

Draft Minutes
Montpelier Housing Task Force
August 19, 2021
5:00 p.m. – 6:30 p.m.

Called to Order at 5:00 pm

1. Welcome and Introductions

Jack McCullough (Zoom)
Polly Nichol, Chair (Zoom)
Mary Hooper (Zoom)
Zach Watson (Zoom)
Carolyn Ridpath (Zoom)
Brian Evans (Zoom)
Barbara Conrey Sustainable Montpelier (Zoom)
Zach Watson Habitat for Humanity (Zoom)

Kevin Casey (Council Chambers)
Stepjen Whitaker (Council Chambers)

2. Updates from Planning and Community Development Dept.

3. Short-term rentals

Clare Rock sent along a report prepared for the Mad River Valley on Short Term Rentals. The report was shared by Polly prior to the meeting. City Council had asked the Task Force to explore the current conditions. The HTF had initially decided to wait and see the outcome of S.79 which passed both houses but was vetoed by the Governor.

Polly asked if we as a group are interested in finding out Montpelier's situation and forming a study group to look into it.

Kevin mentioned that the data will be anecdotal and based on direct observation of the site as we cannot get property level data from the tax department .

Barbara Conrey asked about the viability of some of the Airbnb rentals online as long term rentals if AirBnb was regulated . Barbara relayd her experience as a AirBnb host and mentioned that her upstairs units lacked kitchen facilities that would make it a viable apartment.

Jack mentioned that we should collect the data based on what we can find and City Council can make the decision as to whether or not to regulate and if it deems necessary make a charter change to do it. There is strong support for regulation on the council .

Mary said that if AirBnb are taking up housing stock that we should support council on this initiative.

Discussion of being careful because it can be an important source of income for seniors allowing them to age in place.

4. Other follow up to City Council Presentation – brainstorming, action steps

- **Land Bank-** Polly mentioned that VHCB would be willing to fund a land bank as they look to expand their scope of possible projects and programs.
- **Inventory of more than 10 units**
 - Develop an inventory of the properties
 - Kevin mentioned a build out analysis that was done by the CVRPC for the Master Plan as well as a neighborhood analysis put together for the Planning Commission. Barbara coincidentally had a copy in front of her. Kevin will get it to the HTF prior to the next meeting.
- **Fund Housing Task Fund at \$150,000** – Everyone felt that this was a reasonable request of Council.
- **Explore Land Value Tax-** Would require State action, charter change etc., Polly mentioned that Mike Miller had some concerns about LVT at the last meeting and it may not be where the Task Force can best put its energies.
- **Continue ADU program-** Following the completion of the Pilot program with VSHA , having flexible funds with less restrictions could improve the number of new units with the proper low-bar incentives.
- **Work with State on developing the parking lots to housing-** Kevin mentioned that because of the Capital Complex Commission there is very little that the City can do to facilitate a project like this unless there is desire on the part of the State to partner with private developers.
- **Work with VCFA on options-** Kevin mentioned that he and Mike Miller had scheduled a meeting with Katie Gustafson to discuss what they are thinking about adaptive reuse of the existing classroom and dorm spaces.

5. Money from Federal gov't and Vt. Legislature for Housing and Opportunities for Montpelier

Mary mentioned the ARPA funds coming from the federal government and looking for creative uses for the money. Discussion followed based on the uses of funds. Staff is waiting for guidance on use of funds and looking for projects from their partners.

6. Updates from housing partners –

**Downstreet,
MHA**

Good Samaritan Haven- Brian mentioned that they are working on overnight staffing for the shelter. Good Sam was also approached by Downstreet to help with Phoenix House and if they get involved then VHCB will forgive monies owed to Downstreet .

Interfaith Housing

CV Habitat is closing on a property in Randolph and will be working to develop a project on that site

CVRPC

Homelessness Task Force- Jack mentioned that at the last council meeting there was a presentation by Sean Brown and Sarah Phillips regarding upcoming issues regarding Homelessness.

1. Hotel on B-M road will be open by January 1
2. Money for homeless at the state level
3. Use of temporary structures ie “pallet houses”
4. Real Estate the State owns
5. Martin v. City of Boise Decision : Supreme court decision in February 2021 regarding the e

Carolyn asked about the plans for 58 Barre Street . Jack mentioned that there are plans on the book to possibly redevelop into a more modern rec center.

Trailer Bathroom facilities have been contracted from North Carolina and

Barbara mentioned that Sustainable Montpelier has been talking about having a stakeholder meeting to bring everyone together .

7. Meeting adjourned at 6:31 p.m.

Next meeting: September 16 – Agenda items?