

**TOWN OF BARRINGTON
HOUSING BOARD OF TRUSTEES**

MINUTES OF MEETING

Tuesday, March 28, 2014, 7:00 PM

Members present: S. Martin, Chairman, B. Copple, M. Winitsky, E.J.K. Flanagan,
R. Staples, M. Lee, S. Boyajian

Also present: J. Speakman, K. Weymouth

- Mr. Martin called the meeting to order
- Announcements
 - Mr. Martin announced that Seth Milman had stepped down as the Planning Board liaison to the Board.
 - The Board generally expressed regret at this development given Mr. Milman's valuable input, contributions and involvement in issues surrounding affordable housing.
 - The Board indicated that it would like to know whether there are other members of the Planning Board that would be interested in serving as liaison. Ms. Weymouth indicated that she would inquire.
- Approval of minutes
 - Mr. Copple made a motion to approve the proposed minutes of the Board's February 18, 2014 meeting. Mr. Staples seconded the motion. The Board voted unanimously to approve the minutes as drafted.
- Discussion of planned April meeting with Town Council concerning revolving fund to capture existing affordable units
 - Mr. Martin explained that the Board would be presenting its proposal for funding of a revolving fund to be used to capture existing affordable units within the Town.
 - Mr. Martin provided his thoughts regarding the proposal and asked for the thoughts of the other Board members. After discussion, the Board generally

reached consensus on the following points to be set forth in a draft proposal to be circulated:

- Generally, the request to be presented would be that the unfunded but established housing trust be funded as originally contemplated by ordinance and within the comprehensive plan.
 - The source of funds for the proposal would remain unspecified for now in order to provide flexibility to explore all available funding sources.
 - The revolving fund strategy would need to be supplemented with details concerning oversight and details concerning capturing, rehabilitation, deed restricting and selling units acquired through the revolving fund in order to recapture funds.
- The Board engaged in a discussion of specifics of the proposal which would need to be developed if the proposed funding is authorized.
- Mr. Staples raised the question of the use of alternative funding sources in connection with the program.
 - Mr. Martin agreed that alternative funding sources would be helpful but likely insufficient to sustain the program without a municipal appropriation.
 - Members of the Board discussed the potential ceding of local control often attendant to non-municipal funding sources.
 - Mr. Staples raised the point that matching funds may be available from certain sources.
 - Mr. Copple raised the question of whether the fund could be more successful if any appropriated funds are used to leverage other funds.
 - Mr. Martin stressed that the proposed funding would be the seed of a revolving fund.
 - Mr. Winitsky questioned whether the Town had the will to engage in the capturing of affordable housing at all.
 - Ms. Weymouth indicated that the Board's mission was to implement the affordable housing plan which included the strategy being discussed.
 - Ms. Lee expressed that the proposal would succeed or not based upon the Council's decision to be proactive or reactive with respect to the affordable housing plan.

- Mr. Boyajian expressed his belief that the proposal was nothing more than the Town executing a plan which it developed and submitted to the State. There should be no resistance to implementing a plan which the Town purports to have.
 - Mr. Staples suggested that the fund be characterized as something other than a revolving fund given that there would be some measure of loss associated with each property.
 - Mr. Staples proposed that the Town could obtain a lien for this subsidy. The presence of such a lien would also have the added benefit of ensuring compliance with deed restrictions through subsequent sales and could potentially be reflected as a Town asset.
 - The Board discussed the amount of a requested appropriation. Ms. Flanagan suggested that \$750,000 would be a reasonable amount in that it would likely allow for three properties to be in some stage of acquisition, development or divestiture at any given time.
 - After discussion of these particulars, the Board agreed that the proposal should be simple as the particulars would likely differ from transaction to transaction.
 - Mr. Staples suggested that the proposal could consist of the rationale for the fund, a general description of the strategy to be employed in using the fund and an overview of the tactics used to achieve the goals for the fund.
 - Mr. Martin indicated that, based upon the Board's discussions, he would prepare a draft proposal and presentation to be reviewed by the Board. Mr. Martin indicated that he would include appropriate references to the Town's comprehensive plan and the Board's bylaws.
- Updates concerning pending projects
 - Mr. Martin provided the Board with the following update concerning pending projects which include an affordable housing component:
 - North End Holdings – It is anticipated that SHAB will render its decision at its upcoming meeting at Warwick City Hall. There has been no preliminary indication as to what the decision will be.
 - Palmer Pointe – Reference was made to the ongoing litigation concerning this project and the return of CDBG funds to the state due to the fact that conditions attendant to those funds may go unsatisfied and expose the Town to liability for repayment.

- Bluemeade – The belief is that the progress of this project is connected to the pending proposed legislation concerning “fee in lieu.” Mr. Boyajian commented that this legislation has not been discharged from the legislative committees to which it was assigned.
- Ms. Lee made a motion to adjourn the meeting which was seconded by Mr. Staples. The Board voted unanimously to adjourn the meeting.