

Finance Committee Meeting - January 26, 2015

Committee Members: Doug Cliggott, Mark Hatch, Duane Steele, Clarence Walker, Louise Vendon

Other Attendees:

David Gardner, Acting Town Manager

Michelle Jarusiewicz, Housing Specialist/Acting Assistant Town Manager

Gloria McPherson, Town Planner

Dan Hoort, Finance Director

Mary Jo Avellar, Moderator - speaking to her attendance at a Housing Conference

Focus of the Meeting is Housing. Background: Follow-up to Joint Meeting with Board of Selectmen on Housing on January 14. What are the goals/priorities? Compare numbers on Community Housing Update handout to last year. BOS penciled in \$3 million for Housing in 2017 budget plans.

Six proposals for CPA grants - all proposals need BOS approval / Town vote (CPA applications due December 31 of each year.):

1. Proposal to convert Housing Office from part-time to full-time.
2. Convert upstairs of Fire Station No. 2 into housing at cost of \$200,000 - 2 units
3. Former Community Center on Bradford St. - recently got Mass. Housing Partnership report - \$1.6 to \$2.7 million for 7 to 11 units (CPA funds identified as \$900,000 for a minimum of 7 units); mixed income levels, year-round.
4. Winslow Farm acquisition proposal - Selectmen plus Acting Town Manager negotiated a price to acquire the lot. Septic system available for 17 bedrooms. Provides alternate access to VFW lot. Housing could be built on both VFW lot and Winslow Farms lot. \$1.75 million proposed purchase price.
5. VMCC - \$50,000 to add second floor
6. Application for a new generator for Maushope is not eligible for CPA grant funds.

Housing Specialist is researching possibility of Tiny Homes.

Is there a possibility of Town acquiring condo properties? Town is considering, but there are cost and legal issues.

Spreadsheet from DART Team - all 60% AMI or below (low income); doesn't include need for other than low income housing (year-round, middle income). An estimated total to include middle income housing is \$7 to \$10 million.

Housing Needs Assessment/Action Plan done in 2014, but doesn't include how many families at various income levels are looking for rentals.

Need to know our demographics and who we want to attract (younger, working population).