

**TOWN OF GREAT BARRINGTON
AFFORDABLE HOUSING TRUST FUND (AHTF)
SUBCOMMITTEE ON THE ADU PILOT PROJECT**

MINUTES

Tuesday, March 15, 2023

Remote virtual meeting by ZOOM.

MEMBERS PRESENT: Bill Cooke, Ananda Timpane and Joseph Method, and Jeremy Higa.

MEMBERS ABSENT: None

OTHERS: Amy Turnbull of the Tiny House Association

Ms. Timpane called the meeting to order at 6:33 PM and read the Orders of Governor Baker and Governor Healy regarding public access to remote virtual meetings.

Ms. Timpane called attention to the work sheet she had previously circulated to subcommittee members concerning the development of a proposal to the Board of Trustees for the Affordable Dwelling Unit (ADU) project. She identified the first item on the Proposal as the Criteria for evaluating Applicants for funding and participation in the ADU Pilot Project, and she opened the discussion to suggestions from all present.

Mr. Cooke inquired whether the ADU Project would include Tiny Houses on Wheels.

Mr. Method saw no reason to exclude such Tiny Houses as some already exist, and developing a site for such a Tiny House is comparatively easy and affordable. He acknowledged that the wheels should be covered or enclosed.

Mr. Higa opined that applicants would have to show that they can finance 100% of the cost of the site to park a wheeled Tiny House. Also, the income from the site rental, should be shown to help the property owner stay in their current housing.

Ms. Turnbull said that the prospective ADU owner would have to be income qualified.

Mr. Method asked whether applicants should be selected according to their financial means.

Ms. Timpane suggested that a more open situation would allow a variety of qualifications – more broadly reflecting diversity of personal situations that might be attracted to the project. Maybe the evaluation criteria could reflect a variety of contributions. She acknowledged that there was a question as to whether converting a duplex dwelling into a triplex was or was not creation of a duplex plus an ADU.

Mr. Higa opined that the size of the added unit probably would determine whether it was an ADU or not.

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Mr. Cooke said he did not want to limit potential candidates, but wanted to encourage many different ideas.

Mr. Method wanted to evaluate applicants according to (1) need and (2) ability to succeed.

Ms. Timpane Suggested that she would prefer to accomplish the evaluation process through a scoring process rather than by making the eligibility standards too narrow.

Ms. Timpane wanted to move on to an AMI requirements for tenants.

Ms. Turnbull suggested 80% to 100%.

Mr. Cooke wanted to see more flexibility.

Ms. Timpane reminded that the group has been discussing a 0% Loan with an incentive of a 50% Grant Opportunity after 10 years.

Ms. Timpane, Moving on to administering the Tenant opportunity, said that verification of income, etc. is expected to be accomplished at the point of signing the tenant agreement, and that it gets updated on the turn-over. While it is assumed that the Trust might do the verification, it might be better to put that job in the hands of others – maybe far better.

Ms. Timpane said, with regard to the Loan Program, and the need to do AMI Verification in support of the 50% grant opportunity at year 10, she wanted to hear what the Committee's thoughts were.

Mr. Cooke said that the 10 year time line for triggering conversion of 50% of the loan to a grant Was a local decision and the regulatory requirement is that the transaction be Recorded at the Registry, rather than creating a Deed Restriction. He said that the committee needs to research details of how to transfer the loan if the property owner were to sell. He added that , while the CPA Funding establishment prefers a 15 year time line, they have agreed to go along with the 10 year period.

Ms. Timpane opined that, if the ADU owner makes it through to ten years and is happy about the experience, that should be considered a success.

Mr. Cooke noted that a Tiny House on Wheels has a lot more potential, financially, than constructing a new small house. He felt that the Trust should make sure that people know that is an option.

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Ms. Timpane concluded that a “pilot” requires a good story with good marketing, and that is where good applicants come from.

Subcommittee Speak: None

Citizen Speak: None

Ms. Timpane, hearing no objections, **Adjourned the meeting** at 7:48 PM.

Respectfully submitted,

Shepley Evans
Administrative Support