

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE

Monday, April 18, 6:00- 7:04 PM Eastern Time

No Physical Meeting Location. Attending by Zoom access: Jeff Lubell, Kathleen Shepherd, Paul Manganiello, Brian Loeb, Susan Barrett [community member]

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

Meeting ID: 812 4266 8798

877 853 5257 US Toll-free

Topic: Affordable Housing Subcommittee

1. Approve agenda. Manganiello made a motion to approve, Loeb seconded, adopted 4-0.
2. Comments from the public.
3. Approve minutes of 3-21-22. Manganiello made a motion to approve, Lubell seconded, adopted 4-0.
4. Follow-up on use of publicly owned land for affordable housing.

a) The Vermont Community Development Program assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in several areas including housing. Several categories, including Planning Grants and Scattered Site Grants, primarily benefiting low and moderate income persons (up to \$63,450 in annual income for a family of 3 in FY 2022), have potential for developing affordable housing in Norwich. A planning grant could be used to help assess the feasibility of developing housing on the northern portion of the transfer station parcel along with a site plan. While applications may be submitted on a rolling basis, it will take time to approach the SB and have public hearings, so a goal for a completed application process may be March or April 2023. We may be able to seek assistance with the application from Ottauquechee-Two Rivers. The VCDP appears to be funded by federal CDBG funds, which functions like a block grant sent by federal government to states, then to town to administer the grant. (Large cities get their own direct allocation.) Lubell will send informational links.

b) Lubell talked to Jenny Hsylop of the Vermont Housing and Conservation Board (VHCB) about a range of topics related to affordable housing in Norwich. Among other things, she mentioned that the VT legislature is considering providing grants to support the development of Accessory Dwelling Units (ADUs). Hyslop encouraged us to talk with Twin Pines about assistance for homeownership units as Twin Pines is one of a limited number of VHCB homeownership program partners. This article includes more information about the potential ADU funding.

<https://vtdigger.org/2022/03/30/senators-move-forward-with-housing-bill-and-attempt-a-compromise-on-contractor-registry/>

c) Loeb talked to the person who runs a state program that provides subsidies for ADU's, currently a pilot program in Montpelier. There have been challenges associated with developing ADUs in that program, related in part to the pandemic. Loeb will invite the individual to meet with us in our June meeting.

5. Educational session on affordable housing: In May, the subcommittee will hold a public session to provide an overview of the Norwich housing strategy and report on the committee's work to date – primarily the public lands investigation. Purposes: to publicize the strategy to the public and town officials and get their feedback. Lubell will discuss the strategy; Loeb will discuss the process of looking at town land. Shepherd will facilitate. Agenda will be public presentation and public comment.

Motion: Lubell moved that the AHSC hold a public information session on Norwich's housing strategy and the subcommittee's work to date on a date to be determined with the town in May. Shepherd seconded; yea vote 4-0.

The strategy is located here:

http://norwich.vt.us/wp-content/uploads/2012/06/NorwichHousingStrategy_2020-2024_11-21-19.pdf

6. Comments from the public. Barrett introduced herself as an interested Norwich resident, familiar with VT legislative processes through her service to the Vermont Care Board.

7. Meeting adjourn. Approve 4-0.

APPROVED 5/9/2022