



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

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*Robert W. Healy, City Manager*

*Richard C. Rossi, Deputy City Manager*

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To: Robert Healy, City Manager

From: Richard Rossi, Chair, Community Preservation Act Committee

Date: September 8, 2011

Re: **Allocation and Appropriation of FY12 CPA Funds**

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 7, 2011 and to convey their recommendations for the use of CPA funds for FY12 appropriation. The FY12 process included a CPAC working meeting on June 6, 2011, a public meeting on June 21, 2011 to solicit suggestions for specific projects from the general public, and a public hearing on August 31, 2011 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 21, 2011 and August 31, 2011, the public input from letters and emails received since the beginning of the process, and the CPAC discussions at working CPAC meetings on June 6, 2011 and September 7, 2011. The CPAC reviewed the minutes from the earlier meetings, as well as the letters, postcards, emails and petitions (the last, with 499 signatures in support of a maximum allocation to affordable housing) in preparation for their deliberations and discussion.

The June 6, 2011 CPAC meeting reviewed CPA financials and anticipated funding, discussed the CPA process for the FY12 fiscal year and included an update on CPA projects in progress.

Approximately 36 members of the public attended the June 21, 2011 public meeting, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, 29 people spoke. In addition, 35 e-mails (or letters) were received from people who were unable to attend. Many of the speakers and some of the writers spoke/wrote in favor of multiple projects. With regard to affordable housing, six spoke/wrote in favor of continuing to allocate funding to Affordable Housing at 80%, with many more citing particular housing efforts they supported, including the following: seven spoke/wrote in favor of funding retention of affordability at Craigie (Chapman) Arms, an expiring use building near Harvard Square; four spoke/wrote in favor of funding retention of affordability in expiring use properties in general; five spoke/wrote in favor of funding renovations and/or new construction of Single Room Occupancy (SRO) housing in Cambridge; with twelve speaking/writing in support of renovating Central House at the YMCA, citing the excellent results of the Carey Program. Finally, one spoke in favor of funding renovations to privately-owned affordable housing, through efforts of the Cambridge Neighborhood Apartment Housing Services (CNAHS).

Twenty-seven people spoke or wrote in favor of various Open Space projects, including fifteen in favor of acquiring land in the Silver Maple Forest; eleven in favor of purchasing the Whittemore Community Garden; two in favor of purchasing watershed land in Lincoln, two in favor of acquiring the Lechmere Train yards for a public market; and one each in favor of the following: ongoing ecological restoration projects at Fresh Pond; construction of a playground as part of the Kendall Square redevelopment; additional pocket parks and community space for seniors adjacent to senior housing developments; construction of a pedestrian boardwalk from the Lechmere Canal to the Museum of Science, along the Charles; converting a sliver of land along Binney Street and Galileo Galilee Way into a dog run; and preserving a park at the corner of Hancock and Center Streets.

Eight people spoke or wrote in favor of Historic Preservation projects, including five people in favor of funding emergency repairs to and a structural study of the Magazine Beach Powder house; and one person each in favor of: an investigation into the historic links between F.L. Olmstead and the Alewife Reservation; preservation of the boathouse behind the Museum of Science; and funding for historic buildings owned by non-profits.

A public hearing, held on August 31, 2011, 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 FY12 CPA projects. Forty-two people spoke at this meeting. Twelve e-mails or letters were also received prior to this meeting. Thirty-four of the public speakers/e-mailers spoke/wrote in favor of continuing the 80% allocation to Affordable Housing. Six petitions, with a total of 447 names, were submitted in favor of an 80% allocation toward affordable housing. Fifty-five postcards were received in support of retaining availability of SRO housing in Cambridge. Eight people spoke or wrote in favor of changing the allocation percentages, by increasing the allocation percentage to Historic Preservation to 15% (1 person); 20% (1 person); or 15-20% (1 person); or in favor of increasing the percentage allocated to Open Space to 20% (3 people); or, finally, in favor of equalizing allocations to all categories at 33.3% (2 people). Seven people spoke in favor of work that was enabled through the Historic Preservation allocation, and of those, four spoke in favor of funding the Magazine Beach Powder house preservation. Among the speakers and writers, four spoke/wrote in favor of funding purchase of the Silver Maple Forest and five spoke/wrote in favor of purchasing the Whittemore Street Community Garden. One person wrote and spoke against funding the Whittemore Garden purchase, and provided a petition with six signatures in support of this position.

The CPAC met for a publicly posted working meeting on September 7, 2011, at which CPAC Chair Richard Rossi read into the record a synopsis of three letters/emails received since the August 31, 2011 hearing. In this correspondence, two wrote in favor of an 80% allocation to Affordable Housing and a third provided a petition with 52 signatures in favor of an 80% allocation to Affordable Housing. Three members of the public attended the meeting.

Mr. DePasquale provided an overview of anticipated available CPA funds for allocation in FY12, noting that \$9.6 million will be available this year from a combination of local receipts, state match and reserve funds, which is up \$50,000 from FY11, primarily due to

an increase in local receipts. Mr. Rossi outlined the FY12 CPA public process (as articulated above), then the meeting was opened for CPA Committee member discussion.

CPAC Member Susan Schlesinger asked what the largest allocation had been in prior years of CPA funding and what the main reasons are that the state match has gone down.

CPAC Member (and City Treasurer) Louis DePasquale answered that more communities had adopted the CPA than in earlier years and that receipts from the Registry from fees collected have been down in the economic downturn. He noted that the highest year of CPA funding was FY08, when \$12.6 million was available.

CPAC Chair Rossi noted that the City is hopeful that the pending legislation in the State House will firm up the CPA funding source for the state match funds, and that passage would loosen up restrictions on use of Open Space funds, which the City is particularly interested in. He noted that the City has been in touch with many legislators in support of passage of this legislation.

Chair Rossi then recapped the public comment from the prior CPA public meetings, for which the CPAC members had meeting notes with greater detail.

CPAC member Albe Simenas raised the comments by speakers receiving Historic Preservation grants for Affordable Housing, and inquired as to whether more money directed to this particular use would be allowable and/or would be detrimental to the funding for Affordable Housing disbursed by the Affordable Housing Trust.

Historic Commission Executive Director Charles Sullivan responded that one-third to one-half of the CPA funds received for Historic Preservation is divided between institutional non-profits and affordable housing agencies. He noted that demand for historic preservation grant funds has exceeded available funding in recent years. He noted that preservation of municipal buildings and landscapes and preservation of historic documents also receive CPA Historic Preservation funds and that these categories also have more need than available funds. He noted that he is seeking more funding for grants this year than in prior years and that the requests for CPA Historic Preservation funds this year are in excess of \$2.4 million. Finally, he noted that CPA Historic Preservation funds can go to smaller scale owner-occupied housing, whereas the Affordable Housing Trust cannot fund such projects.

CPAC member Susan Schlesinger noted that non-profit, non-housing historic preservation grantees have fewer resources available from which to seek funding, but that it is important for smaller affordable housing projects to have access to funds.

CPAC member Albe Simenas inquired whether a 2% increase in funding to Historic Preservation, specifically targeted to housing, would (or would not) be a loss to Affordable Housing, rather than just a response directed to a particularized need.

Mr. Sullivan noted that he believed that the CPAC could specifically allocate historic preservation funds to housing.

CPAC member Ellen Shachter noted that the listing in the CPA booklet (p. 37) regarding FY12 CPA Historic Preservation project requests, in excess of \$2.4 million, seemed to be primarily for municipal agency projects and that only \$600,000 was requested for non-profit and affordable housing grants.

Mr. Sullivan noted that there is a backlog of requests for funding from non-profits.

CPAC member Susan Schlesinger noted that all categories of CPA funding have needs in excess of funds available. She then inquired what the funding for the Magazine Beach Powder house was intended for.

Mr. Sullivan responded that part of the funding sought was for emergency repairs to stabilize the building, which is in ruins, and that part was to fund a study regarding what the structure could be used for, while retaining its historic character. He noted that the North Bennett Street School had been approved by the DCR to work on the repairs and the study, and that the DCR had agreed to match any local funding 2 for 1. He noted that the structural study would be a blueprint for future work.

CPAC Chair Rossi cautioned that the City's prior dealings with the DCR with regard to Magazine Beach had been fraught with delays, resulting in a \$1 million contribution by the City being held for 11 years by the DCR before work was performed.

CPAC member Albe Simenas noted that action now would keep the potential for a future renovation viable.

CPAC member Bill Bibbins noted that community interest in the project was growing.

CPAC member Gerald Clark stated that he heard a generally more favorable attitude toward an 80% allocation to affordable housing this year than in recent years and that the speakers seemed less contentious than in recent years. He said that it appeared that an 80% allocation to housing had widespread community support this year.

CPAC member Bill Bibbins said that only about 8% expressed an interest in changing the 80-10-10 allocation this year.

CPAC member Albe Simnas noted that there were many petitions in favor of the 80% for housing allocation this year. He also said that people still don't seem to understand that the City spends other resources for Open Space projects and that the CPA isn't the only resource available for that purpose.

CPAC Chair Rossi noted that at a recent meeting he had attended with CHA staff, that they had stated that the need for family-sized larger units is still the greatest need that they see.

CPAC member Susan Schlesinger reiterated that she felt that this year's meeting was less contentious than in recent years and that she thought it was because more tenants who are concerned about losing their housing were present, and that the threat of loss of expiring

use rentals created a more compelling story than concerns about “big developments in my neighborhood.” She said that she found the “save my home” testimony very compelling.

CPAC Chair Rossi asked CDD Housing Director Chris Cotter about numbers of expiring use units the City would be able to retain with CPA funds. Mr. Cotter noted that hundreds of expiring use units have been preserved since the adoption of CPA and that another 950 units face expiring use restrictions in the next ten years.

CPAC member Susan Schlesinger said that the number of expiring use units coming up in the next few years is daunting and the need for preservation of their affordability is immediate.

CPAC member Ellen Shachter stated that she heard an overwhelming need expressed for affordable housing and that it was significantly greater than the need expressed for historic preservation. She noted that the greatest local unmet need is for affordable housing.

CPAC Chair Rossi noted that a lot of folks may not understand the concept of expiring use restrictions, but that they do understand compelling testimony from neighbors about losing their homes or being told they have to move. He further noted that, with regard to the Whittemore Garden Open Space funding proposal, there had initially been a willing seller, but that as a result of recent down-zoning petitions and resistance in the neighborhood to development of an adjacent parcel, the owner now may not be as willing to sell. He also noted that the City is looking to the DOR for clarification on the proposal to purchase this parcel with CPA Open Space funds and may need to look to another funding source, if the parcel is still available but the DOR does not look favorably on the CPA-funded purchase.

CPAC member Susan Schlesinger asked whether Belmont has raised or allocated any funds for purchase of the Silver Maple Forest.

CPAC Chair Rossi that he was not aware that the Belmont has done so. He further noted that the majority of the Silver Maple Forest property lies in Belmont, with only 15-20% of the site in Cambridge; that the property owner is not willing to sell it, thus obtaining it would require an adverse taking at significant cost; and that acquisition could potentially involve the state legislature.

CPAC member Louis DePasquale noted that he thought that the woman from Belmont who spoke at the CPA hearing indicated that Belmont had allocated CPA funds for this project, but that it was only a small amount and would need a significant commitment and contribution from Cambridge if the purchase were to be viable.

CPAC Chair Rossi noted that the Silver Maple Forest purchase was significantly different than the Whittemore Garden proposal, where there had been a willing seller and potential for a friendly taking.

CPAC member Albe Simenas noted that, with an unwilling seller (for the SMF), Cambridge and Belmont would need to agree to purchase and take the land, which is a larger political question than is before the CPA Committee.

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. He also noted that a vote would be taken to transfer unexpended funds from completed historic preservation projects to other historic preservation projects, but that this vote would not require City Council approval.

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 further, voted unanimously that the allocated funds be appropriated as follows:

#### **Recommended FY 2012 Allocation and Appropriation of CPA Funds**

#### **VOTE 1: Fiscal Year 2012 Local Funds (\$6,750,000)**

##### ***Vote 1A***

80% of FY2012 CPA Local Fund revenues (**\$5,400,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

##### ***Vote 1B***

10% of FY2012 CPA Local Fund revenues (**\$675,000**) allocated to Historic Preservation as follows:

1. **\$500,000** appropriated to the Historic Preservation Grants program; and
2. **\$175,000** appropriated to the former CPD HQ adaptive reuse rehabilitation.

##### **Vote 1C**

10% of FY2012 CPA Local Fund revenues (**\$675,000**) allocated to Open Space as follows:

1. **\$350,000** appropriated to Watershed Protection and Landscape Stabilization-Glacken Slope; and
2. **\$325,000** appropriated to Watershed Protection –Parkway Community Garden.

#### **VOTE 2: Fiscal Year 2011 State Funds [received in FY12] (\$1,850,000)**

##### ***Vote 2A***

80% of FY2011 State Match revenues (**\$1,480,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

**Vote 2B**

10% of FY2011 State Match revenues (\$185,000) allocated to Historic Preservation as follows:

1. \$75,000 appropriated to the former CPD HQ adaptive reuse rehabilitation;
2. \$105,000 appropriated to the City Hall Painting Project, to restore the original color scheme to public areas; and
3. \$5,000 appropriated to the Magazine Beach Powderhouse preservation repairs.

**Vote 2C**

10% of FY2011 State Match revenues (\$185,000) allocated to Open Space as follows:

1. \$25,000 appropriated to Watershed Protection - Parkway Community Garden; and
2. \$160,000 appropriated to Watershed Protection and Landscape Stabilization - Golf Course.

**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. \$20,000 appropriated to Magazine Beach Powderhouse preservation repairs;
2. \$20,000 appropriated to DPW City Engineer Archives, document scanning;
3. \$30,000 appropriated to Old Burying Ground, headstone and table tomb restoration; and
4. \$30,000 appropriated to Cambridge Cemetery, granite stairs and enclosures.

**Vote 3C**

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

1. \$100,000 appropriated to Watershed Protection and Landscape Stabilization - Golf Course.

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

**Vote 4A**

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

**Attendance at Community Preservation Act Committee Meeting: September 7, 2011**

**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, Cambridge Resident  
Albe Simenas, Chair, Conservation Commission  
Bill Tibbs, Planning Board

**City Staff Present:**

Charles Sullivan, Executive Director, Historical Commission  
Brian Murphy 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:**

CPAC FY12 Allocations and Recommendations to City Council (Booklet)  
CPAC FY12 Meeting Notes (6/6/11; 6/21/11; 8/31/11)

Meeting Notes from CPA Committee Public Meeting – 8/31/11 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (7 of 8)

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 Resident)  
Albe Simenas (Conservation Commission)

Absent:

Ellen Shachter (Cambridge Resident)

Staff Attendees:

Brian Murphy (ACM/Community Development Dept.)  
Chris Cotter (Housing Director/CDD)  
Cassie Arnaud (Housing Planner -CDD)  
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 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 on September 7, 2011 the CPAC would hold a working meeting 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 FY12, referring to relevant pages (5-11) of the presentation booklet. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,600,000 in CPA funding for affordable housing, open space and historic preservation projects. He stated that this would be \$50,000 more than was available from CPA funding in FY11. He noted that the anticipated state match in FY12 of 28%, although lower than in the first years after local CPA adoption, was reflective of how many cities and towns have now adopted the CPA. 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.

Jennifer Wright, Executive Director of the Conservation Commission, referring to relevant pages of the presentation booklet (45-56), provided an overview of the CPA governing statute regarding use of Open Space funds, described the City's open space project recommendation process, noted pages identifying projects proposed at recent public meetings, briefly described recent CPA Open Space projects underway or completed, and spoke about open space projects throughout the city that have been funded with resources other than CPA funds. Finally, she noted the proposed projects under consideration for CPA Open Space funding in FY12.

Chris Cotter, Housing Director for the Community Development Department, presented information regarding affordable housing efforts using CPA funds. He reviewed the materials in the presentation booklet on pages 13 through 23. He described the types of projects CPA Affordable Housing funds support; explained that expiring use buildings are the current priority of funding efforts, due to the significant numbers of affordable housing units at stake; described eligibility criteria for affordable housing and the significant ongoing needs; noted the number of units that have been created throughout the City, leveraging CPA resources, since adoption of the CPA; and briefly described recently completed projects and projects currently underway; then noted the anticipated uses of FY12 CPA housing funds.

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 24-44), he described the use of CPA historic funds since FY02 and through FY11, for preservation grants to non-profit institutions; for preservation of affordable housing in historic structures; restoration of public buildings and landscapes; and for preservation of municipal archives. He noted pages of the presentation booklet where lists of the CPA Historic Preservation projects could be found and identified recently completed projects and work underway. He briefly described the current requests for CPA historic funding, totaling over \$2.4 million. He noted that a project proposed at recent public meetings, the emergency repairs and structural studies in support of restoration of the Magazine Beach Powder house, was a project request under consideration for FY12 CPA funding.

Following Mr. Sullivan's remarks, Mr. Rossi opened the floor for public comment.

Don Summerfield of Franklin St., a member of the Board of the Alliance of Cambridge Tenants (ACT), noted that he lives in CHA housing and spoke in support of an 80% allocation to Affordable Housing.

Gordon Gottsche of Cambridge Street, and a director at Just-A-Start (JAS), a non-profit housing developer and public service provider in Cambridge, spoke in support of all affordable housing developers in Cambridge, which includes non-profits, the CHA and

small private home-owners, all of whom receive CPA Affordable Housing (or Historic Preservation) funding for the housing they create. He noted that affordable housing supports maintaining a diverse workforce and community, including larger families with lower incomes. He noted that some families spend 40-60% of their household income on housing. He voiced continued support of an 80% allocation to Affordable Housing. He also provided a letter reiterating his testimony.

Walter McDonald of Magazine Street spoke in support of providing CPA Historic Preservation funds for the Powder house on Magazine Beach. He noted that North Bennett Street School students had been approved by the DCR to work on the project, enabling them to learn about historic preservation and lowering the costs of the work to be performed, if funded.

Devon Wesley of Rindge Avenue noted that she is an Assistant Property Manager and employee of JAS at the Rindge Avenue apartments. She spoke in favor of an 80% allocation to Affordable Housing. Ms. Wesley provided a written copy of her testimony and a **petition with 34 names**, which stated: I, the undersigned, would like to express my support for affordable housing in the Cambridge, MA community. I believe that there is a great need for affordable housing in this area, and that every step that we, as a community, can take to meet that need is absolutely necessary.”

Catherine Zusy of Hamilton Street spoke in support of Historic Preservation funding for the Magazine Beach Powder house. She noted that the DCR would provide a 2 for 1 match for any money provided by the City for this effort.

Following Ms. Zusy’s remarks, Mr. Rossi read into the record the following written testimony received since the June 21, 2011 public meeting.

Quinton Zondervan wrote, requesting that 10% of Open Space funds be put into Open Space Reserves for eventual purchase of the Silver Maple Forest

Alla Karasov wrote requesting that Open Space funds be allocated for purchase of the Whittemore Community Garden.

Jan Childs wrote in support of funding purchase of the Whittemore Garden with CPA funds.

Jane Eisenstark wrote in support of support of funding purchase the Whittemore Garden with CPA funds.

Susanna Black wrote in support of purchase of the Silver Maple Forest with CPA funds.

Matthew Smith wrote in support of purchase of the Silver Maple Forest with CPA funds.

Susan Hartnett, Executive Director for the Cambridge Center for Adult Education (CCAEE), wrote in thanks regarding a CPA institutional preservation grant which CCAEE

used to preserve its two buildings on Brattle Street, the Brattle House and the Blacksmith House. She noted that roof damage from heavy rainstorms necessitated repairs to address those problems so that CCAE could perform its core mission of providing courses and spaces for adult learning. She said the CPA funds were matched by funds raised by CCAE students, noting that without the CPA grant the project would not have been possible.

Peter Daly, Executive Director of Homeowner's Rehab, Inc. (HRI), wrote in support of an 80% allocation of CPA funds for affordable housing, noting that the need for affordable housing has never been greater. He described the challenge presented by the expiring use of the affordable housing restrictions on Craigie Arms (aka Chapman Arms), which would result in 25 units of affordable rental housing being lost. He noted that an opportunity to acquire the property and retain the restrictions could be supported with CPA funds.

Tom Flynn wrote in opposition to funding the purchase of Whittemore Gardens, citing the cost, the condition of the site, concerns about the use of CPA Open Space funds from the first 10% of the allocation, and the ongoing maintenance costs.

Mary Duggan wrote in support of use of CPA funds for affordable housing, noting that she was a beneficiary of affordable housing programs and her ability to purchase a home had been enabled by CPA-funded affordable housing projects and programs.

Elizabeth Rassweiler wrote in support of setting aside 10% of FY12 CPA funds for the eventual purchase of the Silver Maple Forest.

Charles Marquardt wrote in support of the following allocation: 70% for Affordable Housing, 10% for Historic Preservation and 20% for Open Space. Mr. Marquardt noted that the needs are great for housing, but that having funds available in reserve for Open Space purposes, such as the possible purchase of the Silver Maple Forest, would serve the needs of the citizens.

Mr. Rossi also noted that 55 postcards had been received from members of the Mass Senior Action Council (MSAC) in support of building and maintaining affordable SRO housing in Cambridge. After reading the written testimony in to the record, Mr. Rossi reopened the floor to public comment.

Sadie A., who stated that her family has lived in Cambridge for 83 years, spoke in favor of the 80% allocation to affordable housing, noting that she resides in affordable housing, which enables her to pay a fair amount of her limited income for rent.

Gina Foote of Dana Street noted that she works with the Charles River Conservancy and advocates for Open Space and Historic Preservation. She stated that green spaces support community building. She spoke in support of the Magazine Beach Powder house request and asked that the CPA funds be equally distributed among all three allocation categories.

Marilyn Wellons of Green Street spoke in support of the Magazine Beach Powder house and referred to a petition she had seen, signed by 300 people (not provided). She noted the historic significance of the site and that its preservation would enhance the adjacent green space.

Tom Flynn of Madison Avenue spoke against the purchase of the Whittemore Garden for the reasons articulated in his previously provided letter (see above). He also provided six signatures in support of the letter, including his own.

Mr. Rossi noted that the City is seeking clarification from the DOR regarding the proposed purchase of the Whittemore Garden with the initial 10% of Open Space funds, and would act in accordance with the advice provided, if the CPAC recommends this purchase.

Kevin Thomas of Mass Ave. spoke in support of the YMCA Central House and the housing it provides to people who are really in need. He spoke in support of an 80% allocation to Affordable Housing.

Heather O'Leary of Temple Street noted that she is a Property Manager at the YWCA's Tanner Residence for Women. She said affordable housing provides supports for women with problems and challenges, enabling them to have a clean and safe place to live. She said that Tanner House has 108 units, with few vacancies and a long waiting list. She spoke in support of an 80% allocation to Affordable Housing.

Eva Martin-Blythe, Executive Director of the YWCA at Temple Street, spoke in support of the 80% allocation to affordable housing. She noted that this year is the 100th anniversary of the YWCA in Cambridge and that historic preservation of its building is a concern, too. She noted that the YWCA also operates a 10 unit women's shelter in Cambridge, which currently houses 10 women and 13 children. She noted the revolving door that housing insecurity causes for women and families at risk and the need to provide stable long-term housing options. She provided a written copy of testimony and a **petition** captioned: "I Support Affordable Housing for Women and Children in the City of Cambridge," which further noted: that the signatories "support [] more funding for affordable housing options in the City of Cambridge," **with 98 signatures**.

Lillian Greeley of University Road spoke in support of an 80% allocation to Affordable Housing.

Sarah Thomas of Prospect Street noted that she was a first time homebuyer who had benefited from a CDD Affordable Housing program funded through CPA. She noted that she could not have afforded to purchase a home without the assistance of the program. She spoke in favor of an 80% allocation to Affordable Housing.

James Williamson of Jackson Place noted that he is president of the Tenant's Council at Jackson Place. He stated his belief that the outcome of the allocation process is a foregone conclusion, describing the process as a "soviet style" democracy. He stated,

nonetheless, that he favors an 80% allocation to affordable housing. He said that he wanted a person who lives in Affordable Housing to become a member of the CPA Committee.

Jane Carbone of Franklin Street noted that she works for HRI and is concerned about the loss of expiring use affordable units and the potential for displacement of residents. She spoke in favor of an 80% allocation to affordable housing. Ms. Carbone provided a written copy of her testimony.

Toni LaRosa, a property manager at YMCA's Central House, spoke in support of an 80% allocation to affordable housing. She said that Central House is an SRO for 128 men and provides a safe and secure home for this 'family' of residents. She noted that the building is in need of rehab. She provided a **petition with 33 names** in support of the 80% housing allocation which stated: "As residents of Central House, we truly appreciate the City of Cambridge's commitment to affordable housing. We hope that future uses of Community Preservation Act funds will continue to include significant commitment to affordable housing. Thank you for helping us and others who need affordable housing to remain in Cambridge."

Trudi Goodman of Cambridge Street noted that she is a recipient of a Section 8 voucher and that her family has lived in the Cambridge area for 60 years. She spoke in favor of an 80% allocation to affordable housing. She stated that it is difficult to find landlords willing to take Section 8 tenants. She said that her current building had lost its expiring use restrictions this year, but that a deal was struck to retain the affordable units. She noted the importance of retaining a balance in the community and that people on Section 8 do work. She noted her desire to purchase a home in Cambridge one day.

Cheryl-Ann Pizza-Zeoli of Cambridge Street noted that she is a member of ACT and lives in the Inman Square Apartments. She provided a **petition with 90 names** in support of the 80% allocation to affordable housing, which stated: "We live at Inman Sq Apartments located at 1221 Cambridge Street. We live in an expiring use building and we were in great danger of losing our homes. Through the use of affordable housing funding from the Community Preservation Act, we were able to have our homes preserved. We believe that there is a great need for affordable housing in Cambridge and urge you to allocate 80% of CPA funds to affordable housing. Through this allocation, the City can help ensure that other residents across the City will not lose their homes to expiring use."

Ann Allosso, a tenant at Chapman Arms since 1986, spoke in favor of affordable housing needs before open space or historic preservation. She supports retaining the 80% allocation to affordable housing. She provided a written copy of her testimony.

Joseph Modica of University Road noted that he is an 87 year old widower who resides at Chapman Arms and would find it very difficult to move. He supports an 80% allocation for affordable housing.

Lynda Jordan of University Drive noted that she is an ordained minister with multiple degrees, who moved to Cambridge to go to Harvard Divinity School but became ill with cancer. Affordable Housing programs have enabled her to stay in Cambridge and she supports an 80% allocation to housing.

Maria Mossaides of Gore Street noted that she is the Executive Director of Cambridge Family and Children's Services (CFCS). She spoke in favor of Historic Preservation grant funds used by non-profits to enable them to make their historic buildings accessible and weather tight, noting that CFCS had been able to install a ramp and replace its roof using CPA historic preservation funds, freeing up its resources to provide programs and services.

Elaine DeRosa of Pleasant Place, and Executive Director of CEOC, spoke in support of an 80% allocation to affordable housing, noting that preserving expiring use buildings helps to preserve the lives of the tenants within. She provided a **petition from 12 residents** of Chapman Arms, which stated: "We the tenants of Chapman Arms thank the Committee for supporting the current formula all these years. It has made a difference in terms of people's lives by allowing them to stay in Cambridge. Now the funding can directly support the stability and affordability of our building which provides homes for some of us with disabilities, elderly and limited incomes. We strongly urge you to keep the 80-10-10 formula." Ms. DeRosa provided a written copy of her testimony.

Peter Munkenbeck of Sparks Street and a member of the board of JAS, spoke in favor of an 80% allocation to affordable housing. He noted that the loss of Affordable Housing is a detriment to the community and spoke about the importance of retaining affordable housing stock in perpetuity. He provided a letter further articulating his position.

Gavin Kleespies of McTernan Street, Executive Director of the Cambridge Historical Society (CHS), spoke requesting that the historic preservation allocation be increased to 20% for FY12, with 70% for housing and 10% for Open Space.

Susan Noonan-Forster of Appleton Street noted that she is on the Board of Trustees for the Women's Center on Pleasant Street. She spoke in support of Historic Preservation Grants to non-profits (including the Women's Center), which enable building preservation while freeing up limited funds for necessary programs and services. She asked that the CPAC consider the following allocation for FY12: 75% for Affordable Housing; 15% for Historic Preservation and 10 % for Open Space. She noted that Historic Preservation grants help the people served by non-profits.

Quinton Zondervan requested clarification about Community Garden funding from the initial 10% Open Space allocation. Mr. Rossi responded that the DOR was considering the City's request for a determination regarding its possible use of the funds for that purpose, if the CPAC recommends the purchase. The speaker then stated that he wanted a 20% allocation for Open Space so that 10% could be used for recreational uses, as the uses currently permitted from the initial 10% OS allocation do not address recreational needs.

Terry Dumas from the CHA spoke of the decade's worth of support from CPA funds for affordable housing, noting that the cost of producing affordable housing in Cambridge is prohibitive and requires a significant contribution of local funds if leveraging is to be possible. She spoke in support of the 14,642 people currently on the CHA's wait list and for an 80% allocation to affordable housing.

Bob Costa noted that he has been working for Cambridge Neighborhood Apartment Housing Services (CNAHS) for 22 years. He spoke of his concern that the speakers are competing for scarce resources, but that their interests complement each other to improve the lives of residents. Although he believed all of the needs expressed were important, none was more so than affordable housing and he supports an 80% allocation to affordable housing. Mr. Costa provided a written version of his testimony.

Ellen Mass of Adams Street noted that she is a member of the Friends of Alewife Reservation. She noted that Alewife Reservation is a community resource that needs preservation. She advocated for a 15% - 20% allocation to Open Space, to be used to preserve Alewife Reservation.

Olga Kurland of Memorial Drive noted that she is a member of the 808 Memorial Drive Tenant's Assn. and stated her strong support for an 80% allocation to affordable housing. She provided a **petition signed by 180 people** which states: "We, the following residents of Cambridge, MA, live in a mixed income expiring use building in Cambridge. We were able to preserve our homes as affordable housing with the support of City funding. It is highly likely that none of us would still be living here if not for this funding. We need to preserve the affordable housing that currently exists in Cambridge and build more to keep Cambridge accessible to those of all income levels. We therefore ask the Community Preservation Act Committee to maintain the 80% allocation of funding for affordable housing."

Esther Hanig of Pine Street noted that she is on the CNAHS board and spoke in favor of an 80% allocation to affordable housing. She spoke of the humanitarian need and the benefits from the diversity provided. Ms. Hanig provided a written version of her testimony.

Sherri Tucker of Mass. Ave. noted that she has been a tenant in Cambridge since 1970 and that she is a tenant activist and member of the Old Baptist Church, which has benefited from CPA Historic Preservation funds. She spoke in favor of an 80% allocation to affordable housing and in particular support of projects to preserve Chapman Arms and the YMCA/YWCA properties.

Tasha Davis of Broadway noted that she is a Property Manager for JAS. She spoke in support of families which benefit through Affordable Housing programs. She provided a petition, signed by 52 people which states: "I support the full 80% allocation of the FY12 CPA funds to be allocated to affordable housing."

Rev. Maurice Greaves of Hampshire Street, pastor at Mass. Ave Baptist Church, noted that his church has received CPA Historic Preservation grant funds and that he is in favor of an 80% allocation for Affordable Housing.

Anne-Marie Lambert of Chilton St. in Belmont spoke of her interest in preserving the Silver Maple Forest, noting that 2011 may provide the only opportunity left to preserve this site from development. She noted that Belmont would be encouraged to see Cambridge supporting this project and she asked that the City consider tipping the allocation toward Open Space for FY12, suggesting a 20% allocation to Open Space for this year.

Lisa Fagerstrom of Mass. Ave noted that she is a minister at Harvard Epworth United Methodist Church. She spoke in favor of a 70% allocation to affordable housing and 15% each to Open Space and Historic Preservation. She noted that her church has a ministry for homeless families and provides many programs to serve their needs. She noted that Open Space is key for community health and that she is in favor of supporting diversity through housing opportunity.

Benadette Manning of Rindge Avenue noted that she moved to Cambridge from TX in 1994 with her 4 children, following a divorce, to attend graduate school. She noted that she is a Math teacher and found her home through a JAS program in 2000. She stated that she is so appreciative of affordable housing opportunities in Cambridge and wants them to continue. She supports an 80% allocation to affordable housing.

Kathy Watkins of Franklin Street noted that she lives in CHA Section 8 supported housing. She noted that she had a job at Harvard U, but got sick and needed housing support. She said that low-income tenants are the backbone of the City and sated her support for an 80% allocation to affordable housing.

Chandra Banks of Mullens Court noted that she is a 5<sup>th</sup> generation Cantabridgian. She noted that she started in rental housing but has moved up to home ownership though a program for low income residents. She noted that she has worked in many jobs in Cambridge over the years and has an MA from Harvard, but needed the housing support to be able to stay in Cambridge. She fully supports the 80% allocation to housing, which helps keep Cambridge-born folks in Cambridge.

Hassan Rashid of Mass. Ave noted that he lives in an SRO at the YMCA. He noted that he had sought a transcript of the June 21 CPA meeting, but hadn't been able to get one. Mr. Rossi sated that that was an error and that he could come by and pick one up during business hours. Mr. Rashid said he hoped that low income tenants could have a more significant role in establishing funding priorities for CPA expenditures and Mr. Rossi directed him to contact Chris Cotter at CDD about the role of tenants in housing processes.

Two additional letters were provided, as follows:

Sandra Rosa, from Chapman Arms wrote in support of an 80% allocation to affordable housing.

Yousuf A. Munye of Mass. Ave. wrote in support of public funding for affordable housing, noting that he now resides in transitional housing at the YMCA Carey Program, after becoming homeless following loss of a job.

At 8:00 PM public comment was concluded. Mr. Rossi thanked the participants for their testimony and noted that the CPA Committee would consider all of the testimony provided throughout the process during its deliberations on September 7<sup>th</sup>, noting that the CPAC would vote on CPA percentage allocations and specific projects at that time.

The hearing adjourned at 8:05 PM.

Meeting Notes from CPA Committee Public Meeting – 6/21/11 @ 6:00 PM – Senior Center

CPA Committee Members Present: (8 of 8)

Ellen Shachter (Cambridge 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 Resident)

Albe Simenas (Conservation Cmsn)

Staff/Attendees:

Chris Cotter (Housing 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. Mr. Rossi asked the CPA members to introduce themselves and explain their affiliations, consistent with CPA legislation requirements for representatives from various City agencies or boards. Mr. Rossi noted that citizen interest in prior years led to an allocation of historic funds to preserve a park in an historic district and that a Community Garden on Watson Street was preserved with Open Space funds. He briefly explained the CPA allocation minimum requirement of 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 FY12. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,600,000 in CPA funding for affordable housing, open space and historic preservation projects. He stated that this would be \$50,000 more than was available from CPA funding in FY11. He noted that the anticipated state match of 28% in FY12, although lower than the 100% state matches in the first years after adoption of the CPA, reflected the changes in the State's financial picture. He noted that there are currently \$2.4 million in Open Space reserve funds.

CPAC Chair Rossi noted the upcoming dates in the CPA process: On August 31, 2011 @ 6:00 PM in the Sullivan Council Chamber there would be an opportunity to hear from people about their percentage allocation preferences and that the record would be left open over the summer to accept additional CPA project suggestions. He then gave a

brief presentation on the progress of HB 765- *An Act to Sustain Community Preservation*, noting that it had been favorably reported out of the Joint Committee on Economic Development earlier in June, and was currently pending before the House Ways and Means Committee. He said that, if passed, HB765 would lead to more predictability in the state match and that proposed changes in the statute regarding usage of Open Space funds, which are of key significance to Cambridge, would allow for greater flexibility for use of the first 10% of CPA Open Space funds. He noted that the City Manager, Mayor and CPAC Chair had sent letters in support of the bill to the Cambridge Legislative Delegation.

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

Heather Hoffman, resident of Hurley St., spoke on behalf of preserving the Silver Maple Forest, to preserve the watershed and provide stormwater runoff benefits, and also spoke in support of Whittemore Gardens.

Nathan Mozzer, resident of Waterhouse St., spoke in support of CPA Historic Preservation funds used to preserve the First Church of Christ Scientist, adjacent to the Cambridge Common. He expressed his gratitude to the CPAC for funds used to repair the flat roof and the masonry façade. He requested support for an upcoming request for historic preservation funds to repair the church's dome.

Jay Shetterly, resident of Magazine St. and Director of the Cambridgeport Neighborhood Assn. (CNA), spoke in favor of preserving the Magazine Beach Powderhouse, a former munitions cache storage building circa 1818, which is in desperate need of repair. He noted that DCR has expressed an interest in participating in the project. He provided a handout from CNA requesting \$38,000 for: emergency repairs (\$15,000) and a structural report (\$23,000). He said Rob Johnson would provide a more detailed summary of the request.

Rob Johnson, resident of Fairmont Ave. and also a member of the CNA, spoke in favor of preserving the Magazine Beach Powderhouse, an effort spearheaded by Cathy Zusy (sp?), who was unable to attend tonight's meeting. He said they were looking for CPA historic preservation funds to help them develop a comprehensive assessment of the building's potential. They hope to get a historic structural report funded for @ \$23,000 and are also looking for \$15,000 in emergency funds to stabilize the roof. He said DCR had indicated that it would provide 2 for 1 grant support - i.e.: if the City provided \$15,000, DCR would fund \$30,000. He provided copies of a CNA proposal for the historic structural report.

Elaine DeRosa, resident of Pleasant Place and Director of CEOC, spoke in favor of CPA housing funds being used to preserve Craigie Arms, to preserve limited affordable housing in Harvard Square. She said she believed there was potential for a CPA historic preservation component for funding, too.

Quinton Zondervan, resident of Cardinal Medeiros Ave. and President of Green Decade Cambridge and Co-coordinator of the Climate Protection Action Committee (CPAC), spoke on behalf of preserving the Silver Maple Forest, for ecological and wildlife preservation as well as for an educational opportunity. He provided an email with additional detail.

David Torrey, resident of Pearl St., spoke on behalf of preserving the Magazine Beach Powderhouse, and in support of the proposal to seek an historic structural report of that building.

Liz Rassweiler, resident of Fainwood Circle, spoke in support of preserving the Silver Maple Forest as Cambridge's "Central Park." She compared NYC's decision to create Central Park as a brave choice in another era and that Cambridge should make a similar brave choice to retain the last of its urban wild land.

Peter Daly, President of HRI, spoke in support of funding for expiring use housing in Cambridge, mentioned recent efforts to retain expiring use rental units on Inman Street and at CAST, and spoke in favor of preserving affordability for Craigie Arms.

Bob Costa, Senior Project Manager of Cambridge Neighborhood Apartment Housing Services, Inc. (CNAHS), spoke in favor of ongoing use of CPA housing funds to support CNAHS' work to assist private property owners' efforts to preserve affordable housing within private property. He provided a handout further explaining their work and his request.

Ralph Yoder, resident of Rindge Ave., spoke in favor of preserving the Silver Maple Forest. He described having lead many nature walks there, and the benefits of preserving the habitat for wildlife. He also spoke in support of retaining community gardens.

Charles Marquardt, resident of Roger St., spoke in favor of retaining affordability for Craigie Arms and preserving the Silver Maple Forest, even though both are complicated propositions; preserving a park at Hancock and Center Sts; preserving affordable housing in expiring use projects; purchasing the Whittemore Community Garden; and converting a slice of land at Binney and Galileo Galilei Way for a dog run.

David Duhalde (no address given) described himself as a community organizer on behalf of the Mass. Senior Action Cmte. He spoke in favor of preserving existing and building more single room occupancy residences (SROs), which provide safer shelter for people in transition from homelessness and incarceration. He noted that there are only 570 SRO units in Cambridge but that the need is much greater.

Michael Haran, CEO of CASCAP and a member of the Affordable Housing Trust (AHT), spoke of his concern about the loss of expiring use affordable housing units and in favor of retaining affordability of those that remain.

Carmen Phillips, resident of Madison Ave., spoke in favor of preserving the Whittemore Community Garden.

Peter Conlon, resident of the YMCA on Mass. Ave., spoke in favor of retaining existing SRO housing and building more. He said that for persons in recovery, SROs are a great way to rebuild their lives in a supportive community setting.

Toni LaRosa, Project Manager at Central House at the YMCA, spoke about the hundreds of formerly homeless people who had turned their lives around during their residency in the SRO units at the YMCA. She described Central House as the starting point for people in recovery. She said that there are currently 128 residents and that Central House is looking for CPA housing funds for upcoming rehabilitation needs.

James Williamson, resident of Jackson Place, spoke in favor of: the Magazine Beach Powderhouse proposal, noting that well-conceived, plausible and viable proposals seem most likely to be approved; the preservation of affordability at Craigie Arms, which he believed Harvard University should support; asked CDD to look into an apparently vacant structure on Bishop Allen Dr. (Vail Court), which he thinks has been vacant for 4 years and which resembles the YWCA in aspects of its architecture and stucco facade, wondering whether there is an historic preservation aspect that can be linked to reviving this site; the Whittemore Community Garden; and the Silver Maple Forest (which he noted he thought was unrealistic).

Minka vanBeuzekom, member of the Mystic River Watershed Assn., spoke in favor of: preserving the Whittemore Community Garden; setting aside CPA Open Space funds to purchase the Silver Maple Forest if/when it becomes available; the Magazine Beach Powderhouse project; and using CPA Historic Preservation funds to fund a study exploring the link between F.L. Olmstead and the Alewife Reservation.

Terry Dumas, Director of Planning and Development for the CHA, thanked the CPAC for funding affordable housing so generously in prior years. She noted that CHA has been able to preserve around 350 affordable housing and nursing home beds in the last 10 years with CPA housing funds, but that 13,000 people are currently on the CHA waitlist for affordable housing. She spoke in favor of the effort to preserve Craigie Arms. She noted that Jackson Park and other projects on CHA's rehab list had benefited from Federal stimulus funding provided through the AHT, whereby \$7 million in CPA funds were leveraged to obtain an additional \$42 million from other sources. She said that the state-owned part of Jefferson Park needs rehab and that CHA is looking for CPA funds to leverage with the state, for necessary work to retain those units as habitable.

Rhonda Massie, resident of Charles St., spoke in favor of : a public market at Lechmere; using CPA historic preservation funds to preserve a boathouse behind the Museum of Science; building a playground as part of the Kendall Square redevelopment effort; and preserving the Silver Maple Forest.

CPAC Chair Rossi noted that the Alexandria development would be providing the City with a large new park and playground at no cost to the City; that the North Point development special permit had required the developers to develop the open space in the first phase of the project; and that the Waterhouse development had provided a delightful walkway along the Broad Canal as an amenity to the neighborhood.

Nancy Brothers, resident of Lancaster St., spoke in favor of providing more open space for seniors who live in large public housing buildings, or encouraging CHA to provide more community space within the buildings.

John Hixson, resident of Norris St., spoke of his concern with the loss of expiring use units and in favor of preserving affordability at Craigie Arms.

Sherri Tucker, resident of Mass. Ave., spoke in favor of: preserving affordable housing, particularly Craigie Arms; the YMCA SRO rehab project; and preserving the Silver Maple Forest.

Jose Mateo, resident of Harvard St., spoke about the potential for creative partnerships among the three CPA funding categories to support various projects that had characteristics in more than one funding opportunity.

Peggy Potter-Smith (no address given) spoke in favor of preserving and creating more affordable housing. She described her personal financial decline after her husband died, she developed medical problems and had to leave work and go on disability.

Peter Graham of JAS spoke of his appreciation for CPA funding of JAS' projects to create and maintain affordable housing in Cambridge, noting that CPA funds enabled leverage for obtaining funds from other sources.

Peter McIsaac, a resident of the YMCA on Mass Ave., spoke of his appreciation for SRO housing, which had enabled him to get his life together during recovery.

Hasan Rashid, resident of the YMCA on Mass. Ave. and a member of the Alliance of Cambridge Tenants, spoke in favor of retaining and maintaining SRO units in Cambridge. He also asked that low-income tenants/residents of Cambridge be considered for jobs that arise from rehab and development projects.

After public comment, Mr. Rossi noted receipt of emails and letters forwarded by folks unable to attend, or unwilling to speak, 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:

Larissa Brown, resident of Madison Ave., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Jeb Mays, resident of Harvey St., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Mike Nakagawa, resident of Madison Ave., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Joel Nogie, resident of Clifton St., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Sue Donaldson, resident of Harvey St., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Vicki Paret, resident of Montgomery St., wrote in favor of using CPA funds to purchase the Whittemore Community Garden.

Janice Snow, Chair of the Fresh Pond Advisory Board, wrote in favor of continuing to support ecological restoration projects at Fresh Pond, including the Black's Nook Restoration and other projects to control erosion on slopes adjacent to Fresh Pond. She also wrote in favor of purchasing additional land in the upcountry watershed, in Lincoln, to preserve watershed lands from development.

The Town of Lincoln wrote to encourage the City to participate in the purchase of 75 acres of upcountry watershed land in Lincoln, to protect the Cambridge Watershed and to preserve the land from future development. The purchase would also result in a gain of an additional 39 acres of high priority Zone A surface water supply protection. The parcels purchased would protect 2800 linear feet of water supply streams and create an opportunity to improve highway runoff to Class A ambient water quality standards.

John E. Paul of Spring St. wrote in favor of using open space funds to create a pedestrian and bicycle boardwalk link from the Lechmere Canal, along the Charles River front side of the Museum of Science, to the museum's riverside park and over to the Esplanade.

Daniel Malis of Second St. wrote in favor of using CPA funds to create a farmer's market on the site of the Lechmere T station.

Debra Fox of Blake St. wrote in favor of allocating the maximum amount of CPA funds (80%) to affordable housing.

Roberta Rubin of Day St. wrote in favor of allocating the maximum amount of CPA funds (80%) to affordable housing.

Emily Raymond, resident of the Print Shop, a CPA funded affordable housing rehab building on Harvard St., wrote in favor of funding affordable housing with CPA funds.

Richard Bosel of Tremont St. wrote that he believes too great a share of CPA funds are spent on Affordable Housing in densely populated neighborhoods and in favor of spending more CPA money on open space.

Elena Sapporta wrote in favor of a “more equitable division of CPA funds” among the three allocation categories, suggesting a third to each.

Barbara Broussard wrote in favor of reconsidering the city policy of CPA fund allocation and her belief that the current policy results in warehousing people in areas where they do not have opportunities to congregate and socialize with neighbors.

Susan Redlich of Sacramento St. wrote in support of purchasing the Silver Maple Forest.

Helen Snively of Fayette St. wrote in support of purchasing the Silver Maple Forest. She stated that she would contribute \$100 toward the purchase.

Steve Wineman of McTernan St. wrote in support of purchasing the Silver Maple Forest.

John and Marilyn McDougall of Richdale Ave. wrote in support of purchasing the Silver Maple Forest. They stated that they would contribute \$100 toward the purchase.

Jules Kobek, Cambridge resident, wrote in support of purchasing the Silver Maple Forest.

Quinton Zondervan, resident of Cardinal Medeiros Ave., wrote in support of purchasing the Silver Maple Forest (he also spoke – see above).

Liz Rass wrote in support of purchasing the Silver Maple Forest.

David Wunsch of Belmont wrote in support of purchasing the Silver Maple Forest.

Beverly Williams of Arlington wrote in support of purchasing the Silver Maple Forest.

Bryan Becker, resident of the YMCA (Y), wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Thomas Curran wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Nelson Vega, resident of the Y, wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Fred Marazzo, resident of the Y, wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Richard Berman, a low-income senior resident of the Y, wrote in support of future funding for renovations to the Y.

Raymond Anderson, resident of the Y, wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Emmanuel Jean-Baptiste, resident of the Y, wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Ericka Prochnow, Case Manager for Heading Home, a program that assists individuals struggling with homelessness, wrote in support of the work done by the Carey Program at Central House at the Y and in support of future funding for renovations to the Y.

Stephen Johnson, Program Coordinator for the Carey Program at the Y, wrote in favor of preserving SROs in Cambridge, about the important work done by the Carey Program at Central House at the Y, and in support of future funding for renovations to the Y. He provided a handout with General Program Information and Guidelines for the Carey Program.

Sambath Pho, resident of Central House, wrote in support of: continued funding for affordable housing in Cambridge; the work done by the Carey Program at Central House at the Y; and future funding for renovations to the Y.

Mr. Rossi reiterated that the next meeting would be on August 31, 2011 at 6PM in the Sullivan Chamber, at which public input for allocations of CPA funds would be heard. He further noted that on September 7<sup>th</sup> the CPAC would meet to deliberate on testimony previously heard and to vote on CPA percentage allocations and specific projects.

The hearing adjourned at 7:35 PM.

Notes from CPA Committee Meeting – 6/6/11 @ 5:30 PM – Ackermann Room

CPA Committee Members Present: (8 of 8)

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

Attendees:

Brian Murphy (Assistant City Manager - Community Development Department (CDD))  
Chris Cotter (CDD- Housing Director)  
Cassie Arnaud (CDD- Housing Planner)  
Jennifer Wright (Executive Director - Conservation Commission)  
Charles Sullivan (Executive Director – Historical Commission)  
Karen Preval (Management Analyst – Executive Department)  
David Kale (Budget Director)  
Nancy Schlacter (Assistant to City Manager)

The hearing convened at 5:40 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 FY12; updates on CPA projects and the CPA process for FY12. He introduced the new CDD Director, Brian Murphy.

Historical Commission Executive Director Charles Sullivan provided an update on the status of projects for which the CPA had recently provided Historic Preservation funding. He described the completion of the gutter replacement and slate roofing for City Hall; the ongoing work at the Cambridge Cemetery and the Old Burying Ground, repairing monuments and granite steps; the design work underway for the Old Police Station at 1 Western Avenue; and ongoing window replacement and cupola repairs at Engines 1 and 6. He noted that eleven projects had been completed using Preservation Grants, including roof replacement at Christ the King Presbyterian Church and the construction of a handicap ramp at Cambridge Family & Children's Services. He noted that 6 projects will be underway this summer, using Preservation Grant funds. He noted 5 affordable housing preservation grants; the reconstruction of the City Clerk's vital records vault; the ongoing digitization of the Cambridge Chronicle, going back to 1846, with the eventual ability to search the records with key words; and the upcoming digitization of the Historical Commission's photo archive, with the assistance of the CPL Archivist.

Conservation Commission Executive Director Jennifer Wright provided an update on the CPA Open Space funded projects which have been completed since the fall of 2010, including drainage area stabilization at Fresh Pond, and noted two ongoing projects, Black's Nook restoration and Glacken Slope Stabilization. She further noted that the Circulation and Access

Plan for Fresh Pond was on hold, pending the completion of the Public Shared Use process, which has been ongoing since last fall.

Community Development Department Housing Director Chris Cotter spoke about recent acquisitions by the Affordable Housing Trust (AHT) of properties in Cambridge, for which CPA funds were used. He also described the status of construction/rehab projects already underway for which CPA funds were used. Finally, he described the types of projects that the AHT is considering for which FY12 CPA Housing preservation funds could be used, particularly expiring use projects.

City Finance Director Louis DePasquale reviewed the financial status of CPA fund expenditures from FY 2002 – FY 2011, which had been provided in a handout to the CPAC. He described what the City is anticipating for available CPA funds for FY12 (\$9,600,000) from Local receipts (\$6.75 mil), State match (\$1.85 mil) and the CPA Fund balance (\$1 mil). He noted that the State Match had dropped by \$200,000 from FY11, although the Local Match had increased by \$250,000. He noted that the state match in FY12 is anticipated to be 26% of the anticipated local receipts. He reviewed the summary of Reserve Allocations for Open Space and Historic categories.

CPAC Chair Rossi described the process for CPA Committee activities in FY12 as follows: a Community Meeting on 6/21/11 at which residents can present proposals for expenditure of CPA funds; a Public Hearing in late summer 2011 (date tbd) at which the CPAC will hear about proposals for expenditure of CPA FY12 funds and at which the public can speak about their preferred allocations for CPA funds; and a CPAC meeting in early September 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.

Chair Rossi proposed 2 potential dates for the late summer Public Hearing: 8/31/11 or 8/24/11. The date was not confirmed. He noted that a poll, through email, with members able to consult their schedules, would be used to identify the date. A further proposal for the early September CPAC meeting, at which votes would be taken on allocations and projects, identified 9/7/11 or 9/8/11 as possible dates, with confirmation to be established through email.

CPAC Chair Rossi discussed the possibility of acquiring an existing Community Garden at Whittemore Ave. through a friendly taking from the current owner, Fawcett Oil. He noted that an appraisal had been done of the approximately 16,000 square foot lot, an offer made, and that discussions were underway. He further noted that should the negotiations reach fruition, a late July CPAC meeting would be required to vote on allocation of the funds for the project from Open Space Reserves.

CPAC member Ellen Shachter asked about the source of the funds for the Whittemore Gardens purchase, which Chair Rossi said would be Open Space Reserves.

CPAC member Susan Schlesinger asked whether the City was pursuing any acquisitions of open space in East Cambridge with CPA Open Space funds. Chair Rossi noted that the Alexandria Development in East Cambridge would be bringing significant new parkland into the City's

Open Space inventory, although not with CPA funding. He also described the City's efforts to identify properties that owners might be interested in selling to the City and the City's outreach to those property owners.

ConCom ED Jen Wright noted that the Whittemore Gardens acquisition would bring an existing 65 plot Community Garden into public ownership and that it could be expanded to around 80 plots. She further noted that there are currently 13 Community Gardens in the City, 7 of them (currently) owned by the City, with the remainder in private hands. She noted that owners of all of the properties had agreed to approach the City regarding the opportunity to purchase their properties in the event they decided to sell. She also noted that the City would be constructing a Community Garden in Riverside Press Park, with 15-20 raised garden plots, and that a proposed redesign of the garden plots at Fresh Pond may increase the total by approximately 20 plots.

CPAC Chair Rossi explained that the passage of pending legislation (SB 1841/HB765) 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. He further noted that the legislation was intended to stabilize the state grant portion of the funds. He noted that the City had sent letters in support of the revived legislation in January and April of this year.

The CPAC was reminded that the next meeting would be at 6:00 PM on June 21<sup>st</sup> at the Senior Center, to hear public proposals for CPA funded projects.

The meeting adjourned at approximately 6:10 PM.

Attachments:

Agenda

CPA Summary of Expenditures, Available and Anticipated Funds

CPA Affordable Housing FY11 Highlights

CPA Historic Preservation Projects

FAQ on SB 1841/HB765