



Liz Curry launched CommonLand Solutions to meet the needs of organizations, nonprofits, municipalities, and cooperatives for comprehensive housing and community development services. Curry's work is grounded in the principles of [the commons](#) – the belief that the social, economic, physical, and technological infrastructure we inherit and create with shared resources should be guided by policies that result in equitable distribution and sustainable stewardship for future generations.

CommonLand supplements your organizational capacity to plan and implement the project you have in mind, and secure the funding resources needed to make it happen. CLS simplifies the complexity of assessing, planning and managing projects by identifying and assembling resources, stakeholders, and technical solutions to achieve clients' desired outcomes in a collaborative manner.

Consulting services range from grant research and applications to stakeholder convening, deal structuring, comprehensive project financing, project management, and grants administration. Fluent in the language of policy, regulations, 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. With 30 years of experience as a rural community development practitioner, CommonLand adds bandwidth to tackle social, physical, and economic infrastructure goals with an emphasis on healthy buildings, clean energy, and resiliency.

Consulting Services:

- ❖ Grant research, writing and administration.
- ❖ Community development project planning, feasibility, management, and financial packaging.
- ❖ Scenario planning and workplans with deal structuring for properties, projects, and asset management.
- ❖ Strategic partnerships with other community development consultants for broader scopes.

COMMUNITY DEVELOPMENT EXPERIENCE

Clean Energy

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

From 2015 – 2019, Liz was a member of the consulting division during which time she designed and delivered energy efficiency strategies for traditionally under-served markets. Conducted research, market analyses, and delivered technical assistance and took-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

Between 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, 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 \$3.5M statewide procurement of scheduling software on behalf of 11 rural transit agencies, managed an eminent domain proceeding, and was recognized twice by the FTA Region 1 for the cleanest federal audit in New England.

Affordable Housing Development, Management and Underwriting

Champlain Housing Trust, <https://www.getahome.org/>, Burlington, VT

- From May-October, 2020, Liz 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. She hired and managed 15 staff, established systems and procedures, and worked collaboratively with facility manager, state and health care communities to coordinate service for homeless people quarantining or recovering from COVID-19.
- Between 1993 and 2005, Liz coordinated all phases of affordable housing and mixed-use development projects in northwest Vermont, involving the development and rehabilitation of over 100 affordable housing units, including manufactured home parks, historic multifamily buildings, and service-enriched congregate housing. She negotiated real estate contracts, led development teams through community engagement, design, permitting, closings, and construction; developed financing pro forma and secured over \$15M in financing and grants from LIHTC, CDFI, HUD (CDBG, HOME, Section 8, Lead-Mitigation), Brownfields and USDA Rural Development; and cultivated relationships with public officials, community groups, banks, and grant funders.
- From 2005-2010, Liz managed a housing rehab loan fund using CDBG and USDA grants. Facilitated loan committee, underwriting, closings, policy standardization, data collection and tracking, and marketing. Simultaneously coordinated a \$1M fundraising and branding campaign to launch Vermont's five NeighborWorks® HomeOwnership Centers located in four community land trusts and a Neighborhood Housing Services, standardized program design, facilitated strategic planning, developed marketing and branding materials, and represented the collaborative with NeighborWorks®, legislators, philanthropic donors, public agencies and community partners.

Independent consulting, Burlington, VT 2002 -2005

- Certified underwriter for the US Treasury's Community Development Finance Institutions program through two CDFI grant cycles underwriting affordable housing CDFI lenders.
- Housing development and grant writing and administration.

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.
- ❖ Presented the VT Public Transit Association statewide joint procurement of transit software at the Transportation Research Board's Intelligent Transportation System's Massachusetts Annual Meeting, 2012.
- ❖ "Vermont, Maple Syrup & So Much More," Bright Ideas, NeighborWorks America® trade journal, 2004.



Projects and Clients

In partnership with Pine Consulting, LLC

2020 - 2021

Spectrum Youth & Family Services, Burlington, VT

Secured eight project-based Section 8 rental subsidies for homeless youth in transition through competitive application to VT State Housing Authority.

Champlain Valley Office of Economic Opportunity & Champlain Housing Trust, Burlington, VT

Launched and managed Covid quarantine and recovery facilities for homeless individuals in partnership with VT Agency of Human Services

Rutland Housing Authority, Rutland, VT

Conducted comprehensive development activities for the Housing Authority to secure \$5M in Covid-relief grant funding to develop supportive housing for homeless people in transition and ensure adaptive reuse met high performance building energy standards. Secured \$80,000 grant for rooftop solar system.

Cooperative Development Institute, Northampton, MA

Assisting with administration of a \$500,000 VT Community Development Program grant for infrastructure repairs in a resident-owned manufactured home community.

East Calais Community Trust, East Calais, VT

Providing comprehensive development services to guide community group through acquisition, redevelopment and preservation of mixed-use historic building containing East Calais General Store and affordable housing.

City Roots Community Land Trust, Rochester, NY

Creating strategic plan for integrating community land trust best practices into organizational business plan, developing project development and sustainable operations plan to accomplish organization growth and affordable housing development goals.

Town of Westford, VT

On retainer to provide grant writing services for Town center development plans. Developing Northern Borders Regional Commission grant application for May 2021.

Early Care Learning Partnership, New Haven, VT

Developed a Vermont Community Development Planning Grant application to expand child care capacity in Addison County in partnership with the Addison County Regional Planning Commission. Scope includes creating an open-data GIS map to locate child care providers; building a network of child care providers to deliver resources & information regarding expansion needs and opportunities; developing a legal toolkit for public and nonprofit entities to explore joint ownership and/or asset management models for vacant and underutilized buildings; and conducting feasibility assessments on two historic properties for adaptive reuse as community hubs for early learning, family or senior health services, community education classes, incubator space, and arts & cultural events.