

**AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST**  
**Thursday, May 10, 2018, 7:00 p.m.**  
**Lower Meeting Room, Bangs Center**

Attendees:

**Members:** John Hornik, Tom Kegelmann, Greg Stutsman, Nancy Schroeder, Jay Levy, Laura Quinn, Doug Slaughter (7:06pm)

**Staff:** Ben Breger, Rita Farrell, Nate Malloy

**Guests:** Chad Fuller, Priscilla White, Laura Baker

Recorder: Ben Breger

Meeting called to order 7:03pm

1. Announcements

AMAHT is likely a recipient of 2 grants which will be formally announced later in the week. The grants are MassHousing for Planning Housing Production and Housing Choice (a community designation).

2. Review minutes from April 19 (see attachment)

**VOTE: Meeting minutes accepted**

John Hornik motions

Nancy Schroeder seconds

VOTE PASSES 6-0 (Ms. Quinn abstains)

3. East Street School Property

Wetland delineation resulted in the discovery that the back portion of the East St. School parcel is considered a wetland and is unbuildable. This leaves available the school site and the remainder of the front parcel, roughly  $\frac{3}{4}$  acres.

Money is available from the MassHousing Grant for technical assistance at the East St. site. A more thorough site survey and architectural assessment will inform our next steps.

**VOTE: Authorize MassHousing to underwrite cost for site survey, architectural studies, site engineering analysis, and hazardous materials, capped at \$10,000**

Motion: Nancy Schroeder

Second: Doug Slaughter

Vote passes: 7-0

- b. Article 27 and Draft memo to Select Board (see attachment)

Select Board has not approved allowing Town Meeting to vote on Article 27 because there is deliberation how significant of a delay to our process not acting upon this article would cause. Mr. Hornik drafted a Memo of support to the Select Board.

**VOTE: Approve Memo and Article 27**

Motion: Laura Quinn

Second: Greg Stutsman

Vote passes: 6-0 (Slaughter abstains)

4. Evaluation of Requests for Housing Trust funds

Rita Farrell put together a new draft of the Application for Trust Funding since last meeting. There is still debate over how restrictive our guidelines should be in comparison to CPA funding requests, whether to have rolling vs. quarterly funding cycles, how urgent it is to release this application and begin accepting requests, and whether it is more advantageous to build up a sum of money to spend on a few projects with many units vs spending small sums of money on many smaller projects.

Discussion:

Greg Stutsman: Should we specify that projects can't take from both CPA and AMAHT? Also, we should make sure that language in the application allows us grounds to deny projects based on criteria we develop.

Laura Quinn: Do we have enough flexibility in how we are evaluating projects and are we bound to CPA restrictions? We should have the ability to edit our restrictions later on to ensure we are encouraging projects of all varieties.

Nate Malloy: Language as written currently allows for 1-2 unit developments at \$50,000 each, is this really what we want? CPA would be better off funding these projects. Perhaps put in language that specify a minimum number of units.

Greg Stutsman: Page 15, selection criteria #8 – clarify that other public funds should not include other Town of Amherst funds

5. Town Meeting Articles the Housing Trust Supports

Article 12: CPA funding for community housing

Article 27: East St. School Property Transfer

Article 33: Supplemental Dwelling Units – Ask Greg to Review

Article 35/36: Inclusionary Zoning

**VOTE: AMAHT Supports Warrant Articles at Town Meeting**

Motion: Greg Stustman

Second: Laura Quinn

VOTE PASSES: 7-0

6. Public comment

Next meeting include:

- Discussion on 40R in next meeting
- Discussion of revised Town Policy on Affordable Housing
- Changes in both criteria for extent of funding by Trust, Town, CPAC and selection criteria to align w/evaluation of requests for Housing Trust funds

8. Next meetings: Thursday, June 14, July 12, August 9

Fund Raising Event for Valley CDC: Wednesday, June 20, 4:30-6:30 PM,  
59 Carriage Lane; Community Investment Tax Credits

Meeting adjourned 9:04pm