

NOTES

Shelburne Housing Committee
Monday, May 2, 2022

Attendees:

Pam Brangan, Julie Gaboriault, Joyce George, Maria McClellan

Guests:

Peg Rosenau, Mark Capeless

1. Pam called the meeting to order.
2. Agenda approved
3. April 4th minutes -- Maria moved approval. Joyce second.
4. Meeting is open to the Public
5. Update on recruiting new members:
 - Peg Rosenau has submitted her application to join the committee.
 - Mark Capeless attended the meeting and has shared his interest in housing during the meeting: Grew up in Vermont, went away for several years, and just moved back. He's watching the market go crazy. He's plugged into the Hulu start-up community. He said everybody is talking about the fact that if we don't address the housing shortage, we won't be able to recruit & retain workers.
 - Pam said that if Mark joins the committee, we will have one more seat available.
6. Prepare for June meeting -- Special Guest - Bart Frisbee, Developer
 - Bart Frisbee of Sterling Homes has agreed to come meet with us.
 - We will do the meeting in person, and offer a Zoom option.
 - Questions for Bart:
 - Share his experience as a developer in Shelburne.
 - Walk us through his experience in other towns/cities with inclusionary zoning.
 - Suggestions he may have for Shelburne to help developers build more "workforce" housing -- the \$300,000-\$400,000 range. According to HousingData.org, the median home price in Chittenden County is \$385,000.
 - Ever partnered with Champlain Housing Trust or a similar organization and worked with them on creative financing strategies?

7. Map of land available for development – Pam suggested we postpone this item and pivot to talking about the recent Select Board Retreat that included Housing discussion

- Joyce attended the Selectboard retreat and presented to the board the information Pam had prepared regarding the current state of housing in Shelburne. Joyce also shared information she got from attending a webinar with Champlain Housing Trust.
- Joyce attended a Champlain Housing Trust talk about their preference in converting motels into affordable housing as opposed to trying to build something from scratch. She also heard CHT talk about Shelburne's Form Based Code and the fact that it incentivizes development.
- Maria suggested that the Housing Committee should continue to track the Select Board's process as it seeks to articulate a vision for Shelburne in 2035, including a vision for housing in the town.

8. Recent housing activity

- Joyce spoke about the new 9-unit housing development behind Route 7 Deli. They are 2-bedroom apartments for \$2,400 per month.

9. Other Business a. Next meeting 6/6 at 6 pm