

Northampton Housing Partnership: Affordable Housing Trust Fund subcommittee meeting notes

Date:

Sunday, February 5th at 3-4pm EST

Participants:

Edgardo Cancel, Gwen Nabad, Hannah Shaffer

Purpose of meeting:

To discuss Northampton's currently inactive Affordable Housing Trust Fund, and our hopes to reactive it.

Intro Discussion:

- Current arguments against
 - CPC already exists and distributes funds (redundancy)
 - Work and setup involved, difficulty in management and staffing
 - Finding the board/committee/trustees that have the necessary experience
 - Northampton has a historically good track record of funding projects through the CPC (again, redundancy)
 - Discuss original mission of Northampton trust fund
 - We would like more historical information here
 - Question: Can we get more notes/meeting minutes from original trust fund?
 - Question: Why did we decide as a city to not fund it anymore, and just have CPC manage affordable housing funds?
 - Why we are interested in restarting fund
 - It is rare CPC does not fund affordable housing opportunities, but we don't have an entity in Northampton dedicated just to this purpose, especially for low-income folks
 - Even though CPC funds are used for this purpose, they fund other initiatives as well
 - Discussion of fund management requirements
 - Who will manage fund?
 - Requires paid position at the level of Keith.
 - If HP managed for example, Keith would be that person
 - Requires a minimum of 5 trustees, including the mayor
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What else does MAHTF do?

- New construction
- Rehab of existing properties
- Preserving affordability
- Create programs that make health and safety repairs (Like Hampshire heights basement)
- They can also advocate and educate about affordable housing

Question: Can CPC funding not be used for capital repairs, like a pipe burst at Hampshire Heights? Confirm this.

Edgardo: One of the reasons MAHTF could be helpful: Hampshire Heights built on wetlands. Majority of apartments flood, there is mold. Well documented for many decades.

Trust fund could provide a huge help to the city with less red tape.

Next steps and further questions:

Right now we are in the research stage.

Research funding sources:

- One of our main funding sources would be CPA funds
- Other trust funds - where do their funding sources come from
- How diverse and creative are those funding sources? Beyond just federal or an org that like the CPA
- Ex: In 2017 Medfield got (?) million to fund their newly created housing trust fund

Real estate transfer tax - Can some of those funds be diverted to MAHTF?
Short term rentals - like AirBNB?

Action items:

Gwen -

What city has done for historically marginalized people in this community?
If this is not wanted, what steps will be taken to continue to support uplifting marginalized groups and contributing to housing equity? Connect with work being done around reparations.

Hannah -

Where are other trusts getting their funding? What projects have they funded?

Edgardo -

Talk to someone who serves on Amherst trust fund.