

TOWN OF BARRINGTON
HOUSING BOARD OF TRUSTEES

Tuesday, May 20, 2014, 7:00 PM

Present: Steve Martin, Chairperson
Steve Boyajian
Chris Brady
Ben Copple
Jenny Flanagan
Molly Lee
Kenneth Satterley
Richard Staples
Mike Winitsky

Also present: June Speakman, Town Council President, and Kate Weymouth, Town Council Member.

MINUTES OF MEETING

- Mr. Martin called the meeting to order. Mr. Martin then introduced Dereck Farias from Barbara Sokoloff Associates. Sokoloff Associates are being considered to develop a plan for capturing existing homes in town that would count towards the town's 10% affordable housing goal.
 - Mr. Martin then asked the committee for their thoughts on what information would be helpful for Mr. Farias in developing his Request for Proposal. The following ideas were offered:
 - ✓ Need to create a revolving fund to capture houses through acquisition/renovation.
 - ✓ Prepare a financial model illustrating the cost to acquire, renovate and sell the home.
 - ✓ Sources for finance: CBDG, State bond money, bridge loans.
 - ✓ Model may accommodate all LMI income levels: 60, 80, 100 and 120%.
 - ✓ Project the value of homes, 5, 10 and 20 years in the future.
 - ✓ Barriers to the 30 year deed restriction.
 - ✓ Need to monitor the re-sale of deed restricted homes to ensure the home is sold to a qualified buyer and the subsidy is protected.
 - ✓ How local preference for Barrington residents would impact Fair Housing laws.
 - ✓ Prepare a flow chart identifying the steps from finding potential homes through acquisition and sale to a qualified buyer.
 - ✓ Possibility of capturing FEMA money for flood damaged homes.
 - ✓ Eliminate tasks 1 and 3 from the proposal.
 - ✓ Eliminate the need to meet with the Planning Board, the Town Planner will review and comment on the proposal.
 - Mr. Staples spoke about Community Housing Land Trust bridge loans, SHARP (State Housing Acquisition & Rehabilitation Program). This could be used as a temporary funding source until the Town establishes a permanent revolving fund. Good for 1 or 2 homes per year.
 - Mr. Martin requested that the revised proposal be forwarded to the Town Planner prior to the June 30th Town Council meeting.

- Mr. Martin inquired when the final report would be completed, Mr. Farias said approx. 3 months from final approval.
- Mr. Martin reminded the committee of the upcoming Volunteer Appreciation Day dinner on June 11 at the Barrington High School.
- Mr. Martin said he would table a vote on the March and April meeting minutes until the June meeting
- Mr. Martin then polled the committee members for their comments on the future viability of the committee. Although the general consensus was frustration on the slow progress of generating affordable housing units and the difficulty in obtaining funding the committee felt we should forge ahead.
 - Martin said he would like to see the committee take a more aggressive approach to counteract the negative rhetoric being voiced by some town residents. Mr. Martin said the committee should reach out to those residents that have benefitted from receiving affordable housing and to solicit their support in the continued success for this committee. Mr. Martin went on to say the committee should reach out to the civic organizations in the town.
 - Mr. Staples spoke about the positive effect that housing can have and how it can be a stepping stone to a more full filling life.
 - Ms. Weymouth said in hindsight the town council should have found a way to fund this committee at the committee inception.
 - Ms. Speakman named Sweetbriar and Walker Farm Lane as success stories in providing housing for low income families, in spite of the criticism from a small group of residents who have been very vocal in opposing the efforts of this committee.
- Mr. Martin opened the discussion on drafting a letter to the Town Council asking that the council to remove George St from consideration as an affordable housing development.
 - Ms. Flanagan suggested that the letter also include a request for the Town Council to find another parcel of land as a replacement.
 - Ms. Lee made a motion: that a letter be sent to the Barrington Town Council expressing the Barrington Housing Board of Trustees sentiments that the George Street property be returned to the town as it is inappropriate for the purpose of building affordable housing units due to environmental issues, the lack of water and sewers services, and public transportation. That in doing so, the Barrington Housing Board of Trustees is hoping that the town will be able to find another piece of land suitable for developing affordable housing units. Motion was seconded by Mr. Copple, vote was unanimous to approve.
- Mr. Martin made a motion to adjourn to the meeting, vote was unanimous to approve
- The next meeting will be held on June 17, 2014 at 7 pm.