

**The Governor's 2001**  
**Rural Summit on Housing**

**Final Report**



**Produced by the**  
**Vermont Council on Rural Development**

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# Executive Summary

Since 1996 the Vermont Council on Rural Development (VCRD) has produced an Annual Rural Summit for state, federal, and partnering organizations to evaluate critical rural issues and devise cross-agency collaborative solutions for them. The Summit is a central element in the VCRD implementation of its mission to help “Vermont Communities develop their capacity to create a prosperous and sustainable future through coordination, collaboration, and the effective use of public and private resources.”

More than any previous Summit, the 2001 session focused on developing plans to respond to a single area of critical and immediate policy concern. This year, with the leadership of Governor Howard Dean and his policy staff, the Summit invited participants to take a long view of the housing crisis facing rural Vermont and to partner in the development of practical action steps to answer this challenge. In her opening statement, Secretary of Administration Hoyt asked members of the administration to highlight elements of their budget presentations to her office, which reflect their commitment to Action Steps identified at the Summit to respond to the housing needs of the state.

Held on June 7<sup>th</sup> and 8<sup>th</sup> at the Basin Harbor Club, The Governor’s Rural Summit on Housing began with a broad discussion of the history of the Vermont landscape and community development, led by Jan Albers. Five short presentations then detailed the housing challenges before the state from the perspectives of a leader of homeless services, a housing inspector, a town planner, a non-profit development leader, and a banker. Work sessions followed where Summit participants analyzed how the current housing crisis impacted the work of their agencies or organizations and then worked together to build concrete plans toward solutions to the challenge before the state.

Four Summit Working Groups discriminated between short and long-term strategic responses to the questions at issue, prioritized them, and committed the resources of their agencies or organizations to the tasks identified, occasionally recommending action by other partner agencies, the Governor’s office, or the private sector. Among the 28 Action Steps identified, there is some overlap as issues from one area led to recommendations that connected to the needs of another. The complete list is included in this report. At the Governor’s request, further prioritization and consolidation of these steps will be undertaken to build a short list of recommendations for action by his office.

VCRD deeply appreciates the leadership of Governor Dean and his staff, and the opening presentations by Lt. Governor Racine, and Kathy Hoyt. The Summit would be impossible except for the commitment of the strong lineup of presenters and facilitators, the fiscal support of the Agency of Transportation, and the dedication of each Summit participant to the progress of rural Vermont.

# Summit Questions and 2001 Action Steps

## Question 1

**Most of Vermont’s rural housing stock is aging dwellings. What could or should be done to support the rehabilitation of this aging stock while maintaining its affordability? How do we balance rehab needs with the tremendous need for new construction?**

**Work Group Members**

Eileen Elliott  
Michael McNamara  
Jolinda LaClair  
Cheryl Mitchell

Hal Cohen  
Kathy Beyer  
David Tucker  
Tom Harty

<b>Question 1 Action Step</b>	<b>Immediate Or Long Term Goal</b>	<b>Priority 1 to 5 (5 is high)</b>	<b>Responsible Person/ Agency</b>
<b>1. Create a Council of Housing Advisors chaired by the Secretary of the Agency of Commerce and Community Development, to include private sector leadership, and to meet quarterly.</b>	<b>Immediate</b>	<b>5</b>	<b>ACCD Governor’s Office</b>
<b>2. Create Revolving Loan Fund for Housing Rehabilitation with state-wide coverage.</b>	<b>Long Term</b>	<b>5</b>	<b>DHCA USDA Rural Development VHFA HUD</b>

**Question 1 Action Step****Immediate  
Or Long  
Term Goal****Priority  
1 to 5  
(5 is high)****Responsible  
Person/  
Agency**

<b>3. Review Federal Programs and Policies to adapt to improve rural housing rehabilitation.</b>	<b>Long Term</b>	<b>4.5</b>	<b>USDA, RD, HUD, Congressional Delegation</b>
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<b>4. Expand funding opportunities for rural housing rehab through existing programs such as Weatherization, TANF, Efficiency Vermont, CDBG</b>	<b>Mid Term</b>	<b>5</b>	<b>AHS ACCD Community Action Programs</b>
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<b>5. Offsite mitigation for starter castles: luxury tax to benefit rural rehabilitation.</b>	<b>Mid Term</b>	<b>3</b>	<b>Governor's policy office</b>
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<b>6. Create Housing Literacy Programs for landlords/tenants</b>	<b>Immediate</b>	<b>4</b>	<b>AHS, ACCD, Homeownership Centers, Com.Action Programs</b>
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<b>7. Utilize and further develop human resources for rehab such as Corrections crews, Youth Build, tech centers, Americorps, Faith Based Organizations</b>	<b>Mid Term</b>	<b>3</b>	<b>AHS HRIC DOE</b>
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<b>8. Department of Labor and Industry review of rules and policies that act as disincentives to rehab.</b>	<b>Immediate</b>	<b>5</b>	<b>Labor and Industry</b>
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## Question Two

**Builders and developers claim that the regulatory climate in Vermont obstructs progress in the development of additional housing units. Are there points of duplication, incongruence or irrationality in the multiple levels of regulation? If so, what should be done to ameliorate the situation?**

### Work Group Members

Chris D’Elia  
William Kurtz  
Bob McDonald  
Thomas Torti

Gwen Hallsmith  
Marcia Merrill  
Gus Seelig

<b>Question 2 Action Step</b>	<b>Immediate Or Long Term Goal</b>	<b>Priority 1 to 5 (5 is high)</b>	<b>Responsible Person/ Agency</b>
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<b>1. Prioritize permit coordination through an Affordable Housing “Permit Team” and build an Environmental Board “Rocket Docket” through an Executive Order.</b>	<b>Immediate</b>	<b>5</b>	<b>Governor Development Cabinet</b>
<b>2. Move to performance-based standards for regulation and thereby provide clarity and certainty in process.</b>	<b>Long Term</b>	<b>4</b>	<b>ANR Act 250 Legislature</b>
<b>3. Offer grants to communities for affordable housing planning and development.</b>	<b>Short Term</b>	<b>4</b>	<b>DCA</b>
<b>4. Analyze Appeals and Permit Process for incongruities, etc. (Required by current legislation, due January 2002).</b>	<b>Short Term</b>	<b>3.5</b>	<b>ANR Act 250</b>

**Question 2 Action Step****Immediate  
Or Long  
Term Goal****Priority  
1 to 5  
(5 is high)****Responsible  
Person/  
Agency**

<b>5. Develop an Agency Activity Matrix for affordable housing.</b> <ul style="list-style-type: none"><li>• <b>Improve Program Coordination</b></li><li>• <b>Coordinate Departmental Mission Statements</b></li></ul>	<b>Immediate</b>	<b>4</b>	<b>Development Sub. Cabinet</b>
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<b>6. Evaluate opportunities for housing development of Government Land/Buildings—state, town, or institutional settings.</b>	<b>Mid Term</b>	<b>3</b>	<b>DCA Buildings &amp; Grounds, ANR</b>
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<b>7. Add an additional Environmental Court Judge.</b>	<b>ASAP</b>	<b>3</b>	<b>Development Cabinet</b>
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<b>8. Adjust project priority list to give priority to towns which agree to reserve a percent of infrastructure capacity for affordable housing.</b>	<b>Immediate</b>	<b>3</b>	<b>ANR</b>
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<b>9. Institute a Job Exchange between departments and restructure departments to be more interdisciplinary.</b>	<b>Mid Term</b>	<b>3</b>	<b>Governor's Cabinet</b>
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# Question Three

**What is the relationship between land use and housing? Is zoning and/or planning a solution? How can we support local planning and zoning decisions that facilitate appropriate housing development?**

## Working Group Members

Greg Brown  
Patrick Flood  
Chuck Ross  
John Taylor

Cynthia Gubb  
Scott Johnstone  
Brian Searles

<b>Question 3 Action Step</b>	<b>Immediate Or Long Term Goal</b>	<b>Priority 1 to 5 (5 is high)</b>	<b>Responsible Person/ Agency</b>
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<b>1. Develop a “Smart Code” model for local land use permitting and pilot in several towns. Ensure model adaptability—not a one-size fits all.</b>	<b>Immediate</b>	<b>5</b>	<b>DHCA ANR AOT VHCB Etc.</b>
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<b>2. Develop flexible Rehab codes:</b> <ul style="list-style-type: none"> <li>• <b>Draft a model focused on historic buildings and upper stories residential</b></li> <li>• <b>Adapt accessibility requirements so that they need not be met “all at once”.</b></li> </ul>	<b>Long Term</b>	<b>1</b>	<b>L&amp;I DHCA DAD Etc.</b>
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**Question 3 Action Step**

**Immediate  
Or Long  
Term Goal**

**Priority  
1 to 5  
(5 is high)**

**Responsible  
Person/  
Agency**

<p><b>3. Develop incentives for the local level to adopt Smart Code:</b></p> <ul style="list-style-type: none"> <li>• <b>Act 250 exempted for mixed income housing where code applies.</b></li> <li>• <b>Consolidate state and local permit</b></li> <li>• <b>Priority for ACCD, ANR, AOT Funding</b></li> </ul>	<p><b>Long Term</b></p>	<p><b>4</b></p>	<p><b>Development Cabinet</b></p>
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<p><b>4. Develop a public information training program for the Smart Code:</b></p> <ul style="list-style-type: none"> <li>• <b>Public awareness campaign</b></li> <li>• <b>Pilot projects state/private to educate developers.</b></li> <li>• <b>Produce Smart Code training for local boards.</b></li> </ul>	<p><b>Immediate</b></p> <p><b>Long Term</b></p> <p><b>Long Term</b></p>	<p><b>4</b></p>	<p><b>DHCA</b></p> <p><b>VHCB</b></p> <p><b>VHFA</b></p> <p><b>VSHA</b></p> <p><b>Etc.</b></p>
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# Question Four

**What should state policy be if we really want to encourage greater private sector participation in housing development across the income spectrum?**

## Working Group Members

Jo Bradley  
Micque Glitman  
Molly Lambert  
Vaughn Collins

Sarah Carpenter  
Fred Kenney  
Richard Williams

<b>Question 4 Action Step</b>	<b>Immediate Or Long Term Goal</b>	<b>Priority 1 to 5 (5 is high)</b>	<b>Responsible Person/ Agency</b>
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<p><b>The Agency of Commerce and Community Development has held focus sessions with the private sector; summit recommendations can now be returned for their review: “We have listened to your concerns and would like to get your reaction to these selected solutions.” The Agency will review the following recommendations toward future implementation:</b></p> <ol style="list-style-type: none"> <li><b>1. Establish a tax policy that incents communities to provide affordable housing through private investment. Close the funding gap for communities and private investors.</b></li> <li><b>2. Review state housing tax credit policies to maximize impact.</b></li> <li><b>3. Continue and <u>expand</u> the Downtown Investment Act (elevators and sprinklers with public funds).</b></li> <li><b>4. Allow an incremental approach to building improvement, not “all at once.”</b></li> </ol>	<b>Immediate And Long-Term</b>	<b>5</b>	<b>CCD And Private Sector</b>
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<p><b>5. Develop a system where public entities organize and carry out the permitting process in advance—then bring in the private sector developer.</b></p> <p><b>6. Establish agreed-upon standards; when projects meets those standards, the presumption is that it is approved. Local review is given more weight when local decisions are made based on clear standards.</b></p> <p><b>7. An open discussion needs to take place with the private sector on these ideas.</b></p>			
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# Appendices

## **Where Are We Going to Live? The Governor's 2001 Rural Summit Vermont Council on Rural Development**

### Schedule

**Summit Date:** The evening of June 7<sup>th</sup> and all day June 8<sup>th</sup>, 2001

**Summit Location:** Basin Harbor Club, Vergennes

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### Schedule

#### June 7<sup>th</sup>

Start Time: 5:00 PM

1. Welcome

Introduction: Chip Evans, Chair of the VCRD Board of Directors

Kathy Hoyt, Secretary of Administration

2. Dinner

3. Break (15 minutes)

4. After-Dinner Presentation

Speech: "The History of Rural Housing and Vermont's Evolving Landscape" by Jan Albers, author of "Hands on the Land".

Open discussion of issues raised in Jan's presentation moderated by Paul Costello, VCRD Executive Director.

## June 8<sup>th</sup>

### 1. 7:30 AM. Breakfast

### 2. 8:30 AM. Introduction to the Work of the Day

Chip Evans reviews logistics, introduces the four questions of the day.

Lt. Governor Racine: Welcome to the work of the day.

### 3. 8:45 AM. Presentations

#### a. A **description of the housing crisis**

*Rita Markley, Executive Director, Committee on Temporary Shelter*

#### b. A **housing inspector** describing housing conditions.

*Bob Patterson, Regional Manager and Assistant State Fire Manager, Department of Labor and Industry*

#### c. A town **zoning officer** to discuss local challenges, regulations, and problems working with the community and state.

*Lee Krohn, Planning Director, Town of Manchester*

#### d. A statewide non-profit **development leader** on challenges and impediments.

*Andy Broderick, Executive Director, Housing Vermont*

#### e. A **banker** to overview fiscal drivers of housing development and regulatory hurdles and impediments.

*Richard White, President, Community National Bank, Derby*

### 4. 10:00 AM. Break and Refreshments

### 5. 10:15 AM. Discussion in the Round. Master of Ceremonies: Vaughn Collins. A review of how presentations connect to or affect the work of the department/agency/organization of Summit participants

**6. 11:00 AM. Breakout Groups.**

- a. Each of the four groups will be asked in AM and PM sessions to address one of the four Summit questions.
- b. Each group will identify a volunteer to take notes and report out to the full Summit at the end of the day.
- c. The AM breakout session will ask participants to consider how the question under study relates to their work and the work of their agency/department/organization.

**7. 12:00 to 1:00 PM. Lunch.**

- 8. 1:00 PM. Afternoon Breakout Session.** The afternoon session will examine how federal, state, non-profit and local resources can respond to the question. Participants will be charged to consider how solutions developed at each level can impact the problem, and how a common strategy could unite efforts in the area of concern.

**9. 3:15 PM. Break.**

- 10. 3:30 PM. Report to the Full Summit and Governor.** (Chip Evans, Moderating Chair) Each of the four committees will report on the question before it and its recommendation for action steps.

**11. 4:30 PM. Adjourn.**

# **Housing Summit Presenters**

## **Jan Albers**

Jan Albers is the author of *Hands on the Land: A History of the Vermont Landscape*, which examines the natural, environmental and human history of Vermont's landscape. Albers shows that the current Vermont landscape is a result of the sum total of human decisions that have been made about it. She believes that as communities strengthen, so does responsible stewardship of the land.

Ms. Albers received her doctorate in history from Yale University. She has taught at Yale, the University of Sussex, and Middlebury and St. Michael's Colleges in Vermont. She lives in the country outside of Middlebury with her husband and child.

## **Rita Markley**

Rita Markley is the Executive Director of the Committee on Temporary Shelter (COTS), an organization that has won national awards and recognition for its innovative strategies to help the homeless. She serves on the board of directors for Housing Vermont and the National Coalition for the Homeless. Rita is a founding member of the Vermont Alliance for Nonprofit Organizations and she served as the first Chair of the statewide Coalition for Homeless Vermonters. She has been an outspoken advocate for those without homes and was recently honored as the Vermonter of the Year by the Burlington Free Press.

## **Bob Patterson**

Bob Patterson has been employed by the State of Vermont, Department of Labor & Industry, as an Assistant State Fire Marshal for the past 18 years. Mr. Patterson is currently Regional Manager of the Williston Regional Office.

The Fire Prevention Division regulates the State Fire & Building Code, consisting of codes & standards used throughout the US, including plan approval for new projects and inspection of new and existing buildings. Bob has spent considerable time inspecting rental housing.

Bob is certified as a Fire Inspector, Plan Examiner, and Fire Investigator.

## **Lee Krohn**

Lee Krohn has served as Planning Director for the Town of Manchester since 1989, and is a past President of the Vermont Planners Association. Formerly, he taught science and language arts at the Greenwood School in Putney, served as Chair of the Putney Planning Commission, and led bicycle tours throughout the USA, Canada, and Alaska. Lee earned

a bachelor's degree from Franklin & Marshall College, a Master's degree in Environmental Management from the Duke University School of Forestry & Environmental Science, graduated with the inaugural class of the Vermont Leadership Institute, and is a member of the American Institute of Certified Planners. Lee has served on several Regional Planning Commissions, the Beginnings Preschool Board, and the Advisory Boards of VINS/Manchester and the Planning Commissioner's Journal. In his "spare time", Lee works as a commercial photographer, and enjoys bicycle racing and backcountry ski and snowshoe adventures. Lee and his wife Sara (an accomplished pianist, educator, and composer) live in Manchester with their daughter, Alexandra, their two cats, and a spirited dog named Lila.

### **Andrew Broderick**

Andrew Broderick is President of Housing Vermont, a statewide not-for-profit formed in 1988 to develop and syndicate Low Income Housing Tax Credit housing projects in partnership with local housing non-profits. Housing Vermont has completed development of 72 affordable housing rental properties totaling 2,375 units. Mr. Broderick joined Housing Vermont in 1996 serving as Vice President for Development for 4 years.

Mr. Broderick was previously employed as the Executive Director of the Rockingham Area Community Land Trust, a community-based non-profit housing corporation, where he led in the development of 140 units of rental and single-family housing, a community resource center, a teen center, the redevelopment of a mobile home park, and a 7-town housing rehabilitation loan program.

Mr. Broderick is a member of the board of the Burlington Community Land Trust and is past chair of the Affordable Housing Advisory Council of the Federal Home Loan Bank of Boston. He has also served on the board of Housing Vermont and Parks Place Community Center. He is an attorney.

### **Richard C. White**

Since 1986, Richard White has been the President, C.E.O. and Chairman of the Board of the Community National Bank. A retired naval officer, Mr. White practiced law in Vermont for many years before joining the bank. He is a member of the Board of Directors of several state and national banking associations and has a long history of service to regional and statewide economic development and human service projects. He currently serves on the boards of the Vermont Community Foundation, Northern Communities Investment Corporation, the University of Vermont Council of Community Advisors, and Derby Line "Take Charge". Mr. White also works as President of Gilman Housing Trust, a regional developer of affordable housing for the Northeast Kingdom. Married with two children, Mr. White enjoys racquetball, sailing and fishing, as time permits.



# **2001 Governor's Rural Summit**

## **Participants**

**Kathy Beyer**, Deputy Commissioner of Housing and Community Development  
**Jo Bradley**, Executive Director, Vermont Economic Development Authority  
**Andrew J. Bramley**, Dean, College of Agriculture and Life Sciences, UVM  
**Gregory Brown**, Commissioner, Dept. of Housing and Community Development  
**Sarah Carpenter**, Executive Director, Vermont Housing Finance Agency  
**Chris D'Elia**, Commissioner, Department of Economic Development  
**Eileen Eliot**, Commissioner, PATH  
**Patrick Flood**, Commissioner, Department of Aging and Disabilities  
**Micque Glitman**, Deputy Secretary, Agency of Transportation  
**Gwen Hallsmith**, Deputy Secretary, Agency of Natural Resources  
**Tom Harty**, Deputy Commissioner, Department of Agriculture  
**Kathy Hoyt**, Secretary, Agency of Administration  
**Scott Johnstone**, Secretary, Agency of Natural Resources  
**Fred Kenney**, Executive Director, Vermont Economic Progress Council  
**William Kurtz**, State Director, Senator Jefford's Office  
**Jolinda LaClair**, VT/NH Director, USDA, Rural Development  
**Molly Lambert**, Secretary, Agency of Commerce and Community Development  
**Bob McDonald**, Vermont Housing Director, USDA Rural Development  
**Michael McNamara**, HUD  
**Douglas Racine**, Lieutenant Governor  
**Chuck Ross**, State Director, Senator Leahy's Office  
**Brian Searles**, Secretary, Agency of Transportation  
**Gus Seelig**, Executive Director, Vermont Housing and Conservation Board  
**John Taylor**, Policy Analyst, Office of Governor  
**Thomas Torti**, Commissioner, Building and General Services Department  
**David Tucker**, Director, Office of Economic Opportunity  
**Richard Williams**, Executive Director, Vermont State Housing Authority  
And **Governor Howard Dean, M.D.**

## **Facilitation Team**

**Paul Costello**, VCRD Executive Director

**Chip Evans**, VCRD Chairperson

**Candy Koenemann**, VCRD Executive Assistant

**Marcia Merrill**, VCRD Board Member

**Hal Cohen**, VCRD Board Member

**Cynthia Gubb**, VCRD Board Member

**Vaughn Collins**, Deputy Director, National Rural Development Partnership

## **Presenters**

**Richard White**, President, Community National Bank

**Andy Broderick**, President, Housing Vermont

**Lee Krohn**, Planning Director, Town of Manchester

**Rita Markley**, Executive Director, Committee on Temporary Shelter

**Bob Patterson**, Regional Manager, VT Department of Labor and Industry



**Vermont Council on Rural Development**