

Selectboard & Planning Board Housing Subcommittee Meeting via Zoom
Thursday April 25, 2023

APPROVED

1. CALL TO ORDER HOUSING SUBCOMMITTEE MEETING – Chairperson Leigh Davis called to order the Selectboard and Planning Board Housing Subcommittee meeting at 5:30 pm.
2. ROLL CALL - Leigh Davis, “present,” Malcolm Fick, “present,” Jeremy Higa, “present.” Member Garfield Reed was not present.
3. APPROVAL OF MINUTES – Mr. Fick moved to approve the draft minutes of March 30, 2023. Mr. Higa seconded. All voted “yes”.
4. SUBCOMMITTEE’S ANNOUNCEMENTS/STATEMENTS
 - a. Mr. Fick reported that he had prepared a summary of Housing Worksheet initiatives that require leadership outside the Planning Board and Selectboard. It was still in draft form and needed review by staff to validate assumptions.
 - b. Ms. Davis reminded everyone of the May 1, 2023 Annual Town Meeting.
5. NEW BUSINESS
 - a. Continuation of Housing Worksheet discussion
 - Mr. Fick said he would continue to work on the leadership summary.
 - Ms. Davis advised continued work with the respective Boards.
 - Ms. Davis said that she checked with the Ross Vivori, the Town’s Principal Assessor. He is still working on the fiscal impact of the proposals forwarded to Town Staff by the Selectboard following the last joint Selectboard/Planning Board meeting.
 - Mr. Higa asked if Ms. Vivian Orlowski’s proposal had been taken up yet by the Selectboard. Ms. Davis reported that it had not, due to the demands on the Selectboard preparing for Town Meeting.
 - Mr. Higa described the zoning bylaw proposal for the B2 zone that would be presented at Town Meeting. It would grant incentives for builders that include affordable housing.
 1. Ms. Davis asked about this in relation to inclusionary zoning.
 2. Mr. Fick said that the B-3 zone was created to incentivize developers to include affordable housing in their projects. The zone includes parts of Bridge, School and Church Streets. Two housing projects have been built since the B-3 was created and neither took advantage of the inclusionary zoning incentives.
6. Next meeting date: Tuesday, May 30, 2023 at 5:30 pm
7. Citizens Speak
 - a. Ms. Jennifer Clark asked to address three questions:
 - Ms. Clark expressed concern about using Average Median Income (AMI) to determine housing affordability. She said that using this measure bypasses local people in need. Mr. Fick said this issue has been raised as an issue at the Planning Board and Berkshire Regional Planning Commission. He said it’s a national issue

because the AMI standard is established by the Federal government which would have to change the standard used.

- Ms. Clark asked about the yellow highlight on the Housing Worksheet. Mr. Fick explained that the yellow indicates initiatives that are already in progress.
- Ms. Clark asked about what the worksheet signifies. Ms. Davis explained that the worksheet is an attempt to assemble a comprehensive list of potential housing initiatives.

8. Subcommittee's Time: Members had no further comments.

9. Media Time: No media members requested time.

10. Adjournment: Mr. Higa moved to adjourn. Mr. Fick seconded. Mr. Fick, Mr. Higa and Ms. Davis voted yes. Ms. Davis adjourned the meeting at 6:15 pm.

Respectfully submitted,

Malcolm Fick, Vice Chairperson