



ED Report

November 21 AHW Board Meeting

Contents

Recent Highlights

Development

Fundraising

Major Donor Feasibility Study

Strat Plan

Dashboard

Challenges

Success Story

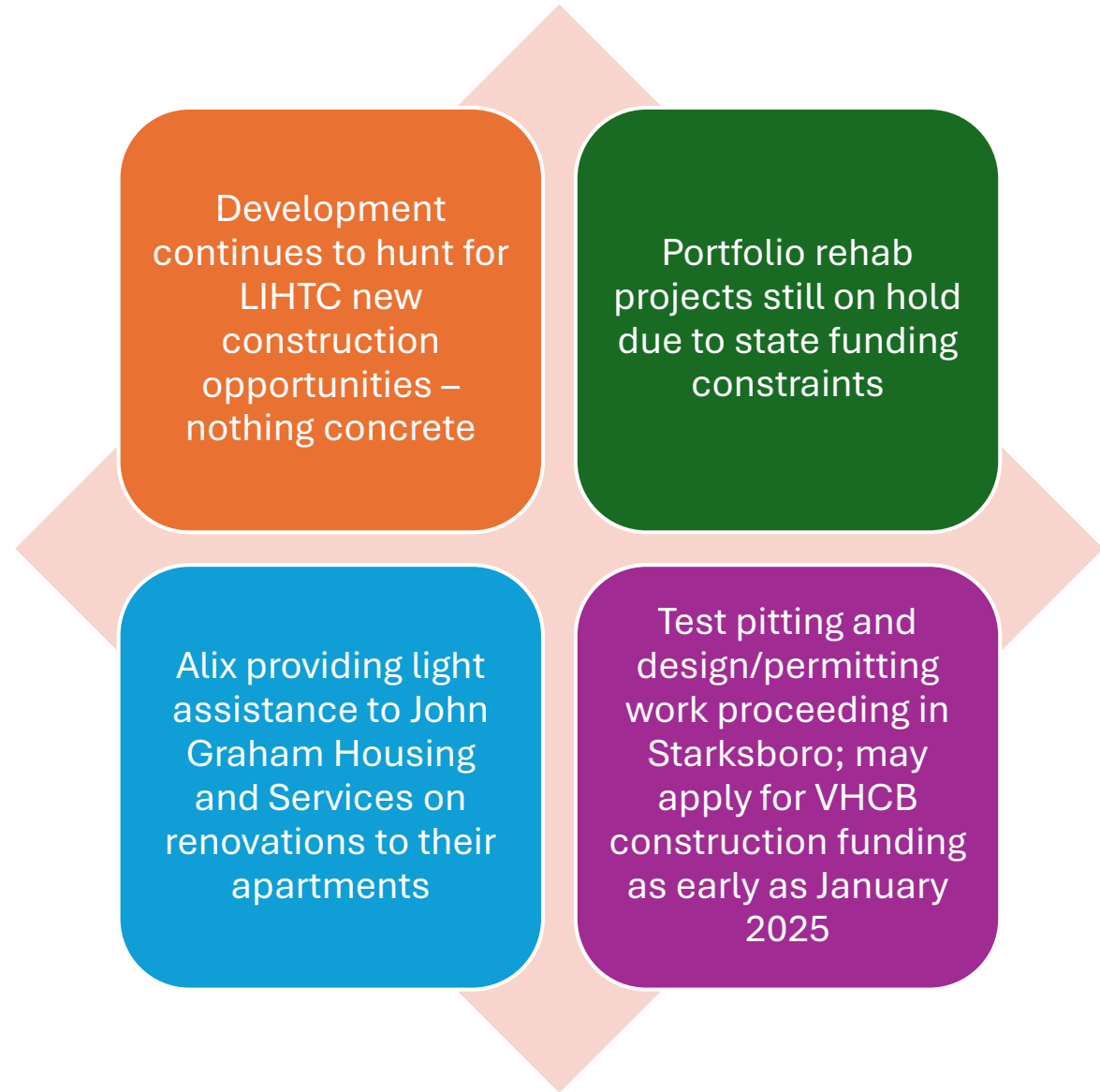
Lookahead

Recent Highlights

- Major donor feasibility study completed with 24 interviewees with deep housing, community, and/or philanthropy knowledge
- Annual Appeal in the mail to 300+ active, lapsed, and prospective donors
- Workplace Code of Conduct adopted and training provided
- Mobile Home Replacement in process at Lindale; old home moved to vacant lot in Hillside (pictured right) and will be given to family in need. New home will arrive in January. A second replacement at Otter Creek is underway; the old home was recently demo'd
- Hit 50 lease-ups for the year
- Lots of staff training
 - Property Management team went to Vermont Housing Managers Association annual conference and an Eviction Prevention training in Randolph along with Family Support team
 - Elise attended Vermont Biannual Statewide Housing Conference – two Middlebury students from Community Engaged Practicum (Environmental Studies Senior Seminar team working with AHW) attended as well



Development



Fundraising

Letters have been sent to 300+ recipients

\$1,525 raised so far of \$20,000 goal not including Board member gifts, compared with \$1,880 same period last year

Board members at \$4,305 (not including event/raffle tickets) of \$10,000 goal with 43% giving so far

National Bank of Middlebury will donate \$1,500 as a challenge gift for Giving Tuesday (12/3/24)

Total fundraising so far \$68,762 of \$100k goal (\$71,852 raised over same period 2023)

Major Donor Feasibility Study

- Completed interviews with 24 community members
- Key takeaway: while there is definitely additional support we could be leveraging, we also identified enough headwinds that getting to our goal would be extremely challenging
- Other key themes
 - Encountered both openness and reservations about the possibility of merger
 - Lots of awareness and concern about housing, particularly in two areas—the unhoused crisis especially in Middlebury and lack of starter homes for families/workforce
 - Room for improvement in awareness of AHW’s work in this space
- The report will be available prior to the November Board meeting; an appendix with specific recommendations around key potential donors will be completed in early December
- \$10,000 grant received from Hoehl Foundation for implementation of recommendations in 2025

Strat Plan

Final draft in process based on discussion at Fall retreat

Strat Plan Workgroup will meet on 12/5 to review final draft and decide if ready to go to 12/19 Board meeting for vote

Workgroup will also consider formation of merger committee and timeline for next steps, including creating list of questions to be answered and action steps for gathering necessary information

Dashboard

Lease-ups continue at blistering pace (52 through October, vs 29 same period last year)

Households on waitlist have increased due to removing application process barriers

Collections remain steady/low tenant past due balance



Challenges

Staff turnover – filling two Maintenance Tech positions due to techs who departed in November; our Finance Assistant from Middlebury College also didn't work out

Still struggling to hire for a property manager to take over from Chris; doing some minor restructuring in the department

Success Story

Residents had a great time decorating pumpkins at Armory Lane last month!



Lookahead

