

**TOWN OF STOCKBRIDGE, MA.
50 MAIN STREET
HOUSING TRUST COMMITTEE MEETING MINUTES
WEDNESDAY, DECEMBER 15, 2021 AT 6 PM**

1. CHAIR BIKOFSKY CALLED THIS HYBRID MEETING TO ORDER AT 6 PM.
2. COMMITTEE ATTENDEES: PATRICK WHITE, JAY BIKOFSKY, MARK MILLS, TOM SHARPE AND NANCY SOCHA
TOWN GOVERNMENT ATTENDEES: MICHAEL CANALES
3. THE DRAFT MINUTES OF NOVEMBER 4, 2021 WERE PRESENTED AND A MOTION WAS MADE TO APPROVE BY MARK MILLS AND SECONDED BY PATRICK WHITE. A VOTE WAS CALLED AND THE MINUTES WERE UNANIMOUSLY APPROVED, 5-0.
4. CHAIR BIKOFSKY INTRODUCED THE TOPIC OF THE ROLE AND ESTABLISHMENT OF A HOUSING TRUST. THE FOLLOWING POSSIBILITIES WERE SUGGESTED:
 - * PROVISION OF FINANCIAL SUPPORT FOR THE CONSTRUCTION OF AFFORDABLE HOUSING BY PRIVATE DEVELOPERS ON PUBLIC OR PRIVATE PROPERTIES.
 - * REHABILITATE/REPAIR HOMES TO BE CONVERTED TO AFFORDABLE HOUSING THAT ARE CURRENTLY TAX DELINQUENT AND OR WITH LIEN RESTRICTIONS.
 - * DEVELOPMENT OF SURPLUS TOWN LAND AND BUILDINGS; FOR EXAMPLE THE STOCKBRIDGE INDUSTRIAL SITE.
 - * PROVISION OF FIRST TIME HOME BUYER GRANTS TO BE REPAID UPON RESALE.

IT WAS RAISED AS TO WHETHER OR NOT THE PREVIOUSLY MENTIONED POSSIBILITIES WOULD WORK IN STOCKBRIDGE WHEN MICHAEL CANALES REFERRED TO THE MEDIAN HOME PRICE OF \$489,000, AS A POTENTIAL OBSTACLE.

PATRICK WHITE NOTED THAT HABITAT FOR HUMANITY COULD BUILD LOW COST, FINANCIALLY ACCESSIBLE HOMES, AVAILABLE TO QUALIFYING FIRST TIME HOME BUYERS WITH GOVERNMENTAL AND HOUSING TRUST GRANTS.

PATRICK WHITE FURTHER MENTIONED THAT EXPANSION OF MULTIPLE UNIT HOUSING PROJECTS BE EXPLORED, PINWOODS/HEATON COURT, WITH HABITAT FOR HUMANITY AND CONSTRUCT. THESE WOULD BE SUBJECT TO A MINIMUM REQUIRED NUMBER OF NEW UNITS AND SATISFYING ENVIRONMENTAL CONCERNS TO QUALIFY FOR THIRD PARTY GOVERNMENTAL FUNDING.

MARK MILLS ASKED HOW MANY TAX AND LIEN DELINQUENT OR ABANDONED PROPERTIES EXIST IN STOCKBRIDGE. MICHAEL CANALES MENTIONED THAT HE WOULD REVIEW THESE WITH MICHAEL BLAY AND ADVISE THE COMMITTEE AT THE NEXT MEETING. MICHAEL CANALES DID NOTE THAT 10.8% OF THE TOWN'S PROPERTIES OR 113 OF 1,051 HOMES WERE CATEGORIZED AS "AFFORDABLE/LOW COST."

NANCY SOCHA AND MARK MILLS NOTED THAT CURRENT ZONING REQUIREMENTS COULD BE AN ISSUE IN THE DEVELOPMENT OF LOW COST HOUSING AND NEED TO BE EXPLORED.

5. CHAIR BIKOFSKY THEN PROPOSED THE FOLLOWING NEXT STEPS FOR COMMITTEE CONSIDERATION:

- * IDENTIFY POTENTIAL TOWN OWNED BUILDING SITES
- * IDENTIFY PROPERTIES THAT ARE TAX DELINQUENT OR WITH LIEN RESTRICTIONS
- * IDENTIFY POTENTIAL SITE, ZONING OR ABUTTER RELATED ISSUES
- * INVITE A LENOX REPRESENTATIVE TO DISCUSS SIMILAR EXPERIENCES WITH OUR COMMITTEE
- * INVITE A CONSTRUCT/PINEWOODS REPRESENTATIVE TO DISCUSS POSSIBLE FUTURE EXPANSION PROSPECTS
- * PREPARE A WARRANT ARTICLE FOR PRESENTATION TO THE MAY ANNUAL TOWN MEETING

THE COMMITTEE UNANIMOUSLY ACKNOWLEDGED THEIR SUPPORT FOR THE ABOVE PROCESS.

6. THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:41 PM.