

AHTFC Meeting Minutes, January 11, 2024

Town of Stockbridge Affordable Housing Trust Meeting held in person and via Zoom, January 11, 2024

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

Members Online: Member Auerbach

Others: Michale Canales, Jackie Harris, Jenny Jadow, David Jadow, Peter Barenski, Coke Forbes, Tom Forbes, William Markham, Nikki Amdur, Terersa Zanetti, Sergio Delmolino, and Chelsey Simmons

Online: Kate Fletcher, Carole Owens

Approval of the Minutes: Motion made by Member Ackerman, Seconded by Member Donovan. All in favor.

Public Comments/Announcements: Neighbors concerns about potential AH project:

- ~ Want to understand where the parcel and access will be?
- ~ Make sure the road is safe on the corner.
- ~ Impact to the neighborhood. Description provided to neighbors by Member Mills.
- ~ Questions about income eligibility for housing. Not determined yet.
- ~ Will engineering study include the cost of the infrastructure?
- ~ Loss of wildlife habitat. Report the habitat south of the power lines has been lost for good habitat already. Previous survey identified most of the land would be undisturbed.
- ~ Water problems due to clearing of hardwood in the past.
- ~ Previous plan was denied due to no water pressure, sewer and question of available road frontage.
- ~ May only be 57 feet of road frontage except to put a driveway in. Will research this with the assessor.
- ~ Neighbors would like to have more time to talk about the issues in depth based on what they read in the paper.
- ~ Have the consultant take into account the habitat/wildlife, vernal pools/wetland delineation assessment when doing the survey.
- ~ Before any answers can be certain the suitability of the property must be determined by the upcoming survey.
- ~ Will consultants take into account previous concerns that have been raised with solar fields etc..? First step is to have the feasibility survey done. Deadline is scheduled in April.

The engineering report will be made available when it is completed.

Member Mills will give Ms Iemolini the map to post online.

Discussion of Due Diligence Work required for Morris land donation

RFP's will be back by Jan 26. An engineer will be chosen. M Canales has met with water and sewer and will be meeting with them again to review needs. Survey should include wetland delineation. If the parcel is not suitable, or too expensive, the AHT can go to the town and ask for it to be approved as open land.

Timing: May 1st, yay or nay to move forward. .

Update On Pine Woods:

Playground equipment can be ordered when approved..

Update on CPC Funding - 2024 by Member White

In 2024, the Stockbridge Community Preservation Committee (CPC) will have approximately \$1.12 million available to support affordable housing, (acquisition and preservation of) historic resources and (acquisition and preservation of) open land. Another \$75,000 was returned to the fund from previous unused allocations.

The \$35,000 available in 2023 was allocated and the recipients were eligible for federal funds once remediation was done. Berkshire County Action Coalition (BCAC) helps with funding for repairs once remediation has taken place.

Impediment remediation fund: There are at least 35 income eligible residents in Stockbridge according to BCAC for this money. However, there cannot be impediments such as: knob and tube wiring, vermiculite, storage/hoarding issues that need to be cleaned out to access the property, asbestos removal around heating equipment, replacement of leaking oil tanks, and mold remediation. The AHT will ask CPC for \$50,000 for the impediment remediation fund. It was proposed the AHT allocate \$25,000 to this fund. Consultant Sunnarborg suggested that can't be allocated from that source but a payment from Residential Inclusionary Trust could.

Ask CPC for conditional appropriation for non-designated funds in order to fund things as they become available. Needs approval at town meeting. Request \$200,000 and request more undesignated funds available for unknown future needs.

CPC Member Owens suggested the CPC can only give money to designated projects.

Consultant Sunnarborg said other MA towns are allocating undesignated funds for open space, housing, and historic preservation allowing them more flexibility as opportunities present themselves.

Member Mills reminded the committee that at the meeting of Berkshire AHT Committees in March of 2023 that in discussions there other Berkshire AH Trusts reported they have received undesignated funds from CPC for their projects.

Note: The CPC recommends the allocation of town money and the townspeople vote on it.

Member Ackerman volunteered to get to know more about the CPC and its members.

Member White will write the CPC application.

Consideration: Get conditional appropriation from CPC since they vote in March on allocations so we can do the work needed to decide what the Trust would use the funds for. Leave it undesignated and give us a year to figure it out. We can bring it to a special meeting to have the funds approved or not.

Discussion of the Housing Production Plan was canceled due to lack of time.

Ms Harris requested a copy of the housing production plan. Member Ackerman will send a copy to her. It will be posted once approved by the AH Committee, Planning Board and Select Board. Residents may request a copy at any time.

Next Meeting Dates: January 29, 2023 at 3:00

Adjournment: Motion made by Member by Member White seconded by Member Wheeler. All in favor.

Respectfully submitted,

Elisabeth Wheeler, Affordable Housing Trust Fund Committee Member/Secretary

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.