

GREENSBORO HOUSING COMMITTEE MEETING

September 12, 2024

In Attendance: Kent Hanson, Liz Baum, Mateo Kehler, Naomi Ranz-Schliefer, Meaghan Meachem, Bruce Meachem, Mary Parker, Dede Stabler, Davis Barnet, Jay Barrett, Mary White, Janet Showers Patterson, Jan Terwiesch, Angie Kehler, Jenny Bayles

AGENDA:

Housing Assessment - 2019 & Current

- Housing Assessment completed by John Ryans firm (located on the town website)
- Information was gathered pre-pandemic
- Challenges per the assessment:
 - No municipal sewer complicates things
 - Geography complicates things
 - Water supply is limited
 - 30% of land in town is protected by land trust
- Affordable Housing definition: Household shouldn't spend more than 30% of their combined income for their rent/mortgage
 - Median Household income: 54K in our area, 63K for the state

Housing Data - <http://housingdata.org>

Low Income tax credits require no fewer than 25 units

- State of Vermont 2025-2029 housing assessment (<https://accd.vermont.gov/housing/plans-data-rules/needs-assessment>) — there are new grants available for those that are willing to put an ADU that can be rented at an affordable rate (HUD rates) — 50K for a 2 bedroom unit is available as a grant if a project meets certain criteria.

Question: Is there a particular number of units to build as a target in Greensboro?
Assessment report indicates: 8 units to rent, 8 homes built.

Ground We've Covered

Difficulties:

- Finding available land, state funding focuses on developing affordable housing around village centers.
- Limited time and energy of committee members
- Have had conversations with many housing entities in the state and through those conversations have....
 - Extended the village zoning
 - Dropped 10 acre zoning to 2 in the village center

- Habitat has been hard to work with, but there is recent success (Greensboro Bend property closing this month)
- Building Rentals
 - Silver Property looked at
 - Farm on the north end of Greensboro Bend

Our New Opportunity:

- Heightened Awareness in town, state, and country
- New Committee members to take lead
- State & Federal grants
- Community Housing Forum

Group: Community Housing Forum (Craftsbury, Glover, Greensboro and Albany) is in the process of creating the Headwaters Community Trust.

- There is a need to coordinate efforts among all of the small towns who are all focusing on the issue of housing.

Develop Goals

Kent to share the former goals with the group.

Developing focus should be the task of the new committee.

Other Ideas/Suggestions

Something to tuck away: 454K is the average price of a house.

Greensboro needs to protect what it has (Assets)

- Nursing Home: What do you need in terms of housing? What kind of housing do they want?
- School: What does it need to house its staff
- Employers in town: What do they need for their staff? Traditional leases? Seasonal?

Swing Units that can be multi-use - a potential concept to flush through.

Protect the investment via investing for those assets in town that keep people here.

There are resources in our town, but many of them are seasonal.

Vermont Land Trust and Greensboro Land Trust - These agreements can be re-written (easements if they haven't already been written can be written to accommodate need).

Naomi: What would be helpful to know is what goals were visited, what properties have been visited, what things have been explored, wastewater.

THINGS ALREADY BEING DONE AROUND HOUSING TO COLLABORATE WITH OR TO AT LEAST BE AWARE OF:

- Habitat for Humanity Build in Greensboro Bend - Du-Plex...about to break ground
- Headwaters Community Trust
 - Meeting September 16th at 6pm at the East Craftsbury Presbyterian Church with speaker John Davis.
- Greensboro Bend Initiative — includes the potential VCLT initiative at the church in the bend which could include a few small units along with a community center.

THINGS PEOPLE FLOATED AS IDEAS (and some of my own):

- Identifying people who have land they are willing to split off to have rentals put on. This may force a reexamination of the zoning laws that are currently prohibiting them from breaking up their property for this purpose. (Create a master list of these property owners?)
- Get true assessment of local employer needs and their ideas to solve it (as well as understand what they have done to solve it...successful or not).
- Identify external groups that could have fundraising power
- Identify those who are seasonal who's homes are vacant for significant portions of the year and find out if they would be open to renting to visiting nurses, etc.

TO DO FOR COMMITTEE MEMBERS:

- Bring the three ideas to the next meeting.
- To DO for future meeting: Get an update on ADU rules/regs
- Committee members should read the housing assessment (https://greensborovt.gov/wp-content/uploads/2022/10/Greensboro-Report-Final_combined-1.pdf) and the state of Vermont 2025-2029 housing assessment (<http://housingdata.org>)