

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, September 28, 3:00pm – 4:00pm

ATTENDEES

Board Members:

Alex Farrell, Interim Commissioner, DHCD
Shaun Gilpin, DHCD
Patrick Shattuck, Rural Edge
Zak Hale, Hale Resources
Gus Seelig, VHCB
Kim Anetsberger, Lamoille Shelter
Nedah Warstler, DCHD

Public: None

AGENDA REVIEW

- Meeting was called to order at 3:05 p.m.

WELCOME

- Introductions
- Governor Scott has signed [Executive Order 01-23](#), creating the newly constituted Vermont Council on Housing and Homelessness. The Council shall have the following duties and responsibilities:
 - a. By December 31, 2023, the Council shall deliver to the Governor a Tactical Action Plan outlining annual strategies, specific tactics and measurable annual performance metrics to ensure affordable housing options exist for all Vermonters, at all income levels. This Tactical Action Plan shall include a reasonable inventory of public and private sector rehabilitation and development in Vermont; annual achievable targets for meeting the need for supply and affordability in all 14 counties with priority given to the counties that have experienced the most significant demographic declines; proposals to expedite revitalization of our housing supply; specific and measurable interventions to

reduce the number of Vermonters becoming homeless each year; and plans to achieve specific, clearly defined and measurable annual performance metrics for all key strategies, tactics or plans;

b. No later than September 30th of every year of this Executive Order, develop an annual progress report on its key performance metrics and modifying tactical plans going forward; and

c. Recommend to the Governor state and federal policies to improve housing availability, affordability and stability.

PUBLIC COMMENT

None.

SUBCOMMITTEE OBJECTIVES

3:12 p.m.

- Inventory of development and rehabilitation projects.
- The group discussed modular home development and some of the nuances of development. Will discuss more at later meetings.

ACHIEVABLE ANNUAL TARGETS

3:23 p.m.

- The group identified that we must have an inventory of public and private sector properties by Dec. 31.
- ****Task for Alex**** Can we ask DHCD, VHFA & VHCB to provide public sector development,
 - Ask homebuilder organizations about private sector development
- ****Task for Alex**** Neighborhood partnership program- how can we make it easier for developers– particularly water, sewer expense? Cost is somewhere between 10-20%.
 - Advocate for incoming federal infrastructure funds to have a % allocated to housing development
- What can we do to expedite the revitalization of housing supply and encourage developers to want to?
 - One tool for project-based TIF – may benefit small communities.
 - How many developers in VT? How can we find out?

ESTABLISH DELIVERABLES AND DEADLINES

Discussion:

- Have we had conversations w/VT State Colleges about dorms/res halls? Yes, there are some code and other issues that may preclude this possibility, but

Johnson campus recently had some campus buildings viewed for potential housing units.

- Discussed SRO model - more motel/hotel conversions into SROs?
- Senior housing –if they had a better option to move into, it would also free up other small units for stock.
- The group recognizes that Infrastructure money that is going into housing means we have the duty to build **affordable** housing.
- **Task for Alex*****: One of the things we’ll do is assemble reports and other housing needs assessments, including Patrick’s. Link to Patrick’s Report can be found here: <https://ruraledge.org/housing-needs-assessment>

QUESTIONS:

- What IS a healthy market?
- What are the definitions?
- Are there other resources, like tax credits, that we can offer to developers?
- Should we include Mike Pieciak in one/some meetings?

Alex***: Ask Max about NH’s appeals board

FOLLOW UP ITEMS/QUESTIONS

NAME	TASK
Alex	Can we ask Maura, homebuilder organizations about existing stock?
Alex	Neighborhood partnership program- how can we make it easier for developers– particularly water, sewer expense? Cost is somewhere between 10-20%.
Alex	Ask Max about NH’s appeals board
Alex	Should we include Mike Pieciak?
Alex/Nedah	Assemble reports and other housing needs assessments, including Patrick’s

POSSIBLE AGENDA ITEMS FOR NEXT MEETING

- Define “Healthy Market”
- Review housing needs assessment(s)

ADJOURN

Meeting was adjourned at 4:03 p.m.

RESPECTFULLY DRAFTED BY:

Nedah Warstler, DCHD