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**Affordable Housing Committee**

Town of Hinesburg

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**Meeting Minutes – April 28, 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:** Barbara Forauer

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

*New Committee Member:* Tonight, we welcome Xander Patterson to the committee. Xander has been attending our meetings regularly and we look forward to his contributions. Welcome, Xander!

*Kelley’s Field II Update:* Cindy Reid, Director of [Housing] Development for Cathedral Square, continues to keep Carl informed on this project. They’re waiting to hear if the Preliminary Plat application that went before the Development Review Board (DRB) on 4/5/22 has been approved. The biggest issue is the new sidewalk that is replacing the current cracked one doesn’t meet the width requirements. To have the sidewalk the obligatory width would require moving some power poles, which they are trying to avoid. They also were approved for a grant to provide a second charging port for electric vehicles.

*Hinesburg Center 2 Update:* Carl invited Brett Grabowski, developer of the Hinesburg Center Phase 2 project (west of Kinney Drugs), to attend our 5/24/22 meeting. The DRB has approved the Preliminary Plat application for the entire remaining project; previously phase 2 was broken into two separate stages. Brett told Carl that they may submit their final plans as early as May. Brett would like to place all eight of the phase 2 affordable units in one building. We’re hoping to encourage him to spread them throughout the development to be more in keeping with our regulations.

*Inclusionary Zoning Change Update:* Carl and Dale attended the Planning Commission’s 3/23/22 meeting, where they heard our suggestion to revise the inclusionary zoning section of the town’s zoning regulations. We proposed they revise the affordable unit quantity calculation from the base density of a project to the bonus density. The commission seemed very open to this suggestion.

*Energy Efficiency Zoning Changes Discussion:* Dale attended the Planning Commission’s 4/27/22 meeting. They discussed the housing cost implications of requiring the stretch code for new housing instead of the base code. The stretch and base codes are from the State of Vermont Department of Public Service’s Residential Building Energy Standards (RBES). New residential construction in Vermont since 1999 has to meet the base code, while the more stringent stretch code is an option. Every three years the current stretch code becomes the new base code and an even more stringent stretch code is developed. The plan is to have all new residential construction be net-zero by 2030. Dale suggested providing some sort of incentive for a builder to implement the stretch code, which increases building costs by about $5000 (in 2019 dollars). While agreeable to this, the commission and Dale couldn’t come up with any meaningful incentives. Tonight, Xander suggested cutting the homeowner’s property taxes by $1000 per year until the increased building costs are covered. We all thought that was a great idea and Dale will email Alex Weinhagen, Hinesburg Director of Planning and Zoning, with the suggestion.

*Accessory Apartment Promotion Discussion:* Rocky provided an outline for our proposed fall forum on accessory apartments/Accessory Dwelling Units (ADU’s). We reviewed locations, the itinerary, presenters, advertising, and several other topics. Emily suggested we have a photo gallery of various ADU’s, and also volunteered to look into making a flyer and/or poster for advertising the forum. Mary Beth is going to brainstorm a name to call the forum to indicate the wide range of ADU’s that are possible.

*CCRPC Regional Housing Convening Highlights:* Dale attended the Regional Housing Convening of the Chittenden County Regional Planning Commission (CCRPC). CCRPC has these every few months for towns in the area to discuss and share housing needs. Burlington did a presentation on accessory dwelling units while several other towns gave updates on where they are at. Both Jericho and Richmond mentioned that the smaller towns in the region have similar affordable housing issues that are unlike the larger cities.

*May 24th Meeting Format:* We discussed continuing with our Zoom-only meeting format or going to a hybrid in-person/Zoom format as many other committees have done. There were no objections to staying with the Zoom-only format so we’ll stick with that for the foreseeable future.

*Approve Minutes from March 22nd:* We reviewed the 3/22/22 minutes. Mary Beth motioned they be approved and Rocky seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:10 PM.

**Next Meeting –**

May 24th – Topics to be determined; see agenda on the town website.

Respectfully submitted,

Dale Wernhoff

HAHC Secretary



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