

Agenda Summary
January 8, 2025

Agenda Item B-1
Housing Task Force Report

Summary: The Housing Task Force charge statement requires the Chair to complete a quarterly report to the Selectboard. McKee Macdonald, Housing Task Force Chair, will be in attendance to report on their work and answer questions. Enclosed is a written report approved by the Task Force.

Town Plan Impact: N/A

Fiscal Impact: N/A

Recommendation: No action needed.

To: Stowe Selectboard
From: McKee Macdonald, Chair, Stowe Housing Task Force
Date: January 8, 2025
Subject: Housing Task Force Quarterly Report to Selectboard

I am pleased to provide the Selectboard with the second Housing Task Force Quarterly Report, as required by the Housing Task Force charge statement.

On October 2, the Task Force hosted Olivia Lavecchia and Nate Lantieri of the Vermont Housing Finance Agency. The discussion focused on the 2025-2029 Statewide Housing Needs Assessment, which determined that Vermont will likely need 24,000-36,000 additional year-round homes in order to support sustainable growth. They also discussed VHFA programs including homebuyer assistance, developer support, and rental pilot programs.

At the October 16 Task Force meeting, Public Works Director Harry Shepard gave a presentation on the Town's water and sewer capacity and how it relates to housing development. He explained the locations and mechanics of the Stowe sewer and water distribution systems, described the different pressure zones, source protection areas, water demand trends and permit capacities, and legal requirements.

The HTF hosted Montpelier City Manager Bill Frazer and Planning Director Mike Miller on November 6, who discussed a variety of programs and challenges, including the Montpelier Housing Trust Fund, the merits of policies and regulatory barriers to housing development, employer housing, community buy-in, growth centers, ADUs and short-term rentals, policies to encourage property owners to subdivide lots or add homes to large lots, and using policy to encourage and/or control growth.

On November 20, the Task Force reviewed Housing consultant RFP submissions. HTF members reviewed submissions individually prior to the meeting and gave scores, which were tallied by staff and provided during the meeting. After discussion, the three consultants were invited for interviews. The consultants were interviewed on December 4, with one follow-up on December 18.

On December 18, the Task Force moved to recommend CommunityScale as the housing consultant. While CommunityScale was the lowest priced option, the Task Force was unanimous in determining that based on qualifications and quality of their proposal that they were best positioned to provide a report with actionable items that is appropriate for the Town's needs.

The contract is included in tonight's consent agenda for your consideration.

Thank you, and let me know if you have any additional questions.

Stowe Housing Task Force
McKee Macdonald, Chair
Walter Frame, Vice Chair
Sarah Henshaw
Josi Kytle
Scott Coggins
Stefan Grundmann
Ken Braverman
Mila Lonetto, Planning Commission Liaison