

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

**THURSDAY, September 6, 2018
6:30 PM – GREAT BARRINGTON FIRE STATION, 37 STATE ROAD**

MEMBERS PRESENT: Bill Cooke, Chairman; Fred Clark, Vice-Chairman; John Katz; Samantha Homeyer; Jonathan Hankin.

OTHERS PRESENT: Shep Evans, Administrative Support

CALL TO ORDER:

Mr. Cooke called the meeting to order at 6:31 PM.

MINUTES

The minutes of August 2, 2018 had been previously circulated. **Motion by Mr. Clark, seconded by Mr. Hankin, to continue approval of the minutes to the October 4, 2018 meeting. Unanimous approval.**

Review and discussion of several CPC Applications:

It was suggested and generally agreed that, whatever project application(s) are submitted to the Community Preservation Committee (CPC), the CPC will tend not to look favorably on funding everything 100%.
#####

Mr. Cooke presented four draft “Step One” project applications to the CPC , and the Board participated in a round-robin discussion of each.

First Application: Seeking \$100,000 to continue the Down Payment Assistance Program. **Motion by Mr. Hankin, seconded by Mr. Clark, and unanimously approved, to submit this application with the following revised project description:** *“We are requesting CPA funds to continue and modify our Down Payment Assistance Program. This will allow us to help more income-qualified applicants achieve home ownership, by increasing the loan up to 10% of the purchase price of the home – or up to a cap of \$25,000. We would like to increase the eligibility of participants up to 100% of AMI, based on feedback from participating bankers.”* In approving this language, the Board chose not to require all applicants to contribute at least 3% of the Down Payment from their own money.

Second Application: Seeking \$100,000 out of which the Trust would provide up to \$25,000 to any homeowner wishing to construct an Accessory Dwelling Unit (ADU), in exchange for which the applicant owner would agree to rent the ADU to income qualified households. Max rent would be 30% of 80% of AMI.
Motion by Mr. Hankin, seconded by Mr. Clark, and unanimously approved, not to submit this proposed project to the CPC at this time.

Third Application: *“Seeking \$350,000 to purchase property for Affordable Housing as it becomes available, without having to go through the 30-B procurement process. The Trust can thereby preserve some of the limited supply of affordable housing available on the open market by adding a deed restriction and re-selling to an income-qualified household at an affordable price.”* **Motion by Mr. Clark, seconded by Ms. Homeyer, to submit this application as described, and in so doing, declining to include making the deed restriction permanent. Unanimous approval.**

Fourth Application: "Seeking \$250,000 to acquire a 7+ acre parcel of property on North Plain Road in Housatonic. Having site control would allow the Trust to apply for municipal grant money to create infrastructure such as roadway, extending town water and sewer, and electric lines. The Trust would then place a deed restriction on the property and issue an RFP to develop Community Housing." **Motion by Mr. Clark, seconded by Mr. Katz, to submit the project proposal as described (without specifying the number of units to be built or a specific ultimate mix of affordable vs. market rate units). Unanimous approval.**

####

40 Grove Street Property

Mr. Cooke introduced for discussion the single family residence at 40 Grove Street that the Town had recently taken by tax title. At present, there is/are former owner(s) living in the house and steps are being taken to secure possession free of occupants. In due course, the hope is that the Trust might be able to buy the property from the Town affordably and proceed to clean it up and sell it as a long term affordable residence.

####

Trustee's Time / Citizen Speak Time / Media Time: None

Next Meeting: Thursday, October 4, 2018 at the Great Barrington Fire Station at 6:30 PM.

Adjournment: Mr. Cooke, hearing no objection, adjourned the meeting at 8:05 PM.

Respectfully submitted,

Shep Evans

Admin. Support