

TOWN OF BARRINGTON
HOUSING BOARD OF TRUSTEES

MINUTES OF MEETING OF April 19, 2016

Members present: S. Rosevear; C. Brady; R. Staples; S. Boyajian; M. Winitsky
Also present: J. Speakman, Town Council President; K. Weymouth, Town Council Vice President

- Mr. Boyajian called the meeting to order.
- Announcements:
 - Mr. Staples announced that Housing Works RI had released a housing needs study and gave a brief summary of the study's findings.
 - The study is premised upon an anticipated population increase in Rhode Island of 3.3% over the next ten years though this estimate may be conservative.
 - The report anticipates that there will be an increase in household formation of 12-13% despite smaller population growth as compared to historical averages.
 - The report concludes that the state will need an additional 35,000 to 40,000 housing units to accommodate the increase in household formation.
 - It is anticipated that 75% of the needed units will be needed to accommodate households earning less than 80% of the area median income.
 - The study anticipates a decline in school age population and a call for additional apartments and condominiums.
 - Mr. Boyajian noted that the providence County Superior Court had rendered a decision in the North End Holdings litigation. The matter is being remanded to the State Housing Appeals Board given unresolved factual issues and the failure of SHAB to allow intervention by certain parties in the prior SHAB proceedings.
 - The election of Board officers was tabled until the next meeting.
- Ms. Rosevear made a motion to accept the minutes of the February and March 2016 meetings as presented. The motion was seconded by Mr. Winitsky and carried unanimously.
- The Board discussed potential uses for the \$400,000 of Spencer Trust funds set aside for housing purposes.

- Mr. Winitsky raised questions concerning the mechanics of using the funds once a property suitable for rehabilitation has been identified.
- Mr. Staples suggested that the involvement of a retired contractor to evaluate properties would be advisable.
- Mr. Brady suggested the development of criteria for the evaluation of projects.
- Mr. Winitsky suggested that it may be worthwhile to prepare materials explaining the potential for rehabilitation funding and the mechanics of such a process in order to solicit interest from the public.
- Mr. Staples suggested that it may be advisable to partner with an experienced agency to evaluate projects and proposals and to build off of the work done by the Town planner in administering the Spencer Trust grants todaye.
- Mr. Staples indicated that he would attempt to arrange a meeting and discussion between a qualified builder and the Town Planner in order to establish a framework for evaluation of proposals.
- Mr. Martin indicated that he would discuss potentially available properties on Sowams Road with Frank Spinella of East Bay Community Development Corporation.
- Mr. Staples provided the Board an update of discussions he has undertaken with the Local Initiatives Support Corporation concerning the potential for funding.
 - Mr. Staples has provided LISC with the Zion Tax Stabilization Agreement, Memorandum of Understanding concerning fees in lieu and the Sokoloff plan concerning the capture of exiting affordable units.
 - Mr. Staples suggests the establishment of a track record concerning the capture of exiting affordable units would be advisable in order to demonstrate sufficient momentum and results to LISC.
 - The hope would be to use a line of credit from LISC, supplemented by other funding sources, in order to speed the capture of exiting affordable units while we await receipt of fees in lieu from the Zion project.
- Mr. Staples made a motion to adjourn the meeting. The motion was seconded by Mr. Brady and carried unanimously.