

## Stowe Housing Task Force

Wednesday, January 8, 2025

Akeley Memorial Building  
67 Main Street  
Stowe, Vermont



**Housing Task Force Members:** MacKee Macdonald, Walter Frame, Sarah Henshaw, Ken Braverman, Scott Coggins, Josi Kytle, Stefan Grundmann, Town Manager Charles Safford (Ex-officio), Mila Lonetto (Ex-officio)

**Attendees:** Assistant Town Manager Will Fricke, Judi Bickford

### Call to Order

Chair Macdonald called the meeting to order at 11:00am.

### Approve Agenda and Minutes

Josi Kytle moved to approve the agenda and minutes. Sarah Henshaw seconded. Motion carried (7-0).

### Discussion of Housing Task Force Meetings and Suggestions

Discussion of upcoming meeting schedule

McKee Macdonald posed the question of whether there are any other groups the Task Force can talk to. Charles Safford suggested the VT Department of Community Affairs Housing and community development, Evernorth. Union bank, and tax credit organizations to understand how they interface and what they bring to the table. McKee said he is concerned about them coming in and hearing the same thing, that you will lose out on tax credits to other Towns with more perceived need. Josi Kytle suggested the Town of Middlebury with regards to their developers with Middlebury College. Ken Braverman suggested the Town of Killington.

McKee Macdonald said in Rutland, money for the purchase of a property is coming from a Canadian developer. Projects in similar towns sound like they are getting money not from the state but from developers. Charles Safford said towns may be a partner especially in the case of a TIF district but they are not the developer, and the question is whether Stowe has those types of players. He said he will attempt to line up guest speakers from Killington and Middlebury.

Ken Braverman suggested inviting someone from Vail. Mila Lonetto said they need to understand their impact on year-round housing stock through renting seasonal housing for their employees. She also suggested inviting Stowe Land Trust. Walter Frame noted he is a SLT Board member, and in order to do housing they need a willing landowner as a partner. Ken Braverman asked if they could work with Town staff to identify housing opportunities on Town-owned property. Charles Safford said unless the Town wants something on the Mayo Farm, they may be in the land acquisition business with respect to housing.

Walter Frame said there are choices to be made with the land that is available, for example the land behind the arena. Mila Lonetto suggested working with the Recreation Commission to work housing into the plan for Memorial Park. Charles Safford said it is not assured that they can even meet their recreational goals in that space due to wetlands. McKee Macdonald said they may not be able to fit housing back there, but could fit courts. He added it could be more economical to buy an existing parcel from a landowner.

Josi Kytle said they need an open conversation about priorities in community. Housing needs have not bubbled up until the last couple years and we will need to make tradeoffs between conservation, recreation, and housing. Charles Safford said the community will also need to decide what role the Town will have in housing. Historically the community has not desired affordable housing, but they have desired land conservation.

Scott Coggins said the consultant should be talking to these parties privately to distill information, and then we hear from the consultant on what they've learned.

Mila Lonetto said the VT Senate Majority Leader is open to coming to a Task Force meeting. Sarah Henshaw noted there is a group of local legislators working on housing issues and Jessie Smith at the VCF would be a good person to talk to.

The Task Force reviewed a document from the Housing Consultant with potential interview targets and focus groups.

Ken Braverman asked if Stowe has ever had a TIF. Charles Safford said the State denied their application. They wanted one for developing the water and sewer connections to the Mountain. Walter Frame asked why they were denied. Charles Safford replied, because "Stowe." He added that at the time TIFs were not fully understood by the State, but the door is not shut.

### **Staff Report / Next Meeting Agenda**

It was noted the next meeting is on January 29 for the kickoff with the housing consultant.

### **Public to be Heard Non-Binding**

No public comment.

### **Adjournment**

Chair Macdonald adjourned the meeting at 12:20pm.

### **Notes**

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>