

Waterbury Housing Task Force Meeting
Thursday, August 15th, 2024 | 6:00-8:00 pm
Steele Community Room

MINUTES:

Attendees: Joe Camaratta, Madeleine Young, Peter Hack, Owen Sette-Ducati, Alyssa Johnson, Em Lamson, Chris Balzano, Mary Koen & Eliza Novick-Smith. Guest Carl Bohlen.

Called the meeting to order at 6:05 pm

Review Agenda

Carl Bohlen will be joining at 7pm instead of 6pm

Review and approve minutes from the 07/18/24 meeting:

Minutes approved.

Relevant Task force Updates

- Housing Task Force structure updates:
 - Eliza will take over as Housing Task Force Secretary/note-taker while Madeleine attends graduate school classes.
 - Housing Task Force “Vice Chair” position is open
- Volunteer opportunity with Habitat for Humanity: Site Selection committee
- Joe would like to accept email proposal from the planning commission to help update the community plan chapter 5 housing plan data from 2008 prior to October 1st, 2024
- Promoting/navigating housing in flood affected communities
 - Opportunity to apply for \$25,000 grant for education series - Deadline Sept 13th.
 - Use funds to hire a consultant to help organize the education pieces?
 - Could the consultant work with the property owners on building ADUs?
 - We have a list of ~10 topics, perhaps to split into 3 workshops
 - Let’s see how many people attend the workshops and are interested in building
 - Perhaps we can provide those who attend the workshops with an advising session
 - Who can help the community?
 - Vermont American Institute of Architecture chapter?
 - Contractor or engineer to help determine costs
 - Local: McCain, Trudell (John Pitrowski), Ward Joyce
 - Could determine property, permitting, utilities, unique site work
 - Contractor to help with cost assessment
 - Estimated \$16,000 to assess 10 sites
 - The assessments would be educational to both homeowner and the town

- Who do we choose who would be granted the money
 - Permitting process help?
 - Financial estimation help?
 - Which steps are necessary to jump start on an ADU property?
- Guest: Carl Bohlen, chair of the Housing Task Force in Hinesburg notes:
 - Hinesburg HTF has existed since 2006, but has become more important since 2020.
 - Meeting with non-for profits and for profits helps
 - Write letters of recommendations to the planning commission for areas of improvement
 - They hired a consultant for a Hinesburg Housing “needs assessment”, then the regional planning commission issued an update
 - Important to have a connection with the Select board in the HTF
 - Green Street Development and Evernorth - 23 new units to the town
 - Kelley’s Field senior housing will expand from 24 units to 48 units
 - Two ADU forums held
 - 10-16 homeowners attended
 - AARPA funds were granted for Habitat for Humanity site
 - Typically must be 15 units minimum - can be 7 in one spot 8 in another
 - Existing water and sewer necessary as well
 - Can the non-profit pair with a local contractor?
 - Federal and States grants are vital in order to support affordable projects
 - Climate change and more intense weather events need to be considered
 - Consider those being displaced
 - Build housing to accommodate storms (flooding)
 - First passed bylaw “Inclusionary zoning”: any developments of 10+ units must have at least 10% of the units be affordable. Has since increased to 15%
 - Inclusionary zoning written into bylaws. Prior to inclusionary zoning, perpetually affordable units were not possible or did not exist
 - Writing monthly articles in the Hinesburg record about housing crisis, this helps increase likelihood for funding
 - Brainstorm ways to gain money for leveraging grant applications, & provide incentives to homeowners for ADUs
 - Partner with the business community because there is a lack of employee housing, which creates hiring roadblocks
 - Statewide bi-annual housing conference in November

Update on on-going Initiatives

- September meeting - open up to the public?
 - If attendance is low, need to have a survey ready
 - Joe to post Eliza’s email invitation to Front Porch Forum
- Grant preparation before mid-September

- Education will likely not cost more than \$10,000. What can we do with the remaining \$15,000?
 - Can the town hire a part time “ADU liaison”
- Host forum
- Alyssa makes a motion to endorse Joe’s concept for a VT community foundation application including a two part educational series with general workshops and forum with specific subject matter experts (engineers, contractors, previous ADU developers, architects, etc.)
 - Motion passed

Next Meeting:

- Open to the public
- Data for planning commission

Meeting adjourned at 8:10 pm