**Town of Princeton, Mass. -- Online Meeting**

**Housing Implementation Committee Minutes Dec. 15, 9:00 am**

**Present:** Co-chairs Carla Zottoli and Deb Cary

Jennifer Shenk

Richy Bisk

Sherry Patch, Town Administrator

Ann Neuburg, Planning Board rep

Phil Gott, Selectboard rep

Barbara Guthrie, Council on Aging rep

Guests: Caroline (Chris) Kluchman, Community Services Division

Lar Greene (Board of Health)

**Call to Order**: 9:02

**Administrative:** Ann: Motion to approve minutes of the 12-15-2023 meeting as amended.

Deb: second

Vote: unanimous approve.

**Discussions:** Guest speaker

Caroline (Chris) Kluchman of Community Services Division at Massachusetts Executive Office of Housing and Livable Communities is invited to talk to the committee at 9:15.

Sherry worked with Chris in the past to obtain grants for other towns For Princeton, Sherry worked with Chris to get $100K Housing Choice grant for paving TS Prince school parking lot.

 Chris joined the meeting. Deb asked members to introduce themselves to Chris.

 MBTA Adjacent Communities

 Princeton has received a technical assistance grant to assist with the associated bylaw changes.

 Update re: Affordable Housing Act (AHA)

 Chris Kluchman explained her role as director of Community Services and what kinds of services and funding her division supports.

 The proposed $4.1 billion AHA re--authorizes many existing capital programs and asks for funding for additional housing infrastructure support. The bill has not yet reached public hearings.

 AHA includes 27 policy suggestions, 2 of which were discussed:

* Allow ADUs as “by right”. The current draft of the ADU policy forbids towns from restricting ADUs to owner occupied homes and from requiring a special permit. There is no funding currently in the AHA to assist homeowners to create an ADU.
* Legalize a transfer tax. A transfer tax on home sales over $1 million could be used for a variety of projects. Requires town acceptance.

Septic repair tax offset credits

Jen Shenk reported that septic upgrades are a significant barrier to adding an ADU. As of October, MA has tripled the amount of the septic credit ($6K to $18K). The credits can be used over multiple years to offset MA tax obligations.

MBTA Adjacent Communities

Princeton has complied with the initial requirements of the MBTA Adjacent rules (submit a plan). The next step, Princeton’s draft bylaw designating an area for multi-family housing appears to be stuck in bureaucracy. The technical assistance grant should help get it unstuck. Chris suggested Sherry meet with the consultant (Emily Glaubich).

Housing Trusts

Consult with MHP to learn how to establish a trust. Funding can come from developers, CPA, transfer taxes. Sherry talked about positive experiences with CPA funds in other towns. Chris recommended:

[Municipal Affordable Housing Trust Guidebook](file:///C%3A%5CUsers%5Caneub%5CDesktop%5CHousing%20Implementation%5CMinutes%5C12-29-2023%5Cwww.mhp.net%5Cassets%5Cresources%5Cdocuments%5CMAHTGuidebook_2018.pdf)

Chapter 40Y (Starter Homes) Bylaw

New MA legislation to enable “starter home district” of homes at or less than 1800 sq. ft. of livable space (4 units/acre). Community gets funding when the bylaw is passed and again when a development is built. Draft regulations due in June 2024.

**TO DO Updates:** Number of ADUs in Princeton: Ann is working with the Assessor to find the number of ADUs. Since there is no direct count in the database, the assessor will pull a report for homes with “extra kitchens” which is in the database. The assessor expects her report to be ready in January.

 Ann’s Princeton-centric definition of affordable housing draft is ready for review. See

New TO DOs: Ann: 5 minute talk about Princeton’s bylaws for ADUs, backlot development

 Jennifer Shenk: look into housing trusts

 All members: think about sites for development in Princeton and keep an eye out for creative solutions in other towns.

**Next Meeting: 9:00 am Thursday, January 11**

**Adjourn:** Deb - Motion to adjourn

Sherry - Second

Vote: unanimous aye

Adjourn at 9:57.

 *Respectfully Submitted Ann Neuburg*