



**AMHERST MUNICIPAL AFFORDABLE
HOUSING TRUST** |

OUR TOWN

39, 363 Residents Including Approximately 30k Students

Council-Manager Form Of Government (2018)

Home To UMass, Amherst College & Hampshire

Mix Of:

- Historic Neighborhoods & Downtown
- Late 20th Century Single Family Homes & Multifamily
- Protected Conservation & Farmland

DEVELOPMENT & HOUSING CONTEXT

Market Rate Development Serving Students At \$1k + Per Bedroom

Increase In Single Family Home Rental Conversion

Aging Year-round Population, Declining Public School Enrollment

Very Limited Permitting 1994-2016

40B Safe Harbor

AMAHT INCEPTION & EVOLUTION: 2014-2024

Formed To Catalyze Affordable Options Amidst Rising Cost-burden

Leverages Local Goodwill Toward Affordable Developments

Built Momentum And Kept Housing On The Radar

More Sophisticated Interaction With Developers, CPA & Grassroots Community Stakeholders

Various Staffing Models

KEY PROJECTS

Pipeline

East Street School - 10 Year Effort for Town Property Disposition – 78 Units

Amherst Community Homes -28 Ownership Units

Complete

East Gables - Developer Proposed 28 Studio Efficiency Units

Habitat & Local Land Trust - 4-6 Units

Various Rental Subsidy Efforts

ACTION PLANNING PROCESS WITH MHP

Motivated by Interest in Refocusing Efforts & Building on Momentum

In-Person Launch Instrumental to Success

Small Working Group with Frequent Board Check-ins

Review → Goals → Strategies → Implementation

DEVELOPMENT: SUPPORT THE CREATION OF 200 OR MORE HOMES, FOR RENT OR OWNERSHIP, AFFORDABLE TO PEOPLE EARNING BELOW 100% AMI OVER THE NEXT FIVE YEARS.

- a. Identify two or more parcels, in collaboration with the Town, to use for affordable housing development.
- b. Seek a land donation from a local educational institution for affordable housing development.
- c. Support the creation of 20 or more homes for ownership.
- d. Work with the Town to create a path for non-conforming lots to be used as affordable housing development.
- e. Explore ways to strengthen the development ecosystem in Amherst with innovative, or new, programs and policies (e.g., loan fund, modular development).
- f. Collaborate with the permitting board in reviewing Inclusionary Zoning (IZ) developments to provide affordable housing insight.

FUNDING – SECURE \$4 MILLION OVER THE NEXT FIVE YEARS TO SUPPORT THE WORK OF THE TRUST.

- a) Advocate for the full 3% community impact fee on short-term rentals to be directed to the trust.
- b) Seek a yearly CPA contribution from the town, working toward a minimum 15% recommended transfer, with the option to request additional funds as needed.
- c) Work toward the implementation of a real estate transfer fee with a majority of the revenue being allocated to the trust.
- d) Research creative ways to develop additional funding sources to support trust goals (e.g., stock, will or home donations, using equity in homes as collateral).

EDUCATION AND PUBLIC ENGAGEMENT - DEVELOP A MINIMUM OF THREE OUTREACH EFFORTS A YEAR TO EDUCATE THE COMMUNITY ABOUT LOCAL HOUSING NEEDS AND BUILD SUPPORT FOR MORE AFFORDABLE HOUSING TO FURTHER THE GOALS OF THE TRUST.

- a) Facilitate strategic engagements with municipal boards to keep members abreast of local housing needs and build partnerships between boards.
- b) Host annual community meeting to engage residents in the work of the trust, relay current housing needs, seek feedback and disseminate information about housing resources.
- c) Review upcoming Town events and identify opportunities for the trust to participate.
- d) Build relationships, awareness and participation among targeted constituency group(s) identified as housing cost-burdened in Amherst's Housing Production Plan (HPP).



KEY LESSONS

Balance of Relationships, Process & Outcomes

Rolling Consensus-Building

Simple Goal Framework Allows a Focus on “How?”

Strategy Ownership

Awareness of Town Context



POSSIBLE IMPROVEMENTS

Integration With Other Town Plans & Institutional Knowledge

Administrative & Process Goals

Strategy Prioritization

More Intentional Board Check-ins