



TOWN OF WARE

Planning & Community Development

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Minutes from October 15, 2018
Community Development Authority

Meeting held at Town Hall, 126 Main Street, Ware, MA

Authority members present: P. Opalinski (Chairman), T. Opalinski, D. Souza, J. Carroll

Authority members absent: none

Staff present: Rubén Flores-Marzán, Director

Public: Jac Patrissi, Behavioral Health Network; Alexandria Martinez, Quaboag Valley CDC; Sheila Cuddy, Quaboag Valley CDC; Paula Kularski, Behavioral Health Network; Anthia T. Elliott, Behavioral Health Network; R. J. Ferullo, Ware Adult Learning Center; Rafael Santos, student at Ware Adult Learning Center; Elizabeth C. Reilly, Hardwick Youth Center; Coreen Carpin-Gendron, Way Finders (formerly HAP Housing); Brenda Cooper, Ted Harvey (PVPC); Stuart Beckley

P. Opalinski called the meeting to order at 6:30 p.m.; and lead us in the Pledge of Allegiance.

1. **6:30 Public hearing CDBG FY2017** – P. Opalinski read the hearing notice into record; participant introduced themselves to the CDA; T. Harvey made introductory remarks about DHCD's requirement for tonight's public hearing.

Ware Adult Learning Center (WALC), presented by RJ Ferullo

- 28 students attending; 11 from Ware
- Mr. Santos, a student at the WALC, spoke in support of the program
- No solid numbers of how much FY2017 funds have been spent already
- Have benefitted from using the Quaboag Connector transportation service

Planned Approach To Community Health (PATCH) presented by Jac Patrissi

- Provided an overview of the program
- Ms. Elliott is a new supervisor; Ms. Kularski is now the PATCH Coordinator
- Described measurements for success; measured every 3 months
- Ware beneficiaries: 22 adults, 13 children, one pregnant mother
- Fundamental life changes take about 9 months so the program's consistency is important
- Some additional funding comes from Behavioral Health Network (BHN), United Way, MA DPH
- 19 people have completed the program
- Thank you for supporting the program

Ware River Valley Domestic Violence Task Force (WRV DVTF) presented by Jac Patrissi for Monica Moran, Facilitator

- Established in 2000
- Overview of mission and programs including support and advocacy
- Ongoing work with Ware Police Dept.; another forum to occur soon
- Thank you for supporting the program

Hardwick Youth Center (HYC) presented by Liz Reilly

- Funded by Town of Hardwick
- Programs include robotics, field trips
- Programs vary by age; focus on low income youth
- Daycare program run by 8 teens from the HYC
- ±\$20,000 budget
- Thank you for supporting the program

Hardwick Senior Program presented by Alexandria Martinez and Sheila Cuddy from the Quaboag Valley Community Development Corporation

- Provides assistance to senior citizens; assistance provided by 5 seniors
- 13 households receive produce at home
- Hardwick seniors only

Brief discussion led by T. Harvey regarding funding availability. \$327,000 has already been committed for payment. **Motion** by T. Opalinski to close the public hearing at 7:15 p.m. Seconded by J. Carroll. So voted 4/0/0.

2. Gina Govoni, Way Finders, re First Time Homebuyer's Program (FTHP), next steps - Coreen Carpin-Gendron attended on behalf of Ms. Govoni. Ms. Carpin-Gendron provided information on FTHP and options for Ware.

- Way Finders offers a program as well
- Most loans are forgiven after 5 years to discourage "flipping" a property
- Many folks from Springfield are looking to purchase in Ware
- Only municipal program is in Belchertown (handout)

- Program requires \$250 for marketing activities
- Offered different workshops to help folks prepare for homeownership and become "mortgage-ready"
- Free to participants; \$2,500/client to facilitate class
- Households below the 80% poverty level would qualify
- Duties divided up as follows:
 - Town determines eligibility rules
 - Way Finders conducts income qualification

There was discussion about how program can help market Ware; many first-time home buyers only look in communities that offer these types of programs; how is program success documented?; should be a Ware-only program; P&CD will provide financial information so the CDA can know where to draw funds; CDA would like to start with 4 grants; CDA agreed that clients can currently reside anywhere but grant is for purchasing home in Ware only.

3. Administrative

- a. Minutes of September 10, 2018 – minor typo corrected. **Motion** by T. Opalinski to accept the minutes as corrected. Seconded by D. Souza. So voted 4/0/0.
- b. November meeting date: suggest Nov. 19 – Regular meeting date is Veterans' Day. CDA agreed that the next meeting will be November 19.

4. Updates

- a. CDBG – updates presented by T. Harvey.
 - i. FY2016 Prospect Street/Bank & Spring – waiting on price quotes; discussion about cost. **Motion** by D. Souza to increase amount for the cleanup at 33 Vigeant Street from \$25,000 to \$30,000. Seconded by P. Opalinski. So voted 4/0/0.

Spring St changes will be revised to show revisions.
 - ii. FY2017 WRV / HR (w Warren & Hardwick) – incorporate new information
 - iii. FY2018 Ware – awarded and contracts signed. We are using up FY2017 for administration
 - iv. FY2018 WRV (Warren as lead) – no new information
 - v. Program Income repurposing - tabled
- b. Reed Municipal Swimming Pool survey – J. Mosso is working with J. Piechota on survey questions.

5. **Other** – The CDA received a letter of interest from Brenda Cooper to be reappointed to the CDA for a three-year term. **Motion** by T. Opalinski to recommend to the Board of Selectmen to appoint Ms. Cooper. Seconded by P. Opalinski. So voted 4/0/0.
6. **Adjourn** – **Motion** by T. Opalinski to adjourn at 8:07 pm. Seconded by P. Opalinski.

*Respectfully submitted by
Rubén Flores-Marzán, AICP, Director, and
Judi Mosso, MPA, Assistant to the Director*

Documents reviewed:

FTHP for Belchertown

Minutes from September 10, 2018

Letter of interest from Brenda Cooper to be appointed to the CDA

Documents received:

FTHP for Belchertown

Letter of interest from Brenda Cooper to be appointed to the CDA