

Joint Committee on Tax Credits Meeting

Wednesday, August 19, 2015 – 10:00am

Vermont Housing Finance Agency, 164 St. Paul Street, Burlington, VT 05401

Committee Members Present: Sarah Carpenter, VHFA; Angus Chaney, AHS (Governor's designee); Jennifer Hollar, ACCD; Gus Seelig, VHCB; and Richard Williams, VSHA.

VHFA Staff Members Present: Dave Adams, Leslie Black-Plumeau, Maura Collins, George Demas, Joe Erdelyi, Victoria Johnson, and Josh Slade.

Public Present: Kathy Beyer, Housing Vermont; Brenda Torpy, Champlain Housing Trust; Cindy Reid and Kim Fitzgerald, Cathedral Square; Elise Shunbaker, Addison County Community Trust; and Trisha Ingalls, Rural Edge.

Meeting was called to order at 10:06am by Ms. Carpenter. A motion to approve July 8, 2015 minutes was made by Mr. Williams, seconded by Mr. Seelig and unanimously passed.

Ms. Collins reviewed the 2015 Housing Needs Assessment Findings Pertaining to Affordable Rental Housing Development that was included as an Appendix to the draft Qualified Allocation Plan (QAP) and discussed how the various findings were supported by the data she assembled. She noted the data supported primarily service enriched elderly housing, housing for younger households and single bedroom non-age restricted housing. There was a general discussion. Ms. Hollar agreed that the need is for smaller unit housing.

Mr. Erdelyi began to review the memo starting with a recap of the 7/8/2015 the Joint Committee on Tax Credits public hearing. At that meeting the Committee reached consensus on the following recommended changes:

- Adding the staff-proposed definition for SASH (Support and Services at Home), distinct from Supportive Housing;
- Adding language to clarify that both Supportive Housing and SASH service-enriched housing get the 130% basis boost;
- Changing the "State's Con Plan Priorities / Other Priorities" threshold requirement from three top tier and one lower tier to two top tier and two more priorities;
- Adding a top-tier priority under the "State's Con Plan Priorities / Other Priorities" for sponsors that will provide Supportive Housing units in a number that is at least 25% of the proposed Housing Credit units, either at the proposed development or elsewhere in the sponsor's portfolio.

Mr. Erdelyi reviewed additional suggestions which were made by the public.

Mr. Erdelyi then reviewed the outstanding issues from the previous hearing:

- Eliminating the definition of Special Needs Housing from the QAP
- Eliminating the top tier priority of Family Housing
- Clarifying whether 25% of the ceiling credit for senior housing is a set-aside or target or cap
- Establishing an enforcement mechanism to allow owners to provide Supportive Housing within their portfolio instead of the new project

After much discussion, Mr. Seelig made a motion to support changes to the QAP as recommended by Staff except:

1. Retain the Family Housing top tier priority as currently written.
2. Create a second tier priority for projects with SASH or services similar to SASH.

This motion was seconded by Ms. Hollar who requested an amendment to the motion to delete Appendix 1 and instead include a link to the Housing Need Assessment and the Directory of Affordable Rental Housing in the QAP. The motion as amended was unanimously approved.

Staff confirmed that Minutes of the meeting had been kept and would be posted to the Vermont Housing Finance Agency website within five days.

Upon motion duly seconded and unanimously approved the meeting was adjourned at 12:08 p.m..