

**AMHERST MUNICIPAL AFFORDABLE HOUSING TRUST**  
**MINUTES OF THE PUBLIC MEETING**  
**Thursday, August 13, 2015**  
**Town Room, Town Hall**  
**7:00 p.m.**

**Attendance**

Connie Kruger, Jeff DeSantis, John Coull, Tom Kegelmann, TracyLee Boutilier, Jan Dizard  
Absent: Caroline Murray,

**Guests**

Staff Nathaniel Malloy (liaison)

**Announcements**

The Trust has agreed to co-sponsor the September 30<sup>th</sup> Housing Forum and will need to decide what information to distribute and present.

There is a non-profit developer meeting with Krystal Kornegay, the Under Secretary of the Massachusetts Dept. of Housing and Community Development at PVPC to introduce her to the housing resources in the Pioneer Valley.

**Minutes from July 9, 2015**

There were minor corrections suggested—capitalize the word ‘Trust’ and note which members were absent from meetings.

The Minutes were approved unanimously (5-0-1) with the changes.

**Review Roles of the Trust**

Members reviewed the bulleted list developed at the July meeting and decided to add that the Trust could coordinate efforts between various entities and partners and could help facilitate projects. This was seen as a high priority for the Trust.

It was also discussed that the Trust could encourage developers and potential funders/lenders and should schedule a meeting or series of meetings with known developers to learn of prospective projects and their goals. The Trust has the ability to lend out capital to help secure a project for a short term, ‘buying’ time through bridge loans to keep properties in the queue for affordable housing.

The Trust could also become holders of distressed properties to help them get ready for development.

Homework for Trust members was to expand the bullet points to become the outline for a strategic plan.

**AMAHT Brochure for Housing Forum**

Members agreed the brochure should include the Town Meeting vote establishing the Trust, brief history of the Trust’s meetings, membership, preliminary initiatives/roles, and summary points from the Housing Production Plan and Housing Market Study.

### **Consultant Scope of Work**

The Trust said that a consultant should explain specific resources to capitalize the Trust and help elaborate the bullet list of initiatives into an action plan with concrete steps and mechanisms to accomplish those goals.

The Trust asked if there were specific consultants to use. Staff and members of the Trust said that this a specialized field and there are a limited number of consultants who successfully work with municipal affordable housing trusts in Massachusetts.

An outline for the consultant was formed to include:

- First steps--logical order of bullets to get Trust up and running, progressive schedule of 'growing a trust'
- major goals
- budget--specific sources
- 5-yr action plan
- Identification of local partners—methods to conduct more community outreach and awareness about housing and role of Trust
- Resources how to build community confidence

The Trust would like to have attorney Kathleen O'Donnell attend an upcoming meeting to review legal documents that the Trust will need to file at the Registry of Deeds.

### **Update on Town Business**

- The construction of One East Pleasant will likely move forward, pending litigation.
- Beacon Communities will soon close on the purchase of Rolling Green.
- Mill Valley apartments (on the Town's Subsidized Housing Inventory) is using HUD and MassHousing financing to modernize units. A new affordable housing restriction is in discussions that would keep 50% of the units at or below 80% AMI in perpetuity.
- The Community Preservation Act (CPA) proposal is starting again, with proposals typically due in early December.

### **Site Visit to DOMUS**

The Trust will visit DOMUS in Westfield, MA, on September 16<sup>th</sup> at 4:00 p.m. Members will meet at the Stop and Shop parking lot caravan from there.

### **Other Business**

Tom has reached out to HAPHousing about a possible site visit to Olympia Oaks and is waiting to hear back.

Nate to set up the AMAHT webpage.

Meeting adjourned at 8:30 p.m.