

Champlain Housing Trust Annual Membership Meeting Minutes

January 27, 2022
Zoom Virtual Meeting

Meeting began at 6:35 pm

I. Welcome, CEO Remarks, Action: Adoption of the Minutes of the January 28, 2021 Annual Meeting

CHT Chief Executive Officer Michael Monte welcomed the membership- about 300 people in attendance- and reflected on his first year as CEO and the impact of the pandemic. Michael thanked Board President Bob Robbins for his leadership.

Motion to adopt the minutes as presented: Naima Dennis

Second: Helen Head

Approved by poll of members present: 152 in favor, 2 opposed.

II. President's Report

Board President Bob Robbins highlighted some of the major accomplishments from 2021. By mid-year all CHT staff had been vaccinated, and by the time of the meeting, most have been boosted. The eviction hold continued and staff communicated regularly with residents about available support. Over 2,500 families live in CHT rental housing throughout three counties, and nearly 650 families live in shared equity homeownership. In the past year, CHT housed nearly 300 new families in apartments, almost all low and moderate income, including nearly 130 formerly homeless households. CHT provided emergency housing for thousands of people at two motels. Susan's Place, named for CHT Social Worker Susan Ainsworth Daniels, was created by purchasing the former Baymont Motel and converting it into 68 apartments for formerly homeless residents. CHT worked closely with Steps to End Domestic Violence to help them achieve their dream of a new quality shelter. Two more motels were purchased in 2021, which makes eight total conversions to other uses.

CHT has an ambitious goal to create 700 new homes over the next few years. A goal this year and in the future is to help achieve racial equity in housing for Black, Indigenous, and People of Color through homeownership. CHT will be implementing a program to support as many BIPOC renters as possible to become homeowners, working with BIPOC leaders and organizations focused on marketing and outreach, counseling and education, down payment assistance, and increased housing production. Much of this is possible thanks to a transformative gift from New England Federal Credit Union. This work is already starting with Butternut Grove Condominiums under construction in Winooski.

CHT recently initiated discussions of new community centers. One is in partnership with Veterans of Foreign Wars, and another is a revitalization of Winooski's O'Brien Community Center. Another new initiative is a program to support farm labor housing.

III. Treasurer's Report

CHT Board Treasurer Jeff Smith presented the financial report for 2021. Each audit and financial management review of CHT's finances by external independent organizations was clean, without any findings, and with no management recommendations. The organization's financial health is solid. Income exceeds expenses, and the

overall assets of the organization have grown even despite the ongoing challenges of the pandemic. As Covid response continued, CHT was able to access state and federal resources to retain and expand staff and programs. Last year's federal Payroll Protection Program loan was forgiven as anticipated.

CHT's total revenues, including significant capital grants that were secured to acquire property, were just over \$37 million, while expenses were about \$26.8 million. Most of this net income stems from the timing and flow of a strong real estate development pipeline.

IV. Staff Anniversary Recognitions

Board Vice President Jessie Baker honored long term staff for significant anniversaries. The following individuals were recognized: Becca Faour and Julie Fisher for 10 years of service; Rick Farr, Bill Groseclose, William Welcome, Peter Fisher, and Lynn Davis for 15 years of service; Skip Trahan for 20 years of service, and Brenda Torpy for 30 years of service.

V. Outgoing Board Member Recognition

Board Vice Treasurer Sarah Robinson honored outgoing Board Members whose terms end this year. She expressed appreciation on behalf of the Board and membership to Public Board Member Mike Loner, Homeowner Resident Board Member Ian Boyd, and Homeowner Resident Board Member and current Board President Bob Robbins for their years of exemplary service to CHT.

VI. ACTION: Board Elections

Motion to elect the slate of Resident Board Members (Homeowner Issouf Ouattara, first term; Homeowner Kate Cappleman Sinz, first term; Renter Rachyl Phillips, second term): John Olson
Second: Antoinette Bennett-Jones
Approved by poll of resident members present: 93 in favor, 1 opposed

Motion to elect the slate of Public and General Board Members (Public Member Chip Sawyer, first term; Public Member Nicole Mace, first term; General Member Joan Lenex, second term; General Member Kathy Luce, third term): Sarah Robinson
Second: Jeff Smith
Approved by poll of all members present: 168 in favor, 2 opposed

VII. ACTION: Bylaws Change to Create Rental Resident Advisory Committee

Action was taken on the creation of the Rental Resident Advisory Committee.

Motion to approve the amendment of the Champlain Housing Trust Bylaws to add Rental Resident Advisory Committee to the list of standing committees in Article III, Section 7: Antoinette Bennett-Jones
Second: Rachyl Phillips
Approved by poll of members present: 175 in favor, 1 opposed

VIII. Open Member Forum

CEO Michael Monte answered questions and comments from the membership that were submitted via chat. Topics included:

- Request for information about who seeks out candidates for board service. Suggestion to randomly select members to serve as a nominating committee rather than having new Board Members be appointed by the existing Board.
- Are there plans to rehabilitate existing properties such as South Meadow?
- Changes to Shared Equity capital improvements- suggestion to include weatherization projects.
- Honoring tradition, CHT was asked whether there are any new co-ops in the works.
- Are there any resident advisors from Garden Street Housing in South Burlington?
- Concerns about heat not working properly at Swanton School Apartments.
- Request for a process to notify and build community when a new property is developed as a way to educate and inform neighborhoods about CHT's good work.
- Request for more information on the BIPOC homeownership program.
- How to speak with someone about an application and get assistance with emergency housing.
- Does CHT offer assistance for evaluating Shared Equity homes for rehabilitation or improvements?
- Concerns about drug traffic at certain properties that are not resolved by police.
- Is there a rehab program option for South Burlington?
- Comment that co-op Boards should function without CHT staff present.
- Request for update on Sears Lane. CHT is continuing to develop housing that is specifically targeted to people who are not currently housed, including short-term immediate access to hotel rooms as well as permanent housing.
- Many notes of appreciation for CHT and for Bob Robbins.

CHT staff will reach out to members whose questions need follow-up. Members were encouraged to contact Michael or other staff with any additional questions or concerns.

IX. Adjournment

The meeting adjourned at 7:35 pm.

X. Celebrations

Following the business meeting, annual recognition awards were presented to the following recipients:

Hilton Wick 'Give Until It Feels Good' Award to New England Federal Credit Union

Carole Pack Volunteer Award to CHT Renter Feedback Committee Pilot Members Alban Malanda, Antoinette Bennett-Jones, Debra Davis, Ginseng MacKay-Tisbert, Sabiha Mujkic, Rachyl Phillips, Stephen Yurasits

Brenda Torpy Founders Award for Outstanding Contributions to Perpetual Affordability to Tony Pickett