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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – November 16, 2021**

**Hinesburg Town Hall, Main Floor Meeting Room – 7:00 PM**

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

**Also Present:** Todd Odit (Hinesburg Town Manager, via Zoom) Alex Weinhagen (Hinesburg Director of Planning and Zoning, via Zoom), Cindy Reid (Cathedral Square, via Zoom), Tyler Labrie (Evernorth, via Zoom), Ann Sullivan, and Xander Patterson

The meeting came to order at approximately 7:00 PM.

*Discussion with Todd Odit on Housing Issues:* Todd Odit, Hinesburg Town Manager since April, attended tonight’s meeting to learn about our committee. Carl provided several bullet points regarding our past and current projects and successes, along with a few topics of concern. Todd provided feedback on the concerning items and also added his thoughts on ways to bring more affordable housing to the town.

*Kelley’s Field II Discussion with Cindy Reid, Cathedral Square, & Tyler Labrie, Evernorth:* Cindy Reid, Director of [Housing] Development for Cathedral Square, and Tyler Labrie, Associate Developer for Evernorth, both joined us via Zoom to review the expansion plans for Kelley’s Field. Currently 24 one-bedroom units and a total of three buildings, they’re looking to add a fourth (two story) building with another 24 units, which is the maximum number of units they can get due to zoning restrictions, stream buffers, and a host of other issues. There will also be a new community room, new telehealth room, a new garden area, and a rebuilt gazebo, along with additional parking. If they can get all the funding in place by mid-2022, they hope to be in the ground a year from now. Cindy stated that they’re looking at funding sources to offset some of the town connection fees. Alex indicated Todd was willing to work with them to use these other sources if it was allowable.

*Inclusionary Zoning Discussion:* Carl asked Alex if the Planning Commission had any plans to look into revising the town’s inclusionary zoning provision to apply to bonus density instead of base density. Alex said it probably won’t be on their 2022 agenda unless we advocate for it. In his opinion, we seem to get more bang for the buck working in partnerships that provide affordable housing, such as the Green Street Housing Development, than we do from inclusionary zoning.

*Accessory Apartment Video Promotion:* Rocky is going to write up a blurb for Todd or Joy (Dubin Grossman, Assistant Town Manager) to add to the town web site promoting the Accessory Dwelling Unit (ADU) video that Rocky worked on with Joe Gannon of Coyote Ridge Productions.

*Joe Laster Sketch Plan Discussion:* The first phase of Joe Laster’s development on the east side of Mechanicsville Road was granted sketch plan approval for eight units. Carl is meeting with Champlain Housing Trust on Friday to see if there could be an affordable housing component.

*FY 2023 Budget Request:* We decided to keep our funding request at $1000. Our previous Housing Needs Assessments were done in 2010 and 2017. Our next one should be done in 2024 if not sooner. Carl will send an email if we need to increase the current request.

*Update on Vacant House on Mechanicsville Road:* There is no new information regarding the availability of this house as a rental unit or as a project home for Habitat for Humanity. We’re waiting to hear from the current owners.

*Update on Listing of Affordable Units on Town Website:* The list we compiled of all of the affordable housing units in town is now available on the town website. We do need to update the contact person for Champlain Housing Trust.

*Container Housing Option Conclusion:* We looked into container housing as an option for affordable housing at our last meeting. As with that meeting, Xander indicated his bigger concern was that the town allow waivers for non-standard housing, and allowed for thinking outside the box for ways to provide affordable housing.

*Committee Report for Town Report:* We have to provide a summary of our committee for inclusion in next year’s town report. Dale volunteered to write this up, which has to be reviewed by the committee and then submitted to the town by 12/10/21.

*October 14 Zoom Housing & Homeownership Discussion Highlights*: Carl and Emily attended this online discussion organized by Kesha Ram Hinsdale, State Senator, Chittenden District. There were representatives of Champlain Housing Trust, Vermont Housing Finance Agency, and other organizations to discuss the topics. This discussion was recorded so it should be available to view.

*ADU Zoom Workshop Highlights:* Carl attended this workshop related to ADU’s sponsored by Vital Communities ([www.vitalcommunities.org](http://www.vitalcommunities.org)). The workshop was recorded and is available at the link. It includes a number of ADU resources.

*The Building Homes Together Campaign:* Alex sent out an email on 9/27/21 which explained this campaign, started by Chittenden County and regional planning leaders to boost housing production. There is quite a bit of information in the email along with a number of links to additional information. Mary Beth volunteered to review this and provide a summary at a future meeting.

*Recruitment of HAHC Member:* Due to a recent resignation, our committee is down one member. If anyone is interested in joining, please let us know and we’ll walk you through the process.

*Approve Minutes from September 14th:* We reviewed the 9/14/21 minutes. Rocky motioned they be approved and Emily seconded. They were approved by voice vote.

The meeting was adjourned at approximately 9:05 PM.

**Next Meeting –**

December 14th – Topics to be determined; see agenda on town web site.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary



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