



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes – February 19, 2018

- Approved 3/07/18 -

Committee Members Present: Carl Bohlen, Julie Pierson, George Bedard, and Dale Wernhoff

Also Present: Alex Weinhagen, Hinesburg Director of Planning and Zoning, and Enrique Peredo

The meeting came to order at approximately 7:15 p.m.

Draft Housing Needs Assessment Discussion (with Alex)

Our committee commissioned a Housing Needs Assessment for the town in 2010. The information in the assessment was getting out of date so we had it updated. The updated assessment was completed in December 2017. We reviewed the summary to get the highlights of the update. The 2010 assessment is currently available on the town's website. The 2017 update will be posted soon. We discussed how to implement the assessment in new developments. Alex suggested we meet with the developer(s), either formally or informally, to review any affordable housing related aspects of the assessment.

Pending Housing Projects (with Alex)

We received updates on three of the currently proposed planning projects in town. Haystack Crossing (BlackRock Construction) – The potential phase 1 of their development north of Kinney Drugs will include 56 units of senior housing and 35 units of residential with the residential being a mix of single family homes, townhouses, and apartments. Hinesburg Center Phase 3 (Milot Real Estate) – The next phase of the Creekside/Kinney Drugs development will be looking at more mixed use similar to the buildings near Kinney's with retail/commercial at ground level and rental units above. Wind Energy Associates (Jan Blomstrann) – This development near NRG Systems is also proposing to incorporate senior housing along with some commercial and/or manufacturing space.

Town Plan Housing Action Items (Alex to lead)

Alex has identified nine action items in the recently updated Hinesburg Town Plan that our committee either should provide input on or provide the lead in implementing them. We reviewed each item with

specific attention paid to the two priority items: supporting affordable, senior, and reasonably priced housing, and facilitating the creation of said housing.

Town Committee Staffing Proposal Feedback (to Alex)

There is a proposal for the various town committees to share a staff member to aid each committee in their duties. Our committee didn't feel we had the need for staff assistance at this time.

Update on Sunset Lake Villa Mobile Home Park Sale Meeting

The current owners of Sunset Lake Villa Estates in Hinesburg and St. George Villa in St. George have placed the parks up for sale. The residents of each park voted to form a coop and expressed interest in purchasing their respective parks. The owners have agreed to sell to the new coops. The coops and owners are now working out the price and the funding. We have asked if there is anything the committee or town can do to help with regards to the sale of the Hinesburg park but there has been no role for us at this time.

Subcommittee Report on Joint Project with Energy Committee

Carl and Dale have met with the Energy Committee subcommittee regarding a joint project to inform residents of alternative heating sources/ideas for their homes. We've also met with Kelly Hamshaw from UVM's Department of Community Development & Applied Economics about possibly involving some of her students to aid us in this project.

Report on CCRPC 1/31/18 Economics of Housing Workshop

Committee member Andrea Brainard attended this Chittenden County Regional Planning Commission workshop and will provide feedback at a later meeting. She did want to alert us to a potential county-wide meeting of affordable housing committees. If held, it will be at the CCRPC offices on 4/30/18.

Tri-Fold Brochure Update

We have been discussing making a brochure showing what our committee does. However, we wanted to wait until the updated housing needs assessment was available so we could include the latest info. Now that the assessment is ready, we can resume work on the brochure.

New Leads on HAHC Members

Our seven-member committee has been short one member for several months now. Hinesburg resident Enrique Peredo attended tonight's meeting to gauge his interest in joining our committee. You would be more than welcome, Enrique!

Future Meeting Topics

We are going to contact representatives for one or more of the pending housing projects in town to see what plans they have for incorporating affordable housing.

Minutes

We reviewed the November 14, 2017 minutes. George motioned they be approved and Julie seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:45 p.m.

Next Meeting – March 7th - Topics to be determined; see agenda on town website

Respectfully submitted,

Dale Wernhoff