

Discussion Points—CPC/Trust Collaboration

- I. What time period should we focus on? Given that the Trust has just been formed and there are major variables in its work & funding, should we focus discussion on 2023?
- II. Should we aim for something short of a formal agreement? e.g., a “joint statement” (understanding that if there was any CPA funding, we’d need to do a grant agreement anyway.)
- III. What kind of issues should we address?
 - The Chairs/staff think it is unnecessary to address funding Trust activities at this time, particularly if the focus is confined to 2023.
 - Under the CPA statute, there is spending on affordable housing that would not qualify as eligible uses but could be funded by the Trust (distinction between “preserve” and “rehabilitate/restore”). Is there value in discussing this for potential applicants for CPA/Trust funding, e.g., by providing specific examples?
 - If a project could go to either body, can we give potential applicants written guidance about where to apply first or the type of funding each could provide (eligibility, dollar level, or pre-development activities vs. acquisition, etc)? Is there a distinction between projects where sites are identified by the Trust and a project is “nurtured” with an affordable developer vs. projects that independently come to the CPC?
 - Do we want to create a mechanism for consultation if dual jurisdiction projects come to either’s attention?
 - Is there a limited role in the CPC process that includes the Trust, e.g., the Trust’s opinion on whether a project does or does not align well with the Housing Plan?
 - The Chairs/staff recommend that each body periodically update each other on activities. E.g., could be quarterly meeting between chairs, with each chair reporting back.
 - While Trust could help with the CPC’s assessment of housing needs, this is a small piece & doesn’t necessarily need to be discussed.
 - Other issues?

Watertown Affordable Housing Trust Preliminary Strategic Plan for 2023

Watertown's Housing Plan (2021-25) contains six goals and 25 strategies. In order to focus its first full year of operation, the Watertown Affordable Housing Trust's initiatives will concentrate on promoting a pipeline of projects eligible for federal/state funding. This will require identification of feasible sites, affordable development partners, and local funding sources. These projects may be 100% affordable or be sufficiently mixed-income to qualify for federal/state funding.

Since the Trust is at an early stage, this strategic plan is "preliminary" and may be revised as the body considers other strategies, e.g., supporting Watertown Housing Authority portfolio reinvestments or proposing an accessory dwelling unit ordinance.

The Trust's work in 2023 will also include continuing responsibilities, such as reviewing project proposals that include inclusionary zoning units, Watertown's participation in the WestMetro HOME Consortium and policy recommendations as needed.