

Butternut Grove Buyer Selection Process

To be included in the buyer selection, you must have attended a Shared Equity Informational Meeting and provide your complete application, pre-approval letter, credit report to CHT by the deadline.

Butternut Grove Condos would not be possible without the partnership between the City of Winooski and Champlain Housing Trust. Due to the overwhelming support of the City, CHT will be selecting buyers a little different than our other homes. The Buyer Selection Process for these homes is designed in two tiers:

Tier One: The first tier will only include applicants that qualify for the homes and live in Winooski currently. We will select ten buyers from this tier, assuming more than ten applicants meet these requirements. The top ten scoring applicants will have the first option to pick their home. They will be able to choose any style home as long as they meet the financing policy for that style of home.

Tier Two: The second tier will include any applicants that were not in the top ten of Tier One, plus any other eligible applicants. The top scoring applicants will have the first option to pick their home from the available styles. They will be able to choose any style home as long as they meet the financing policy for that style of home.

Butternut Grove Selection Criteria (for both tiers)

1. Under 80% of AMI—1 point

Any household that is under 80% of median income based on household size will receive one point.

2. Live or Work in Winooski—1 point

If a household member that will be on the title to the property, currently lives or works in Winooski, the household will receive one point. Note: For Tier One, this point would be inconsequential because all applicants would get it by definition of Tier One eligibility.

3. Number of bedrooms matches household size—1½ or 2 points

If the number of bedrooms matches the size of the household, the applicants will receive 2 points. If home size is only one bedroom over the needed number -the household will receive 1 ½ points. This assumes one and a half people per bedroom.

4. Disability that requires the features of the property—1 point

If a member of the household has a disability and needs the features of the property (for example, 1st floor flat for a person with a mobility impairment), the household will receive one point.

5. Current Champlain Housing Trust resident—1 point

All current CHT renters or homeowners in good standing will receive one point.

6. Risk of displacement—½ point

Applicants will receive ½ point if they are at risk of displacement through no fault of their own, through condemnation or sale of a property.

7. Actively seeking CHT properties for at least six months—½, 1 or 1½ points

Any household that has been actively seeking to purchase a CHT property will receive: ½ point for every six months (cap of 1½ points) from the time the Shared Equity Program application was considered complete.

Households will have the option to pick their preferred home in the order of the scoring. In the event of a tie, the household with the lowest percent of median income based on household size would be first.

If there are not 20 total buyers in the selections, then the properties will become first come first serve to eligible households.



Champlain Housing Trust applies Fair Housing standards to all programs and services. For more information about Fair Housing including identifying the protected categories please ask us for the CVOEO Fair Housing Project Booklet.