



Housing in Shelburne

<https://map.ccrpcvt.org/shelburnehousing/>

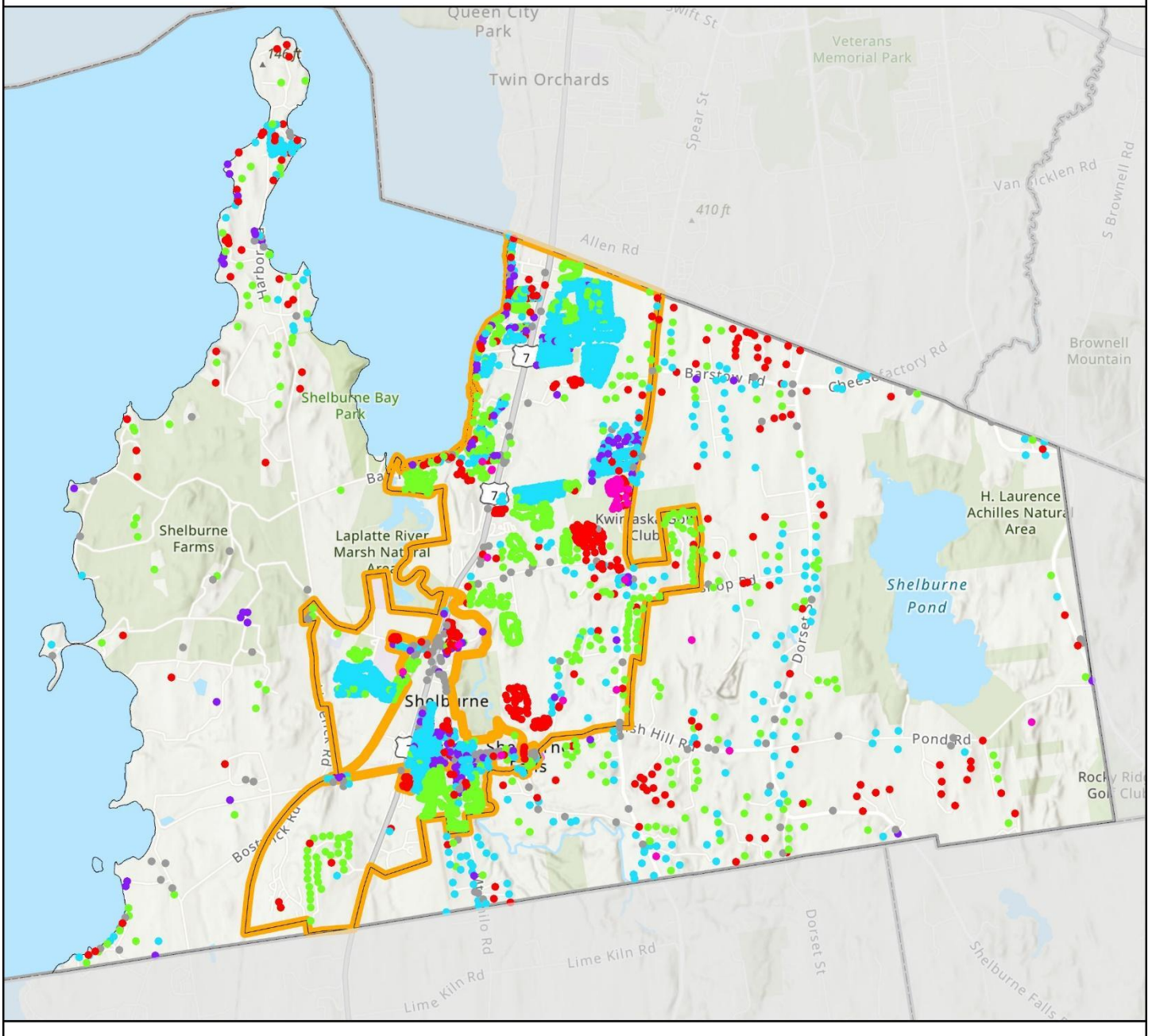
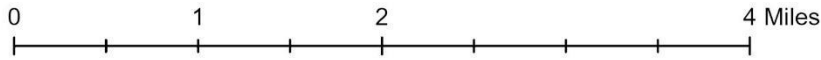
Housing By Year Built

- 1780 - 1940
- 1941 - 1960
- 1961 - 1980
- 1981 - 2000
- 2001 - 2020
- 2021

Growth Area

- Growth Area 1 - 15% of Housing Units
- Growth Area 2 - 68% of Housing Units
- Rural - 17% of Housing Units
- Town Boundary

Approximate # of Housing Units Built	From	To
221	1780	1940
160	1941	1960
1,040	1961	1980
1,238	1981	2000
734	2001	2020
86	2021	



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I. Introduction

Purpose

The purpose of the Housing Committee (a Subcommittee of the Planning Commission) is to collect, collate, and analyze data on housing in Shelburne (“the town”) and how it relates to Chittenden County (“the county”) and Vermont (“the state”). The committee also makes recommendations to the Planning Commission and Select Board on ways to address housing shortages and enhance our overall plan for housing in Shelburne.

This booklet was updated prior to the 2023 legislative passage of the HOMES Act and in the middle of the town’s rewrite of the zoning bylaws. The Housing Committee intends to update the booklet once the Bylaw rewrite is complete.

The housing data collected, collated, and analyzed by the subcommittee includes:

- Number of housing units (see housing unit definition)
- Number of bedrooms per housing unit
- Location of housing, including by zoning districts and growth areas
- Median selling price of housing units
- Fluctuation in assessed value of housing units
- Number of building permits historically issued
- Increase/decrease in town/county/state population
- Household demographics
- Development trends over time
- Current proposals for new housing units
- Understanding Shelburne’s housing in a broader context (county/state)

The data collated to prepare this document were obtained primarily from the [Vermont Housing Finance Agency](#) and the Chittenden County Regional Planning Commission through the [ECOS Project](#).

Please visit the interactive [Shelburne Housing Map](#) for additional information on where and when housing has been built in Shelburne. The map includes housing, zoning districts, growth areas, paths and conserved lands.

Subcommittee Members at Time of Publication

Pam Brangan, Chair
Mark Capeless, Vice Chair
Julie Gaboriault

Joyce George
Maria McClellan
Peg Rosenau

II. Definitions

Housing Unit

A housing unit, as defined for purposes of these data, is a house, apartment, group of rooms, or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have a direct access to the outside of the building

or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit.

Housing unit statistics exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as hotels, motels, and inns). Units in assisted living facilities are housing units, however, units in nursing homes are not.

Average (or mean) vs median

For the purposes of this booklet, median was used whenever possible. Average (mean): The sum of all the numbers divided by the amount of numbers in the set. Median: That number where half the numbers are lower, and half the numbers are higher. For example, 11, 23, 37, 46, 98 totals 215. The median is 37 and the average is 43 (215/5).

III. History

General Information

Shelburne is in southwestern Chittenden County in Vermont and is a suburb of the state's largest city, Burlington. The town was settled August 18, 1763 and comprises a land area of 15,417 acres or approximately 24 square miles. From the beginning, Shelburne's economy was based on farming, with related mill buildings erected along the LaPlatte River at Shelburne Falls. Throughout the nineteenth and much of the twentieth centuries, agriculture was Shelburne's primary industry. Agriculture included grain, sheep, orchards and dairy. Following the War of 1812, commerce on adjacent Lake Champlain expanded rapidly. While continuing to support a vigorous agriculture industry and many independent businesses, Shelburne now, due to be the home of the world-renowned Shelburne Museum, Shelburne Farms and Vermont Teddy Bear Factory greatly relies on tourist visits and serves as a "bedroom community" to Burlington.

Founded in 1787, Chittenden County has about 159,515 residents living in 19 municipalities that range in size from 20 to almost 40,000 residents. Burlington is the heart of the County – ; home to the State's largest higher education institution, health care facility, and private sector employer; and nationally recognized as having an outstanding quality of life. Unlike many rural regions which have experienced population decline over the past 30 years, Chittenden County is growing at a rate higher than the rest of Vermont and higher than the New England region. Residents who were born in Vermont now constitute only half the population of the state and the influx is increasingly diverse, Chittenden County's diversity is growing at a higher rate than the rest of the state.

The state of Vermont was founded March 4, 1791 and is comprised of 256 municipalities. Chittenden County comprises 25.46% of Vermont's total population of 626,562. Shelburne, with a population of 7,759 comprises 4.86% of the county population and is the 16th most populated community in the state. Burlington is the largest city in the county and the state with a population of 42,417 residents.

Population and Demographics

Despite the county's relatively youthful population, it is experiencing the same aging trend occurring statewide and throughout the U.S. In 2023, Vermont was ranked 4th in the U.S. for having the highest proportion of people aged 65 and older (18.8%) and by 2030 the state's proportion is expected to continue to rise to 24.4%.

The following chart displays Shelburne’s population compared to Chittenden County and Chittenden County’s compared to the state of Vermont.

Year	Shelburne	% of County	Chittenden County	County % of State	Vermont
1800	723	NA	NA	NA	153,608
1850	1,257	4.33%	29,036	9.24%	314,304
1900	1,202	3.04%	39,600	11.52%	343,641
1910	1,097	2.58%	42,447	11.92%	355,956
1920	997	2.28%	43,708	12.40%	352,428
1930	1,006	2.12%	47,471	13.20%	359,611
1940	1,010	1.94%	52,098	14.50%	359,281
1950	1,365	2.18%	62,570	16.56%	377,747
1960	1,805	2.43%	74,425	19.09%	389,881
1970	3,728	3.76%	99,131	22.29%	444,731
1980	5,000	4.33%	115,534	22.59%	511,466
1990	5,871	4.46%	131,761	23.41%	562,767
2000	6,944	4.74%	146,571	24.07%	608,827
2010	7,144	4.56%	156,545	25.02%	625,741
2015	7,759	4.86%	159,515	25.46%	626,562
2020	7,717	4.58%	168,323	26.17%	643,077

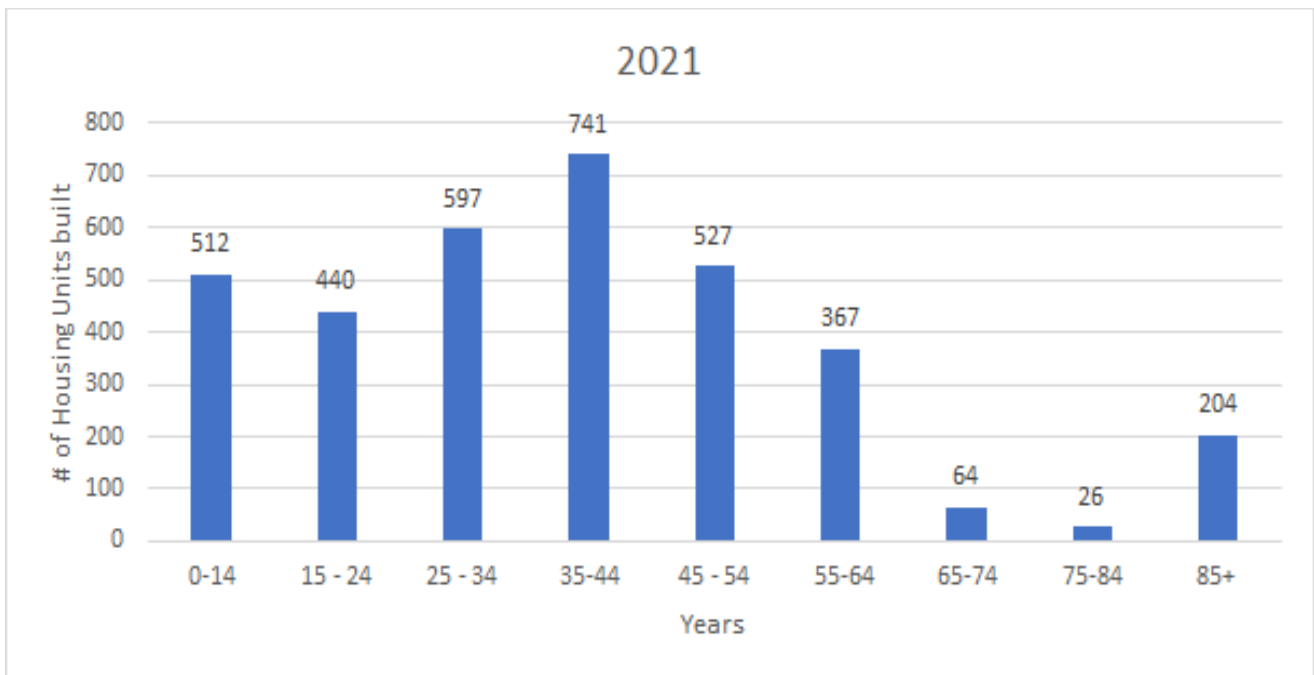
Total Housing Units

The following chart displays Shelburne’s total housing units compared to Chittenden County and Chittenden Counties total housing units compared to the state of Vermont.

Year	Shelburne	% of County	Chittenden County	County % of State	Vermont
1940	274	1.95%	14,020	13.18%	106,362
1950	369	2.07%	17,852	14.64%	121,911
1960	583	2.59%	22,467	16.48%	136,307
1970	1,122	3.66%	30,668	18.58%	165,063
1980	1,719	4.16%	41,347	18.52%	223,198
1990	2,350	4.51%	52,095	19.21%	271,214
2000	2,741	4.66%	58,864	20.00%	294,382
2010	3,085	4.69%	65,722	20.38%	322,539
2015	3,270	4.88%	67,027	20.61%	325,174
2020	3,418	4.64%	73,730	22.05%	334,318

Age of Housing in Shelburne

The following chart displays the age of Shelburne’s housing stock.



Total Owner-Occupied Housing Units

The following chart displays Shelburne’s total owner-occupied housing units compared to Chittenden County.

Year	Shelburne	% of County	Chittenden County
1970	828	4.66%	17,785
1980	1,306	5.29%	24,695
1990	1,795	5.76%	31,177
2000	2,107	5.65%	37,292
2010	2,225	5.52%	40,310
2015	2,299	5.58%	41,223
2019	2,334	5.66%	41,263
2021	2,375	5.53%	42,946

Total Renter-Occupied Housing Units

The following chart displays Shelburne’s total renter-occupied housing units compared to Chittenden County.

Year	Shelburne	% of County	Chittenden County
1970	197	2.01%	9,797
1980	307	2.22%	13,833
1990	370	2.14%	17,262
2000	525	2.74%	19,160
2010	655	3.04%	21,517
2015	683	3.07%	22,275
2019	837	3.28%	25,559
2021	820	3.13%	26,127

Building Permits Reported

The following chart displays Shelburne’s total building permit requests compared to Chittenden County by housing type, by unit, single unit and multi-unit permits.

Year	Total Units	Total % of County	Single-Unit	Single % of County	Multi-Unit	Multi % of County
1998	92	14.86%	30	7.11%	62	31.47%
1999	27	3.54%	27	4.65%	0	0.00%
2000	12	1.82%	12	2.14%	0	0.00%
2001	16	2.11%	16	3.17%	0	0.00%
2002	20	2.74%	20	6.02%	0	0.00%
2003	24	4.06%	6	1.40%	18	11.18%
2004	37	4.46%	26	6.99%	11	2.41%
2005	43	8.58%	32	9.17%	11	7.24%
2006	20	4.26%	20	6.10%	0	0.00%
2007	16	3.27%	5	2.00%	11	4.60%
2008	11	3.12%	11	6.71%	0	0.00%
2009	13	3.22%	11	6.83%	2	0.82%
2010	114	28.01%	14	7.04%	100	48.08%
2011	27	4.84%	18	9.94%	9	2.39%
2012	25	5.43%	13	5.46%	12	5.41%
2013	109	18.51%	27	11.49%	82	23.16%
2014	27	5.07%	23	9.54%	4	1.37%
2015	23	3.04%	14	6.11%	9	1.71%
2016	19	2.85%	14	7.37%	5	1.05%
2017	17	2.44%	5	2.16%	12	2.59%
2018	13	1.32%	10	3.40%	3	0.43%
2019	22	3.13%	20	7.94%	2	0.44%
2020	74	8.31%	26	10.28%	48	7.54%
2021	56	6.54%	46	16.25%	10	1.75%

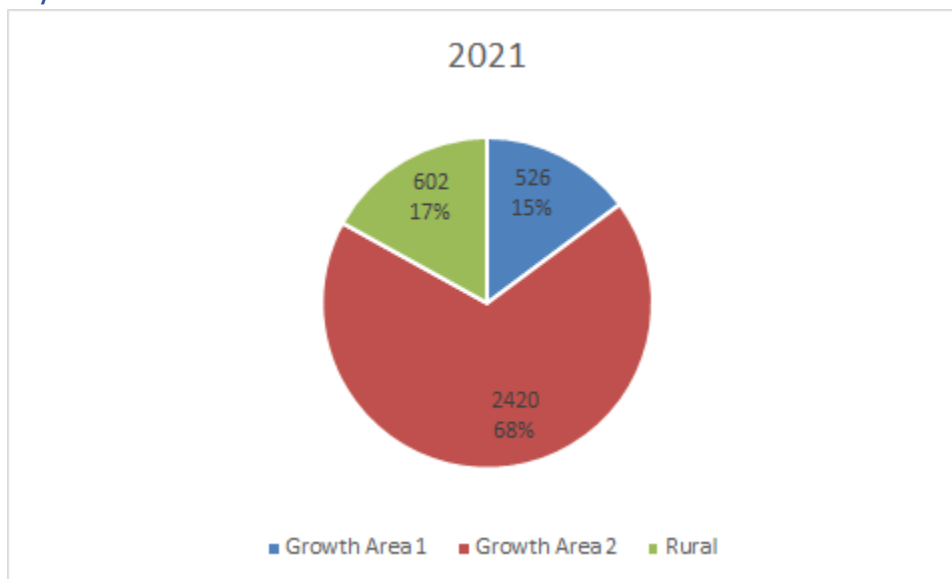
Housing Development and Growth Areas

The [Shelburne Housing Map viewer](#) can be used to view housing symbolized by year built within Growth Areas. The median year structures were built in Shelburne was 1982, the county median year is 1972 and the state median year was 1974. As mentioned in the [Shelburne Comprehensive Plan](#), from 2001 to 2010, Shelburne's housing stock increased by 314 units, an average of 31 units per year. Between 2011 and 2021, the number of housing units increased by 412 units, an average of 41 units per year.

An important goal of [Shelburne's Comprehensive Plan](#) is to achieve the greatest density of residential development in Growth Area 1, with less housing density in Growth Area 2. By concentrating housing growth in Growth Areas 1 and 2, the Rural district is intended to retain as much of its rural character as possible. Growth Area 1 encompasses the village core and is comprised of the Village Center Mixed Use, Village Residential, Shelburne Falls Mixed Use, and Museum zoning districts. Growth Area 2 is comprised of the Residential, Mixed Use, Commerce & Industry and Commercial & Industry South districts. The Rural district is comprised of the Rural and Conservation zoning districts.

Focused on the village core, Growth Area 1 has about 3% (approximately 405 acres) of Shelburne's land area, and has 15% of the town's housing units. Growth Area 2 has 24% (approximately 3,768 acres) of the town's land and has 68% of its housing units. The Rural district has about 73% (approximately 11,245 acres) of Shelburne's land area, by far the largest of the three districts, and it has about 17% of Shelburne's housing units. Growth Areas 1 and 2 have approximately 27% of Shelburne's land area and 83% of its housing units. To look at it another way, Growth Area 1 has about 0.77 acres per housing unit, Growth Area 2 has about 1.55 acres per housing unit while the Rural Area has about 18.8 acres per housing unit.

Housing Units by Growth Area



Housing Units by Growth Area Over Time

	1990	1995	2000	2005	2010	2015	2020	2021
Growth Area 1	14%	14%	13%	14%	14%	15%	15%	15%
Growth Area 2	70%	70%	70%	69%	69%	67%	68%	68%
Rural	16%	16%	17%	17%	17%	18%	17%	17%

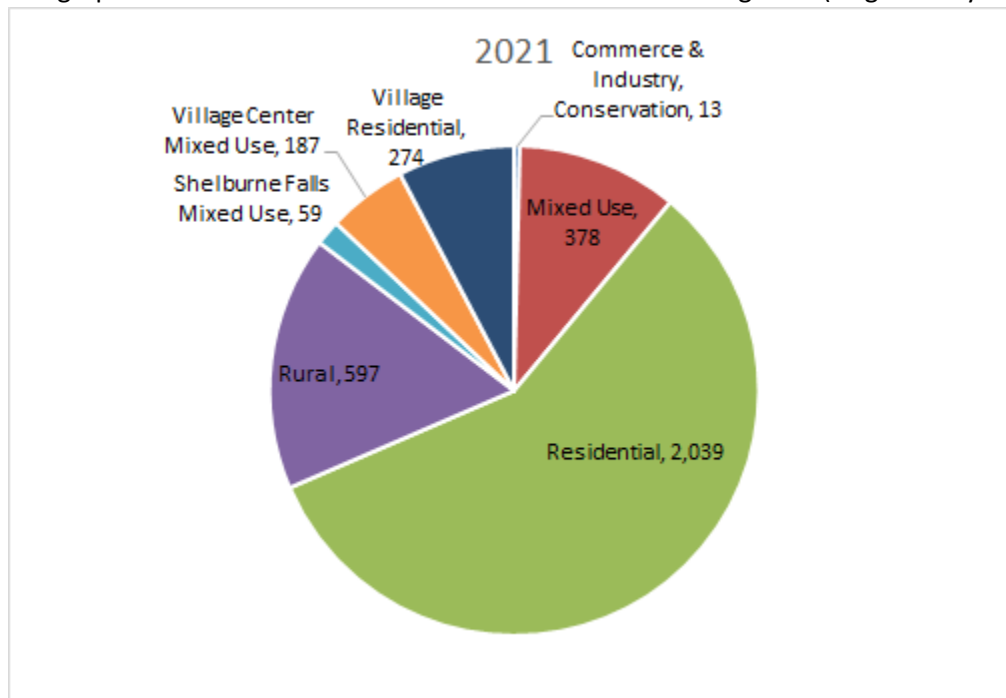
Housing Unit Increase by Growth Area

	1990 to 1995	1995 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020
Growth Area 1	11	6	22	1	88	24
Growth Area 2	333	114	80	64	82	80
Rural	19	40	36	17	41	37

Housing and Zoning Districts

Shelburne has approximately 3,547 housing units. About 57% of the town’s housing units are in the Residential district. The Rural district, which has the largest amount of land area among the zoning districts, has the second largest number of housing units, with about 17% of the town’s total. The three zoning districts which encompass most of Shelburne’s village core (Village Residential, Village Center Mixed Use, Shelburne Falls Mixed Use, and Museum), have collectively the third largest number of housing units, representing about 15% of the total. Broken down by acres per housing unit, the Residential district has 1.37 acres per housing unit, the Rural district has 13.7 acres per housing unit, and the village core (Village Residential, Village Center Mixed Use, Shelburne Falls Mixed Use and Museum) has 0.55 acres per housing unit.

The graph below indicates the locations of Shelburne’s housing units (single family & multi-unit) by zoning district.



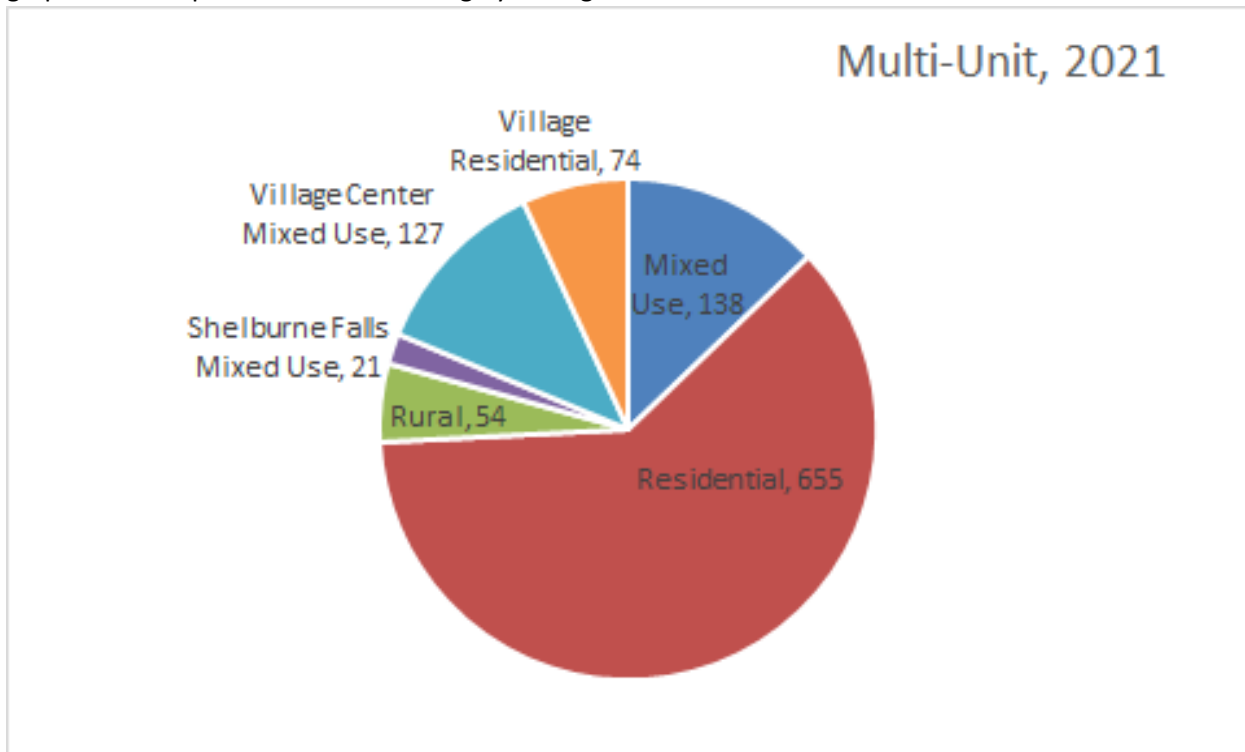
Multi-Unit Housing Units by Zoning District

Shelburne has approximately 1,069 multi-unit housing units. Multi- units include both condominiums and apartments with 2 or more units. Most of the town’s multi-units are in the Residential zoning district, which has about 61% of the total. The four zoning districts which encompass the village core (Village Residential, Village Center Mixed Use, Shelburne Falls Mixed Use and Museum), have collectively the second largest number of multi-family housing units, representing about 21% of the total. The Mixed Use and Rural districts have 13% and 5% of Shelburne’s multi-family housing units respectively.

Since multi-unit housing typically has greater density of development as compared to detached single-unit housing, it is more suitable to zoning districts which allow greater density, such as the Village Center Mixed Use, Shelburne Falls Mixed Use, and the Route 7 Mixed Use Districts. These districts allow the greatest housing density with a minimum land area per multi-unit of 7,500 SF (0.17± acre) in the Village Center Mixed Use District and 10,000 SF (0.23± acre) per unit in the Shelburne Falls Mixed Use district. The Route 7 Mixed Use District (Form-Based Code) allows a variety of density options.

At this time, Multi-unit housing is not a permitted use in the Rural, Village Residential, Museum, Commerce & Industry, Commerce & Industry South, and Conservation Districts.

The graph below depicts multi-unit housing by zoning district.

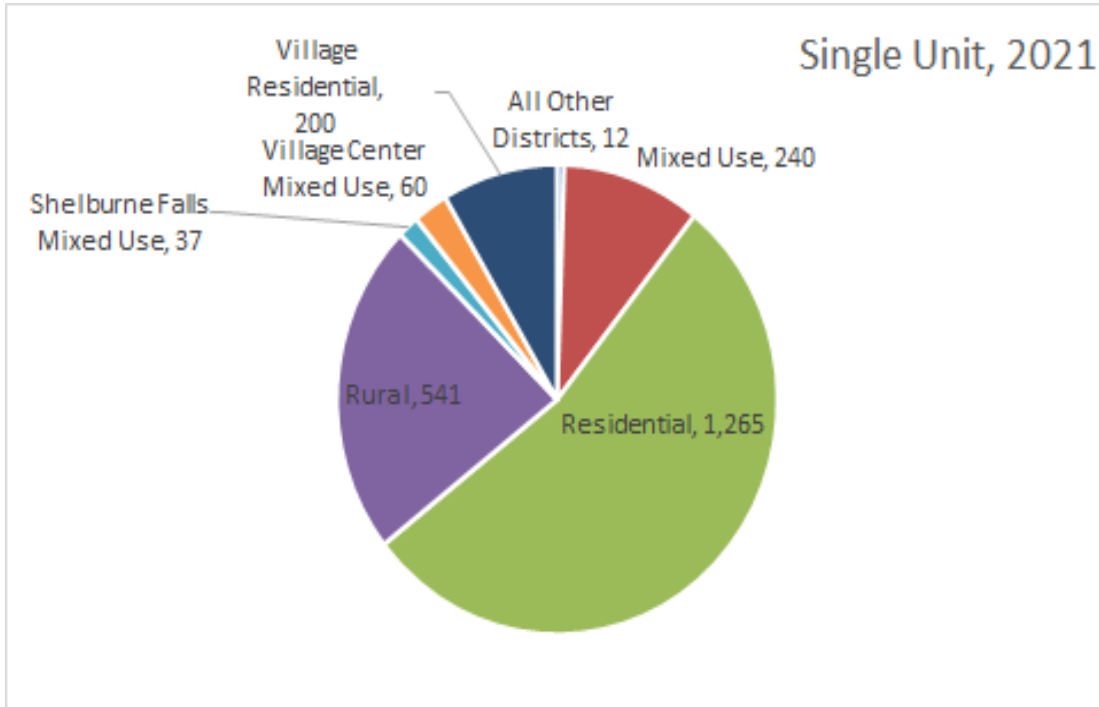


Single Housing Units by Zoning District

Shelburne has about 2,357 single housing units which includes 112 mobile homes. Most of the town’s single housing units are in the Residential zoning district, which has about 54% of the total. The Rural district has the

second largest number of single housing units, with 23% of the total, followed by the Mixed-Use district with 10% of the total. The four zoning districts which encompass most of Shelburne’s village core (Village Residential, Village Center Mixed Use, Shelburne Falls Mixed Use, and Museum), collectively have 13% of the total single housing units in Shelburne.

Single housing is not a permitted use in the Commerce & Industry, Commerce and Industry South, and Conservation districts. The graph below depicts single housing units by zoning district.



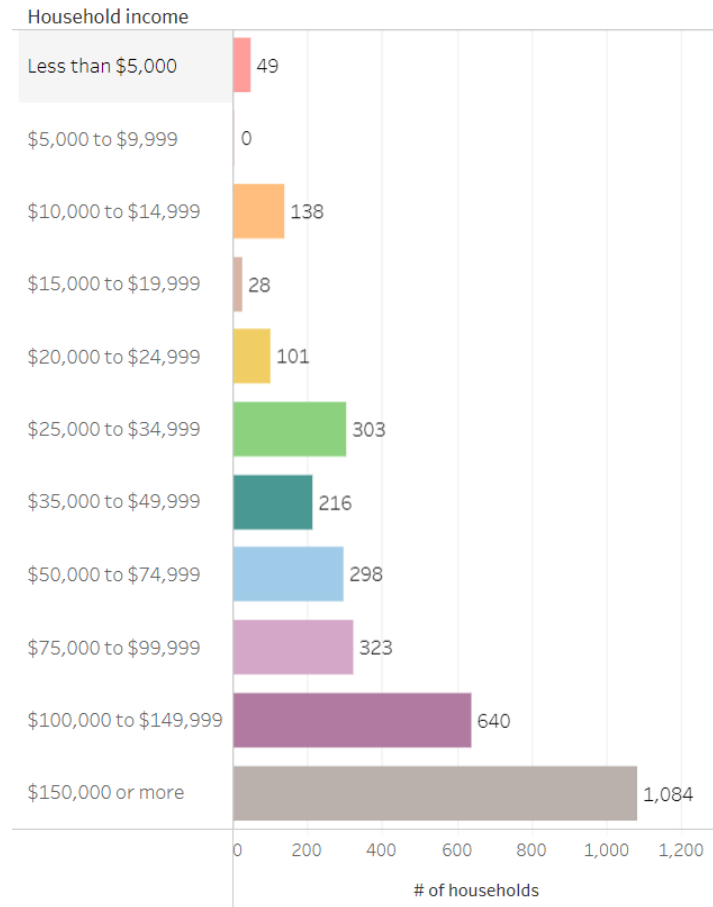
IV. Current Housing Condition

Population Density and Demographics

Chittenden County’s communities with the largest proportion of older residents are the southern/western towns of Shelburne, Williston, South Burlington and Charlotte. This may be due in part because Shelburne, Williston, and South Burlington have built housing targeted to seniors. Some of the youngest towns in the county are those that are farther from the Burlington core such as Jericho and Bolton.

The population density is 317 people per square mile. The median age for a Shelburne resident is 48.8 years. The median income for a household in Shelburne in 2021 was \$104,796. About 2.9% of families and 5.9% of the population were below the poverty line, including 2.7% of those under age 18 and 7.6% of those age 65 or over.

The following table shows number of households by income level in the town:

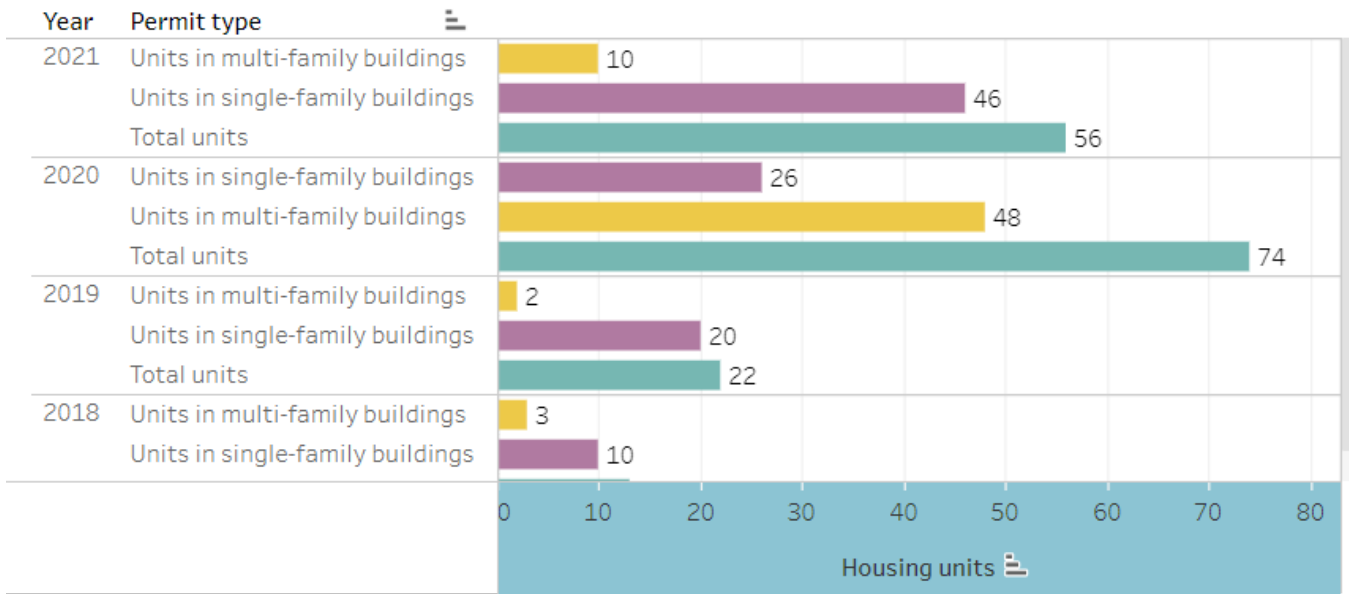


Most Chittenden county households have 1-2 people (67%). It is projected that the number of small households as a percentage of our population is likely to increase as more baby boomers enter their senior years. The number of owned households with 4 or more people is declining. Virtually all housing growth between 2010 and 2020, among owned households in the county, was due to those with 1 or 2 people.

Housing Stock

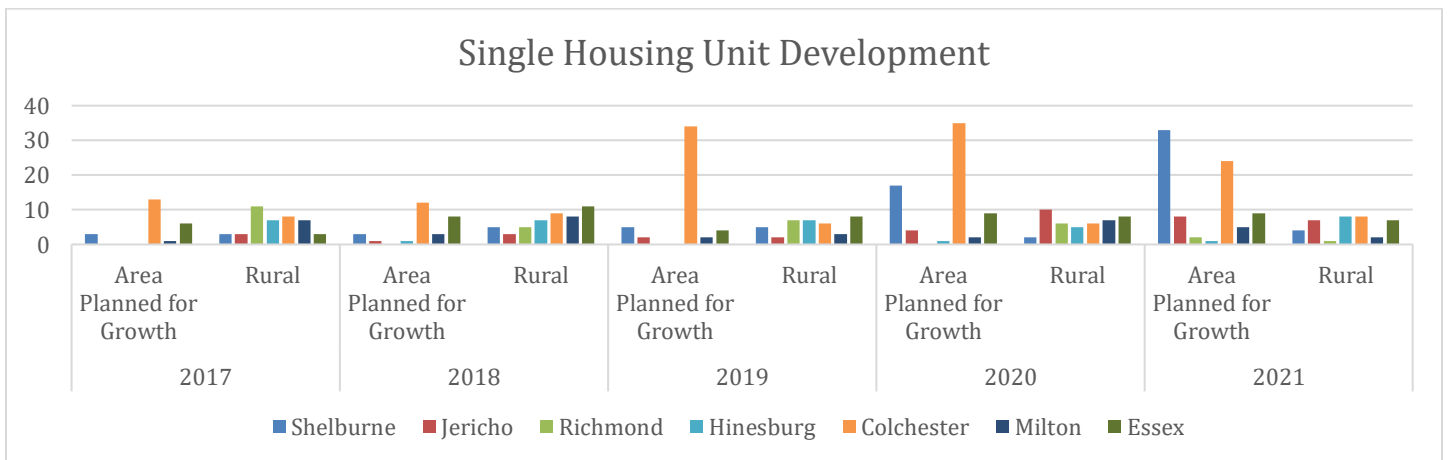
	Shelburne	% of Total	Chittenden County	% of Total	Vermont	% of Total
Number of Households:	3,195		69,073		269,527	
Owning Home	2,375	74%	42,946	62%	192,451	71%
Renting Home	820	26%	26,127	38%	77,076	29%
Average Household:	2.36		2.31		2.35	

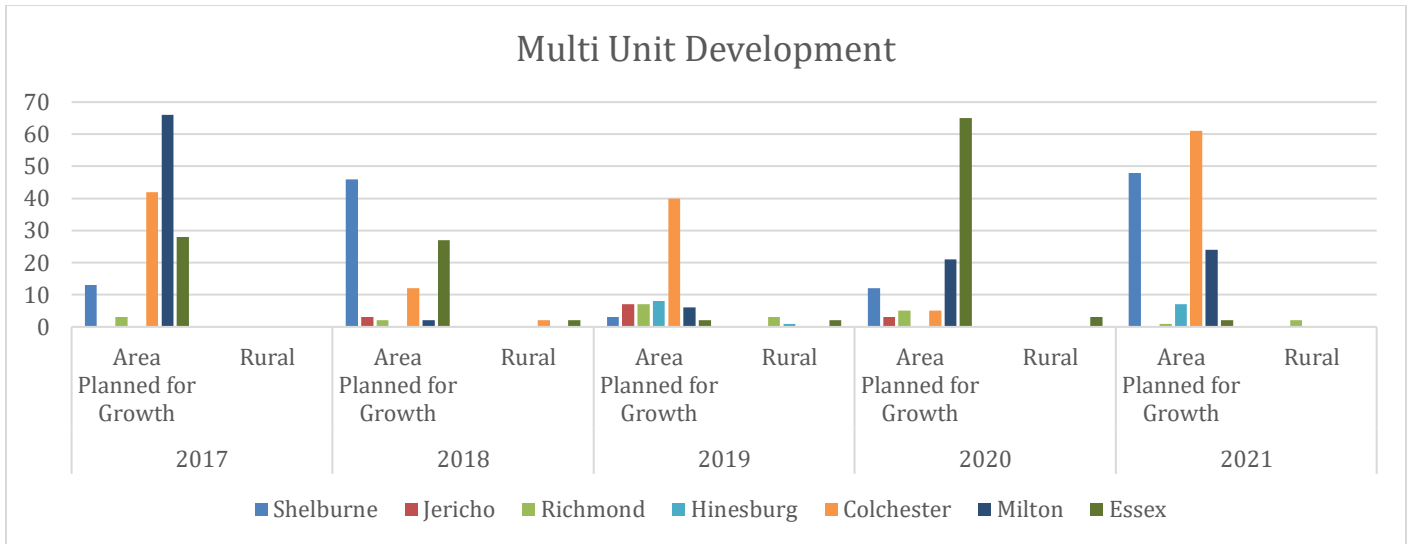
Most owned homes in Shelburne have 3 bedrooms, while most rented homes have 2 bedrooms. Below is a breakdown of types of building permits issued in Shelburne in 2018, 2019, 2020 and 2021.



Housing Development

The following tables compare Shelburne’s housing development in areas planned for growth and rural areas with other towns in Chittenden County. The first table highlights single housing unit development, and the second table depicts multi-unit development.





House Pricing

In 2022, the median price of homes used as primary residences (rather than vacation homes) in Shelburne was almost four times higher than in 2000. As of 2022, the median price of primary (non-vacation) homes sold in the Shelburne was \$724,828 —235% higher than the price statewide.

There were 108 primary residences, including single family (91) and condominium (17), sold in Shelburne in 2022. The median selling price of a primary residence in the town was \$724,828. Countywide, there were 1,934 homes sold in 2022, only 137 were new home sales. The 2022 median price for primary homes was \$435,000 while the median for new homes in Chittenden County was \$595,881.

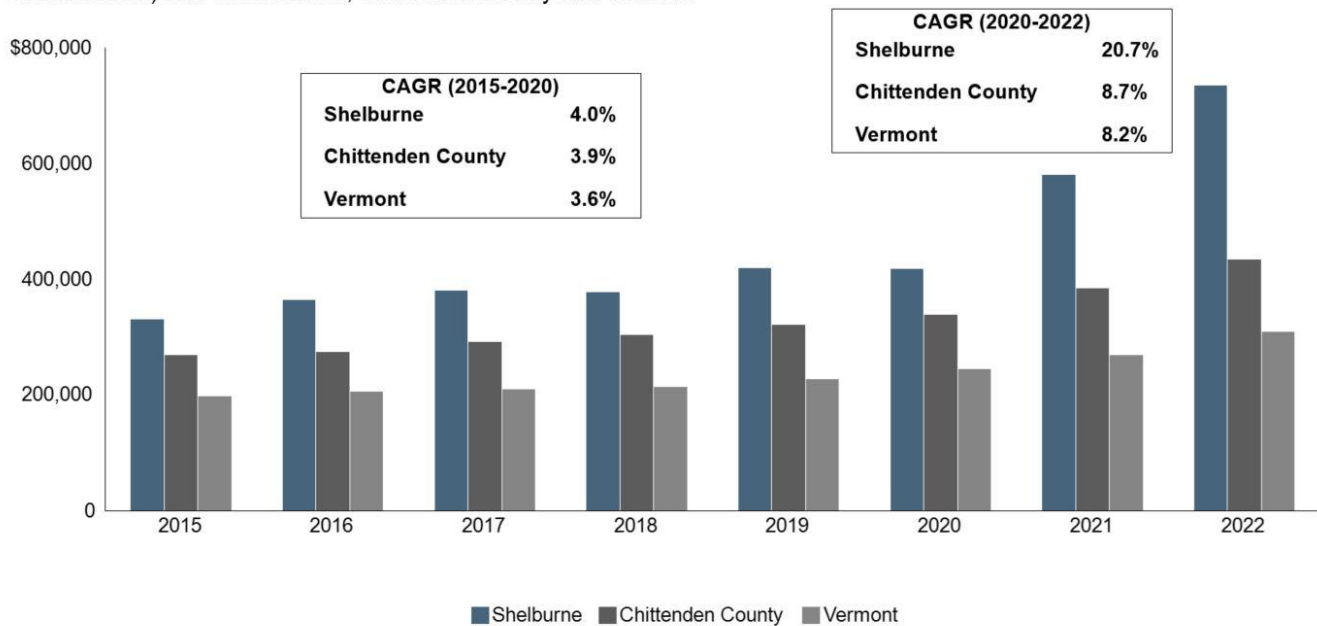
The following table depicts the median home sale price for primary residence homes (single unit and condominium) sold in Shelburne compared to Chittenden County and Vermont:

Year	Shelburne	Chittenden County	State of Vermont	Shelburne vs. County	Shelburne vs. State
2000	\$ 186,150	\$ 145,000	\$ 119,000	128%	156%
2001	\$ 178,100	\$ 160,000	\$ 126,900	111%	140%
2002	\$ 212,000	\$ 168,000	\$ 134,925	126%	157%
2003	\$ 216,000	\$ 183,950	\$ 149,900	117%	144%
2004	\$ 258,500	\$ 210,000	\$ 164,500	123%	157%
2005	\$ 270,000	\$ 230,000	\$ 184,900	117%	146%
2006	\$ 300,000	\$ 240,000	\$ 195,000	125%	154%
2007	\$ 349,900	\$ 242,750	\$ 200,000	144%	175%
2008	\$ 307,000	\$ 240,000	\$ 200,000	128%	154%
2009	\$ 330,000	\$ 235,000	\$ 190,000	140%	174%
2010	\$ 298,200	\$ 246,750	\$ 194,000	121%	154%
2011	\$ 394,950	\$ 245,000	\$ 195,000	161%	203%
2012	\$ 326,000	\$ 250,000	\$ 196,000	130%	166%
2013	\$ 314,500	\$ 256,000	\$ 200,000	123%	157%

2014	\$ 371,750	\$ 260,000	\$ 193,000	143%	193%
2015	\$ 331,250	\$ 270,000	\$ 198,000	123%	167%
2016	\$ 365,000	\$ 275,000	\$ 206,000	133%	177%
2017	\$ 380,950	\$ 291,750	\$ 210,000	131%	181%
2018	\$378,000	\$304,000	\$215,000	130%	176%
2019	\$419,250	\$322,000	\$227,500	130%	184%
2020	\$418,070	\$339,000	\$245,000	123%	171%
2021	\$580,000	\$385,000	\$270,000	151%	215%
2022	\$724,828	\$435,000	\$309,000	166%	235%

The chart below is another way to view the change over the last 7 years:

Median price for primary residence homes (single family and condominium) sold in Shelburne, Chittenden County and Vermont



Shelburne's median price for primary residences generally tracked with both Chittenden County and Vermont until 2020. From 2020-2022 the median price for primary residences in Shelburne grew ~21% per year, a huge jump over the previous period and much higher than Chittenden County and Vermont. This was due to a mix of new homes coming on the market (the largest stock of new homes during this period was at Kwiniaska Ridge where the starting price was ~\$700k) as well as general property value appreciation during the pandemic.

Town Amenities

Shelburne offers a myriad of recreational opportunities, (see [Shelburne Housing Map](#) for details) including a growing network of bicycle/pedestrian paths, public parks and natural areas which have a variety of hiking trails, tennis courts, a beautiful public beach on Lake Champlain, and town boat moorings in Shelburne Bay. Thousands of tourists come to Shelburne annually to visit such popular attractions as Shelburne Farms, Shelburne Museum and Vermont Teddy Bear Factory. A State boat launch at the south end of Shelburne Bay provides the public with

easy access to Lake Champlain. Bicycling is popular along Shelburne's many rural roads, several heavily traveled roads have dedicated bike lanes.

V. Affordability

The term "affordable" is commonly used when discussing housing. In reality, "affordable housing" covers a wide range. Generally, someone's housing is considered "affordable" if their housing expenses constitute no more than 30% of their income. But "affordable housing" has come to mean a subset of the housing stock that is affordable to a subset of the population (based usually on income level) due to a public subsidy, incentive or requirement. See the resources section of this document for additional resources on affordable housing in Vermont.

According to Anne Sosin, interim director for the Vermont Affordable Housing Coalition, Vermont has a shortage of 40,000 housing units, the lowest vacancy rate in the country and the second-highest homelessness rate in the country. Sosin comments: "Vermonters are entering homelessness faster than they're exiting it, and we are concerned that these numbers will only continue to grow as pandemic supports come to an end this year."

Renting in Vermont

As of 2021, approximately 25,437 households in Chittenden County (37%) are renters. In Shelburne, approximately 820 households (26%) are renters. The Census Bureau estimates more than half (59%, or 12,600) of the county's renter households lack housing they can afford without spending more than 30% of their income for housing expenses. About 6,000 of these households pay an extremely challenging 50% or more of their income for housing expenses. The Fair Market Wage for a two-bedroom apartment in Vermont is \$23.68, sixteenth highest in the country.

In January 2022, the Vermont Affordable Housing Coalition released a [Housing 101 Resource Guide](#), which is crafted each year by the National Low-Income Housing Coalition for all states, counties and metropolitan areas in the country. The group defines affordable housing as costing 30 percent or less of salary for housing costs (housing costs include rent and utilities).

Other findings from the report include:

- Vermont has the sixth-largest shortfall in the nation between the two-bedroom housing wage and the renter wage.
- To afford a modest, two-bedroom apartment at the Fair Market Rent in Vermont, renters need to earn \$23.68 an hour, or \$49,258 a year.
- At Vermont's current minimum wage, individuals would need to work 81 hours per week, or 2 full-time jobs, to afford a two-bedroom rental unit.

Unfortunately, renters have not shared in any improved affordability since 2004; rents in Chittenden County have continued to increase.

Chittenden County

For most households, the cost of housing consumes more income than any other type of expense. If a household's housing expenses and income fall out of balance, its members have fewer dollars for other critical needs. In a growing number of communities, unaffordable housing has led to foreclosure, eviction, and homelessness. Lack of affordable housing puts the stability of individual residents and their neighborhoods at risk. The cost of housing was rated a serious problem by most area employers surveyed during this study. Adverse effects include losing recruits for job openings and higher expenditures when non-local candidates take positions here, such as sign-on bonuses and reimbursement for relocation expenses.

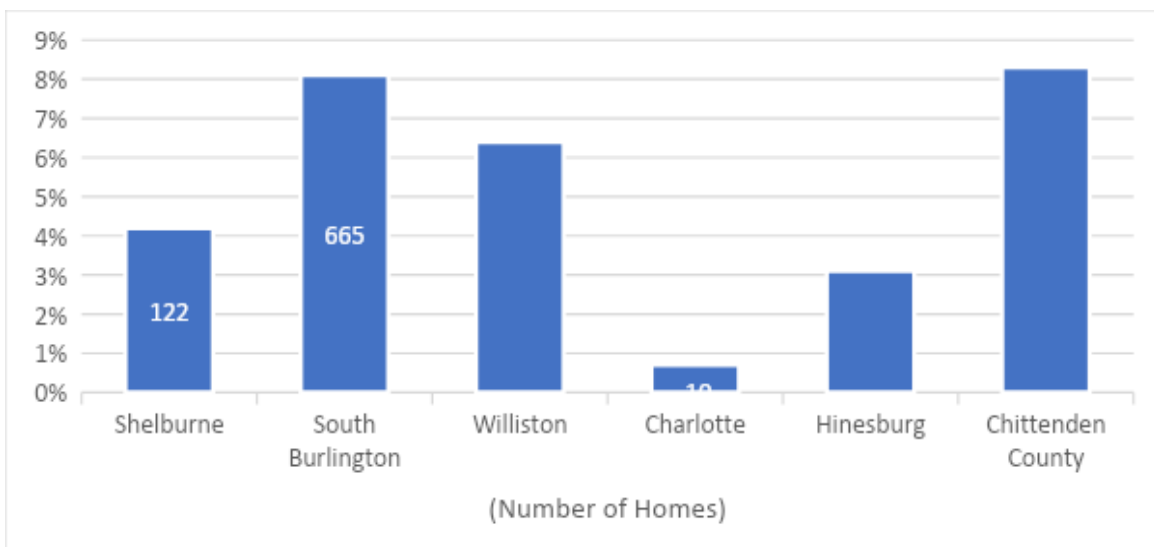
In 2021, the Median Annual Household Income in the Burlington / South Burlington MSA (Metropolitan Statistical Area) was \$81,852, which means half of Vermont's household earned above that figure and half below. The Burlington / South Burlington Metropolitan consists of the three Vermont counties of Chittenden, Franklin and Grand Isle. According to 2021 U.S. Census estimates, the metro area had an estimated population of 226,715, (approximately one third of Vermont's total population).

The distribution of benefits in this economic recovery is hurting middle-income Vermonters. But the poor are even worse off. In 2021, Vermont's overall poverty rate was 10.3%, the national rate was 13.4%. In 2019, Vermont's rate was the 14th lowest. Since 2000, Vermont's poverty rate has fluctuated between 8.5% (2002) and 12.7% (2010). The total number of Vermonters in poverty fell from 71,329 in 2016 to 63,720 in 2021.

2021 Poverty threshold by family size:

- One person - \$14,580
- Two people - \$19,720
- Three people - \$24,860
- Four people - \$30,000
- Five people - \$35,140

The following chart shows the percentage of units that have public subsidies to be affordable to residents:



Federal rental housing programs generally come with fixed tenant income limits which ensure that units subsidized through these programs are targeted to certain income groups. The most popular program for funding the construction of rental housing these days is the Low-Income Housing Tax Credit program which requires that apartments developed with it be priced so they are affordable to households earning no more than 60% of the area median income. In Shelburne and the larger metro area, this is \$40,320 for a 2-person household. As some public programs for rental housing allow incomes that go up to 80% of median income, we generally associate “subsidized rental housing” with housing for renters at no more than that level of income.

As of 2021, about 68,146 households in the county (63%) owned their homes. Unfortunately, for many of these homeowners, the financial burden of paying a mortgage, homeowners’ insurance, property taxes, utility expenses and other housing fees is unaffordable because they consume more than 30% of the household’s income. An estimated 43%, or 29,326, of these households have mortgage payments and other housing expenses that consume more than 30% of their incomes.

Existing Affordable Housing in Shelburne

Shelburne has three affordable rental housing neighborhoods comprising 98 units and 112 mobile homes:

Shelburne Interfaith Housing – Ockert Lane:

Year Built: 2004

Number of units: 20 – 12 two-bedroom units, 6 one-bedroom units, 2 three-bedroom units

Rental assistance: Section 8 Project-based vouchers – 6

Harrington Village – Shelburne Road:

Year Built: 2014

Number of units: 42 - 29 two-bedroom units, 10 one-bedroom units, 3 three-bedroom units.

Rental assistance: None

Wright House – Harrington Avenue:

Year Built: 2014

Number of units: 36 one-bedroom units – all units are elderly/disabled only

COVID-19 funded housing: According to Alison Calderara, chief of programs and advancement for Capstone Community Action, hotels and motels have provided housing for 1,800 households through the state’s emergency general assistance program.

Additionally, Shelburne has 24 homes deemed Affordable through the Champlain Housing Trust shared equity model. Shared equity homeownership is a way to lower the cost of buying a home by eliminating the need for a down payment and reducing the mortgage.

VI. Environment–Community–Opportunity–Sustainability Housing Report

Environment–Community–Opportunity–Sustainability (“ECOS”) Housing Report

The 2018 ECOS Project “A Sustainable Future for Chittenden County”, prepared and adopted by the Chittenden County Regional Planning Commission is an update of the 2013 ECOS Plan with current initiatives on Building Homes Together and Chittenden County Opioid Alliance. While the plan encompasses a wide range of uses from energy to transportation we utilized the [Building Homes Together](#) data and report as an aid to prepare this document.

The complete [ECOS Report](#) is a comprehensive publication which cannot be adequately covered in this booklet. It includes additional information and sections on people with disabilities, citizens of color, the environment, health, energy efficiency, proximity to work and various other issues important to Shelburne, Chittenden County and all Vermont residents. Additionally, the [ECOS Scorecard](#): The state of Chittenden County is available and serves as a tool to track progress.

ECOS Conclusions and Recommendations

As noted throughout our document, Chittenden County’s housing stock is dominated by older owner-occupied homes. Its population is becoming older and its households are becoming smaller. These demographic shifts, coupled with a rising demand for rental housing, new options for improving home energy efficiency and a growing urgency to address housing and transportation cost burdens among residents create a unique opportunity for the region. Planning today can help this become a region in which housing is fair, and residential buildings and neighborhoods are located and designed with the health of occupants and the sustainability of the greater community in mind.

Many opportunities exist to improve housing choice fairness, the affordability of housing, and inefficient features of the county’s housing stock for today’s residents and to guide future development in ways that address demographic trends and enhance the region’s long run sustainability. This assessment documents covers ways in which the housing needs of current residents are not being fully met and identifies future trends that will place additional pressure on the county’s housing delivery system.

Developing specific approaches to meeting these needs requires a thorough review of the analytical reports developed for the ECOS project, including tools available to policy makers at the community level. With an understanding of the interaction between energy, transportation, economic development, health, and housing issues, the range of tools expands exponentially. This is the strength of the ECOS project and creates a rare opportunity to make advances in unprecedented ways. Selecting a priority such as reducing a portion of county residents’ combined housing and transportation cost burden to an affordable level and employing the full array of tools identified by the ECOS project partners could address almost all the critical housing need areas listed above. Furthermore, tools in virtually all the ECOS subject areas (such as housing, transportation, energy) can offer information and impact at creating conditions in which county residents can afford to pay for their most critical expenses.

VII. Resources

Building Homes Together: The Champlain Housing Trust, Housing Vermont, and the Chittenden County Regional Planning Commission are currently undergoing a coordinated campaign to increase the housing supply in Chittenden County. This campaign is called [Building Homes Together](#). The campaign will provide up-to-date data to the community on the need for and benefits of new housing, build cross-sector and public support for housing development, increase access to capital, and support municipalities.

Vermont housing Data – Powered by the Vermont Housing Finance Agency, [HousingData.org](#) provides access to tools and resources for community members and housing analysts to help make more informed decisions about affordable housing.

Shelburne Specific

- Shelburne – Wikipedia page: https://en.wikipedia.org/wiki/Shelburne,_Vermont
- Housing profile for Shelburne: <http://www.housingdata.org/>
- Recreation amenities: http://www.actrees.org/files/Research/parks_on_property_values.pdf
- Town map; <https://map.ccrpcvt.org/ShelburneHousing>

Affordable Housing in Vermont

- Vermont Housing Finance Agency: <http://www.vhfa.org/partners/initiatives>
- Vermont Affordable Housing Coalition: <http://www.vtaffordablehousing.org>
- Chittenden County Regional Planning Commission, ECOS report: <http://www.ecosproject.com>
- Chittenden County Regional Planning Commission: <http://www.ccrpcvt.org/>