

St. Johnsbury Rental Housing Improvement Grant Program Advisory Meeting
December 9, 2022 Meeting
11:00 am

Present:

Committee members: Patricia Janssen, Alice Kitchel, Irene Nagle, Fred DeMarzo, Patrick Shattuck, Kresten Stirling
Town Liaison: Joe Kasprzak, Assistant Town Manager

The minutes from the October 14, 2022 RHIGP meeting were approved.

The committee discussed the FAQ. The 13 projects approved in June are still in progress.

It is time to start to do outreach for next round.

Discussed changes to certification needed for renovation of properties built before the year lead paint was banned for homes.

Should we ask the date that a building was constructed on the RHIGP application?

It used to be that a Landlord could do own renovation, if EMP-certified. This certification is now obsolete.

RRPM (renovation, repair, painting and maintenance) certification is required of any company undertaking renovation of a property and can only be done in person. \$250 for a 3 or 5 year certification. Must have a clean room, changing station. If exterior paint can be stabilized, then don't have to go through cost of all procedures for containment.

Enforcement of this requirement is responsibility of State.

Can we help landlords and contractors by facilitating training for the RRPM by bringing the course to St. Johnsbury?

Struggled with what is fundable by grant. Discussed whether grant can cover certain costs associated with turnover (maintenance) or do we want to stick with the IRS definition and stick to capital improvements. RRPM might be on the capital side. To do the work in accordance with the standards is substantial.

Made some changes to FAQ sheet:

"Actions" instead of "improvements."

Replace "incidental" with "cosmetic."

In chart, remove second line "restores property to its previous condition"

Much time was spent reviewing the FAQ and finetuning.

Common "components" rather than common "spaces."

Meeting adjourned at 12:10. Next meeting set for Jan. 13th at 11 AM.

Respectfully submitted by Irene Nagle