



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

To: Robert Healy, City Manager
From: Richard Rossi, Chair, Community Preservation Act Committee
Date: September 17, 2008

Re: Allocation and Appropriation of CPA Funds

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee on September 9, 2008 and to convey their recommendations for the use of CPA funds for FY2009 appropriation. The FY09 process was revised to include an additional public meeting to solicit suggestions for specific projects from the general public. See list of Committee members and City staff present at the meeting, below.

Recommendations made by the Committee on September 9th were based on the City's goals, as well as the staff presentations and public comment heard at the CPA public meetings held on June 5, 2008 and September 3, 2008 and the CPAC discussions at working CPAC meetings on June 10, 2008 and September 9, 2008. Approximately 28 members of the public attended the first of these publicly advertised meetings, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, 23 people spoke. In addition, 14 letters or e-mails were received from people who were unable to attend, as well as a petition with 32 signatures, this last in support of retaining the 80% allocation to affordable housing. Twelve of the speakers/writers at this meeting supported continuation of the 80-10-10 split of CPA funds in favor of affordable housing. Seven people spoke or wrote in favor of various open space projects; 5 in favor of various historic preservation projects or grants and 12 in favor the Shady Hill Square proposal.

On June 10, 2008, the CPA Committee met for a working meeting, to discuss the testimony from the 6/5/08 public meeting and to hear about the proposals from City Staff and others for CPA funding projects for FY09. No allocation recommendations were made at this meeting.

A second public meeting, held on September 3, 2008, was posted for discussion of allocation preferences among the three CPA expenditure categories. At this meeting a presentation booklet was provided, which described prior year allocations and expenditures as well as proposals for FY09 CPA projects. Thirty-two people signed up to speak at this meeting, although only 28 of them spoke when their name was called. Eight e-mails or letters were also received prior to this meeting. Twenty-two of the public speakers/e-mailers spoke/wrote in favor of continuing the 80% allocation to affordable Housing. Seven speakers/writers spoke in favor of increasing the Open Space allocation. Three spoke/wrote in favor of increasing the historic preservation allocation and one spoke specifically in favor of the Shady Hill Square Historic Preservation restriction project. Seven speakers spoke about their concern with the density of affordable housing

in the Wellington-Harrington neighborhood, and some of these also spoke of their frustration with the management of certain Affordable Housing developments by Just-A-Start (JAS).

The CPAC met for a publicly posted working meeting on September 9, 2008, at which they reviewed materials they had requested regarding the following: City expenditures from non-CPA sources on Open Space and Affordable Housing; locations of all types of Affordable Housing throughout Cambridge; and amended proposals for Historic and Open Space projects based on a 10% allocation to each. After review and discussion of these materials among the CPAC members and City staff, the CPAC discussed their response to the September 3, 2008 public hearing. Based on this input, the Committee recognized that the creation and preservation of affordable housing still remains the CPA Committee's and residents' highest priority.

Accordingly, on September 9, 2008, the CPA Committee voted unanimously to recommend to the City Council, through the City Manager, that the CPA funds be allocated and appropriated as follows:

VOTE 1: Fiscal Year 2009 Local Funds (\$6.0 million)

Vote 1A **80% of FY2009 CPA Local Fund revenues (\$4,800,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.**

Vote 1B **10% of FY2009 CPA Local Fund revenues (\$600,000) allocated to Historic Preservation as follows:**

- o \$355,000 appropriated to the Historic Preservation Grants program;
- o \$ 12,500 appropriated to the Cambridge Cemetery receiving tomb;
- o \$ 50,000 appropriated to Collins Branch Library access;
- o \$ 15,000 appropriated to Cambridge Cemetery stairway restoration;
- o \$ 15,000 appropriated to Old Burying Ground headstone restoration;
- o \$ 30,000 appropriated to Cambridge Public Library digitization;
- o \$ 5,000 appropriated to City Cable TV digitization;
- o \$ 28,150 appropriated to City Clerk vaults renovation;
- o \$ 1,850 appropriated to restoration of City Clerk Archival collections; and
- o \$ 87,500 appropriated to Shady Hill Square Preservation Restriction.

Vote 1C **10% of FY2009 CPA Local Fund revenues (\$600,000) allocated to Open Space as follows:**

- o \$250,000 appropriated to Watershed Slope and Soil Stabilization Project;
- o \$ 50,000 appropriated to Fresh Pond Reservation Circulation and Access Plan;
- o \$210,000 appropriated to Kingsley Point Restoration, and
- o \$ 90,000 appropriated to Ecological Inventory of Upland Watershed property.

VOTE 2: Fiscal Year 2008 State Funds [received in FY09] (\$3.9 million)

Vote 2A *80% of FY2008 State Match revenues (\$3,120,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.*

Vote 2B *10% of FY2008 State Match revenues (\$390,000) allocated to Historic Preservation as follows:*

- \$145,000 appropriated to the Historic Preservation Grants program;
- \$ 12,500 appropriated to the Cambridge Cemetery receiving tomb;
- \$ 50,000 appropriated to Collins Branch Library access;
- \$ 15,000 appropriated to Cambridge Cemetery stairway restoration;
- \$ 15,000 appropriated to Old Burying Ground headstone restoration;
- \$ 30,000 appropriated to Cambridge Public Library digitization;
- \$ 5,000 appropriated to City Cable TV digitization;
- \$ 28,150 appropriated to City Clerk vaults renovation;
- \$ 1,850 appropriated to restoration of City Clerk Archival collections; and
- \$ 87,500 appropriated to Shady Hill Square Preservation Restriction.

Vote 2C *10% of FY2008 State Match revenues (\$390,000) allocated to Open Space as follows:*

- \$390,000 appropriated to Kingsley Point Restoration.

VOTE 3: CPA Fund Balance (\$1,000,000)

Vote 3A *80% of the Fund Balance (\$800,000) allocated to Affordable Housing and appropriated to the Affordable Housing Trust;*

Vote 3B *10% of the Fund Balance (\$100,000) allocated to Historic Preservation as follows:*

- \$ 36,765 appropriated to Collins Branch Library access; and
- \$ 63,235 appropriated to City Clerk vaults renovation.

Vote 3C *10% of the Fund Balance (\$100,000) allocated to Open Space as follows:*

- \$ 10,000 appropriated to Ecological Inventory of Upland Watershed property;
- \$ 75,000 appropriation for Fresh Pond Reservation Drainage Improvements ; and
- \$ 15,000 allocated to Open Space Reserve (for future appropriation).

VOTE 4: CPA Fund Balance - Administration (\$7,500)

Vote 4 *\$7,500 Administrative Cost for Community Preservation Coalition Membership Dues*

Attendance at Community Preservation Act Committee Meeting: September 9, 2008

Committee Members Present:

Richard Rossi, CPA Committee Chair, Deputy City Manager
Louis DePasquale, Assistant City Manager, Finance
Wyllis Bibbins, Member, Historical Commission
Gerard J. Clark, Cambridge Housing Authority
Lee Farris, Resident, City of Cambridge
Ellen Shachter, Resident, City of Cambridge
Susan Schlesinger, Member, Cambridge Affordable Housing Trust

Albe Simenas, Chair, Conservation Commission
Bill Tibbs, Planning Board

City Staff Present:

Charlie Sullivan, Executive Director, Historical Commission
Jen Wright, Executive Director, Conservation Commission
Beth Rubenstein, Assistant City Manager for Community Development
Chris Cotter, Director of Housing, Community Development Department
David Kale, Budget Director
Nancy Schlacter, Assistant to the City Manager

Attachments:

Attachments:

CPA FY09 Presentation Booklet – September 3, 2009
Handouts provided at September 9, 2008 Meeting
CPA FY09 Meeting Notes

**Agenda
CPA Committee**

September 9, 2008

- 1. Review of Materials**
- 2. Amendments to FY09 Open Space and Historical Project Listing**
- 3. Discussion**
- 4. Vote on Allocation Percentages**
- 5. Vote on Specific Projects based on Allocation Percentages**
- 6. Transfer Vote on Unexpended Balances-Brattle-Craigie Wall Project**

Info Request by CPA Committee	
Park Expenditures FY 2003 - 2009	
Project	Approx Total Cost-All Sources
Paine Park	275,000
King School Playground	799,000
Bergin Park	300,000
Area 4 Parks (Squirrel Brand Park, Donnelly Field, Greene Rose Heritage Park)	8,515,000
Lopez Street	150,000
Franklin Street	300,000
Maple Avenue	300,000
Waterplay upgrade (various locations)	150,000
Dana Park	865,000
Lowell School Park	410,000
Charles Park Tot Lot	125,000
Vellucci Plaza	350,000
Gore Street Park	850,000
Russell Field	11,280,500
Baldwin School Playground	400,000
Trolley Square Park	400,000
Tobin School Playground	615,000
Maher Park	2,300,000
Jill Brown-Rhone Park Lafayette Square	1,200,000
Danehy Skate Park	160,000
Cambridge Common Playground	562,000
Clement Morgan Park	480,000
Costa Lopez	300,000
Dog Park at Danehy	100,000
New Riverside Park	2,600,000
Total	33,786,500

Information Request by CPA Committee

FUNDING FOR HOUSING

ALL HOUSING PROGRAMS

	CDBG	HOME	TOTAL
FY2004	\$1,662,879	\$1,062,294	\$2,725,173
FY2005	\$1,662,879	\$1,062,247	\$2,725,126
FY2006	\$1,306,042	\$1,034,412	\$2,340,454
FY2007	\$981,283	\$972,000	\$1,953,283
FY2008	\$981,283	\$966,546	\$1,947,829
FY2009	\$949,825	\$933,605	\$1,883,430

Community Development Block Grant (CDBG) funds are federal funds that can be used to fund affordable housing programs, public facilities, or human services programs.

HOME funds are federal funds that can only be used for affordable housing programs.

Information Request by CPA Committee

**FY09 CPA Open Space
Revised Funding Recommendations (9/9/08) at 10%**

Open Space Project	Amount Requested
Implementation of FP Master Plan	
- Slope and Soil Stabilization	250,000
- Circulation and Access Plan	50,000
- Kingsley Point Restoration	600,000
Preservation of Watershed Land	
- Ecological Inventory	100,000
Watershed Drainage Improvements	75,000
Open Space Reserve	<u>15,000</u>
Total	1,090,000

Water Supply Protection: Watershed Drainage Improvements

Requested: \$75,000

For the engineering design costs and construction associated with approximately 5 acres of drainage improvements at Fresh Pond Reservation. The area constantly floods during small storm events and has been identified as a high priority in the Fresh Pond Reservation Master Plan. The area is bordered by the Reservoir, Sozio Rotary, Fresh Pond Parkway, and the lower Water Department parking lot.



Information Request By CPA Committee			
Project	All requests	Revised CHC Recommendation at 10% funding level: \$1,090,000	
Cambridge Cemetery receiving tomb (DPW)	\$25,000.00	\$25,000.00	
Collins Branch Library access (CPL)	\$136,765.00	\$136,765.00	
O'Connell Branch Library windows (CPL)	\$93,760.00	\$0.00	
Cambridge Cemetery stairway repairs (DPW)	\$50,000.00	\$30,000.00	
Cambridge Common renovation (DPW)	\$782,000.00	\$0.00	
Old Burying Ground headstone restoration (CHC)	\$40,000.00	\$30,000.00	
Cambridge Public Library digitization	\$92,050.00	\$60,000.00	
CCTV digitization	\$10,000.00	\$10,000.00	
City Clerk archival materials	\$3,700.00	\$3,700.00	
City Clerk vaults renovation	\$168,000.00	\$119,535.00	Decr. from \$144,535
Affordable and Institutional Preservation Grants	\$500,000.00	\$500,000.00	
Shady Hill Square Preservation Restriction	\$150,000.00	\$175,000.00	Incr. from \$150,000
TOTAL	\$2,051,275.00	\$1,090,000.00	
CIIC staff recommendations, September 9, 2008			



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

September 9, 2008

To: The Community Preservation Committee

Fr: Robert W. Healy, City Manager

Re: Vote on Transfer of \$9,243.20 Historical Preservation

I am requesting that the Community Preservation Act Committee approve the transfer of \$9,243.20 in available funds from the \$200,000 appropriation approved in FY06 for the Brattle/Craigie Wall Repair Project (Historical Preservation), now completed, to the City Clerk's Vault Renovation Project (Historical Preservation).

The CPA Committee vote in favor of this transfer does not require a further vote by the City Council.

Meeting Notes from CPA Committee Public Hearing – 6/5/08 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (8 of 9)

Bill Bibbins (Historical Commission)

Ellen Shachter (Resident)

Louis DePasquale (Assistant City Manager – Director of Finance)

Richard C. Rossi (Deputy City Manager/Chair CPAC)

Susan Schlesinger (Cambridge Affordable Housing Trust)

William Tibbs (Planning Board)

Gerald J. Clark (CHA)

Lee Farris (Resident)

Albe Simenas (Conservation Cmsn – Absent)

Attendees:

Beth Rubenstein (Director Community Development Department (CDD))

Susan Glazer (Deputy Director - CDD)

Cassie Arnud (CDD- Housing Planner)

Linda Prosnitz (CDD- Housing Planner)

Anna Dolnatch (CDD- Housing Planner)

Charles Sullivan (Executive Director - Historic Commission)

Jennifer Wright (Executive Director - Conservation Commission)

Karen Preval (Management Analyst – Executive Department)

David Kale (Budget Director)

Nancy Schlacter (Assistant to City Manager)

The hearing convened at 6:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi explained that the hearing was to allow the public to comment on how they want CPA funds to be spent and to allow the CPAC to hear what sorts of projects people are interested in. Mr. Rossi gave a brief introduction regarding the adoption by Cambridge of the CPA. Mr. Rossi answered questions about how the CPA allocation is determined and described the CPAC's role in recommending fund allocation to the City Council as well as the Council's role, which permits them to either adopt or reduce the CPAC's proposed allocations, but not to increase the fund allocations.

Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale reviewed the history of CPA fund allocations since Cambridge adopted the CPA in 2002. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge had been able to allocate \$72,207,500 since the adoption of the CPA for affordable housing, open space and historic preservation projects.

During the course of the hearing, Mr. Rossi read excerpts from letters and emails forwarded by folks unable to attend. They included the following:

Esther Hanig of Pine St. wrote in support of retaining 80% of the CPA allocation for affordable housing, citing her interest in retaining economic diversity in the city. She noted that she resides in Area 4 and said that more affordable housing would impact her neighborhood and that she welcomes it.

Rebecca Ramsay of Exeter Park wrote to encourage the city to purchase a parcel at the corner of Linnaean St and Mass. Ave for open space as a city park.

Elizabeth Wylde wrote on behalf of the Friends of Fresh Pond Reservation to encourage ongoing CPA open space funds support for implementation of the Fresh Pond Master Plan and for funding a feasibility study regarding public access impacts and possible improvements to city-owned watershed lands in Lincoln and Lexington.

Linda Young of Columbia St. wrote in support of ongoing open space funding, to increase community gardens and to develop a program for residents to “green up” parking lots and other city property and to develop a partnership with colleges and schools to create an inner city farm program.

Peggy Kutcher of Washington Ave. wrote in support of historic preservation funding for older housing stock (particularly lower income multi-family homes and apartment buildings of historic value). She also encouraged consideration of alternative models for affordable housing, broader stewardship of existing building stock and strategic acquisition of open space.

City Councilor/Vice Mayor Brian Murphy wrote in support of a proposal by the Shady Hill Square Assn. (SHS) to use \$150,000 in CPA historic preservation funds to purchase a permanent conservation easement for the common green of this 1915 era “Garden City” development, noting that it is a “vital part of our city’s architectural, aesthetic and social history ... [which] reflects the utopian ideals of this early 20th century movement.” Councilor Murphy noted that the neighbors and abutters were working to raise 80% of the funding for the project.

Helen Snively of Fayette Park wrote to ask that the City to “listen to the neighbors” regarding SHS and not to permit it to be built on.

Susan Redlich of Sacramento St. wrote in support of purchasing a conservation restriction on Shady Hill Square with CPA funds.

In addition to the letters and e-mails, a petition was delivered with 32 signatures, expressing support for affordable housing as a priority need in Cambridge.

The following communications have been received since the CPA Public Hearing:

Louise Weed wrote on behalf of the Fresh Pond Advisory Board to urge continued use of CPA open space funds to support natural resource restoration efforts at Fresh Pond Reservation and for ongoing implementation of the Fresh Pond Master Plan.

Ann Roosevelt, President of the Cambridge Water Board, wrote in support of using CPA open space funds for a feasibility study of City-owned lands in Lincoln and Lexington with regard to developing access to these lands, and for the ongoing implementation of the Fresh Pond Master Plan.

City Councilor Henrietta Davis wrote in support of the Historic Commission providing preservation funds for the SHS historic preservation easement.

Joan Pickett of Ellery St. wrote an e-mail on behalf of the Mid-Cambridge Neighborhood Assn. (MCNA) in support of the SHS application for Historic Preservation CPA funds, and in support of any other available funds that might be usable for this purpose.

An email from Phoebe Sinclair, attaching a letter from Stephen Diamond, Chair of the Agassiz Baldwin Neighborhood Council, in support of the Historic Preservation grant for the SHS central green.

The meeting was opened to public comment. Twenty-eight people signed up to speak, although only 23 of them spoke when their name was called. A brief summary of the comments follows:

John Moore of Shady Hill Square spoke in support of a \$150,000 grant to SHS from CPA Historic Preservation funds. He explained that the Cambridge Historic Commission looked favorably upon preserving this example of early 20th Century "Garden City" urban design with funds to purchase a permanent conservation restriction. He further explained that neighbors and abutters were raising funds (currently @ \$625,000) to acquire the property from a developer who would otherwise be building a large home on the historic green at the center of the development. [Mr. Moore submitted a written copy of his testimony.]

Rabbi Gold of Dana Street said he had lived at SHS about 50 years ago for around 20 years and that his daughters still live there. Rabbi Gold described the progressive "Garden City" design movement and its benefits to community building. He provided some historical context for the neighborhood and its utopian ideals. He noted that three neighborhood groups had voted in support of the SHS application to the Historic Commission (Mid-Cambridge Neighborhood Council, Agassiz-Baldwin Neighborhood Council and the Assn. Of Cambridge Neighborhoods), and that many neighbors and Cambridge residents had signed a petition in support of the preservation application. He noted that four City councilors had written in support of the application (Seidel, Kelley, Decker and Maher) as had State Rep. Alice Wolf. [A copy of Rabbi Gold's remarks was provided.]

Deborah Valenz of Shady Hill Square spoke in support of the SHS Historic Grant, describing the horseshoe cluster of homes around a common green as unique example of a communally maintained park and typical of the "Garden City" urban design movement which began in England.

Jane Rabe of Shady Hill Square spoke on behalf of the SHS Historic preservation grant and directed attention to the many letters attached the SHS application to the Historic Commission. She read a letter from neighbors about the importance of the SHS green to their sense of neighborhood, community and as an urban oasis.

Steve Sloan of Trowbridge St. spoke as a Cambridge resident and as a representative of the Trustees of the Reservations, noting that the ToR supports the SHS historic grant application. He stated that he believed the SHS green was the anchor of the neighborhood.

Gordon Goettsche, from Columbia St., spoke on behalf of Just-A-Start in support of using the maximum allocation of CPA funds for affordable housing. He stated his support for preservation of existing housing and development of new housing. He noted that without government funds used and leveraged to building and preserve affordable housing that it would not be feasible to build such housing for lower income wage earners in Cambridge. [Gordon Goettsche also provided a letter on behalf of Just a Start Corp. in support of using 80% of CPA funds for affordable housing in order to retain a local labor force that can afford to live in the city.]

Lorraine Lavoie of Lancaster St. asked whether CPA housing funds could be used to purchase housing outside of Cambridge and stated her interest in seeing co-housing being explored as a possible type of affordable housing for elder residents.

Minka vanBueuzekam of Essex St. stated that designing housing in denser clusters would reduce CO2 emissions but noted that she would prefer that CPA funds be used to increase the allocation to Open Space so that funds could be used for a feasibility study about open space inventory and opportunities for community gardens, green rooftop gardens, development of agricultural plots in the City and encouraging "friends of" programs for parks and open space in the City.

Elizabeth Koundaksian of Linnaean St. spoke in behalf of preserving the 80% allocation to affordable housing, so that people from different economic backgrounds could continue to live in Cambridge.

Peter Daly of Franklin Street, on behalf of Homeowners Rehab, Inc., spoke in favor of retaining the 80% allocation to affordable housing, describing the long wait list for affordable units and the foreclosure challenges that residents are facing throughout the commonwealth. He noted that affordable home ownership opportunities would not exist in Cambridge without CPA funds and government resources. He noted that he believes that opportunities will arise soon to purchase condos for less than their earlier market values.

Margaret McMahon of Highland Ave. spoke in favor of the SHS historic preservation grant, describing her desire that the central green be held in perpetuity as open space.

Terry Dumas from the Cambridge Housing Authority spoke of the CHA's long waitlist (6,199 ppl) for affordable housing and that the CHA averages only 100 vacancies per year in existing CHA housing stock. She described the long waits for 1 and 2 BR apartments, for which 90% of the people are on the waitlists. She urged continuance of the 80% allocation of CPA funds to Affordable Housing. She noted that there are other resources available for Open Space, but not for Affordable housing development.

Karen Davis of Walker St., Director of the Cambridge Historical Society, spoke in favor of funding the Institutional Grant Program from Historic Preservation CPA funds. She also noted her support of the SHS grant, which she felt straddled both Open Space and Historic Preservation priorities.

John Hixon of Norris St. spoke in favor of retaining the 80% allocation to Affordable Housing.

Barbara Kibler, from the Margaret Fuller House in East Cambridge, spoke in favor of the Institutional Grant funds received from the Historic Commission's CPA funds. She said she hoped additional Institutional Grant funds could be made available in the future for MFH interior needs.

Justig Laho from Rindge Ave. spoke in support retaining Affordable Housing funding, noting that he supports JAS, the CHA and the City Council's efforts to develop more affordable housing and to provide amenities to the residents.

Tina Alu of Pleasant St. spoke as the Assoc. Director of CEOC. She stated her ongoing support of the 80% allocation to affordable housing. She described increased numbers of ppl at food pantries and the need for poorer folk to hold multiple jobs to make ends meet as the costs of living are skyrocketing. She spoke of her interest in maintaining economic diversity in Cambridge.

Jean Chandler of Leonard Ave. spoke on behalf of the Old Cambridge Baptist Church, which had received an Institutional Historic Preservation grant. She noted that the facility provides no or low rent space to a variety of non-profits and groups representing low income folks. She said the OCBC would be seeking additional Institutional grant funds in the future for ongoing projects.

James Williamson of Jackson Place spoke in favor of allocating the maximum 80% to Affordable Housing and asked for more information about how CPA funding and leveraging works in favor of affordable housing.

Michael Hagarty of Otis St. spoke strongly in favor of all of the CPA efforts, but felt that the prior year's 10% allocations to Open Space hamstrings the use of the funds. Said he felt that the housing allocation feels like an "entitlement" and that he would prefer to see more Open Space in East Cambridge. He said he thought the City should pursue open space acquisition while market prices are lower...

Nancy Phillips of Tremont St., a 30 year resident of Cambridge, said she was sympathetic to all of the needs expressed but believes that housing is the most pressing need and advocates the continued 80% allocation to affordable housing.

John Pitkin of Fayette St spoke in favor of the CPA funding the SHS project, though he thought it was coming from Open Space funds.

Anita Reed of Rindge Ave, said she was a lifelong resident of Cambridge and spoke in favor of the 80% housing allocation.

The hearing adjourned at 7:40 PM.

Meeting Notes from CPAC Meeting on 6-10-08 @ 5:00 PM – Ackermann Room

CPA Committee Members Present: (8 of 9)

Bill Bibbins (Historical Commission)
Ellen Shachter (Resident)
Louis DePasquale (Assistant City Manager – Director of Finance)
Richard C. Rossi (Deputy City Manager/Chair CPAC)
Susan Schlesinger (Cambridge Affordable Housing Trust)
Gerald J. Clark (CHA)
Lee Farris (Resident)
Albe Simenas (Conservation Cmsn)

William Tibbs (Planning Board - absent)

Staff Attendees:

Beth Rubenstein (Director Community Development Department (CDD))
Susan Glazer (Deputy Director - CDD)
Cassie Arnud (CDD- Acting Director Housing Division/Housing Planner)
Anna Dolnatch (CDD- Housing Planner)
Charles Sullivan (Executive Director - Historic Commission)
Jennifer Wright (Executive Director - Conservation Commission)
Karen Preval (Management Analyst – Executive Department)
Nancy Schlacter (Assistant to City Manager)

The hearing convened at 5:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi gave a brief introduction regarding the purpose of this CPAC meeting: to discuss the public input from the 6-5-08 public hearing and from written communications from Cambridge residents about the sorts of projects they wanted CPA funds expended on.

Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale reviewed the history of CPA fund allocations since Cambridge adopted the CPA in 2002. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge had been able to allocate \$72,207,500 since the adoption of the CPA for affordable housing, open space and historic preservation projects. He noted that the City has been informed that our state match will likely be less than 100% this year, due to more cities and towns in having adopted the CPA and to lower receipts from the Registry fees charged to raise money for the State match contribution. Mr. DePasquale stated that we are anticipating a \$10.9 million total allocation in FY09 from local receipts, state match and the unallocated fund balance from FY08. He estimated that the state match would be in the range of 65% of local receipts, with a dollar figure in the range of \$3.9 Million.

Mr. Rossi explained that the history of the passage of the CPA in Cambridge evolved from a need for funds for affordable housing after the demise of rent control, and that the City Council had favored an 80-10-10 allocation to Housing, Open Space and Historic preservation, respectively, in prior years. He also described that alternate funds

are available for Open Space projects, including Bond proceeds, pay-as-you-go capital funds, State grants and develop mitigation.

Bill Bibbins noted that this year's public hearing seemed less contentious than in prior years.

Lee Farris said she perceived an overall strong support for continued funding for Affordable Housing and thought that the Shady Hill Square (SHS) discussions did not seem relevant to what she would be considering in terms of allocation. She said she had not heard that there was a backlog of projects seeking Open Space or Historic funding.

Mr. Rossi noted that the Historic Commission has more demand than the 10% would cover in a given year, due to popularity of the institutional grant program and to the cost for Cambridge Common renovations.

Susan Schlesinger noted that she did not believe that a "but for" argument that could be made for enlarging the CAP Open Space funding, since there are other resources available for the needs that have been proposed. She further noted that the institutional non-profits that testified that they cannot rehab without CPA historic fund assistance were moving.

Mr. Rossi noted that in the next 5 or so years, the debt costs for the CRLS renovation project may limit the City's ability to fund other large capital projects in the near term.

Ms. Schlesinger noted that if there were an existing Open Space project that required a large CPA fund infusion she might consider a larger allocation, but had not heard that was the case.

Jennifer Wright, of the Conservation Commission, presented information regarding proposed projects for CPA Open Space funding. She noted that statutory restrictions on the types of uses for which the first 10% of CPA Open Space funds can be used (per the DOR's interpretation of the CPA) limit the types of proposals she was making. She provided an 8-page power-point document, which described the statutory restrictions, outlined the Open Space projects recommendation process, highlighted the public comment from 8-22-07 and 6-5-08 public hearings, provided a map and description of 10 new open space initiatives in Cambridge which did not use CPA open space funds, outlined the past use of CPA Open Space funds and proposed eligible projects for FY09 Open Space funding, with rough dollar estimate amounts for the appropriations, which she explained could be fine-tuned before deliberations or a vote in September.

Ms. Schlesinger said she thought that information should be provided to the public regarding how other funds are used for open space, explaining how leveraging of CPA funds had enhanced the many CPA-funded projects described by Ms. Wright. She noted in particular the Lincoln land purchase, which was leveraged with other funds to

protect significantly more than the 16 acres that Cambridge purchased in the upper watershed.

Mr. Rossi noted that he found Terry Dumas' (from CHA) testimony regarding the large numbers on CHA wait lists as compelling evidence of housing need.

Lee Farris asked whether information was available about where residents on CHA housing wait lists worked and the number of cars they owned and if this information could be compiled in a meaningful way to show that local housing reinforces local employment.

Charles Sullivan, of the Historic Commission, presented information regarding CPA Historic funds requests. He provided a 20-page document articulating the types of eligible properties and expenditures; FY08 CPA Historic fund projects; FY09 Historic fund planning considerations; FY09 Historic fund requests; and the Cambridge Historic Commission's (CHC) FY09 CPA Historic Fund recommendations. He noted that the CHC is concerned about the lack of progress in funding the renovation of the Cambridge Common and that they felt an increase in the CPA Historic Fund allocation could "fill the gap" required to fund the project. In addition, the document provided a map of locations of municipal CPA-funded historic preservation projects from FY03-FY08; descriptions of the municipal CPA-funded historic preservation projects from FY03-FY08; a map of the CPA-funded institutional grant projects from FY03-FY08; descriptions of the CPA-funded institutional grant projects from FY03-FY08; a map of Affordable Housing Preservation Grants supported by CPA Historic funds from FY03-FY08; and a description of Affordable Housing Preservation Grants supported by CPA Historic funds from FY03-FY08. Pictures of recent municipal preservation projects were provided, as well as a copy of the 6-page description and historic site rendering of the SHS proposal received by the CHC. He noted that the CHC supports the SHS funding request for \$150,000 to purchase a preservation restriction to protect the land and buildings at SHS.

Mr. Sullivan noted that significant expenditures of CPA Historic preservation funds support both Affordable Housing Preservation and Open Space preservation projects throughout the city. He noted that there have been 32 Institutional Preservation Grants to non-profits throughout the city, with 25 complete and 7 underway. He said he could provide additional information about CPA funds leveraged with other resources for various projects. He noted that institutional grants are typically approved for roofs, facades, accessibility improvements, deteriorated building systems and windows. He described various municipal projects as divisible over a series of years (i.e.: cemetery steps, archival vaults) but that some are more immediate in nature (i.e. the receiving tomb at the cemetery, which will cost significantly more later if not repaired soon).

Gerry Clark asked whether the CHC had taken a position on the SHS project and Mr. Sullivan said that they were fully supportive of the \$150,000 allocation, given the historic significance of the site. Mr. Sullivan noted that the site is already listed on the National Registry of Historic Places and that CHC has been studying the site for landmark designation. He noted that if the city grants a landmark designation, which

would then enable it to restrict development on the site, then it may be sued by the developer as a “taking,” which diminishes the owner’s anticipated and potential use of the property. He noted that the developer seems willing to sell, for the right price...

Ms. Schlesinger asked whether non-abutters are allowed to use the SHS central green property. Mr. Rossi noted that it has been used by neighbors for years and the preservation restriction would enable it to be used as a public park, with restrictions similar to other passive public park uses. Mr. Rossi noted that City signage could be added to clarify this.

Ms. Farris noted that she thought that SHS sounded like a good project. She then said she wanted to discuss whether the CPAC thinks that Historic Preservation should get a larger allocation of CPA funds this year. She noted her concern that the Cambridge Common project move forward and reiterated that CPA Historic funds had supported Affordable Housing and Open Space goals/opportunities in the past. She asked whether there were other grant resources available for the Common as she was torn between the competing priorities for Historic Preservation and Housing need.

Mr. Rossi noted that the City would eventually dedicate funds for the Common, though he was not sure how soon it would be viable, given current budget demands for the CRLS project. He noted that, at a minimum, he thought it might make sense to wait another year to increase the allocation to Historic with regard to the Common project, since the planning process will be lengthy.

Ms. Schlesinger asked whether the entire fund balance could be dedicated to the Common project. Mr. DePasquale stated that it could not, as the funds needed to be allocated according to the percentage allocations for the year the funds were received.

Cassie Arnaud, from the Housing Division of CDD, made a presentation regarding Affordable Housing CPA funds. She provided a 9-page power point document highlighting some aspects of her presentation. Ms. Arnaud explained that 587 units of housing had been preserved, acquired, created or supported with CPA funds from FY02 through FY08 (to date). These included preservation of expiring use units, acquisition and creation of rental units, and acquisition, creation or support of first time homebuyer units. She noted that \$57,760,000 of CPA funds had been allocated to Affordable Housing to date, which had enabled leveraging of an additional \$132,500,000 in funding from other sources for affordable housing. She described the demographics of whom the CPA housing funds are serving; articulated the ongoing need for affordable housing in Cambridge, noting the 6,000+ households on CHA’s waiting list, of whom almost 1,300 are households with a local preference, and the 795 applications received by CDD for the 145 units they have marketed in the last 12 months; she described the average market rate rents in Cambridge and the income required to support such rents. She noted that the types of units funded with CPA Housing funds include: acquisition of existing residential buildings; conversion of commercial/industrial/institutional properties to residential; scattered site acquisition through the First Time Homebuyer program and acquisition of

non-profit condominium units; and preservation of affordable housing and state assisted public housing.

Ellen Shachter asked whether CPA housing funds would/could be used to maintain/retain state funded public housing. Ms. Schlesinger noted that the Affordable Housing Trust (AHT) was prepared to consider whether to fund state public housing rehab.

Albe Simenas asked about what other sources there are for leveraging CPA funds. Ms. Arnaud stated that there a variety of state funds and programs, including tax credits, etc. She further noted that for every \$1 of CPA housing funds, another \$4 is leveraged from other resources for affordable housing.

Discussion ensued about the next public hearing and meeting dates. A decision was reached to hold the public hearing on Wednesday September 3, 2008 at 6:00 PM and the CPAC deliberations and vote on Tuesday, September 9, 2008 at 5:00 PM.

The meeting adjourned at 7:00 PM.

Meeting Notes from CPA Committee Public Hearing – 9/3/2008 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (9 of 9)

Bill Bibbins (Historical Commission)

Ellen Shachter (Resident)

Louis DePasquale (Assistant City Manager – Director of Finance)

Richard C. Rossi (Deputy City Manager)

Susan Schlesinger (Cambridge Affordable Housing Trust)

William Tibbs (Planning Board)

Albe Simenas (Co-Chair - Conservation Commission)

Gerald J. Clark (CHA)

Lee Farris (Resident)

Attendees:

Beth Rubenstein (Assistant City Manager for Community Development (CDD))

Chris Cotter (CDD – Housing Director)

Charles Sullivan (Executive Director - Historic Commission)

Jennifer Wright (Executive Director - Conservation Commission)

David Kale (Budget Director)

Nancy Schlacter (Assistant to City Manager)

Sam Seidel (City Council)

Henrietta Davis (City Council)

The hearing convened at 6:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi introduced the CPA Committee and gave a brief introduction regarding the adoption by Cambridge of the CPA and the overall CPA process. Mr. Rossi drew attention to the presentation booklet, which provided information regarding overall CPA allocations/appropriations since 2002, the anticipated funds for FY09 from local CPA funds, the reduced state match for FY09 and CPA fund balances. He noted that a chart had been provided regarding the dollar value of the anticipated FY09 CPA funds at different percentages of allocation. He described the statutory limitations on the first 10% of CPA allocations for open space as well as other statutory restrictions on CPA Open Space spending, which information was more fully spelled out in the presentation booklet. He described the remaining steps in the process for the CPA Committee with regard to FY09 CPA funds.

Mr. Rossi then introduced Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale, who further explained the reason for the reduced state match in FY09, resulting from significantly more cities and towns participation in the CPA program. Referring to information available to the public in the CPA presentation booklet, Mr. DePasquale explained that the City would use some of the \$2.7 million in funds from the CPA fund balance to help offset the reduced CPA state match in FY09.

Mr. Rossi introduced Conservation Commission Executive Director Jennifer Wright, who referred to the presentation booklet while she presented some background on CPA Open Space expenditures in the past. Ms. Wright explained the process for making recommendations for open space allocations, described the various community inputs to the process, and summarized the public comment from the August 2007 and June 2008 CPA Public Hearings. She also noted the list, included in the presentation booklet, of Open Space projects throughout the City that have been funded with non-CPA funds, since the inception of the CPA. She briefly described the requests for FY09 Open Space allocations.

Chris Cotter, the City's Housing Director, presented a brief history of Cambridge's CPA expenditures on Affordable Housing programs and projects, referring to additional information available in the CPA presentation booklet. He explained that the Affordable Housing Trust voted for expenditures on particular projects using CPA funds allocated for affordable housing. He described the wide range of projects and their locations throughout the City and noted that CPA housing funds are also used to assist First Time Homebuyers to purchase homes in the City. Mr. Cotter outlined the ongoing need for affordable housing and provided a profile of typical beneficiaries of CPA funded affordable housing projects (handout provided). He noted that availability of CPA funds permitted the leveraging of funds from other funding sources to enable the most benefit from expenditure of CPA funds on housing.

Charles Sullivan, Executive Director of the Historical Commission, presented a brief history of expenditures on Historic Preservation projects and programs, including grants to preserve historically significant affordable housing and non-profit institutional buildings. While referring to information provided in the presentation booklet, Mr. Sullivan also identified various historic public buildings and landscapes that had benefited from expenditure of CPA funds. Mr. Sullivan then described the proposed allocation of FY09 CPA funds for historic preservation, including a proposal to provide funding in exchange for a preservation restriction on an historic green space in Shady Hill Square.

Following the staff presentations of the FY08 proposals, the meeting was opened to public comment. Thirty two people signed up to speak, although only 28 of them spoke when their name was called. A brief summary of the comments follows:

Lorraine Lavoie of Lancaster St. spoke in favor of retaining an 80-10-10 allocation, and spoke of her concern about affordable housing as a safety net in a time of significantly increased costs of living.

Nancy Tierney of Mass Ave. spoke, as a representative of the Cambridge Housing Authority (CHA), in favor of retaining the 80% allocation to housing. She described a current waitlist for affordable apartments of over 6000 people and noted that, although CPA has provided over 550 new affordable units since its inception, this is not sufficient to meet the existing need.

Richard Basel of Tremont St. complained about conditions at a Just-A-Start property on Cambridge St. near where he lives, including rats, trash and noise. He said he wanted affordable housing to be spread more widely throughout the city and the state and not concentrated in his neighborhood.

Rhonda Massie of Charles St. spoke in favor of recreational open space and asked that one or two years of CPA allocations to Open Space be increased to fund a multi-use sports field in East Cambridge.

Elaine DeRosa of Pleasant Place spoke as Executive Director of the Cambridge Economic Opportunity Center, an anti-poverty agency located in Cambridge, regarding her continued support of an 80% allocation to affordable housing. She spoke of the skyrocketing cost of living and about housing as the foundation of homelessness eradication and the benefits of housing on stabilizing families.

John Moore of Shady Hill Square spoke on behalf of the Shady Hill Square project proposed for CPA Historic Preservation funds. He described the broad-based support for the CPA funds that he and his neighbors seek in exchange for a preservation restriction for the central green space in their neighborhood. He described the project as protective of both the site's historic relevance and its open space benefits.

Jean Chandler of Leonard Ave. spoke on behalf of the Historic Preservation non-profit institutional grant program and how it has helped the Old Cambridge Baptist Church. She did not seek an increase in funding for Historic Preservation, but spoke in favor of the continuation of this program.

Peter Schweich of Brattle St. did not speak but asked the CPAC to consider a handout he provided. The document provided articulated his concerns about allocations of CPA Housing funds to a particular non-profit, Just A Start (JAS). He took issue with JAS's Executive Director, and the membership of various boards and commissions in the city.

Antonio Figuerido of Windsor St. spoke about his concern that too much affordable housing is being built in his Wellington-Harrington neighborhood. He said he felt the neighborhood was too dense with housing and that 50% of CPA funds should go to Open Space this year.

Joseph Burr of Windsor St. requested that more CPA money be expended on Open Space. He said he felt his Wellington-Harrington neighborhood, along with East Cambridge and Area 4, host too much of the City's Affordable housing. He also complained about the general upkeep of JAS-managed affordable housing.

Louise Dunlap of McTernan St. spoke in favor of retaining the 80% allocation for Affordable Housing. She noted that she favors expenditures on Open Space and Historic Preservation, but that her commitment is to increasing affordable housing.

John Serwecinski of Harvey St. spoke of his gratitude for the First Time Homebuyer and Home Ownership programs. He spoke of his support of mixed income diversity through expanded homeownership opportunities and noted that his home ownership has increased his involvement in community. He said owning his home has stabilized his life.

Fred Owens of Wellington Lane spoke in favor of a 100% allocation of Open Space funds for Wellington-Harrington. He said that he felt Affordable Housing is too dense in his neighborhood and Area 4, resulting in parking and noise problems. He noted that he lives in Affordable Housing and has no problem with allocating 80% to Affordable Housing, but wants it spread out throughout the City.

Gordon Gottsche of Columbia Street, Executive Director of JAS, spoke in favor of an 80% allocation to Affordable Housing. He spoke of resident displacement by gentrification and of the need for affordable housing opportunities for long time residents and employees who work in the City.

Chandra Banks of Museum Way said she is a 5th generation resident of Cambridge but that all of her siblings and childhood friends have had to move away due to high housing costs, or have moved into Affordable Housing units, which is the only way to stay in the City in which they were born. She said she has a Masters Degree from Harvard and works for Cambridge Public Schools, but that the only way she can afford to live here is through the Affordable Housing programs. She spoke in favor of retaining the 80% allocation to Affordable Housing.

Joanna Herlihy of Norfolk St. said she had a question about restrictions on the use of Open Space funds for Community Gardens versus Agricultural use. She said she didn't think CPA funds should be used to solve the affordable housing crisis. She spoke in favor of allocating more CPA money to Open Space.

Mary Leno of Magazine St. spoke of her concern for keeping rental housing available and affordable in Cambridge and spoke in favor of retaining the 80-10-10 allocation. She also noted that she would like Open Space recreational fund expenditures to consider girls sports (field hockey, soccer) when developing athletic fields.

Jane Jones, from Homeowners Rehab Inc., spoke in favor of retaining the 80% allocation for Affordable Housing. She spoke of the flexibility of CPA housing funds for use for a variety of housing options. She also noted the need to address expiring use properties.

James Williamson (no address provided) asked how the Shady Hill Square park would be publicly accessible. He said he felt that the CPA funding process unfairly pits Affordable Housing against Open Space. He asked for more information about housing and open space funding from other sources. He spoke of a reduction in federal and state funds for affordable housing. He stated that he favored a continued 80% allocation of CPA funds to Affordable Housing. He asked that the City consider expanding the local preference for affordable housing built in Cambridge.

Gwen Noyes of Richdale Ave. spoke as a member of the Affordable Housing Trust. She said she was sympathetic to the voices seeking 80% allocation of CPA funds to Affordable Housing and congratulated the CPAC, CDD and the City for their efforts and exemplary process in addressing the challenges of competing concerns over funding.

John Hixson of Norris St. said that his children's' only hope for being able to stay in Cambridge in their later years will be through Affordable Housing programs (or staying in their parents' house). He spoke in favor of retaining the 80% allocation for affordable Housing so that Cambridge families could stay in Cambridge.

Sarah Dewart of Norfolk St. spoke of the lack of Open Space in the Wellington-Harrington and Area 4 neighborhoods. She said she felt her neighborhood was too dense with housing. She said she feels that the CPA process pits Open Space against Affordable Housing.

Joe Grassi of Cambridge St. stated that he feels that the Wellington Harrington and East Cambridge neighborhoods need more Open Space. He said he wants a better balance in the neighborhoods between Affordable Housing development and Open Space. He asked for a change in the allocation for Open Space, even if only temporarily, so that more multi-use playing fields could be developed east of Harvard Square. He said that he felt neighborhoods with the least amount of Open Space get the most density of Affordable Housing.

Jim Murphy of Memorial Drive said he has lived in Cambridge for 25+ years and has observed much displacement due to housing costs. He noted that employers find it hard to find employees who can afford to live here. He spoke in favor of more income diversity and spoke in support of a continuation of the 80% allocation to Affordable Housing.

Catherine Monroe of Windsor St. said that there are not enough nearby parks in her Wellington-Harrington neighborhood. She requested that the allocation to Open Space be increased beyond the 10% allocation for green open space, but not just for playgrounds and athletic courts.

Shern Tucker of Highland Ave. said she supports the 80% allocation for Affordable Housing, but asked that more of the Open Space allocation be spent in Area 4.

Claire McDonald of Cambridge St. said she favors a greater allocation to Open Space and proposed a change in the allocation along the lines of 70% to Affordable Housing and 15% each to Open Space and Historic Preservation.

After the oral testimony concluded, Mr. Rossi reviewed the written testimony that had been provided. It included the following:

Dana DeLuca of Otis St. wrote in favor of changing the CPA allocation to 30% Affordable Housing; 40% Open Space and 30% Historic Preservation. He wrote in favor

of housing funds being expended on ownership opportunities, not rentals. He asked that CPA funds be expended to attract Cambridge families and for managing problem properties (security concerns). He wrote in favor of preserving historic structures and the City's art and academic heritage.

Roberta Rubin of Day St. wrote in favor continuing 80% funding for Affordable Housing and described the benefits of income diversity.

Joe Sordillo of Lancaster St. wrote in favor of the CPA Affordable Housing allocation continuing.

Skip Schiel of Sacramento St. wrote in favor of the major share of the CPA funds being allocated to Affordable Housing, explaining that he is a section 8 recipient and appreciates all efforts on behalf of retaining affordable housing.

Esther Hanig of Pine St. wrote to urge the continuation of the 80-10-10 funding allocation, favoring Affordable Housing, to retain diversity in the city.

Nancy Phillips of Tremont St. wrote in favor of continuing the 80% allocation to affordable housing.

Debra Fox of Blake Street wrote to say she has been a Cambridge resident for 27 years and a homeowner for 22 years and that she supports continuing the 80% allocation to affordable housing.

Peter Daly, Executive Director of Homeowner's Rehab, Inc. (HRI), wrote in favor of continuing the 80% allocation to affordable housing.

At the end of the testimony, CPAC member Lee Farris spoke of the inherent conflict between Open Space and Affordable Housing, due to the limited amount of land available in Cambridge. She noted that some Area 4 neighbors have spoken to her about their desire for more affordable housing in the neighborhood.

CPAC member Susan Schlesinger asked that a map be provided that shows where all affordable housing is located in Cambridge; asked about information regarding the sources of funds used for Open Space in the City; and asked if the allocation stayed at 80-10-10, what specific projects will be funded with Open Space and Historic funds.

Mr. Rossi concluded the hearing by noting that the CPA Committee would meet again on September 9th to vote on allocation of FY2009 CPA funds, by percentage, and would forward the results of their vote to the City Manager who, in turn, would forward the vote results on to the City Council for appropriation.

The hearing adjourned at 8:05 PM

Meeting Notes from CPA Committee Meeting – 9/9/2008 @ 5:00 PM – Ackermann Room

CPA Committee Members Present: (9 of 9)

Bill Bibbins (Historical Commission)
Ellen Shachter (Resident)
Louis DePasquale (Assistant City Manager – Director of Finance)
Richard C. Rossi (Deputy City Manager)
Susan Schlesinger (Cambridge Affordable Housing Trust)
William Tibbs (Planning Board)
Albe Simenas (Co-Chair - Conservation Commission)
Gerald J. Clark (CHA)
Lee Farris (Resident)

Staff Attendees:

Beth Rubenstein (Assistant City Manager for Community Development (CDD))
Chris Cotter (CDD – Housing Director)
Charles Sullivan (Executive Director - Historic Commission)
Jennifer Wright (Executive Director - Conservation Commission)
David Kale (Budget Director)
Nancy Schlacter (Assistant to City Manager)

The hearing convened at 5:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi gave a brief introduction regarding this being a working meeting of the CPA Committee (CPAC) and that no public comment would be taken. Mr. Rossi then outlined the meeting agenda, which included the following: review of materials requested by the CPAC at the 9/3/08 public hearing; review of amendments to the prior drafts of the FY09 Open Space and Historic Preservation Project lists; a discussion of the CPAC's response to the 2 prior Public hearings (6/5/08 and 9/3/08); a vote on allocation percentages to the three CPA expenditure categories; votes on specific projects within the Open Space and Historic Preservation categories based upon allocation percentages; and a vote on the transfer of the balance of unexpended funds from the FY06 Brattle-Craigie wall project.

Review of Requested materials: a document was presented in response to the CPAC's request for park expenditures. The document captured approximate total costs/expenditures from all sources on Cambridge parks, playgrounds, playing fields and dog parks from FY03 through FY09, in the total amount of \$33,786,500. Mr. Rossi explained that none of this money was from the CPA. A document was presented in response to the CPAC's request for information regarding non-CPA funding for housing. The document listed CDBG grants and Federal HOME funds from FY04 through FY09 and reflected total funding in excess of \$13.5 million. A map was provided, in response to the CPAC's request for information on the location of affordable housing in the City, which reflected the locations throughout the City of properties with 2 or more units of affordable housing of all types (rental and homeownership) broken down by non-profit development, inclusionary zoning and Cambridge Housing Authority property.

Review of amendments to CPA Open Space and Historic projects. The CPAC had requested a document that reflected the recommendations for Open Space and Historic Projects, in the event of a 10% allocation to each. The documents provided showed the final proposals for these categories, based on a 10% allocation (\$1,090,000) to each. The Open Space list showed a revision, reflecting a \$75,000 allocation for watershed drainage improvements at Fresh Pond, including engineering design and construction costs associated with approximately 5 acres which constantly flood during small storm events, which had been identified as a high priority in the FP Master Plan. A handout regarding this project was provided. The Historic Preservation project list included a revision, which included a \$25,000 increase in the allocation to the Shady Hill Square Preservation restriction and a decrease in the same amount to the City Hall clerk vaults renovation. Mr. Rossi explained that the increase in the allocation to the Shady Hill Square project reflected the likely value of the preservation deed restriction, but that the allocation would be subject to an appraisal before the funds could be expended. He also noted that neighbors had raised the bulk of funds necessary to purchase the property from the developer who currently controls it and that this increase might make the difference in the ability to preserve this strongly supported project.

Mr. Rossi then explained that there would be a vote toward the end of the meeting regarding the transfer of unexpended funds from the completed Brattle-Craigie wall project to the City Clerk vaults restoration project.

Mr. Rossi noted that 47 new e-mails had been received in support of the Shady Hill Square project and that they were in a folder for the CPAC's review. He also noted that copies of an e-mail from Cambridge resident Rudy Belliardi had been provided to CPAC members, since it had not been forwarded to the committee in time for the 9/3/08 public hearing.

CPAC member Lee Farris inquired about the substance of the Belliardi e-mail, noting that it seemed to reflect a lack of knowledge about expenditures on open space in the city.

Mr. Rossi discussed testimony at the prior hearings that reflected a concern that Affordable Housing seemed to be built more densely in certain neighborhoods (Wellington-Harrington, Area 4) than in others. He also noted that there were a number of complaints about Just-A-Start's (JAS) management of certain of its properties. Chris Cotter of CDD noted that JAS had been contacted by CDD staff about addressing and meeting with neighbors about these concerns.

Mr. Rossi noted that density concerns in Wellington-Harrington have been raised in different forums and that it was not the role of the CPAC to address these issues, but that the Affordable Housing Trust (AHT) would be kept informed of these community concerns. He also noted that one project in the W-H neighborhood (Columbia Auto Parts) had been dropped.

CPAC member Albe Simenas asked whether it would be appropriate for the CPAC to recommend to AHT to look for opportunities for open space in all new development in the City.

Lee Farris said that people had spoken to her about only developing affordable housing where a property was already housing and not using former commercial or industrial properties to develop new housing. She said she had responded that she understood that the zoning ordinance established priority for housing over other types of development in certain parts of the City and that it wasn't the CPAC's role to alter this.

Mr. Rossi stated that City staff would communicate these concerns to the AHT but that the City does seize opportunities to create and expand Open Space when and where possible.

CPAC member Susan Schlesinger stated that she is a member of the AHT and will communicate community concerns with JAS management. She further noted that recent developments in W-H were adaptive re-use of non-housing sites and were not developments on vacant land.

Mr. Rossi noted that the CPA does not limit the City's ability to expend money on Open Space. He noted that among the City's long-term goals is the relocation of the DPW facility and the eventual use of the current DPW site for a combination of housing and open space. He also noted that City Staff and the Planning Board always discuss with developers the potential for adding open space to their projects.

CPAC member Ellen Shachter noted her perception of public testimony reflecting support for affordable housing, but a concern with density. She said she thought this concern supported a continuation of the 80% allocation to housing, so that more funds were available to develop housing in other, more expensive areas of the City.

CPAC member Susan Schlesinger noted that zoning laws limit and allow density in various neighborhoods and that the AHT needs to be mindful of the zoning requirements in approving projects.

CPAC member Bill Tibbs suggested that he thought there might be a role for studying strategies for gaining new open space in Cambridge, which should be explored.

Mr. Rossi noted that the Mahoney property at Western and Memorial Drive was just the sort of opportunity that the City looks for, where new open space can be developed in conjunction other types of development.

CPAC member Ellen Shachter asked why the O'Connell Branch Library had been eliminated from the final Historic Projects recommendation list. CHC Executive Director Charles Sullivan stated that the O'Connell Branch was less historically significant than the Collins Branch, the latter of which was being proposed for funding in this round and

that the costs for the Collins branch had increased over time, so that only one library project was being proposed in this round.

At the close of CPAC discussion, Mr. Rossi asked whether there was a motion from the CPAC regarding allocation.

Lee Farris moved that the CPAC vote 80-10-10, with 80% for affordable housing and 10% each to open space and historical projects. Ellen Shachter seconded the motion. The CPAC voted unanimously in favor of this motion.

A brief recess was called so that the Budget Director could prepare a final vote recommendation, based upon the allocation vote.

After the recess, Mr. Rossi called for a vote on each sub-allocation and specific project, from local, state and fund balances. All votes were moved and seconded by various CPAC members and unanimously voted by the CPAC.

At the close of the project votes, Mr. Rossi called for a vote on the transfer of the unexpended balance of funds from the Battle-Craigie wall project (\$9,243.20) to the City Clerk vaults restoration project. The motion was made and seconded and voted upon unanimously by the CPAC.

Following the final vote, Susan Schlesinger asked what would be forwarded to the City Council. Mr. Rossi responded that the meeting notes from this meeting, the documents requested by the CPAC and a presentation booklet would be forwarded to the Council for their 9/22/08 meeting, along with a recommendation from the City Manager, which reflected the allocation and project votes of the CPAC.

The meeting adjourned at 6:05 PM