

Champlain Housing Trust Annual Membership Meeting Minutes
January 25, 2024
Hilton Burlington Lake Champlain (with Zoom webinar hybrid)

Meeting began at 5:30 pm

I. Action: Adoption of the minutes of the January 27, 2023 Annual Meeting

Motion to adopt the minutes as presented: Kate Cappleman Sinz

Second: Joan Lenex

Approved by voice vote and zoom poll

II. President's Report

Board President Jeff Smith highlighted some of the major accomplishments from 2023. Over 2,650 families live in CHT rental housing alone. In 2023, CHT housed over 325 new families in rental housing, about 200 of whom were formerly homeless. Over 500 formerly homeless families live in CHT housing. Emergency housing is provided for hundreds of people each year at the Elmwood Community Emergency Shelter and Harbor Place. CHT Resident Services staff provided nearly 6,000 instances of service to about 850 residents.

The Ho Hum Motel, now Braeburn Apartments, was converted into 20 permanently affordable apartments for people who had been unhoused. The former Champlain Inn and Tim's House were added to the portfolio. The conversion of Towne Place Suites into Zephyr Place in Williston was completed and is home to 38 apartments for people who were unhoused and 34 affordable rental apartments. Colchester's 36 new apartments were completed at Stuart Avenue. A significant renovation was completed on Waterside Apartments in Burlington. CHT has over 300 new apartments in the pipeline for the coming year.

There are 678 families living in an affordable home that they own through CHT. In 2023, 26 families moved into homeownership. Close to 500 households participated in home education and counseling. Home education classes are provided in six different languages.

CHT continues to focus on the intersection of race, justice, and housing. Over 35% of CHT renters are people of color. The Homeownership Equity Program, which provides direct support to BIPOC families through counseling and education as well as down payment assistance, continued, with measurable impact: 42% of CHT's new Shared Equity homebuyers last year identified as BIPOC. In 2024, CHT is dedicating resources through partner agencies to expand the program statewide.

CHT provided 112 low- or no-interest loans to homeowners in 2023. Totaling almost \$3 million, those loans support housing affordability, security, and stability. Loans were also used to provide new and improved housing for farm labor, mobile home buyers and owners, low-income homeowners, and to assist landlords to bring their properties up to code.

Community organizations and facilities continued to be critical: work is ongoing with Feeding Chittenden on their expansion, Vermont Legal Aid, creation of a new Veterans Center and home for the Community Justice Center, as well as continued partnership with the Kemp Center.

As a result of CHT's 40 years of leadership in development and stewardship of permanently affordable housing and beyond, philanthropist MacKenzie Scott made an unprecedented- and unexpected- \$20 million grant to support CHT's work. While it is not enough to solve homelessness or the region's housing crisis, CHT sees it as a catalyst to support more solutions and continue the work that is core to CHT and community partners.

III. Treasurer's Report

Board Treasurer Sarah Robinson presented the financial report for 2023. The audit has not been finalized, but the numbers presented are believed to be accurate, with no indications of material findings or deficiencies.

CHT's financial health is strong. Income exceeds expenses, and the overall assets of the organization continue to grow. Fiscal Year 2023 was another incredibly strong year for CHT, ending the year with revenue of \$57 million, expenses of \$34 million, and \$137 million in net assets. The \$20 million gift from MacKenzie Scott has been invested in CHT's long term success and sustainability, as well as put into supporting, strengthening, -and in cases like the BIPOC homeownership program, expanding- existing properties and programs that are core to CHT.

IV. Staff Anniversary Recognitions

Board Member Nicole Mace honored staff on behalf of the Board for milestone anniversaries. The following individuals were recognized:

- Melissa Abbott, Josh Carey, and Jacob Elkins for 5 years of service to CHT.
- Heather Little and Sara Maddocks for 10 years of service to CHT.
- Jusinta Katon for 15 years of service to CHT.
- Josh Chant for 20 years of service to CHT.

V. ACTION: Bylaws Amendments

Motion approve the changes as presented and adopt the CHT Bylaws as amended: Helen Head
Second: Liz Gamache
Approved by voice vote and zoom poll

Full Bylaws can be accessed along with other publications on [CHT's website: CHT-Bylaws-1-2024](#)

VI. ACTION: Board Elections

Motion to elect Isaac Owusu as a Resident Board Member (Renter Representative, first term): Lisa Lord
Second: Issouf Ouattara
Approved by voice vote and zoom poll of CHT resident members

Motion to elect the slate of General and Public Board Members (Naima Dennis, General, second term; Sarah Robinson, General, third term; Jeff Smith, General, third term; Liz Gamache, Public, first term; Regina Mahony, Public, first term): Nicole Mace
Second: Kathy Luce
Approved by voice vote and zoom poll of CHT members

VII. Open Member Forum

CEO Michael Monte answered questions and comments from the membership. Those that were not addressed in the moment were connected to staff or other individuals that were present to follow up. Questions and comments included:

- Communication and maintenance- missing or incomplete expectations around project management or repairs.
- Safety and street traffic concerns about Cambrian Way and Laurentide.
- A single parent experiencing homelessness, failed by service agencies and waiting too long to hear anything from anyone.
- A complaint about the waterfront skatepark, train cars blocking lake views, and dangerous traffic around Waterside.
- Punitive communication if rent is slightly late.

VIII. Adjournment

The meeting adjourned at 6:25 pm.

Awards and Celebrations

Following the business meeting, outgoing Board Members Jessie Baker and Antoinette Bennett-Jones were celebrated for their years of service. Annual recognition awards were presented to the following recipients:

- Joan Beauchemin Award for Civic Engagement: Waterside Resident Gordon Gokey
- Hilton Wick Fundraising Award: Maida Townsend
- Carole Pack Volunteer Award: Shelburne Craft School
- Special Community Award: Champlain Valley Office of Economic Opportunity (CVOEO)
- Brenda Torpy Founders Award for Outstanding Contributions to the Advancement of Perpetual Affordability: Representative Tom Stevens