



CommonLand Solutions merges a broad set of professional and personal experiences and skills to offer trusted advisor services for nonprofits, municipalities, and cooperatives to accomplish community development goals. My work is grounded in the principles of [the commons](#) – the belief that the social, economic, physical, and technological infrastructure we inherit and create with public resources should be guided by policies that result in equitable distribution and sustainable stewardship for future generations.

With 25 years of rural community development experience, CommonLand supplements your capacity to plan and implement your goals. CLS simplifies the complexity of assessing, planning, implementing, and managing projects and grants to achieve your desired outcomes in a collaborative manner. Fluent in the language of policy, federal procurement and regulatory compliance, real estate development, finance and grants, CLS helps to create physically and financially green and sustainable assets for lasting benefit to individuals, neighborhoods, and communities.

CommonLand delivers consulting services for one or more components of a project depending on clients' capacity and needs, and adds value by tapping into a reliable network of partnerships with other community development consultants to assist with broader scopes. Consulting Services include:

- ⊞ Developing funding plans for projects by identifying and assessing resources
- ⊞ Stakeholder convening to clarify goals, vision, and constituencies.
- ⊞ Feasibility assessments, including coordination of professional design, engineering, environmental, and cost estimating services needed to determine viability of a site or property.
- ⊞ Grant research, writing, administration, and compliance, including federal procurements.
- ⊞ Financial packaging and financing pro forma.

CommonLand adds bandwidth to tackle your community's goals with an emphasis on healthy buildings, clean energy, public infrastructure, financial sustainability, and resiliency.

COMMUNITY DEVELOPMENT EXPERIENCE

Clean Energy

VEIC, <https://www.veic.org/>, Burlington, VT

From 2015 – 2019, as a member of the consulting division, Curry designed and delivered energy efficiency strategies for traditionally under-served markets; conducted research, market analyses, and delivered technical assistance and tool-kits to clients for program design, regulatory, finance, and policy initiatives for low-income, single-and-multifamily housing, and public transit markets.

Public Administration

Green Mountain Transit, <https://ridegmt.com/>, Burlington, VT

etween 2010 - 2015, Liz managed the grants and compliance division, responsible for transit authority's policy and regulatory compliance, \$19M state and federal grants budget, capital planning and procurements, asset management, and human services transportation. In this role she supervised the division staff and managed the Authority's municipally-funded ADA transportation program, coordinated a statewide procurement of scheduling software on behalf of 11 transit agencies, managed an eminent domain proceeding for expanded bus storage, and was recognized twice by the FTA Region 1 for the cleanest federal audit in New England.

Affordable Housing Development, Management and Underwriting, Burlington, VT

2020 – *Champlain Housing Trust & Champlain Valley Office of Economic Opportunity:*

Curry launched and managed Vermont's Covid-quarantine and isolation facility for homeless households in partnership with the Vermont Agency of Human Services, Champlain Valley of Economic Opportunity and Champlain Housing Trust. Hired and managed 15 staff, established systems and procedures, and worked collaboratively with state and health care agencies to coordinate service for homeless people quarantining or recovering from COVID-19.

2005-2010 – *Champlain Housing Trust*

Managed a housing rehab loan fund using HUD and USDA grants. Facilitated underwriting, closings, policy standardization, data collection and tracking, and marketing. In partnership with the NeighborWorks® HomeOwnership Centers of Vermont, developed NeighborWorks® Alliance of Vermont brand, supported the standardization of program design, strategic planning, development of marketing and branding materials, and representation of the collaborative with national, state and local officials, donors and community partners throughout a \$1 million fundraising campaign.

2002 – 2005 – *Independent Consultant*

Assisted Lake Champlain Housing Development Corp. and the Burlington Housing Authority with project development services; performed underwriting of applications for two grant rounds with the US Treasury Community Development Finance Institution program; managed a \$1 million philanthropic and branding campaign to launch the NeighborWorks® Alliance of Vermont Homeownership Centers.

1993 and 2002 – *Lake Champlain Housing Development Corporation and Champlain Housing Trust:*

Liz coordinated all phases of affordable housing and mixed-use development projects in northwest Vermont, involving the development and rehabilitation of over 100 multifamily and single-room occupancy housing units. Negotiated real estate contracts and site control, led development teams, developed financing pro forma and secured over \$15M in financing and grants from federal and state funding sources, and cultivated relationships with public officials, community groups, banks, and private grant funders.

EDUCATION:

M.S., Community and Economic Development, Southern New Hampshire University

B.A., Environmental Studies, University of Vermont

Certificate of Appreciative Inquiry, David L. Cooperrider Center, Champlain College

FEATURED PUBLICATIONS & PRESENTATIONS:

- ⊞ [Advancing Clean Energy Investment in Northern New England](#): Co-authored report presenting financing options for climate crisis solutions and sector transformation at scale for The Nature Conservancy and Coastal Enterprises, Inc., VEIC, 2019.
- ⊞ [Energy-Plus-Health Playbook](#): Co-authored a comprehensive manual for the energy efficiency sector that created a roadmap for cross-sector partners to lower health care costs through collaborative residential services that deliver energy efficiency, weatherization and asthma management services., VEIC, 2019.
- ⊞ [Paying Energy Arrearages Through Savings](#), Efficiency Vermont Research and Development Report. A collaboration with students from the Middlebury Environmental Senior Seminar class of 2017 and Avram Patt, Down Patt Consulting. Liz Curry, December 22, 2017.
- ⊞ VT Public Transit Association presentation of unique statewide joint procurement for transit software at the Transportation Research Board's Intelligent Transportation System's Massachusetts Annual Meeting, 2012.
- ⊞ "Vermont – The Green Mountain State": Feature article for **Bright Ideas**, [NeighborWorks® America](#) trade journal. Spring, 2004.