



## Affordable Housing Committee

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

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### Meeting Minutes – April 3, 2019

#### Hinesburg Town Hall – 7:00 PM

Approved 5/01/19

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

**Also Present:** David Mullin

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

**David Mullin, Habitat for Humanity, to Discuss Parameters for a Project:** David Mullin, Executive Director for Green Mountain Habitat for Humanity (GMHFH), presented our committee with an overview of what they do. GMHFH is affiliated with Habitat for Humanity International but does not receive any funding from them. All funding for GMHFH is locally sourced. They build four to five homes a year, typically a 1200 SF ranch. After purchasing the land, 300 to 400 volunteers take 10 to 12 months to complete a home. Their homes are built not for affordability but for maximum energy efficiency. The typical cost for the lot and the home (with donated labor) is \$160,000. The homes are sold at cost with no down payment. If GMHFH holds the mortgage their aim is to charge 0% interest; otherwise they help the buyer obtain a low interest loan. Families to purchase the homes are chosen from several criteria, including income, current housing conditions, and the ability to put 400 hours of sweat equity into their new home. Covenants are in place so the home remains perpetually affordable for future owners. The biggest obstacle GMHFH faces is land. If a building lot or a portion of a lot could be donated that would make their dollars go that much farther.

**Housing Needs Assessment Publicity:** The deadline to submit an informational blurb to the Hinesburg Record is April 11, 2019. Andrea sent in an article for the April edition. George said he would take a crack at an article for May based on some of the information on GMHFH that David provided us tonight.

**Water/Wastewater Allocation Committee Update:** This town committee had their last meeting on March 12, 2019. Their goal is to provide suggested guidelines on allocating our limited water and wastewater capacity. Alex Weinhagen, Director of Planning and Zoning for Hinesburg, is working on the final report. It needs to go before the Select Board and then the Planning Commission. The Development Review Board will be the board scoring any applications.

**Update on Sunset Lake Villa Mobile Home Park Sale:** The sale of the park to the residents to form a co-op closed in March. Congratulations to the residents for being able to take control of their land and infrastructure.

**Tri-Fold Brochure Update:** Dale is plodding along with it.

**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.

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

**Update on UVM & Energy Committee:** No activity to report; see prior minutes for information.

**Minutes:** We reviewed the March 6, 2019 minutes. George motioned they be approved and Andrea seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:50 PM.

#### **Next Meeting –**

May 1<sup>st</sup> - Topics to be determined; see agenda on town website.

Respectfully submitted,  
Dale Wernhoff