# A PLACE TO LIVE

**Chapter 6**

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For an individual or family, adequate housing is a basic human need. For a community, a diverse housing stock is necessary to foster a diverse population. Housing that is well designed and of high quality contributes to a town's physical appearance, its ability to attract other desirable forms of growth, and the local tax base. Unplanned and poorly sited housing, however, can overburden public services, suppress property values (and therefore property tax revenue), discourage private investment, harm natural resources and undermine the town's distinct character, quality of life and strong sense of community.

In Warren, issues related to housing are complicated by several factors, including:

- rapid housing development over the past thirty years;
- high housing and land costs typical of resort areas;
- the conversion of seasonal homes to year-round occupancy;
- accommodating new housing while maintaining desired settlement patterns;
- escalating taxes resulting from the passage of Act 60; and
- the large number of high end vacation homes.

The following chapter describes the town's housing stock and addresses the issues cited above.

## Household and Housing Characteristics

The manner in which a town's population is organized into households affects the demand for housing, public services and employment. A detailed analysis of household characteristics is included in Chapter 4, Community Profile.

One way household characteristics influence the availability of housing is household size. Household size has experienced a sharp decline in Warren since the 1970's. Household size in Warren has decreased from 3.23 persons per household (pph) in 1970 to 2.27 pph in 2000 (see Table 6.1). Warren's household size is significantly smaller that that of Washington County as a whole, which averages 3.36 pph. Warren's small household size may be related to the age distribution of town's residents. Table 4.6 in Chapter 4, indicates a relatively high number of "middle-aged" adults (i.e. aged 35-64 years) compared to other Valley towns and the county. Warren also has a higher percentage of non-family households made up of unrelated individuals, which tend to be smaller.

***Housing that is well designed and of high quality contributes to a town's physical appearance, its ability to attract other desirable forms of growth, and the local tax base.***

**Table 6.1** **Housing Characteristics Comparison, 2000**

| | Warren | Washington County | Vermont |
|---|---|---|---|
| Housing Units | 2078 | 27,644 | 294,382 |
| % Occupied | 35.7% | 85.6% | 81.7% |
| % Owner | 74.3% | 68.5% | 70.6% |
| % Renter | 25.7% | 31.5% | 29.4% |
| % Seasonal | 61.9% | 11.2% | 14.6% |
| | | | |
| Persons/Unit | 2.27 | 2.36 | 2.44 |
| Persons/Owned Unit | 2.41 | 2.55 | 2.58 |
| Persons/Rented Unit | 1.85 | 1.96 | 2.11 |

Source: US Census 2000

## *Housing Stock*

Warren's housing stock has changed dramatically over the past thirty years. The 1970's and early 1980's saw an explosion of condominium development in and around Sugarbush Village. Since 1990, the rate of development has slowed.

Table 6.2 summarizes Warren's housing stock in comparison to Washington County and the state. In 2000, Warren's housing consisted mainly of multi-family units. Warren is the only community in the valley in which the majority of housing units were not detached single units. Warren's housing stock is also quite young compared to other valley towns, the county, and the state with only 8.6% built before 1939. The units are generally smaller, as well, with a median number of rooms of 5.0 compared to the state median of 5.6 rooms. This was skewed by the high number of small, multi-family seasonal dwellings that were built in the 1970s and 1980s, however, it does confirm the perception of Warren as a town made up of non-primary housing units.

In addition to the variety of housing types, the condition of year-round housing in Warren is surprisingly good for a rural town of its size.

**Table 6.2** **Housing Characteristics Comparison, 2000**

| | Warren | Washington County | Vermont |
|---|---|---|---|
| % 1-unit detatched | 43.7% | 61.5% | 65.6% |
| % 1-unit attached | 8.8% | 2.7% | 3.4% |
| % 2-units | 2.9% | 8.2% | 7.2% |
| %3-4 units | 4.7% | 7.9% | 6.4% |
| % 5-9 units | 8.3% | 6.8% | 5.1% |
| % 10-19 units | 8.4% | 2.4% | 1.5% |
| % 20+ units | 19.9% | 4.2% | 2.8% |
| % Mobile Homes | 3.0% | 6.2% | 7.7% |
| | | | |
| Median # Rooms | 5.0 | 5.6 | 5.6 |
| | | | |
| % more than 1 person/room | 0.5% | 1.3% | 1.5% |
| % substandard plumbing | 0.7% | 0.7% | 0.6% |
| % substandard kitchen | 0.4% | 0.8% | 0.6% |
| % built 1939 or earlier | 8.6% | 35.4% | 30.0% |

Source: US Census 2000

According to the 2000 U.S. Census, few problems associated with sub-standard housing exist in town despite the lack of building codes or housing standards. Energy efficiency is one area in which many local dwellings may be deficient. This is widely the case with many of the condominium developments in Sugarbush Village, most of which are dependent upon electric heating, as well as in many of the older homes throughout town.

### *Composition of the Housing Stock*

The US Census occurs only once every 10 years, and by 2004, the information contained in it may be somewhat outdated. The town keeps a Grand List of properties for taxation purposes. These numbers differ from the Census in the way the information is collected and categorized. For this reason, data from the Census and the Grand List cannot be compared directly. However, both sources can be informative about the composition of housing stock.

In the 2000 US Census, 61.9% of Warren's 2,078 housing units were reported to be used for seasonal or recreational use only. This coincides with the Grand List, in which 63.6% of the housing stock was reported as being reserved for seasonal use (see below). Only 742 housing units were reported to be occupied at the time the census was taken. Table 4.7 shows that Warren has the largest proportion of seasonal units to year-round units in the valley. Additionally, 69.6% of the all of the seasonal housing in the valley is in Warren.

In the fall of 2004, there were 2,095 dwelling units of all types listed on the Grand List of properties. Fifty-five percent of those units were held as condominiums, 45% were categorized as single-family units (which includes duplexes and multi-family units), and 2% were mobile homes. The Grand List does not count apartments or other multi-family units separately. In the Grand List, 763 units were listed as year-round residences and 1,332, or 63.6%, were listed as vacation properties.

Table 6.4 provides a breakdown of Warren's housing stock, by type, for the year 2004.

Warren's existing Land Use and Development Regulations serves to encourage housing diversity. As required by state statute, the town does not discriminate against manufactured housing (mobile homes). Current density standards allow for one dwelling on one acre and accessory dwellings are permitted as conditional uses throughout much of town. Multi-family housing is also permitted in much of Warren, and higher density zoning districts have been established in the vicinity of Sugarbush Village and the Lincoln Peak area.

**Table 6.3 Comparative Year-Round and Seasonal Housing Units, 2000**

| | Occupied Number | Occupied % of Total | Vacant Number | Vacant % of Total | Seasonal or Recreational Only Number | Seasonal or Recreational Only % of Total | Total Housing Stock |
|---|---|---|---|---|---|---|---|
| Fayston | 484 | 53.8% | 416 | 46.2% | 401 | 44.5% | 900 |
| Waitsfield | 734 | 80.8% | 174 | 19.2% | 159 | 17.5% | 908 |
| **Warren** | **742** | **35.7%** | **1336** | **64.3%** | **1287** | **61.9%** | **2078** |
| MRV Total | 1960 | 50.4% | 1926 | 49.6% | 1847 | 47.5% | 3886 |

Source: US Census 2000

**Table 6.4 Composition of Housing Stock, 2004**

| | 1998 | 2004 |
|---|---|---|
| Single Family Units | 854 | 946 |
| Mobile Homes | 42 | 38 |
| Condominiums | 1126 | 1146 |
| Other Multi-Family | 42 | n/a |

Source: 1998 and 2004 Warren Grand List Abstract

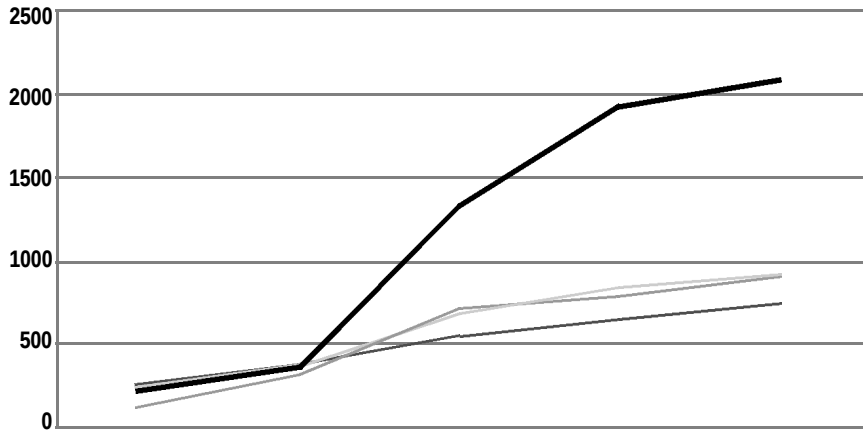
### *Growth in the Housing Stock*

Housing development in the past decade has not kept pace with growth in the town's year-round population. Between 1990 and 2000, Warren's year-round population increased by 43.4%, while the housing stock grew by only 17%. This may indicate that despite the high proportion of seasonal units in Warren, such units are being converted to year-round use. In 2000, housing in Warren accounted for 53.5% of the valley's total housing stock, but only 38.8% of year-round housing.

Historically, the majority of Warren's housing development has occurred in the vacation home market. The share of the housing stock comprised of vacation homes grew from 25% of all dwellings in 1970 to a peak of 68.4% in 1990. The number has since dropped to 61.9% in 2000. From 1980 to1990, the vacation home stock grew by 43.6%. Between 1990 and 2000, the number of units being used as vacation homes actually decreased by 3.5%, while the number of residences being used year-round increased by 20.5%. This, coupled with a 43% population growth rate, indicates that vacation homes are being converted to use as year-round homes at a significant pace.

Figure 6.1 presents the growth in the housing supply in the communities of the Mad River Valley since 1970. Warren's growth trend has been significantly different from that of the other valley communities.

**Fig. 6.1** **Growth in Valley Housing Supply Since 1960**




| | 1960 | 1970 | 1980 | 1990 | 2000 |
|---|---|---|---|---|---|
| **Warren** | **202** | **347** | **1337** | **1949** | **2078** |
| Waitsfield | 226 | 392 | 684 | 831 | 908 |
| Fayston | 114 | 300 | 701 | 787 | 900 |
| Moretown | 269 | 392 | 544 | 639 | 727 |

Source: US Census 2000

Table 6.5 describes the change in housing units in Warren, Washington County, and Vermont. Between 1980 and 1990, Warren experienced a 45.8% increase in the number of housing units. In contrast, between 1990 and 2000, Warren saw a significantly slower rate of building, 6.6% This was lower than that of both the county and the state.

### *Distribution of the Housing Stock*

The town is characterized by a few areas of dense population surrounded by large areas of low density housing or undeveloped land. This historic settlement pattern reinforces the town's rural character. Two major population centers are located at Warren and Sugarbush villages, and development concentrations occur at the intersection of the Sugarbush Access Road and German Flats Road, the foot of the Sugarbush Access Road, in the vicinity of West

**Table 6.5** **Housing Unit Change, 1980-2000**

| | | | | Change # | | Change % | |
|---|---|---|---|---|---|---|---|
| | 1980 | 1990 | 2000 | 1980-90 | 1990-00 | 1980-90 | 1990-00 |
| **Warren** | **1,337** | **1,949** | **2,078** | **612** | **129** | **45.8%** | **6.6%** |
| Washington County | 22,113 | 25,328 | 27,644 | 3215 | 2316 | 14.5% | 9.1% |
| Vermont | 223,154 | 271,216 | 294,382 | 48,062 | 23166 | 21.5% | 8.5% |

Source: US Census 2000

Hill and Lincoln Gap Roads, Alpine Village, Prickly Mountain, and other locations in East Warren. In many areas, including the Northfield Mountain Range, along the steep slopes bordering the river valley, and the area south of Warren Village and Lincoln Brook, limited housing development has occurred due to rugged terrain, poor access and public land ownership.

Warren Village has not experienced much housing development in recent years. Sugarbush Village, which was the focal point for much of the rapid development experienced in the 1970's and 1980's, has also not experienced much development activity during the past ten years (this may be partly due to the lack of wastewater treatment capacity serving this area). The transfer of 57 acres from the Green Mountain National Forest to Sugarbush Resort has enabled Sugarbush Resort to plan for development of the base of Lincoln Peak. In 2004 the Warren Development Review Board issued a permit for a 66,600 gallon-per-day ("gpd") wastewater treatment facility and associated wastewater disposal fields. The extra capacity from this system is intended to serve an approximately 153 room lodge in the base area.

Alpine Village is, arguably, the town's third village. This development was subdivided into extremely small lots with little regard to physical features or development capacity in the early 1960's. Over the past two decades, many of the small lots have been merged to form adequate building sites and the area has become a center for moderately priced housing. While this trend has provided greater variety to the town's housing stock, the poor soils and fragmented land ownership characteristic of the area pose a threat to public health and water quality from on-site sewage disposal. Efforts to secure a site for a future community disposal could prevent future problems.

Since the mid-1980's much of the housing development in Warren has been distributed through-out the town's rural areas. Increasingly, houses are being constructed in areas characterized by poor soils, steep slopes and limited access. The Northfield Range, especially in the vicinity of the Roxbury Mountain Road, is the most obvious example of this trend. Should this pattern continue the town's rural character and scenic landscape could be undermined by a suburban development pattern. Through appropriate house siting, lot configuration and preservation of open space (i.e. undeveloped land), additional residential development can be accommodated without those adverse impacts. In 2001 and 2002, extensive changes intended to maintain the rural character of Warren were made to the Land Use and Development Regulations.

### *Seasonal Housing*

Recent trends in the town's assessment records indicate a strengthening in the valuation of the stock of vacation homes. The value of a vacation unit is often based in part upon its ability to generate income from rentals. In Warren, the demand for lodging is principally a by-product of the demand for skiing, which highlights the relationship between ski area capacity and the supply of beds. Based on anecdotal information available from local realtors, a growing number of condominium units are being removed from the rental pool to be used strictly as second or seasonal vacation homes by the owners.

All of the issues related to the type of occupancy and property values associated with seasonal homes have been made even less certain by the enactment of a statewide property tax in Vermont. With the passage of Act 60 in 1997, and subsequently Act 68 in 2003, school-related property taxes on vacation homes in Warren and the rest of the state increased dramatically.

Act 68 made some changes in school funding that were designed to improve some of the unpopular provisions of Act 60. The "Sharing Pool" concept was eliminated. Properties on the Town's Grand List were divided into "homestead" and "non-residential." Non-residential properties include commercial and second homes and pay a rate that is unaffected by

local school spending. The homestead rate, which started at a lower rate than non-residential, is adjusted upwards for the amount of local spending above a state block per student rate ($6,800 in 2004). Both tax rates are adjusted for the "common level of appraisal" which is a process designed to equalize property appraisals across the state. As can be seen from the tax rate history above, Act 68 has done little to slow the escalation of school tax rates.

## Housing Affordability

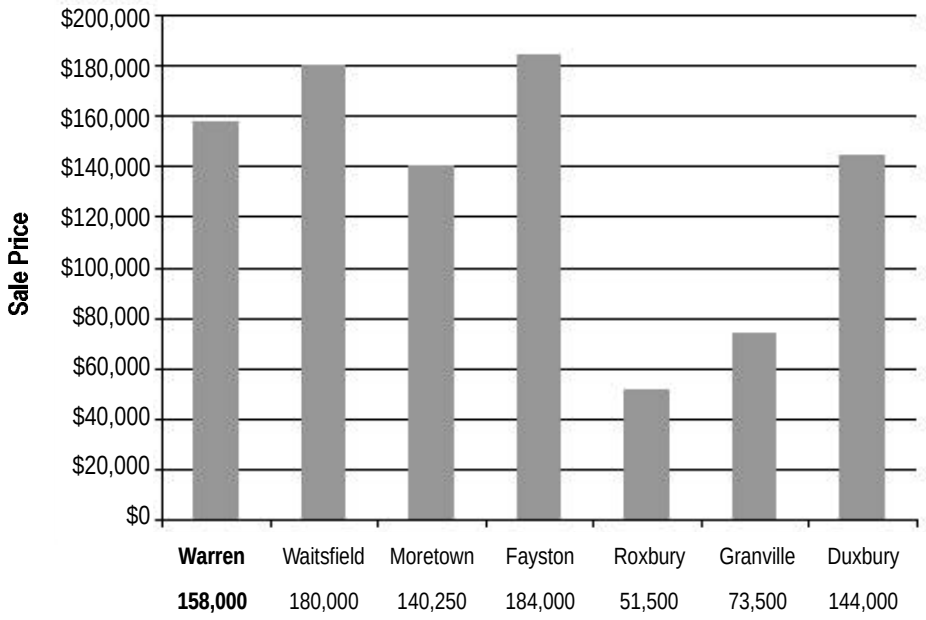
Housing affordability is clearly a problem in Warren. The perception that the demand for vacation housing has acted to price local residents out of the market is widespread, although the extent of this problem is difficult to document. The generally low wages associated with the tourism industry exacerbate the situation (see Chapter 9). It is certainly apparent that the relatively affordable condominium housing stock is slowly being converted to year-round housing.

Responses to the 2004 Questionnaire distributed by the Planning Commission confirm community recognition of the need for affordable housing and indicate support of Town efforts to encourage affordable housing opportunities in Warren. Nearly 77% of respondents believe that "housing affordability is a problem in Warren". When asked whether the zoning regulations should be amended to allow an additional density bonus for affordable housing, 73% answered "yes", and 61% were in support of the Town donating land for affordable housing. However, respondents did not favor the appropriation of Town funds to the creation of affordable housing.

### Median Housing Costs

The availability of affordable housing is a problem confronting families from a wide range of social and economic backgrounds. It is generally accepted that housing is affordable when a household is paying no more than 30% of their income to provide it. Housing costs for renters include rent and utilities, while housing costs for homeowners include principle, interest, property taxes and insurance. Warren's

**Fig. 6.3** **Median Sale Price of R1 Housing***




*Residential under 6 acres.

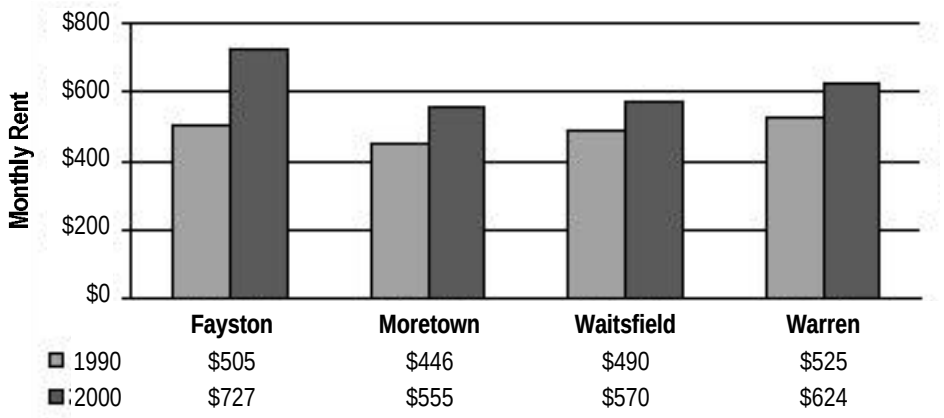
**Table 6.6** **Warren Tax Rate History**

| | '95 | '96 | '97 | '98 | '99 | '00 | '01 | '02 | '03 | '04 Homestead | '04 Non-resident |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **School** | 0.65 | 0.99 | 0.80 | 1.10 | 1.05 | 1.08 | 1.54 | 1.70 | 1.24* | 1.82 | 1.87 |
| **Municipal** | 0.31 | 0.43 | 0.32 | 0.38 | 0.33 | 0.29 | 0.35 | 0.33 | 0.46 | 0.44 | .44 |
| **Total** | 0.96 | 1.42 | 1.12 | 1.48 | 1.38 | 1.37 | 1.89 | 2.03 | 1.70 | 2.26 | 2.32 |

*Would have been substantially higher rate but for the contribution to the school budget raised by the Warren Education Fund.

Source: Warren Town Treasurer

**Fig. 6.4** **Median Gross Rent**
**1990 and 2000**




housing costs are greatly affected by high utility costs due to the climate and a sizable tax burden.

It is clear that housing costs in Warren, on average, are high. Figure 6.3 shows the average fair market value for R-1 housing (owner-occupied houses on less than 6 acres) in Warren and neighboring towns in 2003. Figure 6.4 shows comparative median monthly rents in 2000 for all renter-occupied housing units. The 2000 median household income for Warren was $47,438. With a down payment of 10%, or $15,800, on the median house, monthly payments at 6% interest for 30 years would be $852.56. Property taxes, insurance, and utilities would quickly add up to push the monthly housing obligation above the approximately $1,200 the a household of median income could be expected to pay. However, in Warren any dependence upon both average income and housing costs provides an inadequate understanding of the present situation, because the actual wages paid in Warren are significantly lower than the median household income. This raises the question of the ability of workers to afford local housing on local wages.

Most of Warren's occupied housing units, 74.3%, were owner-occupied in 2000 (this does not include seasonal units). It should be noted that the median value is not necessarily what the owner paid for the property. However, 66.0% of Warren householders moved into their housing unit between 1990 and 2000, indicating that many probably paid close to the current median value.

Table 6.7 also indicates that Warren is becoming less affordable, particularly for renters. Between 1990 and 2000 the proportion of households paying more than 30% of their income on housing grew. In Warren, 36.1% of rental households, and 33.2% of owner-occupied households paid more than 30% of their

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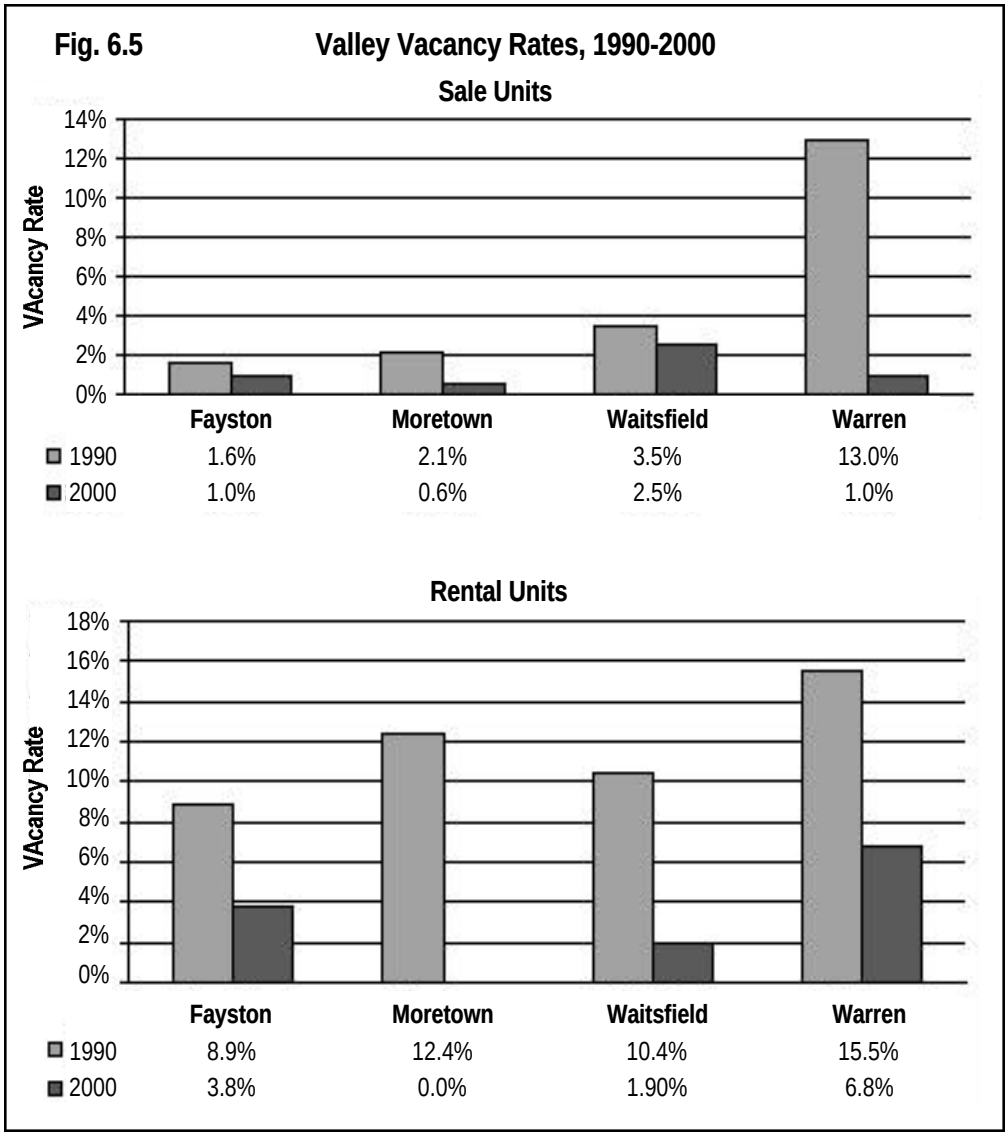
income on their housing costs. 30% of income is considered a reasonable amount to pay for housing costs and is used as a standard for housing affordability for most government programs and studies.

Another key indicator that reveals the extent of Warren's housing problem is the

**Table 6.7** **Percentage of Warren Households Paying greater than 30% in Housing Costs,1990 and 2000**

| | 1990 | 2000 |
|---|---|---|
| Rented | 16.1% | 36.1% |
| Owner-Occupied | 21.9% | 33.2% |

Source: US Census 1990 & 2000




vacancy rate for both rental and sales units. Figure 6.5 shows that Warren's vacancy rate for sale units dropped from 13.0% in 1990 to 1.0% in 2000. The rental vacancy rate also plummeted from 15.5% in 1990 to 6.8% in 2000. This data as well as other data supports the perception that there is not enough year-round housing on the local market to meet demand. Respondents to the 2001 Universiy of Vermont Center for Rural Studies survey indicated that rental units are in such demand that they are rarely advertised, but transfer by word of mouth.

### *Planning for Affordable Housing*

In 1990, the valley towns, the Mad River Valley Planning District, Sugarbush Resort and the Mad River Valley Housing Coalition (a non-profit advocacy group) worked together to study area housing needs. The result of these efforts, A Future for Affordable Housing in the Mad River Valley, covered numerous housing issues including the need for more elderly, affordable, and employee-assisted housing. Since that time, Warren has implemented several of the recommendations in that report.

In 2001, the Warren Planning Commission received a grant to update this housing plan.. Mad River Valley Affordable Housing, Needs and Strategies 2001 Update was prepared by the Center for Rural Studies at the University of Vermont. This report showed that despite all of the efforts of the valley towns, housing became even less affordable over the course of a decade.

The Central Vermont Community Profile 2004 states that "it is estimated that Warren will see 44% increase in population from 2000 to 2020. Combined with the changing household sizes, however, it will take 384 more housing units – a 52% increase – to allow residents to find reasonably priced housing." See Chapter 6 for a more extensive discussion of housing affordability.

### *Ski Area Considerations*

The issue of affordable housing, which in part results from the demand for second homes by non-residents, is exacerbated by the annual influx of transient employees necessary for the operation of the ski area. As a housing issue, the needs of these transient or temporary employees at Sugarbush may be separated from the issue of affordable housing to meet the needs of low and moderate income year-round residents, although these two groups frequently are in competition for the limited number of affordable dwellings. As Sugarbush implements its expansion plans, the increase in temporary employment _ as well as additional

permanent employees to staff an increasingly year-round resort can be expected to further stress the lower end of the housing market.

Indications from the most recent employee residency data maintained by Sugarbush and the MRVPD indicate that the ski area's employees, particularly seasonal workers, are living outside of the Town of Warren to a greater extent than in past years. For the winter 2003/2004 season, 31.9 % of Sugarbush's sea-

sonal employees resided in Warren. An additional 13.0% resided in Waitsfield and 17.4 % in Fayston, with 37.7% living in other surrounding towns. This may indicate a greater reliance on year-round Vermont residents for seasonal workers and less dependence of transient "ski bums" for peak season work.

Warren is aware of the impact of seasonal workers who cannot afford valley housing on neighboring towns, which must provide services, most importantly education, without enjoying the tax benefits of the ski area. With the passage of Act 60, however, some of the tax revenue from the resort activities will be redistributed to other communities' schools and costs may be borne by a much greater extent by Warren property owners.

The extent to which housing needs are being met by existing vacation units at Sugarbush Village has not been documented. Seasonal housing units offer the potential for use as year-round housing. Evidence from local realtors indicates that an increasing number of home buyers are considering condominiums in response to their inability to find affordable housing in the valley. However, availability is based on many factors, including the resale or purchase price. While on the one hand this may provide a source of affordable housing units, the practice is not without problems for the occupants. Most vacation housing consists of high density units in the immediate vicinity of Sugarbush Village, the majority of which are in condominium ownership. These units are subject to high maintenance and association fees, and private water and wastewater disposal costs.

More importantly, most of these units were not designed or built to meet the needs of year-round family occupancy. Not only does such occupancy present potential difficulties for families with children, the transformation of vacation units could have a negative impact on the desirability of adjacent units as vacation units. The rental availability of these properties has diminished as many new owners have elected to establish their investment as a vacation home and thus do not make them available for short-term rental occupancy. Further, the widespread conversion of these units from vacation to year-round occupancy could undermine the goals of Sugarbush being a destination resort dependent, in part, on the availability of a large volume of tourist accommodation.

## Housing Goals

Goal 6.A A sustainable rate of housing development to accommodate the town's projected population in a manner that does not overburden public services and is consistent with the town's rural character and natural resources.

Goal 6.B A diversity of housing types and prices in locations convenient to employment, town facilities, services, and commercial centers consistent with traditional settlement patterns.

Goal 6.C Access to safe and affordable housing for all Warren residents.

Goal 6.D Maintenance of existing affordable housing stock.

**Objective 6.1. To promote, through the town's development regulations and related policies, the creation of a wide variety of housing types to meet the needs of Warren's residents.**

### *Implementation Strategies*

a) Maintain those provisions of the Land Use and Development Regulations that encourage a diversity of housing types, including the following:

i. A minimum lot size of one acre in those areas of town appropriate for moderate density residential development.

ii. Provision for multi-family housing in those areas of town with good access to

iii. Public services and facilities.

iv. Provision for high-density housing, where feasible, in designated growth centers.

v. Continue to avoid any distinction between manufactured housing (mobile homes) and other single family homes.

vi. Encourage, through planned residential development (PRD) provisions of the Land Use and Development Regulations, creative site design which minimizes development costs and allows for the creation of a mix of housing while preserving natural resources and open land. Consider allowing more flexibility in design than the current "Crossroad Hamlet" or "Farmstead Cluster" standards for PRDs that would be more suitable for Warren topography.

b) Review Warren's existing Land Use and Development Regulations and consider making changes that encourage additional diversity of housing types, including the following:

i. Allow development in Warren Village in a manner that maintains its historic character. Consider allowing smaller lot sizes in the village to promote clustering, if there is extra septic capacity in the new system.

ii. Offer a density bonus for affordable housing through the PRD provision of the Land Use and Development Regulations, as permitted by State statute. Explore ways to yield a higher actual density than is currently permitted, such as density requirements that are not totally unit based. For example, for multi-family units determine density based on the impact of the number of bedrooms per unit, rather than assuming all units have same bedroom capacity, (i.e., a mix of 1, 2 and 3 bedroom units should have less impact than 3 units of 3 bedrooms each). Consider also allowing some areas in the Rural Residential district to be a receiving area for the Transfer of Development Rights (TRDs).

iii. Consider adopting an inclusionary zoning or subdivision provision to require that a percentage of the units or lots created as part of large residential projects are made available to people of low or moderate income at affordable prices. As an example, require that a minimum of 10% of the units shall be affordable units (at the same or an alternate site), or the developer shall be required to contribute into an affordable housing fund to be created. For projects of fewer than 10 units, contribution towards creation of a proportional number of affordable

units could be required.

iv. Amend the Land Use and Development Regulations to make accessory dwellings a permitted use as recently required by state statute enacted in 2004, review the current maximum size limitation for an accessory dwelling to determine if it should be eliminated or changed, and clarify any other related matters. Make all other changes as required by statute.

v. Adopt mobile home park standards to allow for the development of one or more small, well-designed mobile home parks in town.

vi. Review zoning district designations and standards in and around Sugarbush Village and the base of Lincoln Peak and explore options for encouraging a mix of housing types, including year-round housing, in appropriate locations.

vii. Investigate and consider implementing the following and other potential ideas that could foster affordable housing:

- Automatic reduction or waiver of DRB fees and/or tax incentives for affordable housing.
- Require upper story residential apartments for mixed use permits in villages and PRD in other districts.
- For any commercial building or non-affordable residential housing building permit, require a proportional contribution into an affordable housing fund to be created. Create a contribution fee based on land transfer.
- Establish a minimum density requirement and/or increase permit fees for homes exceeding a certain size.
- Consider greater density bonuses for affordable housing PRDs or PUDs.
- Utilize town owned land for affordable housing.
- Inventory existing stock of affordable housing and implement measures to incent preservation of them.
- Develop incentives for large landowners to spin off a small suitable tract for affordable housing.

c) Discourage actions by the town and other entities that would result in the elimination of existing affordable housing stock.

d) Encourage participation in housing rehabilitation programs.

**Objective 6.2. To use the town's budgeting and capital improvement program to support the provision of affordable housing for people of low and moderate income.**

***Implementation Strategies***

a) Pursue "dual goal" conservation projects to create affordable single family house sites in conjunction with the preservation of open space, farm land and natural resources.

b) Analyze the potential for Alpine Village to be a residential growth center. Consider conducting a feasibility study to explore options for the safe and effective disposal of wastewater.

**Objective 6.3. To plan for and promote, in cooperation and coordination with other local, regional and state organizations, programs to assist residents of Warren and the Mad River Valley to obtain affordable housing.**

***Implementation Strategies***

a) In conjunction with appropriate regional and state agencies and non-profit organizations, encourage the development of subsidized housing, especially senior housing, in and adjacent to Warren Village.

b) Support the Mad River Valley Housing Coalition, or any other locally based non-profit organization dedicated to the provision of affordable housing, to address housing needs in the Valley.

c) Through the Memorandum of Understanding between Valley towns, the Mad River Valley Planning District and Sugarbush Resort, ensure that expansion activities at Sugarbush do not adversely affect the cost and availability of housing in Warren and neighboring towns. To this end, continue to monitor the impact of ski area expansion on the Valley's housing market and take action to mitigate adverse impacts as deemed

appropriate.

d) Support efforts to update the ***2001 Mad River Valley Affordable Housing Study*** when necessary to better reflect current conditions, needs and potential strategies.

e) Support state and regional energy efficiency and weatherization programs for dwellings occupied by persons of low or moderate income.

f) Ensure that housing developed as "affordable housing" includes appropriate legal mechanisms to ensure long-term affordability for citizens of low or moderate income, and that housing developed as "elderly housing" is designed specifically to meet the needs of elderly residents.

g) Explore means with which to support local economic diversification to improve wages and, thus, the ability of local workers to afford local housing.

h) Participate in joint, coordinated efforts to monitor and address affordable housing needs within the Mad River Valley (through the MRVPD) and the Central Vermont Region (through the CVRPC). Review regional housing recommendations, including any fair share allocations, included in the regional plan or related housing studies, for consideration in local housing programs and/or regulations as appropriate.