

Town of Lenox

Land Use Department

6 Walker Street | Lenox | Massachusetts | 01240

August 16, 2017

Dear Chair Kueber and the Lenox Planning Board,

Please find enclosed the updated Housing Production Plan (HPP) completed through funding from the Department of Housing and Community Development (DHCD).

I am submitting it to you for your review and adoption. Subsequent to your adoption, the plan will be submitted to DHCD for their approval. In addition to approval by the Board of Selectmen, the plan also requires adoption by the Planning Board.

The HPP before you fulfills the regulatory requirements of 760 CMR 56, and demonstrates housing need in Lenox as well as strategies and actions the Town can take to support the production of permanently affordable ownership and rental units for households of low to moderate incomes.

Today, approximately seven (7) percent of housing stock in Lenox is counted on our Subsidized Housing Inventory (SHI). Chapter 40B of M.G.L. requires each community to achieve ten (10) percent. For Lenox, this is sixty (60) additional units. Housing choice is not just about meeting the statute prescribed 10% in each community--housing choice supports the local economy and year-round vibrancy.

The challenges to affordable housing production in Lenox are multi-fold and interrelated, as the solutions need to be. The strategies and actions suggested in this HPP consider zoning, funding and financing, regional cooperation and collaboration tools the Town can use to support and catalyze affordable housing production and affordable housing opportunity. I consider them all actionable.

We know there is need, we know there is opportunity; with this plan in place, I urge the Town to implement the strategies and actions identified in this plan.

I hope to provide a brief, concise presentation at the August 22nd meeting of the Planning Board to highlight housing need identified in the HPP and highlight the strategies and actions noted in this document.

Sincerely,



Gwen M. Miller, AICP

Land Use Director