



Affordable Housing Committee

Town Of Hinesburg
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Meeting Minutes - November 5, 2014 - Approved 12/03/14 -

Committee Members Present: Rocky Martin, Carl Bohlen, Julie Pierson, Amelia Norris, Andrea Brainard, George Bedard, and Dale Wernhoff

Also Present: Dan Baker, UVM Assistant Professor in Community Development and Applied Economics
Kelly Hamshaw, UVM Research Specialist

The meeting came to order at approximately 6:35 PM.

Manufactured Housing Innovation Project

Julie attended the 10/23/14 VEIC open house for these high performance replacements for manufactured homes, currently marketed under the “VerMod” name. Energy costs for a conventional mobile home are estimated to be \$3811 per year while the VerMod units cost only \$180 per year (assuming the optional solar package is purchased).

Efficiency Vermont Mobile Home Efficiency Coach Program

We discussed the data from the five units that had efficiency work completed (the sixth unit had safety improvements only) in October 2013. The committee had asked the residents to monitor their energy usage for the last year. One unit noticed no difference. Two noticed a huge difference. We need to contact the remaining two units for their results. We may have one of Dan or Kelly’s students compile this feedback into a meaningful report.

Vermont Open Meeting Law Training

Dale reviewed the open meeting law training session presented at the town hall on 9/22/14 by the Vermont League of Cities and Towns. Of particular interest were the rules regarding discussions via email (basically it’s not allowed) and what steps we need to take to get approved minutes, not just draft minutes, on the town website.

HAHC Reappointment

All terms for all committee members have expired. All members asked to be reappointed and at their 11/03/14 meeting the Select Board did reappoint everyone.

Town Plan Review

Tabled to our next meeting.

Green Street Development

The project has DRB approval and their development grant was approved. Once the developer, Snyder Homes, gets some environmental issues taken care of they can proceed. They anticipate breaking ground in January.

Kelley's Field

Cathedral Square received their Vermont Community Development Partnership Implementation Grant for infrastructure repairs and improvements. They will get a decision on another funding source in December. They hope to start work in April.

Haystack Crossing

BlackRock Construction has submitted a revised subdivision sketch plan to the DRB.

Funding Request for Select Board

We discussed any funding requirements for projects by the committee that need to be requested for the 2015-2016 fiscal year.

NRG Property Build Out

NRG is working on a preliminary plan for developing their open property. Laura Bailey of NRG would like to present their plans at our next meeting at the special time of 6:30 PM to see how affordable housing could be incorporated in their plans.

Planning Commission Proposed Zoning Regulation Changes

The Planning Commission was proposing a stricter level of energy standards for new buildings in town. Mike Bissonette had spoken to Dale, requesting the HAHC's input on the proposed changes. However, we did not meet before this was acted on by the Select Board at their 10/20/14 meeting.

The meeting was adjourned at approximately 8:10 PM.

Next Meeting

December 3rd – meet with NRG at 6:30 PM to discuss incorporating affordable housing in their development; meet with Marie Gardner, the town Assessor, to discuss how affordable housing is assessed; and do the Town Plan review tabled from this meeting.

Respectfully submitted,
Dale Wernhoff