

**TOWN OF BARRINGTON  
HOUSING BOARD OF TRUSTEES**

MINUTES OF JOINT MEETING WITH BARRINGTON TOWN COUNCIL

Tuesday, April 15, 2014, 7:00 PM

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Town Councilors present: J. Speakman, President, K. Weymouth, Vice President,  
W. DeWitt, A. Strong, C. Coyne

Housing Board members present: S. Martin, Chairman, R. Staples, B. Copple, C. Brady, M.  
Winitsky, M. Lee

Also present: P. DeAngelis, Town Manager  
M. Ursillo, Town Solicitor

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- The meeting was called to order by Mr. Martin.
- The Board postponed approval of minutes and announcements until its next regularly scheduled meeting.
- Mr. Martin made a presentation to the Town Council members concerning the Board's request for an appropriation to fund the existing but unfunded affordable housing trust.
  - Mr. Martin explained that the trust was established by ordinance and is identified as a key component of the affordable housing plan incorporated into the Town's comprehensive plan.
  - The trust has remained unfunded since the Town affordable housing strategy was developed.
  - The request being presented is a request that the housing trust be funded as initially planned with an appropriation of \$750,000.
  - Generally, the trust fund would be used to assist in the development of affordable housing through the capturing of existing non-deed restricted affordable properties in the Town.
  - Mr. Martin indicated that he had spoken with the Town Planner who indicated that CDGB funds were available for the retention of a consultant to assist the Board with development of program particulars.
  - Mr. Martin gave a brief summary of a hypothetical transaction as follows:

- It is anticipated that the Board would cooperate with a non-profit developer who would take title to a property, rehabilitate the property and act as a monitor ensuring compliance with a deed restriction placed upon the property.
    - The Board would retain control over the selection of properties and the policies to be served through the use of the fund.
    - In short, properties would be identified, acquired, rehabilitated, deed restricted and resold.
    - Sale proceeds of properties would be returned to the trust fund and used to pursue another project.
    - The anticipated loss associated with each transaction would remain as the Town's permanent subsidy which would allow the property to comply with the requirements of Rhode Island's Low and Moderate Income Housing Act.
  - Mr. Martin explained that the proposed program would allow the Town to retain control over this aspect of affordable housing development, may allow residents to remain in homes and would potentially result in affordable housing development with minimal impact.
- Mr. Martin then requested reactions and questions from those in attendance.
  - Mr. Dewitt asked whether standards, policies and goals had been set yet and expressed reservations with the proposed appropriation in their absence.
    - Mr. Staples responded that there was a "chicken and egg" problem in that the expenditure of CDBG funds and development of a detailed set of standards may be unwarranted unless there is a desire on the part of the Town to fund the trust.
  - Ms. Strong questioned where the money would come from.
    - Mr. Brady indicated that the requested amount was based upon the Board's belief that it would allow for the simultaneous capture of three properties in some stage of acquisition, rehabilitation or marketing.
    - Mr. DeAngelis commented that the requested funds may need to be appropriated through a line item in the budget presented at the financial town meeting.
  - Mr. DeWitt commented that he would want any appropriation to be a separate line item to ensure transparency, but subject to his previously expressed reservations

indicated that this proposal seemed like the most promising strategy for implementing the Town's affordable housing plan.

- Ms. Speakman inquired of Mr. DeAngelis whether sufficient funds were available in the Town's reserves for the requested funding.
  - Mr. DeAngelis indicated that it may be better to issue a bond for the requested funding so as not to invade the present reserves.
- Ms. Strong inquired as to why this proposal was being presented now.
  - Mr. Martin replied that the funding of the affordable housing trust had been a regular topic of discussion. At this point, all other anticipated sources of funding were unavailable and this proposal had been under development in light of that.
  - Mr. Boyajian commented that this proposal is not new, but represents the execution of the Town's own years' old affordable housing plan. According to the plan, we are already several units behind schedule with respect to this strategy.
- Ms. Weymouth suggested that the Councilors express their general approval or disapproval of the proposal in order to determine whether further steps should be taken to advance the Board's proposal.
- Mr. DeWitt expressed his belief that this represented the lowest impact strategy for the development of affordable housing and would support the proposal if it was subject to a clear set of policies and standards.
  - Mr. Martin replied that the Board was only seeking approval of its proposal and that any actual funding could be subject to the satisfaction of a variety of contingencies including the adoption of policies and standards applicable to the use of the trust fund.
- Ms. Strong expressed her disapproval of the proposal in light of timing issues.
- Mses. Coyne, Weymouth and Speakman expressed their general desire that the Board proceed with this proposal in order to obtain the requested funding.
- Resident Gary Morse raised several questions which were discussed by those in attendance.
- Mr. Martin inquired as to the best process to be employed to advance the proposal presented.

- Mr. Dewitt expressed a preference for addressing the matter and taking action at the Council's next regularly scheduled meeting.
    - Ms. Speakman suggested that the matter be placed on the Council's regular May agenda for action and that Mr. Martin make a presentation at that meeting.
  - In light of the uncertainty concerning the source of funding and the timing of meetings of the Council, the Committee on Appropriations and the financial town meeting, Ms. Speakman suggested that the matter be discussed with members of the Committee on Appropriations in advance of the Council's May 5 meeting.
  - Ms. Strong indicated that she would like to be involved in any conversation with members of the Committee on Appropriations.
  - Mses. Speakman and Strong indicated that they would plan to meeting with Mr. DeAngelis and members of the Committee on Appropriations in advance of the Council's May 5 meeting.
  - Ms. Speakman indicated that potentially the Committee on Appropriations and the Board could attend the Council's May 5 meeting in order for action to be taken.
  - Mr. DeAngelis requested that the written summary prepared by Mr. Martin be provided to the Council as an agenda attachment for the May 5 meeting.
  - Ms. Weymouth made a motion to adjourn the Town Council's meeting which was seconded by Ms. Speakman and unanimously approved.
  - All members of the Town Council departed the meeting other than the Council liaisons to the Board.
- The Board discussed their reactions to the discussions with the Town Council.
  - The Board asked Mr. DeAngelis to detail any concerns he has with the Board's proposal as discussed in the context of the meeting.
    - Mr. DeAngelis expressed his view that the Town not be involved in the real estate business and expressed issues concerning the potential bonding of the requested appropriation.
  - Mr. Winitsky made a motion to adjourn which was seconded by M. Lee and unanimously approved by the Board.