

Housing Committee Minutes

July 12, 2016

In attendance: Ron Bouchard, Tracy Beaudin, Brian Precourt, Pam Brangan, Mark Brooks

The meeting commenced at 6:00 pm.

Tracy Beaudin was elected as secretary, although as she planned to leave the next day for vacation, Mark Brooks took the minutes and is submitting this report.

Ron suggested that for future meetings, a committee member will take a housing related topic, provide the group with relevant information regarding the topic, which will be the focus of that meeting. The committee members agreed to that meeting structure, although specific topics were not assigned to individuals.

There was much discussion about affordability and the ability of Shelburne residents to afford homes in town. It was agreed that it is important to understand the housing data which will be gathered and how it relates to the ability of residents at various income levels to afford the housing. Since the term "affordable" can be interpreted differently (workforce housing, subsidized housing, etc.), the committee plans to agree on a definition that would apply to work developed by the committee. Since affordability is a broad topic and has important ramifications on housing needs, the next committee meeting will be devoted to the topic.

There was a discussion of demographic trends in Shelburne and Chittenden County, and how these trends will drive housing needs. Mark will provide some graphic information at the next meeting which shows anticipated changes in population by age group over the next 5 years.

Pam provided a map showing all dwellings in Shelburne with color coded dots based on year of construction. The age of numerous dwellings is not known, and those dwellings are indicated but without an age reference. Each committee member took a section of town and will gather age information on each of those dwellings and update the map online. Pam will also add zoning districts to the housing map. A pie chart was provided which shows total Shelburne dwelling units by zoning district.

Pam provided a variety of housing trend information (employment, transportation, income levels, housing stats) which was completed as part of the ECOS project. The information is primarily for Chittenden County.

Ron provided annual statistics comparing Shelburne, Chittenden County and Vermont population, total housing units, average prices, renter / homeowner occupancy, building permits

The next meeting will be on August 29, 2016 at 7:00. The topic will be affordability.

The meeting was adjourned at 7:15.