



AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST PUBLIC MEETING

Thursday, November 4th, 2021

7:00 PM

Virtual Zoom Meeting: <https://amherstma.zoom.us/j/81593115763>
[Video recording available](#)

IN ATTENDANCE

Trust Members: Allegra Clark, Robert Crowner, John Hornik, Sidonio Ferreira, Carol Lewis, Erica Piedade

Absent: Paul Bockelman, William Van Heuvelen

Staff: Nate Malloy, Lucya Turowski

Guests: Laura Baker, Megan McDonough, Dorothy Pan, Linda Slakey, Nina Weyl, David Ziomek.

Prepared by Lucya Turowski

Meeting called to order at 7:04

1. ANNOUNCEMENTS:

New Town Council elected: Members not returning: Evan Ross, George Ryan, Alisa Brewer, and Sarah Swartz; hopefully others will take their places as affordable housing advocates.

Legislative hearing on the transfer fee that could be applied to higher-end real estate transactions.

Number of requests for funds by people facing evictions is increasing statewide.

2. DISCUSSION OF DRAF PROPOSAL FOR HICKORY RIDGE

A first draft proposal for Hickory Ridge has been completed and circulated to Trust members.

David Ziomek commented that the Town has jumpstarted the planning process for Hickory Ridge with three public events with over 230 attendants. The Town hopes to close in 45-60 days and he invited any input from the Trust. He added that how much land is developable will be critical in plans to develop.

John Hornik expressed hesitation about whether a multi-generational development would be possible if there are only six acres, not nine.

David Ziomek agreed that it is unlikely that there will be nine contiguous acres available. He noted there was a lot of support on [the Engage Amherst website](#) for affordable housing and mentioned there will have to be further inquiry into access, parking, etc.

3. REVIEW MINUTES FROM OCTOBER MEETING: No comments.

4. DISCUSSION AND RECOMMENDATIONS FOR USE OF ARPA FUNDS

John Hornik announced that State funding is still uncertain, the House passed recommendations totaling \$600 million and Senate Ways and Means have also made recommendations totaling \$600 million. The Governor had originally proposed \$1 billion. Both House and Senate budgets have money for creating permanent supportive housing, some for production and preservation of affordable housing and some for public housing maintenance. He added that at the federal level there is about \$5 billion in ARPA funds available through the HOME program. Most of the money seems to go directly to states, but some goes to local governments. He asked Nate Malloy if Amherst was getting any HOME money?

Nate Malloy answered that he was not aware that the town was getting any HOME funding. He added that Amherst gets block grant money through the state and does not get HUD funding directly from the federal government, so it's unlikely the town will get HOME money directly from HUD.

John Hornik responded that nonetheless he assumes that DHCD will get some of the state ARPA funds that could be used. He added that the projects that the Trust is interested in allocating local ARPA funds for, will also be eligible for state ARPA funds.

Nate Malloy agreed and said there has been no official application process yet, but there seems to be money available.

Laura Baker [in the chat] wrote that DHCD often disburses HOME funds and they are treated as soft debt. It is federal funding, so it triggers prevailing wage and sometimes has different rent caps or income limits.

John Hornik proposed that they move on to reviewing the four ARPA fund proposals set forth by the Trust and figure out

1. If the Trust would like to recommend each proposal to Sean Mangano and Town Hall,
2. Decide if there are any changes to be made to the drafts, and
3. How much money to recommend for each individual proposal.

A. Permanent location for a shelter

Allegra Clark reported that she spoke with Kevin Noonan from Craig's Doors and also spoke with some members of the Board of Directors and with the housing working group. She noted that originally the proposal was between a permanent location for a shelter and the purchase of the University Motor Lodge, it became apparent that the purchase of lodge was likely infeasible at this point and thus rather focused on permanent shelter. The seasonal congregate shelter opened a day before, but there is still concern about finding something long-term. This would require purchasing a property with a commercial kitchen with a large square footage. None of the operating costs would be included in the estimated purchase price of \$950,000.

Nate Malloy mentioned that the expectation is to keep recommendations broad and that the Town has set aside about \$1 million toward homelessness and housing. The Town Council is unlikely to vote on anything specific at this round in order to maintain flexibility in funding.

John Hornik commented that in the material provided by Sean Mangano in the previous meeting, there were two ideas for what should be done to address homelessness: 1. Finding a permanent location for a seasonal shelter, 2. Developing a transitional housing program. He added that the Town has also requested CPA Committee for \$500 million toward a transitional residential program.

He suggested the two ideas are competing for this program. He added that he is conflicted about which to support. He added this might be the last chance for the Town to find money for a permanent seasonal shelter program and noted that the Lutheran church hosting the shelter this season is the third location in three years. He suggested the possibility of a future without a location for a seasonal shelter and noted that although he does not necessarily prioritize using funding in this way, it seems like it is necessary and expressed support for the idea.

Carol Lewis asked why John thought the two projects were in competition.

John Hornik responded that a transitional residential program would likely be eligible for funding from DHCD and could garner funds from ARPA and CPA funds. However, CPA money cannot go toward establishing a shelter, so he questioned where funding for a shelter would come from if not from ARPA. He added that after a conversation with Gerry Weiss, suggesting that if the Town could find funding toward a shelter, DHCD would likely find additional money.

Allegra Clark added that she is likewise in support of transitional housing philosophically because it is moving toward more permanent housing and that she read that there the State Legislature appears to be moving away from providing congregate shelter and moving toward the motel model. She suggested that the building being considered for a permanent congregate shelter could also have the potential for future development into a more permanent transitional housing manner.

John Hornik added that there is a complication with transitional supportive housing because it costs much more per unit and there is uncertainty about where additional funding would come from. He suggested that this complication implies that congregate shelters will be around for a while.

David Ziomek highlighted wanting to move away from congregate shelters and that the hotel/motel model works. He explained the conundrum putting money toward the necessary band-aid of providing seasonal shelter, but also needing to put resources toward permanent supportive housing. He suggested that if the Trust does make a recommendation to Town Council for the use of ARPA funds, not to link it to one property, but rather to leave it broad.

John Hornik agreed and mentioned that there are continuing structural constraints that will mean there will continue to be a homelessness problem in society.

David Ziomek agreed and added that if you look at the hundreds of thousands of dollars that have gone into sheltering over the past ten years and juxtapose it with the data on how much has been invested in permanent supportive housing, there is a stark contrast. There has not been enough move into that direction. He expressed his support for both projects, both the congregate shelter housing, but emphasized a deep need to move toward permanent supportive housing.

Allegra Clark expressed agreement with this framing.

Nate Malloy suggested that he, John and Lucya could extract something from each document of proposal and come up with a summary paragraph. Then one document could be submitted to Sean Mangano with perhaps five paragraphs. Each paragraph describing its own recommendation.

Allegra Clark added that she wanted clarification that the [presentation to Town Council](#) included two separate sections, one for homelessness/supportive housing and another for affordable housing, so this proposal would not fall into the same category as any other proposal the Trust has.

Carol Lewis that she agreed with David Ziomek in not tying the proposal to a specific property.

- **VOTE: To propose a permanent shelter or permanent transitional housing or combination of the two**

Motion: John Hornik

Second: Rob Crowner

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crowner- Y, Sidonio Ferreira-Y, John Hornik-Y, Carol Lewis-Y, Erica Piedade-Y]

B. Weatherization and retrofitting heating systems for affordable housing units

John Hornik explained that he would not go into detail about the proposal because it has been presented previously. He added that he personally would like to see the Town adopt all of the proposals in recommendation to Town Council specifically so that if the time comes to apply to state ARPA funds, there is a record of each program that can be expanded.

Nate Malloy inquired about whether there has been any follow up on implementation of this program proposal. He mentioned its complexity in ensuring benefits go towards the tenant. Would it require a type of deed restriction for landlords? How do you ensure the benefit is to the tenant and not just the property owner?

John Hornik responded that the Town of Chelsea and one or two others have already begun implementing similar programs. In those cases, part of it had to do with outreach to landlords and part of it had to do with outreach to tenants as well. He noted that there is already a plan for tenant outreach through Amherst Family Outreach.

- **VOTE: To propose the retrofitting program at a level of \$400,000 to Sean Mangano for inclusion in the Town's ARPA spending plan**

Motion: John Hornik

Second: Sid Ferreira

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crowner- Y, Sidonio Ferreira- Y, John Hornik- Y, Carol Lewis- Y, Erica Piedade- Y]

C. Mortgage subsidies for home buyers

Rob Crowner explained that the proposal was based on the experience of the Amherst Community Land Trust which runs an identical program currently. He mentioned he is a member of the Amherst Community Land Trust and that this proposal is based on several years of developing the program they have. Currently the Land Trust works with Valley CDC for technical assistance, outreach and help with intake of new applicants through a lottery. He explained that a low-income person can only afford in the range of \$250,000 and that there are only a few available each year at that price. They are in competition with entrepreneurs looking to acquire student housing and people leaving cities who are almost always able to outbid low-income buyers. This model would mean that the house would remain permanently affordable. The land is not on the market, just the home and when the home goes back on the market it is required to remain at the same affordability level. He added that this program is expensive. The amount of subsidy needed is approaching \$200,000 for each home.

John Hornik mentioned that his only concern is that the current proposal only identifies the Amherst Community Land Trust. He added that Valley CDC and Habitat for Humanity both also have homeownership programs and is uncomfortable with them being left out. He added that it does not seem appropriate to see the Housing Trust as a purchaser or holder of the property as it is something that they are not set up to do. Other than those two comments, he suggested support for the proposal.

Rob Crowner responded that what Valley CDC and Habitat do are both extremely valuable. He added that the other programs suggested by the Trust are also worthy of funding, but that combining them all into one program does not make sense. They could easily be three separate proposals. He added that homeownership programs have actually encouraged residents to consider donating their homes to the land trust to be used for affordable housing. Upwards of five homes have been considered for donation, one has already been donated by the founder of the Amherst Community Land Trust.

Erica Piedade added that she looked at Valley CDC's proposal, which was \$50,000 for each four houses, but their average home price for Amherst was lower than the market. She mentioned the educational component that they have, which is critical to first time homebuyers. She mentioned that if the Trust were to support this program it would not be in competition with existing programs but added value. She mentioned a concern that if property taxes increase, the house could become unaffordable, but that Rob explained that if the Land Trust owns the land, then that will not happen. She added that Mass Housing offers \$15,000-\$20,000 in assistance to first time homebuyers with the possibility to earn up to \$157,000.

Nate Malloy asked for clarification of whether when the Trust votes it would be in favor of a land trust model of ownership as opposed to a buydown of the asking price.

Rob Crowner confirmed.

Carol Lewis inquired what John meant about the Housing Trust owning something as opposed to the Land Trust.

John Hornik responded that the language included in Rob's proposal included the Housing Trust as a potential partner or owner.

Rob Crowner responded that he did not understand the reason the Housing Trust was not able to acquire property and that he thought that was part of the purpose of it. He added that it does not have to be the Amherst Community Land Trust as owner, that if the Housing Trust or some other entity wants to acquire it that is fine. Essentially the proposal is for properties to become permanently affordable through some stewardship organization.

John Hornik responded that there are other housing trusts in the state that have acquired properties, purchased houses with the land and done renovations and found they did not have the capacity to manage the program. He suggested looking at any of the organizations with homeownership programs, ACLT, Valley CDC, Habitat and see who comes up with opportunities first to move ahead.

Linda Slakey added that the Amherst Community Land Trust is a non-profit and it is listed as owning the land, so there is no tax paid on the land for the homeowners. She added that on the property card there is a restrictive arrangement that caps the resale price at the proportional rise in income over the time of their homeownership. That similarly prevents

rising tax burden beyond what is affordable to them. She reiterated what Rob had mentioned, that the ACLT partnered with Valley CDC for the educational aspect of the first-time homebuyer program. She added that the first homeownership program ACLT took on was in partnership with Habitat and was not an existing building and that Habitat is open to continuing partnership. She finally added that the land trust model makes effort to form a community and that by-laws require that a third of the board is comprised of residents of the trust's properties.

○ **VOTE: To propose a land trust model homeownership program**

Motion: John Hornik

Second: Erica Piedade

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crouner-Y, Sidonio Ferreira-Y, John Hornik-Y, Carol Lewis-Y, Erica Piedade-Y]

John Hornik asked if there was a recommendation for the amount of money to be recommended for the program.

Rob Crouner said he put a million dollars simply because the Town is receiving \$11 million and thought why not, but that any amount from \$125,000 to \$2 million would help.

D. Purchase property or construction of affordable housing for homeownership opportunities

Carol Lewis presented that she discussed this proposal with Laura Baker. She explained that what is different about this program is that it is the only one that creates new affordable housing stock rather than adjusting the housing that already exists. One possibility is the land at Strong Street that has the potential for a homeownership opportunity. Another possibility is a property in North Amherst. The Town would put upfront costs to do some of the groundwork to come up with a specific proposal.

Nate Malloy inquired whether the funding would be used for land purchase as opposed to construction costs, or assessment of property, acquisition and architectural, but not actual construction.

Carol Lewis confirmed that she did not think it would not be used for actual construction because it would take too much money and the construction would not be done in time for the money to be used by the time it must be for ARPA.

Nate Malloy suggested characterizing it as affordable housing predevelopment.

John Hornik expressed his support for this program and suggested it be allocated on a first-come-first-serve basis, so if the Strong Street property became available first, money would be used for that, or if another property came first money would be used for that.

Carol Lewis agreed with the first-come-first-serve model and added that the inclusion of example properties are included to show that there are actually potential properties for usage, which is important for the timeline of needing to spend the money.

- **VOTE: To propose a ARPA funds for the [pre]development of affordable housing**

Motion: John Hornik

Second: Erica Piedade

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crouner-Y, Sidonio Ferreira-Y, John Hornik-Y, Carol Lewis-Y, Erica Piedade-Y]

John Hornik added that there is also a proposed budget for this program at \$750,000.

Erica Piedade added that it all four proposals are really interlocking as a multi-pronged approach to homelessness and affordable housing and suggested that all four together are strong and should be supported and funded.

5. DISCUSSION OF FY2023 CPA HOUSING PROPOSALS

1. AMHERST HOUSING AUTHORITY

Nate Malloy presented that the Amherst Housing Authority is proposing about \$80,000, half of project costs, for re-siding the John Nutting Apartments off of Cottage Street and East Pleasant Street. The siding is almost fifty years old and has been maintained but has become a capital need for replacement. They have this project identified in their five-year action plan with DHCD and need to have a fully budget, but with money allocated from the state and other sources they couldn't meet their full budget. Their request to CPA was for matching funds to complete the project. The CPA Committee asked if this was eligible as a housing project or that because the building was old enough that it could be a historic preservation project. He suggested that if the Trust is recommending this, it could reiterate that it is an eligible CPA project.

John Hornik responded that he believes the project makes sense as it improves the quality of insulation of the buildings and makes them more sustainable. So, there are a variety of reasons it is consistent with other things CPA funds have been used for in the past.

Nate Malloy added it is available on the CPA Committee's webpage under FY23 proposals. He added that there are 18 units and the building connects all of residents to services and is deed restricted to be permanently affordable.

- **VOTE: To endorse the Amherst Housing Authority proposal for CPAC funding**

Motion: John Hornik

Second: Carol Lewis

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crouner-Y, Sidonio Ferreira-Y, John Hornik-Y, Carol Lewis-Y, Erica Piedade-Y]

2. TRUST PROPOSALS

John Hornik presented that the Housing Trust asked for \$30,000 to continue funds for a consultant, who is very valuable to the Trust. The other recommendation was \$500,000 in affordable housing program plans. He mentioned that he became aware of the fact that the town had also asked for \$500,000 for supportive transitional housing and that recognizing that the two were in competition, advocated that CPAC fund at least one of the two. He shared his view that it would be ideal if the Trust received at least \$100,000 to continue to do due diligence in affordable housing. He added that the Trust is unlikely to get \$500,000 from CPAC for an unspecified affordable housing program, rather it seems that for that type of money it will have to be for a specific problem project. They will also want to recommend to Town Council to bond that project.

Carol Lewis asked if that's what happened before, the Trust asked for something and did not receive as much.

John Hornik affirmed that they gave the Trust \$200,000 a year ago. He added that the Trust had asked for \$800,000 for purchase of property on Belchertown Road, but that it was for a specific project and they ultimately did recommend it to Town Council, which in turn approved it and bonded it.

Nate Malloy added that this year there are lot of large requests to the CPA Committee, \$3.5 million dollars requested and \$1.2 million available. There are five requests under housing, six or seven under historic preservation, seven or eight under recreation. There usually are not this many requests and they will really have to make a decision about what to recommend for funding, which means some proposals will not be funded.

Erica Piedade asked that structurally isn't the Trust the housing arm in terms of implementing housing initiatives for affordable housing. Shouldn't the Trust be getting annual amounts?

John Hornik responded that the Trust does not. He mentioned that Jen Goldsen suggested that that should be the relationship between CPAC and AMAHT, but CPAC never accepted it.

3. TOWN OF AMHERST PROPOSALS

John Hornik presented that the Town had two proposals, one for a part-time affordable housing assistant in the planning department to be funded at \$100,000 for a period of three years. He inquired about any concerns about this proposal.

No concerns were raised.

- **VOTE: To endorse the Town's proposal for a part-time affordable housing coordinator**

Motion: John Hornik

Second: Sid Ferreira

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crowner- Y, Sidonio Ferreira- Y, John Hornik- Y, Carol Lewis- Y, Erica Piedade- Y]

John Hornik continued that the second proposal was for \$500,000 in support of a transitional residence in town. The proposal did not specify a particular site.

Nate Malloy added that if the Town does not have a specific site in mind, this proposal may not be recommended by them. He pointed out that the Housing Trust named in the CPA statute as one of the legal entities that can bankroll CPA money without a specific project, so in that occasion it would be preferable that the CPA fund the Trust proposal. He suggested framing it as John had mentioned, to fund one or both. He mentioned the funding does not become available until July, so it might be opportune to combine with other funding for the purchase of a property.

Carol Lewis mentioned that it might be preferable to fund the Housing Trust because the funding will stay even if there is no specific project. If there is no project and they fund the Town, then nobody gets anything.

John Hornik responded that he thought that CPAC is unlikely to fund \$500,000 without an identified project either way.

Erica Piedade added the idea that if CPAC funds the Town and the Town cannot find a project within three months, the funding goes to the Trust.

John Hornik expressed that he was not opposed to the idea but pointed to its unlikelihood of happening.

Nate Malloy agreed that they would be unlikely to make a condition like that and suggested recommending both at this point and maybe then review in February and make another recommendation as it goes to Council. He added that it seems premature to make a decision now.

John Hornik added that in order to suggest one or both that would require the Trust to approve the Town's proposal. He asked Nate, if the town does find a property and CPA funding is approved by Town Council, what would be the Trust's role in that development.

Nate Malloy suggested the Town may ask the Trust for help to either facilitate outreach or potentially ask the Trust for money toward pre-development costs. The Trust could also help solicit or procure services. He added that it has not yet been discussed. The thought was to get money for a property for transitional housing because of the importance of it, but logistics have not been discussed.

- **VOTE: To endorse the Town's proposal for \$500,000 towards transitional housing.**

Motion: John Hornik

Second: Erica Piedade

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crowner- Y, Sidonio Ferreira-Y, John Hornik-Y, Carol Lewis-Y, Erica Piedade-Y]

6. DISCUSSION OF DRAFT SURVEY FOR OLDER ADULTS

John Hornik introduced that the survey of older adults is being worked on by the Town in collaboration with the Council on Aging and potentially with the Housing Trust as well. It is part of an initiative for the town to become more dementia friendly. The Pioneer Valley Planning Commission has taken responsibility for working with towns in our area to promote the survey. It covers six pages and includes a range of issues including housing. He expressed that he was not previously optimistic about what it would include with respect to housing, but after reading it that it included questions that he is interested in in terms of looking at the needs of older adults for housing. He added that the initial plan was to modify the survey, but he is perfectly happy with the existing survey as it stands and does not see the need to add any additional items. He inquired whether anyone had questions or concerns after seeing the survey.

Carol Lewis remarked that she thought it was amazingly long for a survey for older people asking about dementia. She questioned whether how many people would actually get through it and answer it and get to the housing questions.

Nate Malloy added that he still did not know how many residents will be asked, if it's going to be mailed directly to them, or available online. He suggested that the Trust could make a recommendation requesting at least 500 or try to get it sent to a certain number of residents to ensure a good response.

John Hornik responded to Carol by saying he consulted his brother who has a lot of experience with surveys who also commented that it was too long and suggested limiting the survey just to the housing items. John also added he reviewed one of his brother's surveys and it was a page or two longer.

He added that the other issue has more to do with sampling. The way other communities have gone about the survey is through a convenient sample, for example bringing the survey to buildings where older adults are known to live or the Amherst Housing Authority facilities center downtown. He mentioned that Maura Keene offered to help and suggested the idea that the Amherst Indy could publish a link to the survey and ask people over 55 to fill it out. These ideas for a convenience sample have the benefit of being low cost. He added the problem with a convenient sample is that you don't necessarily know what you have. He expressed concern that older adults currently living independently in single-family houses, which is likely the largest number of older adults in town, may be left out. This is concerning because the Trust would like to know if they would like to stay in their homes, would prefer to downsize, would like to move to affordable housing.

He said he has not talked to people who would be directly involved including Becky Bash of the Pioneer Valley Planning Commission or Maureen Pollack in the Town planning department, so he is unsure of what they plan to do with a convenient sample or what the Trust should advise them to do if they have the opportunity. John added that he would like the Trust to collect survey data from a representative random sample of adults if the cost is not too high. He said that he is not sure exactly how to do that, but suggested the most straight-forward way might be a mailed survey, but that would require a list of all people in

Amherst over 55. He stated that Marybeth Ogulewicz had mentioned there was such a list that was generated off the Town street list.

Nate Malloy added that the Town Clerk's office sends out an annual survey that is asked to be returned as a way to collect that data.

John Hornik remarked that Nate had mentioned in the past that the Town does not get a great return rate for these surveys but expects that it gets a good return rate from people over the age of 55, so it could be used as a sampling frame. If that sound reasonable, he would like to mail out a survey to at least 500 people, perhaps more, and guessed that it would cost about \$1.25-\$1.50 to print and mail the surveys. He suggested spending \$1,000-\$2,000 trying to collect data from a representative random sample.

Carol Lewis asked what makes it random and representative? She also asked what that means for equity and inclusion of people who don't usually get included in such things. She emphasized the need to make sure people who don't usually get asked, do get asked.

John Hornik responded that he cannot ensure that people who often are not included will get included. He brought up the question of people of color and said he did not know the percentages for people above 55 and that street lists will not tell him who they are. He answered that, yes he can figure out how to do a random representative sample but cannot figure out how to get a reasonable number of people of color.

Erica Piedade suggested reaching out to faith-based organizations or other organizations that generally have a relationship with communities of color and asking them to fill out the survey.

John Hornik agreed and added that there will be two prongs to the survey, one will be the random representative sample and the other will be the convenient sample and suggested there was no reason not to propose that idea for the convenient sample.

Nate Malloy added that he was looking online and couldn't find information about whether the street lists include race and ethnicity. He brought up the question of whether or not the Trust would be willing to spend money to do a more in-depth sampling. He added that he and John could work with Maureen and Becky as well as other staff to figure out how to go about it.

- **VOTE: To allocate up to \$2,000 for data collection from a representative random sample of older adults.**

Motion: John Hornik

Second: Erica Piedade

Passed unanimously: 6-0, 2 members absent. [Allegra Clark- Y, Robert Crowner- Y, Sidonio Ferreira- Y, John Hornik- Y, Carol Lewis- Y, Erica Piedade- Y]

John Hornik suggested moving other items to the December meeting and the potential to discuss the University's role in housing in town.

7. UPDATES

A. STRONG STREET ASSESSMENT

Nate Malloy shared that there is a contract going for Strong Street assessments and that the consultant seemed eager to get out there. The proposal is for them to do a wetland delineation for the entire property and do a concept development on it with utilities and do soil borings. They found a survey at the registry of deeds that was accurate, so they do not have to survey the property.

B. EAST STREET-BELCHERTOWN ROAD

Nate Malloy shared that the proposals for Belchertown Road East Street School are due November 19th. He reported there were a number of questions and a few developers that are serious about it, so he hopes to have at least two responses. He added that there is a potential that one or two members of the Trust may be asked to be on the review committee. He thought that John could be on the committee. He explained that the committee would review the proposals, compare criteria, also would be involved with interviews and potentially a second round of meetings with the proposers.

John Hornik inquired whether there was anyone who would like to be part of the review process.

Carol Lewis said maybe.

Sid Ferreira offered to join.

Nina Weyl joined from the audience to ask, in reference to the permanent shelter proposal, if the Amherst Survival Center has a commercial kitchen and thought perhaps there was some way to expand their campus to include overnight housing.

John Hornik suggested talking to the Board there and see if there was interest and then it could be pursued.

Nate Malloy added that the shelter guests are going to the Survival Center this season for showering, laundry and maybe for a meal. He added that when they expanded, the Town asked if they would be open to having transitional housing there and they said their focus is more on food insecurity and housing is just another complex piece and seemed that they

were not looking to take that on. He said that it could be something that could be brought up again.

John Hornik added that it was almost a decade ago, and there is a new executive director and new board.

8. PUBLIC COMMENTS: None.

9. ITEMS NOT ANTICIPATED WITHIN 48 HOURS: None.

10. UPCOMING MEETINGS:

- a. Housing Coalition, November 30
- b. Housing Trust, December 9

Meeting adjourned: 9:18