

Agenda
Housing Committee
Monday, March 13, 2023
Meeting Room #1
6:00 PM

Call to Order

1. Approval of Agenda
2. Approval of [February 6th minutes](#)
3. Open to the Public
4. Report out on February 22nd Presentation to Planning Commission
5. Housing booklet update -
<https://www.shelburnevt.org/DocumentCenter/View/3068/Housing-Booklet-2019>
 - a. Review Town Plan Objectives & Actions – anything we should add to the Housing Booklet to help determine how the town is doing with regards to these Objectives & Actions? (attached)
 - b. Key take away's
 - c. ADU section?
6. Recent housing activity
7. Other Business
 - a. Committee recruitment
 - b. Next meeting – April 3rd

Housing

Suzannah Kerest

Henry Street.

The Town of Shelburne expects to continue its historic growth pattern over the coming decades, and with that will come a corresponding increase in housing. There is a substantial regional need for housing in general and affordable housing in particular. The current lack of affordable housing stymies job growth; according to the ECOS Building Homes Together campaign, 83% of Chittenden County businesses identified housing as their second-biggest obstacle to job growth. It is important that Shelburne continue to do its share in meeting this regional housing challenge. Meeting this challenge will

include maintaining a good mix of rental and ownership properties. New development should be targeted towards our growth areas, where it can be close to employment, shopping, schools and public transportation. We should meet or exceed the Chittenden County goal of ensuring at least 80% of new development occurs in planned growth areas. But since not all growth will be limited to our growth areas, another challenge will be to keep the Rural area true to its nature and designation. It is important that Shelburne explores settlement patterns which help preserve forests, viewsheds, wildlife corridors, and water quality.

Goal: To have an adequate supply of housing to accommodate a diverse array of residents, but which does not adversely impact the town's scenic and natural resources or the ability to provide public facilities and services.



Andrew Everett

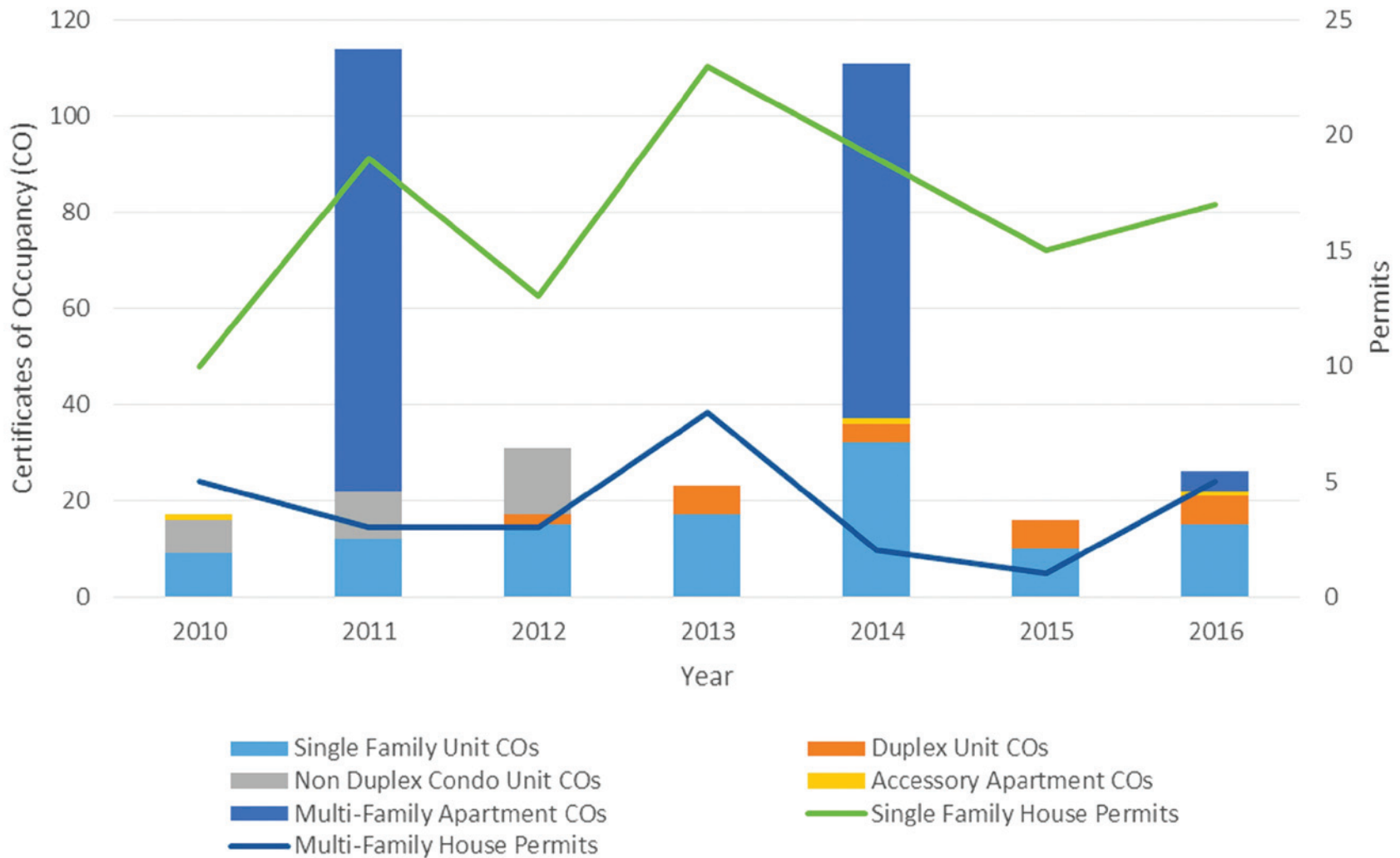
Hawley Road.

Objectives:

1. The rate of construction of new housing shall not exceed the ability of the Town to provide needed public facilities and services.
2. The construction of housing and associated infrastructure (roads, utility corridors, out buildings, etc.) shall not have undue adverse impacts on the Town's scenic and natural features and resources.
3. The rate of new housing construction should not exceed the planned rate of expansion of community facilities and services, which currently translates to 25-50 dwelling units per year. The Town considers this rate of growth manageable, in that it should be possible to integrate such growth into the community at reasonable cost, while preserving the character and natural resources of the Town. For the purposes of this objective, a unit of elder or group housing shall be considered as 2/5 of a dwelling unit.
4. Consistent with regional guidelines, the Town will develop and pursue policies that result in, on average, ten percent of new housing units constructed being Workforce Housing, which is defined as housing for households with incomes between 80% and 120% of the county median income for the appropriate household size. Perpetual Workforce Housing designation shall be assured through binding legal mechanisms.

5. Consistent with regional guidelines, the Town will develop and pursue policies that should result in, on average, ten percent of new housing units constructed being affordable to households with incomes no more than 80% of the county median income for the appropriate household size. Perpetual affordability shall be assured through binding legal mechanisms.
6. Affordable and workforce housing, in particular, should be located close to public services and facilities so residents can benefit from these and other public resources.
7. Prioritize affordable and workforce housing preservation. Take active steps to preserve existing affordable and workforce housing, including spaces in mobile home parks. Federal and state funding shall be used to augment private funding for the rehabilitation of substandard housing.
8. Continue to encourage the development of a variety of appropriately scaled housing options for elder residents (congregate housing, continuing care, assisted living, home care, nursing care, etc.) and a wider variety for singles, downsizers, young families (rental apartments, small condominiums, small detached dwellings).
9. Promote use of innovative and creative development layouts and design and construction techniques so that residential buildings fit their landscape and setting. Also require new construction to minimize energy footprint consistent with the Energy section of the Comprehensive Plan and state energy goals.
10. Housing construction shall be consistent with applicable provisions of the Land Use Section of this Plan.

Residential Building Permits and Certificates of Occupancy Issued in Shelburne, 2010-2016





Andrew Everett

Boulder Hill Neighborhood.

Recommended Actions:

1. Amend the Town's Zoning Ordinance to encourage, within areas designated for high levels of growth, the development of housing for young families (e.g. rental apartments, small condominiums, and small, detached dwellings), and a variety of housing options for elders.
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.
3. Have the Housing Subcommittee re-examine the density and other dimensional standards in the Zoning Ordinance, particularly in the designated growth areas.
4. Identify and publicize outstanding examples of residential designs for higher density housing developments which might be applicable in the Village and Growth Area.
5. Incorporate definitions of workforce housing, affordable housing and affordable housing developments, like those in the recently revised planning statute (24 V.S.A., Chapter 117), into the Subdivision Regulations.
6. Continue to participate in regional housing discussions, with particular emphasis on Building Homes Together, an affordable housing plan coordinated by the Champlain Housing Trust, Housing Vermont, and the Chittenden County Regional Planning Commission.
7. Adopt a mandate for rooftop solar and improved insulation and air filtering for all new residential building designs, as appropriate.
8. Encourage the purchase of mobile home communities by their residents, as permitted by 10 V.S.A., Section 6242, and by other means.
9. Implement a residential phasing policy to ensure that the rate of residential growth does not exceed the targets set forth in the above objectives.
10. Re-examine the Town's table of Impact Fee Waivers to ensure that it serves as an effective incentive for the construction of affordable housing.
11. Amend regulations to increase the size limits on accessory dwellings within the sewer service area.
12. Actively support the continued work of groups such as the Shelburne, Charlotte, Hinesburg Interfaith Projects, Inc. (SCHIP) to facilitate the provision of more housing for households of modest means.
13. Amend the Zoning and Subdivision Regulations to make clear that approval of proposed developments may not be granted unless public services and facilities are adequate to support the proposed developments or will be available before the proposed developments are occupied or used.