

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

**Tuesday, February 21, 2023 at 6:30 PM
Remote virtual meeting by ZOOM.**

MEMBERS PRESENT: Fred Clark (Chmn.), Bill Cooke, Ananda Timpane and Joseph Method.

MEMBERS ABSENT: Krystyna Kurzyca, John Katz, Garfield Reed

OTHERS: Aileen Mooney, Shep Evans & Amy Turnbull of the Tiny House Association

Mr. Clark called the meeting to order at 6:33 PM and read Governor Baker's Orders of March 12, 2020 and July 16, 2022. He announced that most of this meeting will be devoted to Accessory Dwelling Units (ADU) but first he wanted to cover a few general business matters. The first matter was approval of recent minutes.

Mr. Clark called for a motion to approve the minutes of December 20, 2022. **Mr. Cooke** made a motion to approve the minutes of December 20th. **Mr. Clark** seconded the motion, and the minutes were approved unanimously by roll-call vote.

Mr. Clark called for a motion to approve the minutes of January 17, 2023. **Mr. Cooke** made a motion to approve the minutes of January 17, 2023. **Mr. Method** seconded the motion, and the minutes were approved unanimously by roll-call vote.

Mr. Clark then reported miscellaneous news items: He said that Stockbridge was working on setting up an affordable housing trust and that there would be a meeting on the subject on March 16, 2023 at Stockbridge Town Hall. He announced that he would be attending a joint meeting of the Selectboard and the Finance Committee about the GB AHTF securing funding from various sources. He announced that the Marble Block project was in flux and that there may be a discussion in the works to redirect the \$100,000 grant originally intended for the Marble Block to another/better building. Apparently, the building inspection and subsequent financial pro-forma analysis was disappointing and the CDC was changing its focus.

Mr. Clark introduced Ananda Timpane to get the ADU discussion started by introducing her proposal.

Ms. Timpane explained that her objective was to deliver a short summary of her thinking to see where a discussion might start. She explained that she had been looking at the general idea of leveraging the capabilities of the Affordable Housing Trust with other organizations and/or individuals. She described a pilot project which might serve to inform the AHTF and the

community generally about the costs, challenges and feasibility of ADUs in the current economic climate. Ms. Timpane imagined a small, studio- sized garage-like structure of 308 to 360 sq. ft. built for approximately \$400/sq. ft. or \$123,000 to \$144,000 financed 50% by a 10 year loan at

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an affordable rate with the possibility of some or all of the remaining 50% being converted into a grant at year 10.

Mr. Clark noted that people are better incentivized if there is a forgiveness opportunity in the later years.

Ms. Timpane is interested in limiting tenant rent to 30% of AMI while using a broad AMI requirement up to 100% for the owner of the property on which the ADU is built.

Mr. Clark expressed his concern about the necessity of making annual adjustments to AMI statistics and the burden of a landlord having to keep statistics in order to maintain eligibility for the grant of the final 50% of the financing. The Town of Barnstable requires annual homeowner documentation of rent collected compliant with AMI standards for a tenant. He noted, however, that Barnstable has a full time AAAP coordinator. He acknowledged that the discussion sounded like the Board wanted to go ahead.

Mr. Cooke said that he was having difficulty making the numbers work.

Ms. Timpane said that she wanted to see an adequate pot of money.

Mr. Clark was reluctant to go into a pilot with a \$100,000 grant.

Ms. Timpane said the \$100,000 budget would be for the pilot project, not just for one ADU.

Mr. Clark questioned whether this project should include tiny houses.

Mr. Cooke was in favor of including tiny houses as that would broaden the reach of the project.

Mr. Clark reported that the Trust has \$90,000 until July 2023 when the Trust expects to receive another \$120,000 CPA money.

Mr. Cooke said that the group needs to think about a marketing campaign.

Mr. Clark thought that planning & zoning changes are not well known, though they may make this project easier.

Mr. Cooke suggested that the Board consider issuing an RFP and see what it gets.

Mr. Clark said the next step is to develop criteria to evaluate proposals and a group should be formed to work on it and share at the next meeting. Mr. Method, Mr. Cooke and Ms. Timpane volunteered to be the group.

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Ms. Turnbull said she would be glad to chime in and will send along notes on her thoughts to Mr. Method.

Mr. Clark announced that the next meeting would be on March 21st

Ms. Turnbull said she was happy to learn of the AHT Board's interest and encouraged the group to consider several issues: What if people want to sell? Consider revolving loan financing? She felt that AMI is a "slippery slope" as it requires active administration. She wondered whether Construct could be available to be an administrator. She asked that the Board please "keep her in the loop".

Mr. Clark asked for any other comments.

Mr. Method reported that local people on Facebook were concerned about a meeting on affordable housing and the involvement of the Selectboard and the planning board.

Mr. Cooke replied that the subject meeting was by Berkshire Housing and various private and other parties were invited.

Ms. Turnbull opined that grant money was not very effective in her ADU experience.

Ms. Timpane added that partial forgiveness is available only if the borrower met all the terms for X years.

Mr. Clark reminded that the next meeting would be on March 21st and, hearing no objections, **he Adjourned the meeting at 7:58 PM.**

Respectfully Submitted,

Shepley Evans
Administrative Support