

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

**Thursday, June 15, 2023 at 6:00 PM
Remote virtual meeting by ZOOM.**

MEMBERS PRESENT: Ananda Timpane, Bill Cooke, and Joseph Method
OTHERS: Late arrival: Chris Rembold

Ms. Timpane called the meeting to order at 6:00 PM and read Governor Baker's and Governor Healy's Orders regarding public access to public meetings. She summarized the Agenda for this working meeting of the ADU Pilot Project Subcommittee as follows: To review edits to the ADU Project Purpose; to finalize Administrative details; and to begin development of a Marketing Plan. Anticipating Chris Rembold's late arrival, she adjusted the order of agenda items.

Mr. Cooke shared his screen and displayed the outline Ms. Timpane had been working with.

Ms. Timpane reminded the group that, in addition to stimulating development of ADUs, another purpose of the project was to provide a supplemental income opportunity for property owners who are having difficulty affording to live in Great Barrington.

The group engaged in a brief brainstorming session making suggestions about communicating with property owners that might be interested in developing an ADU. Ideas included getting the ADU message out through the Senior Center newsletter, Eileen Mooney's newsletter, press releases by Ellen Lahr (sp?); Shopper's Guide; and other community organizations. Local Spectrum News channel.

Mr. Rembold arrived at 6:20 and suggested that, in his experience, the best way to put the word out would be to create the Trust's own flyers or information sheets and push the message out through all the various channels.

Ms. Timpane suggested going through School District channels to reach families.

Mr. Cooke suggested using the existing AHT website and that the first step really had to be a well done press release that everyone gets.

Ms. Timpane suggested Instagram or other social media. She noted that even teens and young adults can help spread the word to parents and other adults who might be interested in an ADU.

Recognizing that it is possible that a property owner might want to develop an ADU to rent to their own children, **Ms. Timpane** acknowledged that the Trust cannot tell a property owner who to rent to. More information is needed on the application of "Mrs. Murphy's Rule" on renting to family members.

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Mr. Method said that “Affordable Housing” should also be “Fair Housing”. In other words, if one is taking public money (CPA money or other Town money) to make affordable housing, it cannot be used to create a private benefit (an affordable rental exclusively for one’s family).

Ms. Timpane said if a property owner takes Trust money to develop an ADU and subsequently cannot or will not rent it affordably they owe all the money back to the Trust. Maybe the Trust should put a lien on the ADU and the owner could have 12 months to repay all the money.

Mr. Cooke suggested that the Board let Town Counsel tell it what the arrangement should be, and that the Board can agree whatever the attorney says is OK.

Ms. Timpane opined that \$150,000 is an adequate budget amount for the ADU Pilot Project. That amount could represent one new free-standing ADU or maybe five hook-up pads for five pre-existing tiny houses on wheels. She introduced the complex Application Selection process including such concepts as a Scoring Rubric; the Project Viability Test; Building Accessibility Design; Individual Application Review and Selection Process and Notification of Winners and Losers.

Mr. Method questioned whether Construct could do the selection process or maybe the applicant Evaluation ranking or scoring with the Trust making the final decision(s).

The general consensus was that it would be much cleaner and easier if the evaluation and ranking of applicants and their applications could be contracted out to an experienced entity like Construct or Habitat for Humanity. There was a brief conversation about the possible cost of such a service, but the subject appeared to need further investigation.

Ms. Timpane concluded the working session saying that she would report to the full Board at its next meeting. The report format will be the presentation of a Proposal followed by Q & A.

Trustee Speak: Mr. Cooke was interested in the news of Tax Takings by the Town..

Mr. Rembold commented that the tax taking process can take 4 or more years.

Citizen Speak: None

Media Speak: None

Ms. Timpane: Motion to Adjourn, Second by Mr. Cooke; Unanimous roll-call vote.
Adjourned at 7:42 PM

Respectfully submitted,

Shepley Evans, Admin. Support