



## Affordable Housing Committee

Town of Hinesburg  
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### Meeting Minutes – December 5, 2018

Hinesburg Town Hall – 7:00 PM

Approved 3/06/19

**Committee Members Present:** Carl Bohlen, Julie Pierson, Andrea Brainard, and Dale Wernhoff.

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

***FY2020 Budget Request:*** The committee will be requesting \$500 in the town budget for fiscal year 2020. This is the same amount we've requested in past years to cover mailing costs, stipends for speakers, or any other expenses our committee incurs. We'll also be informing the town that we don't expect any unused funds from the current fiscal year to roll over into the next one.

***Housing Needs Assessment Publicity:*** The deadline to submit an informational blurb to the Hinesburg Record is 1/18/19 (there is no December issue of the paper). Dale will try to come up with a piece before the deadline.

***Water/Wastewater Allocation Committee Update:*** Carl provided a summary of the committee's last meeting. BlackRock Construction, developers of the Haystack Crossing project, will be drilling a well on their land this month. If the flow is as expected, it should be enough to meet the town's water needs for the near future. Some of the output will be used by BlackRock to allow them to proceed with phase I of their development. The allocation committee is developing criteria for the allocation process. The committee is planning on having options to the Select Board by the end of January since the Select Board is currently busy with budget items.

***CCRPC 10/29/18 Housing Committees Meeting Report:*** Andrea provided a report on this meeting, sponsored by the Chittenden County Regional Planning Commission. It is a joint meeting of housing committees from throughout the county to share information, methods, and ideas. The topic for this meeting was housing trust funds. A housing trust fund is an account that provides grants and loans for the preservation and development of affordable housing. Larger municipalities endow their funds with in-lieu fees, where a developer can pay a fee in lieu of actually building affordable housing. Hinesburg is probably not large enough to make that work so other funding methods would have to be explored.

***Proposal for Fees Discussion:*** The impact fees assessed by the town have been a point of contention by developers. The Planning and Zoning Department is in the process of compiling a list of our impact fees in

comparison to those of surrounding towns. Once this list is complete, we may meet with members of the Planning and Zoning Department to discuss the variations in these fees.

**2018 Vermont Housing Conference Report:** Carl attended the second day of this conference, which is sponsored by the Vermont Housing Finance Agency. The two workshops Carl attended were “New Opportunities to Modernize and Preserve Middle-Income Housing” and “Small Living Spaces – Municipal and Developer Considerations”. The former workshop explained how naturally occurring affordable housing is being lost due to renovations/upgrades of the units, while the latter reviewed micro apartments (400 sq ft or less).

**Update on Sunset Lake Villa Mobile Home Park Sale:** Process continues on the sale of the park to the residents. All parties hope to close before the end of the year, which would be advantageous taxwise to the current owners.

**Update on UVM & Energy Committee:** We don’t have an update this month of the collaboration between UVM grad student Mac Rogers and the Hinesburg Energy Committee relating to renewable energy versus natural gas. Chuck Reiss, chairman of the Energy Committee, will bring us into the loop as needed.

**Tri-Fold Brochure Update:** Dale continues to work on the brochure which will be used for informational purposes.

**Town Plan Housing Action Items:** The committee will review the town plan items that relate to affordable housing at the beginning of 2019 to make sure we are following the guidelines as prescribed in the plan.

**New Leads on HAHC Members:** Still no leads on filling the seventh and only vacant seat on our committee. If anybody is interested please refer to the town website for info.

**Minutes:** We reviewed the 11/7/18 minutes. Julie motioned they be approved and Andrea seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:20 PM.

#### **Next Meeting –**

January 9<sup>th</sup> - Topics to be determined; see agenda on town website.

Respectfully submitted,  
Dale Wernhoff