

Community Preservation Committee (CPC) Public
Meeting and Hearing - June 9, 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. Thomas Creonte, Mr. Randy LeBlanc (arrived after
roll call), Mr. Sean Wilson. Program Manager William Durkee
present. A Quorum of 8 was declared present, and 5 needed to
approve a Motion.

C. Minutes - Clerk.

Minutes of the May 12, 2015 CPC Meeting. A Motion was made to
accept the Minutes with the amendments offered by the Clerk.
The Motion was seconded, and passed unanimously on a roll call
with eight in favor and one absent.

D. Old Business

CPC discussion of the WATCH Tenant Based Rental Assistance
Application (TBRA) - The Chair asked the audience whether
there were any people who wanted to speak and as there were
none, the Chair closed the Public meeting that had been
continued from the prior meeting. The applicant, represented

by Daria Gere, Executive Director of WATCH CDC, was asked to join the discussion of the proposal. The work done since the previous meeting described in the Minutes of May 20 (attached) and WATCH research (attached) was distributed to the CPC and are made a part of these minutes. Daria Gere recapped the work and discussion ensued.

The proposal changes, detailed in the sub-committee minutes, were discussed and agreed to in concept.

One area of discussion was first and last month's rent and security deposits. CPC members questioned whether security deposits were widespread and WATCH agreed to research the prevalence of security deposits among low income residents. The Planning Department Housing Division already has a "first month's and security deposit" program. It is limited to HUD (Federal Housing and Urban Development) rental guidelines and has not had many qualified applicants, as Waltham rents are now often higher than the HUD limits. The CPC could set a higher acceptable rent.

A program for first/last/security could be for one year to test the need. For those receiving a rental voucher, the first and last month's rent would be unnecessary as the voucher would pay the amount above 30% of income for the first month and would guarantee the same portion of the last month's rent.

The CPC discussed whether to limit a first/last/security program to only those not receiving vouchers or to allow households to apply for both programs. WATCH had proposed that the use of first and last would be a pilot program for 25 existing renters. Two separate programs can be voted on.

The question of how to and whether to recover security deposits if there is no damage beyond normal wear and tear was discussed. The City looks at the security payment as a grant, not a loan, which can be used for their next rental unit. WATCH would be happy to work with the WHA. The WHA knows the City, the rental market, and work hard to eliminate the great potential for fraud.

The question of whether to use the Housing Authority to administer the major parts of the programs was raised. By a show of hands the preference to work with the WHA was 6 in

favor and 3 indifferent or opposed. The Law Department would eventually rule on the entire proposal.

The number of expected successful voucher recipients was discussed. The first number of 50 recipients is a pilot and would be reviewed after the first year. The monetary cap could also limit the number of participants. The details for release of the funds will need to be clarified with the administrator and the Auditors Office in order to stay within the CPC approved grant. By show of hands the number of 50 and total of about \$2,200,000 was agreed in concept to allow the analysis to proceed.

Daria Gere thanked the CPC for its work. The Clerk thanked the Sub-Committee for its work. The Chair will send any related information to the CPC but not for deliberation.

Proposed Executive Session - Arrigo Farm. A real estate matter regarding the Arrigo Farm and monetary considerations required that the CPC go into Executive Session. A motion was made and seconded to go into an executive session and to return to the open meeting after its conclusion. The Program Manager was included in the closed session to take the Minutes. A roll call vote passed the motion with 9 in favor. The doors were closed and non-committee persons left the room including the WCAC video recorder. The Executive Session ended and the CPC Meeting resumed. The minutes will be recorded but sequestered until the real estate matter is concluded and notice received.

E. Announcements/Correspondence - Chair Young - Councillor Logan requested that an appraisal be conducted on a property prior to his submittal of an Application (5 pages, attached, distributed). The request was made on time for the CPC Meeting but unexpectedly delayed in the Clerk's Office. There was a previous Application approved and appropriated but it expired. Several CPC members expressed the desire to see the site before approving an appraisal. A Motion was made to continue the matter until the September meeting and passed unanimously without dissent. A site view will be set up by the Chair.

FY2016 Budget/Finances - Chair Young. A review and update of available funds was made which included the Fernald

acquisition. The current balance is \$18,851,000 to spend on projects.

D6. Status of appropriated CPC Projects - Chair Young. The "City of Waltham, CPC as of 5/31/15" report included the status of each project. Any administrative funds unspent are returned to the general fund in July. Per the Manager the status of the Arrigo Farm project has been clarified; the two Clerk's projects have minor amounts of unspent funds and should be closed shortly, and the Wellington House funds continue to be spent without Quarterly Reports.

D4. Conservation Restrictions (CR's) - Kevin Dwyer Vice-Chair. The two CR's have been drafted by the consultant hired by the Waltham Land Trust (WLT). They were forwarded to the Law Department. Attorney Stanton is reviewing them. Mr. Dwyer reported that Councillor Waddick is working on CR's in the City of Newton and noted that the amount of about \$40,000 as requested by the WLT is reasonable based on his work with the Newton Conservators. After the Law review the matter can be voted when the CPC returns in September. The funds for the WLT and its consultant were put into the FY 2016 CPC Budget.

E. Announcements/Correspondence - Chair Young. CPC Reappointments. The mandatory five CPC Members were asked whether they were reappointed. The final status will not be clear until the end of June.

Status of the available funds for 287 AFT Grove St. project. Per Vice Chair Dwyer, Councillor Marchese as Applicant and current Council president said the same process of seeking CR's as done for the first two should be followed for this next one. The Vice-Chair will proceed to send the letters out. The fact that the CR is part of the acquisition would allow for the payment of the costs from the existing available funds. The Manager noted that the expiration of the time to spend was imminent but an extension of time to spend could be voted this evening. The Motion was made to extend the time to spend for an additional year from the existing date. The question of which date all CPC grants of time to spend and expiration occur was said to be a rule of the DOR. The DOR ruling should be in the CPC files and found as a reference.

Status of the Salvation Army Application from the WHC. No Application has been received. Drawings were received by the WHC according to the Chair which would add new buildings to the historic building parcel. CPA funds could not be used for the new buildings but might be possible for the historic building.

A question from the WHC member regarding the CPA status of the Music Hall Building as owned by a private citizen. Privately owned buildings can be approved for CPA funds. An historic restriction if applied to that building would be in perpetuity. A Public Benefit would be required.

Gore Place Society Reception to celebrate the historic Carriage House move and Restoration. The CPC was invited to attend 3-5 PM Sunday, June 14.

Potential Applications. The Manager has received information that two cemeteries may file historic restoration applications. Neither applicant has filed applications.

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