

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

APPROVED 8-15-2022

Minutes

Attending: Paul Manganiello, Kathleen Shepherd, Jeff Lubell, Brian Loeb, Creigh Moffatt, Jeff Goodrich

Guests: Andrew Winter, Steve Usle

Monday, July 18, 2022 START TIME 6:00 pm

Affordable Housing Subcommittee Meeting

Time: July 18, 6:00 PM Eastern Time (US and Canada)

Zoom Meeting Info:

<https://us02web.zoom.us/j/81242668798>

833 548 0282 US Toll-free

Meeting ID: 812 4266 8798

1. Moffatt made a motion to approve agenda, Manganiello seconded, all agreed.
2. Comments from the public none
3. Discussion of Vermont homeownership programs with invited guests Andrew Winter (Exec.Dir Twin Pines) and Steve Usle (Ownership Coordinator, Twin Pines).
 - a. Context: We have reviewed land owned by the Town and Fire District and have identified 2 potential parcels for the siting of affordable homes: a) northern end of transfer station parcel and b) approximately 900 acres of land owned by the Norwich Fire District (a separate municipality) along Beaver Meadow and Tucker Hill Road.
 - b. Mr. Winter discussed programs that can help bring down the costs of new for sale homes in Vermont, including programs the Vermont Housing and Conservation Board, the Northern Border Commission, and the Federal Home Loan Bank, the Vermont Community Development Program, and a Vermont state tax credit. As an illustration, they cited homes they have developed in Safford Commons that are using several of these funding sources. These homes retail for \$185,000 to \$230,000

and serve households from 80 to 120 percent of median income.

- c. Mr. Usle discussed a program to provide funding to people purchasing existing homes who agree to bring them into Twin Pines' homeownership program. There are 62 homes currently in the program, and they are adding 6 to 8 per year. The homes come with a covenant that restricts the resale price, allowing the homes to serve one qualified homebuyer after another.
4. Planning for Public Forum on Accessory Dwelling Units. After a discussion, the group coalesced around a plan to invite someone who could speak about the new Vermont subsidy program for Accessory Dwelling Units as well as Mr. Tyler from the Vermont State Housing Authority, who had come to the prior meeting and can speak to practical experience supporting ADUs.
5. Quick updates:
 - a. Application for VCDP Planning Grant – The Planning Commission discussed the memo and voted to request the Selectboard to take it up and to start the grant application process.
 - b. Fire District Owned Land – Lubell has asked to attend an upcoming prudential committee meeting to speak about the affordable housing subcommittee's recommendations regarding the identification of one or more sites for affordable homes on Fire District Owned Land.
 - c. Update to town zoning policies. The Planning Commission is undergoing an update process. The Fall would be a good time for the Affordable Housing Subcommittee to enter into discussions with the Commission on ideas for promoting affordable housing through the zoning code.
6. Loeb made a motion to approve minutes – 6-13-22. Lubell seconded. All in favor.
7. Shepherd made a motion to end meeting at 7:10. Moffatt seconded. All in favor.