



## Kara and Andy

### From Life on the Road to Full-Time Locals



*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.*

#### **Making Permanent a Possibility**

Kara and Andy represent the kind of people *Local Deeds* was built for; people who dedicate their life to helping others and who keep the community healthy, yet who are frequently priced out of the possibility of making a permanent home in it.

#### **From New Scrubs to Finding a Home**

Kara and Andy met on the first day of orientation in a basement at Dartmouth Hitchcock Medical Center, both excited to start nursing school, both looking forward to the great outdoors that the surrounding area had to offer. Kara, a Connecticut native and Andy, hailing from nearby in New Hampshire, clicked right away in their small 40 person cohort. They even spontaneously looked at a house together in 2019 after less than a year of dating.

After spending a few years as travel nurses upon graduating, the couple was ready to move back to the Dartmouth area...but renting in Lebanon was not going in their favor.

"We had our sob stories of renting," Kara recalls. One place flooded, they lived without heat for a month in another place, and their \$3,000 a month apartment was dark, depressing, and involved a long long walk to the exit door. These runners, bikers, and skiers needed more air.

#### **A Demoralizing Market**

The young couple knew next to nothing about the housing market or even what buying entailed until they started their serious search in the fall of 2023. It frightened Kara as she learned more about loans

and mortgages. In her mind, they would move back, buy a house, and get on to the next phase of their lives. She did not expect it to take a year and a half.

For Andy, the search could be incredibly frustrating - he felt like they couldn't even compete in the market where people come in with all-cash offers. They even wrote heartfelt love letters to homeowners, pleading their case as local workers, to no avail. "We felt so defeated. At the end of the day, it's our job... we're nurses, we really care about people and we care about the community and we work here. We're never going to work remote."

*Local Deeds* took some stress off their backs. Ben and Abbie, their close friends from nursing school, had purchased a home with the help of *Local Deeds* just a year before. They recommended that Kara and Andy contact the program, speaking highly of their personal experiences with it. Kara and Andy felt relieved, knowing it couldn't guarantee anything, but it would make their job easier.

They were quietly hopeful when they scheduled a viewing of a newly built log cabin in Hartland. The dark greens and reds of the interior with wood paneled ceilings felt inviting, and the open floor plan with sliding glass doors to the spacious porch invited the outside in. To their surprise, their offer was accepted that same night. It felt refreshing to be recognized as local workers who would get the most out of the house for many years to come.

While under contract, they reached out to *Local Deeds* and sent over the paperwork immediately, excited to secure the home for future local workers. "The idea of being able to give back and keep this house in the community feels really good," says Andy.

### **High Ceilings filled with High Spirits**

In October of 2024, their new puppy Pancake was cramped in a small apartment. Now, the border collie races around the house in circles and sits on the porch keeping guard over his home.

As soon as they moved in, a neighbor welcomed them with flowers to help kickstart their garden. Now, they have raised vegetable beds and they've hosted barbecues after races, grateful for the friendships built through the running community.

But having such a gorgeous home comes at a price. "It's hard to go places, I just want to be here all the time!" Kara laughs. It seems that for Kara, Andy, and Pancake, the best part of having a home is never wanting to leave.

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

*Kara and Andy's story is one of many housing success stories made possible in 2025 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.

