

Stowe Housing Task Force

Wednesday, March 19, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



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

Absent: Scott Coggins

Attendees: Sarah McShane, Will Fricke, Jeff Sauser, Beth Gadbois, Paco Aumand, Alison Karosas

Call to Order

Chair Macdonald called the meeting to order at 9:00am.

Approve Agenda

Josi Kytle moved to approve the agenda and minutes. Walter Frame seconded. Motion carried (6-0).

Housing Consultant Key Findings, Initial Draft Recommendations, Social Media Topics

McKee Macdonald noted they are nearing the end of March and there are about 3 months left to meet their goal as a task force. They have taken a lot of testimony and have lots of information coming from different directions, and it is time now to focus, and the consultant will help drive the conversation forward. He said his feeling at this point is they need to focus on goal setting for what they will deliver, and focus on what we might be proposing for Housing Task Force 2.0 or things that are too much to accomplish in next three months. He added they should nail down what they can accomplish in the next three months and the deliverables they present to the Selectboard in July.

Jeff Sauser of CommunityScale outlined the draft of their key findings. He presented the following slides:

- Housing supports Stowe's vision for a sustainable community
- Stowe has the potential to add 523 households by 2035
- Stowe is building at the right pace - if most new units went to residents
- Non-homestead properties outnumber homesteads
- Housing is completely unaffordable for most residents
- The median home price of \$926k is unattainable to residents in virtually all local professions
- Where people live who work in Stowe
- The Stowe population is aging rapidly, with fewer young adults and families
- The housing stock needs to be rebalanced to reflect preferences of a growing senior population
- Barriers to affordable housing production and access
- Stowe needs an "all of the above" strategic plan

Walter Frame asked if housing costs up to 30% was reasonable for a resort town, and that 40% could be more appropriate. Will Fricke noted that 30% is still high in his experience. Charles Safford said they could show 30% and 50% to match the VT Housing Data cost burden thresholds.

The Task Force discussed strategies for social media and getting people engaged with the housing study findings and recommendations. They also gave feedback to CommunityScale on the slides presented.

Staff Report / Next Meeting Agenda

Mila Lonetto said the Planning Commission is discussing a subcommittee to discuss a potential development moratorium, and they want someone from the HTF to be part of conversation. Charles Safford noted the

Selectboard is only body that can implement a moratorium and it has not been discussed by them. Paco Aumand said they should use the HTF charge for guidance on whether participation in subcommittee is appropriate. The Selectboard has not discussed a moratorium or the issue of one. He pointed out that the newest Selectboard member ran on the issue. He said he is not taking a position but recognizing the conversation is out there. The Task Force decided that Mila would continue to be the go-between for this subcommittee and the Task Force and the Task Force could provide input if needed.

Charles Safford noted there are multiple upcoming Selectboard meetings with topics relevant to the Housing Task Force. It was noted that when CommunityScale comes to a Selectboard meeting in May that will serve as the Task Force quarterly report.

The Task Force discussed Local Minutes, a new AI tool for searching local government minutes in Vermont.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 10:30am.

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>