

***Town of Stockbridge Affordable Housing Trust Meeting held in person and via Zoom,
November 20, 2023***

Members in attendance:

In Person: Chair Warner, Vice Chair Ackerman, Member Wheeler, Member Mills and Member White. Johanna Lenski from White Pines Tenants Association

Online: Member Auerbach and Consultant Sunnarborg

New news:

Member White found out about a block grant program we should look into by talking with an Egremont AHT member. It was suggested our board use their consultant, Boyd Bailey Associates. The firm helps small towns get block grants. The AHT is now working with Casey Boyd on behalf of Stockbridge. The Trust should be notified whether the town has been approved by the end of December. We could receive up to \$300,000 (?) per year.

Casey will figure out the logistics of pairing Stockbridge with another town for the grant. The contact person will be Michael Canales or Member White and Boyd Bailey Associates will be compensated from the grant.

This block grant does not fund the removal of knob and tube. Stockbridge should have town funds available to do so.

Ask Casey to come to one of our next meetings via Zoom.

There are also other CD Block grants available for fixing homes.

Playground update:

Johanna Lenski brought in a drawing of the new plan of the playground with 18 raised garden spots next to it.

O'Brien, who had been contacted previously, had not been responding to the requests for a playground plan. Hence, Miracle Recreation Equipment Co. was contacted. Miracle has suggested four pieces of equipment with an edging around it. ADA compliant ramps will be included and easy access for all. A total of 18 inches of untreated mulch would be on the playground. The bid covers the 60 x 70 ft play space. The equipment would be placed 10ft from the nearest building.

Two ways it can be installed:

1. Pay Miracle - the more expensive option.
2. Community build ~ the company comes and tells us what to do. 20-30 volunteers. Make it a community event!!

What is not included in the budget is on the sheet with the "Community Build Installations".

Johanna will reach out to landscapers and farms for help. She is also looking for donations of mulch and labor in February and March.

Still needed: New fence, shed, mulch in garden area. Benches and tables for tenants use. The garden plan can be advised/supervised by Botanical Garden

15 East St

Ranne met with Mr Gitelmaker in NYC this week. He would like to sell the property to us. He has price ideas and ideas about clearing the site. It will be discussed further at another time.

Consultant Sunnarborg and Member Ackerman:

Stockbridge Housing Production Plan

What are the highest priorities we should be doing as a town over the next five years?

Jan wrote up a brief summary for us:

Regulations: allows towns to increase the AH by ½%

We would need to identify 27 housing units. It is a requirement if a plan is submitted. Must chart out goals over the next five years and build 5 each year. No demerits if we don't.

We want to identify those 27. We have to include strategies under the five categories.

Identify municipally owned properties and specific sites IE: expansion of Heaton court would satisfy two categories.

Housing Strategies Considerations:

Capacity Building - community outreach and education about what we are proposing.

Funding - Identify funding sources (Can Boyd, Smitty, Senator Mark help us find these funds)

Housing bond bill. Once we have a project we will need a developer with a good track record in the state to get the needed funding.

Looking more closely at Zoning Strategies:

Review ADU by-law after we know what the governor's plan will be. It can be modified for our town.

More diverse housing types in certain areas of towns.

More permitting of multi-family homes near town.

Look at Cottage Era by-law but RTI will be eliminated if we change this.

Consider whether 80 acres is too little or too much.

Clustering by-law?

Development and Preservation Strategies:

Partner with a developer. IE: for Heaton Court or donated property.

Establish housing preservation initiatives (the repair grant 0% deferred payment loans. It is forgiven after 15 years (can't flip it) If they sell within 15 years they have to repay a portion of it.

Highest Priorities in the next five years

1. Develop funding/loan programs to enable Stockbridge home owners to make needed home and energy renovations (including community notification and application assistance) depending on who is funding the program. Karen knows of lots of programs to apply to. CDBG is considered the best and is the one we are applying for with Boyd.
2. Identify one or two projects to develop new ownership or rental housing for middle income and AH. Work with the Town and developers to assure the development is consistent with our community values.

3. Working with the Planning Board on the ADU bylaw after the Governor's changes are in effect.
4. Work with Construct and the Stockbridge Housing Authority to address maintenance needs... at Pine Woods and Heaton Court (state of MA owns Heaton Court and subsidizes it for some capital improvements). The State has been approached about adding more housing. Member White: Housing changes; a regional approach to housing so we grow at the same time so not only one town subsidizes the school if they have more students attending. Evaluate what the options are when the bill passes. Keep it broader rather than just focused on only ADU's.
5. Explore expanding Heaton Court - see above #4
6. Ideas: Member White ~ create a tiny house overlay district and incentives with a private developer, or could be done with a friendly 40B. Member Mills ~ Obtain a big house and make it multi-family. What about tax lien properties? Member Wheeler: Invite the treasurer to come and talk to us about how intestate properties work? How long does it take before the town takes it? Maybe auction them off after a developer fixes them as in Lenox. Member Auerbach: renovate existing homes and auction or subsidize rentals by Stockbridge Housing Authorities. Consultant Sunnarborg: Tax title properties might do better with receivership Program (Neighborhood Plan?) Member Mills: How do we zone for multi-family? Not needed if it is an existing home that is broken up. Look at zoning for opportunities. Jan, Karen and Lis will work on a final draft before the next HHP meeting.

Agenda for next meeting: Monday the 27th at 4:00
Review and vote on property being offered to the Trust

Motion to Adjourn: Member Mills, seconded by Member Wheeler

Respectfully submitted,
Elisabeth Wheeler, Affordable Housing Trust Fund Committee Member

A full meeting of the Affordable Housing Trust Fund Committee can be viewed at [ctsbtv.org](https://www.ctsbtv.org). go to government in the search bar, type in Stockbridge Affordable Housing, then look for the date of the meeting you want to listen to.