

TOWN OF STOCKBRIDGE, MA.
AFFORDABLE HOUSING TRUST COMMITTEE
VIRTUAL AND IN-PERSON MEETING
WEDNESDAY, NOVEMBER 9, 2022 AT 6 PM

Members in attendance:

Ranne Warner, Janet Ackerman, Don Eaton, Lis Wheeler, Patrick White.

Also attending, Michael Canales (online), Andrea Lindsey, Jim Welch, McCaela Short

- 1. Call to order
- 2. Welcome new member – Patrick White, Selectboard Chair
- 3. Election of Officers: Patrick nominated Ranne Warner Chairperson, all voted yes; Ranne nominated Janet Ackerman, Vice Chair and all voted yes. No secretary approval yet. Patrick will bring it up with Selectboard. Lis Wheeler will act as secretary for now.
- 4. Approval of minutes of previous meeting – October 12, 2022 Approved
- 5. Appointment of Elisabeth (Lis) Wheeler for two year term- Selectboard approved at their last meeting. Ranne and Don - two year terms. Jan and Patrick - one year terms.
- 6. Advisors named as members – representation from Heaton Court, Jim Welch; Pine Woods, June Wolfe; and Riverbrook, Rebecca Wendell
 - Riverbrook has needs we will hear about at a presentation at a later date.
- 7. Board member liability insurance – Don Eaton. As special employees the Committee members are covered by the towns' insurance liability policy under GLC26A.
- 8. Reports from data gathering activities.
 - a. Janet Ackerman - report on Lenox Affordable Housing Trust: contact, Gwen Miller
 - Data collection and analysis. Judy Barrett did their original production plan but is over committed. Jen Goodson has been recommended. We have 10% AH. Focus will be on workforce, ADU's and more Affordable Housing.
 - Patrick suggested Stockbridge is not required to do this due to the 10% quota having been met. We can focus on what we have and how to make it better.
 - Seasonal and weekend rental housing taxes can go to Affordable and Workforce housing. Stockbridge uses these taxes to lower property taxes. \$623,000 collected in the last four quarters.
 - Review of Lenox policies and plans for new housing and grants to first time homebuyers. Lenox is giving a \$500,000 loan to Penrose to develop 65 units, for affordable and mixed use housing behind the Marriott. Cost \$30 Million.

- 2 houses in Lenox were renovated and funded by the town. 30 year deed restrictions so when it is sold it has to be at an affordable housing level.
 - Lenox makes grants to first time home owners up to 5% of purchase price or up to \$10,000. If they move before five years they have to repay it. Is this in the affordable housing range?
 - Discussion of Pine Woods needs and how to obtain needed funds for improvements.
- b. Lis Wheeler – report on Pine Woods: contact, June Wolfe
 - State matches CPC funds making allocations higher.
 - There are two maintenance men who care for all Construct properties, Pine Woods is one of five of them with two recently acquired and being renovated.
 - Fewer full time residents in place especially in the 20 - 40 year old range resulting in a real need for affordable and workforce housing. Without this group who will be our volunteers in local government, firefighters, EMT's ... Noted: Monterey now pays their overnight firefighters since they come from other towns to serve their community. Stockbridge should be considering these issues for the near future. And who will work in town businesses?
 - June suggested zoning changes so home ownership is not so exclusionary.
 - Properties in need of repair. Building inspectors can enforce rental properties to meet codes. AG can step in too if non compliant.
 - When building AH, more is spent on the cost that rent will cover. Towns can apply for grants to cover the difference.
 - Information/Presentations: AG's rep can do a session with us. June will present an AH 101 Presentation (Dec 7 meeting).
 - Pine Woods was built with tax credits. Getting new tax credit money for maintenance is not likely because those who buy them are more likely to put those credits into a new project. How do we get money for these kinds of projects?
- c. Ranne P Warner – Berkshire County Regional Housing Strategy Study by BRPC & Stockbridge Housing Study Alternatives
 - Condition of our housing stock and needs. Ranne and Jan will write a proposal for gathering information about towns' housing stock and gathering information about our own affordable projects.
- d. Don Eaton – Heaton Court: background and introduced Andrea Lindsey, Manager.
- Started in 1977. Began under Ch. 667 housing (age 60+ or qualifying disability). 47,150 per individual 53,850, couple. Rent is based on 30% of gross income - 3% for medical adjustment. 53 Chapter 8 vouchers, 9 special use vouchers for fostered youth. State Money from DHCD, Fed Money from HUD.

- New building suggested on remaining land, Deed restrictions won't allow. Maybe we can help with maintenance issues?
- 9. Presentation by Andrea Lindsey, Executive Director, Heaton Court. Discussion of needs and funding, past, present and future.
 - 1500 applicants on the waiting list. An estimated three to four units turn over each year.
 - One maintenance employee.
 - Upcoming projects: heat pump to replace failing boiler, parking lot, outside doors, siding, painting, possible replacement of remaining wooden walkway railing with tree or plastic. How can we help? Project money or money to leverage for bigger things. "Any help you can get is good help." - Jim W.
 - Jim Welch, chairman of the Stockbridge Housing Authority also spoke of Heaton Court's needs and vision. Need for two and three bedroom units for families. Two bedroom units needed so disabled residents can have in-home care rather than being placed in nursing homes where independence is lost.
 - What can be done? Support Heaton Ct (CPA very supportive). Ideas were discussed. Andrea will provide us with a list of needs.
- 10. Application for CDC Funds
 - Would CPC like us to funnel requests through them or should Heaton Court management go directly to CPC? Patrick will speak to Sally Underwood-Miller.
 - Use of funds is for rehab not maintenance.
 - CPC applications begin in December.
- 11. Further data gathering assignments
 - a. Berkshire County Affordable Housing Trusts—
 - Williamstown (2010) - Jan
 - Pittsfield (2022) - Ranne
 - Lenox (2017) - Jan
 - Great Barrington - Lis
 - b. BRPC Housing Study - Nancy Socha (PB), Christine Rasmussen (SB)
 - c. Berkshire County— CDC - Don
- 12. Date for next meeting and subsequent meetings—
 - Wednesday, December 7, Monday, Jan 9; Monday, Jan 23
- 13. Presentation for next meeting - June Wolfe
- 14. Other business, none
- 15. Motion to adjourn. Vote was unanimous.

Respectfully submitted,

Elisabeth Wheeler, Affordable Housing Trust Fund Committee Member

Meeting Documents: Berkshire County Regional Housing Strategy

A full meeting of the affordable housing trust fund committee can be viewed at [ctsb tv.org](https://www.ctsb.tv.org). Go to government, in the search bar, type in Stockbridge, then look for the date of the meeting you want to listen to.