

**Town of Hamilton
Community Preservation Committee
December 11, 2008 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Leigh Keyser, Dave Carey, Peter Britton, Peter Clark, and Chris Davis. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was opened.

Acceptance of Meeting Minutes

The minutes from the November 13th meeting were accepted.

Affordable Elder Supporting Housing Concept

Andrew DeFranza from Harborlight Community Partners (HCP) and Mike Trigilio from Associated Home Care (AHC) were present to discuss this proposal. AHC provides full-service home health care in small scale, neighborhood based housing for seniors with limited incomes. HCP is a nonprofit operating 211 units of affordable housing on the North Shore. Their mission is to provide housing and services for low and moderate income people. Mr. DeFranza described three levels of care for elders; nursing homes, assisted living, and independent living. His company seeks to create a fourth, less costly housing option by bringing 24-hour care to a home which houses four to six seniors in need of assistance. AHC and HCP will typically acquire a ranch-style home and convert it to four to six unit building where each resident has their own individual room.

AHC and HCP are proposing to build either through rehabilitation or new construction two such homes in Hamilton. HCP would develop and maintain the facility and AHC would provide the staffing. The proposal seeks \$325,000 in CPA funds for the project. Other funds from HOME (a federal grant program) and Mass Development would be used. The total estimated cost to develop 12 units would be approximately \$1,640,000. In lieu of the CPA contribution, the Town would hold a permanent low income deed restriction on the property.

The CPC agreed that community housing is a top priority and agreed that this type of project may be a cost effective way to advance this goal. The CPC also wondered what the political and tax implications might be. The CPC agreed that an application for use of CPA funds for such purpose should come from the Housing Partnership Committee (HPC). While this project would only add a minimal number of units to Hamilton's affordable unit count, it still provides this type of housing in an innovative way. The CPC agrees it would be very helpful to see a schedule showing the milestones needed to develop this type of housing as well as a summary of critical issues. The CPC moved to turn this proposal over to the Housing Partnership Committee.

Accord Pantry Update

Mr. DeFranza has been working to develop a proposal for the Acord Pantry which would include an affordable housing component. The asking price for the property is currently \$400,000.00. The estate may be able to benefit from a bargain sale. The septic system may limit the scope of the project, which would hopefully include three units. There may be a possibility of expanding this project by working with the abutting property owner. The CPC

expressed concern about contributing too much CPA money for too few affordable housing units. The CPC was very interested in this proposal and suggested that the HPC weigh in on the proposal.

Bradley Palmer State Park – Kerighan House

The Kerighan House is a historic home located at Bradley Palmer State Park. The house has been abandoned for several years and is in a state of neglect. Tom inquired with Representative Brad Hill about how Hamilton could work to fund the rehabilitation of house and convert it to affordable housing. Dave expressed concern that the house may be too far removed from the center of town to be a viable affordable housing option. There was discussion about whether the Town could seek to acquire the house from the Department of Conservation and Recreation (DCR). The simplest way may be to work with DCR’s Historic Curatorship Program to secure a long term lease on the property. DCR expects to put out an RFP for the house in the spring.

CPA Administration Fund Request - \$150 for Virtual Town Hall Access

Hamilton is working to convert the Town’s website to a more advanced and user friendly version using Virtual Town Hall. The contract with Virtual Town Hall includes only six users who will have access to update the Town website once the program is up and running. Additional staff may secure access for \$150.00 per year. Christine requested \$150.00 in CPA administrative funds to have access to update the CPC’s webpage. The CPC approved her request.

Meeting Adjournment

The meeting was adjourned at approximately 9:10pm.