

**Town of Stockbridge
Housing Production Plan (HPP)
Summary of Revisions
April 22, 2024**

The following changes were made to the draft Housing Production Plan (HPP) from the comments received as part of the March 28, 2024 Housing Forum, Planning Board meeting on April 16th, and Select Board meeting on April 18th:

Section 1: Executive Summary

- A list of acronyms at the beginning of the document.
- Additional language to emphasize the importance of creating housing that is harmonious with Stockbridge's small-town character with ample opportunities for community input on development plans.
- An additional statement on the loss of residents in the 35 to 54 age range and the importance of other community issues such as jobs and entertainment to attracting such residents to Stockbridge.
- An acknowledgement that rising housing prices are not particular to Stockbridge but part of a national trend.
- A reference that the Town will provide guidance on project terms and conditions for the development of Town-owned property based on specific site conditions, resources, and environmental/infrastructure constraints for example.

Section 2: Housing Needs Assessment

- An acknowledgement as part of the Housing Profile that while the US Census Bureau identified 19 mobile homes in 2010, no such units existed.
- A reference to the state Department of Revenue count of 129 Short-term Rentals as part of its registry.

Section 3: Challenges to Development

- A change in the estimated due date for the Sewer Needs Study to the end of April 2024.
- A reference to the Tri-Town Connector as another transit resource for residents.

Section 5: Housing Strategies

- The date of the second community forum to present the draft HPP on March 28, 2024 was inserted.
- A reference to the Residential Inclusionary Development bylaw as another means of capitalizing the SAHT, including potential funding from the redevelopment of Elm Court.
- A quote from the Select Board meeting that building affordable housing on 2- or 4-acre lots under current zoning does not work.
- Removal of the summary provisions for a draft ADU bylaw and reference to the Planning Board determination that the bylaw required more work.
- Another reference to the state Local Initiative Program (LIP), also known as the "friendly 40B" process, that requires the Select Board and developer to agree on the basic terms and conditions

of the proposed development and apply jointly to EOHLC for the go-ahead to submit a comprehensive permit application to the ZBA, thus assuring substantial Town control.

- A change in language from the Town should to will require a developer of affordable housing to meet early in the development process with abutters and others in close proximity to the potential development site, beginning a dialogue on how the project could best work for both the developer and community.
- A reference to fire stations as potential Town-owned properties that might be considered for redevelopment as housing.
- A statement that asserts the importance that any Request for Proposals (RFP) on the development of Town-owned property provide guidance on the essential terms and conditions of any projects, specifying issues regarding the approximate number of units, tenure, income levels, design guidelines, environmental and infrastructure constraints, permitting, financing (including funding that the Town will commit), density, parking, sustainability provisions, and a timeline for development for example. The statement added that the Housing Trust will ensure community input into the development of the RFP and that Town guidance on project terms and conditions will vary significantly based on a number of factors including specific site conditions, available resources, housing type, and proposed household type and incomes.