

TOWN OF STOCKBRIDGE AFFORDABLE HOUSING TRUST FUND COMMITTEE IN-PERSON MEETING

AHTFC Meeting Notes, Special Meeting, July 7, 2023

Members in Attendance: Chair Warner, Member Ackerman, Member Mills, Member White, Member Wheeler, Member Auerbach

Community members online: Patty Caya, Joanne Conroy, Johanna Lenski

Delayed while establishing a new Zoom link. STARTED AT 10:21AM

Approval of the minutes: Member White made the motion to accept the minutes, Member Auerbach - second

Side note before meeting officially began: Status of playground waiting for approval from Jane Ralph through Michael Canales

Further discussion of the housing production plan/needs assessment:

Member Ackerman presented the slideshow as in its new form for review and changes.

The slideshow was updated and summarized with lots of discussion and agreement making clear what the data shows.

The takeaways of the presentation will be discussed at the end of the meeting among the attendees.

Reminder of the Purpose of the Housing Production Plan:

To understand the local data and the economics of the town. Identify needs. Prioritize strategies. Plan a path forward.

See slides for information/data that was reviewed. Significant changes are noted there.

*Speak to the Assessor about the real numbers.

Cross reference our numbers to the voter list with town Assessor

Current housing environment is slower, less inventory and imbalanced with high prices and rising interest rates

High affordability gaps

Discussion of Stockbridge Housing Future Questions: Rewording and summarizing more succinctly to generate a clear conversation of each question.

Housing that is possible for adults 30-50 and middle income - with or without children.

Housing for seniors who want to downsize or those who want live in help

Funding options for seniors who need renovations

Housing for community workers

13 school district employees live in town, and 6- 7 municipal workers live in town out of 30-40 employed in Stockbridge.

Discussions:

How to Leverage local investment with state and federal subsidies

Look at Leigh Davis' proposal in GB for lowering taxes (incentives) for those who create AH rentals...Can Stockbridge join GB in this proposal? File as a two town group?

State and Federal Tax credits are more easily available for rentals

Do we need additional AH housing? We are already over the 10% threshold. Do we limit ourselves to what is legally required? AH tenants don't pay taxes and don't affect the financials of the town. With the number of students going down the tax burden to the school system goes down. Keep it level and no increase.

Zoning needs review with the housing crisis in mind. Expand our options for housing for working families.

Think about this issue in a macro sense. Do we want a goal of the town to maintain a certain percentage of families and children? More than one option is necessary to make something happen.

Joanna Lenski - need AH housing that is not rental only. (Habitat). There needs to be movement at Pine Woods. They want to leave and buy something in town.

They are in talks with people with land sales. Looking at models to build for a lottery system for people in the area. Realistically there are many people looking for these and there will be a long line. Straw bale homes?? \$75,000

Last slide:

Housing that responds to the disabled. Helping those with renovations for their homes. Driven by private enterprise like Riverbrook. Anything built will be ADA compliant. MA ADA is more stringent than Federal guidelines.

Options for various forms of physical disabilities. Important..

How do we see the actual workshop being presented?

Main thoughts

Ideally see more housing in our town that offers housing for all

Focus on housing options for the 30-50 age group and options for seniors (age in place or smaller places to go to downsize).

Is the focus on age or affordability?

Keep the nature of the town as it is.

Private vs. subsidy. Prioritize one or the other or have it all on the table.

Member Mills - spoke with Fred Clark chair of the AHT in Gt Barrington. Realistically 40-45 units must be built to make it economically feasible. The town of GB is giving land and infrastructure to Habitat for the North Plain Road project. Price is set at 30% of AMI. = \$ price of the home.

Communities need to be mixed to be successful both in housing developments and the town.

We need to be able to make a recommendation to the Selectboard when the question arises about land being donated to the town. What is our approach with town water and sewer. What are the costs?

Other housing needs?

Presentation logistics:

Member Mills suggested three members act as presenters. Make the entire presentation 10-12 minutes including opening remarks.

Slides:

Breaks down into categories of 3-4 slides each

Member Ackerman will present the findings. Facilitator should take over the discussion. Member White can be one of them.

Member Wheeler made a motion to adjourn, Chair Warner -2nd. All in favor.

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 ctsbvtv.org. Go to "government" in the search bar, type in Stockbridge, then look for the date of the meeting you want to listen to.