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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – June 2, 2021**

**Remote Zoom Meeting – 7:00 PM**

**Committee Members Present:** Carl Bohlen, Mary Beth Bowman, Kellie Stoll, Emily Raymond, George Bedard, and Dale Wernhoff.

**Also Present:** Barbara Forauer, Mr. & Mrs. Albert Sullivan

The meeting came to order at approximately 7:05 PM.

*Accessory Apartment Video Project Discussion:* Committee member Rocky Martin could not attend tonight’s meeting but did send an email update for Carl to share. Rocky is working out the details with the videographer, which he will then forward to the town manager. Production will start in June and finish in July. The videographer will be able to work with our funding, some from fiscal year 2020-2021 and some from 2021-2022.

*Update on Meadow Mist Inclusionary Zoning Affordable Unit Marketing Plan:* There are a few applicants who qualify for the affordable unit. There is currently no purchase agreement with anyone but we expect that will happen soon.

*Update on Listing of Affordable Units on Town Website:* Alex Weinhagen, Director of Planning and Zoning for the town of Hinesburg, has the affordable units listing. Alex just needs to get information from Brett Grabowski, developer of the Hinesburg Center Phase II project (west of Kinney Drugs and north of Creekside), and then the listing will be uploaded to the committee’s page on the town’s website.

*Meadow Mist Sidewalk DRB Decision:* The Development Review Board has approved the request of Meadow Mist developers Alan and Nancy Norris to move the timing of the sidewalk completion. The sidewalk, which is to run from the development to the Hinesburg Community School, was supposed to be completed before the start of construction on the fourth building on the site. It now will need to be completed before the certificate of occupancy is issued for the last unit in the fifth (and final) building. This request was granted so the developer can proceed with completion of the development at current material prices. The sidewalk project, while being paid for by the developer and a grant, is actually controlled by the state of Vermont Department of Transportation, since it’s along a state highway. The developer has no say on when the state will proceed with the project, although the hope is to start in 2022.

*Green Mountain Habitat for Humanity South Burlington Tour Summary:*  Carl and Mary Beth went on a tour of a Habitat for Humanity (HFH) four-plex unit in South Burlington. HFH usually likes to build new single-family residences, and were concerned they may have trouble filling a four-plex. HFH ended up having over 200 applicants for the four units. Both Mary Beth and Carl said the units were very nice, were bright, airy, and seemed well constructed. The lead carpenter was on site for the tour. He’s been retired for a number of years and has built several HFH residences. His time, along with all of the crew, is volunteer. They do hire out electrical work and other trades as required. All material is donated at cost by a local lumber company.

*Vacant House on Mechanicsville Road:* There is a house on Mechanicsville Road that appears to be vacant. We are going to contact the homeowners to inquire about their plans for the residence. Depending on those plans, we may reach out to HFH to see if they would have any interest in renovating an existing structure for a project. Emily stated she has a list of five potentially uninhabited houses that we may check into as well.

*Future Meeting and Topics:* We may contact Ben Avery, developer of the Haystack Crossing project, to see if he’s still interested in partnering with Champlain Housing Trust (CHT) on some type of affordable units. CHT is looking to line up funding on future projects so Ben may want to contact them. Also, per Barb, the group Responsible Growth Hinesburg is willing to work with us in the future to help further our goals on affordable housing.

*Approve Minutes from May 5th:* We reviewed the 5/5/21 minutes. Kellie motioned they be approved and Mary Beth seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:05 PM.

**Next Meeting –**

July 21st (or T.B.D.) – Topics to be determined; see agenda on town web site.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary



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