

Minutes
Joint Committee on Tax Credits Meeting
Monday, August 22, 2016
9:00 a.m.
Vermont Realtors Association
148 State St., Montpelier VT

Committee Members Present: Sarah Carpenter, VHFA; Angus Chaney, AHS (Governor's designee); Josh Hanford, ACCD; and Gus Seelig, VHCB.

VHFA Staff Members Present: Dave Adams, George Demas, Joe Erdelyi, Maura Collins and Kim Roy.

Public Present: Allison Friedkin (Downstreet Housing), Kim Fitzgerald and Cindy Reid (Cathedral Square), Kathy Beyer and Nancy Owens (Housing Vermont), Michael Monte (Champlain Housing Trust), Martin Hahn (VHCB), Andrew Winter (Twin Pines Housing Trust), Tom Getz (Green Mountain Development)

The Meeting was called to order at 9:10 by Ms. Carpenter who reviewed the proposed Agenda.

Meeting Minutes:

Mr. Chaney moved that the draft minutes of the August 4, 2016 meeting be approved. Mr. Hanford seconded the motion which was unanimously approved.

Proposed Changes to the 2017 Qualified Allocation Plan:

Mr. Erdelyi reviewed the proposed updates to the Qualified Allocation Plan for 2017. There was a general discussion about the distinction between the definition of "homeless" and the definition of "at risk of homelessness" and how those two terms are used in the QAP. Ms. Carpenter noted the intent to make those definitions consistent with the definitions HUD uses. A proposal was made to modify the

definition of “at risk of homelessness” to be a direct citation to the related HUD regulation. Mr. Erdelyi stated that he would circulate to interested parties the HUD citation to confirm that the language is not different from the current language used in the QAP. There was discussion regarding the need to confirm that those in transitional housing would be considered “homeless” for purposes of the QAP. There was also discussion of how developers would comply with the requirements related to housing homeless persons.

With respect to the requirement that developers report their efforts to comply with the Governor’s executive order setting a goal that owners of publicly funded housing make available at least 15% of their affordable housing portfolio to families and individuals experiencing homelessness, there was a general discussion regarding the kind of reporting that would be required by the Vermont Department of Housing and Community Development and how that reporting would be used by the various funding sources to determine compliance.

The Committee also reviewed the proposed language to include reference to the Violence Against Women Act.

Mr. Erdelyi also noted that comments had been received requesting that priorities be given for certain mixed income projects and projects that included or were close to quality child care.

No vote was taken on the proposed 2017 QAP changes.

Proposed changes for 2018 QAP:

Mr. Erdelyi then reviewed the Staff summary of issues for discussion related to the QAP for 2018, and there was general discussion regarding some of these. Mr. Erdelyi noted that Staff would like to receive comments on these issues by September 14 for review in advance of the next JCTC meeting to be held in October. Some of the issues that Staff would like to receive feedback on are:

1. A revised scoring system for ranking projects to provide greater granularity or to outline tie-breaker features and reduce the likelihood of multiple projects having the same rank.
2. Whether and how cost limits (either per unit or overall) could be included in the review process.
3. Use of “readiness” as a stated criteria for ranking projects without locking out projects that get caught in NIMBY delays.
4. Specifying a method for determining whether a project has unused debt capacity that could reduce the need for the full amount of credits requested.
5. How the universal design criteria could be better applied given that historic rehab projects are likely unable to meet requirements for no-step entrances and accessible bathrooms.
6. Revising the supportive housing definition to delete specific reference to SASH, which is a proprietary program, and instead listing a service package that would be similar to what SASH offers but could also be offered in other ways.
7. Revising the “family housing” criteria to reflect demographic changes that have led to generally smaller families but noting that among some communities (such as the new American communities in certain areas) larger families remain the norm.
8. Adding specifics to the Sponsor requirements, such as the need for a local partner, or certain experience criteria, etc.
9. Generally, how various criteria, including any other criteria listed in the Evaluation Checklist should be ranked against others.

Ms. Carpenter then noted that at the next JCTC meeting in October, a final version of the 2017 QAP would be brought forward for approval.

In addition a draft 2018 QAP taking into consideration the various comments received by September 14 would be reviewed and discussed.

Upon motion duly seconded and unanimously approved, the meeting was adjourned at 11:30 a.m.