

Community Preservation Committee (CPC) Public
Meeting and Hearing - October 6, 2015
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager,
Waltham Community Preservation Committee (CPC)

Note: This meeting was held in the City of Waltham, City Hall,
Council Chambers, 610 Main Street.

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 Dan Melnechuk

Present: Chair Young, Vice-Chair Kevin Dwyer, Clerk Dan
Melnechuk, Mr. Justin Barrett, Mr. Jerry Dufromont, Mr. Bob
LeBlanc, Mr. Randy LeBlanc (7:16). Absent: Mr. Sean Wilson, Mr.
Thomas Creonte. Program Manager: William Durkee-present. A
Quorum of six, later seven, was declared present.

C. Minutes - Clerk.

Minutes of the September 8, 2015 CPC Scheduled Meeting. A Motion
was made to accept the Minutes. The Motion was seconded, and
passed unanimously on a roll call with six in favor and three
absent (attached).

D. New Business - Application Public Hearings

1. Mayor Jeannette A. McCarthy - Application for Demolition
of twenty non-historic buildings on the City owned Fernald
School property \$1,200,000 (Public Hearing). Previously
postponed to the CPC meeting scheduled for October 6.

Mayor McCarthy described the Application. The LSP (Licensed

Site Provider) will be hired to properly describe the aspects of the CPA portion of the property under discussion. She noted in summary the types of property to be removed and remediated according to the RFP. The Building Commissioner, William Forte is assigned to oversee the project. The second lowest bidder was chosen at \$958,296 with the balance of the \$1,200,000 grant required for contingencies. None of the buildings on the property scheduled to be removed are on the State Historic Register and therefore are "non-contributing" (non-historic). The continuing use of two State properties will have access through the site until they are turned over to the City. Wetlands remediation is expected to relieve the flooding of homes in the northeast corner of the City. The remediation offers possible Open Space Recreation when the brook is "day lighted". There were no persons opposed nor in favor in the audience. Questions from the CPC were answered by Mr. Alex Greene, member of the Waltham Historical Commission and Chair, and William Forte. The hearing was closed.

A Motion was made to approve the \$1,200,000 Application, seconded, and passed on a roll call with six in favor and three absent (attached).

A Motion was made to suspend the CPC Rules (to hold passage until a third meeting) and approve the \$1,200,000 Application immediately, which was seconded and passed on a roll call with six in favor and three absent(attached).

2. Jennifer Van Campen - Presentation on a technique for increasing affordable rental units.

At the invitation of the Chair, Jennifer Van Campen, Executive Director, Metro West Collaborative Development, spoke about a method used in Watertown which has created 44 units of rental affordable housing (AH). An example of a potential project in Waltham was distributed to the CPC Members (attached, 2 pages). Ms. Van Campen pointed out that two and three family homes in Waltham are being "snapped up", usually on the same day as the open house. It would be necessary to have "local support" such as a \$75K per unit fee for the affordable housing deed restriction that would be placed on any units acquired with CPA funds. The fee for the deed restriction would be the CPA component to leverage other available funds such as LIHTC (Low

Income Housing Tax Credits), and Housing & Community Development (HUD) subsidies now available for such programs. The cost of each unit was estimated to be about \$400,000 in a minimum program of 24 units at a total cost of \$9,000,000. Surveys in Weston estimate costs of \$440,000 and Newton \$500,000. The use of a program such as an Affordable Housing Trust Fund may assist to be able to acquire the deed restrictions, but a further understanding of the Trust is required. A minimum of 24 units is critical to being able to syndicate the tax credits. Units would be purchased on the "South side" as they become available and could occur as two or up to ten at a time. Such rental units would only be located in Waltham. Advantages to this program include that units are not new construction therefore do not increase the density of population; they preserve and improve existing rental housing units, and add to the required Waltham Subsidized Housing Inventory goal of 10% AH. Such programs could include other nearby towns to increase the availability of the subsidies in each. Following the questions from the CPC the item was tabled and the CPC Meeting continued.

E. Old Business -

1. Update of the CPC Recommendation of the Waltham Housing Authority - WATCH Tenant Rental Assistance (TBRA) Program

The Chair reported that the Council Long Term Debt Committee (LTDC) Meeting did not discuss the CPC Recommendation for TBRA as time ran out before the Council as a Whole was due to meet. It was noted that Walter McGuire, as the Director of the Waltham Housing Authority (WHA) attended with the Chair on his first day of retirement and was due a thank you for all of his assistance. She had also asked whether Walter would consider CPC Employment as an expert in the future but he declined at this time.

2. Request for Appraisals & Site Visits

2a. 67 Crescent St. The site view was held Wednesday, September 16. Councillor Logan attended with the CPC Members. The CPA Program Manager provided photos taken there with Maps Online information (5 pages attached). After discussion a Motion was made and seconded to have a CPC appraisal. The Chair noted Bowler Appraisals estimated a cost not to exceed \$5,000 which was accepted, the Motion amended, then passed unanimously attached).

2b. 1 Balm Ave. The Chair noted that this site was recently placed on the market and has been described by the City Council and the Waltham Land Trust as essential to protection of the area from over development, as a natural Open Space, and possibly as an extension of the Western Greenway. After discussion a Motion was made, and seconded to have an appraisal not to exceed \$5,000, which passed unanimously (attached).

3. FY 2016 Budget and Finances Updates - Chair Young

3a. Surcharge and True Up. The Auditors books on FY 2015 had not been closed. However, the end of the year reserves were estimated at \$18,857,000, plus an estimated \$2,873,675 as Waltham's CPA Surcharge plus the "True Up" in November (Chair Young FY16 Allocation to reserves - attached), plus the FY 2015 State match. An estimated \$19,000,000 will be available in FY 16 for new CPC projects even after the Mayor's Fernald \$1,200,000 project and the WHA/WATCH TBRA \$2,001,500 project are appropriated. A Motion was made, seconded and passed to allocate the FY15 True up and FY16 Surcharge Estimate of \$2,873,674.86 total as shown on the Chair's Allocation which passed unanimously (attached).

3b. FY15 State Match.

The quandary of how to best assure that the FY15 State Match be allocated with the unknown date of arrival and need for the CPC to vote before the tax rate is set was resolved by a Motion made, seconded and passed unanimously to allocate the minimum required 10% each to Housing, Open Space, and Historical Preservation, with 5% to Administration, which passed unanimously (attached). If this approval of a formula is accepted, as determined by the Law Department or Clerk's office, the actual numbers will be added to the CPC Recommendation to the City Council as soon as the actual amount of the State Match is received.

4. Conservation Restrictions - Vice-Chair, Kevin Dwyer

Vice-Chair Dwyer received the CR's from the Law Department

October 2nd with copies to the Waltham Land Trust (WLT). After the WLT reviews them and decides whether changes are needed they will be returned to the Law Department for final approval.

5. Status of Appropriated CPC Projects - Program Manager

No changes since the previous CPC Meeting. The Chair announced the election of Clarence Richardson to the Waltham Historical Commission as Chair and the resignation of Alex Green who will remain on the WHC.

F. Announcements/Correspondence - Program Manager & Chair -

1. New Proposed Applications - Program Manager. None of the Previous inquiries have become applications.

G. Organization of the FY2016 CPC.

1. Schedule of FY2016 Meetings. Calendar 2016 Meetings as have been accepted with the expectation they will be approved but it is the right of the next Council president to choose the dates of the City Council 2016 meetings which could change the CPC dates.

H. For the Good of the Committee - The next Regularly Scheduled CPC Meeting is Tuesday, November 17, 2015 at the City Council Chambers. As there are no new Applications, that CPC Meeting could be eliminated.

I. Adjourn. The Motion was made to adjourn, seconded and passed by acclaim without dissent.