

Waterbury Area Housing Task Force Meeting

Thursday, March 21, 2024 | 6:00-8:00 pm

Steele Community Room (28 N. Main St.)

Zoom: Meeting ID: 817 6339 1723 ; Passcode: 645210

AGENDA

Review agenda (5 minutes)

Approval of February minutes (5 minutes)

Developer Discussion: TJ Kingsbury, President, Kingsbury Companies (60 minutes)

Future Housing Potential of Infill Development: Brian Voigt, Program Manager, Central Vermont Regional Planning Commission (30 minutes)

Feedback from Unified Development Bylaw Public Hearings (10 minutes)

Wrap-up (10 minutes)

Adjourn

Waterbury Housing Task Force: Developer / Contractor discussion items

Goals:

- What can we do to promote more development in Waterbury?
- What factors lead to the development of "affordable housing" - i.e. housing that matches the income of the residents?

General Discussion:

What could spark interest in developing in Waterbury?

Are there barriers to developing in Waterbury?

What are the strengths / weaknesses of developing here?

Have you come across any issues navigating Waterbury bureaucracy (e.g. permitting, DRB, etc.)

Permitting process feedback? Fire inspection barriers?

Timeline of projects: Do you find developing in Waterbury has any impact on how long a project takes?

Costs of building new housing (e.g. land, materials, labor, financing). Are there other costs that prohibit building?

What is affordable to build - how many units can bring construction costs down in relation to rental price? If not, why not?

Are there any proposals that would make you more likely to develop here?

How is Waterbury different from other towns?

Do you have any plans for development in Waterbury?

- Are finances an issue?
- Is finding land an issue?
- Are you building to sell or to rent?
- What are the risks of renting long term? How could we overcome these barriers?
- What are the main impacts on the cost of operating housing in an affordable manner?
- (e.g. insurance, utilities, taxes. etc)

Additional Questions:

If / how any of the above issues discourage new development, or prohibit new development at sale prices / leases that would be more attractive to workforce participants.

What type(s) of housing does Waterbury need?

- 1200 +- sf condos?
- One or two bedroom rentals?
- What's the target market rate for a rental if that is the desire?