Martina LeClerc is safe and sound in her dream home
more on page 2
While everyone appreciates the beautiful colors of the fall foliage season, here at CHT we are still thinking green – from the green thumbs of our residents who have enhanced their properties and summer menus with the bounty of new community gardens (see page 5) to the new energy-saving tips and tools that we share (see page 6).

Energy conservation is one of the best ways to “do well by doing good.” We all can and need to do our part to reduce, re-use and recycle for a healthier planet and brighter future for our kids and grand kids. Happily these habits also save the other kind of green: our hard-earned dollars. Using less energy benefits each of us through lower electricity and heating bills, and when CHT residents pitch in to help lower costs they are helping to keep our rents affordable, especially in those properties where CHT includes heat and hot water in the rent.

As we enter the holiday season, we give thanks for our homes which keep us safe and sound. In these pages, you’ll read the story of Martina LeClerc of Fairfield, (page 2) who used the CHT home loan program to replace the roof on her house this summer. We are part of a national pilot program from NeighborWorks® America and Wells Fargo, the Safe and Sound initiative, which provided some of the funding for her project.

Rounding out this edition are some regular features: the Employee of the Quarter (your chance to get to know the CHT team and celebrate their service); a project development update on Beacon Apartments, which will provide homes for people who have been chronically ill and homeless; and photos from our summer Members’ Day Picnic (see page 4) with honored guest Senator Patrick Leahy. Looking ahead, mark your calendars for Legislative Day, your chance to go to the Statehouse and bring back the greenbacks for affordable housing.

October 1 marked the start of CHT’s fiscal year and I am happy to report that we managed our budget well to finish last year in the black. We are projecting a healthy fiscal year ahead, assuring that we have the funding to keep our services and homes on track. We also recently took a look at how we’re doing against our strategic plan goals, and as you see from the new programs and developments highlighted in this issue, CHT is on track here too. Join us at Annual Meeting in January for the full report, along with a festive meal, music and good company!

On behalf of the whole crew here at CHT, my best wishes for health and warmth in the upcoming winter and holiday seasons.

Brenda Torpy, CEO
HOMEs FOR THE HOLIDAYS

A t the heart of CHT’s current three-year strategic plan is the renovation of the Hunted Hill Farms building in Shelburne Road in South Burlington where we will create Beacon Apartments. The current 20 rental units will be converted into 13 permanent apartments, either efficiency or one-bedroom, with move-in beginning in December 2015. These apartments will serve medically vulnerable individuals who have been chronically homeless in order to provide a stable home base from which they can receive support and medical care.

“Beacon Apartments will serve a large and high need group of people experiencing homelessness in Chittenden County,” says Margaret Bozik, Associate Director of Asset Management and Program Development. Safe Harbor Clinic (a program of the Community Health Center of Burlington) will offer on-site services and support seven days a week, and CHT will still hold an overnight resident manager in an apartment there. The Burlington Housing Authority is providing a rental subsidy for all tenants.

“We have lots of community partners for these efforts, and with the new projects this winter we expect to count more than 400 apartments in our portfolio that are service-enriched, permanent and supportive” to families and individuals who are homeless or have special needs, says Michael Monte, CEO/CTO.

Capital funding has been provided by the Vermont Housing and Conservation Board, with additional funding from the Vermont Agency of Human Services, United Way, the UVM Medical Center and the Fanny Allen Foundation.

The contractor for this redevelopment project is South Burlington-based Morning Star.

WARMING SHELTER

A nother project underway for this winter is a low barrier seasonal (warming) shelter to be housed in the CHT-owned building at 179 South Winooski Avenue in Burlington. This shelter will be open to all homeless with no restrictions. A 5-bed dormitory will be available for up to 30 people. Safe Harbor Clinic will provide services on site, and the Committee to End Homelessness will offer some services on site. The Committee to End Homelessness (CTEO) will operate it. This effort builds on last year’s success of the temporary warming shelter for the Champlain Valley Office of Economic Opportunity.

At last year’s experimental effort, “People get jobs, they get housed, they get connected to substance abuse treatment, and it was very successful,” says Michael Monte. “We look forward to building on these efforts.”
WE CELEBRATED OUR 31ST ANNIVERSARY with another well-attended Members’ Day Picnic. Two hundred members were in attendance and we had a special guest speaker, the Honorable Senator Patrick Leahy.

EVENTS

OUTREACH

Growing Roots

At Thanksgiving we find ourselves thinking back on the peak summer days and the blooms of our gardens. It was just a few months ago that our first community garden was planted at Harrington Village in Shelburne, and soon afterward a second garden went in at Avenue Apartments in Burlington. Throughout the summer, residents worked together to keep up with their gardens, taught their children tricks of the trade, and attended workshops.

As Thanksgiving approaches we find ourselves thinking back on the peak summer days and the blooms of our gardens. It was just a few months ago that our first community garden was planted at Harrington Village in Shelburne, and soon afterward a second garden went in at Avenue Apartments in Burlington. Throughout the summer, residents worked together to keep up with their gardens, taught their children tricks of the trade, and attended workshops.

Residents at both properties were involved throughout the planning process. At Avenue Apartments, residents wanted to build communal plots, including a designated “kids” plot, while at Harrington they opted to have their own allotted areas in twenty raised beds.

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Gardens have a knack of building community and bringing people together in the best of ways, but they do so much more. “I'm hoping to be able to offset my food costs,” explains one gardener at Harrington Village, and it’s these kinds of small changes that can make a big impact further down the road. People build food security, have easier access to healthy and nutrient-rich foods, and learn to become more environmentally responsible — all of which help pave the way for a greener future.

The gardens were created with the help and generosity of many local businesses, including the Vermont Community Garden Network, Red Wagon Plants, American Meadows, Spillane’s Towing and Recovery, and Essex Agway. From donated starter plants, seeds, and soil, to generous discounts on materials and expert advice, we couldn’t have accomplished everything without their support. Thank you!
GOING GREEN TO SAVE THE GREENBACKS

When you reduce your energy usage through products like the line of light bulb or an efficient water heater, you not only save money on utility costs, but also reduce your environmental impact – and that’s good for everybody.

OTHER RESOURCES TO HELP YOU SAVE ON ENERGY

Efficiency Vermont has a number of programs that can help you save on your utility bills. Call (802) 255-5950.

Vermont Electric Co-op also has energy saving programs that can help you save on your utility bills. Call (802) 865-7300.

Green Mountain Power has great tips on how to save on your utility bills, and works with Efficiency Vermont to save you on your energy bills. www.greenmountainpower.com

Vermont Gas Company offers weatherization programs that can help you save on your utility bills. Call (888) 921-5990.

The Champlain Housing Trust, in partnership with Green Mountain Power and Efficiency Vermont, offers a list of programs to help you save money on your utility bills. www.champlainhousingtrust.org

The Vermont Housing and Conservation Board offers a variety of programs to improve the efficiency of your home and appliances, as well as discounts for income qualified customers. Call (888) 921-5990.

The Burlington Electric Department offers a variety of programs to improve the efficiency of your home and appliances. Call (802) 865-7300.

The Weatherization Assistance Program performs home energy improvements for low-income residents. Call (802) 351-0131.

The Annual Meeting is a chance for CHT’s members to be involved in the business of the organization and to make an impact during樵。 Members may attend and address the membership for the evening which includes a presentation from the Board President, a review of the financials from the Board Treasurer, Board member elections and an open forum.

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LEGISLATIVE DAY
WEDNESDAY, FEBRUARY 24TH, 2016

The Legislative Day brings our residents and supporters out to the Statehouse in Montpelier to advocate for broad support for affordable housing and conservation funding through the Vermont Housing and Conservation Board. This funding is critical to continue affordable housing and to keep existing housing affordable. Volunteers are encouraged to attend a training workshop and then join the group of more than 100 people at the Statehouse for a visible show of support for VHCB funding. You can schedule a one-on-one meeting with your elected representatives, as well as listen to testimony and show your support.

SAVE THE DATES

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