

# Vermont State Housing Authority



www.vsha.org  
*Please Reply To:*

## *Central Office:*

- One Prospect Street  
Montpelier  
VT 05602-3556  
802/828-3295 (Voice)  
800/798-3118 (TTY)  
800/820-5119 (Messages)  
802/828-3248 (Fax)

## *Regional Offices:*

- Hillcrest Views  
Management Office  
3 Clyde Allen Drive, B7  
St. Albans VT 05478  
802/527-1071 (Voice)  
802/524-0301 (Fax)
- Middlebury Commons  
Management Office  
249 Buttolph Drive  
Middlebury VT 05753  
802/388-1005 (Voice)  
802/388-1719 (Fax)
- Northwoods  
Management Office  
95 Templeton Avenue  
White River Jct. VT  
05001  
802/295-8883 (Voice)  
802/295-8884 (Fax)

## VERMONT STATE HOUSING AUTHORITY BOARD OF COMMISSIONERS PUBLIC HEARING and ANNUAL & REGULAR MEETING SEPTEMBER 22, 2021 at 11:00 A.M.

### AGENDA

#### Public Hearing

1. Roll Call
2. Comments and Discussion: VSHA's intent to issue its tax-exempt revenue bonds for the financing of Breezy Acres Mobile Home Park and Hillcrest Mobile Home Park to be owned and operated by CDI Development Fund, Inc.
3. Close Public Hearing

#### Board Meeting

1. Roll Call
2. Meeting Agenda
3. Public Participation
4. Election of Officers
5. Minutes: July 14, 2021 – Public Hearing and Regular Meeting
6. Secretary's Report: September 2021
7. Executive Session – Collective Bargaining Negotiated Changes and Personnel
8. Collective Bargaining Contract Ratification
9. Finance and Information Systems
  - Financial Report: VSHA – through August 30, 2021
  - FY 22 Budget
  - VT Emergency Rental Assistance Program (VERAP) Financials
  - VSHA & HFI Write-offs (action needed for VSHA only)
  - Update: Proposed network and computer system security upgrades
10. Housing Program Administration
  - Project-Based Voucher Allocation Plan
  - Updates
  - Announcement of Housing Program Administration Director
11. Property and Asset Management
  - Updates
  - Brightwood Budget – Final Approval
12. Strategic Planning Overview – Melanie Goodman
13. Other Business

**Next VSHA Board of Commissioners Meeting:**  
Wednesday, November 17, 2021 – Regular Meeting



VERMONT STATE HOUSING AUTHORITY  
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be conducted by the Vermont State Housing Authority (“VSHA”) on Wednesday, September 22, 2021 at 11:00 a.m. at its offices located at 1 Prospect Street, Montpelier, Vermont 055602 regarding the proposed issuance of up to an aggregate \$13,000,000 stated principal amount of its tax-exempt revenue bonds (the “Bonds”) pursuant to Title 24, V.S.A., Chapter 113 (which bonds will not constitute a debt or pledge of the faith or credit of the State of Vermont or VSHA) and pursuant to Section 145 of the Internal Revenue Code of 1986, as amended, for the financing of mobile home park projects described below (collectively, the “Project”) to be owned and operated by CDI Development Fund, Inc. (together with any affiliates, the “Borrower”). The proceeds of the Bonds will be loaned to the Borrower to be used as follows:

- (i) to finance the Borrower’s acquisition of the so-called Breezy Acres Mobile Home Park located at 3691 Roosevelt Highway in Colchester, Vermont and to finance the cost of construction, repairs, replacements and improvements to common areas and facilities located thereon in an amount not greater than \$10,500,000; and
- (ii) to finance the Borrower’s acquisition of the so-called Hillcrest Mobile Home Park located at 3664 Roosevelt Highway in Colchester, Vermont and to finance the cost of construction, repairs, replacements and improvements to common areas and facilities located thereon in an amount not greater than \$2,500,000.

All persons wishing to participate in the public hearing about the Project and the proposed Bonds may access the hearing in person at the offices of VSHA. In addition, VSHA will allow access to the hearing virtually using [the meeting link below or] via teleconference using the meeting link below:

Topic: VSHA Public Hearing and Board of Commissioners Annual Meeting

Join Zoom Meeting:

<https://us06web.zoom.us/j/87880312519?pwd=Q2JVZ1M4WFVRMEhjdDlBUmcxM3FPQT09>

Meeting ID: 878 8031 2519

Passcode: 679391

One tap mobile

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+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 878 8031 2519; Passcode: 679391

Find your local number: <https://us06web.zoom.us/u/kin60FUSI>

VERMONT STATE HOUSING AUTHORITY