



Affordable Housing Committee

Town of Hinesburg
10632 Route 116 Hinesburg VT 05461
802.482.2281 | hinesburg.org

Meeting Minutes – November 4, 2020

Remote Zoom Meeting – 7:00 PM

DRAFT – SUBJECT TO APPROVAL

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

Also Present: Alex Weinlagen, Barbara Forauer

The meeting came to order at approximately 7:20 PM.

Additions/Deletions to Agenda

1. Barbara Forauer provided some information about Kelley's Field, a 24-unit senior housing development that has been managed by Cathedral Square since 2016. The rent on units has gone from \$900/month to \$1200/month since Cathedral Square took over and there have been issues with some residents as well. Barb was inquiring if this rent increase was justified. George indicated the units used to be eligible for Section 8 funding, where a resident's rent was based on 30% of their income, and wondered if that was no longer the case. Dale mentioned all the building improvements that Cathedral Square did when they took over the development may have led to the rent increase. Carl said it's possible but they still can't raise the rates above the guidelines. We'll try to find out what caused the rent increases.
2. We discussed a budget request for the 2021-2022 fiscal year. Alex provided a number of suggestions on projects we could work on to spread the word on our committee's goals and agenda. Rocky and George are going to look further into a few of these ideas.

Discuss Comments to DRB on Hinesburg Center Phase II

Carl, George, and Alex met this morning via Zoom with Brett Grabowski, Director of Development for Milot Real Estate, and Rob Leuchs, Director of the Homeownership Center for Champlain Housing Trust. They discussed the affordable housing component of the Hinesburg Center Phase II development and the possible involvement of CHT. If CHT can provide funding, Brett will be able to include three units of affordable housing in phase IIA, with a remaining five units to be built in phase IIB. If CHT can't, Brett would like to convert three units in phase I (Kinney Drugs and the surrounding buildings) into affordable units. This would trigger a 1.5 multiplier clause, meaning that phase IIB would need to provide five units

x 1.5 = 7.5 units (not sure if that figure gets rounded up or down). All parties are willing to keep this dialogue going but it will be at least late winter before they all have another chance to meet.

Committee Report for Town Report

The HAHC needs to compile a submission for the Hinesburg Annual Report. It is a short summary of our committee's ongoing goals and of our accomplishments for the previous year. Dale volunteered to provide this year's report, which is due to the town by December 11, 2020.

Leads on/Recruitment of HAHC Members

Carl is going to contact a previous member to see if there is any interest in rejoining the committee. We are a committee of seven, currently with only five members, and we'll be down to four by the beginning of the year.

Future Meeting Plans and Topics

We're going to reach out to a couple of local developers to see if they would like to discuss their projects with us and to see if we can assist them in any way.

Approve Minutes from October 7th

We reviewed the 10/07/20 minutes. George motioned they be approved and Rocky seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:15 PM.

Next Meeting – December 2nd or 9th – Topics to be determined; see agenda on town website.

Respectfully submitted,

Dale Wernhoff
HAHC Secretary