

Prepared By: P. Pachano
Approved: 20 Nov 2019

Selectboard & Planning Board Housing Sub-Committee

DATE: October 9, 2019

TIME: 9:00 A.M.

PLACE: Town Hall

FOR: General Business

PRESENT: Kate Burke, Bill Cooke, Jonathan Hankin, Pedro Pachano

Ms. Burke called the meeting to order at 9:16 A.M.

1. Minutes of the September 18, 2019, meeting were approved as amended unanimously.
2. General Discussions:
 - 2.1. Tax incentive Financing: A discussion was held regarding TIFs and how they could be implemented and promoted in town to create incremental housing including incentives for individuals as well as larger developments.
 - 2.2. Abatements: A discussion was held regarding tax abatements for long term rental units in R1A, R1B and R3 districts.
 - 2.3. Sewer Fees: Reducing or eliminating the sewer connections fees was discussed for property owners engaged in incremental housing construction projects or those providing affordable rental/purchase properties.
 - 2.4. Revenue Offset: The possibility and impact of tax revenue loss due to abatements or TIF was discussed. Pedro was to search for information with localities that have used TIF for information.
 - 2.5. Rental Verification: As part of an ongoing discussion of Short Term Rentals, it was discussed whether condo rentals are verifiable. That is, if condo owners rent their properties, can the town verify that they are being rented.
 - 2.6. Density Bonus: The use of DB was discussed as tool to promote affordable/workforce housing. It was agreed that further investigation is needed and that it may be a Planning Board study. It was agreed that Stockbridge Road would be a logical place to implement DB.
 - 2.7. Taxes: It was discussed that methods of taxation may need to be developed to encourage growth through infrastructure improvements: fiber in Housatonic, natural gas, grants for improvements, etc... Discussions to be continued.
3. Meeting: It was agreed that the Sub-Committee would meet again on 23 October, 9:30 AM at Town Hall.

Ms. Burke adjourned without objections at 10:24 A.M.