

NEWS FROM CHAMPLAIN HOUSING TRUST | FALL 2022

At Home



CHAMPLAIN
HOUSING TRUST



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Meet our New Board Members!



KATE CAPPLEMAN SINZ was born and raised in North Carolina, until moving to the Green Mountain State in 2004 to pursue a Master's degree in Social Work. In 2011, Kate and her spouse Josh made Winooski their home through the CHT Shared Equity program. Kate is a social worker at UVM Pediatric Primary Care, where she has developed a dedication to addressing housing and other needs that impact the well-being of our community. She is active in the Winooski community, and is the parent of a student at JFK Elementary School. Kate enjoys adventures and travel, and simply spending time in the Vermont woods with her family.



NICOLE MACE is the Finance Manager at the Winooski School District. She has a law degree from the University of Pittsburgh and a Master's degree in Public Policy and Management from Carnegie Mellon University. Nicole is a parent of a student at JFK Elementary School in Winooski and has been a resident of Winooski since 2009. Nicole served on the Winooski City Council from 2015-2019, including a one-month stint as mayor. Nicole also currently serves on the Board of Directors for the Winooski Housing Authority.



ISSOUF OUATTARA was born in Ivory Coast (West Africa). At the age of 12, fleeing a social crisis, he moved to Burkina Faso where he completed both undergraduate and graduate degrees in business law (in French) and worked as a Legal Advisor with the debt collection department of a West African regional bank before his relocation to the United States in October 2010. He currently works as a maintenance unit supervisor at the University of Vermont. He also holds a Master's degree in Public Administration from UVM. He believes in self-awareness, tolerance, communication, and teamwork to promote a healthy, diverse, and inclusive community.



CHIP SAWYER is the Director of Planning and Development for the City of St. Albans. There he oversees the City's land use planning and permitting, community development, stormwater planning, property valuation, and special projects. Chip has previously worked as a Program Manager at the Center for Rural Studies at the University of Vermont and as a Senior Planner at Lamoille County Planning Commission. He holds Master's degrees in Public Administration and Natural Resource Planning from UVM. Chip grew up in the City of St. Albans and lives there with his family today.



Dear Members and Friends,

I LOVE THE FALL SEASON. Leaves turning, kids back in school, Halloween and Thanksgiving. For me, my energy picks up to meet the cool air and shorter days. And getting ready for winter.

When the weather turns colder, many people's minds turn to our community members without homes. While it's work that is done year round, it's logical that we have a heightened awareness when the temperature drops.

We have a lot happening to support our unhoused neighbors. We moved Harbor Place across Shelburne Road to the Days Inn, which we purchased with support from the Vermont Housing and Conservation Board. This is creating a better environment and facility for households who need emergency housing for the day or week. With the old buildings empty, we have begun the redevelopment of the property to a mix of rentals and homeownership, now called Bay Ridge. More on what we're doing with these properties on pages 6-7.

Soon, 72 apartments will be available at Zephyr Place in Williston with 38 of them reserved for homeless households – because as we all know, the best solution to homelessness is a home. This work is ongoing as well.

And we have taken on the management of the Elmwood Avenue Emergency Shelter Community

in Burlington – also known as the “pods” – after a few changes to make the community safer and more secure. We will report more on our work there in the coming months.

By the time you read this, we will have sold our last condo at Butternut Grove. We had a great event celebrating its completion recently, 20 new condominiums in Winooski on Malletts Bay Avenue. These homes sold quickly, and at a great price, so we are working to create other new home construction opportunities. Plans are in the works for Shelburne, Hinesburg, and Burlington – more opportunity for us to put our new Homeownership Equity Program (see page 9) to work.

What is great about CHT is that we are a community based organization, with a Board and committee structure that invites participation. And we have some of the best Board members anywhere. Take the time to read the bios of our four new board members on the facing page, and before it gets too cold, take a moment to relive some of the summer warmth with the pictures inside of annual Member's Day Picnic. We'll be looking forward to doing that again!

A handwritten signature in black ink that reads "Michael Monte".

Michael Monte, CEO

Music Man



ALBAN MALANDA LOVES TO CONNECT WITH PEOPLE.

It's one reason why he offered to serve as a member of Champlain Housing Trust's Rental Resident Advisory Committee. He feels it's important that residents have a place to advocate for themselves.

"That's a place where my voice can easily be heard relating to some situations that face residents. I wanted also to be representative as an African from Africa to contribute to the development of our community."

Alban has been a CHT resident since 2019, when he was among the first people to move in to the brand new Laurentide Apartments in Burlington.

"I was happy to see all this green environment, trees, mountains, hills, farms, Lake Champlain. I didn't have lots of difficulties to socialize with others because I spoke little bit of English from my country."

His connection with people extends to one of his other passions: music.

And there was plenty of it to enjoy at this year's Champlain Housing Trust Members' Day Picnic. The annual gathering of CHT residents, donors and staff created a fantastic atmosphere at North Beach in Burlington. Perhaps the most energetic part of the day was when Alban took the mic under his stage name *BUTALAKWAZEBI JACK BAUER CONGOLAIS 24H CHRONO*.

His dynamic performance of Congolese music quickly gained the attention of the crowd.

The rhythms not only earned a strong round of applause, but they even drew a few people out of their seats to dance.

"My favorite part of performing in front of people is when people sing and dance together with me."

It's clear from seeing Alban perform that he takes incredible pride in Congolese music and its influence on music throughout the world.

"All Congolese music, every style, comes from Rumba. The right name of that music in Kongo language was called Mukumba meaning belly button. That changed in Cuba during slavery because of the mispronunciation of Spanish speaking people and Mukumba became Rumba. We use drums and the main instruments are guitars. Nowadays, Rumba is played all over the world."

He has been making and performing music for four years now. He does it all on his own, creating the music, promoting it in the community. The songs provide a connection to his childhood in Brazzaville, capital of the Republic of the Congo. It's a positive, energetic sound that touches on a variety of topics including his life back in Brazzaville and his loved ones who are still there.

Alban arrived in Vermont on his own. He has a wife and children back in the Republic of the Congo who he's working to bring to the United States. He's found community among the sizeable Congolese population in Chittenden County.

"This is an awesome place to live, peaceful, clean and quiet. What I like the most is that I have a nice view to the Lake Champlain. I would tell people to come rent and live in CHT housing because the service is good, the rent amounts are affordable and they will live like home."

Alban sees many opportunities ahead. He is currently studying at Community College of Vermont and wants to realize his dream of owning a home. Of course, he is also excited to continue making new music that gets people out of their seats to dance.

Members' Day Picnic



Bay Ridge

A New Neighborhood in Shelburne



WHEN CHAMPLAIN HOUSING TRUST

PURCHASED the Econo Lodge on Shelburne Road in 2013 and began operating it as Harbor Place, there was always the idea that the property had a different future. That future is now.

The acquisition of the former Days Inn across Shelburne Road allowed us to move Harbor Place's operations to a safer and more sound building, setting in motion a redevelopment plan that will result in a mixture of nearly 100 new affordable

apartments and condominiums for sale in the Town of Shelburne, a community and a region sorely in need of more affordable options.

The work towards securing financing and permits are well underway for this new neighborhood called Bay Ridge. While two buildings will be renovated and upgraded to provide 20 one-bedroom apartments, the other five structures on the property will soon be torn down to make way for a new 48-apartment building along Shelburne

Road in step with the Town's form-based code, and 26 new condominiums.

In the mix of apartments are 21 larger three and four bedroom rentals to provide more options for larger families. As with other new properties, 25% of the apartments will be set aside for people exiting homelessness.

The condominiums will be sold through CHT's Shared Equity program, ensuring that they will remain affordable for generations of owners and

that Shelburne will always have some affordable homeownership options in the community.

Providing access to the new neighborhood is a brand new street off of Champlain Drive: Margaret's Way. The street is named after Margaret Bozik, who led much of CHT's response to homelessness and who passed away in 2021.

Financing for this project has already been secured from the Vermont Housing & Conservation Board and Vermont Housing Finance Agency.

Cultural Fair

South Meadow Apartments, Burlington

Q What does bread from Ethiopia, egg rolls from China and samosas from Kenya all have in common?

A Aside from being delicious to eat, they are all representative of the cultures that residents at South Meadow shared with their neighbors at their first-ever Cultural Fair!

Before organizing the fair, resident leaders at South Meadow in Burlington participated in a ten-week leadership development training program through NeighborWorks® America called "Building Leaders Building Community." After completing the program, residents applied for and were awarded a grant that allowed them to implement a community building activity of their choosing.

Residents decided on hosting an event to highlight the numerous cultures that make South Meadow so rich in diversity. On Saturday, August 27th over 150 residents came out to celebrate and learn about their neighbors. There was a bouncy house, face painting, hula hoops, stickers, temporary tattoos, bubbles and chalk. There was also a DJ that played music from the cultures that were represented at the fair; residents danced away!

People from Tibet, Germany, Greece, Italy, Ethiopia, Somalia, Iraq, China, Ireland, and Kenya all participated. In addition to showcasing food from their cultures, residents also proudly displayed flags, which have found a permanent home in the South Meadow office as a reminder that the diversity of the neighborhood is one of its strengths.



What is the Homeownership Equity Program?

ACCORDING TO US CENSUS DATA, Black Vermonters are three times less likely to be a homeowner than white ones. To address systemic, cultural, and language barriers that have historically blocked access to and benefits of homeownership to Black, Indigenous and people of color households, Champlain Housing Trust launched a suite of initiatives that make up the Homeownership Equity Program, including:

- **Marketing and Outreach** with BIPOC-led equity organizations.
- **Homebuyer Education and Counseling** directly to BIPOC individuals and households.
- **Advocacy** with public policy makers and supporting advocates to change laws and other systemic barriers that have historically prevented access to homeownership for BIPOC buyers.
- **Credit and Lending** programs at local financial institutions will create a homeownership framework that allows households of the Muslim faith to secure a mortgage.
- **Housing Sustainability** for CHT's shared equity homeowners by providing access to financial assistance for home repairs or to replace old systems
- **Down Payment Assistance** for BIPOC buyers of CHT's shared equity homes in the form of an interest-free, forgivable loan of up to \$25,000. These loans are developed as a Special Purpose Credit Program, one of the first of its kind in the nation, which allows resources to be targeted to communities that have not had equal access to credit, such as BIPOC households. In the next year, CHT anticipates that more than 20 shared equity home buyers will use this Down Payment Assistance.

This program has been funded over the next three years by a very generous \$3 million donation from the New England Federal Credit Union.

Become a Sustaining Member!



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Please consider giving monthly to help maintain CHT's life-changing and vital programs. With your support we can provide safe, decent, and affordable housing.