

AGAWAM HOUSING COMMITTEE
Town of Agawam 36 Main St., Agawam, MA. 01001

The Agawam Housing Committee will hold a Meeting as follows:

Date: Tuesday, May 17, 2022.

Time: 6:30 p.m.

Location: Agawam Senior Center, Conference Room

954 Main St. Agawam, MA. 01001

AGENDA

1. Roll_Call.
2. Approval of Minutes of March 15, 2022.
3. Update on 40-R from Subcommittee.
4. UMass Donahue Institute Greater Springfield Regional Housing Analysis – Phase 2 – January, 2022.
5. Accessory Dwelling Units.
6. Housing Bills relevant to Agawam.
7. Update on Rosewood Way development by Wayfinders
9. Increasing Community Knowledge of Agawam's Housing Needs.
10. Announcements.
11. Next Agenda.
12. Other – Topics not reasonably anticipated 48 hours in advance of meeting.

Town of Agawam
36 Main St. Agawam, MA., 01001

Agawam Housing Committee

Minutes – May 17, 2022

Members Present: Chair Rosemary Sandlin, Milly Potter, Paul Jenney, Mark Paleologopoulos, Michael Dilullo, Corinne Wingard

Members Absent: Vincenzo Ronghi

Meeting called to order at 6:35 p.m.

1. Roll Call:

2. Approval of Minutes of March 15, 2022: Approved with Members not present for meeting abstaining.

3. Update on 40-0R Sub Committee:

Sub Committee Chair absent – Motion to table by Member Paleologopoulos. Second by Member Jenney. All in favor.

4. UMass Donahue Institute Greater Springfield Housing Analysis – Phase 2 January 2022:

Member Paleologopoulos had shared report with Committee prior to meeting. Noted lot of information and very long. Member Wingard reviewed key take-aways from April 12, 2022 webinar – emphasis on disconnect between local wages and housing needs and availability. Pioneer Valley more housing cost burdened (paying 30% of income) than anywhere in state. Need for regional planning and responsibility for housing production. Will try to get slide presentation from webinar for next committee meeting.

Question raised about Agawam's needs in report. Chair Sandlin stated need to identify land to use for 40-R. Member Potter has begun to feel out developers and can do this more to see if interest in participating in 40-R. Member Jenny said thinks will be interest.

General discussion of Housing Committee. How want people to view committee. Chair Sandlin suggested review Mission statement at next meeting. Member Potter suggested also review Ordinance creating committee, on responsibilities.

5. Accessory Dwelling Unit:

Member Paleologopoulos had sent members information on prior efforts to create ADU's in town. Chair Sandlin thinks City Council did not understand ADU's when voted against. Suggested create summary of information about ADU's. Chair Sandlin is member of Town Zoning Committee, with Department Heads, which has met for four years and deals with general issues about zoning – such as addressing number of Air BnB's in town.

General discussion of Agawam's housing needs for young people who want to stay in town and seniors who want to downsize, with nothing available that they can afford.

6. Housing Bills Relevant to Agawam:

Member Wingard shared Fact Sheet on HB1448/SB871, “An Act relative to housing production”, which was discussed at last meeting, to meet Agawam's housing needs, and made a motion for committee to send fact sheet and letter to our State Representative and State Senator asking them to support this bill. Second by Member Paleologopoulos. All in favor. Member Wingard will write letter and send to all members then for Chair to sign with cc: to Mayor.

7. Update on Rosewood Way development by Wayfinders:

Member Wingard reported development had a huge funding gap due to inflation, and working with state and lenders to resolve – believe have solution and hope to have approved by mid-June. If so, likely begin project latter half of this year.

9. Increasing Community Knowledge of Agawam's Housing Needs:

General discussion of need to do outreach to community to be aware and understand that housing not available that young people and seniors can afford in town. Member Paleologopoulos presented information from Pioneer Valley Data about Agawam (PVData.org). Town is not increasing in population and is aging. Concerns about property taxes for seniors expressed by all members. Noted there are resources to help and need to publicize these.

Member Jenney said need to promote agenda that need more units in town. Member Wingard added need to build more units at all levels. General discussion of lack of land. Member Potter suggested creating a punch list for 40R to share with developers, and will work on this. Member Wingard said think as people know benefits of 40R, income for town, and potential housing for their kids and for seniors will support. Member Dilullo and others agreed.