											DEMOGRAPHIC REACH					IMPLEMENTATION FISCAL YEAR			ION:	
PRIORITY	IN PROGRESS?	Housing Strategies	SOURCE	LINK	Lead Entities 1=TOWN, 2=PB, 3=SB, 4=AHTF, 5=HOME RULE PETITION, 6=PRIVATE, 7=OTHER	Activities	Goals & Outcomes	Effort (H, M, L)	Impact (H,M,L)	AFFORDABLE	WORKFORCE	SENIOR RENTER	SENIOR - OWNER	YOUTH / 1ST TIME	PROFESSIONALS	FY2023	FY2024	FY 2025	FY2026	FY2027
		Target blighted properties to create new affordable housing units.  NOTES - look at Pittsfield/ Construct - Becket & Lenox	HNA HO 2.1	http s: //ww w. mas s. gov/	1	AG's Abandoned Housing Receivership Fund Program				Х										
		Incentivize multi-family repairs - via CDBG funds, etc. to improve & repair in exchange for deed restriction	HNA HO 2.3	SAN	1					Х										
		Offer grants to property owners and organizations that rehabilitate or convert existing single-family homes into two-family homes	HNA HO 2.7		1					X	X									
		Hire consultant to create housing plan, apply for funding, conduct surveys, public input sessions,etc	HNA HO 3.2		1	Do internally?				Х	X	Χ	X	X	X					
	X	Catalogue, prioritize and target tax-foreclosed, foreclosed, and surplus town properties with development potential	LD		1	Leigh has asked Town staff for this				X	X									
		Identify existing houses with potential for conversion to multi-family & congregate housing.	LD		1					X	X									
	X	Catalogue existing affordable downtown rentals.  Meet with key stakeholders to discuss long term plans to keep units affordable	LD		1	Leigh has asked Town staff for this				Х	X	X								
		Seek funding to create a local aging-in-place program. i.e - An AIP program could provide grants up to \$5,000 per qualified senior household to complete non-structural modifications to increase the health and safety of the occupants. To be eligible, owner occupants must be 65 years of age or older, meet HUD income guidelines for low/moderate income persons, and have home safety needs that fall under the purview of the program.	LD		1	Leigh idea, need to flesh out							X							

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		Foster partnership initiatives with landlords to upgrade existing apartment units and keep / convert to affordable apartments	LD		1	Educate landlords + developers on ways to access town funds in return for creating affordable housing				X	X									
		Deed restriction purchase program to incentivize homeowners to deed restrict their property for affordable housing: Owner paid a % of property value & unit then must be occupied by primary resident who works at least 30 hours a week in GB (Ref: InDEED in Vail, CO)	LD	http s: //ww w. vaili nde ed. com	1	More research needed				X	X									
		Host Housing Symposium of community and regional housing partners, developers and other stakeholders to discuss current issues & needs. "Think Tank"	GR, LD	-	1					Х	X	X	X	X	X					
	X	Driveway permit / Curb cuts amendment (add one more "by right" curb cut - limited now to 2) - revise "needs" to "benefits" - to allow for more housing on one lot	JH		1	Planning Board working on now														
X		Offer property tax abatement program for property owners and organizations who rent existing units below the market rent.	HNA HO 2.6		1	Need to flesh out				X	X	X								
		Consider clustering as the by-right subdivision option, and consider rear lot divisions by-right if they are deed restricted for affordable housing, as per the Nantucket link.	HNA HO 1.4	http s: //ec ode 360. com	2	Discuss PURD (planned unit res dev.)				Х										
X	X	Extend B2X+ zone on Stockbridge Rd. (Great Bridge to Belcher Square) - also include incentives to allow for more height and density to create affordable housing	MF		2	Planning Board prepare bylaw for 2023 town meeting ?				X	X									

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Г		Facilitate the development of infill and rear lots	HNA HO 1.4		2	Discuss PURD (planned unit res dev.)				Х	X									Τ
		SRO's / Alt. residential types (e.g Construct's Windflower Inn) / e.g. adaptive reuse of existing properties - motels, etc?	MF		2	PB discussed 10/13/22 - look at existing bylaws / codes, etc to discuss at next meeting				X	X									
X		Offer ADU & tiny homes incentives - Offer grants to property owners and organizations that create ADUs for affordable housing w/ deed restriction  Develop ADU Program - Educate / facilitate communication with banks, contractors, town  NOTE: (invite Amy Turnbull?) Discuss financing challenges. Tax abatements / TIF?  JH wants to prioritize	HNA HO 2.7 HO 2.8, HO 2.2	http s: //ww w. loud oun. gov/ 401 4/A DU- Real : Esta	4	AHTF is discussing				X	X									
X		Home Rule Petition: Expand property tax relief for low-income seniors by modifying the eligibility criteria for the 41C program + increase amount of the exemption  NOTE: look at unintended consequences	LD	http s: //ww w. bost on. gov/ new s/m ayor	5	LD, GR want to prioritize		Home Rule Petition					X							
X		Home Rule Petition: Local Option Transfer Tax: (i. e. buyer would pay 1% of the portion of the purchase price over \$600,000 (GB median price is \$528,053 as of Aug 2022). Money to AHTF NOTE: look at unintended consequences	LD	http s: //ww w. wbu r. org/	5	Need to flesh out / look at calculation - look at Concorde, MA?														
X		"Match-making" program between property owners/tenants with rooms to spare and boarders / long term renters (i.e caregivers w/seniors, recent grads w/empty-nesters, etc)	LD		6	Leigh's idea - need to flesh out more /Private entity to take lead?					X	X	X	X	X					

## Great Barrington Housing Plan Worksheet

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		Advocate to eliminate the economic discrimination created by the "30% rule" that is based on building value - instead require that 15-20% of the cost of any renovation must be used to correct health and safety code violations.  NOTE: "Long view" item requiring regional buy-in / advocacy	LD IBERK	http s: //1b erks hire. com /wp- cont ent/ uplo ads/ 202	7			Н																
		STR bylaw amendment(s)	JH		7																			