



Town of Shelburne, Vermont

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Town Manager's Report: July 2024

It's been a busy month to focus on housing policy!



From the desk of Matt Lawless

New homes coming to Bay Ridge

On July 1, the Town's leadership joined Champlain Housing Trust to welcome Senator Peter Welch and other statewide leaders. We broke ground on Bay Ridge, a new neighborhood of 98 homes surrounding Namaste restaurant.

Bay Ridge is about a decade in the making, but the first homes will be complete next year! CHT will operate a diverse mix of housing opportunities a Bay Ridge: homeless solutions, working renters, first-time homebuyers.

Learn more and apply for programs at [Bay Ridge - getahome.org/bayridge](https://getahome.org/bayridge).



Ending a long legal story

Also in July, the Selectboard took action to approve 63 new homes and conclude a legal odyssey. At Clearwater Drive, a local business owner proposed construction of houses and apartment. The Town's authorities approved the plan, and concerned neighbors exercised their rights under Vermont law to litigate certain nuisances. A settlement agreement reduced the number of homes, and the Selectboard approved the settlement.

In contrast to CHT Bay Ridge, this project is all market-rate, with no public subsidies. This case is a good example of how local rules, state courts, and the private market interact to produce housing.



CarShare Vermont

After housing, transportation costs are the biggest part of many household budgets. If housing costs can't be changed right away, sharing a car can really help a family budget. CarShare Vermont is a new option in Shelburne. This sweet car, named Hope, is available for staff use as a pool car, and also to the general public. Try the CarShare Vermont app!



What's new around town



Flood impacts around Vermont

The LaPlatte River hit record levels on July 10th. Twice in July, parts of Vermont suffered flash floods from severe storms. Our friends in Caledonia County currently need help with cleanup and recovery. They received over eight inches of rain overnight last week, leading to catastrophic flooding and damage to roads, bridges, homes and anything in its path. In our area, culverts, roads, and trails suffered damage and need repair. Our team worked hard to clean up the Ti-Haul Trail. Report your own flood damage to 2-1-1.



If you are concerned about climate change, consider getting involved with the Shelburne Climate & Energy Committee. The committee assists the town in transitioning to renewable energy, in building climate resilience, and by advising on the impact of land use policy as it relates to climate issues. They meet the first Thursday at 4:30 in the Town Office. More info at: <https://www.shelburnevt.org/470/Climate-Energy-Committee>.

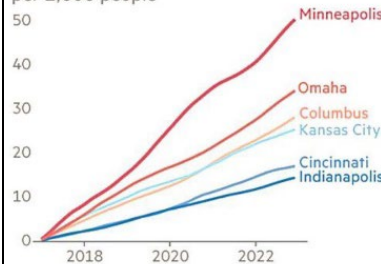
Supply & Demand for homes

Just like the markets for other goods, housing responds to supply and demand. Economists have recently gotten better at showing this. Vermont's high costs for homes are the result of high demand and low supply. The chart at right shows how one city's policy changes led to more homes created, and rents fell relative to peer cities.

Minneapolis Has Built More Housing Than Other Midwestern Cities...

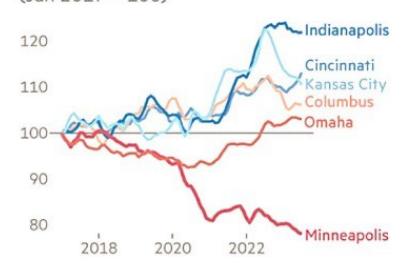
And the city is reaping the rewards as rents fall relative to inflation

Cumulative new dwelling approvals per 1,000 people



Sources: Financial Times analysis of data from State of the Cities Data Systems, Apartment List, BLS, Census Bureau

Real-terms change in median rent (Jan 2017 = 100)



*Rents deflated by average incomes

Pew

HomeShare Vermont

Shelburne has a fair number of families participating either as hosts or guests. We can do more, and it's a good option for many kinds of needs. In a homeshare, two or more people share a home for mutual benefit. A homeowner offers a private bedroom and shared common space, in exchange for help around the house or rent. No two are alike, and HomeShare Vermont does a comprehensive screening and matching process to ensure success. For 40 years, they have been matching people. For more info: www.homesharevermont.org



Lucas & Rita with Jack

The Town of
SHELBURNE
Vermont

Notable Upcoming Public Meetings & Events

August 13: Primary Voting, 7 AM to 7 PM

August 15: tax payments due

August 16: town office closed, Bennington Battle Day

August 17: Shelburne Day at Farmers Market

August 18: town hall meeting for O'Brien project