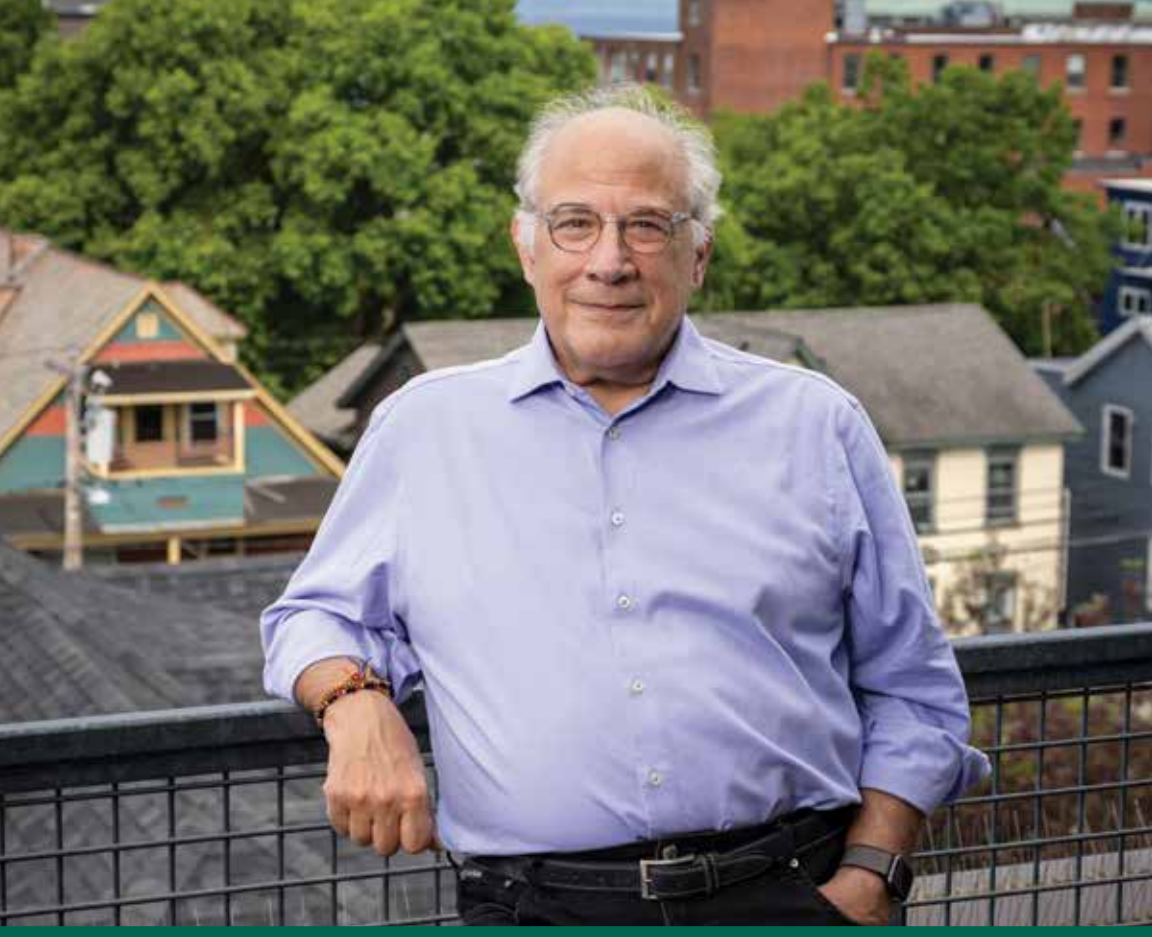


At Home





Dear Members and Friends,

DATA TELLS US WHAT WE ACCOMPLISHED. EMOTION GETS AT WHY IT MATTERS.

I am driven by both data and emotion. I think both are relevant and important.

Data helps us understand whether what we are doing is having an impact. Emotion is what you feel when you realize that the impact of this work is making a difference in someone's life.

Over the past eight months, we have housed 255 families in our rental housing. More than 75 of them were formerly homeless.

Knowing that every one of those families needed an affordable place to live gives me pause and makes me grateful for the work we get to do.

At the recent ribbon cutting for Post Apartments, I said that among the 46 new residents, four are Veterans and ten households are coming out of homelessness.

But I also knew something else about those residents.

Many of them are people working right here in Burlington – around a dozen at places like City Market, Santiago's, Leunig's, and August First.

Some work in the area at places like Chili's, McDonald's, and Chipotle.

Still others work at nonprofits and health-care organizations, including CVOEO, Community Health Centers, and Valley Vista. Some work in the trades, others at local banks.

A staff member who shared this information with me ended her note with something that really stuck with me. She wrote:

"From what I can tell, the people we are housing, the people we serve, are often the ones who serve our community in return."

There's the emotion sitting inside all of that data.

These are not simply 46 new residents. They are Veterans. They are people who have experienced homelessness. They are restaurant

workers, grocery workers, health-care workers, nonprofit employees, tradespeople, and bank employees.

They are our neighbors.

Our work here at CHT doesn't happen by accident. Like the VFW at Post Apartments, and like our residents, we are here to serve, often under difficult conditions. It happens because people come together, believe that something better is possible, and then do the hard work to make it happen.

We do this work under very difficult conditions. The American poet and essayist Robert Hayden wrote: "We must not be frightened or cajoled into accepting evil... We need to keep struggling to maintain our humanity.."

We must find some way to love and laugh with each other while doing the hard work. We must continue to believe that we can build something better together.

And the evidence tells us that we can create community, a place for people who were experiencing homelessness, a place where neighbors can live with dignity, safety, and affordability – and security of tenure, like Bree LeMay and her family who have lived at Bright Street Housing Co-operative for the last ten years. You can read about her on the next page.

Today, more than 3,600 households live in Champlain Housing Trust housing. More than 500 people who were once homeless now have a place to call home. And more than 700 shared-equity homes in our stewardship will remain affordable for future generations.

We are proud of that impact.

But we know there is more work to do.

Because housing is a human right. And it is fundamental to both social and environmental justice.

Stable homes strengthen families, support health and well-being, and help communities thrive.

That is the work.

And that is why we keep doing it.

Michael Monte, CEO

CHAMPLAIN HOUSING TRUST



MISSION

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.

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Ten Years of Community



Bree and her daughter Imaan, 2026.

IN 2016, WHEN BREE LEMAY PARTICIPATED IN THE RIBBON CUTTING AT HER NEW HOME

at Champlain Housing Trust's Bright Street housing cooperative in Burlington, she didn't anticipate being there a decade later.

At that time, she described living in her co-op apartment as a "stepping stone, a middle ground between renting and owning." Instead, 10 years later, Bree found that the co-op community in the Old North End provided a stable, permanently affordable home for her family that she has no interest in leaving anytime soon.

"This place is just so convenient for us," says Bree. "It allows me to still have a life, to do things with my kids. Everything out there is so astronomically expensive, this place means a lot of freedom."

When we interviewed Bree back in 2016, she and her 6-year-old son Niah were living in a smaller two-bedroom apartment. After her daughter Imaan was born, they moved into a

three-bedroom with a welcoming front porch and back door access to Bright Street's outdoor community space. The living area is fittingly bright with natural light and decorated with many of Imaan's stuffed animals lining the sofa – just as Niah had done 10 years earlier.

"This place is amazing for us, and the reality is anyone is just one step away from being that unhoused person on the street. Anything can happen," Bree said.

The COVID pandemic was a strong reminder of that vulnerability. Bree is a hairstylist and small business owner. Like so many others, she was unable to work during lockdown. The financial stress along with homeschooling Niah and caring for then 2-year-old Imaan took a toll.

"It was a lot. I feel like people still haven't fully recovered from the pandemic but knowing that the rent here was affordable made a big difference."

Today Niah is 16 and Imaan is 8, and the family welcomed a cat, Ralph, in 2023. As the family has grown, the size of their new home suits them nicely.

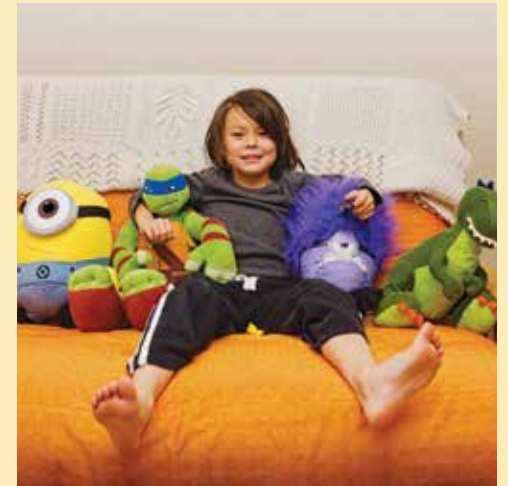
"It's been really great being in this apartment and having the added space is helpful," she says. "I specifically sought this place out. Being the mother of two children, I really needed to be smart about finances. This apartment is attainable for our lifestyle," says Bree.

The sense of community at Bright Street Co-op is another benefit. Co-op members share more than walls. They make decisions together about their property and collaborate to keep things running smoothly. It fosters a unique sense of shared ownership among members.

"It's an interesting mix, because in a co-op there are so many different personalities – it's kind of like an extended family," she says.

As the co-op celebrates its 10th anniversary, Bree, Niah, and Imaan are happily settled as part of that family. Through a decade of change and uncertainty, their home has remained a sanctuary.

When asked what she would say to her 2016 self who had just moved into her co-op apartment, Bree's response is short and simple: "You're smart. You're making the right decision."



Bree's son Niah, 2016.



Ralph the family cat.



Bright Street ribbon cutting, 2016 (Bree and her son Niah at right).

Members' Day Picnic!



WE HAD FUN AT NORTH BEACH AT OUR MEMBERS' DAY PICNIC! It was great catching up with so many members. Playing lawn games, enjoying the picnic buffet, blowing bubbles, moving to the music, and having our face painted was awesome, too. Thank you Owen Leavey for taking photos, DJ Melo Grant for music that made us dance, Tes Gallucci for entertaining feats of juggling, Emma Risener for dazzling face painting, and Mulu's Kitchen and Catering and Diggers' Mirth Collective Farm for delicious side dishes. Thank you Intervale Community Farm for donating watermelon and vegetables, and thank you to our Board, staff, and volunteers who helped make the day go smoothly. And finally, thank YOU for being there and taking time to celebrate this remarkable community so joyfully!





Post Apartments Opens, Serving the Community

ON A SUNNY SEPTEMBER MORNING OVER 100 PEOPLE GATHERED TO CELEBRATE THE COMPLETION OF POST APARTMENTS in Burlington with special guest Senator Bernie Sanders.

The five-story building, built in partnership with Evernorth, has 38 permanently affordable apartments but that is only a tiny fraction of the story of this development. Five years ago, the Howard Plant VFW Post 782 approached Champlain Housing Trust with a vision: redeveloping their outdated building into something modern with services while providing

affordable housing for Veterans and the broader community.

The postage-sized parcel created several challenges – one being the need to build a retaining wall behind the building site. It's also right downtown and next to a gas station necessitating significant cleanup of toxic soils. And it just so happened to be on the edge of an old sewer ravine that the City was working to decommission as they redesigned Main Street.

With the VFW poised to occupy half of the first floor, and the Chittenden County

Community Justice Center, need more space, has moved into the other half.

The 38 apartments include nine set aside from people moving out of homelessness, and a preference for Veterans; four have moved in.

In addition to cleaning up the soils, the building has other environmental benefits: it's fossil fuel free, and includes solar panels on the roof. Each apartment has electric heating and cooling – and all utilities are included in the affordable rent.

Twenty different sources were assembled to complete the project, with significant support

from the Vermont Housing & Conservation Board through appropriations from the Vermont Legislature, three different sources of funding through the City of Burlington, and tax credits awarded by the Vermont Housing Finance Agency. Senator Sanders secured a \$1 million grant for the development as well.

But most importantly, the 38 new apartments are now home to 46 residents – many of whom work in downtown businesses and local nonprofits. As CHT staff member put it, "We serve the people who, in turn, serve the community."

Meet Our Newest Staff Members!



Nora Aronds, Anthony Tropeano, Walter Biggs, Rob Cunningham, Sarah Torsch, Aaron Dempsey, Greta Huang, Andrew Isola, Chase Ortiz, Nicholas Petronic, Scott Robar, Lynn Russell, Erin Cameron, Donald Santor, Timmy Galloway, Noah Dragoon, Anna Siegel, Guy Demag, Desiree Paquette, Michael Sullivan, Cyndi Benoit, Chad Sheets, Merrushe Sulejmani, and Sa He Du La.



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here. You can also use the envelope inside.



Champlain Housing Trust provides interpretation services. If you need an interpreter, call 802-862-6244 and say the language you require and your phone number and someone will call you back.



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