

Housing Committee Meeting

Draft Notes

Monday, September 12, 2022

Attending: Pam Brangan, Mark Capeless (via zoom), Joyce George, Peg Rosenau, Maria McClellan

Guests: Roland Davis (SAFE- Shelburne Alliance for the Environment), Jim White, Donna Fialkoff, Diane Davis (SAFE members attending via Zoom).

1. Call to Order & Confirm Audio/Video Feed 6:05

2. Presentation by Roland Davis. 60 members in SAFE. Mission: climate action, land use, conservation, responsible development, [website](#) available detailing mission. Analysis: ["Missing Middle"](#) packet handed out and presented via shared screen. Data includes recent Grand List- assessed value vs. market value. Graph details distribution by market price. Current market value for a Shelburne home is about 1.85x the assessed value. About 11% of Shelburne Homes are affordable using median Chittenden Co. income data. About 15% are affordable using Town of Shelburne median income data. Rate changes based upon income to price ratios, inflation, and other factors. Discussion ensued re: impediments to affordable housing development. Discussed possible solutions. Information could be useful for updating the housing booklet- another current HC topic.

Presentation took full hour and meeting was adjourned (7:10) until October 3 when remaining agenda items will be addressed:

3. Approval of August 1st minutes

4. Open to the Public

5. Housing booklet update -

<https://www.shelburnevt.org/DocumentCenter/View/3068/Housing-Booklet-2019>

a. Review home sales data provided by Julie and summarized by Joyce

i. <https://neren.paragonrels.com/publink/default.aspx?GUID=6b1ebbc4->

da9b-45a6-b00e-b20f03c2bda9&Report=Yes

ii. <https://neren.paragonrels.com/publink/default.aspx?GUID=e82f5634-8757-4511-b9be-7e1f961d7f12&Report=Yes>

iii. Spreadsheet is attached to agenda email

7. Recent housing activity

8. Other Business

a. Next meeting – Oct. 3

rd – presentation Local Option Taxes

b. Housing Conference – November 16 (there will be a Housing Committee Roundtable – You're not in this alone)