

Annual Report of Hilltown Community Development Corporation

In fiscal year 2006 (July 1, 2005 – June 30, 2006), Hilltown CDC completed construction on the **Westhampton Woods Senior Housing** project in Westhampton. After three years of planning, design and construction, residents moved into the seven new homes in January and February. The Westhampton Woods complex contributes the first subsidized elderly housing units to the Town of Westhampton. The project was designed by the architectural firm of Pierre Belheumer and built by Salomey Construction of Westfield. Funding for the project was secured from the Bank of Western Massachusetts, The Massachusetts Affordable Housing Trust Fund (AFT), the Federal Home Loan Bank of Boston, Massachusetts Housing Partnership (MHP), the Community Economic Development Assistance Corporation (CEDAC), Western Massachusetts Electric Company (WMECO), and pro bono legal assistance from Felicity Hardee of Bulkley, Richardson and Gelinas, LLP.

In March 2006, Hilltown CDC submitted a funding application on behalf of the Town of Huntington to the Massachusetts Dept. of Housing and Community Development's Housing Development Support Program (HDSP) to fund the acquisition and renovation of a **four-unit building at 6 Blandford Hill Road** in Huntington. Constructed as mill-worker housing a century ago, the building sat vacant for the past five years during unsuccessful renovation attempts by private owners. Hilltown CDC plans to restore the building to productive use and add four units of rental housing to the Hilltown affordable housing stock.

The pre-development phase of Hilltown CDC's **Laurel Road** project in Haydenville continued to move forward in FY2006. The 22-acre parcel, located on town water and sewer and within walking of Haydenville Center, was purchased in FY2006, and funding was negotiated with multiple public and private lenders. Eleven single-family units will be built, in a cluster style development that preserves seventy-five percent of the land as open space, and sold to low and moderate income first time homebuyers.

In March, Hilltown CDC submitted a \$1.2 million regional Community Development Block Grant (CDBG) application on behalf of Chesterfield and six neighboring communities which included funds for: housing rehabilitation, first time homebuyer counseling and down payment assistance, construction funds for a new roof and windows at the Hillside Terrace senior housing complex in Cummington, a regional senior center study, pre-development funds to research and design senior housing and cluster affordable housing projects, and funding for four social service programs: Hilltown Elder Network (HEN), Health Outreach Program for Elders (HOPE), Families Together, and the Hilltown Food Pantry. The CDC also submitted an \$800,000 application on behalf of the Town of Plainfield to fund construction of a new Public Safety Building and a housing rehabilitation program. (Note: Funding was awarded for these two grants in FY2007 and work is proceeding on the respective projects.) The CDC submitted an \$800,000 application on behalf of the Town of Worthington to fund renovations to The Maples senior housing complex and an elder services program. (Note: This grant was not awarded. It is being re-submitted in the following annual CDBG application cycle.

Marie Burkart completed five and a half years of dedicated and highly successful service as Executive Director, resigning in June to pursue new interests. Hilltown CDC hired Andrew Baker in June as its new Executive Director and hired Paul Lischetti as its new Housing Director. Andrew Baker ran the downtown revitalization program in nearby Shelburne Falls and served for seven years as director of the Shelburne Falls Area Business Association. Paul Lishetti brings over twenty years of housing development experience to Hilltown CDC, having served most recently as Executive Director of the Westfield CDC.

Respectfully submitted by:

Hilltown Community Development Corporation