

Housing Task Force September 20, 2018 Meeting Minutes

Members in Attendance

Jack McCullough
Jo Troiano
Polly Nichol Co-Chair
Liz Genge
Jim Libby
Jen Hollar – Co-Chair
Kevin Casey - Staff

Meeting Called to Order at 5:15p.m.

1. Agenda Approved

2. Minutes from August 16, 2018 Approved

3. Opportunity for Public Comment

No Members of the Public Present

4. Report from Trust Fund Guidelines Subcommittee

Polly presented the changes to the Housing Trust Fund Guidelines that the Housing Task Force subcommittee is recommending. Most notably:

Sec 100 (b) Objectives (added)

5. Facilitate the creation of the equivalent of 10-20 new affordable apartments annually;(no objective was identified in 2010 version)
6. Help 10 eligible households annually buy an affordable home in Montpelier.(formerly 5-10)

Sec 102 Housing

(a) owned by its occupants whose gross annual household income at the date of purchase does not exceed **120%** of county median income, as defined by the United States Department of Housing and Urban Development (Formerly 80% AMI, changed to reflect the state definition of affordability)

Section 103 Housing Trust Fund Revenue

Unused funds at the end of any fiscal year shall remain in the Fund. (added)

Section 104

(a) Establishment of Advisory Committee

There is hereby established an Advisory Committee (Committee) of five (5) persons appointed by the City Council. The Advisory Committee ~~shall~~ **may** consist (1) member of the City Council and up to four (4) persons who live or work in Montpelier who do not have a conflict of interest as staff or member of an applicant's governing body. Two (2) members of the Committee shall be members of the Montpelier Housing Task Force and two (2) shall be members of the public at large. The City Council shall make every reasonable effort to appoint persons who have expertise and experience in the preservation, construction, rehabilitation and financing of dwelling units that are affordable for ownership or rental by eligible households.

Add Section: Publish NOFA (notice of funds availability) annually

“ Trust Fund Advisory Committee will meet annually to determine amount to be released in NOFA.”

(added)

The Housing Task Force has a discussion about Section 106 Priorities for Funding

The suggestion was to separate the priorities into 2 distinct sections. The first section will refer to Multi-Family Projects and the second section will define the priorities of home ownership programs. The Task Force Trust Fund Subcommittee agreed to review that suggestion.

5. September 26th Presentation to City Council – Memo and PowerPoint

Jen Hollar presented the elements of the Housing Presentation for City Council. Jen and Polly will present on the 26th of September.

Jim Libby suggested that the memo should have the “ask” right up front. The Task Force agreed and Polly was slated to make those changes prior to submitting to City Manager’s office for dissemination to the Council.

The Task Force discussed the appropriate funding level of the Housing Trust Fund based on past success, the amount of leverage these projects bring, and the

6. Next Steps on Housing Chapter of City Plan

Kevin Reported that the Planning Commission is currently focused on making zoning corrections but will revisit the goals and the outcome of the “All Committee Meeting” likely this fall.

6. General Announcements and Updates

No Updates

8. Adjourn

DRAFT