

**TOWN OF BARRINGTON
HOUSING BOARD OF TRUSTEES**

Tuesday, July 17, 2012, 7:00 PM

Present: Steve Martin, Chairperson

Steve Boyajian

Benjamin Copple

Molly Lee

Richard Staples

Kenneth Satterley

Linda Testa

Mike Winitsky

Also present: Kate Weymouth, Town Council Member and Paul Dulchinos, Barrington Planning Board..

MINUTES OF MEETING

- **Mr. Martin called the meeting to order. Mr. Martin announced that the Barrington Patch had conducted a pole on the subject of housing for seniors (55 and older).**

- **Mr. Martin called for a motion to approve the minutes of the June 19, 2012 meeting, motion made by M. Winitsky, seconded by Mr. Boyajian. Vote was unanimous to approve.**

- **Mr. Martin spoke about the need, in town, of housing for seniors. Either by staying in their present home or moving to more affordable units:**

- o **Mr. Martin stated although he is in favor of housing for seniors the committee is restricted by the rules and regulations imposed by Rhode Island Housing who fund these projects. Their guidelines state that homes are sold based on income and home owners are picked by a lottery system.**

- o **The committee then discussed other alternatives for seniors to remain in their present homes. One suggestion, apply a deed restriction on the home, thereby reducing property taxes based on the deed restricted price or freezing the assessed value on the home for a defined period say 30 years. Mr. Martin stated that locking in the assessed value of the home would act like a subsidy. The home owner would need to meet certain income restrictions; no more than 80% of the town's medium income.**

- o **The down side of any deed restriction is that it could impact the value of the home for future heirs to the property. Ms. Barbara Donovan, a senior attending the meeting did not like the idea of a**

deed restriction; she said what if I needed to sell the house to pay for medical bills I could loose money.

o Mr. Staples said some home owners might be able to cut their taxes in half by making them affordable. Regarding the issue of upsetting an owners heirs this may be a better option than the home owner taking out a reverse mortgage which could wipe out any value in the property.

o Mr. Dulchinos presented the board with a list of more than 250 homes in Barrington that already meet the price of affordable homes, based on the selling price for homes at Walker Farm Lane. Prices ranged from \$169,000 to \$210,000.

• Mr. Martin said he would like the committee to have the authority to review all projects that have an affordable housing component. To achieve this end Mr. Martin is proposing that the committee draft a letter to the town council requesting such authority:

o Mr. Martin felt that this initial review could be helpful for any developers or private parties to under stand the town's rules and regulations for affordable housing. The housing board would review projects sent to it by the Town Planner that have this affordable housing component.

- o **Mr. Staples said to help the committee in their review we could have a list of questions, to make sure the developer meets the guidelines outlines in the town's Comprehensive Plan. Ms. Lee would like to see a simple format to achieve this goal, say a system of check off boxes.**
- **Mr. Martin discussed the next move in developing the George St property:**
 - o **Mr. Martin asked the committee to think about the RFQ for prospective developers of the 3 acre site. He would like the committee to come prepared for the next meeting in August. Options on the table, number of homes, type of housing, rural setting/green, funding, etc.**
 - o **Mr. Copple said he would like to see the RFQ generated for Walker Farm Lane. Mr. Martin said he would ask Mr. Hervey to e-mail the committee the document and to check for any other resources.**
- **Mr. Martin called for a motion to adjourn the meeting, motion made by Mr. Staples, seconded by Mr. Boyajian.. Vote was unanimous to approve.**

Next meeting is scheduled for August 21, 2012 at 7pm