

**TOWN OF BARRINGTON  
HOUSING BOARD OF TRUSTEES**

**MINUTES OF MEETING OF JUNE 19, 2012**

**Members present:**

**Steve Martin (Chairman), Benjamin Copple, Richard Staples, Carla DiStefano, Matthew Amaral, Michael Winitsky, Linda Testa, and Steven Boyajian**

**Also present:**

**Kate Weymouth (Town Council Liaison), June Speakman (Town Council Liaison), Seth Milman (Planning Board Liaison)**

- **The meeting was called to order by Mr. Martin.**
- **Mr. Staples moved for approval of the minutes of the May meeting as presented. The Mr. Winitsky seconded that motion, and the board voted unanimously to approve the minutes as drafted.**
- **Sharon Conard-Wells, executive director of West Elmwood Housing Development Corporation, provided a status update to the board concerning the development at Walker's Farm Lane.**

- o Construction at the project was completed in September 2011.**
- o The development consists of 12 units contained within 11 buildings.**
- o The units are being marketed to buyers earning between 80% and 100% of area median income.**
- o Based upon these income levels, the units have been marketed for sale at \$169,000 or \$210,000.**
- o All units priced at \$169,000 have sold with one exception. This unit is slated to be sold once the buyer obtains approximately \$10,000 in assistance.**
- o Over-income retirees have made inquiries concerning the units priced at \$210,000.**
- o Requests to rent the unsold units have been rejected so that the remaining units may continue to be marketed as new construction.**
- o Representatives from West Elmwood have met with the town manager and representatives from Rhode Island Housing in an effort to obtain CDBG grants to allow for a price reduction with respect to the \$210,000 units. There are three potential buyers available if the prices can be reduced to \$169,000.**
- o Rhode Island Housing has proposed to provide bridge financing until CDBG grants are available to fund the price reduction if there are qualified buyers at the reduced price.**
- o The listing agreement between West Elmwood and its realtor has expired and the parties are in the process of negotiating a new listing agreement.**
- o Rhode Island Housing has agreed to purchase unit 19, which had experienced basement flooding, for its land bank.**

**&#61607; In order to prevent any further water related issues, the contractor is planning to re-grade a substantial portion of the project.**

**o Walker's Farm Lane has reportedly been accepted by the Town.**

**• A motion was made to add a discussion of senior housing issues to the agenda and passed unanimously.**

**• Barrington Resident Barbara Donovan asked to be heard concerning elderly housing issues within the Town.**

**o Ms. Donovan expressed a desire that the Town consider the needs of seniors in its housing strategies.**

**o Ms. Donovan read a letter which she had sent to local news outlets concerning the need for senior housing in the Town.**

**o Ms. Donovan expressed her opinion that the proposed development of affordable housing on George Street would not suit the needs of seniors well do to its remote location within the Town and the need for maintenance of septic systems.**

**• The board generally discussed its mission and means by which it could achieve the goals set for it.**

**o The board was constituted for two main purposes: 1) to achieve the state mandate that ten percent of the Town's housing units qualify as affordable, and 2) to serve the needs of low and moderate income residents.**

**o The board discussed the potential to meet its goals through means other than large land use projects such as the identification of**

**scattered site housing opportunities.**

**o Ms. Weymouth made comments concerning the process by which comprehensive permits are presented and processed and suggested that a more instrumental role for the board may be appropriate.**

**o The board discussed various means by which its views may be made clearer to other boards considering housing proposals.**

**o Mr. Staples commented that the introduction of future housing development proposals should be handled in manner which does not give the false impression of approval or finality of the proposed plans.**

**o Mr. Staples proposed that to the board consider a different section of the Town's comprehensive plan as it relates to housing at each monthly meeting in order to generate strategies and focus the board's future efforts.**

**&#61607; The members of the board agreed that this would be helpful and agreed that senior housing should be considered and discussed at the next meeting.**

**• Mr. Martin proposed that the board table discussion of the request for qualifications with regard to the proposed development of affordable housing on George Street until the next meeting.**

**• The board discussed the May forum concerning affordable housing issues.**

**o Ms. Testa remarked that the forum provided a helpful dissemination of information and aided understanding of affordable housing issues**

**confronting the Town. Ms. Testa's impression of the community reaction was that there is a desire to have affordable housing incorporated effectively into the community.**

- **Mr. Staples moved to adjourn the meeting. Mr. Winitsky seconded the motion, and the motion was unanimously approved by the board.**