

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 8, 2014
FINAL

PRESENT: Gary Ellis, Tom Roche, Nathan Small, Thomas Kelley, Jack Mulkeen, Tom Durkin

ABSENT: Mary Ann Walsh, Dorcas McGurrin, Fred Fries

GUESTS: James Armentrout, Anita Firmin, Gene Guenette, Dave Riley, Jim MacNeill, Wayne Kivi, George Keefe, Linda Jean, Catherine Driscoll, Michael Williams

STAFF: Jennifer Copeland

LOCATION: Hearing Room, Town Offices, 1146 Route 28, South Yarmouth, MA

YARMOUTH TOWN CLERK

'17MAR30PM3:12 REC

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:07 p.m.



NEW BUSINESS

Correspondence: The CPC reviewed the DHCD Notice 2013-14 re: Utilization of CPA Funds for Public Housing, 5/30/13; Housing Trust RFP Notice for Affordable Rental Housing Creation, 9/25/14; and a letter to Gilmore from Copeland re: CPA historic application eligibility, 10/2/14.

PRESENTATIONS

Bayberry Hills Golf Course Renovation (#141): James Armentrout, Director of Golf Operations, presented the application. He described the various benefits that the golf course returns to the Town as a recreational facility, including a \$30 million economic spinoff over ten years, employment opportunities, walking/bike paths, and recreational opportunities for all age groups. This request for \$850,000 would help fund the renovation of green surrounds and 42 bunkers, which would keep the golf course competitive. The Golf Enterprise Fund would provide an additional \$250,000.

Discussion:

There was lengthy discussion about other funding sources for the project such as fee increases, the operating budget, borrowing, and a capital request. Mr. Roche also suggested using the Department of Public Works (DPW) to do some of the work. Mr. Armentrout explained that bunkers are a very specialized field and may be beyond the scope of the DPW. Also, this is part of a larger 5-year project that will upgrade tees, cart paths, etc. The debt drops from Bayberry Hills in 2016, so the rest of the improvements can begin in 2018.

Hands of Hope First & Last Rental Assistance (#133): Catherine Driscoll, Hands of Hope Director, presented the application. This program helps secure leases for residents who earn 60 – 80% of the average median income by providing the first and last months' deposit. It also assists residents to remain in their units by paying overdue rent. In 2013, \$25,000 was used to keep 22 people from homelessness. Hands of Hope also ensures that the units are registered with the Town's Health Department.

Discussion: Mr. Roche asked why they are not requesting more money. Ms. Driscoll explained that she has a caseload of 20, and the Council of Churches (which oversees the Hands of Hope) will not be hiring additional staff.

Community Housing Affordable Rental Units. (#132): Michael Williams, President of Building Dreams, Inc., presented the application. Building Dreams, Inc. owns five rental homes in the Town of Yarmouth. This request is for the purchase five more homes, making any necessary repairs, and thus creating additional quality, affordable housing for the Town.

Discussion:

Mr. Small asked how much Building Dreams pays for a home; Mr. Williams stated that he looks for homes around \$250,000. He is also seeking \$150,000 in funding from the Cape Cod Commission. He will place deed riders in perpetuity on properties he purchases. Mr. Kelley and Mr. Ellis asked about maintenance verse improvements. Mr. Williams stated that he is responsible for the maintenance of the properties.

HANDOUTS AT THE MEETING (Located in the Department of Community Development)

- DHCD Notice 2013-14 re: Utilization of CPA Funds for Public Housing, 5/30/13
- Housing Trust RFP Notice for Affordable Rental Housing Creation, 9/25/14
- Letter to Gilmore from Copeland re: CPA historic application eligibility, 10/2/14
- Letter from Attorney Murphy re: Cultural Center Owl Club, 7/10/09
- Emails between Ms. Copeland and Attorney Gilmore re: Owl Club and the South Yarmouth Methodist Church, 10/14
- Ready Renters List Summary, 10/8/14
- FY15 CPA Application Summary, 10/8/14

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:45 p.m. Mr. Roche seconded. The vote was unanimous 5-0.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk