

Planning & Sustainability • City of Northampton

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Keith Benoit, Community Development Planner • KBenoit@NorthamptonMA.gov • 413-587-1288

Housing Partnership
5:30 PM, Monday Sep.13, 2021

Zoom Meeting

Members

Rev. Todd Weir, Chair	<input checked="" type="checkbox"/>	Edgardo Cancel	<input checked="" type="checkbox"/>	Hannah Shaffer	<input checked="" type="checkbox"/>
Gordon Shaw, Vice Chair	<input checked="" type="checkbox"/>	Carmen Junno	<input checked="" type="checkbox"/>	Sara Howard	<input checked="" type="checkbox"/>
Richard Abuza	<input checked="" type="checkbox"/>	Ace Tayloe	<input checked="" type="checkbox"/>	Jennifer Dieringer	<input checked="" type="checkbox"/>
Julio Alves	<input checked="" type="checkbox"/>	Jim Reis	<input checked="" type="checkbox"/>	Staff: Keith Benoit	<input checked="" type="checkbox"/>

1. Introductions from board members. One member of UMass master's program came for class work on public participation. Call for public comment. No public comments.
2. The Housing Partnership approved the Aug. 2nd meeting minutes unanimously by a roll call vote, motioned by Jim Reis, seconded by Richard Abuza. Julio Alves and Sara Howard both abstained from the vote.
3. The Housing Partnership discussed the Housing Rehab program with Keith Robitaille from PVPC. Keith Robitaille gave an update on the program. The program is for low-income people looking to fix issues with handicap accessibility, lead inspection and abatement (if before 1978). If there is lead paint, it has to be intact, but if there are children under 6 years old then it has to be mitigated. Keith Robitaille said he had one house today where the door had lead paint, but rather than take the lead paint out, they would rather change the doors for something that is energy efficient. Other issues for rehab could be water damage, but lead must be the first thing that is taken over. Jim Reis asked how much money was left over in the CDGB gran, which will be provided at the next meeting. Hannah Shaffer asked how a renter would



request lead remediation. Keith Robitaille said that Way Finders is in charge of the state's Get the Lead Out program. Keith Benoit mentioned that the City's CDBG program only allows owner-occupants to apply for the program.

4. Ace Tayloe gave updates from the Transfer Fee Sub-committee. Ace Tayloe noted that the sub-committee discussed and recommended that the transfer fee should be used in Northampton to restock the affordable housing funds. Ace Tayloe summarized some of their other discussions the program requirements. The sub-committee will have another meeting going forward. Julio Alves asked what the fee would be, Ace Tayloe said it would be off the sale of housing. Where would the money go? It would go to the housing trust fund or CPA fund. The existing Northampton Housing Trust Fund. is currently not active and has no money. Sara Howard mentioned that on Sep. 14th there is a transfer-fee coalition meeting. Richard Abuza clarified that our local officials are putting through the local option but that there is also the enabling language.
5. Todd Weir moved the affordable housing trust conversation up in the agenda. Jim Reis mentioned that if the Trust Fund was re-activated it requires a Board of five people one of which is the mayor. Jim Reis talked with John Hornick from the Amherst Housing Trust Fund which uses CPA funds to pay for staff. When Julio and Jim previously explored the re-establishment of the Trust Fund, the volunteer and paid staffing to operate it would be challenging. To explore this issue further Jim, Julio, and Madison Kinney (non-Partnership member) agreed to talk further with John Hornik.
6. Jim Reis gave updates on the Small Area FMR. The subcommittee worked with the local housing authorities to get a front-page story in the Gazette on the recently awarded federal subsidies, and the need for landlords to agree to utilize them. The subcommittee has requested a meeting with Representative McGovern to continue to advocate for the use of SAFMR. Gordon Shaw said that this is a national problem, not just here in Northampton. Jim Reis thanked Edgardo for his help in his work with the Northampton Housing Authority.

7. Todd Weir's last evening as the chair was tonight. Carmen Junno recommended herself as a new chair. She was the only nominations and was voted unanimously by a roll call vote.
8. Richard Abuza and Jim Reis gave Todd Weir plaudits on his term as the chair.
9. For Next Meeting:
 - Transfer Fee-Subcommittee Report
 - Jim Reis asked for more updates from PVPC on lead remediation regarding funding left over for the year and number of units rehabbed this previous year, etc.
 - Discuss allowable CPA funded staffing
10. Meeting ended a motion by Ace Tayloe and seconded by Jim Reis at 6:30 PM.