

Re: 16-20-56.500

Development Review Board
Town of Hinesburg
Hinesburg, Vermont 05461

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MAY 08 2014

TOWN OF HINESBURG
DRB & ZONING

Re: Haystack Crossing

May 8, 2014

Dear Members of the Development Review Board:

The Hinesburg Affordable Housing Committee ("AHC") submits the following remarks for your consideration as the Development Review Board ("DRB") deliberates the Haystack Crossing development application. Our remarks are based on two meetings with Ben Avery from Black Rock Construction on November 6, 2013 and March 5, 2014, comments made at the town committees' joint meeting on January 14, 2014, as well as those made at the DRB meetings on February 18, 2014 and March 18, 2014.

The AHC makes the following recommendations in an effort to better enable the DRB to implement the following policy goals and objectives of the Town Plan:

- To maintain diversity in Hinesburg's population. (Section 1.6, General Goals).
- To encourage and support the development of a supply of safe and affordable housing in a variety of types and price ranges. (Section 2.1, General Goals).

1. The AHC recommends that the Housing Needs Assessment Hinesburg Vermont prepared by John Ryan, Development Cycles, Amherst, MA and Peter Richardson, Housing Strategies, Inc., Charlotte, VT in March 2010, be updated in order to obtain more current data and analysis of the current housing conditions in Hinesburg. Hinesburg and the regional housing needs have changed since 2010, with several new and proposed housing projects in Hinesburg. An updated assessment would show what the community actually needs rather than what people would buy, as would be shown by a market based study. If an update were conducted by Mr. Ryan and Mr. Richardson, the cost would be minimized. We feel that updated housing needs data will better guide the DRB in its review of this important and large scale development.

2. The AHC encourages the developer to include Elderly Affordable Housing in the Haystack Crossing development. Cathedral Square Corporation is a non-profit organization that is a leader in owning and managing communities for seniors in and around the Burlington region. As stated in Cathedral Square's most recent Annual Report, "the need for affordable senior housing continues to grow. Cathedral Square received 458 applications for housing in 2012. With less than 100 new spots opening up each year, there are more than 700 people on our waiting list." We recommend that the developer work with Cathedral Square to integrate senior housing into the Haystack Crossing development plan from the beginning of the project.

3. The AHC encourages the developer to include smaller housing (i.e., 1,000 to 1,200 square foot range) in its development plan. This, by virtue of the smaller square footage, would be more affordable and more suitable for "workforce housing," thereby maintaining diversity in Hinesburg's population. The AHC also encourages the developer to offer smaller lots where smaller houses could be built.

4. In compliance with Section 5.21.4 of the Inclusionary Zoning regulations, the AHC recommends that the project application identify those lots/units selected for affordable dwelling units.

5. The AHC recommends that the DRB use its discretion, as provided in Section 5.21.6 of the Zoning Regulations, to not allow the affordable units required under the inclusionary zoning regulations to be constructed on an off-site Hinesburg location. If completed as planned, the Haystack Crossing development will encompass a large portion of the remaining developable land within the Village Growth Area. The AHC believes that inclusion of affordable housing within this new development enables the DRB to implement the above mentioned Town Plan objectives.

6. The AHC supports the recommendations of the Energy Committee in their letter to the DRB dated March 12, 2014.

Respectfully submitted,

The Hinesburg Affordable Housing Committee

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