

Housing Task Force Committee  
City Hall – Council Chambers  
3/17/16 at 5:15 PM  
Meeting Minutes

Attendees: Kevin Casey (City staff), Jo Ann Troiano, Polly Nichols, Jack McCullough (Chair), Morgan Brown, Beth Ann Maier, Liz Genge, Laura Biren (AmeriCorps VISTA)

- 1) Introductions
- 2) All approved agenda. Kevin motioned to approve prior meeting minutes after change (Under number 4, Member Updates) Dickey Block to Homeownership First Time Homebuyers program. Jo Ann seconded. All in favor.
- 3) Opportunity for public comment:  
Morgan mentioned how Online Calendar still was not showing Housing Task Force meeting on website. Laura said she would check-in on this.
- 4) Member updates:  
Point-in-time count numbers aren't all in yet, press release on Point-in-time count on April 4<sup>th</sup>.  
Was a warm night this year so likely the hotel count was way down.  
Eileen → City Council last week for French Block. \$510,000 by April 1<sup>st</sup>. Allison and Nicola are working on it. Housing Trust Fund contribution discussion. Budget chose \$170,000 from Housing Trust Fund (HTF) for the project.  
Moved last of first time homebuyers: 6 out of 6! Piggybacking to VHFA; incomes changed in May of last year. Program can't continue with current funding. \$110,000 in HTF now, \$20K in July = \$130,000 total = Significant shortfall. Goes into budget and available July 2017.  
Waiting for EDSP – big housing focus there. Peter Fairweather (EDSP Consultant) identified a need at every income level for housing in Montpelier – both quantitative and qualitative data.  
Website: [Montpelier Plan](#)  
Polly – going to board in May and equity/finance agency in April  
Consensus that another round of First Time Homebuyers would be good. Follow up story with The Bridge, The Times Argus. Could work on 0.01 tax on ballot for program.  
Individual meetings with the Mayor, Dona, Justin, etc. in advance of budget writing.  
Polly/Jack: talk to Peter Fairweather about housing programs for EDSP  
Polly - Banks offer equity builder loan bank – could sit down with Northfield, Community National ask them to bridge the money gap as it's coming into homebuyer season  
Kevin – First Time Homebuyers should go to HTF Committee – it's been successful. Ask for 6 or 4 grants to continue. \$175,000 is being asked for Dickey Block. Schedule meeting with HTF first.  
Sarah Carpenter articles on folks looking to buy homes in town.  
Morgan – State of housing market in Montpelier?  
Kevin – Tight, expensive. Mentioned SCBC grant (focus on Complete Streets) awarded to Montpelier.  
Jo – One of members of First Time Homebuyers should go to HTF Committee meeting.  
Liz – French Block is in process, with a couple of designs.

Morgan – Are there units for low-income?

Liz – Tax-credits for 1 person not making more than \$31,000. There will be units targeted for low-income.

Kevin – Total number of Section 8 vouchers in State?

Jo – 6,000-8,000

5) Update on Zoning:

Next public meeting is Monday, April 11<sup>th</sup>. Planning Commission held meetings past Saturday going through 200+ comments. They got rid of accessory apartment definition – if you can have a single family home, you can have a duplex. Sabin is Medium Density (=7 units/acre) Discussion on incentives for converting single family home – zoning is not a development plan, so no incentives for developments. Crestview is now Low Density. Website for Montpelier's

Rezoning Process: [Montpelier's Rezoning](#)

Goal should be spreading awareness of these changes. Kevin will look into whether April 11<sup>th</sup> is a public hearing in front of Planning Commission or a meeting on Draft 1 with public comments.

6) Homelessness Forum Update:

Beth Anne from VT Interfaith Action: VT Interfaith Action is holding a public meeting on April 26 at 5:30 PM (location TBD) about how Montpelier/Barre can end homelessness by 2020. Inviting 7 or 8 folks to talk about what their organizations do related to housing/homelessness, as well as people who are homeless to talk about what it's like to be homeless and action steps that could be taken.

The Homelessness Forum, a working group of the Housing Task Force, will be meeting again in the next couple of weeks. Yvonne from the Community Justice Center will be facilitating the planned forum. Planning on choosing a date for the forum soon – a date following the VT Interfaith Action's homelessness event.

7) Additional Items:

Laura – updated on MEAC's 3EThermal Workshop with landlords on April 26<sup>th</sup> in the morning with VSECU

Another Way Tiny House Selection sometime next week. Will Eberle has left role as the Executive Director at Another Way. He is now working for the Agency of Human Resources.

Adjourned at 6:30 PM

Next Housing Task Force Committee meeting set for Thursday, April 21 at 5:15 PM