

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

**Monday, August 5, 2019, 6:45 PM  
Great Barrington Town Hall, 334 Main Street**

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

**MEMBERS ABSENT:** None **OTHERS PRESENT:** Shep Evans, Administrative Support.

**CALL TO ORDER:** Mr. Cooke called the meeting to order at 6:50 PM.

**MINUTES:** The minutes of February 4, 2019 had been previously been circulated. **Motion by Mr. Clark, seconded by Mr. Katz, to approve the minutes as circulated. Unanimous approval.**

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**Mr. Cooke confirmed the recent acquisition of a second qualified applicant** for Down Payment Assistance. The applicant came to the Trust through Pittsfield Cooperative Bank, and the down payment assistance agreed is \$23,500. All were pleased with the news, and the question was raised whether the Trust should have its own application form and be doing its own pre-qualification evaluation of applicants or be relying on the paperwork and pre-qualification screening done by the referring bank. It was agreed that the Trust really should have some sort of paper trail of the pre-qualification process. Mr. Cooke indicated that he would check with the CPC to find out what they wanted to see including whether the pre-qualification should be based on gross income or some sort of adjusted gross income.

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**40 Grove Street: Mr. Cooke announced that a decision had been made** about the disposition of the house at 40 Grove Street. The occupant(s) is/are gone and the property is in the process of being cleaned out. The DPW will clean the place up before it is conveyed to the AHTF. Whether the property should eventually be a rental or an owner-occupied residence has not been decided, and the Trustees will have to work out what they believe to be the better course. It was understood that Construct may be interested in the property for rentals. Mr. Katz agreed to talk to Construct to see if their interest is real. All agreed to put the subject "on hold" and wait to hear from Mr. Katz.

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**Discussion of projects to present to the CPC for CPA Funding:** Options include but are not limited to Mortgage Buy-downs, a Housing Needs Study, Grove Street, etc.) Mr. Clark sees a need to provide ownership opportunities for first time homebuyers. It was agreed that there are unfilled needs for both affordable renters and affordable home owners, but the question remains how to get control of a flow of projects. The suggestion was made to consider making an offer on the 7.25 Acre "Crestview" property of the Alden family off Rt. 41 in Housatonic. Once the Trust controls the underlying land, there are numerous options that become available. **Motion by Mr. Hankin, seconded by Mr. Reed,** to take the proposal to acquire the Alden property to the CPC in order to preserve the opportunity for development of affordable housing. (No vote) In discussion, the group felt that it was important to take more than an idea to the CPC. Therefore, **a motion by Mr. Clark, seconded by Mr. Katz, that Mr. Hankin should seek to negotiate P&S Agreement for the Alden land, contingent on CPC finance. Unanimous approval.**

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**Discussion of Construct's "Manville Street Situation"** The Trustees had agreed to provide financial support to Construct for their project, which may not be happening. Construct will be writing a letter to AHTF, and AHTF will not have to put up the money previously agreed. **Discussion of the need to create a protocol** for evaluating requests made for funding from the Trust (as in the "Manville Street Situation").

**Citizen Speak Time / Media Time: None**

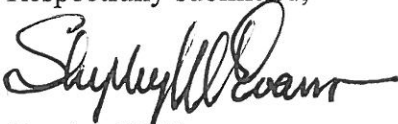
**Next meeting Date: TBD**

**Mr. Clark made a motion, Second by Mr. Katz, to adjourn. Unanimous approval.**

**Meeting Adjourned @ 8:53PM**

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Respectfully submitted,



Shepley W. Evans  
Administrative Support