

**Burlington Housing Partnership Committee****Meeting Minutes**

September 20, 2022, via Webex

Committee Members Present: Kerry Donahue (KD), Chair
Eileen Sickler (ES), Vice-Chair
Toni Ann Natola (TN)
Michael Runyan (MR)
Rita Shah (RS)

Committee Members Not Present: Henry Wu (HW), Secretary

Other Attendees: Drew Merrill (DM), Lisa Mead (LS), Liz Rust (LR),
John Danizio (JD), Paul Sagarino (PS)

- KD called the meeting to order at 5:02 pm. No quorum, committee could not take any votes.
- **Public Participation** – n/a
- **Grandview Farm Process** – JD noted that the town received an Intent to Sell for a unit in Grandview and after speaking to LR, we have about ten (10) days to prepare a process for selecting an eligible purchaser. JD lists four (4) aspects of the process:
 - 1) Is there a local preference? – No local preference (DHCD doesn't use one/Fair Housing)
 - 2) Income eligibility – set by deed at less than 80% of AMI
 - 3) Asset limits – need to decide.
 - 4) Status of current home – need to decide.
 - 5) Process for existing applicants- need to decide.

LM informed the committee that because the HPC is technically the subsidizing agency, it can determine what counts as an asset, what counts as income, and what is excluded from limitations. LS concurred, mentioning that often retirement accounts are calculated as income, not assets. LM also pointed out that because this is 62+ housing, people are more likely to pay cash rather than take on a new mortgage, which would impact how much money remains from selling a previous home. The committee can always reassess these limits every year or two. KD and ES suggest that instead of separating income assets from other assets, look at total assets. This would set the asset limit higher but would simplify the math for eligibility and give flexibility to lower income local buyers who are selling while the market is at a high point. ES suggests \$600,000 as the combined asset limit. Returning to the question of the existing home, LM suggested that the requirement be that there must be a purchase and sale (P&S) agreement to sell the existing home before a P&S can

be signed on the GV unit. LR adds that an applicant must be a “ready buyer” – ready to put their house on the market now. On the question of process for current applicant list. TN says she thinks it’s fairest to give current applicants, particularly if they’ve been waiting a long time, priority for the new unit. MR agrees, is concerned that people will have waited many years and must be included in the process. DM goes over current “wait list” and indicates that it appears the town does not have an application on file for everyone and that the committee should not view the list’s order as reflecting anything, and they strongly suggest that this is a contact list, not a waiting list. LM is concerned about the existence of a list that has not been derived from a lottery, re: Fair Housing laws. MR states again that he believes we should give priority by length of wait, but that if people refuse once they are moved to the bottom of the list. If they refuse twice, they should be taken off the list. LR suggests that the committee see a copy of the application before voting; she will work on it with DM this week/early next week. Committee will reconvene next week (9/29 at 5pm) to look over the application and vote.

- **Housing Needs Assessment Report Roll-out Plan** – KD informed the committee that the first few presentations (to the Select Board and the Planning Board) went well. The Town Meeting is next week.
- **119 S. Bedford Street** – No news
- **Old/New Business** – n/a
- **Minutes** – Could not approve minutes this week; will have to approve them at next meeting.
- **Next Meeting** – the next meeting will be September 29, 2022 at 5:00PM.
- **Adjourned** – the meeting was adjourned at 6:30 pm.
- **Minutes approved** - TN made a motion to approve the minutes for September 20, 2022. ES seconded the motion. The motion was approved 4-0-0 on September 29, 2022
- Respectfully Submitted,
Henry Wu, Secretary