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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – December 14, 2021**

**Hinesburg Town Hall, 3rd Floor Meeting Room – 7:00 PM**

**DRAFT – SUBJECT TO APPROVAL**

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

**Also Present:** Ann Sullivan and Xander Patterson

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

*Kelley’s Field II Discussion:* Kelley’s Field, a senior and/or disabled housing development in the center of town, is looking to double the current 24 units to a total of 48, all housed in a new two-story building. The first of several Development Review Board (DRB) meetings on the project will be 12/21/21. Carl is going to attend via Zoom. After the DRB review of the project is complete, the committee will send our support. Cindy Reid, Director of [Housing] Development for (the developer) Cathedral Square, has requested a letter of support from the committee, which we all agreed we would supply.

*Accessory Apartment Video Follow-up Discussion:* Carl has received a lot of positive feedback regarding our video discussing accessory apartments, also known as accessory dwelling units (ADU’s). We discussed ways of getting the word out about the video. Ideas included contacting the local papers for advertising or an article, the Vermont Digger for an article, and the Vermont Planners Association since we believe this would be of interest to them. Anne asked if this video is something realtors should know about. Carl is going to contact Select Board member Mike Loner, who is a realtor, to see if this is of interest to him.

*Joe Laster Project Update:* Carl zoomed with Champlain Housing Trust (CHT) to see if they had any interest in pursuing an affordable housing project on the Joe Laster property. CHT was interested but they are currently working with NRG property owner Jan Blomstrann on a potential affordable housing project on that site. There may be a property walk on the Laster lot in the spring to gauge if it’s suitable for an affordable housing project.

*FY 2023 Budget Request Update:* Our current budget request is for $1000. CHT mentioned to Carl an updated Housing Needs Assessment (HNA) would help secure funding. Our current HNA was last updated in 2017 and was based on 2010 information. The next update would be based on 2020 information which would provide more accurate figures. Carl bumped up our budget request to $4000 since the 2017 update cost $3500. Town Manager Todd Odit did some checking around and found out the Regional Planning Commission could update the current HNA at the rate of $60 per hour. We would need an estimate from them on how many hours would be required, but this may be a viable option.

*Vacant House on Mechanicsville Road Update:* There is still no new information regarding the availability of this house as a rental unit or as a project home for Habitat for Humanity. Mary Beth is going to reach out to the current owners or their relatives.

*Inclusionary Zoning Change Discussion:* At our last meeting we discussed 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. At that time, we were told it wouldn’t be a priority unless we advocated for it. We are going to draft a letter to send to the Planning Commission to do just that. Also, we will invite local developer Alan Norris to an upcoming meeting. Alan is the developer of the Meadow Mist project just south of the village on route 116. He had one affordable unit in the development. We’d like to see how having one unit worked out for him, and his thoughts if the inclusionary zoning had required him to provide a second affordable unit.

*The Building Homes Together Campaign Discussion:* Mary Beth reviewed the email Alex Weinhagen, Director of Planning and Zoning for Hinesburg, sent out on 9/27/21 which explained this campaign. It was started by Chittenden County and regional planning leaders to boost housing production and is now entering phase 2. Mary Beth informed us there was no actionable information for the committee.

*Additions/Deletions to Agenda:*

* Mark Demers, Landlord Liaison Coordinator at Champlain Valley Office of Economic Opportunity, emailed Carl about joining us at a future meeting. Mark is interested if we know of any landlords in town that cause issues for renters. We thought it might be helpful to hear more about Mark’s work.
* Andrea Morgante, representing the Hinesburg Land Trust, asked Town Manager Todd Odit about budgetary funding for land conservation and affordable housing together in one account. Carl is going to reach out to Kate Kelly, chair of the Hinesburg Conservation Commission, about our committee working with them. (We would have to work with the conservation commission and not the land trust because the land trust is not a town committee.)

*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 November 16th:* We reviewed the 11/16/21 minutes. Rocky motioned they be approved and Mary Beth seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:00 PM.

**Next Meeting –**

Either January 11th or 25th – Topics to be determined; see agenda on the town website.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary

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