

Waterbury Housing Task Force Meeting
Thursday, February 19, 2026 | 6:00-8:00 pm
Steele Community Room (28 N. Main St.) & via Zoom

PRESENT: Billy Vigdor, Joe Camaratte, Alyssa Johnson, Roger Clapp, Skip Flanders, Chris Balzano, Jess Neubelt (late, excused)

NOT PRESENT: Em Lamson, Sandy Sabin, Peter Hack

6:02 Convene

MOTION by S. Flanders to approve agenda, C. Balzano second. Approved

6:05 Housing updates

- Stanley Wasson and Woody Ave (A. Johnson, S. Flanders)
 - SB voted to extend option to purchase parcel from SOV for \$400,000.
 - Single RFP response--DEW Construction. Plan was reviewed in public meeting at 2/11. Public Comment was received and plan was reviewed in more detail.
 - At public meeting, questions were raised about status of 51 S. Main project as well.
 - Discussion of potential impact on other development of large development.
 - Discussion of Woody Ave/Hill St. Extension planning process, decision to apply for grants to fund study.
- CDBG-DR application for Union Street properties (Alyssa)
- Housing chapter of town plan (B. Vigdor)
 - PC finalizing plan Strategies Goals Objectives.
 - PC is not inclined to take HTF housing targets alone, but CVRPC numbers, which are outstanding.
 - J. Camaratta notes that some of the goals have become vague and potentially difficult to implement without more specificity.
- Housing permits (J. Camaratta)
 - Review of zoning permit data application data, noted decrease in permitting for single family units, and increase in multi-family units pre-pandemic to present.
 - Gap in data between permits and actual units built.
 - C. Casey discusses plan for collecting this data on future projects.

6:38 Housing Task Force member terms

- Confirm length of terms, E. Lamson's term is ending, hoping to recruit replacement.
- Discuss interest in having representation from renters, and replacing landlord/developer experience.
- R. Clapp reports out on upcoming new RW hire.

6:45 KORE Power employee survey (J. Camaratta)

- Chair met with KORE HR director.
- Working with RW to craft survey to collect data on workforce housing needs.
- Review draft questions and finalize language.
- Focus on how to gather data about employee goals and aspirations vis a vis size, type and rental/owning.

- Overarching goal is to collect useful data on workforce housing needs to inform development decisions in future.

7:15 Housing Trust Fund programs (J. Camaratta)

- 2 applications for WHIP, 8 inquiries.
- Discuss reality of the lag time inherent in development, interested developers might not have been ready to stand up projects on the original time line.
- But demonstrated interest by outreach and applications.
- Discussion of whether to continue to extend applications.

MOTION C. Balzano to extend WHIP application deadline to April 30. J. Neubelt second. Approved unanimously.

- Discussion of what to do with remaining funds allocated to Housing Trust Fund.
 - Rehabilitation
 - Funding for larger scale developments
 - Loans
- Concerns raised about administrative capacity to expand into new programs.
- J. Neubelt flags we should clarify whether applications are due by a deadline, or are rolling.

MOTION J. Neubelt for Housing Task Force to continue existing WHIP program and explore expanding eligibility for rehabilitation and expansion projects. Second by C. Balzano. Approved.

7:45 Infill opportunity analysis

- J. Camaratta met with two developers, and working with D. Allen to create a tool that helps ID lots in different zoning areas that may be developable.
- Connected with 802 Homes about their outreach efforts.
- Discussed other sources of data collection, including water department, consultation with Habitat for Humanity.

7:50 - CHIP Program (B. Vigdor)

- VLCT program on CHIP funding plan for housing.
- Interest in exploring applicability for Waterbury. Possibly mechanism to fund water and sewer expansions.
- 150% AMI means potential to fund broad spectrum of housing.

8:00 Adjourn