



## Affordable Housing Committee

Town of Hinesburg  
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### Meeting Minutes – September 14, 2021 Hinesburg Town Hall, **3rd Floor** Conference Room – 7:00 PM

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

**Also Present:** Anne Sullivan (via Zoom)

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

*Complete Online CVOEO Housing Survey:* At our 7/22/21 meeting we met with Shiferaw Gameda, Community Organizer for the Fair Housing Project of the Champlain Valley Office of Economic Opportunity (CVOEO). Shiferaw said he would send us a link to an online survey to (per the survey) “collect information about existing housing committees in Vermont, identify those wishing to start committees, and to connect you with additional resources to meet your community’s housing needs.” The survey is a partnership of CVOEO, the Vermont Department of Housing & Community Development (VHCD), and the Vermont Housing Finance Agency. Shiferaw indicated it was a skip logic survey, where the next question is based on how you answer the current question, so it would be best to complete the survey online and not in print form. At tonight’s meeting we completed the survey online as a group.

*Accessory Apartment Video Project Discussion:* Our video explaining Accessory Dwelling Units (ADU’s) is nearly complete. Rocky provided a link from the videographer that shows the project is about 95% done. Some final tweaking and additional information need to be added, and then the link to the video will be available on the committee’s page on the town website.

*Joe Laster Sketch Plan Application:* Joe Laster’s sketch plan for a 55-single family unit development off of Mechanicsville Road went before the Development Review Board at the DRB’s 8/17/21 meeting. It was continued to the 9/21/21 meeting. Currently the project is required to provide six units of affordable housing due to inclusionary zoning. Carl met with Joe earlier this summer and Joe stated he was willing to increase the number of affordable units. Carl is looking into setting up a meeting (probably via Zoom) between Joe, VHCD, and Champlain Housing Trust (CHT) to see if an increase would be feasible.

*Update on Meadow Mist Inclusionary Zoning Affordable Unit Marketing Plan:* The lone affordable housing unit required in this development per inclusionary zoning has been sold and the buyer is moving in.

*Update on Listing of Affordable Units on Town Website:* Alex Weinhagen, Director of Planning and Zoning for the town of Hinesburg, is ready to post the list of affordable units, both already built and forthcoming, on the HAHC website page. He has been trying to fill in some missing information from certain developers of affordable housing units in town but to no avail. Hopefully we can get that information at some point in the future.

*Vacant House on Mechanicsville Road:* Carl sent an email to the sister-in-law of the owner of a vacant house on Mechanicsville Road. Apparently, it was rented until this spring. We're trying to see if it is still available for rental or if Habitat for Humanity would be able to renovate it for affordable housing.

*Container Housing Idea:* Dale spoke with town resident Xander Patterson, who had questioned at a Planning Commission meeting earlier this summer if thought had been given to container housing. Xander clarified his remarks, stating his biggest concern is that the town doesn't exclude, through zoning, any type of housing that isn't within the conventional standards of affordable housing, whether that is container homes, tiny homes, or something else. We all agreed the zoning should remain open to new ideas and construction methods that may not be widespread currently. We will advocate for that with the Planning Commission.

*Future Meeting Schedule and Topics for Balance of 2021:* Due to schedule conflicts, we are moving our meetings to Tuesdays through the end of 2021. Future topics could include speaking with Todd Odit, Town Manager for Hinesburg, monitoring the Haystack Crossing and Hinesburg Center Phase II developments as they go for final approval, and meeting with the Hinesburg Land Trust.

*Approve Minutes from July 21<sup>st</sup>:* We reviewed the 7/21/21 minutes. Rocky motioned they be approved and Emily seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:50 PM.

### **Next Meeting -**

October 5<sup>th</sup> or 12<sup>th</sup> - Topics to be determined; see agenda on town web site.

Respectfully submitted,

Dale Wernhoff  
HAHC Secretary

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