

CHAMPLAIN HOUSING TRUST



Providing Permanently
Affordable Housing in
Northwestern Vermont

Responding to Regional Housing Needs in Northwest Vermont



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Mission and Overview

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.

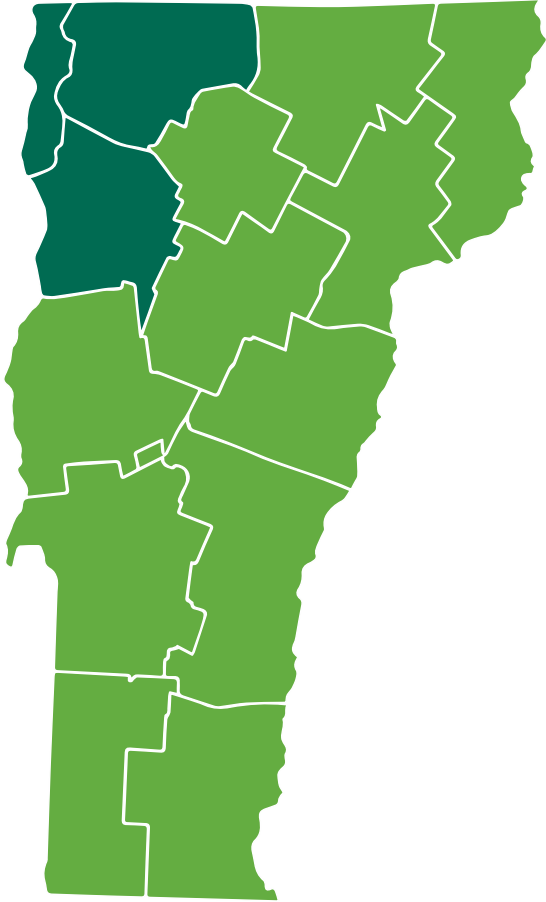
Everything that we do is permanently affordable.

We are governed by a fifteen-member board of directors elected by the membership. One third of the board is made up of residents of our housing, one third are municipal members and the remaining are people who live in the community and support our mission.

Housing Opportunity



Champlain Housing Trust



Champlain Housing Trust serves the three northwest counties of Vermont

- 2,700 apartments
- 679 shared equity homes
- 30 commercial spaces
- Five different loan programs
- \$300M+ community assets
- \$29M operating budget
- 151 staff

2024 IMPACT



“Champlain Housing Trust changed our lives...we intend on living here a long, long time.”

Rose and Michael Jerome,
Residents, Burlington



Diverse Portfolio

- Seven Shelters (164 beds)
- Four Supportive Housing Homes (147 apartments)
- Thirteen Group Homes and Special Purpose Housing (166 beds)
- Many (53) Affordable Rental Apartments (1,790 apartments)
- Seven Coops and Resident Controlled Properties (458 apartments)
- Three Mobile Home Parks
- Community Facilities and Commercial (over 200,000 sq ft owned or in development)

Post Apartments, Burlington



Bay Ridge, Shelburne – former site of Harbor Place



Cambrian Rise, Burlington



Hinesburg



Service Enriched Housing



“It’s brand new and it’s mine and I can decorate it however I want.”

Michelle Lucas

***Photo credit:
Glenn Russell***

STEPS Shelter, Colchester



Elmwood Community Shelter, Burlington



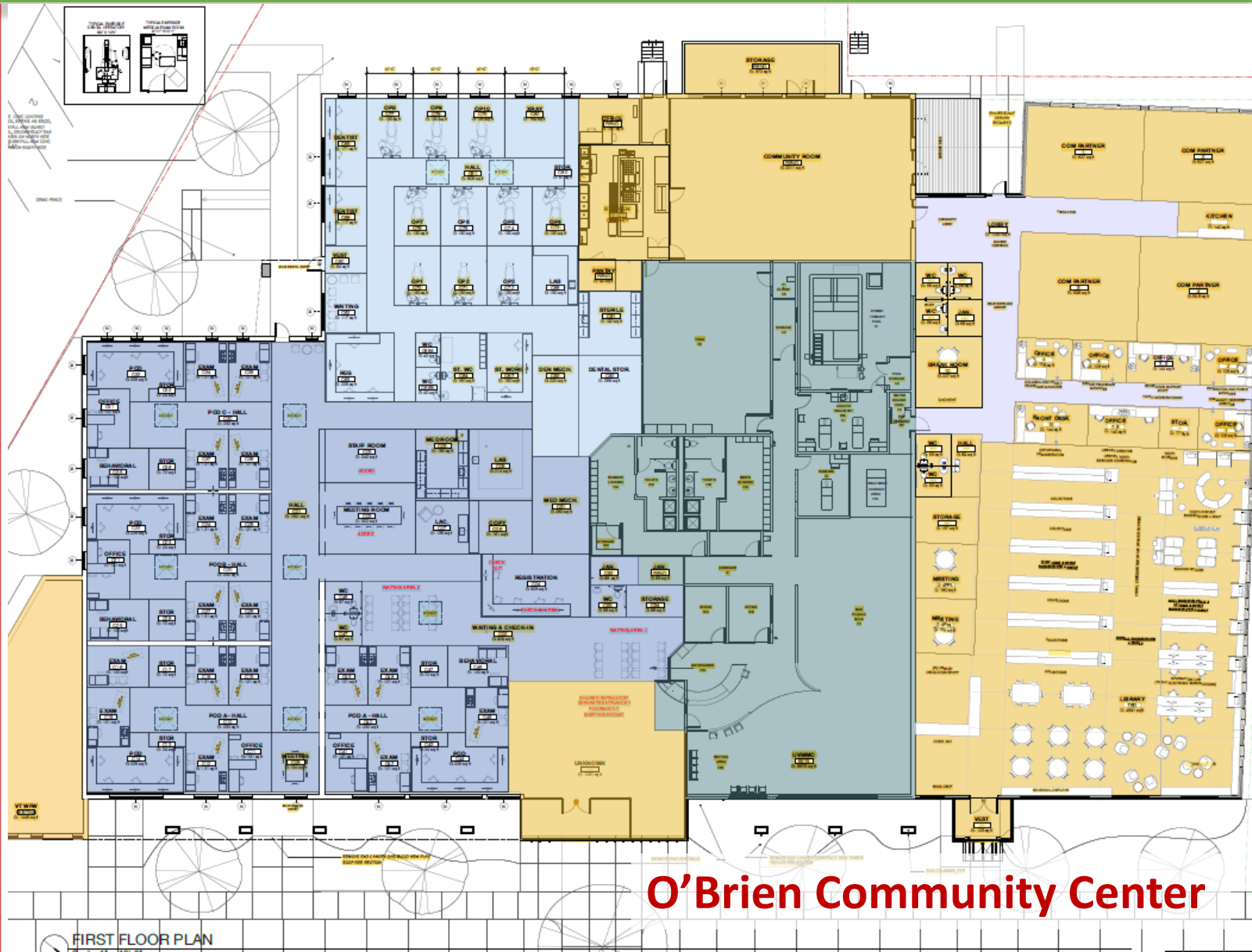
Recovery Housing, Essex



Community Centers



**Old North End
Community Center**



O'Brien Community Center

Our Loan Programs

Over the past year, CHT provided 112 low or no interest loans to support housing affordability, with another 100 loans in process. Our loans provided for:

Home Repair Programs

- helps homeowners address critical health and safety issues through low cost loans, flexible terms, and matching grant funds.

Manufactured Housing Down Payment Loan Program

- purchasing a new Energy Star Rated manufactured home,

Vermont Housing Improvement Program

- Landlords can apply for grants to bring units up to Vermont Rental Housing Health Code guidelines

Vermont Farmworker

- allows farmers to make essential repairs and necessary improvements to their farmworker housing. The goal of this program is to preserve this important affordable housing resource and to help improve the health and welfare of the farm workforce.

Homeownership Equity Program

- Down payment assistance to people of color

Shared Equity



CHT offers long-term land leases to single family homeowners or establishes covenants for condominium owners, and controls the resale of the home or condo through terms to assure continued and permanent affordability.

Shared Equity

BENEFITS TO HOMEOWNER

- Housing Security
- Increased Affordability
- Legacy
- Support and Stewardship
- Stepping stone to market
- No PMI payments
- Typical tax benefits

BENEFITS TO COMMUNITY

- Community Control
- Preserving Affordability
- Retaining and Recycling Public Subsidies
- Access to Homeownership
- Preserving Housing Stock
- Gentrification Mitigation

Macro Social Forces

Factors influencing most vulnerable

- Displacement due to Rising Rents
- Lack of shelter options
- Mental Health
- Substance Abuse
- No comprehensive treatment programs
- Staffing at social service agencies
- Community safety

Macro Market Forces

Jobs & Employment

- Strong job growth
- In migration to Vermont
- Work from home opportunities
- Challenges recruiting for lack of housing

Housing & Affordability

- Steep increases in both rents and sale prices
- Very low vacancies
- Increased interest rates
- Rise of short term rentals
- Higher construction costs
- Increased cost of insurance and property taxes

