

To: Robert Healy, City Manager
From: Richard Rossi, Chair, Community Preservation Act Committee
Date: September 8, 2010
Re: Allocation and Appropriation of FY11 CPA Funds

RCR

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 7, 2010 and to convey their recommendations for the use of CPA funds for FY2011 appropriation. The FY11 process included a CPAC working meeting on June 1, 2010, a public meeting on June 8, 2010 to solicit suggestions for specific projects from the general public as well as a public hearing on July 28, 2010 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 7th 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 8, 2010 and July 28, 2010, the public input from letters and emails received since the beginning of the process, and the CPAC discussions at working CPAC meetings on June 1, 2010 and September 7, 2010.

The June 1, 2010 CPAC meeting reviewed CPA financials and anticipated funding, discussed the CPA process for the FY11 fiscal year and included an update on CPA projects in progress.

Approximately 19 members of the public attended the June 8, 2010 public meeting, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, all 19 people spoke. In addition, 2 e-mails were received from people who were unable to attend. Ten of the speakers/writers at this meeting supported continuation of the 80-10-10 split of CPA funds in favor of affordable housing and many of these spoke of the need to purchase expiring use properties when they come on the market. Five people spoke or wrote in favor of various Open Space projects, including acquiring land in the Silver Maple Forest in Belmont, acquiring land for community gardens, acquiring the Lechmere Train yards for a public market, acquiring land in East Cambridge for a multi-sport playing field, and protecting the phragmites marsh in the Alewife Reservation. Two spoke in favor of Historic Preservation projects including preserving historic photographs through digitization and adding fire suppression systems to historic structures. A few spoke of the Lechmere train yards transition to a Public Market idea as both an Open Space and Historic Preservation funding possibility.

A public hearing, held on July 28, 2010, 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 FY11 CPA projects. Twenty-nine people spoke at this meeting. Eleven e-

mails or letters were also received prior to this meeting. Eighteen of the public speakers/e-mailers spoke/wrote in favor of continuing the 80% allocation to Affordable Housing. A petition with 45 names was submitted in favor of an 80% allocation toward affordable housing. Eight speakers spoke in favor of changing the allocation percentages, thereby reducing the allocation to housing to 50% (2 people) or 60% (1 person) or no specified percentage (5 people), in order to increase the Open Space allocation. Nine people spoke in favor of the work that has been enabled through the Historic Preservation allocation. Three speakers voiced their concern with the density of affordable housing in the Wellington-Harrington neighborhood.

The CPAC met for a publicly posted working meeting on September 7, 2010, at which CPAC Chair Richard Rossi read into the record a synopsis of sixteen letters/emails received since the July 28, 2010 hearing. In this correspondence, fourteen wrote in favor of an 80% allocation to Affordable Housing and two wrote in favor of increasing the allocation to Open Space, without stating percentage preferences. Two petitions in favor of an 80% allocation to Affordable housing were received, one with 18 signatures and one with 16 signatures. Mr. Rossi noted that the record would be kept open for any additional public comment until 5:00 PM on Wednesday September 8, 2010. Six members of the public attended the meeting.

Mr. DePasquale provided an overview of anticipated available CPA funds for allocation in FY11. Mr. Rossi outlined the FY11 CPA public process (as articulated above), then the meeting was opened for CPA Committee member discussion.

CPAC Member Gerald Clark stated that he felt the prior history of allocating 80% to affordable housing was consistent with what he had heard from the public during this year's process, with regard to the majority preference.

CPAC Member Bill Bibbins said he had heard a number of people ask for more flexibility in the allocation this year, with increases requested for Open Space and Historic Preservation. He asked about the status of funds available and needed for the eventual Cambridge Common restoration.

Budget Director David Kale stated that the Historic Commission had set aside \$857,000 in Historic Preservation reserve funds toward the Common restoration, that there was a potential \$1.0 million federal grant that had been applied for and that another \$1.0 million in State funds could be available in 2014. He said that the current estimated cost for the restoration was \$4.1 million.

Mr. Rossi noted that the proposed legislation to revise aspects of the CPA statute to enable greater flexibility in use of CPA Open Space funds was moving favorably through the legislature and, if passed, would enable CPA Open Space reserve funds to be used toward the Common, too. Once the grant funds become available, and with the potential for use of CPA Open Space reserves (if the legislation passes), the small remaining funding gap could then be financed by the City.

CPAC Member Albe Simenas said he thought all of the funding categories had needs greater than the CPA funds available and wondered how those needs were being addressed through other sources.

CPAC Member Ellen Shachter said that she had heard the majority of those who spoke about Historic Preservation voiced their concern about restoring the Common, but noted that the majority of speakers at both public meetings had spoken in favor of continuation of an 80% allocation to Affordable Housing. She said that it appeared that there were funding alternatives for the Common, including the CPA Open Space Reserves, if the pending CPA reform legislation passes. She noted that only a small portion of the public spoke in favor of moving away from the 80% to Affordable Housing allocation and that less money overall is available for affordable housing, despite ongoing need. She noted that with recent federal stimulus grant funding for rehab of state-owned affordable rental units, a significant number of households would have to be moved and re-housed while their former rental units are rehabbed, resulting in a halt to additional families moving off the long rental waiting lists.

Mr. Rossi noted that the City will be able to obtain a new park in East Cambridge at no cost to the city through the Alexandria development permitting process.

CPAC Member Susan Schlesinger noted that only CPA funding and a small amount of federal block grants are available to the City for affordable housing needs. She noted that a number of other sources are available to fund Open Space and that those funds have been used over the years by the City to address Open Space needs. She said that CPA affordable housing funds are necessary to leverage other available housing funds to enable a range of opportunities to address housing needs. She noted that protecting existing tenants in affordable housing units facing expiration of affordability covenants was a crucial near term need, noting that arguments to change the allocation “because it has been the same since the beginning” was not a compelling argument, nor were statements made regarding not wanting affordable housing in particular neighborhoods.

Mr. Rossi requested information about expiring use statistics. CDD Housing Director Chris Cotter said that there are 600 expiring use units coming online in the near term and another 500 units within 10 years, with a potential for loss of 1100 affordable housing units within 10 years if these are not acquired with the help of CPA funds.

CPAC Member Susan Schlesinger noted that the balance had recently tipped away from producing new units to rehabbing and retaining existing expiring use units.

CPAC Member Albe Simenas voiced his concern about the large number of expiring use units that could be lost if CPA housing funds were reduced.

Chris Cotter stated that the city endeavors to track the inventory of which units are coming up on affordability restriction expiration and seeks out those buildings for retention of affordable units.

Mr. Rossi noted that CPA funds will be the City’s main resource for retaining expiring use units.

CPAC Member Ellen Schachter noted that the City's funding piece is critical for the preservation of these expiring use units, as part of a multi-component funding puzzle for leveraging resources for this purpose.

Chris Cotter noted the City's efforts to leverage federal funds for housing rehab, citing Jackson Gardens and Lincoln Way developments which are currently being rehabbed. He stated that \$7 million in CPA housing funds had enabled leveraging of \$55 million in federal and other program funds for these 2 projects, currently under rehab/construction.

CPAC Member Ellen Schachter noted that the Section 8 program requires that rental units be habitable, requiring significant numbers of units to be renovated at any given time, thereby requiring tenants to move elsewhere during the course of renovation; with a result that new units need to be part of the mix to enable an increase in the overall number of available affordable units.

CPAC Member Bill Tibbs inquired whether there was a scenario in which CPAC members envision the allocation percentages would realistically change.

CPAC Member Susan Schlesinger stated that she thought it would be possible if there were ever a compelling opportunity to acquire Open Space, perhaps.

Mr. Rossi noted that the City regularly reaches out to property owners in Cambridge inquiring as to whether they would be interested in selling their land for City Open Space. He noted that the City had worked with the Trust for Public Land to research possibilities for acquiring parcels for open space, and would continue to do so, if opportunities present themselves. He noted that the new park on Western Avenue and Memorial Drive was obtained through a partnership with Harvard, which provided a no-cost land lease over a newly constructed parking garage on which the City built its newest open space.

CPAC Member Albe Simenas noted that the competition to purchase any available parcel makes them prohibitively expensive.

Conservation Commission Executive Director Jennifer Wright noted that the City had sought out opportunities to expand existing open space, using the example of Costa Lopez Taylor Park, at which a public street had been closed and the land converted to parkland.

Mr. Rossi described efforts to purchase land from owners reluctant to sell, citing a parcel owned by East Cambridge Savings Bank on Sciarappa and Cambridge Streets and the Fawcett Oil property in North Cambridge. He noted efforts to increase available open space at developments that are built for other purposes, noting the Trolley Square development on North Mass. Ave. Mr. Rossi also spoke of the City's multifarious efforts to reach out the Cambridge Delegation and others on the state legislature regarding the pending CPA reform legislation.

Mr. Rossi asked whether there was any further discussion members wanted and the group agreed to close discussion at 6:30 PM and move to voting on the percentage allocations first and the particular project allocation recommendations, thereafter.

Accordingly, on September 7, 2010, the CPA Committee voted unanimously to recommend to the City Council, through the City Manager, that the CPA funds be allocated as follows: 80 % to Affordable Housing and 10% each to Historic Preservation and Open Space, and appropriated as follows:

Recommended FY 2011 Allocation and Appropriation of CPA Funds

VOTE 1: Fiscal Year 2011 Local Funds (\$6,500,000)

Vote 1A

80% of FY2011 CPA Local Fund revenues (\$5,200,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 1B

10% of FY2011 CPA Local Fund revenues (\$650,000) allocated to Historic Preservation as follows:

1. \$400,000 appropriated to the Historic Preservation Grants program; and
2. \$250,000 appropriated to Former Police Department Headquarters adaptive reuse.

Vote 1C

10% of FY2011 CPA Local Fund revenues (\$650,000) allocated to Open Space as follows:

1. \$350,000 appropriated to Glacken Slope and Soil Stabilization Project; and
2. \$300,000 appropriated to Black's Nook Landscape Restoration.

VOTE 2: Fiscal Year 2010 State Funds [received in FY11] (\$2,050,000)

Vote 2A

80% of FY2010 State Match revenues (\$1,640,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 2B

10% of FY2010 State Match revenues (\$205,000) allocated to Historic Preservation as follows:

1. \$140,000 appropriated to City Hall: waterproofing & associated repairs;
2. \$15,000 appropriated to Engine 1 (Fire Headquarters) & Engine 6 (River Street) window and cupola repairs; and
3. \$50,000 appropriated to City Clerk records rooms.

Vote 2C

10% of FY2010 State Match revenues (\$205,000) allocated to Open Space as follows:

1. \$50,000 appropriated to Black's Nook Landscape Restoration;
2. \$55,000 appropriated to Watershed Protection and Re-vegetation - Golf Course and;

3. \$100,000 appropriated to Up country Watershed and Water Quality Improvements.

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:

1. \$30,000 appropriated to Cambridge Cemetery steps and curbs;
2. \$40,000 appropriated to Old Burying Ground gravestone restoration; and
3. \$30,000 appropriated to digitizing historic photo collections.

Vote 3C

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

1. \$100,000 appropriated to Upcountry Watershed and Water Quality Improvements.

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

Vote 4A

1. \$7,500 Administrative Cost for Community Preservation Coalition Membership Dues

Attendance at Community Preservation Act Committee Meeting: September 7, 2010

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
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:

Charles Sullivan, Executive Director, Historical Commission
Jennifer Wright, Executive Director, Conservation Commission
Susan Glazer, Acting Assistant City Manager for Community Development
Chris Cotter, Director of Housing, Community Development Department
David Kale, Budget Director
Cassie Arnaud, CDD Housing Specialist
Nancy Schlacter, Assistant to the City Manager

Karen Preval, Senior Management Analyst

Attachments:

Attachments:

CPAC FY11 Allocations and Recommendations to City Council (Booklet)

Handouts provided at September 7, 2010 CPAC Meeting

CPAC FY11 Meeting Notes (6/1/10; 6/8/10; 7/28/10)

CPA FY 2011 Historic Preservation Priority List

10% of \$9,550,000 = \$955,000

Preservation Grants	\$400,000
Digitization of historic photo collections	30,000
City Clerk records rooms	50,000
Old Burying Ground gravestone restoration	40,000
Cambridge Cemetery steps and curbs	30,000
City Hall: Interim waterproofing	140,000
Engine 1 and 6 window and cupola repairs	15,000
Former CPD Headquarters adaptive reuse	<u>250,000</u>
	\$955,000

12.5% = \$1,193,750

Cpl Burns Shelter envelope restoration	\$157,000
City Hall window sill replacement (46%)	<u>81,750</u>
	\$1,193,750

15% = \$1,432,500

Cambridge Common	<u>238,750</u>
	\$1,432,500

Projects not recommended for funding at this time

City Council Chamber restoration (design)	\$25,000
Longfellow Park step replacement	\$150,000
City Hall roof replacement	\$1,500,000

Cambridge Historical Commission
August 31, 2010

* Longfellow Park step replacement can be partially funded from the Longfellow Park Restoration Fund, which has a current balance of \$59,222.

CPA FY 2011 Historic Preservation Priority List

Project summaries

Title	Agency	Amount	Description
Preservation Grants	CHC	\$400,000	Grants to non-profit owners of significant buildings, affordable housing agencies, and income-eligible homeowners for building envelope restoration and accessibility
Digitization of Historic Photo Collections	CHC	\$30,000	Pilot project to begin digitizing CHC collections for web distribution. Up to \$5,000 may be granted to an eligible holder of similar collections.
Records Rooms	Clerk	\$50,000	Continuing rehabilitation of municipal records rooms and acquisition of archival storage media
Old Burying Ground Headstone Restoration	CHC	\$40,000	Continuing program to restore grave markers
Cambridge Cemetery	DPW	\$30,000	Continuing program to restore steps and curbs
City Hall Waterproofing	DPW	\$140,000	Interim project to repair gutters and slate roofing
Former CPD HQ Reuse	DPW	\$250,000	Exterior restoration in conjunction with adaptive reuse
Engine 1 & 6 Window and Cupola Repairs	CFD	\$15,000	Continuing exterior restoration of significant firehouses
Cpl Burns Shelter Envelope Restoration	DPW	\$157,000	Roof and masonry repairs to preserve the structure from further deterioration
City Hall Window Sill Replacement	DPW	\$81,750	Continuing program to replace heavily deteriorated wood window sills
Cambridge Common	DPW	\$238,750	Contribute to restoration of historic landscape
<i>Not Recommended</i>			
City Council Chamber Restoration (design)	DPW	\$25,000	Not recommended until roof repairs completed
Longfellow Park Step Replacement	CHC	\$150,000	Project can be partially funded from the Longfellow Park Restoration Fund, which has a current balance of \$59,222
City Hall Roof Replacement	DPW	\$1,500,000	Not recommended at this time

Cambridge Historical Commission
August 31, 2010

CPA FY11 – Open Space Allocation Requests

Proposed Initial 10% Projects (Watershed and Water Supply Protection):

• Watershed Slope and Soil Stabilization Project - Glacken Slope:	\$350,000
• Black’s Nook Improvements – Landscape Restoration:	\$350,000
• Watershed and Water Quality Protection – Up-Country:	\$200,000
• Watershed Protection and Re-vegetation Projects – Golf Course	<u>\$55,000</u>
	\$955,000

Proposed Unrestricted Projects:

• Park Renovations – Cambridge Common FY11 - \$400,000, FY12 - \$400,000 and FY13 - \$345,000	\$1,145,000
• Park Renovations – Replacement of Pressure Treated Lumber Tot Lots Alberico (\$400,000), Nunes (\$400,000) and Fulmore (\$350,000)	\$1,150,000
• Land Acquisition for Community Gardens - No Identified Parcel	\$150,000
• City Sprouts – Gardens at Elementary Schools (ADA Compliant)	<u>\$70,000</u>
	\$2,515,000

Total Proposed Allocation Request **\$3,470,000**

10% of \$9,550,000 = \$955,000

• Watershed Slope and Soil Stabilization Project - Glacken Slope:	\$350,000
• Black’s Nook Improvements – Landscape Restoration:	\$350,000
• Watershed and Water Quality Protection – Up-Country:	\$200,000
• Watershed Protection and Re-vegetation Projects – Golf Course	<u>\$55,000</u>
	\$955,000

12.5% = \$1,193,750

• Proposed Initial 10% Projects	\$955,000
• Park Renovations – Cambridge Common	<u>\$238,750</u>
	\$1,193,750

15% = \$1,432,500

• Proposed Initial 10% Projects	\$955,000
• Park Renovations – Cambridge Common	\$400,000
• Park Renovations – Alberico	<u>\$77,500</u>
	\$1,432,500

25% = \$2,387,500

• Proposed Initial 10% Projects	\$955,000
• Park Renovations – Cambridge Common	\$400,000
• Park Renovations – Alberico	\$400,000
• Park Renovations – Nunes	\$400,000
• Park Renovations – Fulmore	<u>\$232,500</u>
	\$2,387,500

Info Request by CPA Committee	
Park Expenditures FY02-11	
	Approx. Total
Project	Cost - All Sources
Reverend Williams Playground	300,000.00
Paine Park	275,000.00
King School Playground	799,000.00
Bergin Park	300,000.00
Area 4 Parks (Squirrel Brand Park, Donnelly Field, Greene Rose Heritage Park)	8,515,000.00
Lopez Street	150,000.00
Franklin Street	300,000.00
Maple Avenue	300,000.00
Waterplay Upgrade (various locations)	150,000.00
Dana Park	865,000.00
Lowell School Park	410,000.00
Charles Park Tot Lot	125,000.00
Vellucci Plaza	350,000.00
Gore Street Park	850,000.00
Russell Field	11,280,500.00
Baldwin School Playground	400,000.00
Trolley Square Park	400,000.00
Tobin School Playground	615,000.00
Maher Park	2,300,000.00
Jill Brown-Rhone Park Lafayette Square	1,200,000.00
Cambridge Common Playground	562,000.00
Clement Morgan / Pine Street Park	510,000.00
Costa Lopez	300,000.00
Dog Park at Danehy	150,000.00
New Riverside Park	2,680,000.00
Pacific Street Dog Park	20,000.00
Sennott Park Seating Area	90,000.00
Danehy Park Soccer Field	700,000.00
Total	34,896,500.00

Notes from CPA Committee Meeting – 6/2/10 @ 5:30 PM – Ackermann Room

CPA Committee Members Present: (8 of 9)

Bill Bibbins (Historical Commission)

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)

Albe Simenas (Conservation Cmsn)

Gerald J. Clark (CHA)

Ellen Shachter (Resident)

Absent:

Lee Farris (Resident)

Attendees:

Beth Rubenstein (Director Community Development Department (CDD))

Cassie Arnaud (CDD- Housing Planner)

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 5:35 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi outlined the agenda for the meeting: an update on CPA financials; anticipated CPA funds for FY11; updates on CPA projects and the CPA process for FY11.

Community Development Department Housing Division Planner Cassie Arnaud spoke about recent acquisitions by the Affordable Housing Trust (AHT) of properties in Cambridge, for which CPA funds were used. She also described the status of construction/rehab projects already underway for which CPA funds were used. Finally, she described the types of projects that the AHT is considering for which FY11 CPA Housing preservation funds could be used, particularly expiring use projects.

Conservation Commission Executive Director Jennifer Wright provided an update on the CPA Open Space funded projects which have been completed since the fall of 2009. She also described potential projects for which CPA FY11 Open Space could be used, including completion of projects begun with prior year CPA funding.

City Finance Director Louis DePasquale reviewed the financial status of CPA fund expenditures from FY 2002 – FY 2010, which had been provided in a handout to the CPAC. He described what the City is anticipating for available CPA funds for FY11 (\$9,550,000) from Local receipts (\$6.5 mil), State match (\$2.05 mil) and the CPA Fund balance (\$1 mil). He noted that the state match in FY11 is anticipated to be 31% of the anticipated local receipts. He noted that most of the increase in CPA funds in FY11 was due to an increase in local receipts, as a result of the

5.38% increase in the local tax levy. He reviewed the summary of Reserve Allocations for Open Space and Historic categories.

CPAC Chair Rossi described the process for CPA Committee activities in FY11 as follows: a Community Meeting on 6/8/10 at which residents can present proposals for expenditure of CPA funds; a Public Hearing in late summer 2010 (date tbd) at which the CPAC will hear about proposals for expenditure of CPA FY11 funds and at which the public can speak about their preferred allocations for CPA funds; and a CPAC meeting on 9/7/10 at which the CPAC will discuss the various proposals and cast votes with regard to allocations to the three CPA categories and for particular projects.

A discussion of potential dates for the late summer Public Hearing ensued. The date was not confirmed. It was decided that a poll, through email, with members able to consult their schedules, would be used to identify the date. It was noted that the CPAC Chair needed to communicate the CPAC's votes on recommended allocations and projects to the City Council by September 8, 2010, in preparation for the Council's vote on the CPAC's recommendations at the City Council's September 13, 2010 meeting. It was further noted that the Council's vote was required before the Council's vote setting the Tax Rate on September 20, 2010.

CPAC Chair Rossi discussed the possibility of allocating an additional 10% to Open Space this year, so that the funds in excess of the required 10% allocation could be used to rehab City parks in need of work, which were not able to be funded through the capital budget, due to recent financial constraints.

CPAC member Susan Schlesinger noted that she believed the public was calling for acquisition of open space with CPA Open Space funds, not rehab of existing parks.

ConCom ED Jen Wright noted that she had been looking at potential open space parcels in East Cambridge with staff from CDD.

CPAC member Bill Bibbins noted that he recalled no specific open space project having been proposed by the public: rather, he recalled overwhelming support for affordable housing.

CPAC member Susan Schlesinger voiced her concern that increasing the percentage allocation to Open Space for one year would result in an expectation that the expanded allocation would recur in future years.

CPAC Chair Rossi explained that the passage of SB90 would unleash the restrictions on use of the first 10% of Open Space funds and that Open Space reserves could then be used for a wider range of projects than currently possible.

CPAC member Ellen Shachter suggested that information about SB90 should be communicated to the public so that they could better understand how it could favorably impact Cambridge.

CPAC member Susan Schlesinger suggested that the CPAC should send a letter to the Cambridge delegation urging their vote in support of SB90. She also requested that a fact sheet

about SB90 and an explanation of the current limitations regarding the first 10% of Open Space funds be available for the public at the late summer public hearing.

It was agreed that a letter to the Cambridge House delegation would be drafted for consideration by the CPAC.

The meeting adjourned at approximately 6:10 PM.

Attachments:

Agenda

CPA Summary of Expenditures, Available and Anticipated Funds

CPA Affordable Housing FY10 Projects

Meeting Notes from CPA Committee Public Meeting – 6/8/10 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (7 of 9)

Ellen Shachter (Resident)

Louis DePasquale (Assistant City Manager – Director of Finance)

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

William Tibbs (Planning Board)

Bill Bibbins (Historical Commission)

Gerald J. Clark (CHA)

Susan Schlesinger (Cambridge Affordable Housing Trust)

Absent:

Lee Farris (Resident)

Albe Simenas (Conservation Cmsn)

Attendees:

Beth Rubenstein (Director Community Development Department (CDD))

Cassie Arnaud (Housing Planner -CDD)

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 6:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi explained that the meeting was to allow the CPAC to hear what sorts of Open Space, Historic Preservation and Affordable Housing projects people are interested in or specific projects they recommend. He explained that there would be an opportunity on July 28, 2010 to hear from people about their allocation preferences and that the record would be left open over the summer to accept additional CPA project suggestions. Mr. Rossi noted that citizen interest in 2008 led to an allocation of historic funds to preserve a park in Shady Hill Square. He briefly explained the CPA allocation minimum requirement of a 10% to each of the preservation categories.

Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale provided a brief overview of anticipated available CPA funds for FY11. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,550,000 in CPA funding for affordable housing, open space and historic preservation projects. He stated that this would be \$500,000 more than was available from CPA funding in FY10. He noted that the anticipated state match of 31% in FY11, although lower than in the first years after adoption, was somewhat higher than FY10's originally projected 29% match.

CPAC Chair Rossi noted the upcoming dates in the CPA process: July 28, 2010 at 6:00 PM in the Sullivan Chamber for a Public Hearing on citizen's allocation percentage preferences and project proposals by City staff. He also mentioned two prior year

suggestions from public sources that had received CPA funding: the historic preservation funding for an open space park at Shady Hill Square and the Open Space funding for preservation of an existing community garden on Watson St. He then gave a brief presentation on the progress of SB90- *An Act to Sustain Community Preservation*, noting that it had been favorably reported out of the Joint Committee on Economic Development; had a public hearing in fall 2009 with 3 hours of favorable public testimony; was currently pending before the House Ways and Means Committee; and, if favorably reported out of that committee, could be voted on by the full house delegation before June 30, 2010. He further noted that if SB90 did not get to a House vote by June 30, 2010, it would be reintroduced in the next legislative session. He noted that the City Manager, Mayor, Councilor Toomey and the CPA Committee had sent letters in support of the bill to the Cambridge Legislative Delegation and that the City Council has voiced its support for the changes.

The meeting was opened to public comment. Nineteen people spoke. A brief summary of the comments follows:

Ellen Mass, resident of Inman St., on behalf of Friends of the Alewife Reservation, spoke in favor of CPA funds being used to purchase the Uplands area of the silver maple forest in Belmont, to save it from development and retain it as urban wild lands. She described its benefits to the ecosystem in the area.

Judy Johnson, resident of Antrim St., spoke on behalf of Cambridge Tree Stewards, a group she formed, in favor of purchasing the Silver Maple Forest to preserve the local ecosystem.

Ethel Ampey, resident of York St., spoke on behalf of Just-A-Start's (JAS) work, with CPA funds, to develop affordable housing and support vulnerable tenant populations.

Gavin Kleespies, resident of McTernan St., and a member of the Cambridge Historical Society, spoke in favor of CPA Historic preservation projects including: providing funds for fire suppression systems in historic wood frame structures and digitizing historic records located in various repositories throughout the City.

Charles Marquardt, resident of Rogers Street, spoke in favor of preserving the Belmont Uplands: purchasing and tearing down existing greenhouses in North Cambridge to create open space; purchase of a parcel of land in Cambridgeport on Erie Street near Blessed Sacrament Church for a community garden; and historic preservation funding for the Cambridge Room at the Main Library.

Elaine DeRosa, resident of Pleasant Place and Director of CEOC, spoke in support of maximizing funding for affordable housing and about using housing funds to preserve low income housing in expiring use buildings.

James Grenier, resident of Broadway, spoke on behalf of JAS and Maloney Properties, encouraging use of CPA housing funds for physical upgrades to existing housing structures such as waterproofing and green retrofits for energy efficiency.

Martha Rasconemus, resident of Main St. and representative of the Mass. Alliance of Portuguese Speakers (MAPS), spoke in favor of expending CPA housing funds for JAS projects, which help make homeownership possible for low income people who are new to Cambridge.

Alan Greene, resident of Fifth St. and a member of the ECPT, spoke in favor of using CPA historic funds to purchase the Lechmere Train Station and for using Open Space funds to purchase the adjacent land for use for a Public Market.

John Woods, resident of Prospect St. and a representative of CHA, spoke in favor of using CPA funds for Affordable Housing, particularly in order to leverage other funds available for housing, as was accomplished for the revitalization of Jackson Gardens and ---, through an ARRA grant.

Lauren Currie, resident of Concord Ave. and a representative of JAS, spoke in favor of using CPA housing funds to preserve existing housing stock and to create new homeownership housing stock.

Rhonda Massie of Charles Street spoke in favor of using CPA Open Space funds to: create one large multi-purpose sports field in East Cambridge; purchase a parcel at 23 Sciarappa St. for a pocket park or community garden; and purchase of the Silver maple Forest.

Marilyn Wellons, resident of Green Street, spoke in favor of preserving the Alewife phragmites marsh by obtaining a conservation easement from the developers of the land in this area to preserve this wetland resource.

Peter Daly of HRI spoke of using CPA housing funds to purchase expiring use properties, noting that the state gives communities the first right to purchase these properties once they come onto the market.

Robert Winters spoke in favor using CPA historic funds for fire suppression in historic structures and asked if additional information could be provided about the state match and opportunities to leverage CPA funds with other sources, given the reduced state match.

Mark Jaquith of Hurley St. spoke in favor of an increase in the percentage allocation to Open Space and in favor of acquiring the Lechmere Station building and adjacent land.

Heather Hoffman of Hurley St. spoke in favor of funding the Lechmere Square project as both open space and historic preservation.

James Williamson of Jackson Place spoke about his concern over the allocation of funds toward preserving the Shady Hill green space and what lessons may have been learned from that experience. He also spoke in favor of using housing funds for purchase expiring use buildings but was concerned about who would be receiving the funds.

Toni Bee of Boardman St. spoke in favor of funding JAS housing projects like the one she lives in, which was rehabbed from its prior use as a candy factory, and about the opportunities she has been afforded due to prior year CPA expenditures. She spoke in favor of the historic funding for rehabbing the Margaret Fuller Neighborhood House and in favor of having ready funds available to purchase properties when they come onto the market.

After public comment, Mr. Rossi noted receipt of emails forwarded by folks unable to attend and noted that these would be a part of the meeting record for consideration by the CPA Committee during its deliberations in September. They included the following:

Ellen MacLennan of Pleasant Street wrote in favor of funding housing projects developed by JAS, one of which she lives in, and the opportunities they provide for diversity in Cambridge.

Mary Duggan of Rindge Ave wrote in favor of funding JAS developments, noting that she was able to purchase an affordable housing unit 10 years ago and wanted others to have the same opportunity she had.

Mr. Rossi reiterated that the next meeting would be on July 28th at 6PM at which lists of projects to be considered for CPA funding and input for allocations would be heard. He further noted that on September 7th the CPAC would meet to deliberate on testimony previously heard and to vote on CPA percentage allocations and specific projects. Mr. Rossi noted that anyone who wanted to write letters to the Cambridge legislative delegation in support of SB90 was encouraged to do so.

The hearing adjourned at 7:00 PM.

Meeting Notes from CPA Committee Public Meeting – 7/28/10 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (8 of 9)

Ellen Shachter (Resident)

Louis DePasquale (Assistant City Manager – Director of Finance)

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

William Tibbs (Planning Board)

Bill Bibbins (Historical Commission)

Gerald J. Clark (CHA)

Susan Schlesinger (Cambridge Affordable Housing Trust)

Albe Simenas (Conservation Cmsn)

Absent:

Lee Farris (Resident)

Attendees:

Cassie Arnaud (Housing Planner -CDD)

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 6:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi introduced the CPAC members and explained that the hearing was to allow the CPAC to hear public testimony regarding allocation preferences people have for the three CPA statutory categories of Open Space, Historic Preservation and Affordable Housing. He explained the CPA process to date and going forward and that the record would be left open until the September 7, 2010 meeting of the CPAC at which they would review all prior testimony and vote on their recommendations to the City Council for particular projects and category funding allocations. He explained the CPA statutory requirement for an allocation minimum of 10% to each of the preservation categories. He noted that City staff would make brief presentations regarding proposed projects in the three categories.

Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale provided a brief overview of anticipated available CPA funds for FY11. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,550,000 in CPA funding for affordable housing, open space and historic preservation projects. He stated that this would be \$500,000 more than was available from CPA funding in FY10. He noted that the anticipated state match of 31% in FY11, although lower than in the first years after local CPA adoption, was reflective of how many cities and towns have now adopted the CPA and of reduced state revenues due to the economic downturn. He briefly reviewed the pages of the presentation booklet regarding CPA finances and prior project expenditures and noted the CPA reserves in the funding categories.

Charles Sullivan, Executive Director of the Cambridge Historic Commission, described the types of projects that could be funded with CPA historic preservation funds. Referring to the presentation booklet pages 23-43, he described the use of CPA historic funds since FY02 and through FY10. He noted that approximately 20% of historic funds have been used for historic landscapes and open space preservation. He highlighted the impact that institutional preservation grant (IPG) funds have had on a variety of local non-profit institutions, enabling them to perform needed building restoration and repair work, and to provide universal accessibility, so that their operating funds could be used for the programming work that is their core mission. He noted that to date, 35 different institutions have received CPA historic preservation funding. He further noted that CPA funds have also helped to preserve affordable housing in qualifying historic structures. He briefly described the current requests for CPA historic funding, totaling over \$3.7 million. He finally noted the major CPA funded historic projects from FY10.

Following Mr. Sullivan's remarks, Mr. Rossi read into the record excerpts of emails and letters received from the public regarding historic projects they were thankful for and those they wished would be funded going forward. They included the following:

* Pat Pratt, Cambridge resident and a member of the Public Planting Committee, sent an email expressing her "strong support for major funding for the restoration of the Cambridge Common."

* Susan Hartnett, Executive Director for the Cambridge Center for Adult Education (CCAЕ), wrote regarding a recent grant application for CPA historic preservation funding, which CCAЕ wanted to use to preserve its two buildings on Brattle Street, the Brattle House and the Blacksmith House. She noted recent roof damage from heavy rainstorms and that CPA IPG funds would enable them to make the necessary repairs to address these problems so that CCAЕ could perform its core mission of providing courses and spaces for adult learning.

* Gavin Kleespies, Executive Director of the Cambridge Historical Society (CHS), wrote requesting historic preservation funds to digitize the historical records and photographs of Cambridge in CHS' possession. Mr. Kleespies wrote a second letter on behalf of CHS, thanking the City for granting CPA historic preservation funds to preserve the CHS' 17th Century building, the second oldest house in Cambridge.

H City Clerk D. Margaret Drury and Deputy City Clerk Donna Lopez sent a letter thanking the City for using CPA historic funds to preserve the city's vital records and renovate the records rooms and vaults.

Jennifer Wright, Executive Director of the Conservation Commission, next presented information regarding CPA restrictions on use of Open Space funds under the current statute, then described public requests for Open Space projects, referring to pages 44 through 57 of the presentation booklet. Proposals included creation of new open space for active recreational use in East Cambridge; constructing community gardens adjacent

to Cambridge Public schools; reconstruction of City parks, including the Common and tot lots with pressure treated lumber play equipment; acquisition of 3 acres of land associated with the Belmont Uplands; and continuation of watershed protection projects in the Fresh Pond Reservation. Ms. Wright noted that multiple outreach efforts have been made owners of property in East Cambridge to encourage their sale to the City for Open Space uses. Ms. Wright noted the descriptions, on pages 51-53 of the presentation booklet, of the range of open space projects the City has undertaken with non-CPA funds since the passage of the CPA in 2002. Finally, Ms. Wright reviewed the proposals for unrestricted open space projects (first 10% of Open Space allocation) and unrestricted open space projects (for an allocation in excess of 10%), which combined totaled over \$2.3 million.

Cassie Arnaud, Housing Planner for the Community Development Department, presented information regarding affordable housing efforts using CPA funds. She reviewed the materials in the presentation booklet on pages 12 through 22. She outlined the ongoing need for affordable housing in Cambridge, noting local market costs. She reviewed a summary of affordable housing expenditures with CPA funds, noting that CPA expenditures had enabled the leveraging of more than \$221 million from other public and private funding sources. Ms. Arnaud described recent CPA affordable housing projects, in particular the commitment of \$7.16 million in CPA funds for the rehabilitation of the housing at Lincoln Way and Jackson Gardens, which enabled the city to leverage \$51.2 million in non-CPA funds. She noted that for every \$1 of CPA funds, Cambridge had been able to leverage \$3.50 in non-CPA funds for Affordable Housing. She described anticipated upcoming uses of CPA housing funds and noted the impending expiring use restrictions on many existing affordable housing units and the need to retain that housing in the City's affordable housing inventory.

Mr. Rossi then read into the record letters and emails received in support of CPA allocations for Affordable Housing, which included the following:

Rosalie Rippey of Pilgrim St. wrote in support of retaining the 80% allocation to housing, noting that she had recently moved into mixed income housing, as a market rate tenant, which enabled her to live in a diverse, well maintained property in Cambridge.

Reliegh, Sr. wrote in favor of retaining the 80% allocation to housing, noting that he has lived in Affordable Housing Trust funded property for 21 years and appreciated what Cambridge had been able to accomplish with CPA funds.

Claire Ullram, property manager at 402 Rindge Ave., sent an email supporting the 80% allocation to housing.

Nancy Phillips of Rice St. wrote in favor of continuing the 80% allocation to affordable housing, citing the desperate and ongoing need for it in Cambridge.

Phyllis Bretholtz, of Antrim St., wrote supporting the 80% allocation to housing, noting that she owns a 3-family house in Cambridge and has worked hard to maintain two units as affordable rental units.

Esther Hanig, of Pine St., wrote in strong support of maintaining the 80% funding level for affordable housing, noting that it enables Cambridge to retain the diversity she enjoys as a resident of the Area 4 neighborhood.

Robert Costa, Senior Project Manager for Cambridge Neighborhood Apartment Housing Services, Inc. (CNAHS), wrote on behalf of private property owners who seek to provide affordable housing in Cambridge. He noted that CNAHS has programs that assist these property owners with obtaining funds to renovate their properties, including gut rehab, deleading, and insulating for energy efficiency. These programs receive CPA funding assistance and Mr. Costa encourages continued maximum funding for affordable housing programs.

The meeting was opened to public testimony at 6:40 PM. Twenty-nine people spoke. A brief summary of the comments follows:

- H Toni "Bee" Brooks of Boardman St. spoke in favor of funding JAS housing projects like the one she lives in, which was rehabbed from its prior use as a candy factory, and about the opportunities she has been afforded due to prior year CPA expenditures. She spoke in favor of the historic funding for rehabbing the Margaret Fuller Neighborhood House and in favor of having ready funds available to purchase properties when they come onto the market.
- ✓ Devon Wesley, property manager for 402 Rindge Ave., noted that all of the affordable apartment units at 402 Rindge are full and that there is a waiting list or any that open up. He supports an 80% allocation to housing.
- H Scott Fraser of Harvard St. spoke on behalf of the Jose Mateo Dance Theatre in favor of CPA funding for Institutional Preservation Grants (IPGs) from Historic fund allocations, which enable community service organization's buildings to be maintained for future use to serve their constituencies.
- ✓ Gregory Russ, Executive Director of the Cambridge Housing Authority (CHA), recommended an 80% allocation to affordable housing, citing the looming expiring use issue and its potential impact on the availability of existing affordable rental units. He noted that CPA funding through the Affordable Housing Trust (AHT) has enabled CHA to leverage other funds to retain this important existing housing stock. He noted Lincoln Way and Jackson Gardens as two key developments that will benefit from CPA funding leveraged with other resources, noting that the availability of CPA funds in the AHT housing reserve enable it to act quickly when opportunities arise.
- H Bruce Newell of Brattle St. spoke on behalf of the Parish Council for the Holy Trinity Armenian Church on Brattle Street, thanking the City for granting them CPA historic

preservation funds through an IPG grant to enable them to maintain their historic structure.

* Frank Duehay of Lowell St. spoke on behalf of using CPA historic preservation funds to preserve the Cambridge Common.

✓ Kathy Watkins of Franklin St. spoke on behalf of the Alliance of Cambridge Tenants, in support of Section 8 tenants and in favor of continuing the 80% allocation to affordable housing. She noted her concerns about the impact of expiring use restrictions on the affordable housing supply.

✓ Richard Bosel of Tremont St. spoke about his concern that too much affordable housing is located in the Wellington-Harrington neighborhood. He spoke in favor of reducing the allocation to affordable housing from 80% but did not state a percentage preference. ✓

* Noreen O'Connell of Inman St. spoke on behalf of the St. Mary of the Annunciation Church, which had received an IPG grant from CPA Historic Preservation funds. She noted the church's recent 140th anniversary and that they had been able to restore or replace the roof, gutters and windows of their historic structure. She noted that due to the repairs they had survived the recent heavy rains with no damage to the repaired areas. She noted that the CPA funds had enabled the church to use its limited resources to provide the social and ministerial services of their core mission.

✓ Ethel Ampey of York St. spoke on behalf of Just-A-Start's (JAS) work, with CPA funds, to develop affordable housing and support vulnerable tenant populations. She provided eight pages of a petition signed by 77 Cambridge residents of JAS properties supporting continuing funding Affordable Housing with an 80% CPA allocation.

✓ Barbara Kibler of Cherry St. spoke on behalf of the Margaret Fuller House (MFH) and in support of funding for historic preservation, noting that an IPG grant from CPA funds had enabled the MFH to repair walls, replace windows and the roof, and to repoint its exterior masonry. She also noted that she was in favor of retaining an 80% allocation to Affordable Housing.

Bill August of Lawrence St. spoke on behalf of the Cambridgeport Neighborhood Assn. in support of more funding for Open Space, noting that he was not questioning the current allocations, but stating that he was particularly concerned about watershed lands abutting the Charles River and preserving the river's edge.

* Marilyn Wellons of Green Street spoke in opposition to the way Open Space CPA funds have been expended in the past; in favor of using funds for playing fields in East Cambridge; and in opposition to expenditures for watershed protection through land purchases or improvements in Lincoln. She spoke in favor of a larger allocation of CPA funds to Open Space and for holding the funds in reserve until the CPA statute is amended to allow more flexibility for Open Space expenditures.

- ✦ Kathy Podgers of Pearl Street spoke in favor of changing this year's allocation of CPA funds to 60% for Housing and 20% each for Historic Preservation and Open Space. She spoke in favor of noting on city signage and promotional material that new affordable housing is fully accessible; noted her concerns with alleged discrimination by CHA; in opposition to projects undertaken at Magazine Beach; and in favor of CPA Open Space funds being used for wildlife preservation.
- ✓ Peter Graham of Cambridge St. spoke in favor of JAS' efforts in creating affordable housing and in support of continuing an 80% allocation to housing.
- ✓ Peter Daly of HRI spoke of using CPA housing funds to purchase expiring use properties, noting that the state gives communities the first right to purchase these properties once they come onto the market. He spoke in support of continuing the 80% allocation to housing and the need to be ready to act when expiring use units come onto the market, as the state is not currently providing much funding for this purpose.
- ✓ Gordon Gottsche of Cambridge St. spoke as Executive Director of JAS and in favor of continuing the 80% allocation to affordable housing. He commended the City's efforts to preserve expiring use units and noted the need to retain housing for low income working people in Cambridge, so that the labor force could both live and work locally.
- ✓ Robert Winters of Broadway spoke in favor CPA historic fund uses to preserve the City's historic structures, landscapes and documents; asked for additional information regarding expenditures on open space from non-CPA funding sources; noted his perception that the 80-10-10 allocation was "fixed" and an entitlement for the AHT; and asked that some change be made in the allocation this year.
- ✓ Sherry Tucker of Massachusetts Ave. spoke in support of historic preservation IPG funds that had been granted to the Old Cambridge Baptist Church but noted that she wanted to continue the 80% allocation to housing, noting that she is a low income resident and wants to continue to be able to afford to live in Cambridge.
- ✓ Mark Jaquith of Hurley St. stated that he felt that affordable housing had been too densely located in a limited area of the City and was inequitably distributed; spoke in favor of a full-sized playing field or fields in East Cambridge; and noted that he felt the CPAC should consider a reallocation of CPA funds for this year. ✓
- ✓ Terry Delancey, resident of Crescent St. and Executive Director of the Agassiz-Baldwin Community House (ABCH) on Sacramento St., spoke in favor of the CPA historic funds grant that ABCH had received, which had enabled it to use its resources to provide the programs that are its core mission; and she noted her support for continuing the 80% allocation to Affordable Housing.
- ✓ Minka vanBeuzekom of Essex St. spoke in support of changing the allocation formula for FY11, noting that no other CPA community has retained an 80-10-10 allocation year after year. She suggested a 60-20-20 allocation for this year and noted that the AHT

appears to have \$8 million in its fund balance and may not need as large an allocation this year.

Rhonda Massie of Charles Street spoke in favor of using CPA Open Space funds to create one large multi-purpose sports field in East Cambridge; and noted her preference for a reallocation of CPA funds with more funding for Open Space. noting that with the construction of more housing, more open space is needed.

- ✓ Charles Marquardt of Rogers Street noted his perception that the 80-10-10 allocation is "locked in:" stated his preference for more clarity in the presentation booklet with regard to where inclusionary units are located; spoke in favor of using all AHT funds to retain expiring use units; in favor of using historic preservation funds to restore and maintain historic city records; in favor of creating a playing field in East Cambridge; and in favor of changing the CPA allocation for FY11 to 50-25-25 or something other than the prior years' allocation percentages.

Richard Fanning of Cornelius Way noted that he is a resident of the Wellington-Harrington neighborhood: is an architect who has designed affordable housing since 1970: and stated his feeling that affordable housing is too concentrated in certain neighborhoods (including his). citing language in the Zoning Ordinance and providing a copy of the Zoning Ordinance Preamble to support his argument. h

- ✓ Rudy Galliard of the Wellington Harrington neighborhood (no address provided) spoke of his perception that there is too much affordable housing density in his neighborhood; his belief that this condition violates zoning; and his belief that this density causes people to want to move out. He stated his preference for a reallocation of CPA funds to 60-20-20.
- ✓ Susan Noonan-Foster of Appleton St. spoke in favor of changing the allocation away from 80-10-10 (without noting a particular percentage preference). She stated that she is the co-chair of the Women's Educational Center and that her clientele includes many homeless women. She encouraged the CPAC to look at the IPG grants to community organizations listed on pp. 27-28 of the presentation booklet and said that these funds enable the organizations to free up funds for their core missions. rather than emergency upkeep and repairs.
- ✓ Craig Kelley spoke in favor of changing the allocation away from 80-10-10; in support of expending AHT funds on expiring use units. rather than on new construction projects; and in opposition to "providing funding to the Water Department" for open space projects on the Fresh Pond Reservation. He recommended an allocation of 50-25-25 for FY11.
- ✓ Elizabeth Koondakjian of Linnaean St. spoke of the impact of the current economic recession on local residents and how people had lost their savings and retirement funds and would need affordable housing. She urged the CPAC to retain the 80% allocation to affordable housing.

At 8:00 PM public comment was concluded. Mr. Rossi noted once again that the record would be left open for further comment by email or letter and that these comments would be a part of the record for consideration by the CPAC during its deliberations in September.

Mr. Rossi reiterated that the CPAC would meet on September 7th to deliberate on testimony previously heard and provided and to vote on CPA percentage allocations and specific projects.

The hearing adjourned at 8:05 PM.

September 7, 2010

To: CPA Committee

Fr: Nancy B. Schlacter

Re: Correspondence from Citizens Since 7/28/10 Regarding CPA Allocations

The following are condensed notes regarding correspondence received from residents with regard to their views on CPA allocations and expenditures, received since the CPAC hearing on 7/28/10.

Mary O'Brien of Lancaster St. wrote stating her full support for an 80% allocation to Affordable Housing.

Elizabeth Ricker of Windsor St. wrote in favor of allocating more than 10% to open space, in order to purchase the few remaining undeveloped parcels to convert to parks.

Tripp Jones and Megan Amunsdon, from the "Vote No on 2" campaign to Protect Affordable Housing Law, wrote regarding their efforts to retain Chapter 40B of the Mass. General Laws.

Monique Doreus (no address given) wrote in support of retaining the 80% allocation to affordable housing.

Martha Vasconcellos, a resident of Cambridge St. and Supervisor of the Domestic Violence program at the Mass. Alliance of Portuguese Speakers (MAPS), wrote in support of the 80% allocation to Affordable Housing.

John Henn, President and Board member of Just-A-Start Corp., wrote to urge the CPAC to commit 80% of FY11 CPA funds to Affordable Housing.

Skip Schiel of Sacramento St. wrote in favor of allocating as much as possible from CPA funds to public housing.

Peter Munkenbeck of Hubbard Park Road wrote about his strong support for continuing the 80% allocation of CPA funds to affordable housing.

Caroline Chauncey and Richard Thal of Kelley St. wrote in support of the 80% allocation of CPA funds to affordable housing.

Elaine DeRosa, resident of Pleasant Place and Director of the Cambridge Economic Opportunity Committee, forwarded written testimony in support of the 80% allocation of CPA funds to affordable housing.

Alemitu K (no address given) wrote of her family's bankruptcy and the death of her husband, the years they have spent moving around, and their hopes to stay in Cambridge housing. She wrote of her appreciation for the CPAC's work.

Maura Kilcommons of Norfolk St. wrote in favor of continuing the 80% allocation for affordable housing.

Abebe Bekele of Harvard St., who was able to purchase his home through programs funded by the CPA, wrote in favor of retaining funding for affordable housing.

Victoria Bergland, Acting President of the Lincoln Way Resident Council, wrote on behalf of herself and other Resident Council members in favor of continuing the 80% level of support for affordable housing through the CPA.

Deborah Morse of Harris St. wrote in favor of the Housing Authority's efforts to rehab Lincoln Way and Jackson Gardens with CPA funds. She wrote to encourage allocating the maximum possible toward affordable housing programs.

Sherri Tucker (no address given) wrote as a "low-income resident" of Cambridge who wants the 80-10-10 allocation of CPA funds favoring housing support.

Two (2) "Petition(s) To Support CPA Funded Affordable Housing in Cambridge" were received, one with 18 signatures, another with 16 signatures, both noting that they urge the CPAC to allocate 80% of the FY11 CPA funds for Affordable Housing activities.