

## **NORTHAMPTON HOUSING PARTNERSHIP**

Minutes

July 19, 2016

**Members Present:** Gordon Shaw, Chair; Jim Reis, Michael Roy, Alan Verson, Richard Abuza, Greta Hagen, Rev. Todd Weir, Mark Goggins. Also present, Peg Keller, staff.

**Call to Order:** Chair Shaw called the meeting to order at 5:37 p.m. Mr. Abuza made a motion to approve last month's minutes as presented. Motion was seconded by Rev. Weir; the vote in favor was unanimous. All members introduced themselves and their affiliations.

### **Announcements**

- 1.) Peg noted that Amherst will have its first project to utilize their Tax Abatement Program. She will watch the progress of the Beacon Communities project proposed for N. Amherst on the former Cowl Lumberyard parcel.
- 2.) Peg asked Chair Shaw and Mr. Roy if a Housing Partnership presence at the Northampton Area Young Professionals Volunteer Fair was worth the effort. Chair Shaw said only a handful of folks asked about the NHP and all but one were not Northampton residents. Mr. Roy said there was value to being there in that it gives the NHP some public exposure.

### **Affordable Housing Production Updates**

Peg gave updates on the following projects:

- 1.) Soldier On:** has finished construction on two projects, a 44 unit permanent supportive housing development for older male Veterans/ limited equity homeownership units, just dedicated and opened in the last few months. The 16 unit development, just down the hill on the Leeds Campus from the other project, newly opened for women Veteran's and their children. Both projects being lauded nationally as innovative additions to the housing and support services continuum of care Soldier On has created regionally.
- 2.) Friends of the Homeless/Dial-Self:** has completed the majority of their fundraising (\$750,000) and are actively searching for a property to house 8-10 homeless youth. They

are in search of a building with individual rooms with private kitchens and baths, rather than a congregate setting with shared facilities. Dial-Self also has a youth street outreach program getting launched for Northampton and Amherst.

**3.) 256 Pleasant Street/ Valley CDC LumberYard Project** - still awaiting word on the DHCD funding round. Storm drain channel relocation costs will be included in a MassWorks application going in in early fall. Both pieces are needed to the project to move forward. 55 affordable housing units with first floor commercial.

**4.) 155 Live/ formerly Northampton Lodging:** all the funding has been secured and residents are being moved off-site. Demolition is scheduled for September. CDBG funds will be utilized for relocation costs. 70 units of housing; 48 affordable with first floor commercial.

**5.) Laurel Street/ Burts Pit:** Legislation has been moving through the budget session to transfer ownership of those two parcels to the City. The Housing Authority has not moved on them in years and has no interest in developing them. The NHA gave permission for them to be transferred. The City will embark on an RFP process to identify a new affordable housing developer once the legislation has passed.

**6.) Glendale Road:** Wayne Feiden has been securing funding sources to purchase a parcel of land near Glendale Rd. It is an old subdivision that never got built. CDBG funds will be used for acquisition and 4 house lots will be developed for affordable homeownership.

**7.) Shaws Motel:** The current development proposal is for 12 townhouse units to be constructed on the hotel site. The multi-family building on the corner will be rehabbed. The units will be market rate.

**8.) St. John Cantius Church:** The developer for the Church site is moving through the permitting process. The rectory and hall will be demolished but the sanctuary retained to accommodate high end senior housing. All the units will be market rate.

**9.) Housing Rehabilitation Program:** is getting under way with Pioneer Valley Planning Commission administering the program. The initial target population will be owner occupied income eligible single family homeowners. Code remediation, lead paint abatement will be the focus. Goal is to address work in 8-10 units annually.

## **Other Updates**

Zoning Sub-Committee: has not met and is in need of new members. There is still work to be done to respond to the Agora Zoning Analysis and develop a list of recommendations for eliminating barriers to affordable housing to pursue with the Planning Department.

### CDBG Program Year

Peg reviewed the upcoming activities for the year beginning July 1, 2016 and running through June 30, 2017.

### Joint Housing Partnership Meetings

Members agreed that the one we held with the Amherst Housing Committee in conjunction with Valley CDC was beneficial and should be followed up with another session in the fall.

### Annual Action Plan Task Update

This will be reviewed at the next meeting.

### Welcome Home Refugee Resettlement Effort

Peg is involved via the Mayor's Office with the Steering Committee for this effort to bring 51 refugees to Northampton. Catholic Charities asked Northampton to participate and a local committee has formed to guide the program. House parties to promote community education are underway. Housing, both temporary and permanent will be a challenging component of this work as well as employment.

**Adjourn**/ after deciding on Sept. 12th as the next meeting date, the meeting was concluded at 7:07 p.m.

Respectfully submitted,  
Peg Keller