

**Affordable Housing - fee waivers****From :** Alex Weinhagen <hinesburgplanning@gmavt.net>

Wed, Apr 27, 2016 02:44 PM

**Subject :** Affordable Housing - fee waivers 2 attachments**To :** Trevor Lashua <tashua@hinesburg.org>**Reply To :** aweinhagen@hinesburg.org

Trevor,

Per our conversation from several weeks ago, the Town does in fact waive several fees for affordable housing that meets the standards in our inclusionary zoning section of the Zoning Regulations (section 5.21). Copied below is the relevant section from that section of the Zoning Regulations. I've also attached our Planning & Zoning Fee Schedule (last revised by the Selectboard on 8/7/2014), which is consistent with the Zoning Regulations in that zoning permit fees for affordable dwelling units are waived – see top of schedule and note #2.

## Section 5.21 INCLUSIONARY ZONING

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5.21.5 Density Bonus & Other Development Incentives: In order to contribute to the economic feasibility of providing affordable housing units, all projects covered by Section 5.21 are entitled by right to the following density bonuses and other incentives, at the discretion of the applicant:

(1) Density Bonus as follows:

% of Affordable Units rounded to the nearest whole number of units)	Bonus (beyond allowed base density;
10% (required minimum)	20%
20%	40%
30%	50%
40%	60%
50%	70%
60%	80%
70%	90%
75%+	100%

(2) Expedited review. Projects under this section, and with a complete application, will be scheduled ahead of projects with no affordable units to the extent practicable.

(3) A waiver of the DRB application per unit fee for the required affordable units.

(4) A 100% reduction in the municipal wastewater allocation fee for the required affordable units – obtained and paid during DRB review process for projects using the Town wastewater treatment system.

(5) A 100% reduction in the municipal water & wastewater connection fee for the required affordable units – paid when unit is finished and ready for connection to municipal system.

(6) A 100% reduction in the building permit fee for the required affordable units.

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Alex Weinhagen

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