

**I. Call to Order**

Members Present: Robert Millar, Leslie Black-Plumeau, Anna Wageling, Jessica Bridge, “Deac” Decarreau

City Staff Present: Heather Carrington

Guests Present: None

Call to Order by: Robert Millar

Meeting Start Time: 6:03 PM

Minutes Recorded by: Anna Wageling

**II. Public Comment**

None

**III. Approve Previous Meeting Minutes**

Meeting minutes from 8/23/21 were approved.

**IV. Council Update**

None, Council Liaison Jim Duncan had a conflicting Special City Council meeting.

**V. City Updates**

Staff liaison Heather Carrington provided the following updates:

- The next CCRPC Convening of the Housing Commissions will be this Thursday, September 30th at 6 pm via Zoom. Commissioners should have received direct email invitations from CCRPC. The primary agenda item for the meeting will be a review of the results of the Building Homes Together Initiative over the last 5 years.
- Building Homes Together Initiative results exceeded the goal of constructing 3,500 new homes in Chittenden County over the 5 year period, but fell short of the target of 20% of the new homes being permanently affordable homes. The City of Winooski exceeded its proportional goal of new homes constructed and the affordability goal, with 24% of the new homes constructed in Winooski being permanently affordable.
- The City Manager search has been narrowed to a finalist, who provided a presentation to the community at the City Council meeting on Monday, September 20th. The City Council is deliberating on next steps in a special meeting of City Council this evening.

**VI. Debrief Housing Commission Memo Discussion with Planning Commission**

Commissioner Robert Millar, Councilor Jim Duncan, and Staff Liaison Heather Carrington attended the September 9th Planning Commission meeting to deliver Housing Commission

recommendations to change parking minimum requirements in support of affordable and multi-bedroom housing development. The recommendations were delivered in the memo format approved by the Housing Commission at the 5/24/21 meeting.

In addition, Seth Leonard of Vermont Housing Finance Agency and Tom Getz of Summit Properties provided background on barriers to development of affordable housing. Seth specifically referred to the parking recommendations from the Zoning for Great Neighborhoods publication that we will review this evening as potential changes that would support housing affordability.

Tom Getz emphasized that structured parking is extremely expensive and a big cost factor in housing development. He pointed out that small lots frequently don't accommodate as much parking as is being required by zoning thus structured parking is the only option. He was quick to point out the Winooski is doing many things right in its land use regulations to promote housing affordability. He advocated for reducing parking requirements, implementing a waiver process using data-driven means of reducing required parking based on evidence, and building in flexibility.

The Planning Commission has been discussing concerns about multi-bedroom housing development, and there is some indication that they would be willing to consider a targeted parking incentive to allow for more multi-bedroom housing construction.

## **VII. Review Zoning for Great Neighborhoods**

At the August meeting, the Housing Commission discussed the possibility of making recommendations to the Planning Commission for changes to the residential zoning requirements to support development of additional housing in the city. The Commission prioritized moving forward with recommending changes for all residential districts, rather than incrementally addressing changes only to R-C zoning.

The Commission reviewed, *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*, a publication by the VT Agency of Commerce and Community Development to provide Vermont municipalities with simple changes to their bylaws that will enable more attainable housing that is affordable at a range of incomes, in walkable, inclusive, and age-friendly neighborhoods. The document covers 6 areas of potential reform to support housing affordability. The Housing Commission reviewed the document to discuss specific recommendations for further evaluation and consideration by the Planning Commission. Staff was asked to draft a preliminary memo to the Planning Commission highlighting recommended topics of reform and areas where Winooski zoning already successfully integrates the principles contained in the document.

## **VIII. Discuss Bylaw Modernization Grant**

Based on the Housing Commission's interest in looking at zoning bylaw updates to support development of new housing and ongoing affordability in Winooski, staff proposes to submit an application for the Bylaw Modernization Grant. These grants are available to municipalities for land use, development, and zoning bylaw updates in support of a pedestrian-oriented development pattern that increase housing choice and affordability within smart growth areas and in accordance with Vermont's smart growth principles. The grant would be utilized to hire a consultant to work with the community, Housing Commission, and Planning Commission to develop recommendations and draft language for zoning changes that would support the Winooski Master Plan Housing Goals. Staff's intention is to have the consultant utilize *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods* as a guiding document to frame the community discussion and as a starting place for evaluating options.

## **IX. Adjourn**

Motion: Deac

Second: Jessica

Meeting End Time: 6:55 PM