

TOWN OF AMHERST, MASSACHUSETTS

RECEIVED
WARRANT ARTICLE PETITION FORM*

Filed Month Day Year 20017, 10:48 o'clock A.m.

The undersigned registered voters of the Town of Amherst submit the following article and request that it be placed on the Warrant for the Special/Annual Town Meeting of 2017

(Article wording must appear, in its entirety, on every petition form submitted to Select Board)

To see if the town will vote to authorize the Select Board to request a Special Act of the Legislature authorizing the Town of Amherst, notwithstanding any general or special law to the contrary, to establish a low-income property tax credit applicable to taxes collected under M.G.L. Chapter 59 as follows:

- a. The Town of Amherst may grant a maximum real property tax credit of up to \$1,000 per unit, per fiscal year, on rental housing property qualifying for such credit under the Amherst Affordable Housing Preservation Program (hereinafter "AAHPP").

The AAHPP would authorize the Town of Amherst's Board of Assessors to implement a real property tax credit on Amherst rental properties not otherwise Chapter 40B countable whose owners have reduced rents to a level that preserves the availability of said rental housing units to families with moveable HUD Section 8 Housing Vouchers and Veterans Affairs Supportive Housing Vouchers (HUD-VASH).

AAHPP real property tax credits may reduce the real property tax bill on a rental housing property by an amount equal to 75% of the difference between the Amherst Payment Standard for moveable HUD Section 8 Housing Vouchers and HUD's Payment Standard for VASH Vouchers in the Greater Springfield Metropolitan Statistical Area and rents charged for similar or identical Amherst rental housing units owned by the applicant, except that no tax credit granted shall be greater than \$1,000 per housing unit.

Where an AAHPP rental housing property tax credit applicant has no other similar or identical Amherst rental housing units, an AAHPP real property tax credit may reduce the real property tax bill on the applicant's rental housing property by an amount equal to 75% of the difference between the Amherst Payment Standard for moveable HUD Section 8 Housing Vouchers and HUD's Payment Standard for VASH Vouchers in the Greater Springfield Metropolitan Statistical Area and said rental property's fair market rental as determined for similar or identical Amherst housing units by the Amherst Board of Assessors, except that no tax credit granted shall be greater than \$1,000 per housing unit.

All AAHPP real property tax credit applicants shall verify the moveable HUD Section 8 or VASH contract status for each and every Amherst rental housing unit on which a tax credit is claimed by submitting to the Town of Amherst Board of Assessors a copy of the contract or lease between the applicant or the applicant's agent and the issuing/supervising housing authority or agency - which contract or lease shall be kept strictly confidential.

- b. AAHPP real property tax credits shall be made available for no fewer than 50 (fifty) Amherst rental housing units each and every fiscal year. However, in the event that insufficient funds are available to fully fund AAHPP tax credits in any given fiscal year, the Board of Assessors, after determining the tax credit for each individual rental housing unit, shall provide a pro-rated real property tax credit for each eligible rental housing unit.
- c. The town may fund the costs of AAHPP tax credits from rental permit fees, any payments made in lieu of providing affordable housing units, Community Preservation Act funds, and any general fund revenues including property tax receipts, grants, gifts, or bequests.

*To be filed with the SELECT BOARD before NOON on Tuesday ~~Monday~~ 28 February 2017

✓	SIGNATURE to be made in person with name substantially as registered**	NOW REGISTERED AT street, number and apt. or room number MUST APPEAR	Residence on January 1, 2017 Street, number and apt. or room number
1.	<u>Vincent J. O'Connor</u>	<u>175 Summer Street #12</u>	<u>same</u>
2.	<u>Patricia Church</u>	<u>75 South Prospect St.</u>	<u>Same</u>
3.	<u>Leo Maloney</u>	<u>75 South Prospect St</u>	<u>SAME</u>

Place additional signatures on back of this page

**Any voter who is prevented by physical disability from writing may authorize some person to write his name and residence in his presence. (M.G.L. Chapter 53, §7)

✓	SIGNATURE to be made in person with name substantially as registered**	NOW REGISTERED AT street, number and apt. or room number <u>MUST APPEAR</u>	Residence on January 1, 20 Street, number and apt. or room number
4.	<i>Anne Marie Taylor</i>	<i>175 Summer St. #14</i>	<i>same</i>
5.	<i>Fred. Datta</i>	<i>53 Iduna Lane</i>	<i>Same</i>
6.	<i>Amanda M. Terreggi</i>	<i>61 Proknew Dr</i>	
7.	<i>Edwin Dignati</i>	<i>15 N. Pleasant St.</i>	<i>same</i>
8.	<i>Huber Fidalgo</i>	<i>175 Summer St #12</i>	<i>same</i>
9.	<i>Melissa H Perot</i>	<i>15 Summer St</i>	<i>same</i>
10.	<i>L. PAIGE WILDER</i>	<i>73 FEARING ST.</i>	<i>Same</i>
11.	<i>Winifred Manning</i>	<i>61 Fearing St.</i>	<i>same</i>
12.	<i>Bridgette Welcome</i>	<i>85 Fearing St.</i>	<i>Same</i>
13.	<i>Ward Welcome</i>	<i>85 Fearing St.</i>	<i>same</i>
14.	<i>James Turner</i>	<i>23 PHILLIPS ST.</i>	<i>same</i>
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THE COMMONWEALTH OF MASSACHUSETTS

Amherst _____ 20 _____

We certify that _____ of the above signatures checked are names of qualified voters in the Town of Amherst.

Filed by Vincent O'Conroy
 Organization _____
 Residence 175 Summer Street #12
 Phone 413/549-0810
 E-Mail Address N/A