

## COMMUNITY PRESERVATION COMMITTEE MEETING:

### MINUTES

Grace Gouveia Building, 26 Alden Street

October 19, 2010 4:00 pm

Members present: Dorothy Palanza, David Hale, Nancy Jacobsen, Susan Cook, and James Hall

Absent: Arturo Alon, Eric Dray, Steve Milkewicz,

Other attendees: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

**Stable Path with Ted Malone:** Ted Malone submitted a request to the committee to modify the grant from \$800,000 to \$540,000 to reflect his reconfigured project which would reduce the total number of CPA units from 32 low/moderate/median rental units to 23 low/moderate/median income rental units. Essentially, due to the housing market crisis and reduced available funds from other sources [especially Low Income Housing Tax Credits where the subsidy is reduced by about 25%], he had to reconfigure the project to make it financially feasible. The project is fundamentally the same with the exception of fewer units, so his request prorated the funding down from \$800,000 to \$540,000. Same intent as original project – to provide affordable rentals across a range of income levels. The number of market rate units, which are not part of the CPA funding, will increase from 5 to 6 or 7 and depending upon the housing market, could be rental or ownership. Mr. Malone's goal is to have all regulatory approvals in hand by April 2011 and to submit funding applications that month as well including for LIHTC. Realistically, it may have to be resubmitted and construction may not start until April 2012.

Discussion about potential changes compared to original approved project. Chairman spoke to Katherine Roth at CPA Coalition and would like to consult her on if the town can proceed with a reduced scope or should it return to town meeting for approval. May also need Town Counsel opinion.

Member Nancy Jacobsen agrees with the revision. CHR has done a good job, the town needs senior housing and some of the units are at ground level which is great. Mix of income levels is also a benefit.

Susan Cook: agrees; seems OK to move forward.

James Hall MOVE to accept proposal conditioned on review by CPA Coalition and Town Counsel; second by Susan Cook; approved 5-0.

Discussion: Dave Hale believes may need to return to town meeting but thinks it is a reasonable request and supports it.

May require re-submittal. Need to emphasize funds are only available for Affordable Housing.

Note that the Town has previously done so with a similar project – town meeting had approved \$1.9 million for Seashore Point [formerly Cape End Manor nursing home] for affordable units, after proceeding with the project negotiations, the number of affordable units was reduced from 19 to 9. Don't recall returning to town meeting to reconsider the initial approval, only after the fact to adjust the borrowing authorization to reflect the final number.

**FY 2012 Application Round:** Housing Specialist indicated that no one has contacted her about next round as yet. Emphasize town hall moves during the due date time frame and people need to be aware of where to mail or drop off by calling.

**Membership:** the town could change the by-law at town meeting and reduce the number of members required. This may help with having full membership and ability to get a quorum. Could reduce the at-large members from 2 to 1 or 0. Perhaps could combine open space and conservation commission or housing authority and Community Housing Council? Consider further as approach town meeting. Encourage CHC to appoint member. Encourage applicants for vacant at-large position.

**Next Meeting** scheduled Tuesday, November 23, 2010 at 4:00 pm. Note that members can pick up FY 12 CPA applications either 11/18/10 after 4:00 or on Monday 11/22/10.

**Minutes:** Dorothy Palanza MOVE to accept the minutes of 9/21/10 as written; second by Susan Cook; approved 4-0-1 [NJ]

**Other:**

**Community Housing Specialist Report**

**Michelle Jarusiewicz**

**October 14, 2010**

**Resale at 6 Sandy Hill Lane:** The Town received a request from the owner of Unit #11 to sell her median income deed-restricted unit. On Sept. 7<sup>th</sup>, the Board of Selectmen approved a letter to the owner of 6 Sandy Hill Lane #11 with a maximum resale price of \$176,202.00, indicating that the town does not intend to exercise its right of first refusal, does not intend to locate an eligible buyer, but will assist the owner in doing so in accordance with the deed restriction. The homeowner hired Community Housing Resource to assist in locating an eligible buyer by conducting the outreach and selection process. Advertising has begun, an open house was conducted on Oct. 9<sup>th</sup> [approximately 10 people attended], applications are due no later than Oct. 25<sup>th</sup>, and a lottery will be conducted on Nov. 9<sup>th</sup> if needed.

**90 Shank Painter Rd.:** The Community Builders resubmitted for the September 13<sup>th</sup> fall tax credit round. TCB has also received federal NSP2 funds. These funds could allow them to "quick start" the project with construction beginning this fall. The ZBA approved an amendment request to the 40B Comprehensive permit on 9/9/10. The Land Lease is being circulated between town counsel and TCB. TCB is also meeting with the building department regarding the building permits.

**83 Shank Painter Rd.:** Community Housing Resource re-submitted its financial application to DHCD on Sept. 17<sup>th</sup>. Awards are announced in November and, if funded, loan closings and construction in January 2011. The CPC approved an extension request on 9/7/10 for construction to begin no later than April 2011; the Board of Selectmen also approved on 10/12/10.

**33 Court Street:** Work is ongoing – kitchen is almost done, potential for completion in November.

**Stable Path:** CHR is submitting a revised project proposal to the Community Preservation Committee for consideration under its grant award.

**Upcoming dates:**

Nov. 8, 2010	6:00 pm Special Town Meeting
Nov. 9, 2010	Noon. Lottery for Resale of #11 @ Sandy Hill
Nov. 10-15, 2010	Town Hall moves back to 260 Commercial Street
Nov. 18, 2010	CPA FY 2012 grant applications are due
Nov. 18, 2010	Draft budgets are due to the Town Manager

**GRANT ADMINISTRATION:**

**Commonwealth Capital:** The Town received a score of 108 for its FY 2011 Commonwealth Capital application in comparison to 106 in 2010 and 97 in 2009. The Comm. Cap application is not a direct grant application but is a requirement for many state grants. The points are part of the scoring of those grants such as for LAND and PARC grants. The Comm. Cap measures a town's efforts in many areas including

sustainability, affordable housing, open space, transportation, and energy conservation. It looks at planning and implementation with separate points for each. For example, the town will get points for adopting a Master Plan but will get additional points for recent efforts to implement recommended actions. The Town gets points for having an accessory unit by-law but gets additional points if it recently issued a permit for an accessory unit.

**MCDBG ARRA 08:** There have been ongoing meetings of staff, consultants, and the state regarding the project funded under the 2008 MCDBG-ARRA grant. The grant was proceeding as part of the overall USDA water grant with the MCDBG portion targeting water treatment. The project was put out to bid for the pilot study and membrane procurement, the environmental review was completed, and was ready to proceed. The recent indication that a separate USDA application for water system improvements at North Union Field [the town's top priority] was not likely to receive funding has caused the town to re-examine the existing funding with the potential for reprogramming the original USDA grant to North Union Field and to see what can still be completed in water treatment.

Adjourned 5:02 pm.

*Submitted by:*  
*Michelle Jarusiewicz,*  
*Community Housing Specialist*

*Distributed: CHR Proposal & Drawings for Stable Path*