



ANNUAL
REPORT
FISCAL YEAR
2020





OUR MISSION

The Champlain Housing Trust is a community land trust that supports the people of northwest Vermont and strengthens their communities through the development and stewardship of permanently affordable homes and related community assets.



AS THIS REPORT WENT TO PRINT, 68 FAMILIES WERE SETTLING INTO THE COMFORT AND SECURITY OF HOME AT SUSAN'S PLACE,

our new building providing homes for people who had been homeless during the pandemic. It is named for our beloved Social Worker

Susan Ainsworth-Daniels, who passed away suddenly earlier this year. Over her 27 years with CHT, Susan helped hundreds of people to lead healthier and happier lives, and we could think of no better tribute to her work than to name this property in her honor.

Susan's Place wasn't our only response to the plight of people experiencing homelessness in the pandemic. We also developed a permanent home for Steps to End Domestic Violence, with 21 apartments for families and individuals escaping abusive relationships. Our newly expanded social work team supported 200 homeless households in need of quarantining, first at Harbor Place in Shelburne and then at the newly purchased Ho Hum Motel in South Burlington. Our loan fund staff added a new, State relief-funded program to help area landlords bring apartments in need of repair back into the market – 30 in all, adding to the stock to relieve homelessness.

We also assisted renters to access \$1.5 million in rental support. By year's end, with the help of resident volunteers and local restaurants, we delivered over a thousand meals to renters in need, along with a wide range of services and needed support.

Against all odds, many regular activities moved forward. Congress Street Apartments in downtown St. Albans will soon be all leased up. New affordable condos in



downtown Winooski will start construction this spring, even as we sold more shared-equity homes in three months than we had all last year. All of this work took place thanks to the resiliency of our staff who have stepped up with commitment and courage.

Our Board has not only supported these efforts but are also leading our renewed commitment to racial justice and equity. Their active engagement in this work will assure that we make real progress and achieve meaningful change.

As I step down as CEO, I am both proud of, and humbled to see, CHT's enduring impact on our region. Proud of what I have been able to contribute, and humbled because its strength today is truly down to our exceptional Board and deep bench of seasoned and committed staff. CHT's new CEO Michael Monte has been a tremendous asset to the organization since he joined us in 2007. He was the creative genius behind visionary projects like Harbor Place and the Old North End Community Center and ably led the staff to make those dreams real. He is a leader that I have long admired and I look forward to seeing him take CHT to new levels of achievement.

Throughout my time here I have learned so much from the large community of people who have created and sustained CHT and our broader mission: from residents, volunteers, Board members, and donors. This generous and caring community has afforded me the opportunity to do meaningful work and help build an institution that can carry our shared values forward. You have made this truly a labor of love, and I am deeply grateful to you all.

Brenda Torpy
Chief Executive Officer (through 12/31/20)

I AM HONORED AND GRATEFUL THAT I HAVE BEEN APPOINTED CHAMPLAIN HOUSING TRUST'S NEW CEO.



These are challenging times. Our response to Covid-19 and the need for even more affordable housing and services certainly stretches all of us, but especially CHT's staff as they stepped up to support our communities' most vulnerable, when "Stay at Home" was a health care prescription that some could not achieve.

The loss of jobs and a fragile economy has placed even greater importance on stable and affordable housing. An increased pressure from out of state buyers seeking healthier, greener pastures has the potential to exacerbate the gap between wages and housing costs. And the call for racial justice has rallied all of us here at CHT to be vigilant in being anti-racist, and to make sure that access to a home has no barriers because of a person's race or ethnic background.

In short, there's no shortage of work ahead of us.

We are up to the challenge, and I am humbled at the opportunity to be in leadership.

Michael Monte
Chief Executive Officer (as of 1/1/21)

“ With so much uncertainty in the world, it amazes me how a home can relax you after a stressful day.

”



“I was renting an apartment in Burlington with two guys for almost four years. It allowed me to save a little bit...but it was also pretty gross!” admits Erin Evarts with a contagious burst of laughter.

For years, the thirty-five-year-old theater graduate was always moved into what she calls “established situations” and didn’t have much opportunity to make a space her own. She had been working as the Executive Assistant for Wake Robin, a non-profit retirement community in Shelburne for the last eight years. While the work was incredibly meaningful, the self-proclaimed “Chittenden County Brat” struggled to save for the future while paying off her student loans.

Born and raised here, she had trouble being able to put down roots.

“It was time to take that next step, but it was hard. As a single dog mom I had no idea how I’d be able to come up with a down payment, so that’s where Champlain Housing Trust came in.”

A friend recommended CHT’s affordable homeownership program to Erin after successfully buying one of their shared equity homes in the Champlain Islands.

“I was like ‘what? That’s crazy!’” confessed Erin, shocked that homeownership could be her reality too. Soon after Erin attended the full-day CHT Homebuyer Education Workshop, where she was introduced to new skills before meeting with a counselor to discuss her options.

“It was just so helpful to be able to sit down with someone who tells you ‘this is what you need to do’ and ‘get rid of this expense’ and ‘call these people because this is sitting on your credit report and you should have it removed.’”

After several months of open houses, Erin found her home – a two-bedroom condo with high ceilings, wood floors and tons of natural light in Essex Junction. “I came in, and despite the fact that it was the dreariest summer rain storm outside, the room was still light and airy. I was like, what magic happens in this house?”

Eager to make the space her own, Erin recruited family and friends to help with painting walls, installing new flooring in the mudroom and even fixing a gigantic Cinderella clock. “It’s the little things,” Erin says with pride. Of course, with homeownership comes new challenges. Thirty-eight days after moving into her dream home, Erin’s hot water heater blew up. She called her insurance company for help, but they

wouldn’t cover the expense. Out of options, Erin called CHT.

“I said, ‘I need some help, how I can get a loan?’ They connected me to all the right people, and they have done that all along,” Erin shares as tears well up in her eyes. “They have just made it so easy, and made homeownership accessible to someone who didn’t think they were ever going to get to that place on their own.”

With a stable and affordable home, Erin was able to focus on other priorities – including starting a new job as the Executive Director of the Lyric Theater Company. Grateful to have a place she can thrive in, Erin explains, “Thirty-five was a big year for me. I got a new house, a new car and a new job. CHT gave me an amazing lift into the housing market that I would not have thought was possible before.”

Especially with the pandemic. “Having my own home, a safe place, a haven has been so important. With so much uncertainty in the world, it amazes me how a home can relax you after a stressful day of mask making and Zoom meetings.”

“ We never
thought we would
be able to buy a
home at this point.”

For John and Whitney FitzGerald, their daily life in their home in Milton has certainly changed in 2020 but they know things could have been much worse.

“I’ve heard from friends and family members who are dealing with much more difficult times,” John says.

Like so many other families, the FitzGerald’s are facing the many challenges presented by the Covid-19 pandemic. The shutdown of youth sports was especially disappointing for the couple’s two sons Riley, 13, and Cameron, 9.

“The kids especially have taken a hit on their morale. It’s the one thing they were looking forward to.”

Still, they know that there is plenty to be thankful for. Both have been able to continue working throughout the pandemic, with Whitney working at the office and John now working from home.

John and Whitney have spent their entire lives in Vermont. Since meeting in high school they have lived in apartments across

Chittenden County, including seven years at CHT’s O’Dell Apartments in South Burlington. Still, fulfilling their desire to find a home to buy was always a challenge.

“We were never able to save any money for a down payment on our own home.”

John and Whitney were both employed and were not reckless with their money, but like so many others, they were not in a position where they could afford the expensive cost of a home in northwest Vermont.

They first starting thinking about Champlain Housing Trust’s shared equity program when visiting a friend who had bought one. They attended homebuyer education classes and started getting their finances in order. The process felt daunting, but they appreciated the insight and support from staff at CHT.

“One of the biggest positives of working with the folks at CHT was their knowledge of the process. Lawyers, inspectors” says John, “Having someone to work with to go over what the right decisions to make are.”

After a few near misses, the family settled in their current Milton home in 2018.

Living near local amenities and schools was a major draw. They also loved the chance to paint and make updates to the property, something they had never had the chance to do as renters.

For a couple that had spent so much time looking for their own place, it took time for it to really sink in that they were settled. They don’t intend to leave anytime soon.

“It didn’t feel real for a long time. It was a couple of months where we would come home from work wondering when we were going to wake up. We never thought we would be able to buy a home at this point.”

And, now with working and some school from home, the FitzGerald’s are doubly relieved in having a home that’s their own.

“... whatever
you need – we
are there for each
other.

”

Atika Hilowle needed a change.

She was living with her parents and although she loved being around her family, it was time for her to get her own place.

“I wanted to be more comfortable where I lived,” Atika explained.

She applied to CHT, but didn’t have sufficient credit or rental history – two things used in the screening process. Instead of a roadblock, CHT provides support for prospective tenants, including an innovative program called *Ready, Set, Rent!* that gives people financial literacy education and tools.

Since developing *Ready, Set, Rent!* in the wake of the 2008 financial crash, hundreds of people have participated and CHT’s staff has shared the program to nonprofits around the country.

Soon Atika was moving into a one bedroom apartment on King Street in Burlington.

“I was surprised the staff took the time to explain things to me, to teach me how to

build my credit and get into an apartment I liked.” It was also near to her family, which was also appealing to her.

After about a year, Atika became pregnant with her first child. This life change shifted her priorities as she thought about all the things her child would need.

“I thought to myself, ‘It’s time for me to go to two bedrooms so that I can teach my child to clean his own room.’”

CHT staff supported her through the transfer process, and she looked at a couple of options before deciding on Salmon Run, a property conveniently located off Riverside Avenue with a large playground and on-site youth mentorship program. These extras would enrich her son Mukhtar’s experience and she was excited about the possibilities.

Once moved in, she quickly made friends with neighbors, creating community through celebratory events in the community room that tenants can reserve. These connections created a support system that Atika could rely on. This was especially important as a single

mother, and only more critical when she had her daughter, Nuna.

“There’s always someone you can leave your kids with. If you need to run to the grocery store, bank, whatever you need – we are there for each other.”

Despite the pandemic, Mukhtar began his first year of preschool this fall. Attending in-person has helped to offset the loss of childcare support from her neighbors that are following the guidelines that limit multi-household gatherings.

Atika has also adapted to reduced hours at the senior living facility where she works. Thankfully, the skills she gained in *Ready, Set, Rent!* has helped her budget through the changes in income. She’s proud to have been able to manage on her own.

“There are people that are worse off and that need more support than I do. If I can do it on my own, then there is more leftover to help my neighbors,” shares Atika, hopeful for a time when they can gather and connect again.

“ I feel like CHT
literally saved our
lives.”

June 12, 2019 is a date that Kate Royce-Blaine won't ever forget. That's the day she and her daughter Molly fled an abusive relationship and sought help.

"I had no idea where we were going to land," she recalls.

She turned to the State of Vermont's Economic Services Division for help and that night she and Molly had a room at Harbor Place and began the journey of trying to find something permanent. "It wasn't easy," she says. "Housing is so expensive in Chittenden County."

The State pays for close to three months – 84 days – for families with young children or other vulnerable populations. But that wasn't enough time for Kate to find an apartment. While not ideal, she was lucky: space opened up at a shelter just before her State-paid stay at Harbor Place was expiring.

"Over those months, I learned a lot about what it means to be homeless and the

circumstances people are in. I had never thought much about it and had preconceived notions – but then I was one of those people," she realized.

Kate learned about the Champlain Housing Trust's housing cooperatives and just knew that was right for her and Molly. Armed with a housing choice voucher from the Burlington Housing Authority, she applied – only to find out that she was fifth on a waiting list with four two-bedroom apartments. It was deflating.

But she credits CHT's staff for continuing to work with her and the Housing Authority to get her into the next opening and out of the shelter. "The staff really went above and beyond to help me. CHT is made up of people who really care."

She wanted to give back and offered to help.

She's become active in the Bright Street Housing Co-op, where she and Molly moved in just before the pandemic closed everything down. In November, she

overcame a ton of nervousness and told her story at CHT's virtual Cornerstone Community fundraising event with 125 people listening.

"I feel like CHT literally saved our lives. Maybe by doing this they can help others, too," she explained.

And now she has a new date to remember: February 1, 2020, the date she moved into her new home.

Celebrating BRENDA



Brenda was part of a small group of activists that had a new vision, one that blossomed into the Burlington Community Land Trust in 1984.

An early strategy was to involve public officials and publicize new housing being built. Here's Brenda with Governor Howard Dean.



Never afraid to do anything for affordable housing, Brenda even sat in a dunking booth to raise money for BCLT!



For years and years, Brenda and volunteers raised money with a phonathon each fall, building a base of support – both in dollars and people – that advanced affordable housing in our communities.

The redevelopment of the old Vermont Transit Center on North Winooski Avenue in Burlington revitalized the neighborhood. Here Brenda talks to Ken Bessette, one of the first bus drivers for VTC.



Then-HUD Secretary Andrew Cuomo toured the Old North End with Senator Patrick Leahy, then Representative Bernie Sanders and Mayor Peter Clavelle.

TORPY'S *Leadership*

Brenda always was up for a celebration – here she is at a ground breaking in the Old North End.



CHT hosted a regional conference of NeighborWorks® America's Northeast District, and Ambassador and former Vermont Governor Madeline Kunin gave us a stirring keynote.

Governor Peter Shumlin and Vermont Senator Dick Mazza joined Brenda to celebrate the rehab and reopening of Winchester Place in Colchester.



George Little and Mac McClure were instrumental in helping raise the money needed during one of Brenda's first capital campaigns to create new homes for five nonprofits serving the most vulnerable in Chittenden County.



Receiving the UN World Habitat Award for the Global North in 2008 launched Brenda's and CHT's recognition as innovators worldwide. Here she and Board member Richard Kemp accept the award in Luanda, Angola.

Lois McClure and her son Jim enjoyed celebrating with Brenda the naming of CHT's headquarters as the "McClure Torpy Building."





Cornerstone Community

Cornerstone Community donors make multi-year pledges to support our operations, giving us the confidence of knowing that we can plan for a solid future of serving individuals and families in need of housing. If you are interested in becoming a Cornerstone Community member and sustaining our programs, please contact us.

Martha Abbott
 Kenneth & Gail Albert
 Stephen Antell & Barbara Leaf
 Peter & Michelle Asch
 Joni Avrutick & Ylota Ahladas
 Gretchen Bailey
 Jessie Baker
 Susan & Coleman Baker
 Jill & Alexander Barclay
 Ryan Bartley
 Stephanie & Denis Barton
 Al Belluche
 Jan Blomstrann
 Michael Boardman
 John Bossange
 Kathleen Boyce
 Ian Boyd & Georgia Kennedy
 Yves Bradley
 Jesse Bridges
 Patrick Brown Beckford
 Jessica & John Brumsted
 Ann Buchanan Till & George Till

Linda Carroll
 Dennise Casey & Neale Lunderville
 Ann & Alan Charron
 Peter Clavelle & Betsy Ferries
 Tom Clavelle & Wendy Saville
 Hal Colston
 Beach Conger & Trine Bech
 Susan & Frank Connors
 Maureen Dakin
 Cecilia & Matthew Daly
 Jeffrey Davis
 Jacqueline DeForge
 Sofi Dillof
 Alida & John Dinklage
 Chris Donnelly & Nina Chill
 Sandra & John Dooley
 Brian Dunkiel & Leslie Halperin
 Mary Fillmore & Joanna Rankin
 Linda Fishell
 Susan & Jim Fitzpatrick
 Marion & James Foley
 Dawn & Kevin Francis

Mary Gade
 Mary & Norman Gauthier
 Douglas Gentile
 Bill & Debra Gottesman
 Lesley Graham
 Rosalyn & Thomas Graham
 Jana Granzella
 Virginia & Arthur Greenblott
 Beth & Paul Gutwin
 Joyce & Joseph Hagan
 Robbi Handy Holmes
 Eric Hanson
 Helen Head & Thomas Mercurio
 Julia & Mark Hegedus
 Jonathan & Lori Houghton
 Maisie Howard & Travis Morrison
 Rick Hubbard
 Theresa Hudziak
 Elizabeth Humstone
 Catherine Hunter
 Susan Hurd
 Schuyler & Penrose Jackson

Scott Johnstone
 William Keyser
 Ron & Sandra Kilburn
 Lisa Kingsbury
 Lillian & Thomas Koerner
 Josh Koldys
 Larry Kupferman & Susan Schoenfeld
 Lisa Kusel & Victor Prussack
 Henry & Molly Lambert
 Joseph & Karen Lambert
 Katie Langrock
 Thomas & Diane Leavitt
 Robyn & Stephen Leffler
 Helmut & Joan Lenes
 Dan & Ann Lerner
 Deborah Lichtenfeld & Jeffrey Schulman
 Christine Lobel
 Mike & Victoria Loner
 Brian Lowe & Hillary Anderson
 Kathy & Daniel Luce
 Mary Mac Ewan
 Gerald & Jean Marchildon

Kerrie Mathes & Creston Lea
 Mark & Katherine Mayer
 Maria McClellan & James Brumsted
 Jackie & David McMakin
 Karen & Larry Medsker
 Jessica Meller
 Bridget & Nicholas Meyer
 Eric & Elizabeth Miller
 Marjorie Minot
 Michael Mittag & Penelope Tompkins
 Michael Monte & Wendy Hess
 Katharine Montstream & Alan Dworshak
 Sherrill Musty
 Sarah Muyskens & Michael Green
 Radetta Nemcosky
 Carol & Paul Ode
 John Olson
 Nancy Owens & Donal Dugan
 Ricky Padgett & Greg Vrona
 William Parkhill & Carol Hinson
 Karen Paul & Mark Saba
 Deta & Bryan Pearce
 Willie Pearson
 Fred Peet
 Paul & Dorothea Penar
 Mark & Claudia Pfaff
 Rachyl & Steven Phillips
 PlaceHolder Foundation
 Cassie Polhemus
 Margaret Pond & Jim Rader
 Susan Posner-Jones & Paul Dickin

Katharine Powell
 Quantum Leap Capital
 Rebecca Ramos
 Judy Raven & Lee Suskin
 Todd Rawlings & Kathy Fox
 Cecilia Redmond
 Gloria Regan
 Theodore & Helen Riehle
 Lynne & Robert Robbins
 Patrick Robins & Lisa Schamberg
 Andrea Rogers
 Alan & Cynthia Rubin
 Janet Rutkowski & John Sharpless
 Karen Ryder
 Beth Sachs
 Lauren Sampson & John Slinkman
 Mark & Rosalind Saunders
 Ann & Fred Schmidt
 William & Katherine Schubart
 Wayne Senville & Lila Shapero
 Susan Shane & Charles Maclean
 John & Dianne Shullenberger
 Virginia Simmon
 John & Nancy Simson
 Donald Sinex
 Alec Slater
 Avery Smith
 Cooper Smith
 Jeff Smith & Kristin Allosso
 Malcolm Smith & Marcia Reese
 Nanci Smith
 Vicky Smith & David Porteous

Linda & Mark Snelling
 Joe Speidel
 Rebecca Ramos
 Kerin Stackpole & Maria McGrath
 Dan & Jan Steinbauer
 Steven Stitzel & Patti Page
 Mary Sullivan
 William & Karen Talentino
 Theodore & Helen Riehle
 Lynne & Robert Robbins
 Patrick Robins & Lisa Schamberg
 Andrea Rogers
 Alan & Cynthia Rubin
 Janet Rutkowski & John Sharpless
 Karen Ryder
 Beth Sachs
 Lauren Sampson & John Slinkman
 Mark & Rosalind Saunders
 Ann & Fred Schmidt
 William & Katherine Schubart
 Wayne Senville & Lila Shapero
 Susan Shane & Charles Maclean
 John & Dianne Shullenberger
 Virginia Simmon
 John & Nancy Simson
 Donald Sinex
 Alec Slater
 Avery Smith
 Cooper Smith
 Jeff Smith & Kristin Allosso
 Malcolm Smith & Marcia Reese
 Nanci Smith
 Vicky Smith & David Porteous

Community Campaign

Annual giving provides CHT the ability and flexibility to serve thousands of people each year with our housing, resident services, education, and counseling programs. This support ensures that we remain relevant to the needs of the people and communities we serve. All donors are recognized alphabetically and are from FY 2020, which runs from October 1, 2019 to September 30, 2020. Gifts made after that date are appreciated, and will be recognized in next year's report. Please accept our apologies for any omissions or errors, and do let us know if we've made a mistake.

Anonymous (9)
 Susan Ainsworth-Daniels
 Kenneth & Gail Albert
 Susan Alden
 Adolfo Alonso-Lopez
 Brendan Andrews
 Stephen Antell & Barbara Leaf
 Mistie & Craig Bacon
 Robin Barnett
 Ann & Duncan Barrett
 Michael Bassett
 Marcel Beaudin
 Michael Gurdon & Alice Beisiegel
 Kandace Benedini
 Nancy Benerofe
 Louann Beninati
 Roger Bennett
 Sandra Berbeco
 Betsey Berryman
 Kathy Beyer
 John & Brenda Bisbee
 Marc Estrin & Donna Bister
 Alan Blaise
 Samuel & Geraldine Bloomberg
 Debra Blumberg & Michael Healy
 Paul & Nancy Bohne
 Lori Boisjoli
 Amy & Mike Bourgea
 Terrill Bouricius & Catherine Lamb
 Thomas Broido
 Mary & Charles Brush
 Sara Burchard
 Edward Carroll
 John & Deb Caulo
 Jody Chamberlain
 Luke Clavelle
 Dorothy Commo
 Jack Commo & Alexandra Spannaus
 Beach Conger & Trine Bech
 Susan & Frank Connors
 Sally & David Conrad
 Virginia Coolidge
 Dallas Cooper

Dean Corren & Cindy Wolkin
 Trafton & Laura Crandall
 Donald & Lynn Cummings
 Ann & Fred Curran
 Josie & Matt Curtin
 Maureen Dakin
 Elizabeth Davis
 Gerald & Karin Davis
 John Davis & Bonnie Acker
 Ray Davis
 Bo Dayton
 Amy Demetrowitz
 Mrs. Joan Demetrowitz
 Donald & Judith Dickson
 Robert DiPalma & Theresa Alberghini
 DiPalma
 Catherine Domareki
 Chris Donnelly & Nina Chill
 Kate & Richard Donnelly
 Sandra & John Dooley
 Anne & Greg Doremus
 Ruth Drake
 Bridget Edwards
 Bruce Elliott
 Nancy & Russell Ellis
 Roseanne & Ralph Esposito
 Rebecca Faour
 Terri & Rich Feeley
 Patricia Fontaine
 Margaret & Steve Foster
 Cathy & Joseph Frank
 Marian Fritz
 Andrew & Aimee Frost
 Cathleen Gent & Frances Huntoon
 Mary & John Gersbach
 Mary McGinley
 Thomas Gioia
 Barbara Glade
 Paula Godfrey
 Christine Goldsborough
 Susan Gordon
 Valerie Graham
 Walt Greiner

Courtney & E. Glenn Griesser
 Dieter & Valerie Gump
 Mary Gundel
 Dil Gurung
 Robert & Ann Hollowell
 John & Marilyn Hardacre
 Winston & Mary Hart
 Janet Harvey-Coutrayer
 Stephanie Herrick
 Daniel Higgins
 Bo & Vicki Hill
 Judy & Lonnie Hines
 Carol Hinkel
 Charles Hoag
 Erik Hoekstra & Kortnee Bush
 Kathy Hollandsworth
 Bob Holt & Jeanne Boucher
 Donald & Mary Ann Horenstein
 Virginia & Gerald Hornung
 Helen & John Hossley
 Mary Houghton
 Thomas Hughes
 Elizabeth Humstone
 Kathleen Hurlley & John Gallagher
 Mia Joiner-Moore & Elizabeth Moore
 Ben Joseph
 Timothy & Frances Kahn
 William Kelly
 Steve & Kelly Kendall
 William & Julie Kennaugh
 Trinkia Kerr & Kenneth Schatz
 Jane Kiser
 Jane Knodell & Ted Wimpey
 John Kourtras
 Pamela Kraynak
 Anne Kreisel
 Fred "Chico" Lager & Yvette Pigeon
 Deborah Laird
 Helmut & Joan Lenes
 Frank & Meg Lenti
 Jackie Levine
 James Libby
 James & JoAnne Limanek

Marjorie & Michael Lipson
 Josephine & Joe Lisaius
 Addie & Emily Livingston
 Carol Livingston & Gary Golden
 Noelle Mackay
 Sara & Chuck Maddocks
 Erhard & Sydney Mahnke
 Linda & Thomas Mansfield
 Gil Mathys & Lynda Siegel
 Stephen Mayer
 Karen McAndrew-Allen
 Kevin McAteer & Tage Lijja
 Ashley McAvey
 Andrew McClellan & Alice Brown
 Elaine McCrate
 Bruce McKenzie
 Dan Mendl
 Leslie Mercy
 Laura Merriam & Francis Benoit
 Helen & Elisabeth Mickenberg
 Karl Miller
 Tudor & Irina Mocanu
 Francesca Moravcsik
 Andrea Morgante
 James & Gretchen Morse
 Gillian Nanton
 Doug Nedde & Heidi Tappan
 Mary Neighbours & Tom Vogelmann
 Russell Newton
 Kyle Nicholls
 Stephen & Anna Niemiec
 Barbara Nolfi & Don Schramm
 Eve Norris
 Steve Oakland & Susan Deppe
 Joyce Oetjen
 Paul Orgel & Sharon Lamb
 Elizabeth Palchak
 Charles Patullo
 Martha Perkins
 Darrilyn Peters
 Sarah Pritchard
 Cheryl Read
 Gloria Regan

Joseph Reinert & Shakuntala Rao
 Daniel Richardson
 Marilyn Richardson
 Nancy & Peter Richardson
 Tamara Rimash
 Lillian & Richard Robinson
 Claudia & Lewis Rose
 Tom Rugg
 Janet Rutkowski & John Sharpless
 Susan Saferstein
 Dr. J & Hope Schultz
 Jacquelyn Schultz
 Michael Schultz
 Eric Schulz
 Anya Schwartz
 Martha Seagrave & Kurt Kaffenberger
 Patricia Seal
 Howard & Barbara Seaver
 Lejla Sehovic
 Margaret Skinner
 Julie Soquet
 Joe Speidel
 Paul & Janet Spittler
 Julie & Scott Springer
 Dr. Marga & Glenn Sproul
 Lisa Steele
 Melanie & Larry Steeneck
 Fran Stoddard & Harry Grabenstein
 Timothy & Shellie Streeter
 Linda Sukop & Maya Arima
 Roberta Summers
 Gaye Symington & Chuck Lacy
 Buddhi Tamang
 Harrison Terrell
 Patrice Thabault
 Jessica Tharpe
 Myron Toomey
 Kevin Trainor & Anne Clark
 Vicki Tucker
 Cynthia Turcot
 Mark & Robin Twery
 Mary Twitchell
 Diana & Matt Vachon
 Helen Valine
 Katherine Valloch & Dan Bradley
 John Vogel
 Peter & Julia Voll
 Steve Walka
 Barbara Walker
 Karina & Stuart Warshaw
 G Scott Waterman & Sandy Steingard
 David Watts & Lynne Bond
 Stuart Weiss & Michelle Lefkowitz
 Joyce & Albert Weldon
 Tod & Yvonne Whitaker
 Valerie Wilkins & Dean Bloch
 Wayne & Frances Williams

Jessica Wilson
 Tom Wilson & Kristin Blodgett
 Patricia Witherell
 Ellen Wolfson & Neil Groberg
 Jean Wright
 Michael & Janet Yantachka
 Marjorie & Linda Yates
 Jane & Tom Zenaty

In honor of John & Melissa Cronin
 Joseph & Dale Boutin

In honor of Martha Marciel
 Julie Gurney

In honor of Brenda Torpy
 Lynn Vera & Pam Gale

In memory of Joshua Thermanen
 Bruce Beers
 Judy & Robert Brod
 Amy Bruner
 Pamela Eveline
 Amy Fine
 Richard Horn & Ann Patterson
 Ron & Sandra Kilburn
 John & Susan Louchheim
 Karen & Robert Miller
 Michael Miller & Mary Ringgold
 Patricia Pye
 Patricia Reasoner
 Sally Roberts
 Earlene Smith
 Walter & Ann Stein
 Judith & Mati Toom
 Brenda Torpy & Ken Messing



Will Kasso Condry of Juniper Creative LLC

Lois H. McClure Homes Forever Fund

Our endowment fund, managed by local investment firm Hanson & Doremus, provides an annual distribution to underwrite our operations. This fund, supported by dozens of donors, was established to create a permanent source of funding to go hand-in-hand with our commitment to permanently affordable housing. If you are interested in making a gift to the Homes Forever Fund, please call us to discuss.

Anonymous (3)
 Isabella M. Acker*
 L. Randolph & Jane Amis
 Lewis & Dorothy Amis
 Dr. David and Meredith Babbott*

Jeanne A. Boucher & Bob Holt
 Steven Bourassa
 Joseph & Dale Boutin
 Peter Clavelle & Betsy Ferries
 Jim & Andrea Crook

John E. Davis & Bonnie Acker
 Donald & Judith Dickson
 Chris Donnelly & Nina Chill
 Laurie Drew
 John* & Jane Ewing
 Eric F. Farrell
 F&M Development Company
 Mark Gilbert & Theresa Fortner
 Dr. Arnold & Virginia Golodetz*
 Rosalyn & Thomas Graham
 Timothy & Laurie Gutchell
 Hardy Structural Engineering
 The Hartland Group
 Mary A. Heher
 Erik Hoekstra
 Donald & Mary Ann Horenstein
 Gerald K & Virginia A Hornung
 Pamela M. James
 KeyBank
 Lang McLaughry Spera
 George & Elaine Little*
 Noelle J. MacKay
 Lois H. McClure
 Dan Mendl
 Michael Monte & Wendy Hess
 Dan Morrissey
 Jeanne Morrissey
 Junius Powell*
 Mary Powell & Mark Brooks
 Brigitte Ritchie
 Robert & Lynne Robbins
 Pauline Rowe*
 Tyler M. Scott & Dorothy Watson
 Olivia Slade
 Barbara W. Snelling* & Family
 Amy E. Tarrant Foundation
 Brenda Torpy & Ken Messing
 Eileen S. Townsend
 Amy Wright & Gil Livingston
 Wright & Morrissey

* deceased



Organizational Giving

Many businesses, government agencies and charitable foundations support CHT's operations, programs and real estate development activity through loans, grants, gifts and in-kind donations. We appreciate receiving this support from our community. Below is an alphabetical listing of those who supported our work in FY 2020.

- | | | |
|------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| Anonymous | Freeman French Freeman, Inc | Redstone Commercial Group |
| AmazonSmile Foundation | Gay & Lesbian Fund of Vermont, Inc. | Sisters of Mercy of the Americas |
| Burlington Electric Department | The Gottesman Fund | St. Catherine of Siena Parish Charitable Trust |
| City of Burlington Housing Trust Fund | Green Mountain Compost | TD Bank |
| City of Burlington Community Development Block Grant | Green Mountain Power Corp | TD Charitable Foundation |
| Calvert Foundation | Hoehl Family Foundation | Town of Shelburne Social Services Committee |
| Century 21 Jack Associates | Housing Partnership Network | USDA – Rural Development |
| Chittenden County Regional Planning Commission | Jericho Management Co., LLC | UVM Medical Center |
| Citizens Bank Foundation | Key Bank Foundation | SCHIP's Treasure Resale Shop |
| Citizens Housing and Planning Association | Maggie Walker Community Land Trust | State of Vermont |
| Community National Bank | Mascoma Bank | Department for Children and Families |
| Congregational Church of South Hero, U.C.C. | Mutual of America Life Insurance Company | Office of Economic Opportunity |
| Costco Wholesale Corporation | Necrason Group | Department of Housing and Community Development |
| Duncan Wisniewski Architecture | NeighborWorks@ America | Vermont Community Development Program |
| Dunkiel Saunders Elliott Raubvogel & Hand, PLLC | Network for Good | Vermont Coffee Company |
| Evernorth | New England Federal Credit Union | Vermont Community Foundation |
| Federal Home Loan Bank of Boston | North Country Federal Credit Union | Vermont Gas Systems |
| Flatbread Ventures, LLC | Northfield Savings Bank | Vermont Housing and Conservation Board |
| | PayPal Giving Fund | Vermont Housing Finance Agency |
| | Petropreneur | |

Covid-19 Response Fund

CHT's work to ensure the safety of our 6,000 residents and 100-plus staff during the pandemic would not have been possible if it weren't for the generosity of our community and partners. We have participated in and have helped lead the State's and communities' response to identify vulnerable populations and find solutions, and to respond to the needs of our residents and homeowners. All of this was done with a goal of trying to prevent people from getting sick from or spreading the coronavirus, and to ensure that people are supported both economically and socially. Thank you for your gifts to this difficult work.

Anonymous	Shannon Jackson	Marilyn Richardson
Dorothy & Lewis Amis	Nina Jaffe	Lynne & Robert Robbins
LouAnn Beninati	Martha Seagrave & Kurt Kaffenberger	Janet Rutkowski & John Sharpless
Valerie Wilkins & Dean Bloch	Stephen Antell & Barbara Leaf	Todd Silk
Jessica & John Brumsted	Amy Wright & Gil Livingston	Myo Than
John Kassel & Julie Campoli	Addie & Emily Livingston	Ken Messing & Brenda Torpy
Thomas Clarke	John & Susan Louchheim	Lindsay Vannarsdall
Nina Chill & Chris Donnelly	Stephen Mayer	Vermont Housing and Conservation Board
Patricia Fontaine	Bruce McKenzie	Vermont Housing Finance Agency
Lynn Vera & Pam Gale	NeighborWorks® America	Tod & Yvonne Whitaker
Debra & William Gottesman	The Pennywise Foundation	Jane & Tom Zenaty
Julie Gurney	PlaceHolder Foundation	
Impact Assets c/o Calvert Foundation	Kathy Powell	



Susan's Fund

Susan Ainsworth-Daniels passed away this year following complications from a surgery. Susan worked at CHT for almost 30 years providing support for both residents and staff alike. It's hard to overstate how much a loss for our community this is, and how many people's lives are better because of Susan's work. We created a fund in her honor to support the next generation of social workers. Thanks to all who have contributed.

Ryan Addario	Lynn Davis	Anne & Brendan Hogan	Linda & Thomas Mansfield	Judith & Kenn Sassorossi
Larry & Lisette Baxter	Donald & Martha Dewees	Pam Hunt	Neil Martin	Laura Solomon
Mike & Beth Bozik	Harold Diaz	Susan & George Johanson	Michael McNamara	G Scott Waterman & Sara Steingard
Margaret Bozik	Nina Chill & Chris Donnelly	Ron & Sara Kilburn	Tudor & Irina Mocanu	Michelle Thomas
Sarah Carpenter	Jonathan & Alicia Draper	Linda LaBonte	Klare Nevins	Ken Messing & Brenda Torpy
Jason Chadbourne	Ray & JoAnn Dusharm	Frank & Meg Lenti	John Olson	Robin Way
Cayla Chaloux	Rebecca Faour	Amy & Robert Leuchs	John Pierce	Shorey Wilson
Jason Chizmar	Keith Franchetti	Lance Lindgren	Susan Prager	Bob Wolford
Michelle Collins	Nancy Goodrich	Amy Wright & Gil Livingston	Cheryl Read	Janet Young
Matthew Conklin	Janet Green	Addie & Emily Livingston	Cynthia Reid	
George & Dorothy Cross	Debbie Hergenrother	Michael & Victoria Loner	Lynne & Robert Robbins	

Planned Gifts

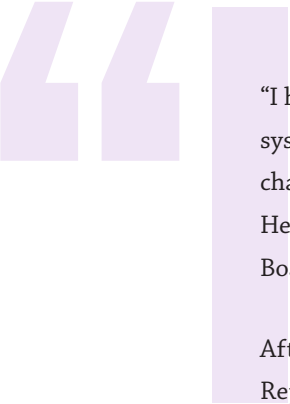
Several people have remembered CHT when doing their estate planning. This generosity is greatly appreciated, and ensures that our communities will remain affordable far into the future. If you have included CHT in your will or other estate plans and would like to be listed, please let us know by contacting Chris Donnelly at (802) 862-6244. He can also help you if you'd like to understand more about this opportunity to leave behind a legacy of communities that will be affordable to all.



Dr. David & Meredith Babbott*	Don & Mary Ann Horenstein	Pauline Rowe*
Peter Clavelle & Betsy Ferries	Ron Manganiello & Ellen Bernstein	Brenda Torpy & Ken Messing
Patricia Fontaine	Willie Pearson	Amy Wright & Gil Livingston
Dorothy Hines*	Junius Powell, III*	
Elizabeth Humstone		* deceased

“ I’m truly
thankful for the
work of CHT.

”



“I hope that by understanding people and systems, I can help others advocate for positive change in our community,” shares Helen Head. Helen joined the Champlain Housing Trust Board of Directors in January, 2020.

After serving for 16 years as a State Representative for South Burlington, Helen is known as a steadfast advocate. She admits that she didn’t always see herself that way.

Born in Georgia during the early years of the Civil Rights Movement, Helen remembers when her campus became integrated during her senior year of high school. The racial violence that followed shocked her.

“I wasn’t an advocate yet, but that experience planted the seeds.”

Helen went on to complete her undergraduate degree and worked as a legal aid paralegal for almost a decade. Eventually, she settled down in Vermont and completed her master’s degree while serving as executive director of Project Home – now HomeShare Vermont – a non-profit that brings people together by sharing homes.

After years of working for non-profits, Helen decided to run for a House seat in 2002 and won. She served as chair of the General, Housing, and Military Affairs Committee for 12 of her 16 years, where she regularly heard from CHT staff and residents and became familiar with its mission to steward affordable housing in the community.

“CHT staff came to us with data demonstrating the low housing vacancy rate and the huge gap in housing affordability. I also learned about the link between access to housing and achieving good health and stable employment for low and moderate income Vermonters.”

This realization cemented her commitment to affordable housing and prompted a deeper involvement. Working alongside affordable housing advocates like CHT, Helen helped secure a \$37 million housing bond that the Vermont Legislature passed in 2017.

With this funding, CHT was able to develop new properties in St. Albans, South Burlington and in Burlington that have added 166 affordable rentals to these

communities. A quarter of these apartments are designated for homeless households and come with supportive services – a provision championed by representatives like Helen, in collaboration with CHT.

Even with these new resources, Helen knows that too many families still struggle to find safe, affordable housing. That’s why she decided to volunteer to serve on the CHT Board.

“This year especially, I’ve seen the value of having a strong community-based organization to jump in and support people impacted by the pandemic,” she says. “I’m truly thankful for the work of CHT.”



Congress Street Apartments, St. Albans, at the end of construction.

Treasurer's Report

DEAR MEMBERS, PARTNERS AND STAKEHOLDERS,

There was nothing usual about this past year. This is also true of CHT's fiscal year, with our finances buoyed by programs quickly established to respond to the pandemic and support the most vulnerable Vermonters.

Without any hesitation, I am pleased to report that the CHT staff carried out their stewardship of the organization's finances professionally, with the strictest safeguards, and with transparency. All of this occurred with new systems and new leadership that were quickly implemented in order to insure the health and safety of staff while insuring that the bills were paid.

Our auditing firm remarked that CHT finance staff were orderly and professional. CHT's audit was received without any findings and with no management recommendations.

CHT's Board takes its fiduciary responsibility seriously. Throughout the year, and as customary, the CHT Audit and Finance Committee reviewed finances each month and the Board reviewed all financials quarterly.

There were several significant items in this year's financials:

- Two new properties were added to our portfolio that significantly increased our assets. This is due to our purchase of two hotels paid for by an allocation of Federal CARES Act funds by the State Legislature through the Vermont Housing and Conservation Board. These properties are used to house the homeless, and were purchased debt free. In addition, you will see a significant increase in grant revenue. This was for the same activity.
- We were also able to secure a Payroll Protection Program loan from the Federal government which we hope will be forgiven in the current fiscal year; and
- During the audit, staff identified net assets that were unnecessarily being reported with donor restrictions. The assets identified were Covenants on our Shared Equity homes. An analysis was completed and a prior period adjustment to restate our 2019 balance sheet was done. These assets are now properly reflected on our balance sheet as Net Assets Without Donor Restrictions.

It is a pleasure to serve as your Treasurer.

Sincerely,

Jeff Smith
Board Treasurer



Consolidated Statements of Financial Position

ASSETS	2020	2019	LIABILITIES AND NET ASSETS	2020	2019
Current Assets			Current Liabilities		
Cash—Operating, Property Accounts	\$5,858,164	\$6,335,999	Accounts Payable	\$567,356	\$678,855
Lois H. McClure Homes Forever Fund	2,171,701	229,673	Accrued Expenses	424,931	291,649
Cash—Loan Fund	679,360	722,792	Accrued Interest	154,746	153,549
Rents Receivable	292,919	275,069	Accrued Vacation Pay	309,716	262,236
Pledges Receivable—Current	376,066	276,539	Security Deposits	802,362	727,898
Development Fees Receivable	566,400	893,500	Reserve Deposits Held	33,697	149,386
Homeownership Tax Credit Receivable	—	414,001	Prepaid Rent	164,329	120,494
Property and Leaseholder Receivable	233,309	322,600	Deferred Revenue—Current	226,000	199,831
Other Receivables	699,516	270,331	Line of Credit	—	500,000
Grants Receivable—Current	1,022,079	353,926	Current Portion of Capital Lease	22,831	21,922
Inventory	4,770	4,244	Current Portion of Long Term Debt	3,249,862	4,622,360
Prepaid Expenses	358,168	288,258	TOTAL CURRENT LIABILITIES	\$5,955,830	\$7,728,180
Notes Receivable—Current Maturities	116,134	173,770	Long Term Debt, Less Current Portion	69,494,807	65,760,758
TOTAL CURRENT ASSETS	\$12,378,586	\$10,560,702	Deferred Interest	9,953,584	7,983,719
Cash—Restricted Deposits, Funded Reserves & Development Accounts	8,620,277	6,171,038	Capital Lease Payable	900,946	923,777
Notes Receivable	20,788,968	20,636,884	Refundable Advance—Paycheck Protection Program	1,188,035	—
Less Current Maturities	(116,134)	(173,770)	TOTAL LIABILITIES	\$87,493,202	\$82,396,434
Notes Receivable, Less Current Maturities	20,672,834	20,463,114	Net Assets		
Pledges Receivable—Long Term	222,950	517,382	Without Donor Restrictions	68,091,067	49,540,456
Grants Receivable—Long Term	—	50,000	With Donor Restrictions	17,010,052	18,131,232
Covenants			TOTAL NET ASSETS	85,101,119	67,671,688
Housing Covenants	20,043,997	19,656,785	TOTAL LIABILITIES & NET ASSETS	\$172,594,321	\$150,068,122
Land—Shared Equity Program	13,269,065	11,373,062			
TOTAL COVENANTS	33,313,062	31,029,847			
Equity in Partnerships	172,065	173,048			
Investment in HIPEX (captive insurance)	333,535	347,411			
Property & Equipment					
Land—Rental Properties	20,012,062	18,994,297			
Buildings Held for Rent	105,390,646	87,474,157			
Office Fixtures, Equipment & Appliances	1,116,486	929,487			
Work in Progress	1,299,120	2,046,651			
Total	127,818,314	109,444,592			
Less Accumulated Depreciation	(30,937,302)	(28,689,012)			
Net Property & Equipment	96,881,012	80,755,580			
TOTAL ASSETS	\$172,594,321	\$150,068,122			

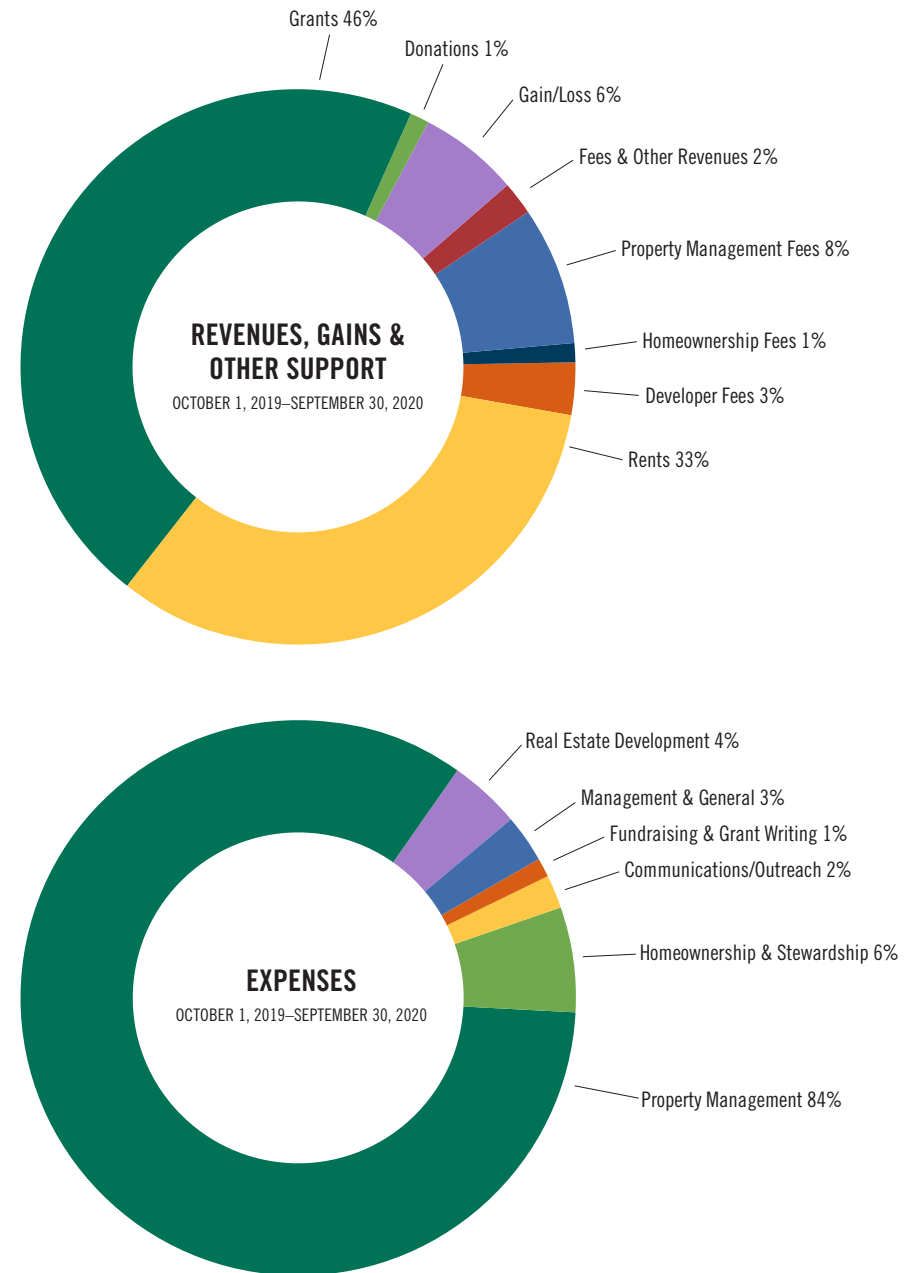
Note: The increase in Assets in FY 2020 was largely driven by property purchased with CARES Act funding to house people experiencing homelessness as a response to the public health emergency caused by Covid-19.

Unaudited – Full Copies of Our Audited Financial Statements Are Available Upon Request.

Consolidated Statements of Activities

FOR YEARS	2020	2019
Revenues, Gains & Other Support		
Grants	\$18,998,429	\$1,904,205
Donations	257,065	986,277
Rents	13,762,985	12,787,923
Gain/Loss		
Gain/Loss on Investment	83,832	(23,572)
Gain on Sale of Properties	1,638,548	639,175
Gain/Loss on Investments in Partnership Equity	3,828	241,066
Capital Gain on Sale or Disposal of Property	337,800	343,264
Forgiveness of Debt	364,643	—
SUBTOTAL GAIN/LOSS	2,428,651	1,199,933
Property Management Fees	3,303,821	2,951,866
Homeownership Fees	523,777	536,156
Developer Fees	1,247,461	890,700
Fees & Other Revenues	791,885	1,223,531
TOTAL REVENUES, GAINS & OTHER SUPPORT	\$41,314,074	\$22,480,591
Expenses		
Management & General	586,658	402,607
Fundraising & Grant Writing	276,910	286,823
Communications/Outreach	344,063	318,106
Homeownership & Stewardship	1,480,542	1,614,304
Property Management	19,621,497	18,699,357
Real Estate Development	959,310	1,228,638
TOTAL EXPENSES	\$23,268,980	\$22,549,835
Change in Net Assets	18,045,094	(69,244)
Net Assets at Beginning of Year	67,671,688	67,686,294
Transfer in Partnership Interest	(615,663)	54,638
NET ASSETS AT THE END OF YEAR	\$85,101,119	\$67,671,688

Note: The increase in Assets in FY 2020 was largely driven by property purchased with CARES Act funding to house people experiencing homelessness as a response to the public health emergency caused by Covid-19.



CHAMPLAIN HOUSING TRUST STAFF (10/1/19–12/31/20)

Melissa Abbott
Susan Ainsworth-Daniels
Kathleen Audy
Bernard Bailey
James Baker
Kathryn Baudreau
Amy Bean
Jeffrey Bergeron
Michaela Bicknell
Keith Borak
Joanne Bottger
Macey Bouffard
Michael Bourgea

Margaret Bozik
Jonathan Breen
James Breen
Anthony Cantrell
Joshua Carey
Melissa Carter
Cayla Chaloux
Joshua Chant
Rebecca Cloutier
Connor Clune
Michelle Collins
Christopher Comiskey
John Commo

Matthew Comstock
Tammy Cooke
Victoria Craik
Steven Crawford
Anthony Currier
Elizabeth Curry
Josephine Curtin
Patrick Dattilio
Nan Daudelin
Lynn Davis
Scott Decatur
Amelia Demetrowitz
Zijad Dobraca

Christopher Donnelly
Ambrose Douti
Chelsea Draper
Sead Drijacic
Donal Dugan
David Dumas
Thomas Duval III
Olivia Eggert
Jacob Elkins
Rebecca Faour
Richard Farr
Ivan Favreau
Peter Fisher

Julie Fisher
Benjamin Flinn
Stacy Forrette
Hannah Gale
Ishag Garelnabi
Cheri-Lee Gaudreau
Barbara Gerles
William Groseclose
Daryl Hamelin
Ieshia Harris
Janet Harvey-Coutrayer
Joshua Headrick
Nathan Heald

Marissa Hehir
Anna Herman
Judith Hines
Mimi Hsu
Pamela Hunt
Habiba Ibrahim
Joel Jarvis
Jusinta Katon
Bobbie Kinneston
Botur Kosimov
Todd Lavigne
Jesse Lee
Frank Lenti

Michael Leopold
Robert Leuchs
Heather Little
Adrienne Livingston
Denisa Macias
Sara Maddocks
Linda Mansfield
Jaclyn Marcotte
Shelley Marshall
Suzanne Martin
Daysha Mashak
Kobe Mazza
Anthony Mazza

Michael McCaffrey
Daniel Mendi
Kirsten Merriman Shapiro
Ann Milizia
Karen Mitchell-Ruben
Siyat Mohamud
Michael Monte
Eric Mousin
Sarah O'Neill
Michael Ohler
Renee Palin
Liv Patullo
Charles Patullo

Alyssa Peteani
Christin Pounds
Cheryl Read
David Riegel
Nicole Russell
Daniel Ruth
Zerrin Sehovic
Rajesh Shah
Jonathan Shenton
Caitlin Sicard
Emily Taylor
Meghan Tedder
Joseph Tomlinson

Brenda Torpy
Richard Trahan
Avisa Tuigere
Constance Van Dine
Sylvie Vidrine
William Welcome
Donal Williams
Victor Wu
Hallyann Yandow



We are proud to be affiliated with the following organizations. Their advice, leadership, and support makes our work possible.



VERMONT HOUSING and CONSERVATION COALITION





CHAMPLAIN
HOUSING TRUST
WWW.GETAHOME.ORG

SUSAN'S PLACE

OFFICE & LEASING
802-862-6244



27 SUSIE WILSON ROAD

**CHAMPLAIN
HOUSING TRUST**

88 King Street, Burlington, VT 05401
www.getahome.org
TOLL FREE 877-274-7431

/chtrust /chtrust

2008 RECIPIENT

CHT acquired the Baymont Hotel in Essex Jct. and renovated it into a 68-apartment building to house people coming out of homelessness. It's renamed Susan's Place in honor of the life's work of Susan Ainsworth-Daniels who passed away last Spring due to complications after surgery. Susan was a social worker who worked at CHT for decades.