

**November 18, 2021, CD Board Meeting Minutes**  
**ANR Dewey Conference Room R206**  
**Virtual GoToMeeting (Access Code: 389-556-381)**

**Board Members in attendance:** Cynthia Gubb, Maura Collins, Jonas Rosenthal, Ken Niemczk, Gregg Over, and Lisa Sullivan

**Board Members absent:** Angus Chaney, Liz Ruffa, Bruce MacLean

**Staff Members in attendance:** Josh Hanford, Nathan Cleveland, Cindy Blondin, Patrick Scheld, Julia Connell, Ann Kroll, Brett Chornyak, James Brady, Juliann Sherman and Sofia Benito Alston, Shannon Konvicka

**Members of the public:** Maggie Foley, Consultant for Town of Brattleboro; Natalie Elvidge (DED);

Cynthia Gubb called the meeting to order at 11:00 a.m. There were no members of the public in attendance for Public Comment.

**City of Barre – Barre Turning Point Center Renovation Project**

Julia presented the open issues of the City of Barre’s application to provide a \$500,000 subgrant to Turning Point Center of Central Vermont to purchase and rehabilitate 18 South Main Street in Barre to relocate the Turning Point Center of Central Vermont and use this property as a model Peer Recovery Center for individuals in recovery.

The following individuals came before the board to present on behalf of the of the City of Barre: Janet Shatney, City of Barre; Chip Castle, Board Member; Robert Purvis, Turning Point Center Executive Director; John Alden, Architect; Katrina Mattice; Sue Jamele

Questions, comments, and discussion raised by the board, staff and applicant: Julia said this project is potentially eligible for Northern Borden Region Commission (NBRC) funding. She also noted this project does go nicely with the Recovery Housing Program (RHP) project recently funded in Barre and is close to it. She said the number of low- and moderate-income beneficiaries has been increased to 520. Gregg asked if this project is considered a housing project. Ann said this project is not housing but still is a priority as it complements the already funded Barre Recovery Housing and would provide the wrap around services needed.

Chip noted the recent article about number of deaths due to opioid addiction in the United States has surpassed 100,000 this year. We are establishing a center to assist individuals addicted to alcohol or drugs and overcoming that social stigma to access the services they need.

Robert noted this project is in close proximity to the recovery housing coming online in Barre that will be operated by Vermont Foundation of Recovery. He said that Central Vermont Medical Center (CVMC) wants to implement a program for women pregnant addicted to opioids with the Turning Point but said this project would need to happen before that program could begin. He provided a peer support workers video link in the chat <https://www.cvmc.org/blog/community/community-partnership-embeds-peer-recovery-coaches-cvmc-emergency-department>.

John Aden shared a schematic of the project. He went over the project schematic and noted it includes meeting space for counseling and socialization. He noted this would be big step up for them regarding space available.

Jonas asked about the status of the Senator Leahy funding. Cynthia asked if any other program in the area to support recovery. Robert said none the Turning Point is the only peer recovery center in this area. He said the USDA funding and the congressional earmark is \$1.7 million and noted Turning Point has the funds to purchase the building. He said they currently have a shortfall of \$200,000 and will be looking to other funding sources to fill that gap.

Ken asked if they didn't receive all the funding in the project now if the project could be done in phases. He said they haven't had any discussions on that yet and would need to explore other funding sources. Robert said he is optimistic to making this project work in some way or another. Cynthia asked what if no funding was received. Robert said they would have to come back to in a future round and it would delay the project being fully functional as its needed.

Cynthia asked if the award conditions were acceptable, Robert said yes, they are.

### **Town of Bristol – Firehouse Apartments**

Julia presented the open issues of the Town of Bristol's application to provide a \$535,000 subgrant to Addison County Community Trust to create 20 new units of housing at Firehouse Drive in Bristol. This will be a mixed-income housing development including one 16-unit building with 14 one-bedroom units and two 2-bedroom units, and two duplex buildings which will include three 2-bedroom units and a single 3-bedroom unit.

The following individuals came before the board to present on behalf of the of the Town of Bristol: Valerie Caples, Town of Bristol; Tyler Labrie, Evernorth; Elise Shanbacker, ACCT; Alix O'Meara ACCT

Questions, comments, and discussion raised by the board, staff and applicant: Julia said this 20-unit new construction project received a planning grant previously. She said this project will have a commercial component to it. She noted the appraisal of \$300,000 increased to \$360,000 of the property due to the number of units increasing from 15 to 20. Julia said the Town of Bristol only has 9 units of affordable housing units. Josh said this project has been in the works for a while roughly 3 years, he said municipal infrastructure was added to support the property. He said they have been working with the owner, planning commission and ACCT. He said the timing is right for us to consider it. Gregg asked if the project will be required to comply with Davis Bacon. Josh answered yes it will, but in most cases the housing construction wages rates are already way above the Davis Bacon wage rates.

Tyler said this development was originally being looked at to support home ownership opportunities but to due to high construction costs they wouldn't be able to sell the units at an affordable price, so the plan is now to create 20 rental units, 16 units in one building and 4 units in 2 duplexes. He said the project is near the downtown and regional high school. He said the buildings will all be electric and is in a GMP red zone. He said the project has received 9% tax credits LIHTC, HOME and VHCB funding. He said all permits will be completed in January 2022. He said the project has been approved by Bristol DRB and is ready to construct in the Spring of 2022.

Elise said the Town of Bristol has 0% percent vacancy rate and only has 9 units of non-restricted age affordable housing units. She said there has been no new affordable housing units since the 90's. She said they have 135 people currently on their waitlist for Addison County area. She said this project will be dedicating 4 units for the homeless.

Valery said the project meets the town plan, is close to business center, downtown and trails and will be a tremendous asset to the town. She said the Town provided property for this project.

Ken was glad to see the project would be installing solar but wondered if it would meet all their needs. Tyler said it is limited to 15 kilowatts. Maura asked what a red zone was. Tyler said is the limit of how solar power you can provide.

Jonas asked about the contingency. Tyler said the contingency is 5%.

Cynthia asked if Bristol residents work in town or commute to somewhere else. Elise said she is hopeful that some of the residents will work down the street in the new business park. She said typically 80% come from the local community.

Valery said one indicator for the demand for housing needed in the area is the Bristol area front porch forum she has seen almost daily postings from people that are wanting to move or relocate to Bristol.

Cynthia asked if the award conditions were acceptable, Valery and Tyler said yes.

### **Town of Springfield – Park Street Code Improvements**

Nathan presented the open issues of the Town of Springfield's application to provide a \$500,000 subgrant to the Springfield Regional Development Corporation (SRDC) to bring the former Park Street School building located at 60 Park Street, Springfield VT 05150, into compliance with current life and safety codes.

The following individuals came before the board to present on behalf of the of the Town of Springfield: Jeff Mobus, Town of Springfield; Bill Niquette, BRIC; Bob Flint, SRDC; Matt Dunne, BRIC; Trevor Barlow, BRIC and Gregg Gossens, BRIC

Questions, comments, and discussion raised by the board, staff and applicant: Nathan said the Park Street School was acquired by SRDC and the long-term redevelopment use for the building is to create the Black River Innovation Campus that will house startup companies, include housing and provide ongoing use for the school district and community recreation facilities. Currently very limited to the occupancy due to fire safety codes. He noted all the issues raised in the analysis have been addressed. Cynthia asked about what other funding sources might be available. Nathan said the other funding that would be available to them they are looking at for other work on the redevelopment to address other occupancy issues. Ken asked if a portion of the building would be used for housing, how many units. Nathan said that would be a question for the Town of Springfield.

Bob said he and Jeff went to this school and it stopped being an active school in 2008/2009. He said it's still a community resource they run parks and recreational programs there. He said SRDC purchased the building 2 years ago.

Matt said they have been working on this project for 4 or 5 years on the Black River Innovation Campus to bring economy jobs to Springfield. He said connectivity (10 GB) in the Town of Springfield at this location is the best in the nation.

Gregg Gossens visited the department of fire and safety 4 or 5 years ago about the history of the building and they had banker box of code deficiency for this three-story building 90,000 sq ft building. He said the occupancy is very limited and remain that way until the safety codes have been addressed.

Jeff said the Town very strongly supports this project and it supports their strategic plan for economic growth.

Matt said the theater is limited to 25 people due to health and safety codes. Jeff said the gymnasium continues to be used for basketball and other sporting needs in the summer and winter. Bob said there is no place for parents to sit with the occupancy limits.

Ken asked for a brief update on the necessary work to get this building up to par, and into compliance with ADA. Gregg Gossens said the building does not have full ADA access, but the plan would address it. He said the building is not insulated intend to do a thermal shell makeover. He also noted there are 24 apartments in the plan to be built at the current time. Ken asked about the structural integrity of the building. Gregg Gossens said it was well built and beautifully detailed building.

Cynthia asked about the timeline for completion of the total project. Bill Niquette if everything can be completed at the same time it would be done said 12 to 14 months, and then would live with phases depending on funding sources constraints. He expects bidding to happen in the spring, for construction to start in early summer and completion of the project in 2023.

Jonas asked if the project would be eligible for downtown tax credits being owned by SRDC. Bill said the project does have state historic tax credits and they are hoping to avail themselves with other federal tax credits through ACCD and said have received Part 2 approval.

Maura asked if they looked at any of the federal ARPA funding. Matt said they are looking at a variety of different funding sources, even at the congressional delegation. He said there is a lot of positive momentum and it's a true renewal project. Bill said they have pending applications in front of ACCD's Brownfield Program for the CAP, CDBG-CV for the HVAC work and intend to apply to the Capital Improvement Program.

Cynthia asked if the award conditions were acceptable, Bob said yes.

#### **Town of St. Johnsbury – Armory Redevelopment**

Nathan presented the open issues of the Town of St. Johnsbury's application to provide a \$500,000 grant to assist in the remediation of blighted conditions at the former St. Johnsbury Armory. The cleanup will allow the town to redevelop the building into a police and regional dispatch station.

The following individuals came before the board to present on behalf of the Town of St. Johnsbury: Joe Kasprzak, Assistant Town Manager; Chad Whitehead, Town Manager; Tim Page, Chief of Police St. Johnsbury; Frank Empsall, St. Johnsbury Vice Chair of Selectboard; and Joe Weith, Town Consultant from White & Burke Real Estate Advisors, Inc.

Questions, comments, and discussion raised by the board, staff and applicant: Nathan said the project received a bond vote by its taxpayers with the condition that the Town would do whatever they could to look for other funding to reduce the debt for this project. He said the building has been vacant and blighted for many years. He said one new issue identified is there are other funding sources now available, ACCD has additional brownfield funding they could apply for.

Joe said the Town tried to sell the building for a dollar but there was no private developer interest. He said the building is in their downtown historic district. He said there is a significant water and other damages, and high PCP levels. He said it's a 2-phase project: first phase is the remediation of the site, and the second phase is the construction of the police department. He said in February 2021 cost estimates were completed for a total project cost of \$5.9. He said they have received an EPA grant. In September 2021 voters approved a \$5.4 bond vote. He said they have held 15 meetings and conducted public hearings about this project. He said the Town's priority is to revitalize downtown vacant blighted historic buildings. He said there was discussion about constructing a new building outside of Town. The Town is doing all they can do to make this redevelopment comparable to the price of building new for their taxpayers. He said they just received word they are eligible for BRELLA. He said they intend to apply this spring for the special new brownfields funding. He said they are working with Historic Perseveration and a consultant for Section 106 review. He said they anticipate building occupancy in July 2023.

Ken asked if the building would be ADA complaint. Joe said it would be.

Cynthia asked about the impacts if no funding was received for this project in this round. Joe said if they received no funding it would bring them back to the drawing board.

Cynthia asked if the award conditions were acceptable, and Joe said yes.

### **Town of Stowe – River Bend Apartments**

Julia presented the open issues with the Town of Stowe's application to provide a \$350,000 subgrant to Lamoille Housing Partnership (LHP) to acquire and rehabilitate 14 units of housing located at 603-605 Maple Street. The parcel currently consists of a 3-BR house with a 1-BR apartment, and a 3-unit building (1BR, 2BR, 3BR) for a total of 5 existing units. A new 9-unit building was created in April 2021 providing an additional three studios, two 1-BR, and four 2BR apartments. Of the 14 units, 10 apartments will be restricted to LMI households, and 4 units will be reserved for families and individuals experiencing homelessness. Additionally, LHP will acquire and renovate 6 Hutchins Street in downtown Morrisville, which consists of 2 units to be rented to those facing homelessness.

The following individuals came before the board to present on behalf of the of the Town of Stowe:

Questions, comments, and discussion raised by the board, staff and applicant: Kathy Beyer, Evernorth; Jim Lovinsky, Lamoille Housing Partnership, Charles Safford Town of Stowe; Katelyn Robinson, NCIC

Julia said this is the most shovel ready project before the Board so far today. It's a turnkey project.

Charles said there is broad based community support for this project. He said local businesses have expressed the need for housing to support their employees. He said businesses indicated their workers need safe and affordable housing. He said this affordable housing meets the town plan. He also noted challenges for municipal employees to find housing within their community. He said there was unanimous support by the selectboard.

Jim noted the Village Center Apartments are in the construction, on schedule and on budget with that project. He said the units will be ready for occupancy next summer. He said this project will have 6 units of affordable housing to support the homeless families. He said it has been 14 years since LHP and Evernorth has developed affordable housing in Stowe. He said the biggest barrier in Stowe is the high cost for acquisition. He said this is a rare opportunity to work a private developer and local partner to help provide 14 units online within months instead of years.

Kathy said Evernorth has been looking hard for land in Stowe for 10 years for affordable housing. She said this is an opportunity and innovation to bring units online quickly. She stressed the urgency of the property needed to be purchased in December 2021 and said this is a very shovel ready project.

Cynthia asked about other projects in Stowe. Jim said Sullivan Woods has 28 rental and 8 condominiums. He said they are in the Village. Kathy said there is also a private senior project. Jim said he believes it named Copley Woods.

Ken asked if they explored solar to meet their energy needs. Kathy said they haven't had time to look into adding it on the roof, but they do have a parcel of land it may be able to add to. She said it would be great to add solar.

Gregg asked if there was a waitlist and how its determined which homeless individuals get to move in. Jim said it's a coordinated entry system and LHP works with local Continuum of Care and that's their job to

assist them and provide services to those residents to provide long term occupancy. He said in October there were just under 400 applications and only one unit that turned over.

Josh asked Jim to speak to how they are able to partner this project with rehab in Morristown. Jim said at the same time this developer approached us for this project they were also working with the developer for the property next to Village Center in Morristown and it just fit in with the two buildings in Stowe, so it was good timing.

Cynthia asked if the award conditions were acceptable, Jim and Kathy said yes.

### **Town of Richmond – Farmhouse Rehabilitation – VYCC**

Patrick presented the open issues with the Town of Richmond's application to provide a \$500,000 subgrant to Vermont Youth Conservation Corps to complete renovations and weatherization improvements to the historic Farmhouse in order to increase the capacity and quality of housing available to the permanent, full-time Staff and annual cohorts of AmeriCorps members serving at the site.

The following individuals came before the board to present on behalf of the of the Town of Richmond: Josh Arneson, Town of Richmond; Breck Knauff, VYCC

Questions, comments, and discussion raised by the board, staff and applicant: Patrick said VYCC does a lot of work force development for young adults. He said they run their own farm in the Town of Richmond. He said the farmhouse is old and has fallen into disrepair. He said VYCC put on a new roof this year. He said VYCC water is sufficient and would be addressed later. He said this project will just focus on renovations to the farmhouse.

Breck said this is critical housing for staff and members. He said their VYCC members are paid as it provides a sense of purpose to them. He said the food grown on the farm is dedicated to relieving food insecurity, so they partner with local medical hospitals and centers that identify patients that are food insecure. He said the farm provides one of the largest CSA in Vermont for 6 months of local food shares. He said this project provides Workforce development, as many members go on to work on other farms. He said they provide safety and nutrition education. He noted VYCC put a new roof on the building this spring. He stressed that if the farmhouse is not repaired soon its possibility of no housing being available for their members. He noted 60 AmeriCorps members also work and learn on the farm as well. He said the Farm provides food security. He said this project attracts young people to Vermont. He said they have contacted VHCB this past week and indicated their funding source is a maybe. He said a contractor has been lined up to complete this project in phases and anticipate it to completed next fall or Winter.

Cynthia asked if the project didn't receive funding how that would impact their project and what their plan B was. Breck said would reapply and would have to find other funding sources.

Ken asked if they have investigated at building new. Breck said no for two reasons, there is a scenic easement on property, and it didn't seem practical. Gregg noted if they are doing energy efficiency and weatherization on the building, they should contact Efficiency Vermont again to see if there are any updates on rebates, they may be eligible for on the weatherization.

Breck conveyed a sense of urgency on housing repairs needed. Gregg asked about the deteriorations if it was the sills of the building. Breck said no its the siding and windows that are rotting.

Cynthia asked if the award conditions were acceptable, breck said yes.

### **City of Newport -- Bogner**

Nathan presented the open issues of the City of Newport's application to provide a \$1,000,000 subgrant to the Northeast Kingdom Development Corporation (NEKDC) to complete the acquisition and rehabilitation of the former Bogner building in the City of Newport. The building renovation will allow Track Inc. to expand and create up to 25 new jobs by 2025 and at full implementation, between 80-100 new jobs will be created.

The following individuals came before the board to present on behalf of the City of Newport: Laura Dolgin – City of Newport; Mayor Paul Monette, City of Newport; David Snedeker – NVDA; Richard Isabelle – NEKDC; Michael Desmaris – Track Inc.; and Katelyn Robinson - NCIC

Questions, comments, and discussion raised by the board, staff and applicant: Nathan noted this is a resubmitted application. He said the major issue is the ability for the developer to have a signed executed purchase option agreement to secure the property. He said they have been in contact with the receiver and has the option agreement but has not signed it. He said there are new funding sources through ARPA that have come on board. He said ACCD has funding through the Newport Development Fund and Capital Investment Fund. He said they are actively seeking funding through these programs. He is looking for an update on this funding. He said the Capital Investment Fund application due by end of December 2021. He said the environmental review is still outstanding for this project.

Katelyn said one challenge is the option agreement for purchase sale coordinating it through the receiver Mr. Goldberg. She said they are optimistic if the grant funding was in hand that would motivate him to sign that option. She said they have secured NCIC funding of 400,000 and VEDA funding of 950,000. She said they have a letter of intent of \$500,000 to the Newport Development fund and working on their application to the Capital Investment Fund to be submitted by the end of December. She said they will not know the outcome of those funding sources until the beginning of 2022. She said the Phase I Environmental Review has been done through Stone environmental. She said before they can move on to Phase II of the Environmental the current owner the receiver Goldberg is responsible for the removal of the underground tank found. She noted that NVDA received EPA funding to support Phase II. She said the costs estimates were done one year ago, they reviewed them with a consultant, and they suggested a flat 3% increase each year for materials. She said in response to the appraisal negotiations with Mr. Goldberg he is asking a minimum of \$950,000 as he is trying to get funding back for the investors of the EB5 scandal. She said the most recent appraisal has a market value is \$430,000. She said the appraisal estimation after the environmental issues are addressed will be \$920,000. She said in 2011 the property sold for \$3 million. She said they are committing to creating 25 jobs through this project, but Track anticipates bringing on 100 jobs

Lisa asked if VEDA was ok with the current appraisal. Katelyn said yes, she said it's pretty standard and are looking at the future value. Cynthia asked if the project did not receive funding what the impacts would be and their plan B. Katelyn said they are working on those 2 other funding sources.

Cynthia asked how the housing market is in the Newport area. Laura said they are reconstituting the 8-year municipal plan and have intentions on doing a housing needs assessment and are looking to host a housing symposium to look at the city's needs. Mike from Track said the project is contingent on timelines. He said you are looking at the first phase which is \$8 million project to keep three Quebec partners here. He said they are not going to wait around; they will go somewhere else. He said if folks don't act quickly this project may go away and the City of Newport may lose this opportunity.

Nathan asked what the current unemployment rate was in Newport. Dave said it is just over 4%. He said the northeast kingdom unemployment rate to trend higher than the national average by 1 or 2 points. Mike the application will be submitted to the Newport Development fund this month and will be applying to the \$10 million Capital Investment Fund that is due in December but knows of several projects applying from the region to that fund and anticipate it will be very competitive.

Jonas asked about the turnaround time for those grant sources. Katelyn said they expect them in the first quarter of 2022, March the latest.

Mike noted this is a great project for the community and these companies are state of art businesses from Canada.

Cynthia asked if the award conditions were acceptable, and Laura said yes.

### **September 7, 2021 Board Meeting Minutes**

**Gregg made a motion to approve the draft minutes from the September 7, 2021, board meeting, Jonas seconded the motion.**

**The motion carried: 4 Yes – 2 Abstention – 0 No**

**Cynthia - Yes**

**Ken - Abstain**

**Lisa – Abstain**

**Maura – Yes**

**Jonas - Yes**

**Gregg – Yes**

### **Award Condition Extensions**

Maura asked about the Montpelier Supportive Services project. Julia said they have submitted their award conditions and we will be working on the grant agreement with them within the next couple of weeks. Ann noted Montpelier had some environmental issues to work through.

Maura asked about the Newport project. Nathan said they are working through some environmental conditions and noted they had a planning grant previously. He anticipated it would be moving forward in the spring.

Nathan noted that the Town of Rockingham also had some environmental conditions to work through.

Maura asked about Jenna’s promise project. Julia said we are trying to combine the grant agreement with both CDBG and RHP funds for this project. She said we have not yet signed the executed grant agreement with HUD for RHP funds due to an expenditure timeline that must be met.

Ann said Brattleboro 47 Flat Street project also had some environmental conditions they were working on.

**Ken made a motion to approve the award condition extension list as presented by staff to extend each of the grants award conditions to May 1, 2022. Lisa seconded the motion.**

**The motion carried 4: Yes – 2 Abstention - 0 No**

**Cynthia – Yes for everything, abstains from  
Town of Rockingham**

**Ken - Yes**

**Lisa – Yes**

**Maura – Yes**

**Jonas – Yes to everything, abstains from  
Castleton**

**Gregg – Yes**

### **Funding Discussions of Implementation Grants and Enhancement Requests**

Cynthia asked about the urgency of the Newport project. Nathan said the other funding sources the City of Newport are looking at with ACCD are a great fit for this project. He said the urgency of the project. He said we don't know what the CDBG real need is until the other fundings sources commitment is known. Ann said they still have more work to do.

Maura asked which project could potentially go to VHCB. Josh said Richmond with the conservation.

Gregg noted the applicant said the Barre project was going to happen with or without their funding. Julia said in general, the project complements our Recovery Housing project, and the building is in really bad shape. Ann we desperately need to make sure the wrap around services available.

Lisa agrees with staff on long term benefits of the Town of Springfield project which will have more of a community impact versus the Town of St. Johnsbury.

Lisa asked more about the Town about the vote. Ann said the project is funded with the Town vote. She said the good news that they are eligible for BRELLA means they will have access to apply to other brownfield funding.

Josh said the Town of Calais has run into a huge cost overrun. He said they have a \$450,000 in the Capital Investment fund, we felt until the true deficit is known they may to come to us for a larger request.

Nathan said the Town of Brattleboro is a lot like Calais they have a large funding gap.

Josh said their gaps are so big now for Calais and Brattleboro a \$50,000 enhancement is not going to make up their needs to move forward.

Julia described the urgent septic needs for one of the residents in Middlebury.

The Board noted all projects were great and important. Josh said staff will encourage all the applicants that didn't receive funding to come back.

**Maura moved to fund the Implementation Grants at the levels below. Lisa a seconded the motion.**

**The motion carried 6 Yes – 0 Abstention - 0 No**

**Cynthia – Yes  
Ken - Yes  
Lisa – Yes**

**Maura – Yes  
Jonas - Yes  
Gregg – Yes**

Municipality	Implementation Grant Project Title	Funding Recommendation
City of Barre	Barre Turning Point Ctr Renova Project	\$300,000
Town of Bristol	Firehouse Apartments	\$535,000
City of Newport	Newport - Bogner	\$0
Town of Richmond	Farmhouse Rehabilitation - VYCC	\$0
Town of Springfield	Park Street School Code Improvements	\$500,000
Town of St. Johnsbury	Armory Redevelopment Project	\$0
Town of Stowe	River Bend Apartments	\$350,000
Town of Middlebury (Enhancement)	Lindale Mobile Home Park Community Septic	\$100,000
Town of East Calais (Enhancement)	East Calais General Store	\$0
Town of Brattleboro (Enhancement)	47 Flat Street	\$0

<b>Municipality</b>	<b>Implementation Grant Project Title</b>	<b>Funding Recommendation</b>
<b>Total Funds Recommended</b>		<b>\$1,785,000</b>

**Scattered Site Housing Rehab Programs Enhancements**

Patrick noted the homeownership centers have also been working on rental properties for the Rental Rehousing program funding that was dispersed due to COVID. Josh said the homeownership centers have brought online 245 units that were vacant for the homeless with the CARES act funding. He said the funding was in the form of a grant to those properties. He said it was to be expected their numbers may be lower this round due to that for rental housing. Patrick said our program is in the form of a loan to properties. He said they are on target to hit the projections for rehabbing homeownership properties.

Josh strongly supporting funding these programs to continue their efforts.

Jonas asked with increasing construction costs if there was a reduction in the number of units. Patrick said yes it did impact some the programs. He said there has also been delays in construction, but we are working with them on these impacts. Josh said the costs are still pretty marginal with assisting low-income Vermonters with their rehabilitation needs comparing to creating new properties. Josh said it’s an efficient way to address these needs.

Gregg asked if monitoring visits have happened for these projects. Ann said yes staff have conducted virtual monitoring visits and they are now reporting quarterly.

**Jonas moved to fund the Enhancement Requests at the levels below as presented on the Consent Agenda. Lisa seconded the motion.**

**The motion carried 6 - Yes – 0 Abstention -0 No**

**Cynthia - Yes  
Ken - Yes  
Lisa – Yes**

**Maura – Yes  
Jonas - Yes  
Gregg – Yes**

<b>Municipality</b>	<b>Grant Project Title</b>	<b>Funding Recommendation</b>
Town of Brattleboro	5-County Homeownership Program (WWHT)	\$535,000
Town of Lyndon	Housing Rehabilitation Program (Rural Edge)	\$298,000
City of St. Albans	CHT Home Repair Program (CHT)	\$384,500
Town of West Rutland	Comprehensive Home Repair (NWWVT)	\$400,000
<b>Total Funds Recommended</b>		<b>\$1,617,500</b>

**Planning Grant Consent Agenda**

Josh said housing planning projects have been prioritized.

**Lisa moved to fund the Planning Grants as presented by the Consent Agenda at the levels below. Jonas seconded the motion.**

**The motion carried 6 - Yes – 0 Abstention -0 No**

**Cynthia - Yes  
Ken - Yes  
Lisa – Yes**

**Maura – Yes  
Jonas - Yes  
Gregg – Yes**

Municipality	Project Title	Funding Recommendation
Town of Brattleboro	Winston Prouty Water/Sewer Capacity	\$50,000
City of Montpelier	Carbon Negative Housing 102 Northfield	\$50,000
Town of Pittsford	Pittsford Village Farm	\$0
Town of Underhill	UCU Affordable Housing Project	\$50,000
<b>Total Funds Recommended</b>		<b>\$150,000</b>

**CDBG-CV CARES Act Consent Agenda**

Nathan said the Town of Brattleboro is looking at other funding sources including a federal appropriation request so staff is not recommending it this point because we cannot tell what the true unmet needs are at this time. He said we will encourage them to work with us.

Nathan said cost estimates came in higher for the Bradford project.

**Lisa moved to fund the CDBG-CV CARES Act Grants as presented by the Consent Agenda at the levels below. Ken seconded the motion.**

**The motion carried 6 - Yes – 0 Abstention -0 No**

**Cynthia - Yes  
Ken - Yes  
Lisa – Yes**

**Maura – Yes  
Jonas - Yes  
Gregg – Yes**

Municipality	Project Title	Funding Recommendation
Town of Brattleboro	Healthworks Act	\$0
Town of Craftsbury	Craftsbury Care Center Renovations	\$500,000
Town of Bradford	Space on Main (HVAC)	\$47,867
<b>Total Funds Recommended</b>		<b>\$547,867</b>

**Recovery Housing Program Consent Agenda**

Julia said DHCD staff worked with staff at the Agency of Human Services on the review of these projects. She said these projects were scored. She said it was decided to split the remaining funding between the Gage Street and Essex projects. She said the Squires project scored a little higher but when it comes to project readiness and our expenditure restriction wasn't as ready as the other two. She said Squire does not have a completed environmental review.

**Gregg moved to fund the Recovery Housing Program Grants as presented by the Consent Agenda at the levels below. Lisa seconded the motion.**

**The motion carried 6 - Yes – 0 Abstention -0 No**

**Cynthia - Yes  
Ken - Yes  
Lisa – Yes**

**Maura – Yes  
Jonas - Yes  
Gregg – Yes**

Grant Identifier	Project Title	Amount
07110-IG-2021-Bennington-03	Squire Recovery Housing Project	\$0
07110-IG-2021-Bennington-04	612 Gage Street Recovery Housing	\$360,540
07110-IG-2021-Essex-14	VFOR Essex Recovery Housing	\$360,540
<b>Total Funds Recommended</b>		<b>\$721,080</b>

**Adjourn**

**The meeting adjourned at 3:43PM, all were in favor, the meeting adjourned.**