

A lien is placed on the deed with the city. When the house is sold, the loan would be paid back. In the case of default, the bank gets their money first, then the program. Very similar to VHFA and the grants that they provide to homeowners, Tenants must meet income requirements and homeowners must rent to these tenants to qualify.

Tyler responded to questions...one which asked about the initial response of the ADU. 50 Applications were received when the first advertisement took place. Biggest struggle was the realization that construction costs are expensive, and it is very hard to build an apartment on simply 20K. He said the actual cost to build was around \$50K. People also may not understand how disruptive the construction is within their own home. It's difficult to be upfront about costs due to unanticipated expenses for things such as the impact of covid. Working from home or being furloughed caused delays.

Can other communities participate? Tyler's pilot program was only for Montpelier and creating grants and having the staff or team available to field questions and be available to assist is one of the keys to success. The program provides financial incentives to homeowners and a handbook for ADUs as a go-to for information.

How can a municipality be assured that money will be going to long term housing? An initial lease of one year...and a commitment of 5 years of housing, and then 10 years. Financial incentives are available for the longer-term commitments.

Short Term Rentals - Most people prefer the long term as they quickly learn this is less hassle than a bed and breakfast type of set up.

The Community Housing Development Organization serving the municipality (in this case Rural Edge) could be a partner by providing the necessary support for developing and growing an ADU. Other possibilities include grant funders to seed the program, the regional planning commission, and a CDFI, such as Northern Community Investment Corporation. Up to the individual communities to put the program together including the funding and getting the program started. Can be tailored to each unique community. The state has produced guidelines which cover basics. A lot is left to the individual municipalities.

Opportunities to partner with larger organizations to provide loans with lower to moderate income people in an option to look at. Vermont Community Loan Fund ([Vermont Community Loan Fund | Lending & Investing for a Stronger, Healthier, Happier Vermont \(investinvermont.org\)](#)) A lot of opportunities to work together with a vast number of programs and student programs. Working with Vermont Tech students...they get credit for school and real-life experience of a career they might choose.

Statute was revised in 2004, 2014, and again in 2020 to assist in creating affordable housing opportunities through accessory dwelling units. Statute allows a community to be more lenient in regulating these, in order to encourage them. Zoning in and of itself, however, doesn't encourage the creation of ADUs.

Zoning Bylaws – Colchester and Brattleboro, Mad River to allow more leniency for affordable housing.

Contractors are in high demand, but there are no workers / laborers. Also supply chain issues delay projects, more specifically special items, and wood.

City Plan Development: Discussed at length with the Guest Speaker and as a round-table discussion. Bringing together grant funders in Newport, such as NCIC, Rural Edge, VBA, USDA. If a person uses an USDA loan to buy their home, they can't turn it into an ADU.

Possible strategic initiatives to add to the Housing Section:

- “Convene potential funders and stakeholders in Newport to explore a potential financial incentive program for creating more accessory dwelling units. Potential participants include, but are not limited to: NCIC, Rural Edge, VBA?, , Vermont Community Development Program, North Country Career Center, area employers, and the regional planning commission. “
- Offer education and guidance to homeowners who want to create an accessory dwelling unit by facilitating a workshop and making an ADU Handbook available.
- Review existing zoning bylaws to identify barriers to creating accessory dwelling units, such as parking and dimensional standards.

Create Workforce housing. Long term housing for doctors and nurses.

There is a great amount of opportunity in Newport. Especially with the old Victorian in the downtown. Appeal to the older demographic, who is looking to downsize. Seems like a great option for Newport to consider easing the housing situation. Providing information of the ADUs in the Housing portion of the Municipal plan and use to highlight the incentives of converting and welcoming the idea of ADUs. A partnership between NCIC and VSHA could assist funding and financial literacy for these grants for the citizens of Newport. When considering the Bylaw modernization grant pay attention to the dimensional standards and parking standards that sometimes get in the way of housing.

Our last meeting discussed recommending a housing survey in the Municipal Plan as well as hosting a housing symposium.

A heartfelt thank you to Tyler Maas for spending his time with the Planning Commission. The information was valuable and directly tied into informing the Municipal Plan Draft.

Refugee Resettlement Program – different cultures could see housing differently, i.e., generational family living as opposed to being subdivided so all can live all together. Newport may have minimal stock to pull from. A lot of work would have to be done to have Newport be prepared to be a viable option for refugees to include, support services, and the critical mass of other refugees where they already have a community. Alex Beck, Brattleboro Development Credit Corporation [Vermont Business Magazine - Alex Beck \(vermontbiz.com\)](http://vermontbiz.com) is a good resource.

This is why the bylaw modernization grant is so timely. For example, single-use buildings that have large footprints and no housing to support them or second levels that could be apartments is a concept from the 60's and 70's. Today the housing issue translates into 'no housing prevents businesses from having employees.'

Alison has circulated drafts of the housing plan to the Commission. Mr. Chenette thought it to be clearer and more concise and Ms. O'Connell concurred. Alison spoke about describing the trails more specifically in the leisure section and would like to incorporate a map of trails. Newport Waterfront Recreation Trails Map. [Newport Boardwalk and Waterfront Recreation Path - Trail Finder](#) Leisure section will also include the designated downtown map.

New Business: None

Old Business: Ms. Dolgin apprised the Commission that the application deadline for the ZA is 11/26. The City council appointed John Harlamert as ZA to bridge us through until the new hire is in place. An interview panel will make a recommendation to the city council.

Ms. Dolgin invited the Commission to the Newport Tree Lighting on Dec. 4 at 4pm at Pomerleau Park.

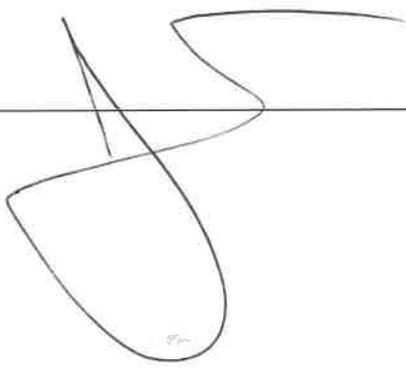
Set Agenda: next meeting is set for December 7, 2021, at 6:00 which will begin with a Historic Preservation Meeting at 6:00pm. The regular Planning Commission will begin immediately following the Historic Preservation Meeting. The agenda for the Commission's meeting will mirror this meeting.

The December 21 meeting will focus on the municipal plan drafts and discussions and will be a working meeting.

Planning Commission meeting adjourned at 8:19 p.m.

Respectfully submitted by Mandy Chaput, Planning Commission Secretary
Unofficial Until Approved

Approved this 7th day of December, 2021



Planning Commission Chair