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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – July 21, 2021**

**Hinesburg Town Hall, 3rd Floor Conference Room – 7:00 PM**

**DRAFT – SUBJECT TO APPROVAL**

**Committee Members Present:** Carl Bohlen, Kellie Stoll, Emily Raymond, Rocky Martin, and Dale Wernhoff.

**Also Present:** Shiferaw Gemeda

The meeting came to order at approximately 7:10 PM.

*Shiferaw Gemeda, CVOEO Community Organizer, meeting with Committees:* Shiferaw Gemeda, Community Organizer for the Fair Housing Project of the Champlain Valley Office of Economic Opportunity (CVOEO) is planning to visit every community in the state. He’s trying to find out which communities have actual affordable housing committees, if there is at least somebody in the town working on affordable housing, or if there are no active affordable housing efforts within that town. His end objective is to improve on methods of best practices for working on affordable housing. CVOEO’s Fair Housing Project is both an affordable housing advocacy program and a search for discriminatory practices in community housing. Shiferaw provided us copies of a CVOEO poster that has links to a survey regarding unfair practices. We’re going to place the posters around town and provide a link on the local Front Porch Forum. Shiferaw has met with eight Chittenden County communities so far. Note that all towns in Chittenden County have somebody working on affordable housing but it may not be an actual committee.

*Accessory Apartment Video Project Discussion:* Rocky provided an update on our video project explaining Accessory Dwelling Units (ADU’s). The video of his ADU has been shot. It’s currently eight minutes in length. He’s going to get additional footage at another ADU in town. The video should be complete by the end of the month. We still don’t have a title for the video. We’ll check with the Planning and Zoning Department to see if they have any thoughts.

*Update on Meadow Mist Inclusionary Zoning Affordable Unit Marketing Plan:* There is no update this month as all our contacts were on vacation. We hope to have an update at our next meeting.

*Update on Listing of Affordable Units on Town Website:* As of the date of this meeting, the affordable units listing is not yet on the town website. Similar to the item above, our contacts are on vacation. An update will hopefully be available at our next meeting.

*Vacant House on Mechanicsville Road:* Carl knows the sister of the owner of a vacant house on Mechanicsville Road. He’s going to reach out to the homeowners to inquire about their plans for the residence. We’re trying to find out if this is a possible project for Habitat for Humanity (HFH) to renovate an existing structure.

*Joe Laster Sketch Plan Application:* Joe Laster, an Atlanta-based developer with local ties, has submitted to the town a sketch plan for a development on a 106-acre parcel on the east side of Mechanicsville Road just south of the town cemetery. The plan (available on Dropbox [here](https://www.dropbox.com/sh/gdvy7mlkoak37y2/AAD4rF30qUMk9V-k4brxaxMLa?dl=0)) is to build out the development in three phases. Joe’s immediate need is to get phase one started to provide housing for local relatives. Carl walked the property with Joe. Joe is open to affordable housing. Carl will look into setting up a meeting with Champlain Housing Trust (CHT) to see if they would be interested in working with Joe to provide affordable housing in the development.

*Small Scale Housing Development Webinar:* Alex Weinhagen, Director of Planning and Zoning for Hinesburg, sent out an email with a link to the second of three webinars by the Vermont Planners Association (VPA). This is part of VPA’s Aging in Place webinar series. Webinar #2 was on “Small-Scale Housing Approaches for Aging in Place.” Unfortunately, we all missed it as it was in the middle of a weekday. However, webinar #1, “Achieving Livability for Seniors,” is available on YouTube [here](https://www.youtube.com/watch?v=_RtvWI2UDIY) so we assume the second and third (to be presented later this summer) webinars will be available to view at some point.

*Container Housing Idea:* At the Planning Commission’s Zoning Revision Public Hearing on 6/23/21, town resident Xander Patterson asked if thought had been given to shipping container housing. This type of housing has been mentioned by others in prior AHC meetings. We decided we need to take a closer look at this to see if it’s a viable style of affordable housing. Dale is going to look into it and provide a report at a future meeting.

*Future Meeting Schedule and Topics/Fall HLT Joint Meeting:* We would like to have a joint meeting with the Hinesburg Land Trust to discuss common goals and ways we can work together. Carl is going to set something up with them, hopefully sometime in September.

*Approve Minutes from June 2nd:* We reviewed the 6/2/21 minutes. Rocky motioned they be approved and Kellie seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:45 PM.

**Next Meeting –**

September 15th or 22nd (or T.B.D.) – Topics to be determined; see agenda on town web site.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary



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