

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Agenda

Monday, Aug 15, 2022 START TIME 6:00 pm

Affordable Housing Subcommittee Meeting

Time: Aug 15, 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. Comments from the public
2. Approve minutes – 7-18-22
3. Meeting times: should we switch to 6:30 pm in future?
4. Planning for public forum on Accessory Dwelling Units
5. Quick updates
 - a. Application for VCDP Planning Grant
 - b. Fire-District Owned Land
6. Selectboard questions for affordable housing subcommittee:
 - What is the committee's charge as you all understand it?
 - What are the committee's current initiatives (provide timelines if applicable)?
 - What are the committee's goals and/or principal activities for the next three years?
7. Zoning for affordable housing

Enclosures:

1. 7-18-22 AH Draft Minutes

Enclosure 1

**NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE**

Draft 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.

three questions for the affordable housing subcmte

From: Roger Arnold (rogerarnoldvt@gmail.com)

To: jefflubell@yahoo.com

Cc: allenjaci@gmail.com

Date: Friday, August 5, 2022 at 12:36 PM EDT

Hi Jeff,

I am sending below a message that I am sending to all boards, committees, and subcommittees. The selectboard is aware that there are recent memos from the subcommittee that may answer question number two. As a subcmte of the planning commission, you may wish to route the answers first through the Planning Commission, which is fine, but we'd still like to have the answers. Thanks so much.

Dear Jeff:

I am writing on behalf of the Norwich Selectboard. First, thanks to you and the other members of the Affordable Housing Subcmte for your service to the Town. The Board is thankful for the Subcmte's work.

For some time, the Selectboard has discussed the need to consider the work of commissions, committees, and subcommittees within an overarching workplan for the Town. The activities of committees and subcommittees obligates the resources of Town staff, and it is the responsibility of the Selectboard to facilitate a better shared understanding of existing resources. Currently the Town is operating with key vacancies across all departments. This compels the Board to set realistic expectations for boards, commissions, and committees for staff support.

The Board also wants to encourage coordination and a common purpose among all appointed boards, commissions, and committees to better deliver on the goals enumerated in the 2020 town plan and other guiding documents.

To that end, the Board requests that the Affordable Housing Subcmte submit answers in writing to the three questions asked below. These questions are being asked of all boards, commissions, and committees. The Board would like to review these answers at an upcoming Selectboard meeting. We are looking forward to this opportunity to engage with our committees and to set priorities for the town with your vital feedback.

Answers to the following questions are requested ideally by September 7.

1. What is the committee's charge as you all understand it?
2. What are the committee's current initiatives (provide timelines if applicable)?
3. What are the committee's goals and/or principal activities for the next three years?

Thank you in advance for your collaboration. Please let me know if you have any questions.

Roger
for the Norwich Selectboard

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Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.