

**DRAFT**

**Vermont Housing & Conservation Board - Supplemental Request Committee  
June 8, 2023 | Zoom  
Minutes**

Board Committee Members: David Marvin, Neil Mickenberg, David Riegel, Seth Leonard

VHCB Staff: Gus Seelig, Jenny Hyslop, Elizabeth Egan, Anne Duffy, Gretchen Rittenhouse, Marcy Christian, Emily Phillips, Leah Sare, Lee Youngman, Bonnie Woodford, Beth Schwarz

Others Present: Miranda Lescaze, Matt Moore

David Marvin called the meeting to order at 11:02 am.

**Project Presentations**

**Squire Recovery House, Bennington – Shires Housing  
2022-064-001**

Lee Youngman gave an overview of Shires Housing request that VHCB remove the affordability targets of 50% of AMI and 30% of AMI, for this project to reflect the needs of operating a recovery residence. This recommendation is based on feedback from VFOR, who indicate that this change allows the recovery residence to respond flexibly to the needs of those in recovery. Staff recommend the Board Subcommittee approve this request.

David Marvin asked what the normal length of residency is. Lee Youngman responded it could be months or longer depending on the resident, as they work to stabilize, find employment, and seek permanent housing.

**Deliberation**

**Roll call to approve the resolution for Squire House – 2022-064-001:**

David Riegel – stated he has a conflict of interest so will be abstaining from the vote.

Neil Mickenberg – yes

David Marvin – yes

Seth – not present for vote

**10<sup>th</sup> Cavalry Apartments, Colchester – Champlain Housing Trust & Evernorth  
2021-111-001**

Gretchen Rittenhouse gave an overview of the Champlain Housing Trust and Evernorth's request for \$1,900,000 (subject to the potential for increase) in supplemental ARPA-SFR funds to cover a funding gap resulting from increased project costs. This project involves the rehabilitation and re-use of three historic military barracks in Colchester. In June 2021, the VHCB Board awarded \$1,888,396 in ARPA –SFR funds, \$4,236,604 in VHCB One Time Housing funds and \$1,300,000 in HTF funds (since changed to HOME-ARP funds) to the 10<sup>th</sup> Cavalry project. Since initial application, the developers redesigned portions of the project, increasing the unit count from 60 to 65 units. Current project cost stands at \$32,704,449, or \$503,253 per unit. Factors that delayed the project and increased costs include the required abatement of toxic substances, including PCBs, lead, and asbestos; historic preservation

restrictions; and the unprecedented bidding environment. All permits are in place and the project needs to start this summer to hold the current bids.

Jenny Hyslop recommended that we amend the resolution to state that this supplemental requests may be partially or fully funded with ERA funds.

Neil asked about the reason for the request being so substantial. Matt Moore replied that the construction bids came in at almost 7M over the initial budget. Jenny stated that, while the costs here are particularly high, this project has been significantly delayed and they are coming into a more comparable budget with other projects coming online now.

David M stated he hopes that future projects won't need to come back multiple times. Jenny responded that we wait to bring requests forward until there are bids and not just cost estimates.

Gus stated that this is only the second project that we are seeing utilizing the income averaging and it has helped to significantly reduce the potential ask to VHCB and he expressed appreciation to Matt and Miranda for utilizing a new tool that has been challenging. Gus asked about the corrective action plan (CAP). Matt shared that going through the CAP with the Vermont Department of Environmental Conservation (DEC) took a very long time for review, they had multiple requests to do additional testing which was a significant contributing factor in the project's delay. Matt expressed his appreciation for VHCB's staff support and help.

### **Deliberation**

David R asked for clarity on conflict of interest around voting on something that involves an organization he previously worked for less than a year ago. David M and Gus agreed that it has been the practice to abstain when a Board member has worked at an organization with a project under consideration within the past year.

Neil Mickenberg made a motion to approve the resolution for 10<sup>th</sup> Cavalry – 2022-111-001, David Riegel seconded the motion.

### **Roll Call:**

Neil – Yes

David M – Yes

David R – abstained

Seth – joined the meeting at 11:15

### **Other Business**

Gus shared that a shelter project in Hyde Park is being appealed and they have a court date in February 2024. There are conversations with the abutter happening with Lamoille Housing Trust and are hopeful that it will be resolved. Jenny shared she had a conversation with Agency Human Services about the Hyde Park building to see if they could have a use for the building while the shelter appeal is being resolved.

The Champlain Inn shelter currently owned by Anew is in conversation to transfer ownership to CHT and have CVOEO as the operator.

David Riegel stated both are high priority for the Agency of Human Services.

**David M adjourned the meeting at 11:26**