

Housing

Existing Goal: -To ensure the availability of housing for all Stowe residents and non-resident property owners that is of high quality design, is energy efficient, and is compatible with the character of the community.

Suggested Revised Housing Goal: Expand housing choice and affordability for residents of all income levels and life stages, from seasonal workers to seniors, by focusing year-round housing within growth centers and transit-accessible areas, supporting a sustainable and vibrant community that protects local character, conserves the natural environment, and sustains the businesses, schools, and services vital to our economy and quality of life.

Policies

1. Prioritize and support the development of a diverse range of livable, affordable, and energy-efficient housing options, including owner-occupied, rental, seasonal, year-round, and multi-family units, that meet the needs of residents of all ages, incomes, and household types.
2. Promote higher-density, mixed-use developments and a diversity of housing types within designated growth centers, utilizing existing services and infrastructure and located within walking distance of public transportation.
3. Support larger commercial and residential developments, as well as significant expansions to existing uses, to include a portion of affordable units or contribute equivalently, either on-site or through a fee-in-lieu program, to increase the supply of attainable housing.
4. Encourage and support large employers to provide adequate housing for their workforce, either through on-site housing, partnerships with housing developers, or other housing initiatives.

1. The development of livable, affordable and energy efficient housing that meets the needs of diverse social and income groups, including elderly, low, and moderate income residents, will be supported under local development regulations.
2. A range of housing options, including owner-occupied, rental, seasonal, year-round, affordable and manufactured units will be accommodated to meet the needs of Stowe residents.

~~3- The development of higher density, multi-family housing, upper story residential development, and other affordable housing options in designated growth centers and other appropriate locations will be supported under local development regulations.~~

Commented [SM1]: Consolidate into one combined policy.

~~4-5. The Town will Ssupport financial and regulatory incentives for the development of to advance the production of affordable low- and moderate-income housing in Stowe Village, Lower Village and other our designated growth centers and areas served by municipal water and sewer.~~

~~5-6. Encourage rResidential development in-fill development in and around Stowe Village, Lower Village and Moscow Village shall be developed at a scale, character and density consistent with existing neighborhoods and historic settlement patterns. of development.~~

Commented [SM2]: The PC should consider striking 'density' as these identified areas are places we hope to focus and steer development.

~~6- Historic residential structures should be preserved and enhanced as feasible.~~

Commented [SM3]: Relocated to the historic resources section

~~7. Restrict tThe conversion of residential dwellings to non-residential commercial uses. in existing residential neighborhoods in the Village Residential and Rural Residential zoning districts will be discouraged.~~

~~8. The Town will work with developers and regional and state agencies to provide new affordable housing and senior housing opportunities in Stowe. Actively support public-private partnerships and investment in housing development to advance the Town's housing goal by producing, acquiring, managing, and preserving low- and moderate-income housing. Partner with appropriate entities to administer affordable housing responsibilities.~~

~~9- The Town will promote energy conservation technologies in new housing construction and in the renovation of existing housing.~~

~~10- The Town will partner with local energy committees to provide educational opportunities for homeowners to make their homes more energy efficient.~~

Commented [SM4]: These policies are addressed in the energy chapter.

~~11-9. Through its development regulations, the Town will Ccontinue to provide for the creation of accessory dwellings with a greater permitted maximum floor area than required by state statute.~~

~~12-10. The Town Ssupports residential Planned Unit Residential Developments (PRUD's) as a means tool to provide affordable, workforce, and employee housing that can be more affordable and to provide permanent open space.~~

~~13- The Town will continue to provide a density bonus in its zoning regulations for the creation of affordable housing.~~

14.11. Regulate short-term rentals to balance the community's housing needs for year-round residents with the economic benefits of tourism and hospitality.

15. Maintain land use regulations that encourage a diverse range of housing types and densities in appropriate areas while preserving community character and natural resources.

16.12. Plan for and invest in public water, wastewater, and other infrastructure necessary to support current and future housing development within designated growth areas.

13. Promote incentives for developers and property owners, such as density bonuses or other tools, to increase housing options and ensure new units meet the needs of employees to support our local economy.

14. Support and, where appropriate, partner in state or locally authorized programs such as the Community Housing Incentive Program (CHIP) or Tax Increment Financing (TIF) that expand infrastructure and incentives for low- and moderate-income housing development.

Action Strategies	Responsibility	Priority	Community Values
<u>Establish and maintain housing data to monitor housing supply, affordability, short-term rental activity, and demographic trends. Use the data to evaluate progress toward community housing goals and to inform ongoing policy and implementation efforts.</u>			
<u>Establish and maintain a dedicated Housing Reserve Fund to advance the availability of safe and affordable housing.</u>			
<u>Develop a Housing Reserve Fund policy to direct resources toward increasing the availability of safe, affordable housing in alignment with this plan's goals and policies, supporting housing programs for year-round residents and local workers.</u>			
<u>Identify and maintain an inventory of municipal and potential acquisition sites and prioritize their use or conveyance to support low- and moderate-income housing projects in partnership with non-profit and private developers.</u>			

Pursue and allocate municipal revenue sources, including appropriations, taxes, fees, and bonds, to support low- and moderate-income housing initiatives. Consider seeking a Charter change where necessary.				
Amend the Zoning Regulations to allow additional accessory dwelling units, require smaller housing types, and other “missing-middle” housing options, and implement further refinements to encourage the development of low- and moderate-income housing.				
Develop and adopt an inclusionary zoning ordinance which requires larger developments include affordable units or provide equivalent contributions that increase the local supply of affordable housing.				
Consider amending the Short-Term Rental Ordinance to protect residential neighborhoods and promote year-round residency through measures such as limiting new registrations and restricting rentals in rural areas.				
Consider amendments to water and sewer allocation policies to advance the availability of low- and moderate-income housing consistent with the goals and policies of this plan.				
Consider amendments to the Zoning Regulations to require larger developments to submit a housing mitigation plan demonstrating how the project’s employee housing needs will be accommodated or mitigated.				
Consider amending the Town’s Act 250 permit to allow for increased municipal sewer allocation in the UMR Zoning District to support the development of employee and low- and moderate-income housing.				
Explore and consider the creation of an Employee & Workforce Housing PRD in the UMR Zoning District with an emphasis on compatible smaller-scale, multi-unit housing.				

<u>Consider revisions to the Zoning Regulations to promote the construction of housing for middle-income residents.</u>			
<u>Work with land conservation organizations to consider conservation projects with a low- and moderate-income housing component.</u>			

(Note to PC: Suggest replacing the existing tasks below, with the table above.)

Housing Tasks	Responsibility	Priority
1. Work with appropriate agencies and affected property owners to maintain the Town's existing subsidized housing units as affordable housing.	Selectboard	Ongoing
2. Update, as needed, existing land use regulations that support the creation of affordable housing, particularly in the Town's locally designated growth centers.	Planning Commission Planning Director Selectboard	Ongoing
3. Identify financial incentives to encourage housing affordable to low and moderate income groups.	Town Manager Planning Director	Ongoing
4. Review zoning regulations for opportunities to promote energy conservation in residential development.	Planning Commission Planning Director	Ongoing
5. Review zoning regulations for opportunities to promote the use of residential renewable energy resources.	Planning Commission Planning Director	Mid-term
6. Consider revisions to the zoning regulations to promote the construction of workforce housing and the redevelopment of lodging facilities into multi-family dwellings.	Planning Commission Planning Director Selectboard	Ongoing
7. Consider revisions to the zoning regulations to promote the construction of housing for middle-income residents.	Planning Commission Planning Director Selectboard	Ongoing
8. Work with land conservation organizations to consider conservation projects with an affordable housing component.	Planning Director Planning Commission Conservation Commission	Ongoing
9. Encourage the use of renewable energy systems for residential development, such as solar, wind and geothermal.	Planning Director Planning Commission Conservation Commission	Mid-term

10. Continue to review development standards and densities for the town's designated growth centers to ensure that the Town's goals for these growth centers are being met.	Planning Commission Planning Director Selectboard	Ongoing
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