



Agenda

Housing Committee Meeting

Tuesday, April 7, 2026 at 6:00 PM

HYBRID MEETING

Join in person: Montpelier Senior Activity Center, 58 Barre St, Montpelier VT 05602
or

Join Zoom Meeting:

<https://us06web.zoom.us/j/85938151025?pwd=pEar5b44J08l5AWuEsSrQPLC63UGYX.1>

Meeting ID: 859 3815 1025 Passcode: 465654

Phone in: +13052241968,,85938151025#,,,*465654# US

Members: Alyssa Schuren (Chair), Lauren Hierl (Vice Chair), Daniel Coppock, Alexandra Halasz, Tim Heney, Ben Linder, Sean Sheehan, Sandra Vitzhum, Daniel Wheeler

1. Call to Order
2. Welcome from the Chair
3. Review minutes of March 2 & 10, 2026
4. City Update- Matthew Jelacic
5. Brief Updates:
 - Vacancy Ordinance
 - Tax Stabilization
 - Sprinklers
 - Planning Commission Coordination
 - State Matters
6. Development Regulations- Potential Revisions
7. Housing Trust Fund- Potential Revisions
8. (if time) CHIP Program Overview
9. (7:30pm - 8:30pm) Developer Feedback
10. Next Steps
11. Adjournment

Housing Committee meetings are open to the public. For questions about accessibility or to request accommodation please call (802) 223-9506.

Committee Meeting Minutes

Committee Name: Montpelier Housing Committee

Date: Tuesday, February 3

Time: 6:00–7:30 p.m.

Location: Montpelier Senior Center & Zoom

Chairperson: Alyssa Schuren

Minute Taker: Dan Wheeler

Attendance

Committee Members Present: Alyssa Schuren (Chair), Lauren Hierl (Vice Chair), Dan Wheeler (Secretary), Dan Coppock, Alexandra Halasz, Tim Heney, Sandy Vitzthum, Ben Linder

Absent: Sean Sheehan

Councilors & City Staff: Cary Brown (District 3 Councilor) (zoom), Ben Doyle (District 1 Councilor), Matt Jelacic (Montpelier Community and Economic Development Specialist)

Meeting Summary

Chair called the meeting to order at 6:00 p.m.

Committee unanimously approved previous minutes from both January 6, and January 20.

Public Comment

No public comment

City Update

Matt Jelacic gave a City update and discussed the following matters:

- Country club road - working on grants
- Community college parcel - opportunity for housing development near old stump dump, CVRPC offered to help with looking at soil testing (maybe remediation) etc.
- VT Chamber – recognizes housing as major issue
- UVM, National Life - potential connections to employers building housing, they own a lot of land

Brief Updates:

Vacancy Ordinance – Matt J. spoke with the City Attorney and confirmed that such an ordinance is viable within the existing city charter.

- ❖ The sub-committee will talk through details present their findings/ recommendation to the entire Housing Committee.

Budget Matters – Cary confirmed that \$100k funding item remains in the City's budget. Tax Stabilization (updated to meet State standards) measure will appear on the ballot, with corrected wording. The Committee discussed ways that this measure could be communicated with the public to clarify any confusion.

- ❖ Cary and Matt will draft a descriptive paragraph for publicity and outreach.

Cary also confirmed that the Committees' recommendation to freeze development fees has been communicated to the Council. The Committee awaits further explanation from the Planning Office.

State Appeals Process – Lauren reported that the legislatures discussion on confronting appeals process is underway. As this is a time sensitive topic, and seemingly of high priority, the Housing Committee will focus on this issue.

- ❖ Lauren, and All, will work on collecting case studies of appeals to present to the Legislature. Down Street had an example to share.

Montpelier Development Regulations

The Committee discussed the development regs, and different approaches to potential revision in the interest of promoting housing development. Discussions will continue on this topic in coordination with the Planning Commission, than then recommendations to the Council.

Discussion & Decision: Priorities Framework & Order of Operations.

The committee agreed that the current priorities framework is workable and recommended a few additions and edits.

- ❖ Alyssa will continue to refine this document, per comments and discussion.

Next Meeting

Date: Tuesday, March 3

Time: 6:00 – 7:30p.m.

Location: Montpelier Senior Center

Meeting adjourned at 7:29 p.m.
Minutes prepared by: Dan Wheeler
Date: February 4, 2026

LEGEND

❖ Action

Meeting: Montpelier Housing Committee Meeting

Date: March 10, 2026

Time: 6:00–7:00pm

Location: Virtual

Committee Members Present: Ben Linder, Alyssa Schuren (Chair), Lauren Hierl (Vice Chair), Sean Sheehan, Dan Coppock, Dan Wheeler, Alexandra Halasz

Council & City Liaisons Present: Ben Doyle (Council Rep), Matthew Jelacic (Staff Liaison)

Members of the Public Present: Alan Goldman, Jim Sheridan (City Council), Steve Whittaker

Committee Members & Council Liaisons Absent: Tim Heany, Sandy Vitzthum, Cary Brown (Council Rep)

Call to Order

The Chair called the meeting to order at 6:01

Public Comment

Steven Whitaker commented that the planning process for CCR development was incomplete (brownfields categorization, public engagement, etc.) and expressed concerns that the percentage of affordable units required by the CDBG-DR funding was inadequate. Councilor Doyle clarified that the number of units required by CDBG-DR funding had yet to be finalized and that information regarding the status of brownfield categorization was available on the CCR web page. Steven Whitaker also commented that the process was moving too quickly and should be slowed down.

Discussion of CCR Proposals

The Chair provided an overview of the goal of the meeting (to provide the City Council with feedback regarding the four Country Club Road development proposals). As a starting point she suggested that because there was not sufficient information provided to adequately assess the financial viability of the proposals or developer capacity (financial or otherwise), that those selection criteria not be considered by the committee. Staff reminded the committee that these four developers had already been vetted (to a certain extent) through the RFQ process. There was general agreement on this approach.

The following items were identified as questions and/or concerns of the committee:

- Question about local connections vs. regional experience. Members felt that a local company would have a stronger connection to the community and local permitting experience but might not have the capacity and/or development experience of larger

regional developers.

- Concern about the lack of clarity around the number of affordable units. There was discussion of affordability vs. subsidized. Difficult to compare affordability components of various proposals. Questions about the length of affordability covenant (15 years, 30 years, perpetual).
- Questions about capacity and schedule (Penrose, for example, indicates that initial units won't be completed until Q2 2029). Execusuite was more aggressive on the timeline, but all proposals should be evaluated on capacity to deliver.
- There was value seen in having a local affordable housing developer (like Downstreet) who would perhaps be more responsive to community concerns.
- DEW's focus on subsidized units was appreciated by one committee member while others expressed concerns about the proposed massing of DEW buildings.
- Questions about the compatibility of proposed units for seniors. Are the units sufficiently accessible (particularly in winter)? Could there be parking below the buildings?
- Concern about Chinburg's proposed parking scheme (too much asphalt).
- Agreement that this development needs to be a desirable place to live for any income level. One that is pedestrian friendly and has a high quality of life—both to reflect Montpelier's values and to ensure lasting value of property.
- Mix of housing types (and sizes) was seen as a plus (the Execusuite proposal was singled out).
- Questions about how functional the interaction between public and private space would be.
- Lingering concerns about the economic impact of the proposals and of developers' capacity to execute.

Process/next Steps was discussed by the committee. The Chair agreed to take feedback/notes and draft a memo articulating the committee's shared questions, concerns, and appreciations. Memo will be circulated with the committee who will respond directly to the Chair with edits.

Meeting was adjourned at 7:05