



CITY OF CHELSEA, MA
Department of Housing and Community Development
Community Preservation Committee

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
Phone: 617.466.4190 · Fax: 617.466.4195 · Email: communitypreservation@chelseama.gov

Juan Vega, Chair
Chelsea Housing Authority
Jonathan Gomez-Pereira, Vice Chair
At-Large
Alex Balcarcel, Clerk
Historical Commission
Mimi Rancatore, Treasurer
Planning Board
Bea Cravatta
Recreation & Cultural Affairs
Judith Dyer
Conservation Commission
Caroline Ellenbird
At-Large
José Iraheta
At-Large
Vacant
At-Large

**COMMUNITY PRESERVATION COMMITTEE
REGULAR MEETING
THURSDAY, 15 DECEMBER 2022
6:00 PM**

Minutes:

I. Call to Order

Meeting was called to order at 6:05pm in Room 102, City Hall, with a quorum present.

Committee members present: Juan Vega, Judith Dyer, Bea Cravatta, Jonathan Gomez-Pereira, Jose Iraheta, Mimi Rancatore.

Committee members absent: Alex Balcarcel, Caroline Ellenbird

Others in attendance: Sophie Richards

Sophie Richards
Coordinator

II. General Public Comment (3 minutes per person)

Beth Rosa introduces Chelsea Restoration Corporation and emphasized their goal of increasing homeownership in Chelsea.

Herb Selesnick expresses that receiving the requested funding would extend Temple Emmanuel's mission.

Marilyn Garcia speaks on behalf of Chelsea Restoration Corporation explaining they are a HUD approved housing counseling agency and they prioritize homeownership.

Jayna Stafford introduces herself on behalf of Housing Families and provides an explanation of the services the organization provides. Jayna speaks to breaking the cycle poverty and ensuring housing for everyone in Chelsea. If awarded the requested funding, Housing Families would increase the quantity of direct rental assistance they provide to Chelsea residents, which began during the pandemic.

Ana Vanegas introduces herself and speaks to the mission of Comunidades Enraizadas of empowering the Chelsea community through land use.

Gerry McCue explains his role as the treasurer of Comunidades Enraizadas and the network they operate under. The requested funding would allow them to subsidize their land and serve low-income families.

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III. Approval of Minutes

Without objection, reading of the minutes was waived. Judy moved and Mimi seconded a motion to approve the November minutes. Remaining present members unanimously voted to approve.

IV. Finance Report and Updates

Sophie obtained an updated financial report from auditing. Mimi and Juan share the takeaways of their meeting with the auditing department and how financial reports will be illustrated going forwards.

V. Old Business

a. Update to Community Preservation Plan for FY23

Work on the update to the plan will begin in January. Sophie to ensure this is the agenda for January.

VI. New Business

a. FY'23 Application Review

Chelsea Restoration Corporation. Jose believes this application is worthwhile for Committee to invest in, especially the section on predatory lending, and suggests a yearlong grant and encourages another application next year. Mimi disagrees, expressing favor of the two-year grant for \$100,000 to City Council. Bea motions to recommend a two-year grant of \$50,000 per year from the budgetary reserve line. Judy seconds. Mini, Judy, Jose, Bea, and Jose vote in favor of the recommendation. Jonny abstains from voting.

Comunidades Enraizadas/ Community Land Trust. Sophie began by stating that the applicant had not reached out to the Affordable Housing Trust Fund Board for funding. Jonny encourages that CE-CLT partners with other organizations to identify acquisition opportunities. Judy motions to recommend the \$30,000 grant from the budgetary reserve line to the City Council. Jose seconds. Mimi, Juan, Bea, Jose, Jonny, and Judy vote in favor of the recommendation.

Housing Families. Sophie presents the new budget and letters of support submitted by the applicant since the last meeting. The Committee asks for clarification on who the beneficiaries would be of this funding. Jayna clarifies the money would only be allocated to Chelsea resident or people with Chelsea connections – including people who partially reside in Chelsea for work or are unhoused. Juan asks why the applicant did not receive more letters of support

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from local organizations. Jayna explains it was a mixture of time management in getting the letter requests out late and multiple entities expressed a letter of support would be a conflict of interest. Committee asks Sophie to specify that the money can only go to Chelsea residents and connections in the grant agreement. Mimi motions to recommend a grant of \$50,000 to the City Council form the budgetary reserve line. Jonny seconds. Jonny, Mimi, Bea, Judith, and Juan vote in favor of the recommendation. Jose abstains.

Sophie Richards
Coordinator

Temple Emmanuel. Committee members take the time to review Herb's responses to Sophie's questions. Members remain concerned over the low number of cost estimates and likelihood of the Temple securing all three phases of funding for the project. In addition, this was the only application lacking matching funds. Committee expressed deep concern over funding the open space and recreation and historic preservation portions of the project. All members recognized the importance of this funding request and remain concerned over lack of other funding sources, cost estimates, and unfunded future phases. The Committee agrees to view the two different categories as separate funding requests and will vote as so. Jose motions to recommend a grant for \$246,000 for historic preservation to the City Council. Johnny seconds. This money is to come from the budgetary reserve line and if that money runs out then the remaining money will be allocated from the Historic Preservation line. Jose, Juan, Judith, Bea, and Jonny vote in favor of this recommendation. Mimi votes in opposition to the recommendation. Jose motions to consider a recommendation to grant \$92,100 for open space and recreation to the City Council. Mimi seconds. Judie votes in favor of this recommendation. Jose, Juan, Mimi, Bea, and Jonny vote against the recommendation.

VII. Other updates and next steps

VIII. Adjournment

Jose moved to adjourn. Seconded by Juan. The meeting was adjourned at 8:09pm.

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