

TOWN OF STOCKBRIDGE, MA.

AFFORDABLE HOUSING TRUST FUND COMMITTEE

IN-PERSON MEETING (CTSB has not posted the meeting as of June 28).

AHTFC Meeting Minutes, June 26, 2023

Members in Attendance: Members Warner, Mills, Ackerman, Wheeler, White in person and Member Donovan via Zoom and new member Bruce Auerbach

Non-Members in Attendance: In person: Karen Sunnarborg, consultant, and Nancy Mills. Via Zoom - Patty Caya

Acceptance of Minutes: Member Mills made a motion to accept the minutes, Member Warner, 2nd. All voted in favor.

Newest Member to the AHTFC Board: Bruce Auerbach

A little biographical history: Member Auerbach has extensive experience working with Community Services. I.e. fire, EMS, public health and nonprofits serving all members of the community. He served as the CO of a hospital and is a retired Emergency Dept chief. He has resided here for the last 30 years as both a primary and 2nd home owner. Welcome!

Housing Production Plan Update: Karen Sonnarborg has done an extraordinary job of pulling together a large amount of data for the presentation for the community. The AHTF Committee has agreed to edit and simplify the content so the PowerPoint presentation is not too dense.

The board went through the slides to better articulate what the needs and priorities of the town are which will lead to strategies. A copy of the presentation will be sent to the committee members for their review so they will be able to share their comments at the next meeting to finalize the verbiage.

Focus on the Community Presentation: The board wants to ensure the community understands the purpose of the Stockbridge Housing Production Plan, explain the different paths the town can explore to achieve more equity in the affordable and workforce housing options that are available, and how stockbridge has met the state quota so the town is able to add more with fewer barriers/more options and flexibility.

Explanations of different concepts and programs may include Housing production and preservation, LIP = Local Initiative Program, the "Friendly" 40B (needed for a comprehensive permit meaning Ch 40B only has one application for all).

Consider having Member Ackerman present the slides at the meeting.

Review of all the slides ensued with changes suggested for most to keep them clear and understandable for the audience. Add more graphics to highlight the historical changes in population/demographics, economic disparity, housing availability and costs related to rentals

and home ownership. Numbers associated with each category will be double checked since they have changed rapidly in the past few years.

Discussion: Can we create solutions to attract younger people and families? Economic opportunities. There are some amazing opportunities in the Berkshires for young families with children.

Can we attract families who work remotely? What can be done to do this?

We need to do a better job advertising to young people.

What are the top priorities?

1. Identify funding sources for renovations of existing homes for residents in need.
2. Younger families and workforce (more diversity of age and income)
3. Places to downsize (ADU or smaller home)... Regulations may be needed to control use of the ADU's so not all are used as expensive short term rentals.
4. Focus on people who make up the town with a humane and empathetic approach. This plan may last 25 years and we need to think about it as a long term approach. The economic life of Stockbridge is based on tourism. Future plans must be carefully considered if it is to remain "one of the most beautiful towns in America."

Who will create a Master Plan? The Selectboard and Planning Board may take this on in 2024.

How do we approach grants: Planners and grant writers? Developers do this on their own.

"Great conversation" and we need to talk about strategies.

Member Ackerman will try to streamline the slides and send them to members before the next meeting.

Next meeting on July 7 at 10am

Motion to Adjourn: Member White made the motion. Members Mills and Auerbach 2nd. All in flavor!

Respectfully submitted by,

Elisabeth Wheeler

Affordable Housing Trust Fund Committee and Planning Board Member

Full meetings of the affordable housing trust fund committee can be viewed at ctsbtv.org. Go to "government" in the search bar, type in Stockbridge, then look for the date of the meeting you want to see.