

Town of Otis Revitalization Zoom Committee Meeting Minutes
Otis Town Hall
February 23, 10:00 AM

Members Present: (due to weather, this meeting was held on Zoom only) Cynthia, Hal, Stacey, Celeste, Jackie & Susan

Members Absent: Glenn & Tim

Guests: Mark Anthony, Robert Schlossberg, and Carolyn E. Valli

1. After taking the roll call, Stacey called the meeting to order at 10:05
2. Approval of 2/4/26 Minutes – Unanimously approved as amended.
3. Public Comment - None
5. Presentation by Carolyn E. Valli, CEO, Central Berkshire Habitat for Humanity
 - Central Berkshire Habitat for Humanity incorporated since 1992
 - Built 60+ homes
 - Clients are coached in finances to successfully stay in their homes
 - Land can be donated – Key factor
 - Combination of “stick” and modular homes
 - Practices community building- fit the character of the neighborhood, practice “humble listening”
 - Can homeowners provide 30% of income for their home?
 - Variety of subsidies, AMI, community building
 - 100 % to 120% of owner-occupied residence
 - Carolyn shared details of the Housatonic Project which includes 4 AMI units at 60%, 3 AMI 80%, Gt. Barrington bought the land, \$175,000 funds came from Community Preservation Act. Habitat cultivates personal relationships.
 - Carolyn shared that evening meetings, mini meetings, and frequent outreach to the community enhanced success of the project.
 - Average home was 1200 sq. ft costing \$334 sq. ft.
 - A motion was made by Susan and seconded by Celeste that stated the Town of Otis Revitalization Committee recommends that the Planning Board consider Construct and Habitat For Humanity as two possible options when the topic of housing comes before the board. It was unanimously approved.
6. Abbreviated updates from working groups
 - a. Needs Assessment Survey – target date for closure is April 2nd.
 - b. Promotion & Community Events or Quick Wins/ BCROtis Community Celebration Jackie & Susan shared an update. Event scheduled for 6/13 from 1- 8, at Otis Ridge. All businesses and town departments will be welcome. Otis Ridge and the Otis Cultural Council are Major sponsors.

9. There was discussion about the role of TOR and the end of this fiscal year.

10. Adjournment: A unanimous vote was made to adjourn the meeting at 12:15.

Next Meeting: March 23, 2026, 10:00 AM

Respectfully Submitted,
Susan Ebitz, TOR Secretary