

AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST

Thursday, June 14, 2018, 7:00 p.m.

First Floor Meeting Room, Town Hall

Attendees:

Members: John Hornik, Sid Ferreira, Doug Slaughter, Greg Stutsman, Nancy Schroeder, Jay Levy

Staff: Ben Breger, Nate Malloy

Guests: Robert Ryan, Laura Baker, Jade Lovett

Recorder: Ben Breger

Meeting called to order 7:06pm

1. Announcements

- Opening of the downtown Musante Health Center
- Article 27 passed overwhelmingly
- New Inclusionary Zoning bylaw passed handily
- Beacon groundbreaking, 26 affordable units in perpetuity
- Habitat-ACLT Opening at NACF – Sunday, June 24, 3 PM

2. Review Minutes of May 10 meeting

VOTE: Meeting minutes from 5/10 accepted

Slaughter motions

Stutsman seconds

Vote passes 6-0

3. Report from Craig's Doors – Jade Lovett

Craig's Doors offers a full spectrum of services for the homeless. They run a rapid rehousing program whereby they work with landlords to secure housing for the homeless and also offer case management services. Currently housing 9 people, all in Amherst, with many more looking. All programs are behavior based meaning people do not to be sober to use programs. Only barrier to entry is Craig's Doors capacity and not being a minor

Link to Craig's Doors will be added to AMAHT website

4. East Street School Update

Buildable area is approximately 0.7 acres after taking into account wetland delineation and setbacks. We are in discussions with architects to carry out site engineering analysis and development options with or without the East St. School building. Once approved, this will be about an 8-10 week process. As the total cost may exceed the previously approved \$10,000, another vote will be held at the July meeting to approve additional cost, if needed.

5. MassHousing Grant Update

The organization of the MassHousing grant requires the selection of one contractor to work with the Town and MassHousing to carry out an agreed-upon set of tasks. MassHousing plans to contract with Karen Sonnabaugh, who developed the Housing Production Plan so has a working knowledge of Amherst housing. The tasks include working with the Planning Board and the Planning Department on a 40R district and finding sites in Amherst to develop affordable housing. The contract will not be sufficient to cover for pre-development funding or public education, as requested. However, the Trust has funds from CPA that can cover these costs. The contract may not begin until the Fall.

6. Review Revised Draft Guidelines for Applications for Trust Funding

The application was reviewed for both in-line changes and to assess the application process. Trust members debated the 15 unit minimum threshold, given it may limit certain developments, but also increases impact and cost efficiency. The pre-application document may be unnecessary and could be replaced by a mandatory meeting with Planning Department staff prior to submitting an application.

The Trust also deliberated the scoring system for the review process. A better total number may be 100 points, rather than 175. The points ascribed to each criterion designate their value relative to one another. In order to discern how Trust member value each criterion, Mr. Hornik will distribute via email a list of the criterion for members to rank in importance, which will be used to determine their relative value.

7. Update from the Subcommittee on Homelessness: They are working to get more money for the Homelessness Prevention Program and looking at how to incentivize landlords to house the homeless.

8. Next meeting: Thursday, July 12.

To do: Review Revised Draft of Town Affordable Housing Policy

Meeting adjourned 9:16