

AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST
Thursday, March 14, 2019, 7:15 p.m.
First Floor Meeting Room, Town Hall

In Attendance

Members: John Hornik, Nancy Schroeder, Greg Stutsman, Tom Kegelmann, Jay Levy (5)

Absent: Sidonio Ferreira, Douglas Slaughter (2)

Staff: Nate Malloy, Rita Farrell, John Page

Guests: Chad Fuller,

VOTE: To approve February 7, 2019 minutes

MOTION:

SECOND:

VOTE PASSES unanimously.

Prepared by John Page

Meeting Called to Order: 7:25PM

1. Announcements

Nancy: Landlord Forum: Letter to landlords goes out tomorrow, including suggestions of ideas for future forms and the role of the Trust.

Northampton did an assessment of Fair Housing – learn from that.

Short Term Rental (Air B&B) tax: could the proceeds be allocated to the Trust? What are the options for adoptions of Town? Nate will look into the current policies that are relevant to Amherst. Displacement of families that would otherwise occupy homes that serve as Air B&Bs would be the justification.

New members needed. Community Activity Form available on the Town website. Trust discussed recruitment strategies.

2. Approve minutes

VOTE: To approve February 7, 2019 minutes

MOTION: Jay Levy
SECOND: Tom Kegelman
VOTE PASSES unanimously.

3. Discussion of East Street School documents for Town Council
 - Use language “authorize Town Manager to execute the RFP” not approve.
 - “Trust the Trust”
 - Part of the motion by the Council the Town Manager will work in Consultation with the Trust or reference memo
 - Land has to be disposed first. Land cannot be disposed continually. Major impediment to finding a developer.
 - Presentation – process
 - Trust the Trust – experience and expertise
 - Act III: Strike “contract” and replace with legal agreements. Add “Selection Committee” to “Enter Town Manager...”
 - Act IV: Replace possibly with likely. Additional review.
 - Question of need and affordability. Net-zero energy. State funding sources will require energy efficiency we followed their language in our RFP.

4. Discussion of revised draft of Town Housing Policy
 - Utilizing updated data to guide new and support existing goals of the Trust.
 - New draft available with integrated data presentation available for discussion at next meeting

5. Smart Growth Initiative coming to Amherst
 - Karen Sunnarborg is the consultant we are working with to identify possible 40R districts and other locations for affordable housing. First public forum will be April 4th at Crocker Farm Elementary. It will be a town-wide “Smart Growth” public forum and report on progress on a 40R district. The consultants interviewed 24 different stakeholders to-date with the goal of a draft district for July to be refined and presented to the Planning Board and Council. Only general ideas presented on the April 4 meeting. The district that is being discussed is in line with the Planning Board looking at downtown. The focus now is downtown first and then possible other locations such as

University Drive and North Amherst. DHCD Grant money associated with 40R with net unit increase is the incentive to the Town and land owners/developers.

6. Update on Valley CDC Project

- Proceeding with plan to build 28 SRO units. Experienced significant neighborhood opposition at CBDG. Important utilizing the Affordable Housing Coalition to get people to

7. Item not anticipated 48 hours.

8. Next Meetings

- Affordable Housing Advocacy Coalition – Tuesday, March 26th at UU Church at 7PM; refreshments served at 6:30PM.
- Next meeting of the Trust - Thursday, April 11th at 7PM