

SEEKONK COMMUNITY PRESERVATION COMMITTEE

May 2, 2011

Present: Ron Blum, John Alves, Susan Waddington, Willit Mason, Jim Tusino, Richard Wallace, Judy Johnson

Absent: Tom Clancy, Bob Richardson

Guests: Shelley Goehring (Massachusetts Affordable housing Alliance), Susan Rooks, Claudette Peden-Tirschel (both from Old Colony Habitat for Humanity)

The meeting was called to order by the President at 7:10 PM

Old Business:

1. Minutes of the April 4, 2011 meeting were unanimously approved.
2. Ron reported that our two warrant articles (Annual budget and Arcade Trails design and permitting) were presented to the BOS with no questions asked.
3. Review by the Finance Committee was also smooth.

New Business:

1. Shelley Goehring described her work advocating and supporting local CPCs. She also introduced the Municipal Affordable Housing Trust Guidebook which provides technical information for communities wishing to establish a housing trust. Housing trusts provide flexible use of CPA funds approved in town meeting for affordable community housing. A housing trust can be very helpful to a community with a Housing Production Plan (HPP). Housing trusts can be started by any group and are established in Town Meeting – it's usually better not to have the local CPC as initiator. More useful to have a broad group of interests represented – bankers, real estate folks, developers, etc. Housing Trusts can be set up in a number of ways with specific restrictions according to town needs. Medway, Norfolk and Sudbury were given as towns with established housing trusts. Outreach is always necessary and the towns mentioned have used bus tours of affordable housing properties and the local cable television station to promote the cause.
2. The Habitat for Humanity guests had chimed in during Shelley's presentation and continued by describing their outreach program. Old Colony Habitat is based in Attleboro and has a full program of houses on their docket. Habitat holds the mortgage on properties they build and require 500 hours of equity from the prospective owner. They use only licensed contractors and the houses are permanently deed restricted. Susan and Claudette described how

Habitat projects can act as community unifiers as everyone wants to get in on the act by donating materials/labor.

3. The June 20 Town Meeting articles were reviewed. Ron will be out of the country on that date so John will present the articles. It's important for us all to be at the meeting to show support for the articles and for John. Our budget request is as follows:

13,750 Administrative

27,500 Open spaces

27,500 Affordable communities housing

27,500 Historic preservation

150,000 Budgeted reserve

4. We voted to hold our annual Public Hearing at our July 11 meeting. This will take place at 7:00 – the room yet to be reserved. I will get information out to the local media – about our warrant article for Arcade Trails and for the Public Hearing.
5. Officers for our new fiscal year will be elected at the July meeting.
6. Around the table:
 - a. I mentioned a house on Oak Hill Ave that may be available for a housing project and the need for signage to promote our projects – such as Arcade Trails
 - b. Willit indicated that the APR appraisal for the agricultural land that the Seekonk Land Trust is trying to get preserved was lower than the owner would accept, so that is on hold for the time being. He also mentioned that the Land Trust has received a \$10,000 grant for Trail Building which will be very useful once the design and permitting process has been completed.
7. We will have a meeting on August 15 to follow up on the Public Hearing and any new submitted applications.

Respectfully submitted,

Susan R. Waddington, Clerk