

Housing Subcommittee Meeting Notes

September 8, 2020

6:00 – 7:00 pm (ZOOM)

Members/Public Present:

Pam Brangan, Chair

Casey McNeil

Alicia Simmons

Julie Gaboriault

Brandie Benoit

Cara Thanassi

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

Absent:

Ulrike Bowen

1. Call to Order
2. Approval of Agenda – approved upon motion by Alicia Simmons and second by Casey McNeil.
3. Approval of Minutes – approved upon motion by Casey McNeil and second by Brandie Benoit.
4. New member introductions. Note that total membership of 7 now requires quorum of 4.
5. Email to committees – edits to include expansion on ADUs and why we addressed that issue. Email directly to members of committees. Pam and Alicia will finalize draft and have it sent before October meeting.
6. Noteworthy conferences and presentations

Innovations in Affordable Housing Summit – Members and others may register and view recorded sessions. Pam will create a google doc so that members can add notes from sessions viewed. Link: <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fimprovepophealth.org%2faffordable-housing-virtual-summit&c=E,1,iRuSoN8VN8p9Y1IH2dmynN6vhpCrvuO7Kp3RJIVlwjk6-XDe1ka93VYkf7J6dJhZ9gX-4-mvqvkdSwX8Ana0sTWPMfJYLIn81T7Layb-QK59&typo=1>

Housing webinar occurred on August 21 – a panel of 4 from housing committees (Winooski, Essex, Manchester, Shelburne - Pam) answered questions from attendees (why have a housing committee, how to get started, different roles played by committees). Recording available for viewing

Link: <http://www.thrivingcommunitiesvt.org/news-blog/>

Enabling Better Neighborhoods pamphlet – members should please review before next meeting.
Link: <https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/CPR-Z4GN-Guide-Final-web.pdf>

Housing data.org data provides housing ready toolbox, <https://housingdata.org/> - Shelburne page used resources from community profiles page.

7. Discussed our spreadsheet list of potential future work –

Discussion of perpetual ownership as related to item #2¹ – an example was discussed which would offer housing with limited appreciation, managed through Champlain Housing Trust. In this example a developer builds with density bonus from the town in exchange for agreement that 1/3 are limited appreciation, which sell basically at cost and then appreciate at a set rate. CHT would manage the transfer of ownership for all future transactions.

Committee decided to spend more time understanding items before moving forward. Discussion to resume at next meeting.

8. Meeting adjourned. Next meeting will be held via zoom – Monday, October 5, 2020 at 6:00PM.

¹ 2. Consider density bonuses and/or inclusionary zoning provisions to stimulate construction of new affordable and workforce housing in the Town's designated growth area. Any inclusionary zoning provision should contain provision for payment of a fee in lieu of actually constructing affordable dwellings. Appropriate legal mechanisms shall be used to ensure that affordable housing constructed under this provision shall be perpetually affordable.