

Community Preservation Committee Meeting Minutes January 15, 2015

Meeting opened at 6 p.m.

Members Present: Donald Fletcher, Chair, Leslie Bracebridge; Rita Farrell, Linda Scott Avis; Michael Vinsky; Allen Hanson; Jim Aaron; and Susan Essig.

Guest: Franklin Regional Housing and Redevelopment Authority Representative Robyn Sherman

- I. December 4 minutes approved as written.
- II. Subjects Discussed:
 - a. Franklin Regional Housing and Redevelopment Authority Representative Robyn Sherman provided information about community housing programs in other similar sized communities including Leverett.
 - i. Robyn praised CPC member Rita Farrell as being an expert in the field and an asset to Shutesbury's CPC.
 - ii. Distributed and reviewed a print-out of a Power-point presentation entitled *Best Practices Using CPA for Community Housing*, noting:
 1. CPA statute for 10% set-aside for community housing
 2. DOR project qualification chart amended in 2012.
 3. Rental assistance support depends on Town Counsel's opinion.
 4. The 10% subsidized housing inventory threshold is basically irrelevant in Shutesbury, due to an absence of municipal sewer and water which could support an extensive multi-unit facility, and no public transportation.
 5. Cannot use CPA funds to rehabilitate a property not purchased with CPA funds. Can purchase, rehab and sell a property.
 6. Does not recommend town ownership of a subsidized housing property.
 7. Towns can support rental assistance and assistance with down payments on a home.
 8. Very difficult to use housing CPA funds in small communities.
 9. It takes a really long time to build up housing funds.
 10. Leverett is working on a program to help people buy homes. Robyn is not sure if the program will work due to multiple community housing requirements.
 11. Fair Housing requirements allow a local preference but cannot eliminate the possibility of someone from the outside receiving the benefit.
 12. There are not many examples of use of CPA Community housing funds in small towns in Franklin County.
 13. There is a rental assistance program on Cape Cod that Robyn describes as "interesting."

14. It doesn't make sense for small towns to do a regional project with a larger town, ie. Shutesbury with Amherst.
15. Home modifications to help people remain in their homes can be supported with CDBG funds.

- b. Initial discussion among CPC members of the four proposed projects' full applications:
 - i. Recreation at Randall Road
 1. No big questions.
 2. Select Board has approved a committee for the work.
 3. Lacks Open Space Committee endorsement.
 4. Applications tend to change
 5. What are long-term maintenance costs? How will they be dealt with?
 - ii. Headstone repairs at West Cemetery
 1. Qualifies by flow chart.
 2. Question if tree removal is a town maintenance project versus a historical rehabilitation project.
 3. Will stones withstand the remedial treatment?
 4. Historical requests for CPA funds are over the 10% set-aside.
 - iii. Oral collection of Shutesbury Athletic Club history:
 1. Rita questions if the chart allows the creation of a video.
 2. Donald will pose the question to the Coalition.
 - iv. Boat launch at Merrill Drive.
 1. Passive recreation.
 2. Will neighbors favor the project?
 3. Property belongs to the Conservation Commission.

III. Other Business: None

Future meetings:

- February 19
- March 19 (public hearing)
- April 2
- June?

Meeting adjourned at 7:35 p.m.