

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

**TUESDAY, October 16, 2018 , 3:30 PM
6:30 PM – GREAT BARRINGTON FIRE STATION, 37 STATE ROAD**

MEMBERS PRESENT: Bill Cooke, Chairman; John Katz; Samantha Homeyer; Cara Davis

OTHERS PRESENT: Shep Evans, Administrative Support

CALL TO ORDER:

Mr. Cooke called the meeting to order at **3:38 PM**.

MINUTES

The minutes of August 2, 2018 and September 6, 2018 had previously been circulated. **Motion by Mr. Katz seconded by Ms. Davis, to approve the minutes of August 2nd and September 6th as circulated. Unanimous approval.**

Mr. Cooke offered an update of the status of current programs and properties under consideration.

The Down Payment Assistance Program has its first transaction headed to closing on October 31, 2018. It is a two-family residence at 318 Park Street in Housatonic selling for under \$250K.

The latest news on the Grove Street property is that, if and when the Town decides to move forward with the property, it may have to put the property out on the market under a "Request for Proposals" (RFP), rather than selling directly to the AHTF.

Finally, the Alden Property (7+ Acres) on Rt. 41, North Plain Road, approximately opposite Country Carpets, was submitted under CPA Step 1 as an acquisition and did not qualify for consideration under Step 2.

Mr. Cooke initiated a discussion of potential Step 2 CPA applications. The Alden property, having not qualified for Step 2 consideration, was set aside. It was generally acknowledged that the application for continuing the down-payment assistance program would disclose that the assistance was to be increased to "up to 10% of the Purchase Price up to a maximum of \$25,000". In support of this increase, it was acknowledged that the AHTF has been advised by local bankers that "5% up to \$15,000" simply was not helpful enough for folks at 80% of median income in the current higher-than-average priced residential marketplace.

The group generally agreed that it should continue to pursue a \$350,000 Property Acquisition Fund in order to capture good affordable housing opportunities when they first become available.

Motion by Ms. Davis, seconded by Mr. Katz, to eliminate the Grove Street property from consideration at present, and to concentrate the Trust's efforts in the upcoming Step 2 process on the enlarged Down-Payment Assist Program and the larger Property Acquisition Fund. Unanimous approval.

Mr. Cooke raised the question of engaging outside marketing assistance to promote the Down-Payment Assistance Program. There have been a few additional inquiries in recent weeks and the general feeling among those present was that the Board should continue to talk up the program and let word of mouth spread about the availability of the assistance and the fact that the Trust's first transaction is closing soon. **Motion by Ms. Davis, seconded by Mr. Katz, not to hire outside marketing help for the Down Payment Assistance Program at this time. Unanimous approval.**

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Mr. Cooke reported that the Selectboard has appointed a new member to the AHTF Board. Mr. Garfield Reed, a 36 year resident at 107 Castle Hill Avenue has also been appointed as an associate member of the Planning Board.

Mr. Cooke noted that it would be helpful if the Board could present the CPC with some letters of support from housing-related individuals or entities in town. He will provide some suggested language for these letters and would like each Board Member to round up two or three.

Finally, Mr. Cook requested that, at the next meeting, the Board take up and correct language in the minutes of the Sept. 6, 2018 meeting relating to the "non-permanence" of deed restrictions anticipated for properties purchased under the \$350,000 Property Acquisition Fund Program. (See the "Third Application" to the CPC")

Citizen Speak Time – NONE

Media Time - NONE

Adjournment: Mr. Cooke, hearing no objection, adjourned the meeting at **4:36 PM**.

Respectfully submitted,

Shep Evans

Admin. Support