothold they needed to stay.

### **The Search for Nature and Community**

Originally from Quincy, Massachusetts, Chelsey and Bryan always envisioned a quieter life surrounded by nature. On a trip to Vermont, they felt it immediately: the pride locals take in their work, the sense of community, and the mountains. They moved to Hartland and began renting while Bryan launched his contracting business and Chelsey picked up part-time shifts at the Woodstock Athletic Club, where a colleague first told her about *Local Deeds*.

"I looked it up, and it seemed too good to be true," Chelsey recalls. "We thought, 'There's no way we'd actually get this.'"

### **A Discouraging Market**

With 16% of their down payment covered through *Local Deeds*, they began the home search in earnest. But it was discouraging. "We looked at many other houses and were serious about them," Chelsey says. "And we literally lost to all-cash offers, some from people just looking to turn them into vacation homes... it was tough. Really tough."

They were beginning to wonder if owning a home in Vermont was even realistic.

### **Love Letter to a Home**

Then one day, Chelsey spotted a new listing: an old log mill tucked away in the woods of Barnard. “I reached out immediately,” she says. But when they arrived for the showing, another couple was already there. It felt like déjà vu—another home slipping away.

Determined not to give up, they wrote a heartfelt letter to the sellers, whose family had owned the home for generations. “We wanted them to know we weren’t investors,” Bryan says. “We’re here. We work here. We wanted a real home—somewhere we could care for and love the way they did.”

Their message landed. The owners chose them.

Today, Chelsey and Bryan are doing exactly what they set out to do: putting down roots. They’ve planted fruit trees and started on home renovations—Bryan’s specialty. Their dogs roam freely. And more than anything, they’re part of the community they love—contributing to its landscape and its culture, not just occupying space within it.



### **Help More Families Find Their Home**

*Chelsey and Bryan’s story is one of many housing success stories made possible by Local Deeds supporting local workers and their children through this housing assistance initiative.*

*When you support Local Deeds, you make more stories like theirs possible.*

- [\*\*Donate Here\*\*](#) to support nonprofit housing programs in the Woodstock area, VT
- **Volunteer** to expand local housing options for families
- **Share** to spread the word about the urgent need for affordable housing in the Woodstock area.

*Together, we’re not just creating homes—we’re building a stronger, more inclusive Vermont where families can stay, work, and thrive.*

**Local Deeds** is an innovative program to protect housing for families and individuals who live and work, or will work, here year-round serving the local community.