

TOWN OF STOCKBRIDGE, MA.

AFFORDABLE HOUSING TRUST FUND COMMITTEE

IN-PERSON MEETING (CTSB has not posted the meeting as of June 25).

AHTFC Meeting Minutes, June 20, 2023

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

Non-Members in Attendance: Jed Baumwell. Via Zoom- Patty Caya, Nancy Mills, Joanna Lenski

Acceptance of Minutes: Member Mills made a motion to accept the minutes, Member Ackerman. All voted in Favor

Advisory Group discussion. Member Mills has suggested Jed Baumwell, retired here 9 years ago after Working for 10 yrs with the Dept of Neighborhood Development. Privately developed housing.

At the next meeting of the Selectboard, Member White will be recommending Bruce Auerbach as the newest member of the AHTFC and asking for their approval. Also add to their agenda a discussion for approval to take the leftover funds from what was allocated for the HPP to be put in the AHTF account.

New offering next week: Library talk on the 29th with Carolyn Valli from Habitat from Humanity from 6:30-7:30 in the Bement Room. Focus of the talk will be on housing needs and how Habitat has been able to satisfy the needs in the area.

Look into: Will there be a Zoom connection or we can record and put on the town website or CTSB TV?

Playground project: This morning, Chair Warner met with Parks and Rec member, Joanna Lenski who is also the head of the Pine Woods tenants association, and saw the playground in its disrepair. The AHTFC has \$10,000 to donate to playground equipment. Chair Warner has spoken to town counsel and got the go ahead to use our CPC funds for this while working with the tenants group indirectly. Needs a new surface underneath. If it is put in the existing place there are many trees there that are unsafe. Joanna suggested it to be moved to open spaces. Pine Woods Tenants Association to address this with Construct.

- 1) Need grant agreement and they need written approval from Construct. Need sand base. There isn't much room for a playground and what is reasonable to be put there? Mike Canales can help with this, he has experience in Parks and Rec. They need to identify the area and its size. The playground professionals can give them options.
2. What is the distribution of ages of Children at Pine Woods? Necessary information in planning the purchase for best use. Parks and Recs should be invited to the planning and budgeting of this too.

Motion to Establish Support for Playground Equipment and appropriate funds by Member White, 2nd by Member Wheeler

Note: Town used O'Briens playground equipment before.

Joanna Lenski, on her own, spoke to Mark Fadding about removing dead trees. He will write an estimate that Joanna will submit it to Kathy, the Pine Woods manager. Construct wants the playground to remain where it is now. Construct said Kelly's did an assessment and it is reported they signed off on the trees. Construct has approved the new playground equipment.

Karen Sunnarborg will be away from the 19th - 24th. Consider this when scheduling the next meeting.

Consensus: The AHTFC will meet again on June 26 to move forward with HHP

HHP moving forward: July 17th for the Community Housing Workshop, 6-8pm for community education. Karen will write it up. Get the word out through local newspapers, town mailing list, Stockbridge Updates, Second Homeowners List, and posters around town. Every door direct mail to 01262 should be considered which could be done for a price. We can price it. Ask The Edge and the Berkshire Eagle to do a write-up.

Survey will go out after the Workshop.

August 14 for next meeting at 4:00

Have the **Planning Board and Selectboard** meet together to approve the plan.

Karen Sunnarborg

Focusing on the context for identifying specific strategies to identify needs.

Review of PowerPoint Presentation: Housing (PP) Needs and Assessment

Purpose: Town hasn't done a recent assessment. What is missing here? It may help with grants and Justice40 funds. What is HPP? Subset of Ch 40B regulations. Stockbridge has already met the 10% mark for AH. Gives safe harbor for 2 years. Friendly 40B may be used because it's an efficient permitting tool. The LIP = Town and the developer submit an application to the state together with the Zoning Board of Appeals. Should our goal be using all the housing we have? Look at affordable and mixed use. We have almost 1700 houses in this town in total. Local goal would then be 170 AH homes instead of 113. This is a voluntary goal. HPP is focused on SHI units. Look at the wide array of needs.

What is Affordable Housing?

HUD definition- 30% of your income is the affordability threshold

Affordable Housing (under 40B): subsidized, deed restricted, affirmatively marketed, available to households under 80% of the AMI:

866 homes in Stockbridge as of 2020 13% (1013 in 2010)

Max household income

1 person \$57, 300

2 people \$65,500

3 People \$73,700

Major Demographic Trends

Population on a downward trend and it is projected to be less in 2030

Racial diversity has increased from 8.6% -12.4%

Notable:

Change in Age Distribution

65+ 41%

We are at an extreme here in Stockbridge

Major Economic Trends 5 year estimates

\$46,458 is our median income is down from 2010 (\$48,571). People are spending too much on rent subsequently eroding the middle class here. Widening gap of socio-economic groups. This is shown by the increase in of residents below the poverty level from 8.7% to 14.2%

Section on Major Housing Growth and Occupancy Trends on Proposal will be eliminated, not reliable data

Major Housing Cost Trends

You would need to make 145,000+ to afford a mortgage of the medium cost of a Stockbridge property. Large affordability gap from residents' medium income of \$46,458.

Median costs are: \$575,000 in 2020 for a home

\$545,000 for a condo

Owner occupied 2 family homes bring mortgage costs down to income of \$62,000. You could come up with reasonable rentals and new housing options with multi-family options.

Put Flex **Zoning** Housing Bylaw on the Planning Board Agenda. To pass Zoning change if it is under the HPP needs only a simple majority of vote of 50%

Rental costs: \$1500 is low rental price without utilities in town.

Change in Incomes Compared to Home Prices

	Median Income	Median Home Price
2000	\$48,571	\$235,000
2010	\$55,096	\$285,000
2021	\$46,450	\$715,000

Housing Dynamic Summary of the housing market in Stockbridge.

Make sure zoning is reasonable. 70% of the town is non-conforming. Look at frontage requirements and dimensional regulations.

Priority Housing Needs - focus on rental housing based on the needs of the community.

Rentals may be the direction to go as rentals are the greatest priority based on indicators of need.

Don't rely on homeowners to offer affordable housing rentals. There are examples of projects that offer different rental tiers on property. Unmet needs for renters based on cost burdens show a shortage of 138 units for low and moderate income households.

New homeownership units are also a community priority

Rental income can also help subsidize cost

Accommodations for Special Needs populations

20.8% of our population (372 residents) have disabilities

Elderly

Resources need improvement

Next Steps:

Survey

Breakout Group Discussions

The plan will be posted on the website when ready for publication.

Member Wheeler made a **motion to adjourn**, Member Ackerman 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 ctsbtv.org. Go to "government" in the search bar, type in Stockbridge, then look for the date of the meeting you want to listen to.