

Longmeadow Housing Authority

Minutes

7/27/2022 7pm

Meeting called to order at 7pm

Attendance:

+ David Marinelli (June 2027), + Brian Crawford (June 2024), - Ronald Manseau (June 2023),
- (Tenant member) vacant, + Donna Burrall (MDHCD appointment)

Members of the public:

- Chris Carr, Longmeadow resident (Carr Property Management)
- Mark Gold, Select Board member

1. Public Comments

None

2. Introductions

Donna and Brian introduced themselves

3. Elect Chair, Vice-chair and Recording Secretary

Nominations: Chair - Dave, Vice Chair - Donna; Recording Secretary - Brian
Elected as slate, unanimous consent

4. Guest speaker: Chris manages properties around New England, including Emerson Manor (EM) and Genesis House (GH) here in town. Chris explained the history of the properties, the HUD 202 grant program which initially funded them, and how the program has changed over time. He highlighting the accolades the properties have earned. Both are for elderly residents only because of local zoning requirements. Both are owned by 501(c)(3) companies. Emerson Manor was founded by a coalition of 5 local churches and 3 local synagogues. The idea was to provide options for low and moderate income elderly who wish to stay in town after down-sizing. Currently there are 89 federally subsidized units and 10 market rate units at EM. EM owns some undeveloped land so there is space to add perhaps 10 more units. At this time there are no plans to do so. GH was founded by what is now Jewish Geriatric Services. Both properties pay real estate tax to Longmeadow.

Chris made the comment that there are 3 critical elements to develop affordable housing:
Land, zoning and the support of the town.

5. Progress recruiting tenant member. Two tenants from Emerson Manor have applied for the tenant seat on the Longmeadow Housing Authority. Our understanding is that the Select Board will interview them at an upcoming Select Board meeting and appoint one.

6. Review available town reports and training opportunities. A list was distributed with the notes from the last meeting. Dave made some comments about the ongoing need for affordable housing, based on his reading of some of the material.

7. Ideas for FY2023 CPA application

First order of business is to learn more about the town's wishes. Preliminary discussion about working with organizations such as Habitat for Humanity.

8. Any other new business: none

9. Set next meeting date: August 31st at 7pm by Zoom. Brian to host.

Meeting adjourned at 7:33 pm