



Butternut Grove CONDOMINIUMS



36 Malletts Bay Avenue, Winooski

Developer: Champlain Housing Trust

Builder: Snyder Homes

Total Development Cost: \$7.8M

BUTTERNUT GROVE CONDOMINIUMS is an urban infill development in Winooski, Vermont's most densely populated city and was completed in 2022 – the city's centennial year.

In 2021, the City of Winooski provided the Champlain Housing Trust land in front of the O'Brien Community Center on Malletts Bay Avenue to construct the 20 condominiums helping reduce the overall cost of the development. The homes were made more deeply affordable from three sources of subsidy to reduce sales prices by approximately \$165,000 below market value, and they will remain affordable through CHT's **Shared Equity Homeownership program**.

CHT's Shared Equity Homeownership program uses subsidy from public and private sources to reduce the amount that a buyer has to borrow to make the purchase affordable to them. Owners secure their own mortgage, pay property taxes and enjoy the other benefits – such as building equity – and responsibilities of homeownership. When they decide to sell, owners only take a portion of the increased market value of the home, ensuring the home will be affordable to future buyers.

ABENAKI LAND ACKNOWLEDGEMENT

Winooski is located within Ndinakina (in-DAH-kee-NAH), the homeland of the Western Abenaki people, and is named after the original Abenaki word "Winoskitekw," or "onion land river," in relation to the Winooski River in Vermont. The City of Winooski has formally acknowledged that the community was built upon the unceded land of the Abenaki people, and recognize that the Abenaki people, their culture, and their experiences are fundamental to the existence and culture of the city.

THE FINANCING

In addition to the land from the City, CHT received a construction loan of \$4.25 million from the Housing Partnership Network and a \$40,000 grant from NeighborWorks® America to underwrite the development. Three sources provided roughly \$4.4 million in subsidy to make the homes affordable to the buyers:

- **Vermont Housing & Conservation Board.** Using resources allocated by the Vermont Legislature from the State's Property Transfer Tax, VHCB provided \$1,620,000 in subsidies.
- **State Affordable Housing Tax Credits.** The Vermont Housing Finance Agency allocated \$1,300,000 of state affordable housing tax credit equity as subsidy for the buyers.
- **New Market Tax Credits.** CHT worked with Smith NMTC Associates to access these credits, which were used for the first time in Vermont for a homeownership project and the first time nationally for shared equity homeownership. This added \$1,502,000 in subsidy.

Additional down payment assistance through CHT's **Homeownership Equity Program** was available for buyers who are Black, Indigenous, or People of Color. This program was funded by the **New England Federal Credit Union**.



THE HOMES

Butternut Grove has four different types of homes and price points:

- **Two 2-bedroom flats**, with 1.5 baths and 1,200 square feet, sold at \$143,500
- **Two 3-bedroom flats**, with 1.5 baths and 1,200 square feet, sold at \$154,500
- **Eight 3-bedroom townhomes**, with 2 baths and 1,300 square feet, sold at \$164,500
- **Eight 3-bedrooms row houses**, with 2.5 baths, 1,400 square feet and roof deck, sold at \$184,500

THE BUYERS

The households purchasing at Butternut Grove had incomes of no more than 100% of Area Median Income, or less than \$96,000 for a family of three.

THE LENDERS

The following financial institutions worked with buyers to provide mortgages for their purchase:

- New England Federal Credit Union
- Opportunities Credit Union
- Vermont Federal Credit Union
- Northfield Savings Bank
- Union Bank
- Academy Mortgage