

HOUSING COMMISSION

TOWN OF ESSEX HOUSING COMMISSION MEETING MINUTES Wednesday, April 20, 2022

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

Administration and Staff: Darren Schibler, Town Planner

1. CALL TO ORDER AND AGENDA ADDITIONS / CHANGES

Ballard called the meeting to order at 3:02 PM.

Ballard requested to add to the agenda an update on the Rotary event she attended and to add an update on the upcoming Community Outreach event.

Watson made a motion to add the agenda items, Teegarden seconded. Approved 6-0.

2. PUBLIC TO BE HEARD

Irene Wrenner joined at 3:45 PM. She is on the Joint Energy Commission and was interested to learn about the Housing Commission's plans for separation to inform their own separation.

3. BUSINESS ITEMS

a. Approval of Minutes

Redmond made a motion, seconded by Taylor, to approve the minutes from April 6, 2022. The motion passed 6-0.

b. Inclusionary Zoning – Developer Forum Debrief

Watson reported that meeting with developers to introduce the inclusionary zoning topic was one month ago. The working group (Watson, Redmond, Schibler, and Patrick Scheld of the Village Planning Commission) did a debrief after that meeting. Developers were slightly negative, which was expected as it will cost them money. For homeownership we will likely have to shift income targeting to higher levels of income, lower for rentals. The working group's next step is to develop the policy and then vet it with the public and developers once again. In terms of moving forward, the Village Planning Commission likely wants to move forward, and while the Town Planning Commission is not against it, they will look for the Housing Commission to lead them. Next steps are to meet as a working group again to narrow down the income levels, to look at the South Burlington ordinances again, and to decide what topics cannot be answered without more input from the Planning Commission.

c. Rotary event

Ballard attended a meeting of the Essex Rotary on April 20, and talked about Inclusionary Zoning, the Housing Trust Fund, also about connecting landowners in town with Green Mountain Habitat for Humanity and to developers.

d. Upcoming Community Outreach event

The Step in and Come Together event is on May 15, 2-5pm and may be a way to recruit new members.

e. Continued discussion on Village Separation Implications for Housing Commission

The meeting to discuss separation will take place on May 12, 1-3pm, in person. The May 4 meeting is cancelled to allow for this special working session. The Commission refined a list of goals for this upcoming meeting. There will be a need to amend the charter if further members will be added in the interim period. Ballard asked if any members wish to seek separate commissions any time prior to July 2023. No commissioners did.

4. Adjourn

Ballard called meeting to close at 4:10 PM.

Minutes prepared by Mark Redmond and reviewed and submitted by Mia Watson, Clerk.

Minutes approved June 1, 2022.