

Shelburne Housing Subcommittee Meeting Notes

March 29, 2021 (in lieu of April 2021 Meeting)

6:00 – 7:30 pm (ZOOM)

Members/Public Present:

Pam Brangan, Chair

Casey McNeil

Alicia Simmons

Julie Gaboriault

Dean Pierce, Director of Planning and Zoning, Town of Shelburne

Members not present:

Cara Thanassi

In lieu of our standard monthly meeting, subcommittee members attended the Convening of Housing Committee Members in Chittenden County. Our standard monthly meeting will resume on May 3, 2021.

- I. The Convening of Housing Committee Members in Chittenden County (see attached for slide deck):
- II. Welcome by Regina Mahoney
- III. ECOS 2020 Annual Report & Looking Forward to the Next ECOS Plan, Regina Mahony
 - a. Presentation on the 2020 ECOS Annual Report – it has a specific focus on Racial Equity and COVID-19 Impacts.
 - b. CCRPC will soon be starting the ECOS Plan Update. We will review the goal, key issues, and strategy/actions from the last plan and ask for input on what edits might be needed for the next Plan. This is an opportunity to think collectively on what could be done at the regional level.
 - i. County-wide sharing efforts/ comments:

Dean Pierce (Shelburne) – should regional plan consider targets for each community? Discussion followed around pros and cons and history of the issue. Generally received as a way to help communities take equitable ownership and have measurable goals, especially for affordable housing development.

Sandra Dooley (S Burlington) - The "methodology" for SoBu's targets (which are in our Comp Plan) was to maintain the proportion of affordable housing units that were present in our community when the targets were established. What we were seeing was that virtually all new units were way above affordable and we wanted to keep this situation from getting worse. We also believed that this was a good marketable plan. We were trying to stay as affordable as we were at that time and not "overrun" our housing stock with affordable housing.

Unfortunately, we have not been able to meet our targets so far, but we are making progress.

Jacki Murphy (Colchester) - is there any hope for some of Federal COVID \$\$ to help increase bonds for affordable housing construction? Yes

- IV. April is Fair Housing Month, Jess Hyman Director of the Fair Housing Project at CVOEO
<https://fairhousingmonthvt.org/>
<https://www.housingdata.org/toolbox/steps-for-municipalities> - review and let CVOEO know what information is missing from the toolkit.
- V. Municipal Round Table – latest things you are working on, issues/challenges/successes
- Winooski – work on housing trust fund; trying to address needs of large families with housing (most new housing seems to be 1-2 bedroom/studios); use of municipal land for affordable housing development
- South Burlington – sponsored a book discussion on The Color of Law; using opportunities like the book discussion and other activities to build housing awareness; encouraging inclusionary zoning in parts of the city that don't currently have it with the goal of making it city-wide
- Shelburne – guest speaker from Habitat for Humanity at a recent meeting shared struggles/goals (organization struggles with finding land); existing zoning and form-based code to streamline housing development; discussed proposal to add duplexes to streamlined regulations
- Jericho – proposal for inclusionary zoning; conducting survey around ADUs and providing more access to homeowners; commercial district housing development; reviewing obstacles to good intentioned housing proposals that have not been approved
- Hinesburg – committee expanded to seven; agenda item to create a video on accessory apartments to encourage development; project approved with inclusionary zoning (1 unit out of 9 total units)
- Essex – housing commission survey of other housing commission activities and formed working groups to review new strategies (inclusionary zoning, housing trust fund, ownership vs. rental, landlord survey and rental registry with focus on health and safety); passed town center master plan
- Colchester – town doesn't have a housing commission. Jacki Murphy joined out of interest in the issue. Buildings at Fort Ethan Allen have been purchased by CHT.
- Burlington – Passed just cause eviction provision; settlement for City Place but lawsuit continues regarding parking; owner occupancy requirements for short term housing. Growth in housing trust fund; 2020 voters approved increasing dedicated tax which brings housing trust fund to \$450K/year; increase to housing trust fund expected with in lieu payments allowed instead of inclusionary zoning; housing trust fund provides priority to permanently affordable housing.
- Sarah Carpenter/ state house bill update - S79 legislation would remove requirement of health review to fire safety if not already; requirement for statewide rental registry.
- VI. Poll Questions
- VII. Other Business: a. Very helpful new housing website: Local Housing Solutions

Links from meeting/discussion:

Local Housing Solutions <https://www.localhousingsolutions.org/>

Fair Housing Month <https://fairhousingmonthvt.org/>

Fair housing training <https://accd.vermont.gov/content/fair-housing-training-2021>

Housing ready toolbox <https://www.housingdata.org/toolbox/steps-for-municipalities>