

HOUSING COMMISSION

TOWN OF ESSEX HOUSING COMMISSION MEETING MINUTES Wednesday, September 15, 2021

Housing Commission (HC): Katie Ballard, Chair; Gabrielle Smith, Vice Chair; Mia Watson, Clerk; Deb McAdoo, Mark Redmond; Michelle Teegarden

Administration and Staff: Owiso Makuku, Essex Community Development Director; Darren Schibler, Town Planner.

Members of the Public: Emily Taylor, Champlain Housing Trust

1. CALL TO ORDER AND AGENDA ADDITIONS / CHANGES

Ballard called the meeting to order at 3:35 PM. There were no proposed changes to the agenda.

2. PUBLIC TO BE HEARD

There were no comments from members of the public present.

3. BUSINESS ITEMS

a. **Approval of Minutes**

Smith recommended an amendment to the minutes to correct a missing link. **Redmond made a motion, seconded by Smith, to approve the revised minutes of August 18, 2021. The motion passed 6-0.**

b. **Future meeting scheduling**

Ballard noted that staff and some commissioners have found it difficult to accommodate the recently adopted meeting time of 3:30 PM to 5:00 PM. Redmond moved that the Housing Commission meetings return to a 3:00 PM start time to 4:30 PM. Teegarden seconded. **The motion passed 6-0.**

c. **Inclusionary zoning presentation for Selectboard and Trustees**

Redmond and Watson shared the presentation they will make to the Selectboard and Board of Trustees. Ballard recommended including information about the hourly housing wage required to afford a house or apartment. Teegarden recommended that we provide a definition of terms such as “density bonus.” Schibler questioned if there are correct figures for number of building permits issued. Makuku recommended that information regarding population growth be added. McAdoo recommended we insert information about a timeline, i.e. number of years. Smith recommended we insert impact on staff time if IZ is implemented.

d. **Working group updates**

Approved October 6, 2021

i. Housing Survey - no update

iii. Housing Trust Fund – Ballard recommends we talk to realtors and other stakeholders. Schibler recommends we do with this what we are doing with IZ, which is to present to different boards in order to get their input and commitment. Watson suggested if we have both IZ and a Housing Trust Fund, they will work well as one option could be for developers to contribute to the latter rather than build affordable units themselves, a good synergy to have each option.

e. Community outreach

Ballard recommended that the Housing Commission be present at different town events. Watson stated that there will definitely be outreach with IZ, especially once we know more about the details of it and have a more specific policy. Possibly an Essex Housing Night at some point as we move forward. Makuku suggested a possible joint outreach event with other commissions, such as Energy. Teegarden will invite members of VIEW (Voices for Inclusion in Essex & Westford) to attend our Housing Commission meeting so they know what is taking place.

f. Other business

Makuku announced she had joined the steering committee of the VT Affordable Housing Commission.

McAdoo announced her resignation from the Housing Commission.

4 ADJOURNMENT

Ballard adjourned the meeting at 4:48 p.m.

Meeting minutes draft submitted by Mark Redmond, Commissioner.

Minutes reviewed and submitted by Mia Watson, Clerk.