ANNUAL STEWARDSHIP BRIEF 2026

Permanently affordable homes

How shared-equity land stewardship kept 142 working households rooted in Chittenden County this year.



142
HOMES IN TRUST

98.4%
5-YEAR RETENTION

$148k
MEDIAN PURCHASE PRICE

Building lasting neighborhood stability

By holding underlying land in a non-profit community trust, Cairn separates residential building equity from speculative land inflation across three municipalities.

In 2026, **34 first-time buyers** closed on energy-retrofitted townhomes with monthly housing costs capped below 28 percent of area median income.

- Completed 18 deep-energy heat-pump conversions
- Launched zero-interest home repair micro-grants
- Secured 4.2 acres for Phase II family townhomes

TRUST PROFILE

Service area Burlington, Winooski, Essex

Median buyer 64% Area Median Income

Resale cap 1.5% annual appreciation

Development initiative	Units	Capital deployed	Status
Intervale Terrace Cooperative	22	$3,410,000	100% occupied
Winooski Riverfront Infill	12	$1,980,000	Closings underway
Green Retrofit Revolving Fund	18	$640,000	Completed Q3
North Avenue Land Acquisition	28	$1,250,000	Permitting phase