

Hartford Committee on Housing and Homelessness

September 11, 2025 Meeting Minutes Approved

Members Present: John Haffner (Chair), Rob Hebert, Nancy Trottier, Maggie Burnett, Lexi Webster (staff), Sara Danly, Vital Communities (guest).

1. Call Meeting to Order

John Haffner called the meeting to order at 6:00PM. John introduced Rob Hebert as a new committee member. Rob is a Hartford resident whose experience navigating Hartford's housing environment will be invaluable to the committee's mission and goals.

2. Review Order of Agenda

There were no changes to the order of the agenda.

3. Public Comment

There was no public comment.

4. Approve July Meeting Minutes and August Meeting Notes

There were no changes to the minutes. Nancy Trottier made a motion to approve the July meeting minutes and August meeting notes as presented and Rob Hebert seconded the motion. The motion was approved unanimously.

5. Presentation on New Housing Advocacy Tool by Sarah Danly from Vital Communities

Sarah Danly provided an overview of Mapping Home, an interactive visual tool that illustrates ownership of land parcels in the Town of Hartford (and the Upper Valley region more broadly). The maps and graphs show parcels owned by LLC's, residential properties occupied and vacant, and which properties have access to municipal infrastructure. The patterns make clear current ownership and access of land parcels in Hartford which aids the ongoing search for new housing opportunities. John and Nancy suggested including municipal, church, and non-profit ownership of land parcels.

6. Hartford's Big Little Build: Small-scale Housing Pilot Project Update

Lexi provided an updated framework of Hartford's Big Little Build Pilot Program which John will present to the Selectboard on September 30 as a precursor for inclusion in the FY27 Hartford Town Planning and Development Department budget. The overview includes housing needs the project addresses, small-scale development technical assistance and guidance, and potential financial assistance, along with the pilot program's goals.

7. Review Rental Inventory Survey Results for Selectboard Update on September 30th

Lexi provided a summary of the Rental Inventory Survey results which clearly demonstrate the need for affordable rental units in Hartford and the difficulties landlords are facing in assisting with those needs. Statistics were referenced that showcased how much renters are spending on housing and what their housing cost burden is. In addition, the results underscored the lack of

available units in the Town as well. John will present the findings to the Selectboard at their September 30th meeting.

8. Continue to Discuss Solutions for the Unhoused Community

The committee acknowledged that federal program benefit losses will exacerbate the homelessness issue and that HCHH needs to be part of the conversation. Substance abuse and mental health concerns are also connected to the unhoused community in some instances. Committee members are working with Katie Williams, Hartford's Community Nurse, to address vulnerable seniors' needs. The committee did not form a working group on this issue, as they want to connect with other service providers in the community and be part of a larger conversation related to the issue.

HCHH will host a screening of *Just Getting By* at the Bugbee Center on Sunday, September 21 at 4PM. John and Lexi will handle the logistics. Lexi will send a flyer to committee members in the hopes of getting the word out.

9. Recommendation for Change to the Committee's Bylaws Regarding Selectboard Position

The committee determined that the Selectboard liaison to HCHH should not be a voting member. The committee would rather fill the seventh spot with another community member to gain another perspective and to be set up like most other Town committees, in which the Selectboard liaison is not a voting member on a committee. John will look into revising HCHH bylaws to reflect this change.

10. News from Committee Members

Lexi announced that Hartford is applying to be a pilot community for VT Homes for All: 802 Homes, a State program offering pre-approved permit design guides and technical assistance for developing missing middle housing.

11. Adjourn Meeting

Nancy Trottier made a motion to adjourn the meeting and Maggie Burnett seconded it. The motion was approved unanimously and the meeting ended at 7:40PM.

Committee Members

John Haffner, Chair (through 1/6/2027)

Jennifer Kravitz, Vice Chair (through 4/28/2027)

Dan Nott (through 11/25/2026)

Nancy Trottier (through 9/1/2027)

Maggie Burnett (through 12/11/2025)

Rob Hebert II (through 7/13/2027)

1 vacant Committee Member Position

Lori Hirshfield, Staff Liaison

Lexi Webster, Staff Liaison