



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes – May 1, 2019

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

Committee Members Present: Carl Bohlen, George Bedard, Rocky Martin, and Dale Wernhoff

The meeting came to order at approximately 7:20 PM

Housing Needs Assessment Publicity- Hinesburg Record May 16 Deadline: George wrote an article for May regarding affordable housing cost components and how land availability factors in to the costs. Andrea provided George with some feedback on his draft. George will update and redistribute the article for a final review.

Report on County Housing Meeting from April 30: Andrea and Carl attended this Chittenden County Housing Convening sponsored by the Chittenden County Regional Planning Commission. This is the third workshop they have sponsored; the aforementioned dealt with inclusionary zoning. There were multiple presentations from a variety of speakers. Burlington has had inclusionary zoning since 1990. They are currently in their fourth year of reworking their regulations. Since Hinesburg's inclusionary zoning went into effect it has added only four units of owned affordable housing. (23 rental units of affordable housing were added in 2016 with the addition of the Green Street Apartments development.)

Water/Wastewater Allocation Committee Report Discussion: Alex Weinhagen, Director of Planning and Zoning for Hinesburg, submitted the final report of the committee's water and wastewater allocation scoring system to the Select Board in April. Most projects can meet the minimum score requirements. In the event of multiple projects in a given timeframe then the highest scoring project would receive the allotment. The town's wastewater system would require upgrades to increase its capacity. Proposed state permits may require a whole new system being installed instead of just an upgrade, and this new system may or may not increase the capacity. There are no subsidies to help the town pay for this; the small user base would have to repay any loan. Costs if an all new system is required would be in the \$10M-\$15M range. This is why the town fees for hookups are so high, to help fund improvements down the road.

Housing Event in 2019 (maybe in partnership with CVOEO): Alex provided Carl with some suggestions for speakers if we were to sponsor some sort of housing event in town. CVOEO, which had mentioned interest in helping to provide speakers or other aid, is cutting back their budget so they may not be able to help financially. Carl will share Alex's email with us and we'll discuss at a later meeting.

Hinesburg Center Phase II Discussion (4-10-19 Mitch email): Mitch Cypes, Hinesburg Development Review Coordinator, provided us with the Hinesburg Center Phase II sketch plan documents. This project has been in the works for a few years now. The previous version had been scaled back from the original. This latest iteration appears to revert back to the full sketch plan of the original proposal, probably with some minor revisions. The committee will monitor the developer's intent for affordable housing units in this latest sketch plan.

Town Plan Housing Action Items: The committee will review the town plan items that relate to affordable housing at a future meeting to make sure we are following the guidelines as prescribed in the plan.

Tri-Fold Brochure Update: Dale is updating the contents to match the latest Housing Needs Assessment.

New Leads on HAHC Committee Members: Our committee is now down two members. We may look into contacting former members to see if they have any interest in rejoining.

Approve Minutes: We reviewed the April 3, 2019 minutes. Carl motioned they be approved and Rocky seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:20 PM.

Next Meetings – June 5th, July 10th, or August 7th – Exact date and topics to be determined; see agenda on town website.

Respectfully submitted,

Dale Wernhoff
HAHC Secretary