

Joint Committee on Tax Credits
Review of Qualified Allocation Plan (“QAP”)

Vermont Housing Finance Agency

164 St. Paul Street

Burlington, VT 05402

Monday, September 29, 2014 - 1:00pm-4:00pm

Committee Members Present: Sarah Carpenter, Angus Chaney, Jennifer Hollar, Gus Seelig, and Richard Williams.

VHFA Staff Members Present: Dave Adams, Maura Collins, George Demas, Joe Erdelyi, Sam Falzone, Victoria Johnson, and Josh Slade.

Public Members Present: 18

QAP Meeting

Ms. Carpenter reviewed the agenda items.

Mr. Erdelyi reviewed his memo regarding Staff’s survey of the development fee policies in other states, and Staff’s recommendations for changes to the developer fee policy set forth in Vermont’s QAP. There was a general discussion on this topic. A number of members of the public voiced concern that the new policy could reduce the developer fee allowable for large projects and continues to provide for lower fees where the project is a rehabilitation of existing subsidized housing versus a new construction project. The committee requested that Mr. Erdelyi continue to take further input from the members of the public and provide additional alternative proposals for developer fees.

There was a general discussion on proposals for clarifying the requirements for appraisals to ensure that they are based on appropriate assumptions. In addition, there was discussion on how applicants would be required to provide more detail on their operating cost projections. The committee then discussed the provision in the QAP for “Special Needs” housing. Mr. Cheney discussed his general comments on the current definition of “Special Needs” housing. There was a further general discussion of the original intent of that provision and whether the upcoming statewide Housing Needs Assessment might indicate that further changes are needed.

The committee discussed restoring language to allow for “ceiling” credits to be issued for non-general occupancy housing where there is a demonstrated regional need, but that such a change would require some definition of how that need would be determined. There was a general discussion on the topic.

The committee also discussed the existing requirement that projects incorporate “universal design” and whether this requirement could be defined more specifically. Discussion on further steps for the QAP followed.

Meeting adjourned.