

# FRCOG MEETING AGENDA



## Small Town Housing Working Group

**Date:** Thursday, September 29, 2022

**Time:** 5:30-7:00 p.m.

**Location:** Remote

**Staff Contact:** Andrea Donlon, [adonlon@frcog.org](mailto:adonlon@frcog.org) (413)774-3167 (ext. 127)

**Working Group Webpage:** <https://frcog.org/chip/ih2/small-town-housing-workgroup/>

Attendees: Andrea Donlon (FRCOG / Buckland Planning Board), Alyssa Larose (FCRHRA/RDI / Greenfield), Mike Shaffer (Erving), Megan McDonough (Habitat for Humanity / Colrain), Nevin Murray (FCCLT), David Greenberg (Colrain Planning Board/ FC Community Land Trust / FCCPR), Susan Worgaftik (Greening Greenfield / Greenfield CPC), Judy Atkins (Greenfield / FCCLT), Marybeth Chichester (Colrain Planning Board / FRPB Executive Committee), Jerry Lund (FRPB Executive Committee/ Leyden), Martin Omasta (FCCLT / Hatfield), Hannah Davis (Whately Community Development), Jen Audley (FRCOG / Montague)

### Housing News, Announcements, and Community Updates

Habitat's project in Conway is under construction! This is a single family home that should be ready for occupancy Spring 2023.

The Town of Montague has begun its search for a Planner/Conservation agent to replace Walter Ramsey who has moved into a newly-created Assistant Town Administrator position. The job posting is here: <https://montague-ma.gov/p/308/Employment-Opportunities>

CHAPA held its Annual Regional Forum for Franklin, Hampshire, and Hampden Counties on 9/22 and a session of its "Tools for Housing production" conference on the same day with a panel that featured Greenfield's Susan Worgaftik and MJ Adams. Lily Linke [lilinke@chapa.org](mailto:lilinke@chapa.org) is happy to share her notes from the forum and will continue the information-gathering and discussion that began there at the Opioid Task Force of Franklin County and the North Quabbin's Housing and Workforce Development Committee meeting on Oct 14. (The OTF meeting is from 10-noon & will be online; <https://us02web.zoom.us/j/81293593509> =). Contact Deb McLaughlin [debmc@opioidtaskforce.org](mailto:debmc@opioidtaskforce.org) for the agenda.

Franklin County Community Land Trust co-hosted a potluck meet-up Sept 18 for folks working on housing in the region.

The six towns participating in the MHP's Complete Neighborhoods work in Franklin County – Greenfield, Montague, Erving, Deerfield, Orange, and Whately – had a launch meeting in

September. Complete Neighborhoods will bring \$250,000 in technical assistance funding to the region, with an emphasis on projects in downtown areas, village centers and increasing walkability/access to public transit.

Sanderson Place, Rural Development, Inc.'s (RDI's) new 33 unit senior housing project in Sunderland has held its lottery and construction is nearly complete, but supply chain issues have delayed delivery of an electrical component that is needed for certificate of occupancy and to determine move-in date. There were 100 applications (of which 62 were eligible) for units at all three income levels: 30% AMI, 50% AMI, and 60% AMI.

### **Franklin County Community Land Trust**

Nevin Murray <[nvnmurray@gmail.com](mailto:nvnmurray@gmail.com)> gave us a preview of the presentation the FCCLT has developed to introduce community members to the concept of community land trusts and how this approach can expand access to affordable homeownership and preserve affordable housing stock in communities. (See [Community Land Trusts | Grounded Solutions Network](#) for a short video and more information about community land trusts.)

The presentation included examples of other CLTs in the region and next steps for the new Franklin County CLT, which include expanding membership, research related to enabling legislation and joining the AGO's abandoned housing program as a receiver, and seeking funding for future projects.

There were questions about how the FCCLT will address upkeep and maintenance and the impact of this model on municipal tax revenues, with Alyssa and Megan offering information about how their agencies approach these issues and collaborate with CLTs.

Nevin and the other CLT members present asked for feedback about the presentation and will share the materials they develop for the public with us as soon as they are ready.

### **"Diversifying Rural Housing Opportunities" workshop**

In conjunction with the Improving Housing to Improve Health Project, FRCOG and CHAPA are co-hosting a reprise of the workshop that launched the community engagement strand of IH2 on 10/11/2022, 6-7:30PM on Zoom. This is an excellent opportunity to learn about tools that communities like ours can use to diversify their housing stock – and help ensure that there are places for people whose income and capital is limited to live at all stages of life.

We are updating the presentation with new data, maps and to reflect what we have learned over the past few years, so if you attended the launch event in January 2021, this will not be a repeat! We hope you can make it and that you'll help get the word out to people in your networks who might

be interested.

More info: <https://frcog.org/event/diversifying-rural-housing-opportunities/>  
**Register here: [bit.ly/IH2Oct11](https://bit.ly/IH2Oct11)**

Lily and Jen are working on a “What’s in Your Community’s Housing Toolkit?” checklist for housing advocates in conjunction with this event and we would love to get your feedback on this draft: [https://docs.google.com/document/d/10ldP\\_L8rXTW43kM2nQ4jnRfFa9hKMhORYQ40-PNHKjA/edit?usp=sharing](https://docs.google.com/document/d/10ldP_L8rXTW43kM2nQ4jnRfFa9hKMhORYQ40-PNHKjA/edit?usp=sharing)

### Planning for a New Legislative Session in MA

Brief discussion identified legislation that will be resubmitted (TOPA, real estate transfer fee) and interest in moving forward on enabling legislation for regional affordable housing trusts. Andrea will reach out to Senator Comerford’s office to see if she might be able to join us at our next meeting, currently scheduled for November 17, 5:30-7PM.

The meeting followed the agenda shown below.

Time	Agenda Item	Presenter
5:30 pm	1. Introductions	Group
5:40 pm	2. Housing News, Announcements, and Community Updates	Group
6:00 pm	3. Franklin County Community Land Trust	Judy Atkins and others
6:30 pm	4. Preview FRCOG/CHAPA “Diversifying Rural Housing Opportunities” workshop on 10/11/2022 More info: <a href="https://frcog.org/event/diversifying-rural-housing-opportunities/">https://frcog.org/event/diversifying-rural-housing-opportunities/</a>	Jen Audley, Lily Linke
6:45 pm	5. Planning for New Legislative Session	Group discussion, facilitated by Andrea Donlon
7:00 pm (or earlier)	6. Adjourn	Group