

Waterbury Housing Task Force Meeting

Thursday, July 18th, 2024 | 6:00-8:00 pm

Zoom meeting

MINUTES:

Attendees: Joe Camaratta, Madeleine Young, Peter Hack, Owen Sette-Ducati, Alyssa Johnson, Em Lamson, Chris Balzano, Kati Gallagher & Eliza Novick-Smith. Guest Zach Watson.

Called the meeting to order at 6:01 pm

Review Agenda

No changes to the agenda

Review and approve minutes from the 06/20/24 meeting:

Minutes approved.

Relevant Task force Updates

- Zach Watson guest speaker - Executive Director for Central VT Habitat for Humanity
 - New ReStore open in town
 - Habitat for Humanity works to build affordable home ownership opportunities for low income Vermonters
 - Non-traditional mortgage lenders
 - 0% interest mortgage less than 30% of income
 - Up to 15 houses a year depending
 - Volunteer work keeps construction labor costs low
 - Paid site supervisor leads Local Building Committee with volunteer labor
 - Ability to build sustainable / net-zero homes due to donations. Passive Housing
 - This keeps costs down throughout ownership
 - Low Carbon materials: Glavel (Foam, glass, & gravel)
 - Materials must come from within 200 mi to support local
 - There are financial incentives for meeting high performance energy homes for low income housing (additional grants and rebates available)
 - Who they serve:
 - Need for shelter, Willingness to partner (and help build the home), ability to pay a mortgage (working with Downstreet), Residency in current county
 - 95% of state funding goes toward building subsidized rentals. The only way to subsidize building affordable housing to buy is through mortgage subsidies and grants.
 - “Shared Equity” homes.

- Need to make the content accessible & easy to understand to the public
 - ACCD card game for property viability?
 - Keep in mind the difference in the Bylaw update timeline from Waterbury Town versus Waterbury Center
 - Prior to the library program, can we invite the public to attend a Housing Task Force meeting to introduce interest in the public building ADUs?
 - September meeting?
 - Joe to discuss flexibility on dates for the 4 sessions to give us ample time to prepare

Update on on-going Initiatives

- EFUD:
 - The new floodplain elevation map will about 2 feet higher than the current. This will change the viability of future lots. This should come out in about a year.
- Planning Commission:
 - Update to the Town Plan is required to be completed in 2 years. This update will inform the Bylaw update, and therefore the Town Plan is taking priority. Data and research updates to the housing planning will need the Housing Task Force's help.
 - Future Land Use map - it is important for towns to provide the Housing Commission with input
- Selectboard:
 - Flood impact is once again very real
 - 7/29 Meeting at Fire Station about "All flood happenings" - prevention & Hazard Mitigation Grant" brainstorm.
 - Buyout - FEMA buyout process. The town has to approve the buyout of a property, sometimes the town has to match costs. If the property goes through a FEMA buyout, it will permanently be used as a greenspace.
 - This would negate an opportunity to build a new flood-elevated property.
 - Housing Trust Fund to be discussed on August 5th meeting
- Revitalizing Waterbury:
 - Website has been put on hold momentarily. Will be shared with Housing Task Force.

Next Meeting:

- Plan for September meeting presentation for the public
- Discuss seminar topics
- Discuss the "one-pager"

Meeting adjourned at 8:14 pm