



Community Preservation Committee Meeting

Thursday, August 15, 2024 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on August 15th at 7PM. Location: Remote Participation Only
- B. The meeting will be recorded by WCATV (Watertown Cable Access Television) and may be viewed later: <http://wcatv.org>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91525442843>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 915 2544 2843
- E. Public may comment prior to the meeting via email: lhandy@watertown-ma.gov
- F. Please Visit the Community Preservation Committee Website here: <https://www.watertown-ma.gov/352/Community-Preservation-Committee>

-
- 1. Call to Order
 - 2. Acceptance of Minutes
 - A. 2024-6-27-CPC-Minutes
 - B. 2024-7-18-CPC-Minutes
 - 3. Committee Discussion
 - A. Project Eligibility Form-Willow Park Redevelopment
 - B. Housing Consultant Contract Scope of Work (Revised)
 - C. Community Preservation Coalition Membership Dues
 - D. Update on In-Person Meetings
 - 4. Chair Update
 - 5. Coordinator Update
 - 6. Adjourn

Mark Kraczkiewicz, Chair
Jason Cohen, Vice Chair
Jonathan Bockian

Bob DiRico
Dennis J. Duff
Allen Gallagher

Jamie O'Connell
Elodia Thomas
Matthew Walter



CITY OF WATERTOWN Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Minutes of CPC Public Hearing and Meeting Thursday, June 27, 2024, at 7:00PM held in the Lower Hearing Room with remote access via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Dennis J. Duff; Allen Gallagher; and Elodia Thomas.

Absent: Bob DiRico, Abigail Hammett, Jamie O'Connell, and Matt Walter.

Others Present: Lanae Handy, Community Preservation Coordinator

1. Open Public Hearing

Mark Krackiewicz opened the required annual public hearing and requested a roll call.

2. Continue Public Hearing

Motion: Allen Gallagher moved to continue the CPC public hearing to Thursday, July 18, 2024. Dennis J. Duff seconded the motion.

Vote: Elodia Thomas, Jon Bockian, Allen Gallagher, Dennis Duff and Mark Krackiewicz voted in favor.

The public hearing was continued to Thursday, July 18, 2024, at 7pm.



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Minutes of CPC Public Hearing and Meeting Thursday, July 18, 2024, at 7:00PM held in the City Council Chamber with remote access via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Dennis J. Duff; Allen Gallagher; Abigail Hammett; Jamie O'Connell; Elodia Thomas; and Matt Walter.

Others Present: Lanae Handy, Community Preservation Coordinator; Tom Elmore, Elmore Design Collaborative; Vincent Piccirilli, City Council; Michael Lara, Watertown Housing Authority; Mel Miller, Preservation of Affordable Housing; Linda Scott; Joyce Kelly; Joan Gumbleton; Margie Wayne; Jackie Sullivan; Jacky van Leeuwen; Liz Ketchum; and Josh Rosmarin.

1. Open Public Hearing

Mark Krackiewicz opened the public hearing and introduced the community preservation committee.

2. Hearing Presentation

A. Draft FY2024 Annual CPA Report

Mark referenced the draft annual CPA report which is attached to these minutes.

B. FY2024 Annual Public Hearing Presentation

In his presentation, Mark outlined the contents of the annual report—listing the CPA projects completed and approved to date. He also reported on CPA revenue generated 2018 through 2024 and the amount in the specific category and undesignated reserves. The presentation is attached to these minutes.

C. Commander's Mansion Cultural Landscape Report Update

Tom Elmore described the highlights of his research on the Commander's Mansion. As part of his presentation, Tom displayed historical maps and photos of the Commander's Mansion. He detailed the existing conditions and the opportunities to restore the landscape by clearing overgrown shrubs around the mansion and clearing views along the path on the North Beacon side of the property.

He also made recommendations about:

- Removing a newly introduced shed and stored materials from the landscape;
- Restoring historic walkways and bluestone edging;
- Retaining the arbors as currently configured;
- Introducing signage that Talcott Avenue is not a through street;
- Not reintroducing the formal rose garden due to the anticipated maintenance requirements;
- Improving the relationship between roads and paths connected to the site to signal entry to a significant space; and
- Not restoring the iron fence along North Beacon due to cost, vulnerability to road salt corrosion, and threat of damage by motor vehicles.

Tom answered questions about the views on North Beacon. He recommended first removing dead trees and then invasive species with a mind toward the view of the mansion from the road. Tom responded to questions about a plant list. He said more research was needed to find the historic plant list and the plant list and design would be part of the next phase. Committee members questioned whether plant recommendations in the face of climate change and connectivity to the broader Arsenal would be part of the Cultural Landscape Report. He said the plantings were not part of the scope and the report would address connecting the landscape to the broader Arsenal complex. Tom also emphasized historic plantings should not be selected without ensuring their hardiness in the face of climate change. He clarified his recommendation about removing the damaged sections of fence and not planting shrubs for security or as a boundary to the property. Tom also mentioned that goats could clear poison ivy initially, though it would need to be maintained, and that the gatehouse should not be moved, rather a replica could possibly be installed at the entrance. Next steps would be obtaining assessment of the building exterior, developing priorities with the Department of Community Development and Planning. Tom noted hazards such as electrical boxes with numerous extension cords on the grounds, exposed tent stakes, and drainage issues should be addressed immediately.

3. Public Comment

Joan Gumbleton asked about an irrigation system on the Commander's Mansion site. Bob DiRico answered there was irrigation on the lawn and some of the plantings. There were no other comments from the public.

4. Close Public Hearing

The chair closed the public hearing at 8:11.

5. Call to Order

The chair called the meeting to order with a roll call.

6. Acceptance of CPC Minutes

A. 2024-5-16-Draft-CPC-Minutes

Motion: Allen Gallagher moved to accept the 5/16/24 CPC minutes as amended. Elodia Thomas seconded the motion.

Vote: Matt Walter, Abigail Hammett, Elodia Thomas, Jon Bockian, Mark Krackiewicz,

and Bob DiRico voted in favor. Dennis J. Duff and Jamie O'Connell voted present.

B. 2024-6-18-Draft-CPC-AHT-Minutes

Motion: Jon Bockian moved to accept the 6/18/24 CPC/AHT minutes as amended, and Allen seconded the motion.

Vote: Elodia Thomas, Dennis J. Duff, Jon Bockian, Bob DiRico, Jamie O'Connell, Matt Walter, and Allen Gallagher voted in favor. Mark Krackiewicz and Abigail Hammett voted present.

7. Committee Discussion

A. Housing Consultant Contract

As part of the discussion, committee members asked for clarification about the contract configuration regarding hourly rate and a not to exceed figure as opposed to flat rates for each task. Next steps are obtaining clarification about configuration of the billing rate. The proposed scope of work is attached to these minutes.

B. Election of Committee Chairs

In the discussion, Elodia asked that the election be done in person with every committee member in the room. She had concerns and read a statement, which enumerated some of the following:

- Need to clarify roles, responsibilities and rules for the committee.
- Decisions should be voted on by the whole committee.
- Need to ensure the committee's work stands up to public scrutiny.
- Lanae reports to the full committee and her job description, compensation, and vacation information should be shared with the full committee.
- Chair and Vice Chair should prepare a summary report when they attend key meetings.

Committee members agreed not to defer vote and recommended concerns be sent to Mark and put on the agenda of a future meeting.

Motion: Matt nominated Mark as Chair and Jamie seconded the motion.

In discussion, Dennis J. Duff asked about Mark's vision moving forward and Bob DiRico agreed the issues Elodia raised in her statement should be put on a future agenda.

Vote: Allen Gallagher, Abigail Hammett, Jon Bockian, Mark Krackiewicz and Jamie O'Connell voted in favor. Elodia Thomas and Dennis J. Duff voted against the motion.

Motion: Mark Krackiewicz nominated Jon Bockian as vice chair and Matt Walter seconded the motion. Jamie O'Connell moved to elect Jon Bockian as vice chair and Mark Krackiewicz seconded the motion.

Vote: Allen Gallagher, Abigail Hammett, Matt Walter, Jon Bockian, Bob DiRico, Mark Krackiewicz, and Jamie O'Connell voted in favor. Elodia Thomas and Dennis J. Duff voted against the motion.

C. Housing Authority/Preservation of Affordable Housing Off-Cycle Application

Mark explained that the Watertown Housing Authority and Preservation of Affordable Housing (POAH) would be submitting a Project Eligibility form and wanted to submit a CPA Funding application some time in September as an off-cycle application. A memo from POAH is attached to these minutes.

In the discussion, committee members asked about funding application timelines, financing success, local preference, acquisition of property, and feedback given in previous meetings. Mel Miller from POAH said the design would reflect community feedback. She added phasing of the project and acquisition of property was being evaluated. Mel assured the committee that all the items, such as a detailed design, phasing and construction costs would be addressed in their application.

Committee members also raised concerns about an unfair advantage for an early application, status of waiving permit fees, and inquired as to when funds would be drawn. Mel said POAH would prefer to draw down funds early for predevelopment. Michael Lara responded there was a need to show a local commitment to be placed in a higher priority tier and prepare the strongest application for state.

On the issue of an affordable housing deed restriction in perpetuity, committee members asked for Lanae to seek guidance from Stuart Saginor and a legal opinion.

D. In-Person/Hybrid or Remote Meetings

Dennis checked with the Manager's office and found the Lower Hearing Room is available on the 2nd Wednesday and Thursday of the month.

Matt was not in favor of changing to in-person/hybrid meetings. Elodia stated it was better meeting in person. Abigail preferred in-person meetings and Jamie wanted the opportunity to participate remotely.

Lanae pointed out the two dates proposed conflicted with other board and commission meetings of statutory members. Dennis would check for the availability of other dates.

Motion: Dennis J. Duff moved to hold in-person/hybrid meetings in the near future. Bob DiRico seconded the motion.

Vote: Jamie O'Connell, Mark Krackiewicz, Dennis J. Duff, Bob DiRico, Abigail Hammett, Allen Gallagher, and Elodia Thomas voted in favor. Jon Bockian and Matt Walter voted against the motion.

8. Adjournment

Motion: Dennis Duff moved to adjourn, and Allen Gallagher seconded the motion.

Vote: Bob DiRico, Mark Krackiewicz, Abigail Hammett, Jon Bockian, Elodia Thomas, Allen Gallagher, Dennis J. Duff, Jamie O'Connell, and Matt Walter voted in favor.

Adjournment: 9:30 PM

Attachments:

1. [Draft FY2024 Annual CPA Report](#)
2. [FY2024 Annual Public Hearing Presentation](#)
3. [Housing Consultant Contract Scope of Work 7-5-24](#)
4. [Memo from Preservation of Affordable Housing](#)

**Willow Park Redevelopment
Community Preservation Project Eligibility Form**

Initial Conceptual Drawings

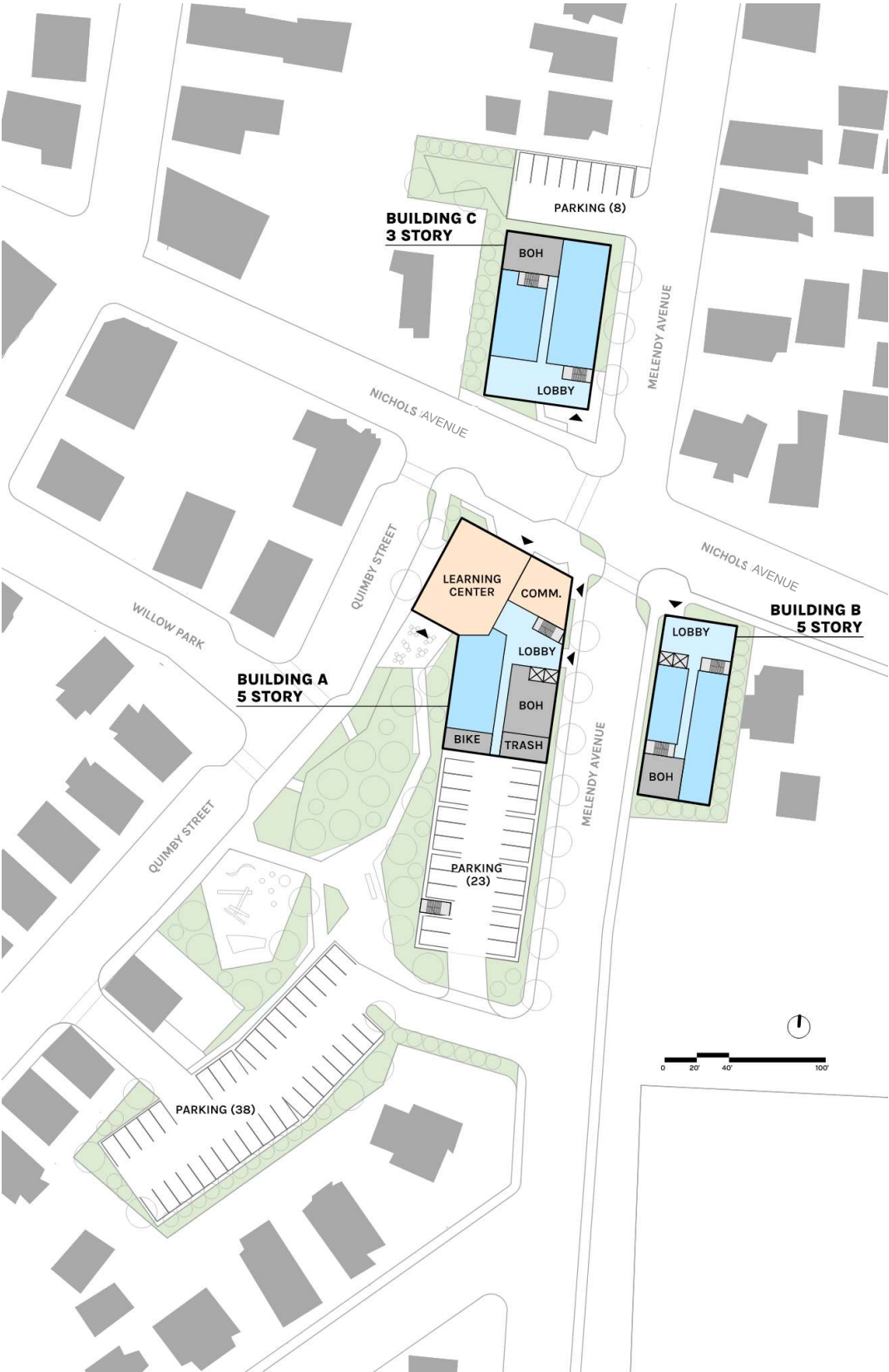
The following pages detail a variety of initial conceptual drawings. While these drawings are currently being refined based on resident, community, and other stakeholder feedback, the project team will share updated drawings as they progress through the community process. The drawings that follow include:

1. Site Plan
2. Ground Floor Plan
3. Typical Floor Plan
4. Building Elevations, West
5. Building Elevations, North
6. Building Aerial View

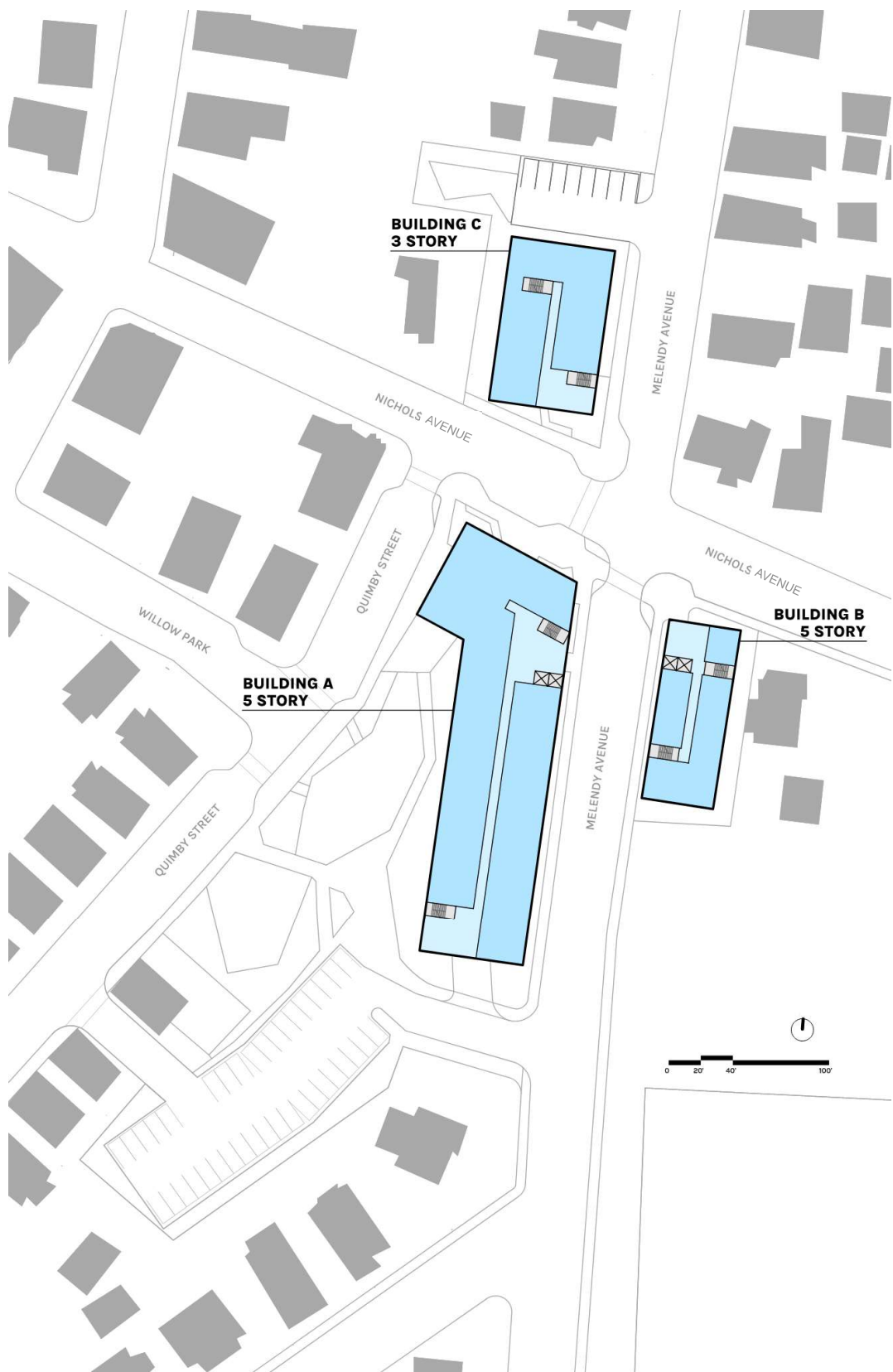
Conceptual Drawing 1: Site Plan



Conceptual Drawing 2: Ground Floor Plan



Conceptual Drawing 3: Typical Floor Plan



Conceptual Drawing 4: Building Elevations, West

Site section cutting through Nichols Avenue and along Quimby Street, looking east towards Building A and Building C.



Conceptual Drawing 5: Building Elevations, North

Site section along Nichols Avenue, looking south towards Building B and Building A.



Conceptual Drawing 6: Building Aerial View



Community Preservation Project Eligibility Form

CPE-24-7



Applicant

Mel Miller

Location

8 QUIMBY STREET

WATERTOWN, MA 02472

[View location details \(/locations/58944\)](/locations/58944)

Created

Jul 28, 2024

Status

Active

Expires

--

Details Files (2)

Application Contact Person**Name ***

Mel Miller

Mailing Address *

2 Oliver Street, Suite 500, Boston MA 02119

Phone Number *

617-449-0876

Email Address *mmiller@poah.org

Project Information**Project Name ***

Willow Park Redevelopment

Applicant(s) Name/Organization *

Watertown Housing Authority

Applicant Type *

Other

Please Specify *

Public agency

Estimated CPA Fund Request (\$) *

4,000,000

Total Budget Estimate (\$) *

90,767,941

Is the property owner the applicant? * ?

Yes

South Middlesex Registry of Deeds book & page numbers of the most recent property deed, or the Certificate of Title number of registered property. For more information click here.

([https://www.masslandrecords.com/MiddlesexSouth/\(X\(1\)S\(vk0m4545rnwtav45ko0i1k45\)\)/Default.aspx?AspxAutoDetectCookieSupport=1](https://www.masslandrecords.com/MiddlesexSouth/(X(1)S(vk0m4545rnwtav45ko0i1k45))/Default.aspx?AspxAutoDetectCookieSupport=1))

Deed Registry Information/Book and Page

Willow Park is comprised of recorded and registered land parcels. The following are the sources of Title: Eminent Domain Taking dated September 11, 1950 and recorded at Book 7637, Page 418, and by virtue of a series of Confirmatory Deeds: Deed dated October 11, 1950 and recorded at Book 7652, Page 437, and by virtue of Deed dated November 10, 1950 and recorded at Book 7667, Page 571, and by virtue of Deed dated November 27, 1950 and recorded at Book 7675, Page 388, and by virtue of Deed dated December 14, 1950 and recorded at Book 7683, Page 320, and by virtue of Deed dated December 14, 1950 and recorded at Book 7683, Page 322, and by virtue of Deed dated December 20, 1950 and recorded at Book 7686, Page 320, and by virtue of Deed dated April 16, 1951 and recorded at Book 7733, Page 488, and by virtue of Deed dated December 2, 1950 and filed as Document No. 246301 (creating Certificate of Title No. 71715) in the Watertown Housing Authority.

Project Eligibility

Open Space

Acquire

--

Create

☐

Preserve

☐

Rehabilitate/Restore - Open Space

☐

Outdoor Recreation

Acquire

--

Create

☐

Preserve

☐

Rehabilitate/Restore

--

Community Housing

Acquire

☐

Create

☒

Preserve

☐

Rehabilitate/Restore - Community Housing 

☐

Support

☐

Historic Preservation

Acquire

--

Preserve

--

Rehabilitate/Restore

☐

For historic properties, is the resource: *(Check all that apply and check designation at MHC-Macris.net.)*

deemed significant by the Watertown Historic Commission?

--

in a local historic district?

--

listed on the State Registry of Historic Places?

--

listed on the National Historic Register?

--

Have you reviewed Watertown's Community Preservation Plan and Application Manual? *

Yes

Have you attended a Watertown CPA Clinic or viewed an application workshop? *

Yes

Have you identified a project manager? *

Yes

Is the project on City-owned property? *

No

Project Manager Information

Project Manager Name

Mel Miller

Company Name

Preservation of Affordable Housing (POAH)

Phone

617-449-0876

Email

mmiller@poah.org

Project Narratives

Project Summary * ?

The Willow Park Redevelopment project, a partnership between Preservation of Affordable Housing (POAH) and the Watertown Housing Authority (WHA), is dedicated to transformative redevelopment and community enrichment. The project will reimagine the current 60-unit public housing property to increase density while fostering sustainability, inclusivity, and accessibility for

present and future residents. The redevelopment will commence with the relocation of current residents, all of whom will have the right to return to the redeveloped property. Once all families have been relocated, the existing six buildings will be demolished, and the three new buildings will then be constructed. While the layouts and massing of the three new buildings are currently under development, the project will deliver at least 125 apartments while also prioritizing open space for residents and neighbors. The initial conceptual drawings detailing the 125 apartments are attached in this submission, and the project team looks forward to sharing updated drawings as they progress through the community process. While the initial plans are best suited for a non-phased approach, the team will continue to evaluate the potential benefits of a phased project as drawings are further refined.

The Willow Park Redevelopment is seeking funds for the creation of Community Housing, an allowable expense under the Community Preservation Act (CPA), as 100% of the units will serve low- and moderate-income individuals and families.

Public Benefit * ⓘ

The Willow Park Redevelopment project generates substantial public benefits while aligning with community need and CPA goals. This initiative has garnered strong support from the Watertown Department of Community Development and Planning (DCDP), elected officials such as City Councilor Nicole Gardner, community groups, current Willow Park residents, and neighbors. The project strategically aligns with identified needs, goals, and priorities in current town-wide planning documents and furthers the objectives outlined in the Community Preservation Act's 5-Year Plan (2021-2025). The project also incorporates sustainable and environmental design practices, ensuring long-term maintenance and resilience. Furthermore, through a trauma-informed design approach, the redevelopment will comply with Americans with Disabilities Act (ADA) and Massachusetts Architectural Access Board (MAAB) accessibility regulations.

The redevelopment of Willow Park addresses a currently obsolescent housing stock, preserving current affordability while adding to the city's affordable housing stock. Addressing these urgent needs, the redevelopment of Willow Park aims to serve as a "catalyst for transformative change," reimagining the current 60-unit property and its role in the neighborhood and impact on its residents and neighbors. Furthermore, the project is backed by an experienced development team and long-term operator. While the project's construction start will be dependent on success with financing applications like this one and others at the state level, the development team brings expertise in navigating competitive applications and unforeseen delays. Similarly, the project leverages CPA capital effectively by attracting other public funds and private investment. The deal's diverse capital stack includes contributions from the Commonwealth's Executive Office of Housing and Living Communities (EOHLC) in the form of funding towards the 60 public housing units and a 4% Low Income Housing Tax Credit (LIHTC) allocation, private equity, workforce housing funding, and energy incentives from the state. Concurrently, the development team is requesting funding from the Watertown Affordable Housing Trust. This proposed contribution from the CPC is anticipated to be indication of the City of Watertown's strong support as the team

proceeds with funding applications to the state; contributions of this scale at an early stage are critical to the success of the State funding application.

The Willow Park Redevelopment addresses multiple CPA focus areas by blending affordable housing with sustainable and inclusive community development. For community housing in particular, though, the project addresses each goal of the CPC's Plan. First, the project addresses the CPC's stated critical need for affordable housing. Second, through the 1:1 replacement of the state public housing units and the creation of additional 100% affordable units, the project will preserve long-term affordability for the existing income-restricted units while doubling the number of new long-term affordable apartments at the site. The project also supports the CPC's local preference goals, ensuring the benefits are available to current residents and workers in Watertown. The project team looks forward to discussing these specifics with the CPC, City departments, elected officials, and state funding agencies. Fourth, the project utilizes infill development strategies to optimize the existing land and infrastructure, delivering as many affordable homes as possible while balancing the need for parking and open space to benefit both residents and neighbors. Lastly, the Willow Park Redevelopment not only ensures the project's construction but also a successful long-term maintenance and operations so that each resident is safe, welcome, and proud to call Willow Park home.

Overall, the Willow Park Redevelopment Project seeks to realize a future where residents enjoy enhanced living standards, strengthened community bonds, and sustainable-forward thinking infrastructure. We look forward to advancing this mission alongside the CPC's values to maintain, improve, and enhance the qualities that make Watertown a special place to live.

Status *

The Willow Park Redevelopment project has undergone significant planning to meet the community's needs and regulatory requirements. Prior to selection of POAH as a development partner, the WHA hired an affordable housing consultant and architect to evaluate the initial feasibility of an undertaking such as this one. This groundwork enabled the WHA to understand the possibilities and bring in an experienced developer like POAH to take the necessary actions to bring their vision to reality.

Since being selected, the team has had biweekly meetings with the Watertown DCDP, which have been instrumental in informing the project's design and guiding its path towards obtaining a Friendly 40B Comprehensive Permit. These regular interactions have facilitated continuous feedback and alignment with local planning standards.

In addition, meetings with residents, community members, and stakeholders, including the CPC, have been held to present the project's design. These sessions have provided valuable insights and feedback, while also fostering transparency. The feedback has been essential as we advance our architectural drawings with MASS Design, our project architect. Examples of feedback we have been incorporating including increasing the two- and three-bedroom unit count, adding parking through the inclusion of a two-level parking deck to increase the parking ratio to at least

0.70, and considering two potential site acquisitions to address abutter concerns while also potentially delivering additional affordable housing units and parking. Through this iterative process, we seek to produce a final design that reflects the collective vision and needs of the community. The team is in the process of identifying times for future community meetings this summer and a zoning filing this fall.

Documents

No documents have been issued...

City of Watertown, MA

Your Profile

[Sign Up \(/sign-up\)](#)

[Your Records \(/dashboard/records\)](#)

Resources

[Search for Records \(/search\)](#)

[Claim a Record \(/claimRecord\)](#)

[Employee Login \(https://watertownma.workflow.opengov.com\)](https://watertownma.workflow.opengov.com)

Portal powered by **OpenGov**

(Attachment A)

Scope of Work A (Application Review)– Christine Gimbel Rogers Contract

1. Review community housing applications received by the Community Preservation Committee.	\$1,600/ per application
2. Identify questions for the applicants or further information the CPC should request from applicants.	\$320/ per application
3. Provide concise written analyses of applications related to: A. community housing development best practices • financial soundness and feasibility • conformance to regulations • affordable housing standards • norms of financial institutions B. potential project barriers or issues of concern.	\$480/ per application
4. Present analyses to the committee at their CPC meeting (optional).	\$640
5. Attend project presentations of housing applicants to ask follow-up questions (optional).	\$640/ per application
6. Consultation on project implementation and, as necessary identify corrective actions (optional).	\$1,280
TOTAL	\$8,000

Estimated amounts for each task are based on an hourly non-profit discounted rate of \$160/hr. All task totals presented are not to exceed figures.
Optional items are optional at the request of the CPC and dependent on the consultant's availability. Scope A assumes two applications.

(Attachment A)

Scope of Work B (Early Support) – Christine Gimbel Rogers Contract

1. Provide ongoing support for funded applications- review quarterly progress reports, project milestones and timing. (Optional)	\$1,280/ per project
2. Assist the CPC throughout the construction closing process, attend closing calls, review plans and documents as needed. Assumes 12-15 weeks from business meeting to construction closing. (Optional)	\$2,400/ per project
3. Provide concise summary memo of closing process, lessons learned, post-closing open items, key milestones, reporting requirements and other deal specific information as needed. (Optional)	\$480/ per project
TOTAL	\$4,160

Optional items are optional at the request of the CPC and dependent on the consultant's availability. Scope B assumes one project.

(Attachment A)

Scope of Work C (Construction and Closeout) – Christine Gimbel Rogers Contract

1. Review monthly requisition packages and lender advisor report. Identify any potential questions, issues or clarifications needed. Assumes 18-month construction timeline. (Optional)	\$2,880/ per project
2. Assist with project closeout, compliance and deliverables. (Optional)	\$1,600/ per project
3. Attend CPC and other meetings on project status. (Optional)	\$640/ per project
4. Provide concise closeout memo, including lessons learned, project milestones and any outstanding deliverables.	\$320/ per project
TOTAL	\$5,440

Optional items are optional at the request of the CPC and dependent on the consultant's availability. Scope C assumes one project.



July 22, 2024

Community Preservation Committee
Town of Watertown
Watertown Town Hall
149 Main Street
Watertown, MA 02472

Community Preservation Coalition Dues Notice

FY25 Annual Membership Dues: **\$7900**

Make checks payable to: Third Sector New England, Inc.
(And please include in the description line: *Community Preservation Coalition*)

Remit membership dues payments to:

Third Sector New England, Inc.
89 South Street, Suite 700
Boston, MA 02111-2670
Attn: Community Preservation Coalition

Tax ID Number - see attached W9 form.

The Community Preservation Coalition operates as a fiscally sponsored program of Third Sector New England, Inc.

For any questions regarding billing, please contact the Community Preservation Coalition staff at 617-367-8998.