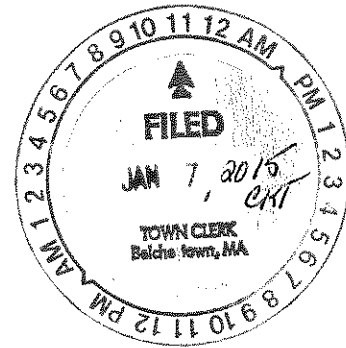


**CPC Minutes
Dec. 16, 2014**



Present: Les Squires, Jim Natle, Betsy Loughran, Peg Louraine, Linda Leduc, Judy Healy, Nicholas Tirrell,

Guests: Michelle McAdaragh, Haley McGinnis

1. The **meeting was called to order** by Jim Natle at 7:10.

2. **The HAP First Time Home-buyer Program.** Belchertown TV was present to film our new program with HAP. Michele McAdaragh gave a summery of the new program. The program will give up to \$5,000 to income eligible first-time home buyers for down payments and closing costs. Applicants need to attend a first time homebuyer workshop in order to qualify. One set will be held in Belchertown on Sat. Feb. 28 and Sat. March 7. Applicants must attend both sessions. It's been proven that people who attend these workshops have a much lower default record. The training can be taken at other places and on line if these dates are not convenient.

Applicants must meet the guidelines of being at or below 80% median income. These are HUD guidelines. They change in March every year. Applications and flyers will be available all over town. The application is similar to a mortgage application in terms of the data that is asked for.

The open application period will go from Jan 1-Feb. 28th. If more than 10 applications are received in that time period, HAP will hold a lottery. If there are fewer than 10, then it will be first come first serve after that date. They hope to spend the CPC grant within this coming year. They'll send quarterly reports to the Committee and will be doing press releases, The grant will be a five-year forgivable mortgage. The workshop will give applicants pointers on mortgage lenders with favorable rates.

Applications will be available at Town Hall, at all realtors, churches, restaurants, etc.

3. **Current Budget:** Jim went over some of the projects with outstanding balances. Following are issues that need follow-up.

- Wenzell APR – Linda will check
- The school-house property was auctioned a few weeks ago. The Historical Commission will approach to the new buyer about possibly donating the property.

Each member should read each proposal before the next meeting and list questions. We will review the questions at that meeting.

10. Move to adjourn 8:26 unanimous