



**Minutes of Community Development Strategy Public Hearing  
Held 9/22/10 – 7:00 PM**

**Handouts**

- **Agenda**
- **Target Area Map**
- **Community Development Strategy DRAFT**
- **Priority Projects Survey**

This is the first of 2 hearings for this years CDBG application. This annual hearing allows the Town to be eligible for CDBG funds.

The Community Development Strategy (CDS) is an annual planning document – like an abridged Master Plan – that dovetails with our Capital Plan. It can be 7 pages in length, maximum, & must show the needs of the community, what direction we are moving in. Both the hearing & the CDS are prerequisites for the CDBG application.

CDBG Criteria – Projects have to benefit persons of Low & Moderate Income (LMI), eliminate slum & blight in a state designated Blight Target Area, or assist in cases of a natural disaster.

The Blight Target Area has to be designated first by the Selectmen. It is then approved by the State & the designation is good for 10 years. We have 2: Downtown Hudson & the Washington Street commercial corridor, from Brigham Street to Hudson Street/Route 85 Connector. The Town has done an extensive inventory. The Blight Target Area documents are available in the Community Development Office. Only 25% of parcels & infrastructure in the area need to be in fair to poor condition for the area to qualify.

The Downtown inventory was done in 2003. Washington Street was completed in 2009. As the Route 85/Washington Street Reconstruction Project comes to fruition, we will be able to help with facades, parking lots, signs, etc.

The Target Area Map is a details the area of Town that we would like to see economic development, infill development, housing, infrastructure improvements, etc. Two or more CDBG construction projects located within a target area receive bonus points in the grant. Also, CDBG looks for other Town or State projects that are being done in the Target Area, as well.

This Target Area can be narrowed, more focused with the public's input. For example, if the residents would like to see more affordable housing, then we need to make sure there are residential neighborhoods included in the Target Area. We have made sure to include many LMI neighborhoods surrounding key commercial corridors such as Washington Street & Downtown.

Priority Project Surveys are used to gauge the public's goals & priorities for the community. This year, there is a new format that is more user friendly, and there are many new projects, including various social services. Surveys are available on the Town's website, the Town Clerk's Office, the Parks & Recreation Office, the Senior Center & the Library. Please return them by October 8. A public hearing to discuss the results of this

survey, as well as projects for this year's CDBG application will be held October 13 at 7:00 in the Selectmen's Hearing Room in Town Hall.

Housing Production Plan – A written document in which the Town outlines the production of a certain number of affordable housing units over a period of time. As long as those goals are met, the Town can hold off a 40B project, even if it is under the 10% affordable housing limit.

Housing Stabilization Fund – Assists with distressed, failed or foreclosed properties & makes them eligible for LMI families.

Housing Rehab – As long as it takes place in a documented (Census Block) LMI neighborhood, it can take place outside the Target Area.

Sidewalk Creation – Has to benefit LMI or eliminate slum & blight.

Discussed municipally owned parks to possibly include in the Target Area – Moulton's Field & Cherry Street Field.

Other projects to consider – social services assistance or feasibility studies.

**We will be having another hearing in October to discuss the results of the survey , as well as projects for this year's Block Grant application. Please join us October 13 at 7:00 in the Selectmen's Hearing Room in Town Hall.**