Present: Paul Myers (Peru), Janice Lerrigo (N. Bennington), George Lerrigo (N. Bennington), John LaVecchia (Dorset), Dan Potvin (Stamford), Jonathan Ryan (Housing), Dan Monks (Bennington), Tyler Yandow (Dorset), Wayn Goodman (Energy), Phil Chapman (Rupert), Nancy Faesy (Dorset), Gay Squire (Dorset), Tyler Resch (Shaftsbury), Suzy dePeyster (Sandgate), Judy Boehlert (Sandgate), Bruce Lierman (Transportation), Jeannie Jenkins (Bennington), Tim Scoggins (Shaftsbury), Charlie Edson (Old Bennington), Charlie Rockwell (Rupert), Donald Campbell (Conservation), Dina Janis (Economic Development), Don Miller (Old Bennington), Judith Fellows-Miller (Old Bennington), Gail Acosta (Peru),

Michele Boomhower (VTrans), Jim Sullivan (Staff), Jim Henderson (Staff), Elyse Belarge (VISTA), Rebecca Raymond (VISTA), Stephanie Lane (Shires Housing), Mark Anders (Staff), Catherine Bryars (Staff), Jonathan Cooper (Staff), Ken Robie (VTrans); Mary Morrissey (House of Representatives, Bennington), Jim Luare (Green Mountain Express)

Refreshments and informal gathering followed by welcome and introductions: Dan Monks, Chair.

I. Minutes of July 21 Meeting

Motion to approve by Jonathan Ryan. Second by Judy Boehlert. Passed unanimously.

II. Vermont Agency of Transportation

Presentation (attached) by Michele Boomhower (Policy and Planning) and Ken Robie (Highway Division). Overview of VTrans organization and mission (provide for safe and efficient movement of people and goods). Described working relationship with regional planning commissions.

Safety is top priority for VTrans. Focus on driver behavioral change has resulted in steady improvement in vehicle safety.

Condition of highway assets reviewed - meeting goals. Bennington County pavement conditions third best in the state.

Budget history reviewed - noted that constrained budget leads to need to focus on asset management - strategic investments and need to leverage state dollars to take full advantage of federal resources.
Project prioritization process described. Projects are compartmentalized within programs, not compared across programs at this point. In future will be considering economic development, resilience, and public health as additional factors. Highways now defined by service tiers to assist with prioritization.

Described on-road bicycle facility plan. Have assessed use, now evaluating needs and will move on to an implementation plan.

Reviewed clean water initiatives. "River and Road" training, assistance with highway codes and standards, and general municipal stormwater permit requirements. Funding through Better Roads program.

Specific Areas of Focus: Vermont State Design Standards, updated Long Range Transportation Plan, "Stronger Communities/Better Connections," Corridor Management, Hazard Mitigation, and improved processes for various programs and development activities.

Overview of VTrans website: vtrans.vermont.gov, now very much geared toward customers. Particularly noted VTransparency public information portal.

Discussed some local projects and initiatives: Amtrak shuttle bus connection - bid for service plan going out this year, service planned to start up in Fall/winter 2017; intersection at 67A/Silk Rd/Matteson Rd/College Drive - will monitor new conditions for three years (noted that town, region, and college would like much more rapid development timeframe); Depot Street improvements in Manchester.

III. Housing Development

Stephanie Lane, Executive Director of Shires Housing (presentation attached)

Overview of the Shires Housing organization. Staffing and board, program areas and mission (providing safe, decent, and perpetually affordable housing options for limited income residents...).

Described population served - low to moderate income households in region. Only seven units in entire portfolio of 230+ units are subsidized.

Strong focus on creating workforce rental units and homeownership opportunities. Also, upgrading and restoring housing stock, including historic properties. Investment in neighborhoods seen as a catalyst for other improvements. Energy efficiency always considered in projects.

Reviewed some current projects, including Bennington Historic Rehab Project (rehab of 26 units in Bennington, including energy upgrades, siding, interior finishes). Also, Battenkill North Project in Arlington, Bennington, and Shaftsbury including various capital and energy efficiency needs. Applegate Apartments (Shires is now co-owner) - includes addition of a biomass plant replacing 29 oil burning boilers; also siding, energy efficiency, site work, ADA requirements,...

Upcoming projects reviewed including Monument View in Bennington (24 units of workforce family rental units).

Support and Services at Home (SASH): system of coordinated person-centered supportive service and care in the participant's home. Concern over ongoing funding.

Relationship between health and housing reviewed and how Shires Housing integrates into their projects.

Noted that Shires' activities results in significant investment of money into the community each year. Reviewed focus areas for coming year: home ownership, SASH, completing current projects, development new projects that meet needs of local communities.

Jonathan Ryan, BCRC Housing Commissioner (presentation attached)

Discussed and showed photographs of a variety of small ("tiny") houses and how those projects fit into community development and can address current housing needs and demands. Various questions were asked
leading to discussion of zoning and infrastructure issues, cost and affordability, markets for the buildings, and energy efficiency.

Meeting Adjourned at 7:55 PM
Bennington County Regional Planning Commission

September 15, 2016

Michele Boomhower, Division Director
Policy, Planning & Intermodal Development

&

Ken Robie, Project Delivery Bureau Director
Highway Division
Agency of Transportation

Chris Cole
Secretary of Transportation
887001  83

Richard Tetreault
Deputy Secretary
807013  82

John Dunleavy
Sr. Asst; Atty Gen
807007  74

Robert Sand
Principal Assistant
087111  07

Jo Maguire
Private Secretary
087010  07

Kevin Marshia
Highway Division
807010  97

Michele Boomhower
Policy, Planning, and Intermodal Development Division
807012  97

Robert Ide
Department of Motor Vehicles
807100  81

Richard Tetreault, Acting Finance & Administration Division
807110  97
Agenda

- **VTrans Mission & Vision**
- **Safety**
- **Asset Management: Pavement & Bridges**
- **Budget History**
- **FAST Act Funding**
- **Project Prioritization & Selection**
- **Areas of Focus**
- **VTransparency & Projects**
Mission
Provide for the safe and efficient movement of people and goods

Vision
A safe, reliable and multimodal transportation system that promotes Vermont’s quality of life and economic well-being

RPCs are our partner
Safety

Major Crashes (Statewide)

25.7% Reduction (2004-2015)

<table>
<thead>
<tr>
<th>Year</th>
<th>MA Major Crashes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>160</td>
</tr>
<tr>
<td>2012</td>
<td>150</td>
</tr>
<tr>
<td>2013</td>
<td>150</td>
</tr>
<tr>
<td>2014</td>
<td>132</td>
</tr>
<tr>
<td>2015</td>
<td>131</td>
</tr>
<tr>
<td>Total</td>
<td>723</td>
</tr>
</tbody>
</table>
ASSET CONDITIONS - PAVEMENT

% Conditions Over Time - Unweighted

<table>
<thead>
<tr>
<th>Year</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>Very Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>27%</td>
<td>35%</td>
<td>13%</td>
<td>21%</td>
</tr>
<tr>
<td>2006</td>
<td>30%</td>
<td>23%</td>
<td>21%</td>
<td>21%</td>
</tr>
<tr>
<td>2009</td>
<td>23%</td>
<td>20%</td>
<td>34%</td>
<td>28%</td>
</tr>
<tr>
<td>2010</td>
<td>28%</td>
<td>20%</td>
<td>28%</td>
<td>25%</td>
</tr>
<tr>
<td>2011</td>
<td>31%</td>
<td>21%</td>
<td>24%</td>
<td>28%</td>
</tr>
<tr>
<td>2012</td>
<td>39%</td>
<td>19%</td>
<td>25%</td>
<td>24%</td>
</tr>
<tr>
<td>2013</td>
<td>38%</td>
<td>19%</td>
<td>22%</td>
<td>21%</td>
</tr>
<tr>
<td>2014</td>
<td>39%</td>
<td>19%</td>
<td>29%</td>
<td>15%</td>
</tr>
<tr>
<td>2015</td>
<td>39%</td>
<td>19%</td>
<td>25%</td>
<td>15%</td>
</tr>
</tbody>
</table>
County Data

Bennington County Pavement Condition
Interstate miles not included

- Good: 53.9%
- Fair: 22.5%
- Poor: 17.2%
- Very Poor: 5.7%
- Invalid: 0.6%
Project Selection & Prioritization

- Updating our process for Project Selection and Prioritization in the coming year
- Economic Development will be a consideration
- Incorporating Resilience and Health as factors
- RPCs will be partners in this process
- Last change to this process was in 2006
Customer Service Level

- Prioritization of Resources
- Alignment of Initiatives
On Road Bike Facility Plan

Enhance on-road bicycle improvements on the State roads

Plan Phase 1: Determine Use on state roads using data and public input to create the VTrans Bicycle Corridor Priority Map. Priority corridors are state roads categorized into high-, moderate- and low-use based on current and potential bicycle use.

Plan Phase 2: Evaluate Needs by identifying on-road bicycle facility gaps between project defined evaluation criteria and current roadway conditions for the high use/priority corridors and identify bicycle safety constraints on all state roads.

Plan Phase 3: Identify Improvement Strategies along high-use bicycle corridors and develop an implementation plan based on the results of Phase II.
VTrans will continue to offer support to Municipalities

VT Local Roads
- 124 towns were visited in 2015
- 137 workshops were held with 1,319 total participants.

River and Road Training
- Knowledge about river dynamics and treatments to reduce stream bank erosion

District Staff Technical Assistance
- Codes & Standards
- Municipal Stormwater Permit
- Gravel Road Treatments

Grants Programs
- Better Roads
Areas of Focus

- Update of the Vermont State Standards
- Long Range Transportation Plan
- Stronger Communities Better Connections
- Corridor Management
- Hazard Mitigation Workforce
- Process Improvement
How Do I Find Information?

Vtransparency
Public Information Portal

www.vtransparency.vermont.gov

http://vtrans.vermont.gov/
QUESTIONS
AND
DISCUSSION
About Shires Housing

Shires Housing’s Mission:
To provide safe, decent and perpetually affordable housing options for limited income residents of Bennington County.

Agency’s Focus:
Our Primary Lines of Business Include:
- Property Management
- Real Estate Development
- Support and Services at Home (SASH) Program

Staff:
- Shires has a total staff of 13 FTE employees /8 Property Management and Development staff and 5 SASH staff
- 9 member Board of Trustees consisting of local volunteers

Units Managed:
Shires manages 239 rental units throughout Bennington County including 8 wholly owned properties and 9 LP’s (Located in Bennington, Arlington, and Manchester).
Who We Serve

- Low to Moderate Income Households (HH4- $38,640)
- Approximately 45% of the population of the town of Bennington qualifies for Shires available housing per 2010 Census data
- Shires Housing offers rental and homeownership opportunities to residents earning up to 100% of median income, based on family size
- Shires Housing units are priced intentionally below market rents, including 26 unrestricted units
- Typical rents range from $575 to $1,050 per month based on bedroom size and project limitations
- Only 7 units in the Shires portfolio are subsidized (One 7 unit project carries project based Section 8 subsidy)
- What is affordable? When considering an eligible applicant for an apartment, income is certified and the Property Management staff will not exceed 35% of gross monthly income in qualifying a tenant for housing.
What We Do...

To achieve its mission, Shires Housing collaborates with partners who span the non-profit, public, and private sectors. Shires Housing has successfully employed a multi-faceted approach to community development which continues to enhance Bennington County in the following ways:

- Creating workforce rental units and homeownership opportunities
- Promoting a sense of pride in the community by upgrading existing neighborhoods through renovation and restoration of existing housing stock
- Restoration and reuse of distressed historic buildings and other infill projects to create vibrant downtowns
- Taxes paid on upgraded properties expand the local tax base
- Investing in neighborhoods which acts as a catalyst for additional upgrades by other property owners
- Employing energy efficient construction practices, which reduces strain on resources
- Rehabilitation and operating dollars are spent in the community and on local sub contractors and tradesmen boosting the local economy
Bennington Historic Rehabilitation Project

- 26 Unit rehabilitation of existing units including energy upgrades, siding, interior finishes, installation of pellet boiler system
- Includes: 119-121 Pleasant Street, 233 School Street, 50, 100 Carrigan Lane, and 316-318 Safford Street. Expected completion Fall of 2016.
Current Projects

Battenkill North Project

- **22 Unit Rehabilitation of Existing Units** (1994) - Location of Sites:
  - Battenkill Apartments, Arlington (8 units former Bentley Farm)
  - Pleasant Street Fire House, Bennington (2 units)
  - Safford Street Fire House, Bennington (5 units)
  - 1930 VT Route 67E, Shaftsbury - 1956 VT Route 67E, Shaftsbury (7 units)

- **Population to be served**: Existing low to moderate income residents of Bennington County.

- **Goal**: Redevelopment of existing residential and commercial units to address energy efficiency and capital needs with construction anticipated to commence in the Winter of 2017.
Current Projects

The Applegate Apartments, LP Project - located in the Town of Bennington, this project includes the addition of a Biomass plant to replace 29 oil burning boilers with a centralized wood chip boiler.

The project also includes energy efficiency upgrades, new exterior siding, air sealing, and insulation for 23 residential buildings containing 104 family rental units. 6 Units will be rehabbed to meet ADA compliance. Construction has started in August of 2016 and completion is anticipated in the fall of 2017.
Current Projects

The Monument View Project - located in the Town of Bennington, this project includes the new construction of 24 workforce family rental housing units and construction is anticipated to begin in Summer of 2017.
Support And Services at Home (SASH) provides a system of coordinated, person-centered supportive services and care in the participant’s home. There are no costs, and no requirements. The participant chooses how and when they participate. Benefits of Participation include:

- Assistance in the home after rehabilitation or a hospital stay
- Ability to stay in the home and allow the participants to age in place
- Some simply wish to improve their overall health
- Shires is a Designated Housing Organization under the SASH program
- We employ 5 people who are dedicated to the program in addition to Wellness Nurses who are contracted
- We currently have 4.5 Panels (450 Participants) located throughout Bennington County and Windham County
Shires Incorporates Energy Efficiency Measures into all Projects. This not only has a financial benefit in reducing operating costs and reducing energy costs to the tenants.

Aside from potential energy demand reductions, improving energy efficiency in buildings creates conditions that support improved health and well-being for occupants. The most prominent health impacts associated with energy efficiency improvements include:

- Reduced respiratory disease symptoms
- Reduced indoor air pollution and thus positive impacts on asthma sufferers
- Lower rates of excess winter mortality (EWM) in cold climates
- Improvements to mental health and well-being

Health improvements at the individual level generate indirect social impacts and relieve pressure on public health resources.

(iea.org)
Investment in the Community

In 2015 alone Shires Housing’s activities have contributed $1,127,000.00 to the local economy in the form of:

- Payments to Vendors
- Payments to Sub-contractors
- Materials for Maintenance of the Shires portfolio
- Property Taxes
- Our Anticipated Investment for 2016 is over $6 million
Key Areas of Focus in Next Year

1. Exploring Homeownership and additional housing opportunities with key partners in Bennington

2. Seeking funding commitments to preserve the SASH program and expansion of the program to fully fund each panel

3. Completion of existing development projects under budget and within the required timeframe

4. Developing a pipeline of projects that are appropriate and beneficial for the communities that we serve

5. Partnering and collaborating with other agencies in the community to gain efficiencies and economies in providing healthy, sustainable housing to those we serve

6. Exploring additional revenue streams to ensure the continued sustainability of the organization
Strategies for Community Development

- Forming Strategic Partnerships (Other non-profits, service providers, public partners, health care industry partners)
- Enhancing Public/ Private Partnerships to accomplish common housing goals
- Recognizing Housing as a Platform for Health and collaboration
- Generating Pride in Neighborhoods through investment in the community
- Developing Workforce Housing as an economic driver and impacting the local economy through increased spending and employment
- Increasing and preserving available workforce housing to spur additional business investment
- Continuing to meet the need for workforce housing - Research has shown that the stability of an affordable housing payment, whether in the form of rent or a mortgage payment, can have significant impact on development and school performance in children
Shires Housing is continually seeking ways to diversify our activities and revenue streams to ensure the long term sustainability of our organization. Our current funding sources include:

- Developer’s Fees 20%
- Property Management 34%
- SASH 34%
- Fundraising 3%
- Other 8%