

Egremont Housing Committee Minutes

Monday, June 15, 2020
Meeting Held via ZOOM

In Attendance:

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

Guests:
Ellen Vining

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

The May 25th meeting minutes were approved.

Accessory Dwelling Unit Bylaw

Richard Allen compared the Planning Board's most recent ADU Bylaw draft to the citizen's petition, highlighting fifteen differences between the two documents.

Egremont Housing Trust

Richard Allen and Fred Gordon briefed the Committee on their meeting with Trustees of the Salisbury Housing Trust . In summary:

Housing Trust - Established as a 501(c) for affordable home ownership. The organization currently holds \$900,000 and has 14 housing units, all gained through private donations; it does not accept government assistance. The Trust secures construction loans through a line of credit and owns the underlying land. There are restrictions on the resale of the affordable housing units based on CPI. The housing application will be distributed to Housing Committee members.

Housing Committee - Established for rental housing and is primarily funded through government grants and loans.

Housing Commission - Town Committee with housing oversight.

Richard drafted an Egremont Housing Trust Document and will submit the appropriate documents to formally establish the 501(c) organization.

Cost Estimates for building Modular Homes near the Transfer Station

Mark Holmes provided the following cost estimates:

Foundation: footings, frost walls and slab for 27' x 36' walk-out basement apartment, to set a 27 x 36 modular on: \$19,000.

Build-out allowance for 27' x 36' "garden apartment" with walls framed out on two sides, one-bedroom, kitchen, 1.5 bathrooms, living room/dining area: \$92,500

(a) Modular Cape from the Home Store, Whately MA "Chester Cape" 27.5' x 36' with unfinished second floor, (2-bedroom/2 bath with stairway to unfinished second floor) on our foundation: \$95,000

(b) Modular Cape from Segalla's Turnkey Housing, Canaan CT: "Falmouth Cape": 3-bedroom 2-bath: with unfinished second floor: \$107,400

Finished second floor: \$41,250

Finished plumbing and heating: \$18,560

Finished electrical: \$7,550

Rental Apartments

Craig Barnum provided information on the affordable rental units created in Williamstown, MA. He provided information on the financial model which creates financial incentives to limited partners (equity owners along with recognition for their social impact investing). The model can work with tight coordination between the private and public sectors.

Selectboard Update

Joan briefed the Selectboard on Housing Committee discussions and directions

Misc.

The question was raised, How many housing units (bedrooms) can be supported by the recently installed septic system on Town property?+

The question was raised, %Are there any funding restrictions for housing units on said property due to earlier government funding assistance?+

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The next meeting is scheduled on a date to be determined.

The meeting adjourned at 6:15.

Respectfully submitted,
Fred Gordon