

## Housing Production Goals

Using synthesized data from the Housing needs assessment, public survey, community engagement events, focus groups, the development constraints analysis, and the development opportunities analysis, four goals were created. These goals include:

1. Increase the supply of "A" Affordable housing
2. Diversify types of housing available in the community, especially smaller homes that promote the preservation of naturally occurring affordable housing.
3. Utilize creative zoning and incentives to locate new development in suitable areas of Town.
4. Clarify and simplify municipal processes for residents to make alterations to existing homes.

Each goal integrates a summary of how the goal was derived, and the sources that were used to generate it. Following the summary and sources, each goal has objectives that define how the goal will be realized. The objectives will be used for the basis of the strategies used to achieve the goals.

### Goal 1 - Increase the supply of "A" Affordable housing

While Stow will soon reach the 10% SHI threshold, giving the Town safe harbor from 40B developments, the Town should continue to encourage deed-restricted affordable housing beyond this threshold.

#### Why this goal?

The Town of Stow's stock of Affordable Housing does not meet residents' needs.

- **Housing Needs Assessment.** About 1 in 5 households in Stow are eligible for affordable housing, yet Stow has only 1 unit of affordable housing for every 3 eligible households.
- **Public Survey.** Second most important feature of a home to residents was an affordable rent or mortgage (15%)
- **Community Engagement.** Affordability was the top concern that arose through public input. Many expressed concerns about the availability of "starter homes" for young families moving to Town.

#### Objectives

**Objective 1.1.** Identify privately and publicly owned parcels suitable for the development of Affordable Housing.

**Objective 1.2.** Remove policy, regulation, and zoning barriers to the creation of Affordable Housing.

**Objective 1.3.** Preserve the existing Affordable Units that have their affordability restriction expiring to keep the units on the Subsidized housing Inventory.

### Goal 2 - Diversify types of housing available in the community, especially smaller homes that promote the preservation of naturally occurring affordable housing

Many of the homes in Stow today are large, single-family homes, and recent developments have been growing in size. However, residents hope for Stow to have a mix of different housing types that meet the needs of changing family situations and life stages.

### Why this goal?

The types of homes available in Stow today do not match the desires and needs of a changing population.

- **Housing Needs Assessment.** While the average household size is falling, homes continue to increase in overall square footage as well as the number of bedrooms.
- **Development Constraints and Opportunity Analysis.** Stow has a considerable amount of land area preserved as open space. The Town has 1,665 acres of conservation and recreation land owned by the Town, nonprofits, and homeowners' associations. Also, about 2,173 acres of land is held in one of the "Chapter 61" land tax categories.
- **Community Engagement.** Residents hope to see more naturally occurring affordable home options, which might look like smaller homes that would be attractive to first-time homebuyers. They recognize this is currently missing from Stow's housing stock. Participants also expressed interest in increasing rental options in Town.

### Objectives

**Objective 2.1.** Revise the Zoning Bylaw to allow for the development of additional housing types not found in Stow that would be consistent with the character and needs of the Town.

**Objective 2.2.** Encourage the development of cottage dwellings, accessory dwelling units, and bungalows that have a small floor area compared to typical single-family homes.

**Objective 2.3.** Investigate infrastructure upgrades and installations that could foster the development of housing at a higher density.

### Goal 3 - Utilize creative zoning and incentives to locate new development in suitable areas of Town

Residents of Stow both value the access to open space in Town and wish to see housing options connected to more amenities that they currently find in surrounding Towns. The Town should build on existing efforts to ensure it is attracting the types of development that aligns with the community's vision and furthers affordability.

### Why this goal?

The Stow community want housing with features like a neighborhood-feel, walkability, and other amenities.

- **Development Constraints and Opportunity Analysis.** Stow does not have public water and sewer services; the lack of this critical infrastructure presents a major constraint on new development and overall housing density.
- **Public Survey.** Desire for rural/small town feel, open space conservation
- **Community Engagement.** Participants emphasized the importance of accessibility and walkability as a desired feature of housing. Some expressed the challenges of getting around Stow without a car, limiting their housing options.

### Objectives

**Objective 3.1.** Amend the Zoning Bylaw to allow for the construction of dwellings currently not found in Stow, but would be consistent with the Town's needs, goals, and vision.

**Objective 3.2.** Integrate “Affordable” and “affordable” housing development with other Commonwealth level laws to foster sustainable development and achieve multiple goals.

**Objective 3.3.** Ensure alignment between housing development and existing Town plans, such as the Open Space and Recreation Plan or Complete Streets Prioritization Plan.

Objective 3.4 Direct development to areas of Town with existing municipal services and amenities.

#### Goal 4 - Streamline municipal processes for residents to make alterations to existing homes

Beyond the cost of housing, the Town can also encourage affordability as residents make alterations and upgrades to their homes. The Town can ensure the processes that homeowners must follow are simplified and clear to reduce the burden on residents.

##### Why this goal?

Residents seek opportunities to stay in their homes or their communities as their lifestyle or living conditions change.

- **Public Survey.** “Need for home repair/clean energy upgrades” was the top choice with 27% selecting
- **Public Survey.** Support with aging in place (23%) emerged as a top need
- **Community Engagement.** Those who want to age-in-place and remain in Stow face challenges with affordability. Some long-time residents expressed that, if they were to buy today, it would be difficult to find another place they can afford in Stow.
- **Community Engagement.** Some mentioned costs related to energy efficiency as further challenges to affordability.

##### Objectives

**Objective 4.1.** Educate residents and landlords about existing services and financing opportunities offered by the Town, Commonwealth, utility providers and other mission-driven enterprises that are available.

**Objective 4.2.** Improve channel of communication between the Town and residents and landowners prior to the permitting process.

**Objective 4.3.** Improve the processes for residents to modify their homes to allow them to age in place, including accessibility and energy efficiency modifications.

## Strategies

### Strategy A – Review the Zoning Bylaws to Consider Allowing By-Right and Conditional Zoning for Certain Types of Housing

Housing in Stow is primarily developed through the Subdivision Approval process or through Special Permits, resulting in a lengthy application and public hearing process that may be onerous for the Applicant. By shifting specific housing types to either a by-right allowance or through conditional zoning, the Town can encourage the production of small-scale housing types.

#### Action Steps:

- **Reconsider the permitting process for duplex units.** Currently, the creation of a new duplex unit is allowed through Special Permit only if it is located in a proposed subdivision. Single family homes in existence prior to 19XX may be converted to duplexes through a Special Permit through the Zoning Board of Appeals. Allowing conversion and creation of duplexes by-right removes permitting barriers to developing this type of housing, could allow the preservation of historic homes, and could provide a more affordable housing option.
- **Reconsider the permitting process for Accessory Apartments.** For existing single-family homeowners, adding an accessory apartment is a confusing process with conditions that provide significant barriers to construction. Accessory apartments can allow for residents to age in place, increase the number of rental units available, provide a more affordable housing option.
- **Research conditional zoning for housing development in Massachusetts.** Conditional zoning sets conditions and standards for development within the Zoning Bylaw, rather than through a Special Permit process. For example, triplexes, having three dwelling units within a structure, are a typical housing type in Massachusetts that could meet the goals of Stow. Conditional zoning gives the Town control over the expectation for the new structure (like design and siting) but provides a simplified process for a property owner considering development.

### Strategy B – Review and update the Zoning Bylaws to encourage the creation of diverse housing opportunities

The Zoning Bylaw is the primary tool used to regulate the use of land in Stow. Amendments to the Zoning Bylaw will have direct impact on the ability of landowners to develop housing on their property. There are several sections within the Zoning Bylaw that regulate the development of housing.

#### Action Steps

- **Revisit the Active Adult Neighborhood Overlay District.** The Active Adult Neighborhood Overlay District allows for the development of age-targeted housing. Amendments to the district can include allowing multi-family dwellings, limiting the size of units, and expanding the district boundaries.

- **Modify the allowances of the Accessory Apartments Bylaw.** The Accessory Apartment Bylaw could be amended to provide flexibility. Potential revisions could include allowing an increase in the size of units, encouraging detached units, and removing administrative barriers.
- **Encourage Mixed Use Development in the Lower Village Business District.** Mixed use developments can achieve housing goals and other goals identified in adopted plans in the Town by creating walkable neighborhoods, reducing transportation costs to residents, and giving local businesses people to support them. The Planning Board could consider discussions with developers to see whether this bylaw could be improved to make mixed use development more feasible in the Lower Village Business District
- **Revise Planned Conservation Development.** The Planned Conservation Development has been a widely utilized tool for the construction of new dwellings. Revisions to this section of the Bylaw could include density bonuses, increases to open space allocation or requirements related to housing types.
- **Review the Site Plan Approval Process.** The purpose of reviewing this process is to ensure that Site Plan Approval is not burdensome for Applicants. The review could include surveying other Town's processes and the consideration of whether this could be made an administrative review process overseen by staff rather than the Planning Board.
- **Consider Density Bonuses for Developments with Affordable Units.** Conditions in the Zoning Bylaw could allow for additional units to be built on a site if there are a specified percentage of units that are Affordable.
- **Consider an update to the Inclusionary Housing bylaw.** Research other Town's inclusionary bylaws and review with developers whether the percentage of affordable housing required in Stow can be raised while still providing economically feasible housing projects.
- **Consider zoning amendments to allow supportive housing and/or accessible housing for residents living with disabilities.** Engage with housing developers and social workers to better understand the housing needs of this population. Work with providers of supportive services, such as Minute Man Arc, to review how to integrate these needs into available housing options. Review the town-wide Zoning bylaws to consider what changes may be needed.
- **Explore additional zoning tools, such as:**
  - **40Y District.** This tool could be used to create a "starter home" district in Stow. Residents with adult children have expressed concern that the housing market in Stow does not meet the needs of young adults who do not need large single-family dwellings that dominate the local market. By investigating the feasibility of utilizing the 40Y tool, the Town could meet this emerging need.
  - **40R District.** Smart Growth zoning is a contemporary planning tool that could be used for fostering sustainable development of housing in Stow. The flexibility and funding opportunities available through the Smart Growth program could allow for the easier development of affordable housing. Under 40R, at least 20 percent of the units in a Chapter 40R development must be affordable to low or moderate income households.
  - **Affordable Housing Overlay District.** Research communities' use of Affordable Housing Overlays, which provides incentives in exchange for the construction of all affordable development. Incentives could include increased density, fewer dimensional constraints, and a streamlined permitting process.

## Strategy C – Compliance with M.G.L. Chapter 40A Section 3A (a.k.a. “MBTA Communities”)

The Commonwealth’s Office of Housing and Livable Communities (HLC) released final guidelines for M.G.L. Ch. 40A Section 3A, which requires zoning for by-right multifamily housing near transit stations. This is strictly a zoning requirement; Stow would not be responsible for building multifamily housing units. Stow is considered an “adjacent small town” for its small number of total housing units and its proximity to the commuter rail station in South Acton. With this classification, the minimum unit threshold for Stow is 139 units and the Town has flexibility to locate this zoning district where it determines is most suitable. The district would need to allow for a minimum gross density of 15 dwelling units per acre. This legislation is aimed at providing “missing middle” housing types, of which the desire for has been seen in the public survey and focus groups for this HPP process.

Under the adjacent small town classification, Stow has to demonstrate by December 31, 2025 that compliant zoning has been adopted by Town Meeting. In the meantime, Stow received interim compliance by submitting a simple action plan to HLC by January 31, 2023, providing an overview of how the Town plans to pursue compliance.

The Town will need to investigate how to make this legislation fit the needs and vision of the community. Possible areas for consideration include parcels within proximity of the Lower Village Business District.

## Strategy D – Identify Sites for Affordable Housing Development

Utilize the Development Opportunity Analysis within this Housing Production Plan to identify sites most suited for affordable housing development. Ensure alignment with relevant Town plans in existence.

### Action Steps

- **Consideration of Proactive Comprehensive Permits.** The Town has experienced success with collaborating with a developer for the project “The Residences at Stow Acres.” Instead of waiting for a Comprehensive Permit application to be received, the Town and developer collaborated to create a vision that meet the goals of the Town while allowing the developer to have a buildable product. The Town and developer could utilize the LIP process to facilitate affordable housing development in opportunity areas.
- **Identify Parcels Suitable for Multifamily Development.** Using the results from the development opportunity analysis, the Town should initiate conversations with landowners whose parcels have been identified. These conversations can provide the owners with information on what is possible and begin a collaboration for successful development. Discuss opportunities for rental development with developers, as applicable.
- **Reassess Use of Vacant or Underutilized Town Buildings.** The Town conducted a study in 2017 on the usage of municipally owned properties. The Town will need to revisit the study and

consider whether it needs to be updated. If applicable, further investigations can commence for the suitability of transforming vacant or underutilized properties into housing.

- **Encourage development near existing services and amenities.** Services and amenities include Schools, Randall Library, the Council on Aging, Town Hall, Lower Village Business District, areas serviced by pedestrian and bicycle infrastructure, areas in proximity to the South Acton Commuter Rail Station, and areas in proximity to businesses.

#### Areas for Considerations:

- **Large Undeveloped Parcels** – Discussions with property owners about the development of housing.
- **Lower Village** – Several vacant properties could be transformed into multifamily dwellings with retail, dining, and service offered at the ground level.
- **Town Center** – Several town owned parcels that are underutilized or vacant
- **Gleasondale** – Potential for mixed use development at the Gleasondale Mill in alignment with the Gleasondale Village Revitalization Plan

### Strategy E – Consideration of Expanded Infrastructure to Support Housing in Key Areas

This strategy considers municipal infrastructure related to drinking water, wastewater systems, and transportation options. The Town of Stow lacks municipal water and wastewater infrastructure, holding back development in the Town's primary business district and resulting in septic and well system failures in denser neighborhoods such as Lake Boon. Further evaluation of municipal infrastructure could assist in the feasibility of providing greater services to existing neighborhoods, such as Lake Boon, or to future development, such as mixed-use development in the Lower Village Business District. Further community engagement is needed to understand the Town's desire for supporting additional infrastructure.

#### Types of Infrastructure to Consider

- **Drinking Water.** The lack of a municipal water supply provides a barrier to construction as developers will either need to provide individual wells to each unit or create a public water supply. The Town is currently investigating the feasibility of a public water supply for Lower Village, which could support mixed use development. If expanded from Lower Village, water infrastructure should be planned to accommodate denser development.
- **Wastewater Systems.** Disposal of wastewater, if improperly managed, can harm the health of the community. Septic systems often take up space, require setbacks from buildings, and routine maintenance from homeowners to ensure that the system is not polluting their well water. Sewer systems take up less space than septic systems on individual properties and remove waste so that it can be properly treated. In areas with small lots and dense development, consideration of a sewer system can help existing dwellings and remove a barrier from infill development.
- **Active Transportation Connections.** Hearing from residents, active transportation options, like walking and biking, are important amenities that go beyond their dwelling. Coordination of active transportation projects through the Complete Streets Prioritization Plan and adding

housing where there are existing amenities can meet the needs of residents and provide a complete planning approach.

#### Action Steps

- Lower Village Infrastructure
  - Completion of Lower Village Public Water Supply Feasibility Study
  - Explore options for either a public-private partnership or privately operated public water supply in Lower Village
  - Continue Stow's participation in the Massachusetts Water Resources Authority Master Plan discussions
- Lake Boon Infrastructure
  - Research smart sewerage projects in similar communities
  - Consideration of a neighborhood plan for the Lake Boon area. Conduct public outreach to better understand the infrastructure needs of Lake Boon, including outreach to the Board of Health to evaluate the septic system policy, and the Town's interest in addressing infrastructure concerns of Lake Boon

### Strategy F – Align Board Rules & Regulations and Policies with Affordable Housing Goals

Rules, regulations, and policies are used to support the implementation of the Zoning Bylaw. Reviewing and amending these documents is needed to ensure that they reflect current visions and goals of the Town.

#### Action Steps

- **Review Special Permit Rules and Regulations.** The Planning Board's Special Permit Rules and Regulations were last updated in 2021. Routine review of the Rules and Regulations will help identify areas where there are conflicts and allow for the Special Permit process to be made easier.
- **Review Subdivision Rules and Regulations.** The Town may consider reviewing the subdivision rule and regulations in comparison to other context communities. The comparison will allow the Town to understand what requirements are expected in Stow, other communities only, and both Stow and other communities. This will also allow Stow to consider adopting best practices used elsewhere.
- **Review Comprehensive Permit Policy.** The Comprehensive Permit Policy can be updated to reflect favorable uses of Comprehensive Permits. Since the Policy is intended for developers to know what the Town would be supportive of, an update to this policy will be needed to reflect the current needs of the Town. For example, the Policy could state that rental developments are looked at favorably.
- **Engage with the Development Community.** To consider, from the developer's perspective, whether there are portions of existing Rules & Regulations or Policies that create barriers for development.



## Strategy G – Develop Resources for Prospective Applicants

Improve communication between the Town and prospective applicants to clarify the permitting process and attempt to remove barriers to the application process.

### Action Steps

- **Creation of a Permitting Information Hub.** For residents and developers, getting information on permitting can be confusing. However, creating an information hub on the Town's website could direct residents and developers to the right information easily. The information hub could present the information in plain language, provide links to necessary rules and regulations, and direct people to the right board, committee, or department. Includes consideration of providing a flow chart of typical permitting processes.
- **Streamline Processes with Boards, Commissions and Staff.** Each board, commission, and department operate differently. Creating a process for applicants who need to appear before multiple boards and commissions will ensure that the most effective use of time and resources are used. This could include providing up front information to applicants, synchronizing the processes, sharing resources (like a peer reviewer), and creating an improved administrative system.
- **Conduct Homeowner and Landlord Information Sessions.** Events could periodically be held in Stow to provide homeowners and landlords with information on permitting processes, services offered, opportunities for making improvements to their dwellings. These sessions could be to targeted groups, could cover specific topics, and be used to foster relationships between the Town and its residents.
- **Organize Pre-filing Review Nights.** Departments in Town could consider hosting periodical events that allow developers and applicants to get a quick staff review of a development proposal. This would allow prospective applicants to ask questions, inform staff on what may be submitted, and provide prospective applicants with comments for a successful application.

## Strategy H – Expedite Energy and Accessibility Renovation Permitting

The Town should assist residents with needed renovations in order to aid in aging in place, lowering homeownership costs, and align with the Town's sustainability goals.

### Action Steps

- **Research Financing Opportunities and Share Resources on a Public Information Hub.** Paying for energy or accessibility upgrades can be burdensome on homeowners. The Town could add an information hub on its website that can provide residents with financing opportunities that are available to make upgrades attainable.
- **Consider Allowance of Energy and Accessibility Structure Extensions in Setbacks.** The Zoning Bylaw can be restrictive in the siting of structures in residential zones. Amendments to the Zoning Bylaw could offer flexibility to property owners who want to make energy and

accessibility upgrades. For example, equipment for a heat pump or an ADA compliant ramp could be allowed within property line setbacks.

- **Consider Provision of an Expedited Timeline to Respond.** If a housing project proposes a carbon neutral design that requires approval from a Special Permit Granting Authority, the timeline for rendering a decision could be shortened. This could incentivize developers to incorporate an energy efficient design under the understanding that the project will get an expedited review.
- **Utilize a Proactive Approach to Accessibility Design.** The Zoning Bylaw could proactively encourage the use of accessible design principles for new residential development. The Active Adult Neighborhood Overlay District incorporates these principles already. When dwellings are designed for accessibility, all people can benefit.

## Strategy I – Investigate Additional Housing Types

During the community engagement process, feedback on types of housing that residents would like to see was gathered. However, this only captured the types of housing that the residents were aware of, like cottages and duplexes. Further investigation on different types of housing that the community is not aware of may reveal options that were not originally thought of.

### Housing Types to Consider

- **Cohousing.** Allowing cohousing in Stow can meet the housing needs of some residents. Cohousing blends private and communal living. The amount of each can be determined by the Town. For example, cohousing could look like dormitories with a large, shared living space; or it could look like suites with a shared kitchen and outdoor space.
- **Farm Worker Housing.** Local agriculture is a key part of the identity of Stow. Yet, if farm workers cannot afford to live in Stow, the agricultural economy is at risk. Removing one of the largest costs of living barriers, housing, will allow for farm workers to live in Stow and cultivate fresh foods.
- **Short Term Rentals.** Short term rentals can help meet several goals in Stow. In terms of providing housing, short term rentals can provide a safe place for people to live if they are transitioning between housing or experiencing a challenge with their current living situation. Short term leases allow for these people to remain in Stow until they arrive at a permanent solution. For property owners who are looking for additional income to offset their housing cost, renting out an accessory apartment to tourists will provide them with additional money without displacing existing residents.
- **Public Housing.** Stow does own any housing units, making the housing market entirely private. Many towns and cities in the region, Commonwealth, and country own and lease out housing units, especially to income eligible individuals and families. Consideration of publicly owned housing can achieve the goals of creating affordable housing while giving the town control over the finished product.

## Strategy J – Build Local Awareness of Affordable and Fair Housing Needs

Action cannot happen if the community, staff, boards, and committees are not aware of fair housing policy and the housing needs of Stow. Building awareness will build support in achieving these objectives.

#### Action Steps

- **Appoint Affordable Housing Advocates to Town Boards and Committees.** To achieve the housing action items, the Town will need strong leadership to support the goals of the community.
- **Provide Town Staff and Boards Training Opportunities.** Education of Staff and Boards is critical for the success of creating affordable housing. These opportunities can provide best practices that could be implemented in Stow and ensure that all decision makers are aware of value and benefits of affordable housing.
- **Affirmatively Further Fair Housing.** Like Staff and Boards, education and training can benefit landlords, property managers, and renters on their rights and responsibilities.
- **Ongoing Community Engagement on Affordable Housing Needs and Opportunities.** The Town can develop clear messaging tools to gather support for projects in the permitting phase. The tools can also be developed to advocate at Town Meeting for funding of housing assistance programs and affordable housing projects.

### Strategy K – Boost Participation in Available Assistance Programs and Provide Additional Opportunities

The Town should work to clearly advertise existing assistance programs and review additional opportunities to further support residents.

#### Action Steps

- **Increase Awareness of Existing Housing Programs.** Programs for housing assistance are currently available for Stow residents. The Town may consider compiling a list of the existing programs, assessing their usage, and increasing the awareness of the program (especially underutilized ones).
- **Review Options for Providing Emergency Housing Needs.** The Town should consider investigating the ability to allocate Town funds (or work with a non-profit organization) to provide rental assistance to help very low and extremely low income households with emergency housing needs.
- **Investigate Creating a First-Time Homebuyers Assistance Program.** SMAHT has the opportunity to dedicate funds that leverage existing state funding for down payment assistance (and other financial tools) to stimulate first-time homeownership.
- **Implement a Senior Housing Assistance Program.** SMAHT can offer assistance to seniors and other income-eligible households to help pay for utilities and rent. Seniors will be able to utilize this assistance to finance home modifications to allow them to safely age in place.
- **Support the Local Option for Housing Affordability.** Also known as the “real estate transfer fee,” this option can support the creation of affordable housing by having developers contribute

funding to the Town if they do not construct affordable units pursuant to the inclusionary zoning bylaw.

### Strategy L - Preserve Existing Affordable Housing

Preserving Stow's existing SHI housing units is critical to maintaining affordable housing opportunities in the community. Through its participation in the MAGIC Regional Housing Services Office, Stow now has a catalog of the recorded legal documents for all its SHI units. This catalog is helpful in monitoring affordable units and developing preservation strategies for units with affordability restrictions that expire. Community Preservation Act funds could be used for the preservation of existing affordable housing units that are at risk of loss due to foreclosure.

## Consistency with Goals

Strategy	Objective 1.1	Objective 1.2	Objective 1.3	Objective 2.1	Objective 2.2	Objective 2.3	Objective 3.1	Objective 3.2	Objective 3.3	Objective 4.1	Objective 4.2	Objective 4.3
<b>Strategy A.</b> Review the Zoning Bylaws to Consider Allowing By-Right and Conditional Zoning for Certain Types of Housing		X			X						X	X
<b>Strategy B.</b> Review and Update Zoning Bylaws to encourage the creation of diverse housing opportunities		X		X	X		X	X			X	X
<b>Strategy C.</b> Compliance with MBTA Communities	X	X		X			X	X	X			
<b>Strategy D.</b> Identify Sites for Affordable Housing Development	X	X							X		X	
<b>Strategy E.</b> Consideration of Expanded Infrastructure to Support Housing	X	X				X		X	X			
<b>Strategy F.</b> Align Board Rules & Regulations and Policies with Affordable Housing Goals		X							X		X	
<b>Strategy G.</b> Develop Resources for Prospective Applicants		X								X	X	X
<b>Strategy H.</b> Expedite Energy and Accessibility Renovation Permitting		X						X		X	X	X
<b>Strategy I.</b> Investigate Additional Housing Types		X		X	X		X	X	X			X
<b>Strategy J.</b> Build Local Awareness of Affordable Housing and Fair Housing Needs		X								X	X	
<b>Strategy K.</b> Boost Participation in Available Assistance Programs and Provide Additional Opportunities										X	X	X
<b>Strategy L.</b> Preserve Existing Affordable Housing			X									

Strategy	Priority	Lead Entity	Goal 1	Goal 2	Goal 3	Goal 4
Review the Zoning Bylaws to Consider Allowing By-Right and Conditional Zoning for Certain Types of Housing						
<i>Reconsider permitting process for duplex units</i>	High	Planning Board, Staff	X	X	X	X
<i>Reconsider permitting process for ADUs</i>	Medium	Planning Board, Staff		X	X	X
<i>Research conditional zoning</i>	Medium	Planning Board, Staff		X	X	
Review and Update Zoning Bylaws to encourage the creation of diverse housing opportunities						
<i>Revisit AAN bylaw</i>	Low	Planning Board, Staff	X	X		
<i>Modify ADU bylaw</i>	Medium	Planning Board, Staff	X	X	X	
<i>Encourage Mixed Use in LVBD</i>	High	Planning Board, Staff	X	X	X	
<i>Revise PCD bylaw</i>	Low	Planning Board, Conservation Commission, Staff	X	X	X	
<i>Review Site Plan Approval Process</i>	Medium	Planning Board, Staff				X
<i>Consider Density Bonuses</i>	High	Planning Board, Staff	X			
<i>Consider update to Inclusionary Housing Bylaw</i>	Medium	Planning Board, SMAHT, Staff	X			
<i>Consider Zoning to allow supportive housing</i>	Medium	Planning Board, Staff	X			
<i>Engage with Development Community</i>	High	Planning Board, Staff	X			
<i>Explore 40Y</i>	High	Planning Board, Staff	X			
<i>Explore 40R</i>	Medium	Planning Board, Staff	X			
<i>Affordable Housing Overlay District</i>	Medium	Planning Board, Staff	X			
<i>Compliance with MBTA Communities</i>	High	Planning Board, Staff	X	X	X	
Identify Sites for Affordable Housing Development						
<i>Consideration of Proactive Comprehensive Permits</i>	High	Planning Board, SMAHT, Staff	X			
<i>Identify Parcels Suitable for Multifamily Development</i>	High	Planning Board, Staff	X			
<i>Reassess Town Buildings</i>	High	Planning Board, SMAHT, Select Board, Staff	X			
<i>Encourage Development near existing services and amenities</i>	High	Planning Board, Staff				
Consideration of Expanded Infrastructure to Support Housing						
<i>Lower Village Infrastructure</i>	High	Planning Board, Board of Health, Town Administrator, Staff	X			

<i>Lake Boon Infrastructure</i>	Medium	Planning Board, Board of Health, Town Administrator, Staff	X			
Align Board Rules & Regulations and Policies with Affordable Housing Goals						
<i>Special Permit R&amp;R</i>	Medium	Planning Board, Staff				
<i>Subdivision R&amp;R</i>	Medium	Planning Board, Staff				
<i>Comprehensive Permit Policy</i>	Medium	Zoning Board of Appeals, Select Board, Staff	X			
<i>Engage with Development Community</i>	High	Planning Board, Staff	X			
Develop Resources for Prospective Applicants						
<i>Creation of Permitting Information Hub</i>	Low	Staff				
<i>Streamline Processes with Boards, Commissions, Staff</i>	Medium	Permitting Boards, Staff				
<i>Homeowner and Landlord Information Sessions</i>	Medium	Staff, SMAHT				
<i>Pre-Filing Reviews</i>	Medium	Permitting Boards, Staff				
Expedite Energy and Accessibility Renovation Permitting						
<i>Research Financing Opportunities</i>	Medium	SMAHT, Green Advisory Committee				
<i>Consider Allowance of Structures in Setbacks</i>	Medium	Planning Board, Staff				
<i>Consider Expedited Timeline</i>	Medium	Planning Board, Zoning Board of Appeals, Staff				
<i>Utilize Proactive Approach to Accessibility Design</i>	Medium	Planning Board, Staff				
Investigate Additional Housing Types						
<i>Cohousing</i>	Low	Planning Board, Staff	X			
<i>Farm Worker Housing</i>	Medium	Planning Board, Staff	X			
<i>Short Term Rentals</i>	Medium	Planning Board, Staff				
<i>Public Housing</i>	Medium	Stow Housing Authority	X			
Build Local Awareness of Affordable Housing and Fair Housing Needs						
<i>Appoint Affordable Housing Advocates to Town Boards and Committees.</i>	Medium	SMAHT, Stow Housing Authority, Staff				
<i>Provide Town Staff and Boards Training Opportunities.</i>	Medium	Town Administrator, Staff,				
<i>Affirmatively Further Fair Housing.</i>	Medium	SMAHT, Stow Housing Authority				

<i>Ongoing Community Engagement on Affordable Housing Needs and Opportunities</i>	High	Staff, Planning Board, SMAHT, Stow Housing Authority				
Boost Participation in Available Assistance Programs and Provide Additional Opportunities						
<i>Increase Awareness of Existing Housing Programs</i>	High	SMAHT, Stow Housing Authority, Staff				
<i>Review Options for Providing Emergency Housing Needs</i>	Medium	SMAHT, Stow Housing Authority, Town Social Worker, Staff				
<i>Investigate Creating a First-Time Homebuyers Assistance Programs</i>	Medium	SMAHT, Stow Housing Authority, Staff				
<i>Implement a Senior Housing Assistance Program</i>	Medium	SMAHT, Stow Housing Authority, COA				
<i>Support the Local Option for Housing Affordability</i>	Low	SMAHT, Stow Housing Authority, Planning Board				
Preserve Existing Affordable Housing	High	SMAHT, Staff	X			