



August 13, 2025 Regular Meeting Minutes

Call to Order, Establish Quorum

Housing Supply Board members present: Laura Bonich, Mariah Underhill, Larry Thal, Matt Lusins (remote), Carrie Kruse (remote). Guests on Zoom: Perri Stern, Maggie Schilling, Juliann Whelan. Staff present: April Norton, Housing Director and Kristi Malone. The meeting commenced at 3:07 PM in person at 320 S. King Street and on Zoom.

Approval of July Meeting Minutes

Underhill moved for approval, Kruse seconded. All in favor, passes.

Current Planning Update

Housing Staff provided a brief update on restricted units built in 2025 so far, upcoming units, and reviews of development applications.

90 Virginian Lane Update

Staff provided an update on the roof design, pathway proposed on north side of lot, schematic design process, upcoming Pennrose visit on August 27 and 28, and parking options on-site and off-site. Scheduled for September 29 Joint Board and Council meeting for update.

Housing Programs Update

Staff reviewed four programs and Board provided feedback prior to September 8 Joint Town Council and County Commission meeting:

1. **Housing Preservation Program**
 - Board requested more information on potential tax benefits of encumbering property with a deed restriction that reduces its value to greater than \$200,000 subsidy.
2. **Deed Restriction Purchase Program on New Construction**
 - Board questioned subsidy amounts for rental and ownership.
 - Board discussed whether additional investment should be awarded to Workforce Rental restrictions since we already have 2:1 and 4th floor bonus tools that are creating Workforce Rental units without subsidy. Housing Director to recommend removing Workforce Rental.
 - Staff will provide Board with more info re: subsidy provided through this program vs mitigation fees vs historic public investment through public-private partnerships.
3. **Accessory Residential Unit (ARU) Pilot Program**
 - Board suggested focusing on better compliance on ARUs to increase Workforce occupancy and to look into Spartpads pre-fab design.
4. **Accessible Housing Micro Loan Program**

Upcoming Meeting Schedule





Housing Staff provided a list of upcoming meetings and events where housing items will be discussed.

Matters from Board, Staff

- The Board briefly discussed The Community Foundation's Housing Collective and Old Bill's Fundraising.
- The Board asked about when 2:1 Bonus tool amendments will be put forward by Planning and Housing Director said she requested October or later.
- The Housing Director provided a brief update on S4 Flats.

Adjourn

At 4:56 PM Underhill made a motion to adjourn, Thal provided a second. All in favor.

