

Stowe Selectboard

Housing Task Force Charge

Purpose: To understand, through comprehensive data analysis, Stowe's existing housing stock and to identify, evaluate, and prioritize both regulatory and non-regulatory tools to increase affordable, workforce, and resident housing in Stowe while maintaining Stowe's unique character, sense of place, and furthering the goals of the Stowe Town Plan.

Tasks:

1. Complete a housing inventory documenting Stowe existing housing stock. Document the number and type of existing housing units within Stowe and associated occupancy (i.e., year-round owner occupied, seasonal, short or long-term rentals, etc.)
2. Complete a housing needs assessment to understand Stowe's unique housing needs for affordable, workforce, employer provided, and market rate housing. Identify and collaborate with existing organizations involved in the development of affordable, workforce, and employer provided housing within Stowe and the larger region.
3. Document the existing challenges that restrict/prevent the development or support of year-round residential housing at more affordable price points in Stowe.
4. Understand and document both regulatory and non-regulatory tools and incentives available to the Town, and those that have been used by similar towns, to better support year-round residential housing at more affordable price points.
5. Develop a recommended program for public and private actions to address Stowe's housing needs, specific actions to address the needs of persons with low income and moderate incomes, and improvements to better account for residential development as described in 24 VSA 4412. Such recommendations should provide a cost/benefit analysis or other assessment to document the viability of such recommendations. Consider the roles and responsibilities of the different organizations and partners, and who might be best positioned to implement the recommended actions.

Housing Task Force: The Housing Task Force shall consist of seven residents, business or non-profit representatives, or taxpayers of Stowe appointed by the Selectboard. Alternate members may be appointed by the Selectboard. The Task Force will elect a Chair, whose role is to facilitate discussion and help set agendas for meetings. The Chair shall complete a quarterly report to the Selectboard.

The Planning Commission shall appoint a non-voting ex-officio member of the Task Force, subject to approval by the Selectboard.

The Committee shall be required to follow Stowe's Ethics Policy, Vermont's Open Meeting Law, and any other applicable polices and laws in the course of their work.

Expenditures: The Task Force shall work alongside staff to issue an RFP to hire consultant(s) in connection with completing the assigned tasks. Expenditures must be contracted for and administered by the municipal employee in accordance with Stowe's Purchasing Policy. Any

grants or donations must also be approved and administered in accordance with Stowe's Purchasing Policy.

Staff: The Town Manager shall be an ex-officio member of the Housing Task Force. They may fully participate but shall not vote. The Town Manager may also assign municipal staff to the Housing Task Force and assist them with accomplishing their tasks. The Task Force shall work with the consultant to facilitate the necessary information needed to complete the tasks or housing study.

Timeline: The Housing Task Force shall deliver a final report to the Selectboard no later than July 11, 2025. The Task Force term of appointment will be completed on the presentation of the report, unless the term of appointment is otherwise extended by the Selectboard.