

Minutes

Housing Trust Fund Task Force Meeting #7

Tuesday, November 29, 2016

1. Call to Order – The meeting was called to order by Chair Debbie Ingram at 5:05 p.m.
2. Task Force members present: Debbie Ingram, Charlie Magill, Kenn Sassorossi, Benjamin King, Ted Brady and Jeff Fehrs.

Staff Present: Rick McGuire, Town Manager

3. Minutes: November 2, 2016 – Approved by consensus with several corrections. (Mr. Fehrs was absent)
4. Discussion:

Discussion on Draft Outline of Key Elements

Administration

Mr. King asked for clarification on the goal of the Task Force. Ms. Ingram explained that the goal is to develop a recommendation for the Selectboard. Task Force members discussed possible role of local housing trust fund board at length. Mr. Sassorossi suggested the agent (could be staff or outside agency) should be responsible for conducting a professional review and provide recommendations for project funding to the town board. Mr. Magill mentioned that there is a potential conflict of interest if the Town uses the Champlain Housing Trust.

Jeff Fehrs arrived.

Mr. McGuire suggested whether staff assistance is provided through town staff or through an outside agency is a matter that is separate and can be addressed by the Selectboard at a later time.

It was a consensus of the Task Force members that some form of administrative assistance will be needed by the Town's oversight board.

Specific language was discussed.

Programmatic Elements

Mr. Brady suggested local board be required to develop a two to three-year work plan. Mr. Magill suggested restricting the program to those below 100% of median income. The consensus of the Task Force concurred with this suggestion.

Resources

Mr. McGuire mentioned that the Planning Commission is currently evaluating the current fee structure with the goal of establishing a structure that offers incentives based on the level of affordability.

There was considerable discussion on the various funding sources, including inclusionary zoning. Consensus was to delete the reference to inclusionary zoning since the focus of the task force is on creating a trust fund and not zoning.

Mr. Brady explained that he has not yet spoken with the Conservation Commission but will in the near future.

Mr. Sassorossi agreed to make changes to the draft Outline of Key Elements he prepared for the Task Force as indicated during the course of the meeting.

Discussion on Draft Ordinance

Postponed to the next meeting.

5. Next Meeting: The next meeting was set for January 18, 2017 at 5:00 p.m.
6. Adjournment: The meeting was adjourned at 6:30 p.m.

Minutes approved at January 30, 2017 meeting which was postponed from the January 18, 2017 scheduled meeting.