

**TOWN OF GREAT BARRINGTON
AFFORDABLE HOUSING TRUST FUND (AHTF)
BOARD OF TRUSTEES MEETING
APPROVED MINUTES
Tuesday, October 17, 2023 at 6:30 PM
Remote virtual meeting by ZOOM.**

MEMBERS PRESENT: Fred Clark (chair) Ananda Timpane, Joseph Method, Bill Cooke, Krystyna Kurzyca, and Garfield Reed (late arrival)

OTHERS PRESENT: Eileen Mooney, James Garzone

Mr. Clark called the meeting to order at 6:36 PM, read Governor Baker's and Governor Healy's Orders regarding public access to public meetings and called the roll of members present

Mr. Clark advised that Habitat conducted a lottery for the Grove Street House and the Butler/Green family was selected whose lead member is employed at the Great Barrington Post Office. They are in the process of completing the purchase. There were seven families that had submitted qualified applications and Habitat believes that others may purchase other Habitat houses.

Mr. Clark reported that the RFP for affordable housing proposals was put out after the last Board meeting and has generated two proposals. The Board will review and evaluate the proposals at the next meeting in November. A discussion of proposed dates for that meeting settled on November 21st.

Mr. Clark noted that the sub-committee is pretty close to being finished with their draft for the ADU Pilot Project RFP proposal and should be about ready to discuss with the group. Also, the Step One deadline for the next round of CDC funding is coming up possibly on November 2nd and he wanted to discuss the Trust's application. Before doing that, he reported that the Trust is now required to have two signatures on monetary transactions. He asked for a motion that any two of three Trustees (Fred Clark, Ananda Timpane or William Cooke) be authorized to sign payments from the Trust. Mr. Method made the motion and Ms. Kurzyca seconded. By roll-call vote the motion was passed unanimously.

Mr. Clark reported that the Trust has received a bill for +/- \$14,000 out of the Trust's allocation to Construct for rental assistance program. When that check is ready, he will advise the signers and will in due course report that the bill has been paid.

Mr. Clark has been looking at the budget and wishes to talk about how much money to spend and how much money the Trust needs to request from CPC for next year.

October 17, 2023

Page 2

Ms. Timpane shared her screen and presented the ADU Pilot sub-committee outline/spread-sheet explaining to board members and others attending the meeting the process, the rationales, and choices/decisions the group made resulting in this outline for the ADU Pilot Project (See final text of the outline/proposal attached hereto.)

Mr. Method made a motion, seconded by Mr. Cooke, to approve and accept the proposal as presented.

Mr. Clark explained that a positive vote would mean that the Trust would launch a pilot program, as outlined in the ADU proposal, to be funded at \$155,000

Ms. Kurzyca made a motion, seconded by Mr. Cooke, to amend the main motion to add criteria for reviewer evaluation of proposed ADU designs as to whether a proposed model incorporate criteria for environmental quality materials and best practices to be used in the construction of living spaces. Roll call vote: Cooke yes Method no Kurzyca yes Timpane abstain Reed abstain Clark yes. The motion passed, three to one, with two abstentions.

Mr. Clark asked for any final comments before a vote Mr. Method's original motion.

Ms. Mooney asked whether Town Council has reviewed and advised on this matter?

Ms. Timpane responded that the two areas that need Town Council review (lien vs contract and how "Ms. Murphy's Law" might affect non-attached ADUs) will be modified as needed to incorporate any direction from Town Council.

Ms. Mooney asked whether Council should look at whether the proposal as written could require the Trust to go forward with one or two proposed ADU pilots that it did not approve.

Extensive freestyle discussion ensued which all agreed was not headed for resolution.

Mr. Clark called for a motion to table the discussion. Mr. Method made a motion, seconded by Mr. Reed, to table the discussion until the next meeting. Roll-call vote : Cooke-yes; Method-yes; Kurzyca-Abstain; Reed-yes; Timpane-Yes; Clark-Yes. The matter was tabled to the next meeting.

Mr. Clark reminded that the Board has two affordable housing RFPs to respond to, suggesting that ADU Pilot may not be taken up until December.

Mr. Clark Raised the question of what to submit to the upcoming Step 1 CPA funding deadline on November 2nd? He reviewed what the Trust did last year, and suggested that the Board submit a request for \$550,000.

October 17, 2023

Page 3

Mr. Clark announced a special meeting on Tuesday October 24 at 6:30 PM to review the CPA application and budget after the joint sub-committee of the Housing & Planning Board 5:30 meeting. He stated that the meeting will have a separate ZOOM Log-in.

Trustee Speak Time:

Mr. Reed and Mr. Clark expressed wishes that AHTF could work more closely with the CPC as they are both part of the same town government and could be more effective if they worked cooperatively.

Citizen Speak Time:

Mr. Garzone, 84 North Plain Road, recommended that the Trust request 80% of the CPA available funds.

Media Speak Time:

Ms. Mooney asked when is the next regular meeting?

Mr. Clark replied that the regular meeting is the third Tuesday of the month, November 21st. There will be a supplemental meeting on Tuesday October 24 after the joint Housing Sub-committee meeting.

Adjournment: Without objection Mr. Clark adjourned the meeting at 8:16 PM.

Respectfully submitted,

Shepley Evans
Admin. Support



Progress Report

August 2023

Covid-19 Rental Assistance Program Stats Great Barrington Specific:

Total assists	191
# Of Households	84
# of Individuals	237
# of Landlords	57
Total GB Rental Assistance	\$189,056
Total GB AHT Funds Expended	\$113,247.80
Total CPA Funds Expended	\$25,000.00

South Berkshire

Total Assists	426
# of Households assisted	220
Total Individuals assisted	564
Household Size	1-7
Total Landlords	116
Total Funds	\$ 372,215.50
Average Assist	\$873.75

Assists by Town:

Lee	73
Lenox	52
Stockbridge	27
Ashley Falls, Egremont, Monterey, Otis, New Marlborough Sheffield, Tyringham	3-17

Sadly, the need for rental assistance continues even as COVID era funding has all but ceased to exist. Between steep rent increases, lengthy processes for statewide rental assistance and lack of affordable housing inventory, Construct currently sees no immediate end to the need for community based rental assistance in order to keep south Berkshire residents from falling more deeply into housing insecurity.

Construct Inc.
316A State Rd
Great Barrington, MA 01230



INVOICE #14

8/24/2023

BILL TO	PAYMENT	AMOUNT
Great Barrington Affordable Housing Trust	EFT	\$14,895

DESCRIPTION	TOTAL
April-July Rental Assists	\$14,895
Previous Total	\$98,352.80
New Total	\$113,247.80
Current Billing	\$14,895