

## Egremont Housing Committee Minutes

Monday, April 28, 2020

Meeting Held via ZOOM

In Attendance:

Committee Members: Joan Goodkind, Fred Gordon, Richard Allen, Mark Holmes,

Craig Barnum

Others in Attendance: June Wolfe, George McGurn

Meeting called to order by Joan Goodkind at 5:05 p.m.

The February 24, 2020 meeting minutes were approved.

### **Accessory Dwelling Unit Bylaw**

Joan will contact Greg, Planning Board, to request a copy of their most recent version of the proposed bylaw. Once received, the Committee will compare such to the version drafted by Richard Allen.

### **Community Development Block Grant**

June Wolfe informed us that two Egremont residences have contacted Construct, Inc. for rental assistance. June suggested that the Housing Committee and the Selectboard send a letter of support to Construct to help the cause.

### **Update on Affordable Housing Progress adjacent to transfer station**

June informed us that the movement of the two houses on Manville Street is still pending until the case is decided by Land Court which is currently not hearing cases due to the pandemic. The access road and septic system have been completed with the septic system built for 15 houses. In light of this delay, the Housing Committee discussed the virtues of establishing a Housing Trust to finance the construction of additional condominiums on the site.

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### **Housing Trust**

In an effort to identify the next concrete steps the Housing Committee can take to begin to add a unit or more of housing to the site, the Committee discussed the merits and intricacies of establishing a 501 (c) Trust to attract and hold contributions, both cash and in-kind, for the purpose of building condominiums. Richard Allen offered to draft the legal documents, but before we get there, the Committee needs to further explore:

É The legal relationships between interested parties: Condominium owners, Construct, Inc., Town of Egremont and the Housing Trust.

É Draft Mission Statement for the Housing Committee (Joan Goodkind)

É Contact Habitat For Humanity to learn of their services and appetite for a partnership to build the Condominiums. The contact here is Carolyn Valley (Habitat for Humanity).

É Invite the Salisbury Housing Trust to share their experience with the Salisbury Housing Trust. (Fred Gordon)

É Prepare a feasibility study and estimate of the pre-development cost. (Mark Holmes and Fred Gordon)

### **Community Preservation Act**

The Committee reviewed and discussed the CPA, which was defeated twice by the Town. By way of background a portion of these funds, 10%, must be appropriated to Historic Preservation, Recreational Facilities, Affordable Housing and Preserving Open Space. Marie Brazie provided information from 2014 that showed the revenue generated from a 3% surcharge on property taxes would have been \$67,000. The Commonwealth match on these funds has dropped to a low of 11.7%, however, legislation is being considered to increase the match to 40% for 2021. June Wolfe mentioned that it's not a coincidence that Towns without a CPA do not have affordable housing. At this time, it was decided to not take further action on this opportunity.

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### **Other Items**

The Committee needs to check in with Ned Baldwin and/or Juliette Haas to determine if there are any properties going into receivership.

The next meeting is scheduled for May 18, at 5:00

The meeting adjourned at 6:25.

Respectfully submitted,

Fred Gordon