Housing Production Plan: Draft Strategies

For each potential strategy for the Town's HPP update, add a dot sticker in the column that aligns with your opinion. If you agree with a strategy, indicate whether it is a high priority in the last column. Please use sticky notes to add additional thoughts.

DRAFT REGULATORY STRATEGIES

Streamlined regulatory reform for ADU

STRATEGY	AGREE	DISAGREE	NEED MORE INFO	IF AGREE: HIGH PRIORITY	NOTES
Allow more diverse housing types in more areas. Possibilities include allowing two-family dwellings or townhouses by right or by special permit in some single residential or agricultural districts. *Notes: Currently two-family dwellings are allowed in the GR district, public use district, and business districts. Three-family dwellings are only allowed in the BR district. Multifamily (no more than 6 units per acre) is allowed by special permit in the business districts and IA district.*					If more diverse housing types were allowed in different settings, would the economic impacts be worth the benefit? I support the idea, but it seems like a lot of multi-family units can have negative impacts on public resources in this town REDUCE PARKING REQ
Modify the Transfer of Development Rights (TDR) bylaw by adding additional density bonuses for affordable dwellings. *Note: Under the TDR bylaw, density can be "transferred" from areas the Town wants to protect/conserve to areas where denser development is more appropriate.*					
Expand inclusionary zoning (IZ) provisions. *Note: Typically IZ involves requiring a share of affordable units in residential development projects of a certain scale.*					
Establish mechanisms to monitor or regulate Short Term Rentals.					put short term rental registration fees towards affordable housing fund
Explore regulatory options to encourage the development of smaller "starter homes."					
Consider adopting pre-approved detached ADU plans to eliminate regulatory Board review and incentivize more property owners to participate.					I think eliminating the six month residency requirement would be more effective
Explore a joint initiative to draft zoning language to support the town's seasonal workforce while respecting the need for year-round rental housing.					