

Minutes
Joint Committee on Tax Credits Meeting
Tuesday, January 5, 2021
Vermont Housing Finance Agency Board Room
164 St. Paul Street Burlington, VT

Committee Members Present: Maura Collins, VHFA; Sarah Phillips, AHS Office of Economic Opportunity (Governor’s designee); Josh Hanford, DHCD; Gus Seelig, VHCB; and Richard Williams, VSHA.

VHFA Staff Members Present: Seth Leonard, Josh Slade, George Demas, Bill Schrecker, Chad Simmons and Brittany Gonda.

Public Present: Kathy Beyer, Evernorth; Cindy Reid, Cathedral Square; Martin Hahn and Jennifer Hollar, VHCB; Mary Cohen, Housing Trust of Rutland County; Erhard Mahnke, VAHC

The Meeting was called to order at 2:04 p.m. by Ms. Collins.

Staff confirmed that a Notice of this meeting was provided to the requesting parties and was posted on the Agency website and with State Department of Libraries, and that the Agenda for this meeting was provided to the requesting parties and posted on the Agency website, all within the statutory time requirements.

Staff confirmed that Minutes to all prior meetings had been posted on the Agency website not less than 5 days after the meetings as required.

Ms. Collins confirmed that the Committee members attending by electronic means could hear the conduct of the meeting and be heard throughout the meeting by the other attendees. Ms. Collins noted that Committee members would have to vote by roll-call since there were Committee members participating by electronic means.

Mr. Leonard noted that public comment would be reserved for the process of the QAP review, which would be done in three separate sections, and the Committee members concurred with this process.

Meeting Minutes:

Mr. Williams moved that the draft minutes of the November 10, 2020, meeting be approved. Mr. Hanford seconded the motion which was unanimously approved by roll call vote.

QAP Review:

Administrative Updates -- Mr. Slade next reviewed administrative updates made to the QAP in light of the discussions at the previous meeting of the JCTC:

- Revision of Section 1.2 to clarify that the VHFA Board in reviewing projects is permitted to look at criteria outside the direct criteria listed in the QAP;
- Substitution of the term “Permanent Supportive Housing” with the term “Housing with Services for the Homeless” or “Housing with Services”;
- Revision of Section 1.5 to change the title to “Communications and Transparency” and deleting the first sentence;
- Addition of language to the Building Design Standards to encourage developers to consider residential and employment trends (such as working from homes) when designing living spaces;
- Addition of a priority for rehabilitation of existing affordable housing for State Rental Credits.

Public comments and Committee discussions did not indicate any modifications needed to these updates.

Evaluation Criteria changes – Mr. Schrecker then reviewed two proposed changes to the evaluation criteria in light of the discussions

at the previous meeting of the JCTC:

- Addition of 2 checkmarks for projects with a Resident Service Coordinator and/or programming to reduce risk of eviction and homelessness where the sponsor has a history of providing housing for persons who are homeless or at risk of homelessness.
- Addition of 1 checkmark for projects sponsored by an entity with a history of projects or a proposed project that achieves certain broad community development outcomes, taking into consideration an entity's previous opportunities to participate in affordable housing development.

Public comments and Committee discussions did not indicate any modifications needed to these updates.

Transitional Housing – Mr. Schrecker then noted that the JCTC had not yet come to consensus on Staff's proposal to explicitly limit applicants for transitional housing projects to Bond Credits only.

After a general discussion among the Committee members it was determined that the specific provision laying out the explicit limit in section 3.8 would be removed, and the language of section 3.7 relating to Limitation on Housing with Services for the Homeless would be revised to include a requirement that a project containing Transitional Housing would also need to demonstrate an emergent and deeply rooted community need for which other resources are not available. Ms. Collins noted her disagreement that Transitional Housing should be eligible but agreed that the majority of the Committee supported this approach.

At that point Ms. Collins asked for a motion to accept the draft QAP as presented, except with respect to the proposed change to Sections 3.7 and 3.8 for transitional housing, and recommend its adoption by the VHFA Board.

Mr. Williams moved in favor, and Mr. Seelig seconded the motion

(though he noted his misgivings regarding criteria for Permanent Debt), and the motion was unanimously approved by roll-call vote.

Ms. Collins confirmed with Staff that Minutes of the meeting had been kept and would be posted to the Agency's website within five days.

Upon motion by Mr. Williams, seconded by Mr. Seelig, and unanimously approved, the meeting was adjourned at 2:57 p.m.