

Town of Norwich
Affordable Housing Sub-committee
Minutes
January 25 2021

Location: Act 92 compliant virtual Open Meeting via Zoom

<p>https://us02web.zoom.us/j/81242668798 Meeting ID: 812 4266 8798</p>
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Members Present: Jeff Lubell (Chair), Jeff Goodrich, Paul Manganiello, Brian Loeb, Kathleen Shepherd, Gordon Greenfield. [Hybels present]

Public Present: Catherine Melocik, Karen Wynkoop, Jayne Trailer, Jill Davies

Staff: Rod Francis

Meeting called to Order: 6:04pm

- 1) **Approve Agenda:** Shepherd moved and Goodrich seconded a motion to approve the agenda. Motion carried 5 – 0.
- 2) **Comments from the Public:** Karen Wynkoop introduced Jayne Trailer to share with the meeting about combining their interest in tiny houses and agriculture.

Catherine Melocik introduced herself as a resident of Hartford with an interest in affordable housing particularly design aspects that in the past have contributed to stigmatizing affordable housing.
- 3) **Approve Minutes of December 21, 2020:** Manganiello moved and Shepherd seconded a motion to approve the minutes of November 16, 2020. Motion carried 5 – 0.
- 4) **Review of Publicly-Owned Land in Norwich:** Francis confirmed that the Barrett Playground at the corner of Bragg Hill Road and Beaver Meadow Road is ±1.5 acres, not impacted by Special Flood Hazard Area (SFHA) and has potential to accommodate two duplexes with 2 bedroom each (waste water permit depending). This site is currently the location of the brick oven, a community resource that would need to be relocated for redevelopment. Members discussed ways to proceed with this assessment.
- 5) **Discussion of Potential issues with wastewater rules:** Goodrich explained the limitations inherent in the current Vermont permitting of wastewater compared o New Hampshire which makes it more difficult and costly to design and install (septic) wastewater systems in Vermont, which a a major barrier to affordable housing in areas not serviced by municipal wastewater systems (45% oof all housing units in VT).
- 6) **Discussion with Jill Davies, Woodstock Community Trust:** Jill introduced the project which consists of one single family home and another home comprising two apartments that have been condominiumized. Jill explained how the seed capital of \$500,000 allowed for the purchase, rehabbing and legal work for transactions on the two three housing units each purchased at below market value owned as a perpetually affordable housing unit. Capital gain is shared between the owner residents and the Woodstock Community Trust who also holds a mortgage on the property, The owner residents pay no more than \$175% of Area Median Income (AMI). The Trust invested large amounts of volunteer time on renovating the second property they purchased, which may not be repeatable.
- 7) Announcements, Reports & Correspondence: none
- 8) Other Business: none
- 9) Comments from the Public: none
- 10) Meeting Adjourned:
- 11) Manganiello moved and Loeb seconded a motion to adjourn at 7:10pm. Motion carried 5 – 0.

Respectfully submitted,
Rod Francis

APPROVED 02-22-2022