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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – October 25, 2022**

**Remote Zoom Meeting – 7:00 PM**

**Committee Members Present:** Carl Bohlen, Emily Raymond, Mary Beth Bowman, Rocky Martin, Xander Patterson, and Dale Wernhoff.

**Public Present:** Beth Whitlock and Dave Nagel

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

*ADU Forum Assessment:* We reviewed our forum on accessory dwelling units (ADUs) that we held at the United Church of Hinesburg’s parish hall on Thursday, 10/20/22. Carl recorded the meeting through the Zoom app and will send out the link to the recording to the committee members. A Zoom account is required to view the recording. He’s hoping we can add a link to our home page on the town website (<https://www.hinesburg.org/affordable-housing-committee>) that will not require a Zoom account to view. Xander said both *The Hinesburg Record* and *The Citizen* newspapers invited us to submit an article about the forum (neither paper was able to send a reporter). Emily volunteered to write something up and send it out to the committee for review before submitting it. It was also suggested that we email the presentation slides to attendees and/or survey them about their interest in ADUs. Emily advocated for making this a yearly event and Carl proposed writing letters to the local papers with a link to the town website for further information.

*Proposed Housing Fund Discussion:* Amy Demetrowitz, Chief Operating Officer of Champlain Housing Trust (a community land trust for permanently affordable homes) told Carl a good use of funds would be to subsidize AHUs to help offset the loss a contractor may take on an affordable unit. Carl reiterated these funds should only be used on perpetually affordable units. Carl asked for funding suggestions. Xander inquired if we need to use the funds on specific items or if we can be more open on what the funds are used for. Carl said we should be open to all uses but we do need to have specific ideas of items we want to fund. Dale volunteered to research concrete ideas for funding to review at our November meeting and mentioned we need to figure out the best bang for our buck. Xander mentioned that since developers complain about the cost of permits then maybe we could use the funds to grease those skids.

*Budget Request for FY24:* Carl officially asked for $10,000 in funds on behalf of the committee. The town survey is seeing if there is support for $40,000 so maybe we should ask for more. The town needs finalized numbers in December so they can send everything to the printers in January.

*ARPA Request for Housing:* The town will be receiving $1,300,000 in ARPA funds. We don’t know what the town is thinking about allocating the funds, and we don’t know what any other committees have requested. The town does have a revolving loan fund, set up when Vermont Smoke and Cure came to town. The town committee overseeing the revolving loan fund is okay with money from that fund going toward our housing fund. We requested $100,000 in ARPA funds but if we receive $50,000 from the revolving loan fund, we would instead request $50,000 from the ARPA funds. The Select Board would have to modify the revolving loan fund so its money could be used for housing. We decided it can’t hurt to ask, and that we should do a promotional campaign in November so townsfolk will know about our request.

*Housing Projects Update:*

* Haystack Crossing – The Development Review Board (DRB) is in its deliberation phase. There should be a decision soon.
* Creekside (Hinesburg Center Phase 2) – The DRB will continue the final application review at its 11/1/22 meeting.
* NRG – No new information on the status of this project.

*Preparation of Committee Report for the Town Report (addition to the agenda):* The due date for our summary of the HAHC activities for the last year for the town report is 12/9/22. Dale has volunteered to do the write-up.

*Committee Membership Discussion:* Beth Whitlock and Dave Nagel have both applied to fill our one committee vacancy. Carl is going to request the Select Board to revert our committee to nine members as it was originally. We had reduced it to a seven-member committee a few years ago after having trouble filling vacancies. With Beth and Dave on board, we would need to recruit one more member for a full nine-member committee. Xander motioned we should send a committee endorsement of both potential members to the Select Board. Dale seconded the motion. It was passed by voice vote.

*Meeting Dates for November and December:* We decided to have our November meeting on 11/29/22, the fifth Tuesday of the month (we normally meet on the fourth Tuesday), to avoid any conflicts with Thanksgiving. Our December meeting will be on 12/20/22, the third Tuesday of the month, to stay clear of the holidays. In January will resume meeting on the fourth Tuesday.

*Approve Minutes from September 27th:* We reviewed the 9/27/22 minutes. Mary Beth motioned they be approved and Xander seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:05 PM.

**Next Meeting –**

November 29th – Topics to be determined; see agenda on the town website.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary



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