



Affordable Housing Committee

Town of Hinesburg

10632 Route 116 Hinesburg VT 05461

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Meeting Minutes – March 22, 2022 Remote Zoom Meeting – 7:00 PM

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

Also Present: Alex Weinhausen (Hinesburg Director of Planning and Zoning) and Mitch Cypes (Hinesburg Development Review Coordinator)

Public Present: Melanie Bedard, Jeri Belisle, Elise Bennet, Susan Rasmussen, Ellen Talbot, David Nagel, and Xander Patterson

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

Town's ARPA Funds for Housing Discussion: The town of Hinesburg will be receiving approximately \$1.3 million in American Rescue Plan Act (ARPA) funds. This is money provided by the federal government to help with issues due to the Covid-19 pandemic. The town is looking for feedback from its various committees as to how to use the funds and how much to use for each task. The top three ideas from our suggestions according to Alex are connection fee buydowns, down payment assistance to those impacted by the pandemic, and creation of a land bank. Todd Odit, Hinesburg Town Manager, emailed Carl to say he felt creating a land bank would be the most effective use of the funds in the long run. However, after much debate, it was the consensus of those attending tonight's meeting that connection fee buydowns would be the most bang for the buck. By reducing hookup fees on the affordable units, the developer will be able to pass those savings on to the purchaser. It was decided we would ask that \$100,000 of the ARPA funds be put towards this use.

Inclusionary Zoning Change Update: The Planning Commission will be reviewing our suggestion to revise the inclusionary zoning section of the town's zoning regulations at their 3/23/22 meeting. We propose to revise the affordable unit calculation from the base density of a project to the bonus density since many additional units are usually added through these bonuses. Carl and Dale will attend the meeting.

Hinesburg Center 2 Update: The sketch plan amendment hearing for this project west of Kinney Drugs is closed, but it still needs to go back for final approval which will probably be in late summer/early fall. There will be eight affordable units in the phase 2 buildout while two existing market-rate units in phase 1 will be converted to affordable. The bedroom count on the affordable units has to mimic the percentages of the whole project, which should result in three one-bedroom units, six two-bedroom units, and one three-bedroom unit. The developer has expressed interest in

placing all eight of the new units in one building, but our regs state these units need to be integrated throughout the development. We'll meet with the developer to review this issue.

Kelley's Field II Update: Cindy Reid, Director of [Housing] Development for Cathedral Square, shared the following information with Carl. The Preliminary Plat application has been submitted to the Development Review Board and it's on their 4/5/22 meeting agenda. Applications have been submitted to various funding sources to help with the cost of the project. They've also applied for an AARP Community Challenge Grant which would provide flashing beacons at the Route 116 crosswalk in front of Kelley's Field, and for a grant to provide a dual-port charging station for electric vehicles.

Accessory Apartment Video Follow-up Discussion: We've decided against an information kiosk during the 4th of July festivities in town. Instead, we'll concentrate on an informative panel for the fall to possibly include some contractors, town staff, and a current accessory dwelling unit (ADU) owner. Rocky is going to come up with a schedule for this.

Decide April Meeting Date: Due to several scheduling conflicts among committee members, our next meeting will be Thursday, 4/28/22, at 7:00 PM.

Approve Minutes from February 22nd: We reviewed the 2/22/22 minutes. Rocky motioned they be approved and Emily seconded. They were approved by voice vote.

Vermont Housing Committees Report by CVOEO: Emily provided a recap of a report compiled by the Champlain Valley Office of Economic Opportunity (CVOEO) regarding Vermont housing committees. It listed which towns had housing funds, ADU programs, inclusionary zoning, and other affordable housing-related strategies. Some towns had videos and/or articles on related topics, and also maps of housing units by date of construction.

The meeting was adjourned at approximately 8:50 PM.

Next Meeting –

April 28th – Topics to be determined; see agenda on the town website.

Respectfully submitted,

Dale Wernhoff
HAHC Secretary

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