

Community Preservation Committee (CPC) Meeting and Hearings
April 10, 2018
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager (CPC)

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community Access Channel) video recorded the Meeting.

B. Roll Call by Clerk Melnechuk.

Present: Chair Diana Young, Sean Wilson, Bob LeBlanc, Erika Jerram, Clerk Dan Melnechuk, Vice Chair Justin Barrett, Tom Creonte Absent: Loretta McClary, Jerry Dufromont. Program Manager: William Durkee - present. A quorum of seven was declared present.

C. Minutes - Clerk.

Minutes of the March 20, 2018 CPC Meeting. A Motion was made to accept the Minutes as presented, seconded, and passed.

D. New Business

1. Continuation of Public Hearing on the Hardy Pond Conservation Area (HPCA). A Motion was made to continue the Hearing to the May CPC Meeting, seconded and passed.

F. Old Business - (not Public Hearings)

1. Leland Home. The proposal has continued with CPC discussions with the Waltham Housing Authority (WHA), the Leland, and the State. Member Barrett recused himself as a Member of the Leland Home Board. A copy of the Leland Home cover letter and Application were emailed and placed in this CPC Meeting folders (14 pages, attached).

Christine Battisti Keane, Executive Director of the Leland Home, assisted by Chris Sintros, President of Deaconess Abundant Life, presented the Application. City rents are unaffordable. The Leland proposal would include those on the \$3000 limit of assets the EAEDC (Emergency Aid to the Elderly, Disabled and Children) allows, with various monthly spending limits. The Council of Aging, Waltham Housing Authority (WHA) and others in Waltham find the same "gap" of affordability. The Leland Home low income voucher proposal with the CPC would provide a rental subsidy for seniors at or below 60% of the area wide median income (AMI). It would be available to Waltham seniors 62 to 65 years old. The City would rent about five rooms in perpetuity for incomes less than 60% AMI. The value of the perpetuity restriction would be the value of rents at Leland less the rents paid. The restriction would be filed with the Registry of Deeds after approval of the City and the State. Per the Chair, it is not necessary to have perpetuity. Leland strives to be a lower income home with medium support

for the elderly in the City. Mr. Sintros has not found any other facility doing what is proposed. The CPC questioned the speakers and details of the proposal. Restrictions may not count toward the percentage of AH (Affordable Housing) units in the City. Persons using either subsidy programs of SSI (Supplemental Security Income) and EAEDC would not be eligible for this proposal. The Leland would be seeking those that fall into the "gap" in a higher category. Five to eight rooms could be available. Leland tries to be more flexible to meet any applicant's circumstances. A rational reason for the higher CPC cost might help gain approval for the proposal. As it appears to be doable, a Public Hearing after the Public Input May CPC Meeting is planned. The Leland proposal was continued. Member Barrett returned to the CPC Meeting. Later, the Chair requested a CPC Vote to allow her to meet with the Law Department regarding the Leland Home. A Motion was made, seconded and passed.

E. Other New Business

1. Municipal Affordable Housing Trust. Requested from Law Dep't.

2. Annual CPC Input meeting. The Lyman Estate was unavailable. The Charles River Museum of Industry and Innovation (CRMII) will host it.

F. Old Business - (not Public Hearings) resumed.

2. Music Hall - Historic. The Law Department is preparing the subordination agreement for the mortgage holder.

3. Housing. The City Council is considering increasing the percentage to 15% of AH to have the needed 10% for 40 B special permits.

4. Restrictions Policy Concerning Accessibility/Safety. The Chair rewrote the CPC restriction and included it in the meeting packet (one page, attached). If not mandated, no HR would be required. A Motion was made to accept the CPC Policy Guidelines, seconded and passed.

5. Status of Appropriated CPC Projects. The monthly updates from the Auditors was not received. The Mayor updated the Arrigo Farm acquisition. The delay was in the title which now appears resolved.

6. FY 2018/2019 Budget and Finances Updates - Chair. The CPC FY2019 Supplemental Budget for Administrative Funds for FY2019 (two pages, attached) were changed to \$168,567. A Motion made for acceptance, seconded, and passed.

H. For the Good of the Committee - The Public Input and Scheduled Meeting to follow is Tuesday, May 8, 2018 7:00 PM at the CRMII.

I. ADJOURN. A Motion was made to adjourn and passed.