

Minutes of the Sept. 8th 2011 HP/FH Committee Meeting

Attendance

Present: Nancy Gregg (NG) Chair; Chris Hoffman(CH), Ellen Kosmer (EK); Claude Tellier (CT); Nate Malloy (NM) (Staff liaison).

Guests; Rudy Perkin(RP) HAP Housing, & Joanne Cambell (JC) Valley CDC,

Visitor; Hweiling Greenee.

Absent; Flo Stern (FS), Walter Wolnik (WW).

Called to order at 9.10 am.

1. Announcements;

2. Approved minutes of June 2nd meeting.

CT/EK. 3-0-1. Abstention (CH was absent from the June meeting).

3. Appearance ;

Rudy Perkin for HAP will presents a request for an additionnal \$250,000 from CPAC on Olympia Oak project and is seeking the support of this committee. The additionnal funds would cover for increase construction costs due to more delays in obtaining the financing. Also, it would signify a more substancial support from the town to the project which could influence in getting the public financing.

This \$13,5 million project is compeeting with three major projects in Eastern Mass which would grab 40% to 60% of the next three years of public budget. Another 60 projects are in line for funding in Mass to share the rest. We have concerns for our application. The Town has already committed \$600,000 (CPAC), will invest \$800,000 in infrastructure (CDBG) and is leasing the land on a long term lease.

The project would create much needed 44 new affordable rental housing units in Amherst. Many of the 40B units in town will expire in the coming few years.

The project will be located on the land the town acquired more than 20 years ago for affordable housing. It will serve very low to low income families and for that reason is hignly dependable on public funding (mostly based on tax credit estimated at \$10 millions from the State and the Feds).

We propose that HP/FH support HAP application for \$250,000 to CPAC for construction cost of Olympia Oaks.

CH/CT unanimous.

-Memo from Perkin's presentation will be deposited to the staff later.

-The entire financial package for Olympia Oaks is available at the Town office

This decision could postpone the priority of other housing to CPAC for this year but this has a mojour impact on the town and is a priority for HP/FH. A first round of decision is expected from HUD in December 2011.

4. New Business

i) CDBP/CPAC

Staff is studying a few projects to buy properties in the center of the town for affordable housing. No reccommendation yet.

The West St land feasibility study for a developable plan for this property has been completed. Copy of the report should be available at a next meeting

The CDBG funding contract with the state for 2011-12 will be sign on Oct 1st 2011 and the "Housing Production Plan" project should be contracted a the same time. The report is expected for Spring 2012 and should give much light on the housing market in Amherst.

CDBG has reallocated \$50,000 of additionnal fund to HAP for Olympia Oaks from left over money on the 2009-2010 allocation.

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5. Old Business;

i) East Plesant St.

In our joint project with LSSE on this property, HP/HP has completed its study and reccommendation a while ago. We cannot wait any more for the "Recreation" part concerning the open field and we will deposit our reccommendation with the Town Manager.

ii) Committee charge and membership.

The Select Board will continue the discussion on the charge and membership of HP?FH at the SB meeting of Sept 12th.

6. Other

Adjourned at 10.40 a.m.

Actions & Tasks:

- NM will circulate the Engineering study funded jointly by Historic Preservation and Housing budget of CPAC about the house part of the Hawthorn property.
- NM will resend the AMI numbers published for the State to help all to understand the income level in the affordable housing market.
- ALL; Read SB chair memo in SB Package for the role of town committee.

Documents:

Memo from HAP (RP) on request to CPAC (to be emailed later).

Total financial presentation on Olympia Oaks available at Town office

Next meetings:

Oct. 13th 9.00 a.m.; First Floor Meeting Room.

Submitted By

Claude Tellier