

Agenda
Housing Committee
Monday, January 8, 2024
Meeting Room #1
6:00 PM

1. Approval of Agenda
2. Approval of [December 4th meeting notes](#)
3. Open to the Public
4. Impact fee exemption (email and request attached) discussion
5. Discuss with Planning Commission Chair, Stephen Kendell, our goals for 2024
 - Some ideas: outreach, survey, workshop(s), housing needs assessment, video, analysis of available property
 - Planning Commission meeting attendance
 - Suggested goals for Housing Task Force
6. Recent housing activity
7. Reminder of [Housing resources](#)
8. Housing booklet – take turns promoting via fpf
 - Pam – September – done
 - Nikki – October
 - January?
9. Other Business
 - Next meeting – February 5th

From: Matt Lawless <mlawless@shelburnevt.org>

Sent: Friday, December 15, 2023 2:28 PM

To: Matt Wormser <MWormser@shelburnevt.org>; Luce Hillman <LHillman@shelburnevt.org>; Andrew Everett <AEverett@shelburnevt.org>; Cate Cross <Ccross@shelburnevt.org>; Michael Ashooh <Mashooh@shelburnevt.org>; Pam Brangan <pbrangan@ccrpcvt.org>; Meagan Buckley <mbuckley@wakerobin.com>; Don Porter <jdporter@portercompany.com>

Subject: FW: impact fee exemption

Good afternoon,

Board and committee chairs, FYI well in advance of the Feb. 13 Selectboard meeting. It's an interesting issue for budget and housing policy. Committees may want to discuss it.

The Board has authority to waive most all of our fees, at their discretion. CHT's request here is worth \$230,000. That would be a dramatic investment in affordable housing. I didn't have this forecast in advance for our revenues, so granting the request doesn't harm our budget in any way. However, we would sacrifice the windfall of fees coming from a large development project. This type of payment doesn't come along every day.

I'm inclined to recommend the fee waiver, because we don't have many other tools to directly incentivize affordable housing, and it doesn't break the budget. If there is any specific research or analysis you would like me to work before February's meeting, please just let me know.

Respectfully,

Matt Lawless

Shelburne Town Manager

802.985.5111

[Web](#), [Facebook](#), [LinkedIn](#)

(he/him)

From: Miranda Lescaze <Miranda.Lescaze@champlainhousingtrust.org>

Sent: Tuesday, December 12, 2023 9:13 AM

To: Matt Lawless <mlawless@shelburnevt.org>; Aaron DeNamur <adenamur@shelburnevt.org>

Subject: RE: impact fee exemption

Good morning Matt –

Please find attached a letter requesting a waiver of impact fees for the Bay Ridge neighborhood expected to begin construction in May. Please let me know if you have any questions.

With appreciation to you and the Selectboard for your consideration of this request.

Best,

Miranda

Miranda Lescaze (she, her)

Director of Real Estate Development

Champlain Housing Trust

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