

# VERMONT STATE HOUSING AUTHORITY

## MISSION MEETING MINUTES

AUGUST 26, 2020

### 1. Roll Call

The Mission Meeting of the Board of Commissioners of the Vermont State Housing Authority, held via ZOOM, was called to order at 11:00 a.m. by Chair Caprice Hover; and upon roll call, the following Commissioners were present: Mary Miller, Vice Chair; Caryn Feinberg, Alex Farrell, Jo Ann Troiano and Cory Richardson.

Staff personnel present: Richard Williams, Secretary/Executive Director; Kathleen Berk, Director of Housing Program Administration; Kelly Pembroke, Director of Finance and Information Systems; Arlene Shorten-Goodrich, Director of Human Resources and Administration; and Susan Kuegel, Director of Property and Asset Management.

Nathan Schmechel, Federation Chair and Jonathan Bond, The Housing Foundation, Inc. Executive Director were also in attendance.

The meeting was facilitated by Melanie Goodman and Cindy Carraway-Wilson of Youth Catalytics.

### 2. Meeting Agenda

There were no changes to the Agenda.

### 3. Public Participation

There was no public participation.

### 4. VSHA Mission Discussion

Carraway-Wilson described the technical process of the meeting that would have various slides and breakout sessions.

Goodman said today's discussion would focus on the foundation of VSHA, who are the people involved, why they are there and the history of the agency. She anticipates the mission process to be a total of three meetings, today being the first. Each person indicated their role with VSHA and their tenure.

The participants broke into five breakout sessions to discuss their involvement with VSHA and what they bring to the agency. The group discussed those outcomes.

Williams made a presentation on VSHA's History of Growth, mentioning the agency's distinction as the first statewide housing authority in the nation. He also mentioned the dedication and strength of the agency's staff.

#### 1968-1994

- 1968 Founded by act of Legislature – first Housing Authority in the country
- 1973 Annual Budget: \$158,292; Employees 6 (in 1969)
- 1970s-1980s Section 8 – New Construction Substantial Rehab Program
- 1985 ENABLE Loan Program
- 1993 Continuum of Care Assistance Program, Rapid Re-housing; Family Self-Sufficiency Program

#### 1994-2020

- 1996 Annual Budget: \$1,823,948; Employees 46
- 1996 Housing Persons with AIDS (HOPWA)
- 1997 Family Unification Program: Mainstream Housing Opp. Program
- 1986 Property Asset Management (managing rental units and mobile home parks)
- 2008 HUD –Veterans Affairs Supportive Housing (VASH)
- 2019 Accessory Dwelling Unit Program (ADUP)

**2020 so far...**

- 2020 Annual Budget: \$4,696,587; Employees 70
- Housing services reach approx. 8500 families
- VSHA has a presence in every county
- July - Cares Act \$25m for Rental Housing Stabilization Program (RHSP)

Williams further described VSHA's work with the then affiliated nonprofits, The Housing Foundation, Inc. and Vermont Housing Enterprises, Inc., aggressively preserving at-risk housing and the development of new projects such as Green Mountain Apartments and Brightwood House. Today VSHA's Management Portfolio consists of a total 558 housing units and 1009 mobile home lots.

The participants broke into four breakout sessions to discuss further their ideas on VSHA's strengths. The group briefly discussed those outcomes.

Hover and Berk will blend together the outcomes of the four breakout groups to share.

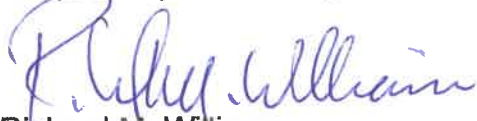
Goodman inquired if folks still thought the VSHA Mission Statement created some time ago accurately reflects the mission of today - **to promote and expand the supply of affordable rental and homeownership opportunities on a statewide basis. Each new endeavor will enhance or increase the organization's capacity to continue its mission and to assure the effectiveness of VSHA as a provider and administrator of affordable housing programs.**

Both members of the Board of Commissioners and Staff agreed the mission statement remains true.

Goodman suggested the next meeting to be in October but would involve more staff through a short survey.

At 12:41, Hover adjourned the meeting.

Respectfully Submitted,



Richard M. Williams  
Executive Director/Secretary

