

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Agenda

Monday, August 14, 2023 START TIME 6:30 pm

Zoom Meeting Info:

<https://us02web.zoom.us/j/88071589319>

Phone: 833 548 0282 US Toll-free

Meeting ID: 880 7158 9319

1. Approve agenda
2. Comments from the public
3. Approve June 19, 2023 AHSC Meeting Minutes
4. Update on proposed Vermont Community Development Program grant application.
5. Outreach and education about affordable housing and AHSC activities
6. Adjourn

Enclosures:

AHSC Minutes, June 19, 2023

**Norwich Affordable Housing Subcommittee Meeting
Monday June 19th 2023**

Draft Minutes

Attendees:

Committee members: Jeff Lubell (Chair), Brian Loeb, Jeff Goodrich, Creigh Moffett, Paul Manganiello
Public: Chipper Ashley, Jon Felde, Paul Etkind, Benge Ambrogio (guest)

1. **Approved agenda:** Paul moved, Brian seconded, passed 5-0
2. **Approved 5/15/23 minutes:** Brian moved, Paul seconded; passed 3-0-1
3. **Comments from the public:** none
4. **Had a public discussion with a presentation by invited guest, Benge Ambrogio.** Benge is the CFO of the Episcopal diocese of NH. Among other responsibilities, he advises the Church on property and housing issues related to land owned by the diocese and individual churches. He has worked with the diocese for 5 years during which he has been involved with 4 projects in New Hampshire:
 - a. Grovetown -- developed 4 apartments from their parish hall.
 - b. Woodsville, similar project, developed 4 housing units.
 - c. Newport, a church with a house on the lot developed 2 units. It was a clergy residence and church and community offices. Diocese lent money to refurbish apartment to rent out. They hired a rental manager.
 - d. Portsmouth, planning to work with nonprofits or others to build a sizable number of units on a 3-4 acre lot; may be dedicated affordable units. Church challenged community development organizations to help develop an approach.

Lessons learned:

#1 no cookie cutter approach

#2 not necessarily a revenue stream

#3 low "hanging fruit": clergy residences, or parish halls

#4 when they see opportunities, it's important to pursue them

#5 advice to churches: don't try to manage property on your own

#6 hasn't felt the need to form a 501(c)(3)

5. **Memo re New Boston Road property.** Following discussion of the status of the town-owned property on New Boston Road that also includes the town garage, and a few changes made to the memo based on subcommittee member feedback, a motion was made to approve a memo to the planning commission that Jeff Lubell composed requesting action by the Planning Commission to move forward the process of applying for a VCDP Planning Grant to develop below-market housing on the northern part of parcel. Specifically, the memo requests that the planning commission endorse the

recommendation of the subcommittee to move forward with the application and forward the request to the Selectboard to get on their agenda to get the Selectboard's feedback. Brian moved to approve the memo and send it to the planning commission, Creigh seconded and the motion passed 4-0. (Jeff Goodrich had left the meeting before the vote due to connection issues.)

Next meeting (virtual): July 17th 2023, 6:30 PM

Submitted: Paul Manganiello