

**October 13, 2016 Vermont Community Development Board  
National Life Deane Davis Building, 6<sup>th</sup> Floor (Calvin Coolidge Room)**

**Members in attendance in person – Cynthia Gubb, Angus Chaney, Ken Niemczyk, Amelia Silver, Sarah Carpenter, Bruce MacLean, David Scherr, Ebony Nyoni, and Lisa O’Sullivan**

**Staff in attendance – Lucy Leriche, Josh Hanford, Carl Bohlen, Nathan Cleveland, Claire Forbes, Ann K. Kroll, Ray Marzbani, Maria Davies, Fred Kenney and Cindy Blondin**

Cynthia Gubb, Chair, called the meeting to order at 9:04a.m.

There were no members of the public in attendance for Public Comment. Cynthia directs the Board to the first application.

**City of Montpelier – French Block Housing Project**

Carl Bohlen presented an overview of Montpelier’s application requesting \$500,000 in VCDP funds and issues raised in the analysis. The City would provide a deferred loan to a limited partnership to be formed by Downstreet Housing and Community Development and Housing Vermont to assist in acquiring and rehabilitating the second and third floors of what is known as the French Block Building, creating a total of eighteen units of affordable housing. He noted their request was \$10,000 less than it was for the June 2016 board meeting and that the building’s upper floors have been vacant since the 1940’s.

The following individuals came before the board to present on behalf of the City of Montpelier’s application: John Hollar, Michael Miller and Kevin Casey, Montpelier; Samantha Dunn, Housing Vermont; Eileen Peltier, Downstreet Housing and Community Development.

Questions raised by the board and discussed with the applicant: Sarah asked if any of the units were committed to serve the homeless and if not why it was not an option. Sarah asked Eileen where Downstreet Housing and Community Development was at with reaching their 15% target for serving the homeless. Cynthia asked there were any other impediments, other than the Historic Preservation Tax Credit approval needed. Ken asked if the front window issue with Historic Preservation (HP) was resolved. Sarah was surprised to hear the project construction would not happen until Fall 2017. Josh asked if they could start the project without the downtown credits being in place. Bruce asked when the project was projected to be completed. Bruce asked if they could design windows that would look like the historic windows and still be energy efficient.

Cynthia asked if the award conditions were acceptable and Eileen Peltier said yes.

**June 9, 2016 Draft Minutes**

**Amelia made the motion to approve the draft minutes from the June 9, 2016 board meeting. Bruce seconded the motion. The motion carried 5-0-2.**

### **Town of Putney–Putney Landing Project**

Nathan Cleveland presented an overview of Putney’s application requesting \$535,000 in VCDP funds and issues raised in the analysis. The Town would provide a deferred loan to a new limited partnership formed between Housing Vermont and Windham & Windsor Housing trust to renovate the 8 SRO units within the historic Noyes House into four, 1-Bedroom units and a three SRO wing. Another part of the project will result in the construction of 18 new units of affordable housing located at 48 Old Depot Road, in Putney, VT.

The following individuals came before the board to present on behalf of the Town of Putney’s application: Peter Paggi (WWHT), Connie Snow (WWHT), Matt Moore (HVT), Cynthia Stoddard (Putney), and Philip Bannister (Putney)

Questions raised by the board and discussed with the applicant: Sarah asked about the new construction of 3 buildings the make-up of units in each. Sarah asked if the SRO’s in the Noyes Building would be sharing a bathroom and kitchen. She also asked if Noyes house and Putney Landing have no step entrance. Cynthia asked them to point out in the map where their school was located. Ken asked if there were already sidewalks located in the village. Bruce asked why the Putney Landing building would not have solar energy. Sarah asked how many homeless units would be available in both projects. Cynthia asked with the AHP approval not being known until December, what impact there would be if no VCDP approval this round. What is on the Putney Landing site now and is there was room for more development on the site? Sarah asked what the Act 250 fees were now and what they were before. Amelia asked where on the map was the coop. Cynthia asked if Putney Landing would have a playground.

Cynthia asked if the award conditions were acceptable and Connie and Peter said yes.

### **CDBG-DR Enhancements**

Maria Davis went over the details of Town of Barnard’s \$204,958 enhancement request for the Mount Hunger Road Bank Stabilization project and indicated all the permits are in place. Josh went over the CDBG-DR funding available and indicated the funds for the enhancement would provide a permanent fix for that area of the river. He also noted that area of the river has had long term monitoring of trout health traits at that site. Josh informed the board that if there is time permitted at the February 2017 board meeting there would be an overview of the CDBG-DR projects. Ann indicated the smaller CDBG-DR administrative enhancement requests were due to environmental review costs and Secretary Lucy Leriche would just review and approve those.

**Bruce moved to fund the Town of Barnard \$204,958 enhancement request. Lisa seconded the motion. The motion carried 6-0-1 (Sarah was not there).**

### **Town of Rockingham – Chroma Technology Expansion Project**

Nathan Cleveland presented an overview of Rockingham’s application requesting \$600,000 in VCDP funds and issues raised in the analysis. The Town would provide a subgrant to a to-be-formed subsidiary (limited partnership) of Brattleboro Development Credit Corp to purchase, renovate expand, and equip and lease back the facilities occupied by Chroma Technology located

at 10 Imtec Lane, Bellows Falls, VT. The project will result in up to 15 new FTE jobs being created.

The following individual came before the board to present on behalf of the Town of Rockingham's application: Lamont Barnett, Rockingham Selectboard, RT Brown, Brattleboro Development Credit Corporation, Craig Miskovich, M&S Development, Jill James, Paul Millman, Newell Lessell – all w/Chroma

Questions raised by the board and discussed with the applicant: Ken asked what the business growth rate was and life expectancy before needing to expand again. Cynthia asked who was Chroma's biggest competitor was, what's their plan for succession and where their employee's live. Bruce ask how their plans were to compete with their biggest competitor. Sarah asked they could get more Vermont Yankee funding. Sarah asked the impact of not receiving the full award from VCDP.

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

### **Town of Royalton – VT Veterans Legal Assistance Project**

Ken stepped down and left for the presentation since he was alumni of the Vermont Law School and Military Veteran.

Nathan Cleveland presented an overview of Royalton's application requesting \$298,761 in VCDP funds and issues raised in the analysis. The Town will subgrant the funds to be used by the South Royalton Legal Clinic (SRLC) at Vermont Law School in South Royalton, to assist in the continued operation of the Vermont Veterans Legal Assistant Project.

The following individuals came before the board to present on behalf of the Town of Royalton's application: Professor James May, South Royalton Legal Clinic Director

James provided a letter support from the Town, and Congressman Peter Welch.

Questions raised by the board and discussed with the applicant: Sarah asked why not work with Vermont Legal Aid and Vermont Law Line and enhance them instead of creating another program. She asked the percentage of clients for VA issues and Civil cases. Sarah asked why not add a VA specialist with Vermont Legal Aid or Vermont Law Line. Amelia asked for clarification on their current funding commitments and who they have applied to. Bruce asked the percentage of cases that they work with the VA or in opposition of the VA.

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

### **City of Rutland – Hickory Street Phase III Project**

Claire Forbes presented an overview of Rutland's application requesting \$348,250 in VCDP funds and issues raised in the analysis. The City intends to provide a loan to Hickory Street III Housing Limited Partnership to support the construction of 22 units of mixed income housing (13 tax credit units, 8 public housing units, 1 market rate unit) as part of Phase III of the Hickory Street redevelopment.

The following individuals came before the board to present on behalf of the City of Rutland's application: Barbara Spaulding, RRA, Kevin Loso, RHA, Kathy Beyer, Housing Vermont; and Gail Johnson, Historic SW Rutland.

Kevin Loso provided letter of support from Mayor Christopher Louras.

Questions raised by the board and discussed with the applicant: Sarah asked about the return of funds from the City received from the Maple's project why they did not commit more to the Hickory Street project if it was a priority of the City. Lisa asked about the options the current residents have and process for them to move back. Cynthia asked the impact there would be if the project did not receive VCDP funds, if they would be able to move forward. Cynthia asked why the water/sewer was failing. Angus asked if the National Housing Trust Funds were a viable source of funding for phase III. Sarah asked what additional funding they would seek from VHCB. Cynthia asked about the City's situation on homeless right now.

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

### **Town of Lyndon – Northeast Kingdom Revolving Loan Fund**

Nathan Cleveland presented an overview of Lyndon's application request of \$500,000 in VCDP funds. The Town would subgrant to the Gilman Housing Trust, Inc. dba RuralEdge ("Subgrantee") to continue to deliver the NEK Housing Rehab RLF, a three county housing rehabilitation revolving loan fund and housing services and counseling program.

The following individuals came before the board to present on behalf of the Town of Lyndon's application: Trisha Ingalls (Rural Edge)

Questions raised by the board and discussed with the applicant: Sarah asked if there have been many requests for reverse mortgages. Angus asked about the program's challenges and if it was possible for the program to expand to use some of the funding for multifamily rental units to assist landlords to bring their units up to code. Amelia asked the number of staff and what funding from the budget covered each of them, and if this was just a one-year grant request.

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

### **Town of Brattleboro – Scattered Site Revolving Loan Fund**

Nathan Cleveland presented an overview of Brattleboro's enhancement request of \$392,237 in VCDP funds. The Town would subgrant to Windham & Windsor Housing Trust to continue the Southeastern Vermont Rehab Loan Fund to make loans to low and moderate income homeowners in Windham and Windsor Counties to make home repairs, and to provide financial counseling services that includes pre-purchase counseling, foreclosure prevention, financial and loan counseling.

The following individuals came before the board to present on behalf of the Town of Brattleboro's enhancement: Elizabeth Bridgewater (WWHT), Bruce Whitney (WWHT), Patrick Moreland (Brattleboro)

Questions raised by the board and discussed with the applicant: Sarah asked if there have been many requests for reverse mortgages. Josh asked if there was any interest in providing funding for multi-family rental housing units to assist landlords to bring their units up to code.

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

### **Consent Agenda – Planning Grants**

Following a brief presentation and discussion, **Ken made the motion to approve the Consent Agenda as presented to fund the following planning grant projects:**

**\$30,000      Town of Bristol – Bristol Family Housing Feasibility**

**\$30,000      City of Rutland – Evelyn Street Redevelopment Study**

**and not to fund the planning grant for the Town of Brattleboro’s Westgate Housing project.**

**Bruce seconded the motion. The motion carried 7-0-0.**

### **CDBG including Enhancements Funding Recommendations**

Discussion ensued.

**Ken moved to fund the following grants at the levels listed:**

**\$50,000      Town of Williston – COTS – if percentage of funding for users is in compliance with HUD’s entitlement regulations.**

**\$340,00      Town of Brattleboro – WWHT Scattered Site Revolving Loan Fund - with the condition of including a plan for serving 4 unit and less rental housing.**

**\$450,000      Town of Lyndon – Northeast Kingdom Revolving Loan Fund - with the condition of including a plan for serving 4 unit and less rental housing.**

**\$500,000      City of Montpelier – French Block – Forward commit funding from 2017**

**\$500,000      Town of Rockingham – Chroma Technology Expansion**

**\$500,000      Town of Putney – Putney Landing & Noyes Building – forward commit funding form 2017.**

**\$200,000      City of Rutland – Hickory Street Phase III**

**Lisa seconded the motion. The motion carried 7-0-0.**

### **Town of Royalton**

**Amelia made a motion not to fund the Town of Royalton’s VT Veteran’s Legal Assistance project. Bruce seconded the motion. The motion carried 6-0-1.**

The meeting was adjourned at 4:47 pm.