

Town of



AMHERST

Massachusetts

TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

**AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST
PUBLIC MEETING**

**Thursday, October 10, 2019
First Floor Meeting Room, Town Hall
7:00 p.m.**

1. Announcements
2. Approve minutes from September
3. UMass Residential Plans-Discussion with Tony Maroulis, Executive Director of External Relations
4. Building CPA-AMAHT collaboration-Discussion of plans for upcoming CPAC meeting.
5. Housing Forum - Penultimate Plan
6. Responding to residential needs of persons who are homeless: Reports and discussion on encampments and tiny houses.
7. Report from the Affordable Housing Advocacy Coalition
8. Consideration of draft Town Affordable Housing Policy - Discussions with Town Council CRC, the Planning Board, and upcoming meetings
9. Upcoming Meetings:
 - a. Housing Coalition, Tuesday, October 22, 6:30 PM. Room 101 Bangs Center
 - b. Housing Forum, Monday, November 4, 6:30 PM, Unitarian Universalist Society Social Hall
 - c. Housing Trust, Thursday, November 14, 7 PM, likely Town Hall meeting
10. Public Comment
11. Items not anticipated within 48 hours

AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST
PUBLIC MEETING

Thursday, September 12, 2019, 7:00 p.m.
First Floor Meeting Room, Town Hall

In Attendance

Members: John Hornik, Erica Piedade, Paul Bockelman, Rob Crowner, Tom Kegelmann, William Van Heuvelen, Carol Lewis, Sid Ferreira, Nancy Schroder (9).

Staff: Nate Malloy, Rita Farrell, John Page

Guests: Maura Keene, Chad Fuller, Joanne Campbell of Valley Community Development

Absent: No Trust members absent.

Prepared by John Page

Meeting Called to Order: 7:00PM

1. Announcements

Nate updated Trust members on the status on RFP for East Street School property. There has been at least one inquiry. The submission deadline has been extended to October 15. Tom noted that he has not seen much marketing around the release of RFP. Nate outlined the normal posting procedure and said that he relayed a list of possible developers to the procurement department. Paul asked Trust members for suggestions. Rita suggests trying to get an article published in local papers. Tom suggested requesting a list of CDC's from DHCD and forwarding RFP to all as well as reaching out to architects who will relay to developers. Paul will establish a review committee once proposals are received and will take John's recommendations into consideration when appointing members to the review committee.

John shared the announcement of public-private partnership (P3) plan to developed new & renovated housing at UMass including erecting a residence hall for approximately 970 students, demolishing Lincoln Apartments, demolishing North Village Apartments, and replacing them with 170 units. However, at the same time there has been an additional 800 first-year students entering this year. Sid suggests asking the University what efforts they are implementing to address displacement specifically what is their plan for relocation and strategy to mitigate impact. Tom raised a specific concern about the lack of phasing causing major disruption for current residents and the entire housing market. Maura Keene asked whether there will there be any control on rents or mechanisms the University will be able to employ to maintain affordability of P3 units. Trust members expressed concern that

both the temporary and possible permanent increase in demand could exacerbate existing affordability crisis in Amherst.

Trust members shared concerns for the families that are displaced especially families with children. Tom questions whether federal and state relocation statutes apply to the University in this situation. Rita and Nancy affirm that in most cases there is an affirmative and weighty responsibility on the part of the owner to mitigate displacement. Paul suggests that the Trust take a position on University, whether or not they are required to, adhere to federal and state regulation such as the Uniform Relocation Act. Erica affirms saying that it is important that the Trust make a statement and advocate for those being displaced.

Paul suggested that the Trust be prepared to speak at public comment at the Town Council meeting on October 7. Tom noted that it is important to express gratitude for a commitment to building additional on-campus housing but stand firm in the commitment to mitigating the effect on current residents and impact on off-campus housing.

John committed to preparing a letter for review at the next Trust meeting and will attend the October 7 Town Council meeting at which the University is expected to present about the public-private partnership for housing it is pursuing. Sid suggests inviting Tony Maroulis, Executive Director of External Relations and University Events to the next Trust meeting.

Trust unanimously voted to ask Tony Maroulis to present information and answer question about the public-private partnership for housing that the University is considering at the next Trust meeting.

2. Approval of August 8th meeting minutes.

Trust votes by consensus approve minutes from August 8, 2019 meeting with the correction that Sid Ferreira be added as present.

3. Discussion of Trust priorities

John shared that in order to be effective the Trust has to establish and then act on priorities, expressing that charge of the Trust is broad and all-encompassing in issues related to housing and homelessness. For each of the following priorities he asks Trust members to commit to leading the initiative or it will be placed on the back burner.

a. Develop CPA-AMAHT joint housing strategy

John, with Nate's assistance, will work on CPA-AMAHT housing strategy. John intends to meet with Nate Buddington, Chair of the CPA Committee at some point in October on the topic. Nate Malloy noted that CPA have begun considering mid- and long-term planning and

that in the past staff has recommended developing criteria, long-term strategy including criteria.

b. Local housing voucher program

Nancy, Erica, and John, with the assistance of Trust Consultant Rita Farrell will research how this is implemented in other communities. Trust concluded that this topic will require input from CPA and therefore needs to follow priority a above. Rita will provide examples on those existing programs as models.

c. Increasing the efficacy of inclusionary zoning requirements

Maura and Carol raised the issue of effectiveness of inclusionary zoning. Despite Town Meeting revisiting the inclusionary zoning bylaw in 2018 it has still not been triggered. Nate clarified that mixed-use developments are exempt from the inclusionary zoning. Nate suggested pursuing a bylaw change requiring all development to incorporate affordable housing. John asked Nate to clarify why current inclusionary zoning has been ineffective. Nate explained that developers' ability to build by right in some zones as well as the perceived burden of inclusionary zoning and therefore efforts to avoid it causes developers to not trigger inclusionary zoning. He also noted that misunderstanding of what affordable units require may deter developers, even who were willing to include affordable units. Nate explained that more education or resources for developers to guide them through the process of building or including affordable units would contribute to the creation of more affordable units.

Tom presented other models to include affordable units within a community that required inclusionary zoning. For example, if a developer seeks to develop a sub-development, they could conform to inclusionary zoning by selling some parcels of land of the sub-development to the Town or directly to an affordable housing developer to develop affordable units, rather than navigating the complex affordable housing regulator arena themselves. Tom asked Rita if there is anyone at the state level or PVPC that would develop a service to assist developers with conforming to inclusionary zoning regulations and navigating the process of building affordable units. Rita explained that production levels were high enough it would worthwhile to be a regional service. However, currently not enough volume to support it. Rob noted that inclusionary zoning reform may be necessary but should come after the Trust's ongoing work with developing a 40R overlay district.

d. Program to support accessing affordable housing opportunities

John explained that Amherst Housing Authority focuses on helping individuals receive Section 8 vouchers, adherence to HUD requirements, and managing their properties, no one focusing on creating greater access to affordable housing and placement in units once assistance such as Section 8 voucher is received. There are many barriers for people seeking affordable housing including lack of information and resources, or producing first, last, and deposit. Hwei-Ling Greeney of Amherst Community Connections and Laura Reichsman of Family Outreach of Amherst provide some of these services to a small

fraction of the population that need them. Nancy shared that from her time at the Amherst Housing Authority the first, last, and deposit requirement is a huge barrier and reiterated that too many people are left with no guide, no navigator, no advocate. Joanne Campbell of Valley Community Development affirms that it's a regional problem explaining that Valley CDC shares several applications for all available units that they know when an applicant comes to their office seeking housing, but they do not help them fill it out. She shared that each application process is different and complex to navigate as the resident seeking housing. Trust members suggested organization that may be able to provide some guidance including Community Action, Rapid Rehousing, and the Chamber of Commerce.

e. Discussion of Subcommittees

The Homelessness Subcommittee of the Trust includes Trust members: Nancy Schroder and John Hornik as well as Jay Levy of Elliot Homeless Services, Erin Cassidy, and community member Pricilla White.

4. Discussion of Informal Camping/Housing

John Hornik described a meeting which requested by Cinda Jones of W.D. Cowles Land Co. Other participants included Assistant Town Manager David Ziomek, Public Health Director Julie Federman, Director of Placemaking for The Mill District Hannah R., Executive Director of the Amherst Survival Center Lev Ben-Ezra on the issue of homelessness and informal camping on land in North Amherst.

John presented a few ideas developed with the assistance of Jay Levy of Elliot Homeless Services on options that are practiced in other communities including 1) Formal encampments, 2) Safe-haven transitional housing option year-round, and 3) tiny house either permanent or transitional. Clear barrier to all of these but is finding a private not-for-profit organization to serve as the operators.

Cinda Jones is seeking to have a role in the solution whether donating or purchasing land as well as assisting with building materials. In discussion, Paul clarified that the Town would only act to remove persons from private land or remove informal encampments if trespass notices are acted.

Lots of models. Erica shared that each is important but first we need to out more information. Trust concluded that substantial research needs to be done before decided which model(s) to support given limited financial and human resources. Nancy will begin this work on the Homelessness sub-committee. Carol, Eric, and Chad will also do research and report back to the Trust.

5. Plan for Fall Housing Forum

John explained his plan for the housing forum as presented and asked for comments from Trust members. Nate and Sid suggested that we provide time for audience members to pose questions. Paul noted that it is the night before an election and that might be a deterrent to participation.

Goals to educate and gather support for the Town housing policy. Paul shared concern that the scope is broad and may need focusing in. Carol said the upside to many topics is there's a place for everyone to connect and learn more. Last forum focused – East Street School. Do we want to narrow this forum to have a similar scope. Nate – eight breakout groups is too many. Common thread is housing crisis in Amherst.

6. Updates for review and discussion

a. Town-owned properties

John shared that the Town surplus property committee met and has decided to complete site evaluation of both the Strong Street and Hickory Ridge properties. Town Council still has to approve a supplemental appropriation to purchase the Hickory Ridge property, but an agreement is already signed. Paul reported that the entire parcel is Town owned while some land will be leased back to current owner for development of a solar array. Paul shared that the primary goal for this project as stated by the CPA proposal is conservation and recreation including creating up walking paths to provide safe pedestrian access to business district at Pomeroy Village center. In addition to those goals, parcels along West Pomeroy may be suitable for housing or other development. Of the 150 acres, 23 acres will be leased for solar, 17 set assists for habitat mitigation, and much of the property is wetlands that will be protected, leaving small parcels that *may* be developable. All options are still on the table for the site and more study is necessary.

b. Status of Town Affordable Housing Policy

John shared that he will be presenting the policy to the Community Resource Committee of the Town Council on Wednesday, September 25, 8:30 AM, Town Room, Town Hall and to the Planning Board at their Wednesday, October 2, 7 PM meeting.

c. Update on establishment of 40R Smart Growth zoning overlay district

Nate shared that Planning Director Christine Bestrup, and Consultants Karen Sunnaborg and David Eisen, and himself have focused in on proposing a downtown 40R overlay district and are planning a public presentation in mid to late October. Nate shared his concerns, similar to those raised about current inclusionary zoning that it presents weak incentive for developers to opt into 40R process in the downtown because mixed use and density is allowed by right in the business district.

d. Status of supportive housing at 132 Northampton Road

Joanne Campbell, Executive Director of Valley Community Development shared that they are working on completing request to DHCD for Project Eligibility Letter (PEL) and intend to submit it to DHCD in 30-60 days. That will be followed by a request to ZBA for special permit and expects an approximately 9-month comprehensive permit process. Valley intends to enter in the December 2020 round of funding for supportive housing by DHCD. John Hornik and Joanne Campbell will be costarring on an episode of Byline with Stan Rosenberg.

e. Status of Craig's Doors

John provided an update of Craig's Doors seasonal shelter. They are currently recruiting new executive director and staff with the goal of opening November 1. The shelter will continue to have a home at First Baptist Church. Jay Levy of Elliot Homeless Services has joined the Craig's Doors Board of Directors; Jerry Gates has resigned from the Board. Staff has been hired part-time to staff the resource center.

Trust Meeting Time. Trust discussed the possibility of changing meeting time to earlier in the day. John suggests 4PM so that members could get home at an earlier hour. The issue of public participation and ability to recruit diverse members to the Trust were raised in reference to the earlier time. The 7PM time was preferred by almost all Trust members with several unable to attend meetings beginning before 5:30PM. It was concluded that the Trust would stick to the 7PM time for meetings.

7. Items not anticipated within 48 hours – None.

8. Public Comments – None.

9. Next Meetings

- Wednesday, September 25, 8:30 AM, CRC, Town Hall. Consider Affordable Housing Draft Policy.
- Thursday, October 10, 7 PM. Meeting of the Amherst Municipal Affordable Housing Trust at First Floor Meeting Room, Town Hall.
- Wednesday, October 2, 7 PM. Planning Board will consider recommendations related to setting goals for affordable housing development in Amherst, Town Room of Town Hall.
- Monday, November 4, 6:30 PM, Social Hall of the Unitarian-Universalist Society. Amherst Housing Forum.

ADJOURN 9:13 PM.

University Planning for North Village Residents

From: Nancy Buffone <buffone@umass.edu>
Sent: Friday, September 27, 2019 3:01:48 PM
Subject: FW: North Village Information Session

Good afternoon. In preparation for the October 7 Town Council meeting, I wanted to share with you a communication we sent to residents in North Village this afternoon. The letter answers some of the questions we have been hearing from residents about the upcoming closure of North Village and shares some information about the accommodations we will be providing for graduate student families during construction. As you can see in the letter, we are hosting a meeting with them in the afternoon on October 7. We expect to be able to share more definitive information about their transitional housing options at that time.

The new housing project will be carried out through a public-private partnership (P3), which, as you know, is a method of procurement fairly new to Massachusetts. A P3 is an alternate way for a public entity such as UMass to finance a construction project, freeing up funds to take on other construction and maintenance projects that support the education of our students and our research mission. Essentially, by undertaking the North Village project through a P3 rather than using conventional financing, the campus will be alleviated of that debt burden. From a practical standpoint, residents of the new North Village will not be materially affected by this financing arrangement. While our financing model is different for this project than any we have done in the past, UMass will follow the processes that we typically do for major building projects. We are excited to be building new undergraduate and graduate student housing on campus and look forward to talking with you about the plans.

Thank you,
Nancy

Nancy Buffone '95, '03G, '09EdD
Associate Vice Chancellor for University Relations

From: Student Affairs & Campus Life <sacl@umass.edu>
Reply-To: Student Affairs and Campus Life <sacl@umass.edu>
Date: Friday, September 27, 2019 at 1:35 PM
To: Nancy Buffone <buffone@umass.edu>
Subject: North Village Information Session

October 7 from 2-4 p.m. in the Marriott Center

Dear North Village residents,

As you know, the university is in the preliminary stages of planning the development of new graduate family housing to replace the aging and substandard North Village complex. Built in 1971 as temporary modular housing, the North Village units have far outlived their projected 20- to 25-year life expectancy and have deteriorated to the point where demolition and replacement is the only viable option if we are to provide you with the quality housing that you deserve.

To meet our goal of bringing the new facility online by fall of 2022, as we stated in our announcement several weeks ago, North Village will close in June 2020, when site work and demolition will begin. During construction, all displaced graduate families will be provided alternative housing in apartment complexes in the immediate vicinity of the North Village site. Our intention in working with local landlords to secure nearby housing is to ensure that families with school-age children, particularly those in the Wildwood community, remain in the Wildwood district. In addition, this housing will be made available to North Village families at no additional cost, utilities included.

We are also pleased to share with you that, upon completion in 2022, the new North Village will be offered first to current graduate families who have been displaced during construction. Furthermore, the rental rates charged to those families will be the same as at the present North Village complex, adjusted for the customary annual inflationary increases. In addition, we will provide full moving services to those who avail themselves of the alternative housing secured by the university.

We are mindful of the inconvenience and disruption that this project will cause for you and your families and we are committed to doing everything in our power to support you through these transitions. Our residence life staff will continue to work with each of you and your families to help manage the transition. Additionally, we plan to meet with residents on **October 7 from 2–4 p.m. in the Marriott Center, located on the 11th floor of the Campus Center**, to hear your concerns and answer any questions you may have. **Please note that this is a location change from the email message you received yesterday.**

For nearly 50 years, North Village has been home to student families who have forged strong bonds that have contributed to the life of UMass Amherst and the surrounding community. We are confident that the new North Village will foster that same sense of community for generations to come.

Sincerely,

Andrew Mangels
Vice Chancellor for Administration and Finance

Rolanda Burney
Interim Vice Chancellor for Student Affairs and Campus Life

CPAC-AMAHT Collaboration

Meeting, Wednesday, October 15th, 7 PM, Town Hall, 1st Floor Conference Room

1. Review of Draft Town Policy on Affordable Housing
2. Planning for Community Housing
 - Review of past requests (see below)
 - Determining what we want to support in the future
 - Rental affordable housing development
 - Homebuyer subsidy program
 - Short term rental assistance program
 - Developing a multi-year budget plan
 - Announcements supported by specific requests for proposals

Review of Community Housing Proposals FY2016-20

Development of Multi-Home Affordable Rental Property

- Valley CDC Studio Apartments* (FY2020)
- Development Support (East Street School Apartments) (FY2016-20)
- Housing Trust consultant (FY2018-20)

First Time Homebuyers Mortgage Subsidy

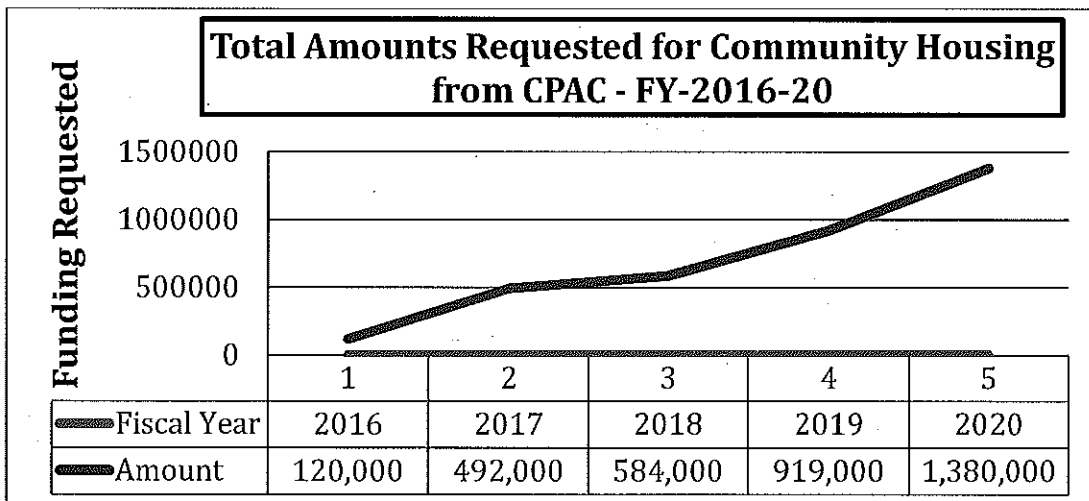
- Valley CDC (FY 2017, 2020)
- Amherst Community Land Trust (FY2016-17, 2019)
- Habitat for Humanity (FY2017)

Local Rental Subsidy Program

- Amherst Community Connections (FY2018-20)
- Craig's Doors (FY2018)

Capital Improvements to Affordable Rental Property

- Amherst Housing Authority (earlier year - FY2014)



Housing Forum – Draft Plan 10-2-19

TITLE: Amherst Affordable Housing: Opportunities for Growth

DATE: Monday, November 4th, 6:45-9 P.M.

LOCATION: Social Hall, Unitarian Universalist Society of Amherst

Goals for the forum

- 1) Highlight current housing problems in Amherst
- 2) Legislative efforts to address housing problems
- 3) Gather support for Affordable Housing Policy
- 4) Update on progress since last forum

6:45-7 PM - Welcome and Update on Amherst Housing developments (Paul Bockelman/Dave Ziomek, League rep)

7:00-7:20 – Understanding Local Housing Policies and Opportunities for Growth in Amherst (John Hornik)

- 1) What is the evidence for housing insecurity?
- 2) What are the policies that have led to a tight housing market and housing insecurity?
 - a. University
 - b. Town
- 3) The questions going forward then are
 - (a) Is the State/University intending to change its policy by slowing enrollment while it allows more growth of on campus student residential units, and
 - (b) is the Town intending to change its policies by revising its zoning by laws to allow more multi-unit housing by right in village centers with a requirement for including affordable housing, as well as other initiatives.

And related to (b), is the State going to expand both its funding support for multi-unit housing and statutory changes to reinforce it?

7:20-8:00 – State of Housing in the State House (introduction by ?)

Guests: Senator Joanne Comerford and Representative Mindy Domb

- 1) State FY'20 budget changes affecting affordable housing and
- 2) Pending legislation that will affect affordable housing and that they are supporting
How (1) and (2) above might affect affordable housing in Amherst.
- 3) Questions and answers

8:00- 8:45 PM - Housing Forum Breakout Groups (4)

Group Name	Description	Action Goals	Possible Facilitators
1. How a Town Housing Policy can promote the development of new affordable housing in Amherst	If you don't know where you are going, any road will get you there. Discussion of the need to set housing goals for the Town, what goals to set, what additional policies are needed to support growth, and how to assure that they are implemented.	Commitments to advocate for a new Town Policy before Town Council and other committees; recommendations on how to shape the policy	John Hornik, Tom Kegelman
2. Influencing Housing change through Legislative action	Discussion of how to both direct and support the efforts of our State Legislators in seeking change	Commitment to participate in advocacy for housing change at the State level	Jo Comerford, Mindy Domb
3. What can we do to address homelessness and to support the Amherst seasonal shelter	Discussion of the current status of the seasonal shelter, problems it faces, and what is needed to assure its continuation. Also add discussion of approaches to transitional housing? Tent encampment, safe haven, tiny houses	Commitment to support the continuation of Craig's Place by specific individual actions, <i>e.g.</i> , joining the board, volunteering, raising money	Jay Levy, Gerry Weiss, new Executive Director of Craig's Doors
4. Improving access to affordable rentals in Amherst	Discussion of strategies to improve access to affordable rentals in Amherst: Landlord outreach, information sharing, housing coordination/counseling, additional rental subsidies, supports for landlords	Priorities for changes to improve access to be recommended to the Town	Nancy Schroeder, Carol Lewis

8:45-9 PM. Reports back and wrap-up.

Report from Amherst Coalition for Affordable Housing

Participants voted to send notes to Senator Comerford and Representative Domb asking them to advocate for changes to residential plans with the University Administration. The following request was sent.

To: Advocates of Affordable Housing in Amherst

We cannot let the University continue to ignore the damaging effects of its actions on housing affordability in Amherst. At the last meeting of the Amherst Affordable Housing Coalition, we identified a number of serious problems with the University's latest plans for residential development. [<https://www.umass.edu/newsoffice/article/umass-amherst-moves-forward-plans-seek>] We voted to ask **YOU** to send an email to our State Senator, Joanne Comerford, and our State Representative, Mindy Domb, requesting that they raise these issues with the University administration. A draft email is provided below. Please cut and paste the draft or individualize the note as you wish, and send to both of our legislators. Thanks on behalf of the Amherst Affordable Housing Advocacy Coalition

Draft Note to Send to Legislators (email addresses below):

Dear Senator Comerford and Representative Domb—

I am writing to you because I am very concerned about the University's recently announced plans for on campus residential development. While it is helpful that they are at last moving ahead with plans to develop new residential units, their plans have a number of problems:

- **Lack of Impact Mitigation:** The plan exacerbates existing, serious housing affordability problems within the Town of Amherst; current occupancy rates are very high and rental rates have priced out many moderate and low income earners.
- **On-Campus Housing Gap:** The gap between on campus residential units and student enrollments has been steadily rising for years to the point where it is now over 17,000 persons; the University should be planning many more units than the number that has been publicly identified.
- **Increasing Enrollment:** Given that the University has this Fall admitted almost 800 more undergraduates than planned, there must be a commitment to pausing enrollment growth until residential capacity begins to catch up with it.
- **Transparency & Communication:** Communication with the Town of Amherst has come to a standstill in the past 2-3 years. The Town was notified of these planned residential changes by press release along with everyone else. The University does not seek Town input as a part of its planning process.

We need your help. Please urge the University Administration to initiate significant planning to address these problems and to begin again a process of open communication with Amherst town staff about changes that will substantially affect the community. Thank you for your assistance.

jo.comerford@masenate.gov

Mindy.Domb@mahouse.gov

Notes from Community Resource Committee Discussion of Draft Town Affordable Housing Policy

September 25, 2019

CRC Members Present: Steve Schreiber, Dorothy Pam, Pat DeAngelis, Mandi Jo Haneke

This report is based upon my sketchy notes, as well as my memory of the discussion. They are organized in the order of the draft policy, which is not the same as the order in which they were raised.

John Hornik, Chair, Amherst Municipal Affordable Housing Trust

CRC Questions and Comments:

References to the Master Plan and possibly other background documents are very brief. It would be helpful to know more about what they include.

Identification of funding priorities does not specifically identify persons who are homeless.

Homeownership should also be a priority for development. Historically homeownership has been supported with CPA funds awarded to the Pioneer Valley Habitat for Humanity for construction of new, owner-occupied two-family homes and to Valley Community Development and Amherst Community Land Trust for subsidies to purchase existing homes.

No reference is made to setting affordable units within mixed-income developments that would encourage a sense of community through their design. Units might also be referred to as "homes".

Why is 250 units set as the development goal? Looking at the estimates of need in the Housing Production Plan and what we know about waiting lists for affordable housing in Amherst, the need is much greater than 250. 250 represents a "stretch goal" for the Town.

The document does not describe enough about policies that would be needed to implement the affordable housing goal.

The draft policy also does not address the larger question of "housing affordability". It is more narrowly focused on "affordable housing" or housing that receives some form of direct government subsidy. There are individuals and families who are above 100% AMI who have great difficulty affording housing in Amherst.

The goal of 50 units with "less than 30% AMI" does not explicitly recognize that there are homeless individuals whose income may be 10-15% of AMI.

While sources of local subsidies are described briefly, there are no estimates of what funding might be required from each in order to achieve the goal. This is difficult to

do since each project has varying needs. Historically the largest source of local funding has been from CPA funds.

What successes have there been in using local resources? These have been instrumental in leveraging much more substantial state resources through the Department of Housing and Community Development (e.g., CPA funds to preserve affordable units at Rolling Green, Tax Incentive Financing to develop new affordable units at North Square).

It would be helpful to know about other affordable housing initiatives in Massachusetts and possible elsewhere (e.g., Austin, TX, tiny home community).

From Janet McGowan: There are other initiatives that could be developed to address unmet needs for housing, some of which have little or no cost to the Town, including the following:

1. Requiring a minimum of 15% of all new units be affordable under a revised inclusionary zoning bylaw;
2. Encouraging Adult Dwelling Units through better communication and subsidizing loans for development or tax incentives;
3. Encouraging two-family homes with owner occupancy through tax incentives.
4. Local development of Nesterly, a home-sharing program that matches homeowners with potential renters;
5. Expansion of student housing on the University campus;
6. Identifying areas for development off campus in which student housing could be constructed like Olympia Place.

The Community Resource Committee will meet further to discuss additional comments and questions regarding the draft policy and to develop a recommendation for Town Council action.

Notes from Planning Board Discussion of Draft Town Affordable Housing Policy
October 2, 2019

This report is based upon my notes, as well as my memory of the discussion. They are not a substitute for official Planning Board minutes.

John Hornik, Chair, Amherst Municipal Affordable Housing Trust

Planning Board Questions and Comments:

Chris Brestrup noted some inaccuracies in the policy statement.

- The three, referenced planning documents were all approved by the Planning Board, not the Select Board.
- The North Square development has 26 affordable units, not 28.
- Other anticipated affordable units are not cited, including University Drive and Aspen Heights, as well as the UMass plan to add 1,000 new beds on campus.

Janet McGowan suggested a number of Town actions that could improve access to affordable housing, as follows:

1. Requiring a minimum of 15% of all new units be affordable under a revised inclusionary zoning bylaw;
2. Encouraging development of rental apartments and condominiums for low and moderate income individuals and families;
3. Encouraging two- and three-family homes with owner occupancy through tax incentives if affordable.
4. Local development of Nesterly, a home-sharing program that matches homeowners with potential renters;
5. Expansion of student housing on the University campus;

Michael Birtwistle asked generally what the Planning Board might do toward accomplishing these goals. John replied that in drafting the policy, the Housing Trust intentionally stayed away from describing possible zoning changes in order not to preempt the Planning Board.

Maria Chao asked if notes from this discussion of the draft housing policy would be shared with the Planning Board. John promised that these notes, as well as the notes from other meetings would be generally shared.

Christine Gray-Mullen said that the Planning Board would take this up again in mid-November, at which time members will have additional comments and questions.