

NORWICH PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE Minutes

Affordable Housing Subcommittee Meeting

Time: June 13, 6:00 PM Eastern Time (US and Canada)

No physical location. Zoom Meeting Info:

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

833 548 0282 US Toll-free

Meeting ID: 812 4266 8798

Subcommittee members attending by Zoom access: Jeff Lubell, Paul Manganiello, Brian Loeb, Gordon Greenfield, Creigh Moffatt, Kathleen Shepherd

Guests: Tyler Maas, VSHA (Vermont State Housing Authority), Kevin Geiger, TRORC (Two Rivers ---

Members of the public; Dee Gish; Ralph Hybels

1. Motion: Manganiello moved to approve agenda. Loeb seconded. Approved 6-0.
2. Comments from the public. Gish introduced herself, said she is running to be the VT state representative for Norwich, Sharon, Strafford and Thetford and shared her strong interest in expanding the availability of affordable housing.
3. Accessory Dwelling Units. Invited speaker Tyler Maas described his experience creating ADU's in Brattleboro and Montpelier. He described funding mechanisms including a community development block grant, a \$50K matching grant, and a \$100K loan from Enable, and a partnership with VT Tech design students. He explained that VSHA is not an arm of state government. It provides grants to homeowners interested in developing ADUs that cover a portion of the development costs. Other costs must be borne by homeowners as further loans and grants are not available. Incorporating an ADU within an existing structure is more practical than a separate building in terms of development costs and septic regulation. Owners undertaking this complex project will require a lot of support. Types of homes most amenable for ADU: large older homes; raised ranch.
4. VCDP Planning grant. If requested to do so, TRORC will help write Norwich's application and administer the grant, for a fee to be determined, that is covered by the grant. The VCDP funding is from the federal Community Development Block Grant, under which any housing produced must be affordable to people earning below 80% of the Area Median Income. With a \$6K match from the town, the program can provide up to \$60K. It is very competitive, so Norwich may need to apply more than once. It can be used for feasibility studies, test pits, etc. The anticipated process is for the Affordable Housing Subcommittee to make a recommendation to the Planning Commission, which will then make a request of the Selectboard, which will be the formal grantee. A public hearing is required.. A brief pre-application form is required in December for a February application, which seems the most practical timeline.

5. Motion: Manganiello moved, and Moffatt seconded, that the committee empowers the chair to send a recommendation to the Planning Commission for Norwich to proceed with a VCDP planning grant on the northern portion of the transfer station property.
6. Loeb and Lubell described a Selectboard meeting in which they discussed approaching the Fire District about developing housing on their 900 acre +/- parcel along Beaver Meadow Road. During the meeting, a member of the public noted that the agreement transferring the development rights from the Fire District to the Selectboard appeared to contemplate that the land would not be developed. At the same meeting, a member of the Selectboard suggested that it could be appropriate to revise the agreement if the town's needs have changed.
7. The offer of land from a homeowner has run into the obstacle that the conservation easement appears to prohibit a second home on the parcel. The subcommittee will investigate options for modifying the easement.
8. Next month's agenda: invite someone from Twin Pines to discuss the homeownership programs they administer on behalf of the state; identify the next project to work on.
9. Motion: Moffat moved and Manganiello seconded approval of the minutes of 5-9-22.
10. Meeting adjourned at 7:08.

APPROVED 7-18-2022