

## Affordable Housing Trust meeting notes 7/17/2025

Attendees: Barbara, Ken, Fay, Apple, Pat, Dan, Kimberly

From community: Carol, Mariah Krutz from FRCOG

Agenda:

Minutes

FRCOG

LIP discussion

Updates

New business

Meeting open 7:12pm

1. Let's skip the minutes for now and put Franklin Co. rep at top of meeting
  - a. Mariah is on the board of Habitat for Humanity and is the Livability Coordinator working on regional housing
  - b. Discussion about regional coordinator
    - i. Project by project work vs. consistent advisor/researcher with billable retainer model of pay
    - ii. Example in Lowell, Central Mass
    - iii. Pooled funds from area towns with CPA funding
    - iv. Would handle the inquiries from families in the deed-restricted financing programs and those interested, coverage for ongoing inquiries about affordable housing in the town, privacy concerns/financing coordination, possible development of housing production plan, advocacy for affordability
    - v. Maybe Leverett could be part of a pilot with Shutesbury, Whately, Conway
    - vi. Mariah researching this pilot and looking for/applying for grant to match the towns' contributions to pay for this position
    - vii. Challenge is making sure that all the work the CPA funding covers is directly related to affordability
    - viii. Are there analogous positions, such as the new COA coordinator or public health nurse?
      1. Northfield, Shelburne, Turners Fall have downtown coordinators
    - ix. How will the challenges of Leverett's infrastructure and landscape affect our ability to achieve smart growth?
      1. Planning board and the ADU by right
      2. Septic laws at state and local levels - need BOH and engineers at county level to discuss updates
      3. Access to public water and phased plan needed for implementation
    - x. Elected officials will be on a bus tour of area towns to discuss the needs/challenges/opportunities 8/18
2. Discussion about property owner on Rte 63 interested in learning more about creating affordable housing
  - a. How can we start with a vision and identify properties that could be useful?

- b. We cannot design property for someone but we need to be prepared by understanding best options
- 3. Carol presents on pros/cons of LIP process
  - a. One size fits all LIP may not be a good fit
    - i. Potential for litigation
    - ii. Only one type of Chapter 40b
    - iii. May not be a deterrent to large development
  - b. We should identify what we need from any potential developer
    - i. Need a process for dialogue
    - ii. Legal review needed for any statement the select board may create
  - c. Why housing production plan at regional level good idea
    - i. People are not keen on more planning at town level
    - ii. Housing production plan goes toward housing choice points and grants
- 4. Approve minutes from 4/15/2025 and 5/8/2025 with the corrections - unanimous approval
- 5. Meeting adjourned 8:25pm