Vermont Council on Housing and Homelessness
Subcommittee on Housing Development

Virtual Meeting via Microsoft Teams
In-person location: Calvin Coolidge Room
1 National Life Dr, Davis Bldg, 6th Floor
Montpelier, VT 05620-0501

Thursday, October 5, 2023 3:00pm – 4:00pm

ATTENDEES

Board Members:
Alex Farrell, Interim Commissioner, DHCD
Shaun Gilpin, DHCD
Patrick Shattuck, Rural Edge
Zak Hale, Hale Resources
Emily Philips, VHCB (standing in for Gus Seelig, VHCB)
Kim Anetsberger, Lamoille Shelter
Nedah Warstler, DCHD
Maura- VSHA
Julie Abrahamson res program director for Dale

Public: None

AGENDA REVIEW, ROLL CALL, APPROVAL OF MINUTES

- Meeting was called to order at 3:01 p.m.
- Minutes were approved at 3:02 p.m.

INTRODUCTIONS

- Introductions for those who couldn't attend last weeks' meeting:
- Emily Philips VCHB- standing in for Gus
- Maura- VSHA
- Julie Abrahamson Program Director for DAIL- Department for Disabilities Aging and Independent Living

PUBLIC COMMENT
- Public Comment was closed at 3:06 p.m.

ACTION ITEM UPDATES

3:07 p.m.

Inventory of development and rehabilitation projects.

Maura- what is the definition of "inventory?"

- How much development do we have going on now so we can see what the progress is to make a performance metric?
- How do we close the gap as funders with units going into housing stock?

Some questions about the process:

- Are we able to identify potential performance metrics?
- What are Achievable annual targets? Should they be identified by county?
- What do we need to cover the shortfall?
- What defines "healthy housing market," and what's that number?

Annual achievable targets

- It feels impossible within the current regulatory implications; what do we think is a reasonable timeframe to work backwards for annual targets?
- VHFA doesn't think it can be overstated how much work is in 8-10 people and tie numbers to the housing needs
- Housing needs assessment has typically been defined is # towns/counties in a region and percentage of housing needs
- None of this is in the scope of work of the HNA
- Instead of "inventory" could we use the word "pipeline?"
- How many developers in VT? How can we find out?
- Housing needs are much more complex- we should be looking at not just production but also bringing Housing quality up as well
- We need to acknowledge and monitor another upcoming housing crisis/situation when 100% occupied from people exiting homelessness will impact the numbers and begin to be filled with folks on organizational waitlist, which will feel like another shrinking of units and may need to address "churn" of people exiting homelessness. It will not contribute to a healthy housing market.

NEXT STEPS

- Extract policy and funding programmatic recommendations and start these into a word doc that we will revisit as a group and early stages of deliverable to give us substance to hash out and talk through.
- Action item: could we invite Leslie for the 12th
- Agenda can be only inventory.

FOLLOW UP ITEMS/QUESTIONS

NAME	TASK
Alex	Extract policy and funding programmatic recommendations and start these into a word doc that we will revisit as a group and early stages of deliverable to give us substance to hash out and talk through.

| Nedah/Maura | Could we invite Leslie for the 12th? |
| Nedah | AGENDA CAN BE ONLY INVENTORY |

POSSIBLE AGENDA ITEMS FOR NEXT MEETING

Only Inventory/Pipeline and invite Leslie

Meeting was adjourned at 4:03 p.m.

MINUTES RESPECTFULLY DRAFTED BY:
Nedah Warstler, DCHD

DRAFT