

Waterbury Housing Task Force Thursday, January 20th, 2025

6:00 pm - 8:00 pm

Steele Community Room

MINUTES: Present: Joe Camaratta, Skip Flanders, Alyssa Johnson, Em Lamson, Eliza Novick-Smith, Chris Bolzano, Owen Sette-Ducati

Absent: Peter Wack, Kati Gallagher

Called to order at 6:02pm

Review agenda and approval of January minutes

- Motion made by Alyssa, second by Chris, carries.

Advance Housing Trust Fund programs (60 minutes)

- Waterbury "VHIP" program proposal—led by Owen.
 - Downstreet cannot administer grants without a broker license, can administer as grant.
 - Suggesting 5-year grant program
 - Forgivable loan preference though, more tax advantageous
 - Challenging to work with improvements on units that have current tenants, and individuals exiting homelessness, compliance issues are too significant for what we can manage at this early stage.
 - Propose \$30k cap per project.
 - Downstreet to handle administrative burden of distribution for first 18 months, Waterbury town to handle compliance follow up.
 - FMR for BTV Metro seems like a more accurate reflection of local housing market.
 - requirement/preference for VHIP applicants?
 - Ensure that we don't leave VHIP money on the table?
 - Consensus: strike credit score requirement, \$30k per project
 - Clarify: which FMR rate to peg.
- Application process (Ryan Carpenter, Cheryl Moyer, Downstreet Housing)
 - Mechanisms for making sure applicants have ability to complete project, and fully fund project.
 - Many ADUs cost \$100k to complete.
 - Disbursement calendar.

Continue education series (45 minutes)

- Review of Workshop #1
 - Minimal feedback. Tech issues to be smoothed out for next time, Zoom was suboptimal.
 - Making fire marshal info more digestible? Follow up FAQ sheet?
 - State v. town requirements, rental versus "mother in law"
- Agenda / Promotion for Workshop #2 meeting
 - Panel discussion, presenters followed by panel?
 - Promotion online, incorporate posters around town?
 - Continue to work to get materials from presenters in advance.

- Speakers for Workshops #3 and #4

- Peter, Angela from VT Landlord Ass'n to talk about property management.
- Owen, Kerry Griffin to discuss VHIP?
- Local bank? VHFA?

Relevant task force updates - Select Board, Planning Commission, RW, EFUD (15 minutes)

- Town Meeting happening first Tuesday in March.
- Waiting on update to rental registry.
- Joe reports on trip to Woodstock: ADU program that adds on top of VHIP with extra \$\$ and incentives for local worker housing. Incentives so far insufficient in lease to locals program.

Adjourn