

West Stockbridge Affordable Housing Trust Meeting Minutes January 18, 2024

WSAHT Members Present

Quorum present: Frank Landsberger, Steve Mack, Andy Potter, Chris Powell

Unable to attend: Kathleen Keresey, Mark Webber

Meeting called to order

4:00pm

Review & Accept Minutes

Postponed acceptance of 1/3/24 meeting minutes until 2/1/24 to allow all members to review.

Discussion/Business/Action items

Kathleen and Mark not in attendance. Andy opened the meeting for general discussion amongst members of the trust.

Frank first proposed that meeting minutes are circulated to trust members for review prior to the next meeting.

Andy related topics re discussion with Stuart Saginor, executive director of the Community Preservation Coalition, with specific focus on the Citizen's Housing & Planning Association's housing consultant database. Andy expressed it would be prudent to research affordable housing consultants available through the CHAPA database and eventually secure paid assistance in building the foundations of the WSAHT (e.g. setting goals, developing a mission statement, structural organization, financial operations, housing needs and assets assessment, technical/zoning interpretation, etc). All members agreed the WSAHT should pursue this route.

West Stockbridge Community Preservation Committee (WSCPC) Chair to discuss request for funding

Guest WSCPC Chair, Sue Coxon, in physical attendance to discuss the application process to request funding from the WSCPC.

Sue expressed that WSCPC is eager to provide the WSAHT with funding, detailing current available WSCPC funds as of 1/17/24: \$38,805 available specifically for Affordable Housing projects and \$181,477 available for generalized WSCPC funding.

Sue relayed that the WSCPC has to present selected applications for funding to the Select Board by the end of March 2024, which will then be brought to vote at the W.S. Town Meeting.

Trust inquired to Sue regarding details of the application process. Sue's responses:

- WSAHT should include preliminary quotes for services, etc. related to proposed use of funding.

- Sue suggests there is a possibility that WSCPC can provide an extension for the WSAHT application.
- If awarded, funding is provided up-front. Within this funding cycle, money would become available sometime after the Town Meeting in May 2024.
- Any WSCPC funds (incl. ~\$38k allocated to housing and ~181k general budget) can be used to fund affordable housing efforts.

Andy suggests, at this stage, the WSAHT will likely propose a request for funding that falls under the “support” category, as stipulated in the Community Preservation Act.

4:30pm - Sue Coxon concludes info session. WSAHT thank her for her time.

Steve presents preliminary sketches made in conjunction with Dana Bixby, Chair of WS Planning Board, of a potential housing development idea for parcel of land behind WS Town Hall. Trust members agree that discussion of the project idea at hand is premature.

Trust agreed to increase the frequency of meetings in the interest of moving organizational/operational efforts along, then will reassess scheduling once established.

Trust will meet every other Thursday at 4pm, starting February 1, 2024.

Action Items

- Steve, Andy, Chris, et al.: research/outreach to affordable housing consultants; research via Citizens' Housing And Planning Association (www.chapa.org/consultants)
- Chris: Effort to provide minutes for review day prior to meetings

Citizen Speak Time

Citizen Speak Time was opened. Dana Bixby and James from N. Plain Rd. in GB were in attendance via Zoom. No one chose to speak. Citizen Speak Time was adjourned.

Next scheduled meeting

4pm - Thursday, February 1, 2024

Meeting adjourned

4:45pm - Andy motioned to adjourn. Chris seconded. All in favor.

APPROVED 3-0 (Omitting designee member Steve Mack) 1/18/24

Respectfully submitted by,

Chris Powell
West Stockbridge Affordable Housing Trust Secretary