



Date: Wednesday, December 1, 2021

Time: 6 pm

Location: Conducted remotely due to Covid-19.

Minutes

Remote Participation:

1. Clarissa Rowe
2. Pamela Heidell
3. Leslie Mayer
4. David Swanson
5. Susan Doctrow
6. Kin Lau
7. JoAnn Preston
8. Alexander Franzosa

Also Attending Remotely:

1. Julie Wayman
2. James Feeney

Pamela discusses with Leslie about timeline for the playground at the Reservoir. Clarissa shares that statewide CPA Coalition executive toured Arlington projects recently.

### **1. Review and Approval of Minutes**

Clarissa asks for corrections to the minutes. Pamela asks about a posted abstention that she gave on the Mt. Gilboa vote. The "abstain" vote was removed from the minutes.

Motion (seconded) to accept the minutes as amended.

Roll Call Vote:

1. Clarissa Rowe - Yes
2. Pamela Heidell - Yes
3. Leslie Mayer - Yes
4. David Swanson - Yes
5. Susan Doctrow - Yes
6. Kin Lau - Yes
7. JoAnn Preston - Yes
8. Alexander Franzosa – Yes

### **2. Discussion of Tabled FY23 CPA Preliminary Applications**

Clarissa describes the general agenda, reviewing three proposals that were tabled at the last meeting.

#### 2A. Arlington Affordable Housing Trust Fund Application

Susan discussed the housing trust proposal with its proponents (Jennifer Raitt, Kelly Lynema, and Eric Helmuth, a Trustee). They discussed the amount of funding, the need for funding, and the other ways funding could be leveraged. The legal agreement regarding CPA funding was discussed with the proponents of the Housing Trust and Sue summarized what suggestions she would make to the proponents for their application. Sue supports the invitation of a full application from the Housing Trust Board.

Clarissa asks for other comments on this proposal. JoAnne mentions ARPA (American Recovery Act) funding for affordable housing. Clarissa asks James about ARPA funding. James shares that more information on ARPA framework will be available by the time the Committee makes a decision. Clarissa mentions that ARPA funding will be a good thing for the town.

Pam asks about the strength of the Housing Trust's plan. Sue explains that she was told by proponents that the Housing Trust's plan will be specific, and that she suggested that the application be as specific as possible about how this grant would be used. Clarissa says Karen Kelleher from the Housing Trust should speak to the Committee to explain the plan.

Leslie asks about the tabled proposals, and when final proposals must be made if approved tonight. Clarissa shares that it's the end of the month.

#### **Motion to invite final application for the project:**

Roll Call Vote:

1. Clarissa Rowe - Yes
2. Pamela Heidell - Yes
3. Leslie Mayer - Yes
4. David Swanson - Yes
5. Susan Doctrow - Yes
6. Kin Lau - Yes
7. JoAnne Preston - Yes
8. Alexander Franzosa - Yes

#### 2B. Covenant Church Accessibility Improvements Application

Clarissa brings up the church proposal and Town Counsel Doug Heim's memo regarding religious institutions and CPA funding. Her impression of Doug's memo was that the memo should be sent to the church if invited for final application and that the church should list its community events in its application. Leslie mentions that the church offers secular support for the community, and that the application does not have religious connotations—the application is architectural in nature. David says he agrees with Clarissa and Leslie, and the Doug's memo was helpful in interpreting the application.

#### **Motion to invite final application for the project:**

Roll Call Vote:

1. Clarissa Rowe - Yes
2. Pamela Heidell - Yes
3. Leslie Mayer - Yes
4. David Swanson - Yes
5. Susan Doctrow - Yes
6. Kin Lau - Yes
7. JoAnne Preston - Yes
8. Alexander Franzosa - Yes

## 2C. Downing Square Broadway Initiative (DSBI) Application

Clarissa brings up the Housing Corporation of Arlington (HCA) application-- the HCA has prepared multiple preliminary applications. Clarissa explained to the HCA that they cannot fund past expenses. Leslie expresses concern about the line items and whether they match the spirit of CPA's funding practices (i.e. paying for taxes may not be acceptable). Pamela mentions that the line items were not significantly changed from the last preliminary applications, which drew concern at the last meeting. Clarissa explains that there are transitions going on at HCA. Susan agrees with Pamela and Leslie's concerns; the HCA's application does not stack up to other applications which call for new construction rather than past expenses. Clarissa suggests that maybe the HCA could request a lesser amount.

(JoAnn Robinson joins at 6:30pm)

Jo Anne asks about the request by HCA for increasing reserves. Kin says that the reserves are likely for soft costs such as engineers and architects to stay afloat. Jo Anne suggests that HCA could re-apply next year.

James shares that if no line items of the HCA proposal are palatable, perhaps they could submit an application for an entirely different program, so the Committee could still support HCA. Clarissa asks Julie if HCA had billed for all funds appropriated by the Committee to HCA last year, Julie says there is still a balance. David asks for clarification; Julie shares the prior DSBI grant still has \$60,000 of funding available.

Jo Anne asks about the relationship between HCA and Somerville Homeless Coalition (SHC). Clarissa shares that SHC has helped to house the homeless in Arlington, and that HCA has worked cooperatively with them to that end. Sue says that the other applications received are not demanding of so many changes. David also says there are red flags with the application. Alexander expresses agreement for Susan's statement and that perhaps this is not the year to fund HCA given the content of their application.

Clarissa suggest that HCA could receive funding through other sources instead of CPAC. Leslie asks if SHC funds HCA; Clarissa clarifies that they do not. Leslie is more comfortable with SHC's application than HCA's application.

JoAnn Robinson mentions the possibility of emergency applications at a different time from the HCA instead of having the HCA try to meet deadlines for this cycle so that we could entertain a different application. Julie mentions that the HCA has not drawn from \$100,000 appropriated for another purpose previously.

**Motion to deny final application for the project:**

1. Clarissa Rowe - Yes
2. Pamela Heidell - Yes
3. Leslie Mayer - Yes
4. David Swanson - Yes
5. Susan Doctrow - Yes
6. Kin Lau - Yes
7. JoAnne Preston - Yes
8. Alexander Franzosa – Yes
9. JoAnn Robinson - Yes

James suggests drafting a memo from the Committee to the Select Board and Town Manager regarding our support for the HCA, encouraging ARPA support for the organization; Clarissa likes this idea.

### **3. Date for Next CPAC Meeting and Applicant Presentations**

Julie suggests the meeting to view presentations should be the week of January 24<sup>th</sup>. Also, perhaps a meeting should be held the week of the 17<sup>th</sup> to discuss final applications. Clarissa suggests that going through the end of January would be ok. Leslie mentions that up to 4 nights may be necessary for all presentations, that should be stretched over three weeks. Julie says she'll send a poll to the members to find the right dates for future meetings. Clarissa mentions that after deletions of applications, there are 13 presentations total.

Motion to adjourn at 6:57pm.

Roll call vote:

1. Clarissa Rowe - Yes
2. Pamela Heidell - Yes
3. Leslie Mayer - Yes
4. David Swanson - Yes
5. Susan Doctrow - Yes
6. Kin Lau - Yes
7. JoAnn Preston - Yes
8. Alexander Franzosa - Yes
9. JoAnn Robinson - Yes