

Winooski Housing Authority / Chittenden Housing Corporation Joint Meeting

AGENDA – Board Notes

November 30, 2020

1. Approval of the Agenda – Board approves the agenda. The Board should not take action on any item added but not properly warned.

2. Public Comment

Any member of the public may comment on any issue NOT on the agenda. The Board may not take up an issue as it will not be on the agenda. The Board may request an item be paced on a future agenda or at a special meeting.

3. Introductions

As Noted

4. City Presentation on Housing Needs Survey

We welcome Mayor Kristine Lott and Heather Carrington, Community and Economic Development Officer from the City of Winooski. The City has recently engaged in a Housing Needs Assessment to update their data and consider a course forward. Between the two organizations, we are the largest landlord in the City. We are also charged with providing affordable housing in the City.

The Winooski Housing Authority is required to submit an Agency Plan every five years. This is currently over due because of COVID and because, as a new Director, I felt we all needed time to digest where we wish to go in the future.

Since both organizations have assets that can be brought into play and all three should work together, we will hold this meeting to hear the City's thoughts on housing needs.

5. Explanation of the WHA and the CHC and their Roles

The Winooski Housing Authority is the Public Housing Authority as established by the City and the State to serve the areas affordable housing needs. WHA owns and operates the following properties:

- Family Housing multiple bedroom counts (2+) – 75 Total Units:
 - Units at Elm Street
 - Units at Franklin Street
- Senior Housing (also serving disabled individuals) Efficiency and one bedroom - 163 Total Units
 - 50 Units at Spring Garden (31 East Spring Street)
 - 50 Units at The Terraces (65 Barlow Street)
 - 63 Units at Senior Tower (83 Barlow Street)
- MainStreet, Winooski

Chittenden Housing Corporation is a non-profit provider of affordable housing and owns:

- 100 Units of Senior Housing, mostly 1 bedroom, in a Multifamily apartment complex at the Courtyard (20 East Spring Street. WHA manages this property through a management agreement.
- 29 Apartments at Conger Avenue in Burlington.

Equity in Holdings not RAD or Multifamily

	Assessed Value (1)	80 % Loan to Value	Outstanding Loan Balance	Available Balance
WHA Main Street	\$ 1,504,100.00	\$ 1,203,280.00	\$ 143,330.31	\$ 1,059,949.69
CHC Conger Avenue	\$ 1,438,500.00	\$ 1,150,800.00	\$ 14,107.08	\$ 1,136,692.92

(1) as established by the municipality. Actual value will differ.

6. Q and A from Board Members

7. WHA Agency Plan – Key Points to Investigate

The purpose is to talk about the way we can work together to help solve some housing needs in Winooski. This will be an initial conversation where the goal is to decide if WHA and CHC wish to look at options and which options might be considered.

8. Other Business - Self-explanatory – No action may be taken on items not warned.