

Application for
Community Preservation Act Funding

Application Form

For CPC Use: Project # _____
 Received on: ___ / ___ / ___ Received by: _____
 Reviewed on: ___ / ___ / ___ Determination: _____

Applicant Information

Project Title: <i>Residential Home Modification Fund</i>	
CPA Funding Request: \$48,800	Total Cost of Proposed Project: \$48,800
Applicant Name: Longmeadow Council on Aging	Contact Name: Karen Neiman Michelman
Mailing Address: 231 Maple Road	Community Preservation Act Category
City, State, Zip Code: Longmeadow, MA 01106	√ Community Housing
Phone/Fax: 413-565-4150 / 413-565-4152	
Email& or Website: Kmicelman@longmeadow.org www.longmeadow.org	

Longmeadow Community Housing Proposal for

Residential Home Modification Fund:

Goals:

The proposed project goals are to provide financial support for home modification projects for Longmeadow residents of limited means. More specifically, the project will assist residents with necessary home modifications and adaptations so they may remain in the community as long as is safely possible.

The proposed project will benefit the Town and address the following CPC funding criteria: *"The creation, preservation and support of community housing."*

The proposal also addresses many of the CPC funding criteria:

- ❖ Meet local housing needs for eligible low and moderate income individuals and families;
- ❖ Promote a socioeconomic environment that encourages a diversity of income and age and
- ❖ Ensure long-term affordability.

Community Need:

The Longmeadow Adult Center provides services for many low to middle income older residents in this community. Many of these people are living in homes that are in need of repair or modifications in order to allow them to remain safely in their homes. They may live in a home that has appreciated in value but still have insufficient resources to maintain or to modify it.

Staying in one's home is the major preference of older adults as is remaining in Longmeadow. In fact, it is probably the preference of most residents of Longmeadow. But physical and financial problems, which can occur at any age but are more common as we age, often make staying in their Longmeadow home unsafe or impossible for many residents. Home modifications can provide adaptations to homes that make it easier and safer to carry out activities such as bathing, cooking and climbing stairs. For very low income people, some assistance is available for such modifications through local, state and federal assistance programs, but in addition to restrictive income guidelines, assistance may be limited to a single item such as a ramp and leave other needs unmet. Such gaps in assistance will be filled by the Home Modification Fund.

The recent opening of the Longmeadow Food Panty is a response to the downturn in the economy, the rise in unemployment, and the decrease in retirement income. In this economy, financial problems affect a wide range of people. Therefore, the Food Pantry is open to all Longmeadow residents. We have served a wide age group from elderly couples to single parents of young children. It is proposed the Home Modification Fund also be open to all Longmeadow residents who have a need for it and a limited income. Income guidelines used for the Community Preservation surtax will be applied.

Community Support:

Both the Longmeadow Long Range Plan and the recent Longmeadow Housing Needs Assessment point to the need for maintaining housing options for people of limited means. This fund will most definitely address this concern. Additionally, support has been given by the following entities: Goldthwaite Fund, Longmeadow Town Manager and Board of Health, Longmeadow Adult Center Social Service Coordinator and Board of Directors and local religious groups. The Longmeadow Housing Authority will discuss the proposal at their December meeting.

Action Plan & Timeline:

Setting up a revolving fund to track and disburse the Home Modification grant will provide a timely response to needs of various sizes. Any unspent funds will be carried over to subsequent years.

Spring 2010:

Passage of revolving fund article and CPA funding at Annual Town Meeting

May-June, 2010:

Formation of a committee to establish specific guidelines for the program, to review and to approve projects. This committee would have 3-5 members including a member of the Council on Aging, a community member, and building department representative.

July, 2010:

Advertise home modification services. Evaluate projects.

July, 2010 – June 2011:

Modify homes.

Maintenance: not applicable

Preservation: not applicable

BUDGET:

Narrative: The proposal request is \$48,800 to support the proposal. More specific grant recipient guidelines will be determined when the Home Modification Panel Members convene. Currently, we propose to set a maximum allowable funding amount of \$5,000 per household and a requirement for grant recipients provide a 10% match payment for all projects in the amount of \$500 or more.

Housing Modification Fund - \$40,000

Personnel - \$8,000

Staffing is needed to meet with residents, evaluate projects, research funding options, prepare material for panel members.

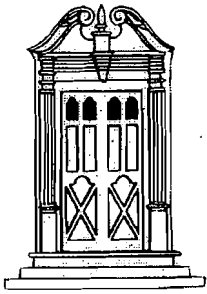
Supplies: \$300

Funding is needed for public outreach, publicity and other materials as needed.

Printing: \$300

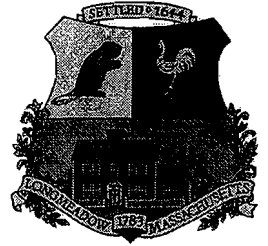
Travel: \$200

Other Funding: When applications are made for housing modifications, all local, state and federal resources for funding will be explored to help support individual projects.



Town of
Longmeadow, Massachusetts
20 Williams Street, Longmeadow, MA 01106

Tel. (413) 565-4110 • Fax (413) 565-4112 • E-mail townhall@longmeadow.org



ROBIN CROSBIE
TOWN MANAGER

SELECT BOARD:
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PAUL P. SANTANIELLO, VICE CH.
MARK P. GOLD, CLERK
ROBERT H. ASELTIME, JR.
WILLIAM G. SCIBELLI

December 2, 2009

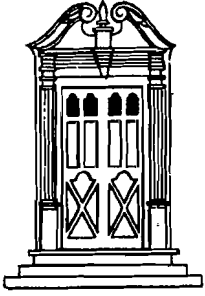
Longmeadow Community Preservation Committee
c/o Town Clerk's Office
Longmeadow Town Hall
20 Williams Street
Longmeadow, MA 01106

This letter is in support of the application submitted by Senior Services Director Karen Michelman for funds to make home repairs for income-qualified residents. During my tenure, there have been numerous occasions when safety, health or building code violations have seriously jeopardized the ability of a homeowner to remain in his or her home. On a number of occasions, the occupant faced removal, sometimes with no place to go. The town reached out to the Goldthwait fund and other service agencies to assist in emergencies, but there is no reliable funding resource in these situations. I believe Community Preservation Fund can provide the housing improvement resources necessary to allow low-income Longmeadow homeowners to continue living in their homes as part of an ongoing program. I ask that you support this application.

Sincerely,

Robin Crosbie
Town Manager

RC/ema



town of
LONGMEADOW, MASSACHUSETTS

phone: (413) 565-4140 20 Williams Street 01106



BEVERLY S. HIRSCHHORN, CHO, MPH
Health Director

BOARD OF HEALTH

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Dec. 4, 2009

Mr. William Hoff, Chair
Longmeadow Community Preservation Commission
20 Williams Street
Longmeadow, MA. 01106


Dear Sirs:

I am writing to you to indicate the support of the Longmeadow Board of Health for the attached grant application submitted by the Longmeadow Adult Center; this grant would provide funds to be used to make necessary repairs to homes of low and moderate income residents of Longmeadow (irrespective of the age of the owner).

Several times a year I undertake inspections of homes occupied by Town residents of all ages where there are serious and sometimes even critical violations (i.e. unsanitary or unsafe conditions) of the State Housing Code. Many of these homes are occupied by owners that are not only struggling with physical, cognitive psychological conditions but also, due to either low income or low assets (or both!), cannot afford to make the necessary repairs that minimally would return the home to a state "fit for human habitation" (State Sanitary Code, Article II).. Many of these home owners are under age 60 and do not qualify by age criteria alone for services and other programs available through area agencies for aging. Although the Town of Longmeadow does have a small charitable fund (the Goldthwait Fund) that can provide small awards for such repairs, the needs are much larger than the availability of funds..

I respectfully request that the Commission favorably acts on the Adult Center's application that would allow worthy home owners of all ages to make the repairs truly necessary to restore a safe and healthy home environment.

Yours truly,


Beverly S. Hirschhorn, MPH CHO
Health Director



A BRANCH OF COMMUNITY SUPPORT
At Greenwood Park
231 Maple Road, Longmeadow, MA 01106
413-565-4150 Fax 413-565-4152 TDD 413-565-4150

December 3, 2009

Longmeadow Community Preservation Commission:

As the Social Service Coordinator of the Longmeadow Adult Center for the past twenty years I have worked with many residents who are struggling with a variety of housing issues. A majority of people I have found, would like to remain in Longmeadow. For many this is not an option for many reasons. Financial concerns seem to be on the forefront. Whether it is because they can't manage their property taxes, cannot afford to maintain their homes or they are unable to pay for the cost of having in-home services forces our residents to move out of Longmeadow to explore limited housing options.

It is encouraging to hear that the Town of Longmeadow is considering addressing the housing needs of our most frail residents. Funding is needed to address housing issues. I believe financial support for home repairs would enable more residents to remain in Longmeadow.

Please feel free to contact me at anytime if you have any further questions.

Very truly yours,

A handwritten signature in cursive script that reads "Linda Collina".

Linda Collina
Social Service Coordinator



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At Greenwood Park
231 Maple Road, Longmeadow, MA 01106
413-565-4150 Fax 413-565-4152 TDD 413-565-4150

December 3, 2009

Longmeadow Community Preservation Commission:

The COA Board's mission is to represent the needs of older adults in our community. With this in mind, we are charged with the mission of advocating for the needs of older adults in Longmeadow. One of the most important needs we address through our supportive services is that of safe and affordable housing.

The proposal by the Longmeadow Adult Center to provide assistance to residents in need of housing modifications supports our Board's mission. We are very pleased to know that there will be additional support provided to residents to help them remain in safely in their homes

Please feel free to contact me at anytime if you have any further questions.

Very truly yours,

A handwritten signature in cursive script that reads "George Pennington".

George Pennington
COA Board Chair

Subject: FW: Community Preservation Commission

-----Original Message-----

From: David Grimes [mailto:grimes6195@verizon.net]
Sent: Friday, December 04, 2009 7:35 PM
To: Karen Michelman
Subject: Community Preservation Commission

As spokesperson for the Goldthwait Trust Fund we support your effort to seek funding from the CPA to address the housing needs in Longmeadow. We will continue to work with your staff in this support as we have done in the past.

To clarify the Goldthwait will and Trustees policies are:

"For the relief of the poor in Longmeadow"

Trustees policy addendum to the will.

- . Maximum \$5,000 per person
- . Meets state guidelines on income limitations to qualify
- . Not to pay accumulated bills or continuing relationship to the same person
- . Not pay for services regularly provided by recognized relief agencies

David Grimes Chairman Goldthwait Trust Fund

*First Church of Christ in Longmeadow
763 Longmeadow Street
Longmeadow, MA 01106*

December 4, 2009

To Whom it May Concern:

As Senior Pastor of the First Church of Christ, United Church of Christ, in Longmeadow, I would like to add my strong support to the Longmeadow Adult Center's proposal to the Longmeadow Community Preservation Commission.

Assisting all low to moderate income Longmeadow residents with home repairs and accessibility modifications in order that they might remain safely in their homes is an extremely worthy goal.

Please do not hesitate to contact me if you would like to discuss this further.

--Mike Bennett, Senior Pastor
First Church of Christ UCC
Longmeadow, Massachusetts

December 7, 2009

To Members of the Longmeadow Community Preservation Commission:

I am writing in support of the Longmeadow Adult Center's (L.A.C.) proposal for funding to assist low to moderate income residents with home repairs and accessibility modifications. In my role as a Pastoral Minister I routinely visit and talk to town residents, many of whom live in homes which are in significant disrepair and/or have not been modified to assure safe living environments. Because of Longmeadow's long standing reputation as an affluent town, the real needs of the less than affluent in our community often go unrecognized. The many baby boomers who live here continue to age, along with the houses in which they live. Children and extended family often live far away and are unable to assist with home repairs. Costs for both repairs and modifications become prohibitive when incomes become fixed. Younger families afflicted by terrible diseases or injuries face financial burdens that will plague them for the rest of their lives. Single adults often feel isolated and helpless when they are no longer able to "fend for themselves".

Even now, and especially now, when town resources are strained, it is important for us to assure that those who have contributed to the high quality of life that we still enjoy in Longmeadow, will be supported so that they can remain independent, productive members of our community for as long as possible. It will also be a boon to the long term status of Longmeadow within the Pioneer Valley, if we help those in need to maintain properties that will be desirable for years to come.

In conclusion, I ask that you grant funding to the L.A.C. as requested and I thank you for your consideration of same.

Respectfully yours,

Patricia A. Regan
Pastoral Minister
St. Mary Parish
519 Longmeadow St.
Longmeadow, MA