

**TOWN OF GREAT BARRINGTON
AFFORDABLE HOUSING TRUST FUND (AHTF)
BOARD OF TRUSTEES MEETING**

MINUTES

**Tuesday, June 20, 2023 at 6:30 PM Remote
virtual meeting by ZOOM.**

MEMBERS PRESENT: Fred Clark (Chmn.), Bill Cooke, and Joseph Method

MEMBERS ABSENT: Garfield Reed arrived at 6:53 PM.

OTHERS: Carolyn Valli, Erin O'Brien and Michael Arnold from Habitat for Humanity

Mr. Clark called the meeting to order at 6:38 PM and read Governor Baker's and Governor Healy's Orders regarding public access to public meetings. He announced that John Katz's term was expiring in June, and he thanked Mr. Katz for his dedicated service to the cause of Affordable Housing in Great Barrington and wished to get the word out that there was an open seat on the AHTF Board.

Mr. Clark introduced Carolyn Valli from Habitat for Humanity who would update the Board on the project in Housatonic.

Ms. Valli reported that on July 15th the team from Habitat would be meeting with and providing more planning information to the Planning Board before starting the process of seeking bids on the project. She said that Habitat's design people are working on plans for various size residence units, and the plan is to enable contractors to coordinate pouring foundations for several units at the same time as they are installing infrastructure.

Mr. Clark said that the Board was very interested in Community outreach.

Ms. Valli responded that Habitat was looking forward to community meetings this summer and fall. She imagined one meeting in August and additional meetings monthly thereafter. She said that Habitat had expressions of interest from over 70 families interested in a home on the North Plain Road project.

Mr. Clark introduced **Erin O'Brien**, who shared on the screen a very attractive photo of the nearly finished Grove Street house. Ms. O'Brien said that the house is expected to be fully completed by June 30th as a fully renovated three bedroom house with a newly added half bath and an entirely new kitchen. She reported that everyone who has seen the house likes it very much, but the excellent renovation work has come at an unexpected cost due to Covid 19. While the original targeted sale price was to be for a family prequalified at 70% AMI, the cost over-run means that Habitat could be facing a substantial loss on the project. Habitat, therefore would like to sell to at a price affordable to a family earning up to 100% AMI.

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Mr. Clark reminded that the original RFP put out by the Trust when seeking proposals to renovate the 40 Grove Street required that the sale price had to be no more than 100% AMI. Habitat had hoped to be able to sell at +/- 70% AMI. The Grove Street house could not be maintained on the town's "affordability register" without Habitat taking a big loss.

Mr. Clark made a motion that the Trust accept the house being removed from the affordability register and sold to a family that was pre-qualified at no more than 100% of AMI. He noted that AHTF wants to take care of Habitat as there are going to be many other opportunities to work together now and in the future. By roll call vote Mr. Clark's motion was carried three to one.

Ms. Valli announced that Habitat was planning to hold an "Open House" as soon as the Grove Street house was ready. She expected that the occasion would draw many interested people and Habitat would be looking for several volunteers to help. She encouraged any interest members to call her.

Mr. Clark provided a list of "updates" of interest:

- He announced that Habitat would be inviting all the Board to attend a Ribbon Cutting Ceremony at the Windrush property on June 30th at 10:00 AM.
- The CDC closed on their acquisition of the Sumner Block. The AHTF contributed \$100,000 toward the acquisition and the Town contributed \$200,000 of ARPA money.
- He called attention to Mr. Cooke's updated flyer for the Downpayment Assistance Program and noted that the new 100% AMI limits were \$81,200 for a two person family and \$101,500 for a four person family.
- Adams Community Bank had brought the Federal Home Loan Bank down to South County to promote their grant programs that are available up to \$50,000.
- The ADU Pilot Program proposal is almost ready to be submitted to the Board – maybe at the next meeting.
- Looking ahead, the AHTF will want to keep looking for a next +/- 10 acre property with sewer & water and convenient access to public transportation (bus line).

The next meeting of the AHTF Board is scheduled for Tuesday July 18th. Mr. Clark will consider shifting the meeting to Wednesday July 19th.

Media Speak Time: none

Citizen Speak Time: none

Adjournment: hearing no objection, **Mr. Clark adjourned the meeting at 7:49 PM**

Respectfully Submitted,

Shepley Evans

Administrative Support