

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

Friday, April 3, 2020, 4:00 PM via ZOOM video conference

MEMBERS PRESENT: Chmn. Bill Cooke, Fred Clark, John Katz, Larissa Yaple, Garfield Reed, and Jonathan Hankin.

GUESTS & OTHERS: June Wolfe and Jane Ralph of Construct, Aileen Mooney, (Shepley Evans, Administrative Support)

CALL TO ORDER: Mr. Cooke called the meeting together at 4:04 PM.

Mr. Cooke opened a discussion of the proposal from Construct that the Trust Fund provide funding to Construct for a COVID-19 Rental Assistance program. The goal of Construct's program is to provide financial support to help affordable housing tenants stay current with their rent and to assist affordable housing landlords to stay solvent during the current Covid-19 pandemic. Construct will be seeking financial participation from other sources as well, and will provide full operational management and accounting. At the outset, Construct is seeking a pledge of \$35,000 and will bill the Trust Fund periodically as they grant money to tenants and/or landlords. #####

Mr. Clark expressed worry about the Trust getting reimbursed. He noted that the money would probably come from the Trust Fund's initial \$50,000 unrestricted start-up funding, and that's all the money the Trust Fund has to work with. He felt the board would have to consider a payment into the Construct program as a grant.

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Mr. Katz opined that the Trust Fund would have to go to the CPC to get more money.

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Mr. Hankin and Mr. Reed both worried that the Trust may need that money for the Alden Property project.

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Mr. Clark suggested that the Board should have a "check in" in a couple of months to make sure the group is still OK with this.

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June Wolfe of Construct reminded the Board that individual grants are to be limited to the lesser of \$1,000 or 70% of the household's monthly income. She expects that the money will last as long as the program is needed.

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Mr. Cooke noted that, while the Trust Fund's CPA money is restricted to be used in Great Barrington only, Construct has sources of funding that can cover needs elsewhere.

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Mr. Clark made a motion that the Board go ahead with a vote on the \$35,000 participation, and "check in" in two months to see how the program is doing. He opined that he thinks this is the right thing to do, and he believes participation will increase the community's awareness of the Affordable Housing Trust Fund.

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Mr. Cooke reminded the Board that there will be \$9,000 left out of the Trust Fund's original start-up funding after the \$35,000 is committed. #####

There was general agreement that one would hope there might be Federal money available for rental assistance, and that the period of greatest need would probably be May, June & July.

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Mr. Reed questioned whether it might be possible the CPC would be in favor of such a program and whether they might make other CPA money available so the Trust Fund didn't have to use unrestricted funds. It was generally agreed that there was no reliable way of telling, for certain, what the CPC might think, and that new project funding would have to go through Town Meeting, the date of which is uncertain.

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Mr. Clark's Motion was seconded by Ms. Yapple and Mr. Katz and a roll call vote followed:

Mr. Clark: aye; Mr. Katz: aye; Ms. Yapple: aye; Mr. Cooke: aye; Mr. Reed: aye; Mr. Hankin: aye.

Unanimous approval. ####

Mr. Hankin made a motion to Adjourn the meeting. Mr. Reed offered a second to the motion.

Hearing no objections, Mr. Cooke Adjourned the meeting at 4:45 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Shepley Evans'.

Shepley Evans

Administrative Support