

Hartford Committee on Housing and Homelessness

December 11, 2025 Meeting Minutes Approved

Members Present: John Haffner (Chair) Nancy Trottier, Jen Kravitz, Maggie Burnett, Lexi Webster (staff)

1. Call Meeting to Order

John Haffner called the meeting to order at 6:06PM.

2. Review Order of Agenda

There were no changes to the order of the agenda. John Haffner reported that Rob Hebert has resigned from the committee. His perspective will be missed.

3. Public Comment

There was no public comment.

4. Approve November Meeting Minutes

There were no changes to the minutes. Jen Kravitz made a motion to approve the November meeting minutes as presented and Nancy Trottier seconded the motion. The motion was approved unanimously.

5. Town Report for FY2025

John Haffner will prepare a written report, while coordinating with Lexi, that outlines the committee's activities and accomplishments for FY2025.

6. Approve Draft Meeting Schedule for 2026

The committee reviewed and voted unanimously to approve our 2026 meeting schedule.

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

Lexi updated the committee on connections she is making with builders, designers, architects and small-scale development organizations such as Backyard ADU and Satellite Homes. She is also working on schematics which illustrate the necessary steps to begin an ADU project.

John also reported on his discussion with Cooperative Development Institute, an organization that supports mobile park homeowners in the potential purchase of their park land/property. Organizing residents before a potential sale helps keep these homes in the hands of the residents, discouraging private investors who may increase costs.

8. 802 Homes Update

Lexi reported that members from the 802 Homes team have found several parcels of land that meet their requirements for potential small-scale infill development. Lexi and Lori will be working with the group to fine tune the list and better understand next steps in the program. The State seems on track to host a public charrette for the project in early 2026 and HCHH would like to be involved with organizing this.

9. Solutions for the Unhoused Community

Jen Kravitz and Nancy Trottier acknowledged the new homeless shelter being constructed and voiced a concern for how it will be staffed when it is completed in summer 2026.

Maggie inquired about HCHH's role with ongoing management concerns of certain affordable housing properties in Town after discussions with such residents. John mentioned the Upper Valley Tenants Union working to have renters' voices heard. He suggested there is an opportunity for the committee to connect with the Upper Valley Tenants Union, as well as Windham and Windsor Housing Trust, to see if our committee has a role in this issue.

10. News from Committee Members

John Haffner reported on the Candlelight Vigil and Memorial to be held Friday, December 19 at 5:30PM in remembrance of lives cut short by homelessness. The gathering will begin outside of Listen in White River Junction and progress across the Lyman Bridge into New Hampshire.

11. Adjourn Meeting

Nancy Trottier made a motion to adjourn the meeting and Jen Kravitz seconded it. The motion was approved unanimously and the meeting ended at 7:15PM.

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 12/11/2027)

Ashley Andreas, Selectboard Liaison (through 3/3/2026)

Lori Hirshfield, Staff Liaison

Lexi Webster, Staff Liaison