

CITY OF MONTPELIER  
CAPITAL CITY OF VERMONT

City Manager's Weekly Report – 12/31/09

UPCOMING MEETINGS ...

- ❖ **Development Review Board Meeting:** Monday, January 4<sup>th</sup>, 2010, at 7:00 P.M. in the City Council Chambers.
- ❖ **ADA Committee Meeting:** Tuesday, January 5<sup>th</sup>, at 1:30 P.M. in the City Manager's Conference Room.
- ❖ **City Council Meeting:** Wednesday, January 6<sup>th</sup>, at 7:00 P.M. in the City Council Chambers.
- ❖ **"Current Events Meeting":** Gwen has reserved the Memorial Room on Thursday, January 7<sup>th</sup>, at 6:30 P.M. for this meeting.

FOR YOUR CALENDARS ...

- ❖ **City Council Photo for the Annual Report:** Staff has scheduled this to happen at **6:30 P.M. on Wednesday, January 6<sup>th</sup>**. Roger Crowley will be taking the photo this year and is open to taking it anywhere in City Hall ... or even at another location. If you have any thoughts about this, please let Jane Aldrighetti (in the Assessor's Office: 223-9504) know as soon as possible so that she can let Roger know; he would like to begin setting up around 6:00.
- ❖ **Welcome Legislators Reception:** Thursday, January 28<sup>th</sup>, **2010**, from 5:00 to 7:00 P.M. at the Capitol Plaza.

ENCLOSURES ...

- ✓ Copy of 2009 Report of Housing Trust Fund Advisory Committee ... submitted by Jim Libby, Chair
- ✓ Fireworks Display Permit for Westview Meadows
- ✓ Copies of School Board Minutes for their October 29<sup>th</sup>, November 4<sup>th</sup>, November 18<sup>th</sup>, and December 2<sup>nd</sup>, 2009 Meetings. (These were not scanned as attachments to this report as they can also be viewed by logging onto <http://www.mpsvt.org/sites/mps/montpelier-board-of-school-commissioners/minutes.html>)

STATUS REPORTS ...

Bev asked that I let you all know that the City prevailed in the Corry Trust case and that she'd fill you in on the details next week. She will provide copy of the **DECLARATORY ORDER**, for your information, at that time as well.

Upcoming Meetings:

January 6	Budget Wrap-up
January 13	Receive Report from State Auditor and Committee Budget – First Public Hearing Warning/Ballot – First Reading Carr Lot Update
Thursday, January 21	Budget – Second Public Hearing Warning/Ballot – Second Reading Appointments to Planning Comm. & Conservation Comm.
February 10	Parking

*Sandy*

**MEMORANDUM**

December 28, 2009

To: City Council & Advisory Committee  
From: Jim Libby, Chair  
Montpelier Housing Trust Fund Advisory Committee  
Re: **2009 REPORT OF HOUSING TRUST FUND ADVISORY COMMITTEE**

Page | 1

**Introduction**

This Memorandum is to update the Council on the activities of Housing Trust Fund. Last year, with the support of the Housing Task Force, the Council cut the Trust Fund by 50% (from \$52,000). Since, the need for affordable housing in Montpelier is high and there will be good opportunities to leverage other resources for excellent community development projects, funding of \$26,000 is essential.

The 2009 National Citizen Survey demonstrates that Montpelier residents support more affordable housing. That Survey reports that:

- o The City needs more quality **affordable housing**, more public parking and good jobs;
- o **60%** support the construction of **500 homes** in the next 5-10 years in the City;
- o **80%** view the availability of **quality, affordable housing as poor or fair**;
- o **70%** view the variety of **housing options as poor to fair**;
- o **80%** rate the City services as excellent;
- o **86%** would recommend living in the City to someone else;

The Trust Fund assists first-time homebuyers purchase homes and tenants rent affordable apartments. A majority of the Advisory Committee supports continued funding. In December 2008, the Council awarded the Central Vermont Community Land Trust (CVCLT) seventy five thousand dollars (\$75,000) to assist five households buy homes in Montpelier. 4 families have purchased homes with \$60,000 from the Trust Fund matched by \$164,000 in other public funds.

The current balance in the fund is \$63,000. Given the extension of the federal income tax credit for first-time homebuyers, a flat residential housing market, improving economic news and demonstrated need, the Housing Trust Fund is poised for further success.

I look forward to convening the Advisory Committee to discuss new uses of these funds.

**Housing Trust Fund Advisory Committee**

In early 2010, the Advisory Committee will recommend changes to the Trust Fund Guidelines. Ideas that have been presented by individual members include:

- o Adding more flexibility in uses, amounts and income ceilings;
- o Add as an eligible activity, the addition of affordable accessory apartments;
- o Working with CVCLT, use HTF \$ to prevent foreclosure;

The Advisory Committee has not met in 2009 and given turnover in key City housing staff, Requests for Proposals were not issued this Fall even though the Guidelines require RFPs to be published annually before October 31st. Garth Genge has been very helpful in organizing files and records but I did not

receive a complete statement of Trust Fund activities until late November. I have decided not to try to convene an Advisory Committee meeting in December but plan to meet in January 2010.

### **December 2008 Advisory Committee Meeting**

At its last meeting, the Advisory Committee agreed to recommend:

1. to deny Trust for Public Land proposal asking for feasibility funds for Sabin's Pasture because the TPL proposed use of Trust Fund dollars does not meet the threshold requirements of the Ballot Item and Montpelier Housing Trust Fund Guidelines adopted by the City Council on December 8, 2006;
2. by a vote of 4 to 1, with Charly Dickerson voting "no", to recommend that the City award the Central Vermont Community Land Trust, \$75,000 to facilitate the purchase of at least 5 perpetually affordable homes in Montpelier; and
3. agreed to meet in early January 2009 to formulate suggestions about changes to Guidelines, including accessory apartments as eligible for Trust Fund support.

Page | 2

### **Recent Activity**

Between May and September, 2009, four first-time homebuyers to purchase new homes in Montpelier using \$15,000 grants from the Trust Fund with assistance from Central Vermont Community Land Trust (CVCLT). Homes included three (3) condominiums and one (1) single family house. All buyers had incomes at 80% or below of median (ranging from \$25,000 to \$38,000 per year) and obtained mortgage loans between \$82,000 and \$116,000. Using the community land trust shared appreciation model, these homes will be permanently affordable. Since CVCLT has one more grant of \$15,000 for homeownership, there should be more success in 2010.

### **Leverage**

2009 City Funds leveraged almost three (3) times as much in matching grants. Specifically, Sixty Thousand Dollars (\$60,000) in Trust Fund grants were matched with One Hundred Sixty Four Thousand Dollars (\$164,000) from the Vermont Housing and Conservation Board and (\$143,680) and Vermont Housing Finance Agency IORTA program (\$20,000). In 2006 and 2007, the Council award \$104,000 to CVCLT to assist in the purchase of 3 affordable condominiums at River Station and to purchase and rehabilitate 9 units of affordable rental housing at the Bianchi Building. River Station and Bianchi also contained substantial leverage since they were each million dollar community development projects.

### **Conclusion**

In total, One Hundred Seventy Nine Thousand Dollars (\$179,000) in Housing Trust Funds have helped 8 first-time homebuyer families purchase homes and 9 others rent quality, affordable apartments.

Thank you for this opportunity to provide you with information about the Montpelier Housing Trust Fund. I believe there is strong support in the community for level funding this year and hope that the fund can be restored to its previous level of funding (\$52,000) next year. Affordable housing projects are very expensive and having a local source of revenue for them is very important. Thanks for your continued commitment to making this City a little more affordable.

DEC 10 2009

FIREWORKS DISPLAY PERMIT

Pursuant to Title 20 VSA 3132 permission is hereby granted for a legal fireworks display:

Applicant O. M. FISHER INC

Date and Time of Display NEW YEAR'S EVE APPROX 7:00 PM

Rain Date ~~\_\_\_\_\_~~ TF/801

Location WESTVIEW MEADOWS, 171 WESTVIEW MEADOWS RD  
MONTPELIER, VT

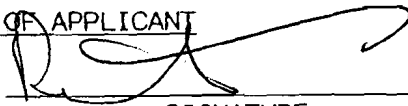
Municipality Montpelier State Vermont

This permit authorizes sale, possession and use of fireworks solely for the fireworks display specified hereon and is nontransferable.

I have read and understand this entire form, including Title 20 VSA 3131, 3132 and understand that the City of Montpelier shall not be liable in any civil action for this merchandise and hereby, release the City of Montpelier from all liability whatsoever, by any person or entity. I understand that fireworks are dangerous and I assume all risks regarding them. I also understand as a condition of this permit, that I am 18 years of age or older.

SIGNATURE AND ADDRESS OF APPLICANT

RUSS STARR  
NAME (PRINT)

  
SIGNATURE

171 WESTVIEW MEADOWS RD  
ADDRESS (APPLICANT)

12-7-09  
DATE

802-223-1068  
TELEPHONE NUMBER

7-7-09  
DATE

  
CHIEF - MONTPELIER FIRE DEPT.

12/10/2009  
DATE

  
CHIEF - MONTPELIER POLICE DEPT.

Received for Record this 22<sup>ND</sup> Day of December 10 2009, at 10 o'clock 00 AM

Charlisle L Hoyt  
MONTPELIER CITY CLERK-TREASURER