



TOWN OF ST. JOHNSBURY

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Rental Housing Improvement Grant Program

Minutes of March 27, 2026 meeting

Present: Kresten Sterling, Patrick Shattuck, Pam Dearborn

Absent: Matthew Walsh, Greg Brown

- ❖ Empty position on the Committee
 - Fred DeMarzo has stepped off the committee this year so we need to find a replacement
 - Kresten has 2 people in mind that he thinks might be good candidates but he needs to speak with them first
 - Pam suggested Paul Schmidt
 - She knows him from church – Greg Brown also knows him
 - Moved here 2 years ago
 - Retired real estate broker
 - We do not have a process for selecting new members
 - Suggested that we email candidate nominations to the current members and allow them to decide
 - Kresten will then take the nomination to the Select Board for approval
- ❖ Review of last year's grants:
 - All completed except for:
 - 1214 Main – almost done and will complete, they have done a great job!
 - 97 School – it is now listed for sale, work not completed and unlikely to be
 - 57 Harrison – struggling to complete
 - 496 West Hill – mostly completed – good job but slow progress, out of money

- 169 Webster – not very friendly to work with and will probably not complete the project
 - 379 Main – *I did not write anything down for this??*
 - 475 Pearl – still needs fire doors
 - 71 Clarks – done
 - Kresten will not extend the grant completion time this year like he did last year
 - \$108,177 was available for grant money last year
 - \$54,024.66 has been given out so far
 - \$82,377 is still available
 - We will not know how much money is available for this year's grants until last year closes out and the Select Board lets us know how much will be available for this year
 - New units added:
 - 8 new units
 - 10 units that had been vacant for more than 3 years were brought back on the market
- ❖ Kresten is often asked how effective this grant program is in bringing new units to the market
 - He has been working to update the grand list for the past few years as it was very inaccurate
 - We currently have 1468 rental units
 - 65 vacant units
 - 83 owner occupied units
 - RHIGP is adding 8-10 units to the market every year
 - Patrick added that VHIP will not be allocated as much future funding as they currently have
 - Kresten noted that he is getting many requests for applications
 - No changes have been made to the form this year except to update the year!
 - Previously suggested that we add some form of rent control to the application process
 - We were in agreement that we do not want to do this as this grant was meant to be free from restrictions
 - However, knowing what rates are being charged is helpful information
 - We could attach the HUD Fair Market Rates link to the application
 - Applicants would then have guidance in what to charge for rents

- If charging more than 20% above market rate, we could ask for an explanation but it would not affect the scoring
- Applications will be sent out April 1st.