



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

To: Robert Healy, City Manager

From: Richard Rossi, Chair, Community Preservation Act Committee *RCR*

Date: September 9, 2009

Re: Allocation and Appropriation of CPA Funds

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 8, 2009 and to convey their recommendations for the use of CPA funds for FY2010 appropriation. The FY10 process included a public meeting on June 9, 2009 to solicit suggestions for specific projects from the general public as well as a public hearing on September 2, 2009 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 8th 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 9, 2009 and September 2, 2009 and the CPAC discussions at working CPAC meetings on June 2, 2009 and September 8, 2009.

The June 2, 2009 CPAC meeting reviewed CPA financials and anticipated funding, discussed the CPA process for the FY10 fiscal year and included an update on CPA projects in progress.

Approximately 14 members of the public attended the June 9, 2009 public meeting, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, all 14 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. Five people spoke or wrote in favor of various open space projects, including acquiring land to build a sports field in East Cambridge. One email, from Councillor Craig Kelly, requested a 50% allocation to affordable housing with 25% each allocated to open space and historic preservation.

A second public meeting, held on September 2, 2009, 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 FY10 CPA projects. Twenty-four people signed up to speak at this meeting, twenty-three gave oral testimony. Three e-mails or letters were also received prior to this meeting. Sixteen 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. Four speakers/writers spoke in favor of increasing the Open Space allocation. Four spoke in favor of the work that has been enabled through the historic preservation allocation and

two others spoke in favor of increasing the allocation to historic preservation. Two speakers spoke about their concern with the density of affordable housing in the Wellington-Harrington neighborhood, and two speakers asked that open space efforts be focused in denser residential areas. One speaker spoke in support of Councillor Kelly's earlier suggestion that 50% be allocated to Affordable Housing, with 25% each to Open Space and Historic Preservation.

The CPAC met for a publicly posted working meeting on September 8, 2009, at which CPAC Chair Richard Rossi read into the record two emails, from Tee Steele and Esther Hanig, both of whom supported CPA allocations to Affordable Housing. The CPAC then reviewed materials they had requested regarding the following: City expenditures from non-CPA sources on Open Space; an enlarged map of the location of affordable housing developed or acquired with CPA funds and amended proposals for Historic and Open Space projects based on a 10% allocation to each. CPAC Member Albe Simenas asked if the \$33,786,500 listed for Open Space expenditures since 2003 included all non-CPA funded Open Space projects. Mr. Rossi noted that City funding for Magazine Beach, totaling \$1,500,000, which was appropriated in FY2000, was only recently expended by the DCR, but was not included on the list of projects. He also noted that improvements to Joan Lorentz Park, associated with the renovation of the Main Library, were not included as they were part of the larger library project, but that the estimated cost of those improvements was roughly equivalent to \$2 million. He also noted that there is \$2.4 million in CPA Open Space Reserve for acquisition as well as an additional \$2.5 million in non-CPA Capitol Reserves for Open Space land acquisition.

CPAC Member Bill Bibbins noted that the Historic Commission also provides CPA funds to restore and preserve historic features in City parks and open spaces. CPAC Member Albe Simenas asked that the Open Space funding document be provided at the public meeting next year, as well as the Open Space Reserve fund figures.

CPAC Member Ellen Shachter noted that the majority of speakers at both public meetings had spoken in favor of continuation of an 80% allocation to Affordable Housing. She noted that with less state money available for matching funds this year and into the future, that less money overall will be available for affordable housing, despite ongoing need. She noted that with new 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.

CPAC Member Bill Tibbs noted that the current requests for Open Space and Historic preservation funding were in excess of 10%, if an 80-10-10 allocation were voted, and wondered what other resources are available for Historic Preservation. Cambridge Historic Commission Executive Director Charles Sullivan stated that roughly \$21,000 per year is available from CDBG Block grants for historic preservation of structures and that some state funds are available for historic state property located in Cambridge, but that there is not much other money available for Historic Preservation, aside from CPA funds.

CPAC Chair Rossi noted that Alexandria Real Estate has committed to provide 2 parcels in East Cambridge for open space and \$ 9.5 million for the design and construction of these open space parcels, as part of mitigation for its development in East Cambridge.

CDD Housing Director Chris Cotter noted that the CHA had been awarded a \$10 million dollar federal stimulus grant for rental housing revitalization and that the AHT was supplementing this with more than \$7 million from CPA housing funds. Mr. Cotter provided an enlarged map of Cambridge, with zoning overlay districts highlighted, and explained that affordable housing was spread throughout the zoning districts that permit multi-family housing, as well as within neighborhoods with 2- and 3-family homes. CPAC Member Susan Schlesinger asked that a large map be provided at next year's public meetings so that the distribution of affordable housing could be better illustrated, rather than with the 8.5 x 11 map in the presentation booklet, which tended to exaggerate the distribution, due to scale. CPAC Member Bill Bibbins noted that the large map did not indicate an over-distribution of affordable housing development in any particular area.

CPAC Member Gerry Clark spoke in favor of an 80-10-10 allocation, favoring affordable housing. explaining his concern with the state's lack of upkeep for state-owned subsidized housing and the poor condition of certain state-owned properties, including Jefferson Park. He noted that CPA money allocated through the Affordable Housing Trust (AHT) had enabled Cambridge Housing Authority (CHA) properties to address ongoing capital needs, without which funds certain properties would have to have been closed.

CPAC Member Tibbs spoke in favor of retaining the 80-10-10 allocation in favor of Affordable Housing, noting that the challenging economic times made it the wrong time to change the formula in favor of other CPA categories. CPAC Member Bill Bibbins spoke in favor of continuing the 80-10-10 allocation and noted that the pending Senate Bill 90, if passed, would enable the City to be more flexible in its use of CPA Open Space funds in the future.

CPAC Member Schlesinger spoke in favor of continuing the 80-10-10 allocation, noting that the CPA enables the AHT the flexibility to seize opportunities when they arise, including purchasing expiring use properties, which, if not retained as affordable, would result in a loss of affordable units in the City. CPAC Member Lee Farris spoke in favor of retaining the 80% allocation to affordable housing, noting the economic downturn and its impact on low income residents.

CPAC Member Ellen Shachter noted that funds used for rehab of CHA units would result in low income families being moved during the rehab process and would stall movement off of the waiting lists in the near term. CPAC Member Albe Simenas noted that it would require a large percentage increase to the Open Space allocation, under the current CPA statute, to enable purchase of land for recreational use and that he still supports the 80-10-10 allocation in favor of affordable housing.

CPAC Member Louis DePasquale spoke in support of the 80% allocation to housing, noting the availability of other resources for Open Space. CPAC Chair Rossi, who spoke

in favor of the 80% allocation to housing, noted that CPA funding for Open Space was an enhancement to the other funds the City uses for Open Space and that the Open Space and Historic Preservation CPA funding categories do not lose funds due to the 80% allocation, rather, they have received significant new funds through the CPA process. He noted that affordable housing, unlike open space, does not receive bond funding. He noted that the City will continue to lobby for the passage of SB90, which would stabilize state matching funds for CPA and would lift restrictions on Open Space expenditures in future years. CPAC Member Gerry Clark moved to allocate 80% to Affordable Housing and 10% each to Open Space and Historic Preservation. CPAC Member Bill Tibbs seconded the motion and all members voted unanimously in favor of the 80-10-10 allocation.

A brief recess was called to prepare vote recommendations, based on the allocation vote.

Accordingly, on September 8, 2009, the CPA Committee voted unanimously to recommend to the City Council, through the City Manager, that the CPA funds be allocated and appropriated as follows:

VOTE 1: Fiscal Year 2010 Local Funds (\$6.25 million)

Vote 1A

80% of FY2010 CPA Local Fund revenues (\$5,000,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 1B

10% of FY2010 CPA Local Fund revenues (\$625,000) allocated to Historic Preservation as follows:

1. \$120,000 appropriated to the Historic Preservation Grants program;
2. \$ 80,000 appropriated to City Hall: waterproofing & associated repairs;
3. \$238,000 appropriated to Engine 9: masonry, roof & doors;
4. \$ 20,000 appropriated to Engine 5: roof flashing, bird netting, doors;
5. \$ 30,000 appropriated to Cambridge cemetery;
6. \$ 40,000 appropriated to Old Burying Ground;
7. \$ 50,000 appropriated to Cambridge Public Library, digitizing; and
8. \$ 47,000 appropriated to City Clerk, records room.

Vote 1C

10% of FY2010 CPA Local Fund revenues (\$625,000) allocated to Open Space as follows:

1. \$ 70,000 appropriated to Watershed Slope & Soil Stabilization Project;
2. \$ 250,000 appropriated to Black's Nook Improvements;
3. \$155,000 appropriated to Fresh Pond Drainage Improvements; and
4. \$150,000 appropriated to Storm Water Improvements: Stream "C" and South Pond.

VOTE 2: Fiscal Year 2009 State Funds [received in FY10] (\$1.8 million)

Vote 2A

80% of FY2009 State Match revenues (\$1,440,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 2B

10% of FY2009 State Match revenues (\$180,000) allocated to Historic Preservation as follows:

1. \$180,000 appropriated to the Historic Preservation Grants program.

Vote 2C

10% of FY2009 State Match revenues (\$180,000) allocated to Open Space as follows:

1. \$180,000 appropriated to Watershed Slope & Soil Stabilization Project.

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. \$100,000 appropriated to the Historic Preservation Grants program.

Vote 3C

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

1. \$100,000 appropriated to Storm Water Improvements: Stream "C" and South Pond.

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 8, 2009

Committee Members Present:

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

· City Staff Present:

Charles Sullivan, Executive Director, Historical Commission
Jennifer Wright, Executive Director, Conservation Commission
Beth Rubenstein, Assistant City Manager for Community Development
Chris Cotter, Director of Housing, Community Development Department
David Kale, Budget Director
Nancy Schlacter, Assistant to the City Manager
Karen Preval, Senior Management Analyst

Attachments:

Attachments:

CPAC FY10 Allocations and Recommendations to City Council (Booklet)
Handouts provided at September 8, 2009 CPAC Meeting
CPA FY10 Meeting Notes (6/2/09; 6/9/09; 9/2/09)

Info Request by CPA Committee	
Park Expenditures FY 2003 - 2010	
Project	Approx Total Cost-All Sources
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 Park	510,000.00
Costa Lopez	300,000.00
Dog Park at Danehy	150,000.00
New Riverside Park	2,680,000.00
Total	33,786,500.00

Recommendations for Open Space Projects From CPA Funds for FY10 @ 10% of \$9,050,000

<u>Project</u>	<u>Original Request</u>	<u>Revised Request</u>
Implementation of Fresh Pond Master Plan (Watershed Protection)		
Slope Stabilization Project [Erosion Control- Construction Phase]	\$250,000	\$250,000
Black's Nook Improvements [Ecological Restoration- Planning & Permitting Phase]	\$250,000	\$250,000
Drainage Improvements w/in FP Reservation [Planning & Permitting Phase]	\$250,000	\$155,000
Protection of Watershed Land and Receiving Water Bodies		
Stormwater Improvements: Stream "C" & South Pond [Planning & Construction Phase]	\$250,000	\$250,000
Land Acquisition		
Land Acquisition for Open Space Preservation	\$1,000,000	\$0
TOTALS:	\$2,000,000	\$905,000

Recommendations for Historic Preservation CPA Funds, FY 2010 at 10% of \$9,050,000

Department	Project	Requested	Recommended
<i>Historic Public Buildings</i>			
DPW	City Hall: window sills	\$20,000	-
DPW	City Hall: council chamber	\$20,000	-
DPW	City Hall: waterproofing and associated repairs	\$100,000	\$80,000
CFD	Engine 9: masonry, roof, doors	\$247,748	\$238,000
CFD	Engine 5: flashing, birds, doors	\$20,000	\$20,000
Subtotal		\$407,000	\$338,000
<i>Historic Landscapes</i>			
DPW	Cambridge Cemetery (ongoing)	\$30,000	\$30,000
CHC	Old Burying Ground (ongoing)	\$40,000	\$40,000
CHC	Washington Gate, Cambridge Common	\$14,000	-
DPW	Cambridge Common	\$782,000	-
Subtotal		\$866,000	\$70,000
<i>Archives</i>			
CPL	Cambridge Public Library digitizing	\$50,000	\$50,000
CC	City Clerk, records rooms	\$47,000	\$47,000
Subtotal		\$97,000	\$97,000
<i>Preservation Grants</i>			
CHC	Preservation Grants	\$500,000	\$400,000
Total		\$1,870,748 (20.1%)	\$905,000 (10.0%)

Cambridge Historical Commission
Sept 8, 2009

Notes from CPA Committee Meeting – 6/3/09 @ 5:30 PM – Ackermann Room

CPA Committee Members Present: (7 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)

Lee Farris (Resident)

Albe Simenas (Conservation Cmsn)

Gerald J. Clark (CHA - Absent)

Ellen Shachter (Resident - Absent)

Attendees:

Beth Rubenstein (Director Community Development Department (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 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 FY10; updates on CPA projects and the CPA process for FY10.

City Finance Director Louis DePasquale reviewed the financial status of CPA fund expenditures from FY 2002 – FY 2009, which had been provided in a handout to the CPAC. He described what the City is anticipating for available CPA funds for FY10 (\$9,050,000) from Local receipts (\$6.25 mil), State match (\$1.8 mil) and the CPA Fund balance (\$1 mil). He noted that the state match in FY10 is anticipated to be 29% of the anticipated local receipts. He reviewed the summary of Reserve Allocations for Open Space and Historic categories.

Cambridge Historic Commission Director Charles M. Sullivan reviewed the status of CPA Historic Preservation Projects either completed or underway since the fall of 2008. He also briefly described City departmental requests for CPA Historic Preservation funds from the FY10 allocation.

Mr. Rossi described the process for CPA Committee activities in FY10 as follows: a Community Meeting on 6/9/09 at which residents can present proposals for expenditure of CPA funds; a Public Hearing on 9/2/09 at which the CPAC will hear about proposals for expenditure of CPA FY10 funds and at which the public can speak about their preferred allocations for CPA funds; and a CPAC meeting on 9/8/09 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.

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 projects already underway for which CPA funds were used. Finally, he described the types of projects that the AHT is considering for which FY10 CPA Housing preservation funds could be used.

Conservation Commission Executive Director Jennifer Wright provided an update on the CPA Open Space funded projects which have been completed since the fall of 2008. She also described potential projects for which CPA FY10 Open Space could be used.

CPAC member Lee Farris asked about a particular parcel on Broadway which she had heard rumors might be purchased with CPA funds. Chris Cotter knew of the parcel and noted that the AHT had endeavored to purchase the parcel but that a private developer's offer had been accepted and was under P&S.

CPAC member Albe Simenas asked if information about City spending on Open Space with funds other than CPA funds could be provided for the Public meeting in September.

The meeting adjourned at approximately 6:25 PM.

Attachments:

Agenda

CPA Summary of Expenditures

City Department Requests for Historic Preservation CPA Funds

CPA Open Space Potential FY10 Projects

Meeting Notes from CPA Committee Public Meeting – 6/9/09 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (6 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)

Lee Farris (Resident)

Albe Simenas (Conservation Cmsn)

Bill Bibbins (Historical Commission -Absent)

Gerald J. Clark (CHA- Absent)

Susan Schlesinger (Cambridge Affordable Housing Trust - Absent)

Attendees:

Beth Rubenstein (Director Community Development Department (CDD))

Chris Cotter (Director of Housing 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 areas of Open Space, Historic Preservation and Affordable Housing projects people are interested in. He explained that there would be an opportunity in September 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. Mr. Rossi gave a brief introduction regarding the adoption by Cambridge of the CPA. Mr. Rossi briefly explained how the CPA allocations are determined and described the CPAC's role in recommending fund allocation to the City Council.

Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale provided a brief overview of anticipated available CPA funds for FY10. Mr. DePasquale explained that, with City raised funds and the reduced state match, Cambridge anticipates having \$9,050,000 in CPA funding for affordable housing, open space and historic preservation projects. Due to a reduction in the state match, from 65% to 29% of the amount raised locally, the overall CPA funding is down \$1.85 million from last year.

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

Louise Elving of Cottage Street, a 30 year resident of Cambridge, spoke in favor of devoting the maximum possible of CPA funds to Affordable Housing. She noted that the

cost of market rate housing has had an impact on diversity in Cambridge. She spoke in favor of a project she has heard that HRI is considering in lower Cambridgeport for mixed use development.

Rhonda Massie of Charles Street spoke in favor of creating one large multi-purpose sports field in East Cambridge. She said she hoped for something other than a baseball field, particularly something that could accommodate soccer.

Charles Marquardt of Rogers Street spoke about the dearth of sports fields in East Cambridge and said that traveling to Danehy Park is not a realistic option for many in the neighborhood. He spoke in favor of finding open space in East Cambridge for a sports field.

Claire Ullram of Rindge Avenue said she was a property manager and spoke in favor of more first time homebuyer opportunities in Cambridge.

Elaine DeRosa of Pleasant Place spoke in support of maximizing funding for affordable housing for very low income people. She said that reduced market funding and tax incentives for affordable housing development and CHA's upcoming renovation projects for three of their sites will put a real squeeze on public rental housing as current residents are moved around during the renovation process. She mentioned that the state has received McArthur (?) grant funding for expiring use housing and hoped Cambridge could obtain some of it. She noted that many clients at CEOC who had not needed housing subsidies in the past now do, due to reduced financial circumstances.

Jane Hirschi of Rindge Avenue, Executive Director of City Sprouts, spoke in favor of funds for open space projects, particularly community gardens at schools. She said City Sprouts had developed community gardens at many Cambridge elementary schools and hoped that CPA funds could be used for ongoing maintenance of the gardens.

Peter Daly of HRI spoke of the tremendous need for affordable housing, noting four differences in conditions in Cambridge since last year: (1) Due to the economic downturn, waiting lists for affordable housing have grown substantially; people aren't moving up and moving on; (2) CHA's renovation plans for 3 sites will tighten up available affordable rental housing due to the need to relocate existing tenants during renovations; (3) expiring use restrictions on 11 buildings that have previously been affordable housing are running out in the next 5 years; and (4) changes in capital markets are affecting affordable housing, as leveraging of funds has become more difficult due to a variety of new restrictions

Greg Russ, Executive Director of the CHA, spoke of the continuing need for affordable housing. He noted that CHA now has nearly 13,000 people on its waiting lists for various programs, of whom nearly 6500 are family households. He noted that over 22% of these folks meet local preference criteria. He noted that turnover in the voucher programs has slowed considerably, as people are unable to work their way out of their financial difficulties. He noted his hope that CPA funds can be used to develop new housing

opportunities and identified a property at 78-80 Porter Road that he hoped could be made into affordable housing. He described the need for significant capital funding to finance new projects, combined with the problem that capital markets have dried up. He finally noted that 80% of CHA families live below the median income for the area.

James Williamson of Jackson Place spoke about potential opportunities to obtain housing through foreclosure, which he hoped Cambridge could pursue as affordable housing. He suggested approaching banks about obtaining housing in foreclosure. He spoke in favor of preference criteria for Cambridge-born or long-term residents of Cambridge. He said he felt many of CDDs affordable housing opportunities are focused on the upper end of lower incomes and asked that more resources be focused on the needs at the lower end of affordability.

Chandra Banks of Mullins Court said she was a 5th generation Cantabridgian and said she supported local preferences in affordable housing so that long-term residents could afford to stay in the community they grew up in. She spoke in favor of CPA funds being used to create more affordable housing.

Cathy Watkins of Franklin Street said she was a Section 8 voucher holder and lives in affordable housing. She said that she is a member of the Alliance of Cambridge Tenants and is working with the CHA around housing issues. She said she hoped the CPAC would keep its focus on the housing crisis and the depth of need for affordable housing in Cambridge.

Joe Burke of Windsor Street said he wanted CPA funds to be used to purchase existing housing stock, which is ready to move-in. He also said he would like affordable housing development spread around the city, not just focused in Area 4, East Cambridge and Wellington/Harrington neighborhoods. He asked that a park on Brattle Street be purchased from the state and used for affordable housing.

Maggie Bowes of Lawn Street said that while she would like some portion of the CPA funds used for Open Space, in particular she hoped that Open Space and/or Historic funds could be used to preserve and improve the Cambridge Common, which she believes is in need of significant improvement.

Sherry Tucker of Massachusetts Avenue spoke about her concern for the need for more affordable housing and her hope that the 80-10-10 allocation, favoring housing would be retained. She asked that CPA funds be used to assist the CHA with its current and ongoing capital projects.

After public comment, Mr. Rossi read excerpts from letters and 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 Mass. on behalf of Friends of the Alewife Reservation, wrote on June 2, 2009 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.

Craig Kelly, City Councillor, sent an e-mail on June 9, 2009 stating his preference for an allocation of CPA funds into equal thirds for all funding categories, or at a maximum, granting only 50% to housing with the remaining 50% split between open space and historic preservation. He noted that he did not want Open Space funds used to subsidize the Water Department's rates or for improvements to watershed lands in West Cambridge, but rather for open space in eastern parts of the City.

Mr. Rossi noted that two speakers, Louise Elving and Jane Hirschi, had provided written testimony in support of the statements they had made.

Mr. Rossi reiterated that the next meeting would be on September 2nd 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 8th the CPAC would meet to deliberate on testimony previously heard and to vote on CPA percentage allocations and specific projects.

The hearing adjourned at 7:00 PM.

Meeting Notes from CPA Committee Public Hearing – 9/2/2009 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (9 of 9)
Bill Bibbins (Historical Commission)
Ellen Shachter (Resident)
Louis DePasquale (Assistant City Manager – Director of Finance)
Richard C. Rossi (Deputy City Manager)
Susan Schlesinger (Cambridge Affordable Housing Trust)
William Tibbs (Planning Board)
Albe Simenas (Co-Chair - Conservation Commission)
Gerald J. Clark (CHA)
Lee Farris (Resident)

Attendees:

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

The hearing convened at 6:05 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi introduced the CPA Committee and gave a brief introduction regarding the overall CPA process. Mr. Rossi drew attention to the presentation booklet, which provided information regarding overall CPA allocations/appropriations since 2002, the anticipated funds for FY10 from local CPA funds, the reduced state match for FY10 and CPA fund balances. He noted that a chart had been provided regarding the dollar value of the anticipated FY10 CPA funds at different percentages of allocation. He described the statutory limitations on the first 10% of CPA allocations for open space as well as other statutory restrictions on CPA Open Space spending, which information was more fully spelled out in the presentation booklet. He described the remaining steps in the process for the CPA Committee with regard to FY10 CPA funds. He noted that this hearing was intended to obtain public input regarding funding allocations to the three statutory funding categories for CPA funds. Mr. Rossi said that in addition to live testimony at this hearing, written testimony would be accepted up until the CPA Committee vote on September 8, 2009. He then summarized the written testimony received from three Cambridge citizens unable to attend the hearing (see below).

Mr. Rossi then introduced Assistant City Manager/Finance Director (and CPAC member) Louis DePasquale, who further explained the reasons for the reduced state match in FY10, resulting from significantly more cities and towns participation in the CPA program and less revenue for distribution. He noted that this year's state match was 29% of local receipts, and that expectations were that next year the state match would be

lower, with future state matching funds similar or lower. Referring to information available to the public in the CPA presentation booklet, Mr. DePasquale explained that the City would use \$1.0 million in funds from the CPA fund balance to help offset the reduced CPA state match in FY10.

Following Mr. DePasquale's remarks, Mr. Rossi noted that the state legislature was holding a hearing on September 29, 2009 at the State House regarding Senate Bill 90, which, if passed, would improve the stability of the state funding match to cities and towns and would loosen restrictions on use of Open Space funds from the first 10% allocation, a change that would enable greater flexibility in the use of Open Space CPA funds.

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

Charles Sullivan, Executive Director of the Historical Commission, presented a brief history of expenditures on Historic Preservation projects and programs, including grants to preserve historically significant affordable housing and non-profit institutional buildings. While referring to information provided in the presentation booklet, Mr. Sullivan also identified various historic public buildings and landscapes that had benefited from expenditure of CPA funds. Mr. Sullivan then described the proposed allocation of FY10 CPA funds for historic preservation, explaining that CPA funds enabled a wide variety of historic structures to be preserved through grant funded improvements to roofs, windows, building envelope and handicap access.

Conservation Commission Executive Director Jennifer Wright, who referred to the presentation booklet, presented some background on CPA Open Space expenditures in the past. Ms. Wright explained the process for making recommendations for open space allocations, described the various community inputs to the process, and summarized the public comment from the two June 2009 CPA Public Meetings. She also noted the list, included in the presentation booklet, of Open Space projects throughout the City that have been funded with non-CPA funds, since the inception of the CPA. She briefly described the requests for FY10 Open Space allocations.

Following the staff presentations, the meeting was opened to public comment. Twenty four people signed up to speak; twenty three gave oral testimony. A brief summary of the comments follows:

Mr. Rossi described the following testimony, provided in writing prior to the hearing:

Elaine DeRosa, Cambridge resident of Pleasant St. and Executive Director of Cambridge Equal Opportunity Committee, Inc. (Cambridge's designated anti-poverty agency), wrote on behalf of the low-income and working poor people her organization represents and requested a continuation of the 80% allocation to affordable housing.

Charles Marquardt, of Rogers St., wrote in favor of an increased allocation to Open Space for FY10. He wrote of his concern regarding the shrinking availability of open space and the need for more space for outdoor recreation, as well as the many benefits of outdoor experiences, including community building. He recommended a 25% allocation for open space, a 15% allocation for Historic Preservation and a 60% allocation for affordable housing.

Louise Elving of Cottage Street wrote in favor of an 80% allocation to Affordable Housing, due to the high market costs of housing in Cambridge and the opportunity that affordable housing offers to retain diversity among incomes and backgrounds.

Live public comment included the following speakers:

Claire Ulram, a property manager at 402 Rindge Ave., described the long waiting list for affordable rental housing and requested that 80% of CPA funds be allocated to affordable housing. Ms. Ulram also provided a petition, including 45 signatures, in support of CPA fund allocation for affordable housing.

Devon Wesley, another property manager at 402 Rindge Ave, spoke in favor of an 80% allocation to Affordable housing.

Rhonda Massie of Charles St. spoke in favor of open space initiatives undertaken in the City with non-CPA funds, but asked that land be purchased to develop a sports field in East Cambridge. She asked that the open space allocation be increased at least for one year to help enable this effort.

James Williamson of Jackson Place spoke in favor of an 80% allocation for affordable housing. He asked that more detail be provided about how much and where affordable housing funds are spent. He asked how Cambridge residence is defined and requested a focus on housing for the homeless. He asked that the Affordable Housing Trust hold more meetings where public comment could be given.

Edmond Danielson of Brattle St. spoke on behalf of funds used for historic preservation of the Holy Trinity Armenian Church and spoke in favor of preservation grants to non-profit institutions.

Ross Dekle of Mass. Ave. spoke in favor of historic preservation funding for the Old Cambridge Baptist Church. He mentioned that he works for the Mass. Historic Commission and knows how much of a difference wise use of CPA historic funds can make for community preservation.

Gordon Gottsche, Executive Director of Just A Start, Inc. (JAS), urged continued commitment to affordable housing and noted that Cambridge has one of the best systems for retaining affordable housing in the US. He noted that affordable rental and homeownership housing supports retention of the local labor force for lower wage workers. He stated his support for an 80% allocation to affordable housing and submitted his testimony in writing.

Jane Jones, a staffer at Homeowner's Rehab Inc. (HRI) for over 20 years, noted that limitations on available housing vouchers and subsidies make it difficult to provide affordable housing and further noted that expiring use restrictions threaten to deplete the limited existing stock of affordable rental housing. She spoke in favor of an 80% allocation to affordable housing.

Cully Lundgren of Waterhouse St. spoke in favor of CPA funding for historic preservation of non-profit institutions.

Harry Johnson of Waverly St., and long time President of HRI, spoke about the need for affordable housing and requested that the City continue doing what it has been doing (allocating 80% for affordable housing), which enables the City to preserve its cultural heritage by enabling people from all income strata to live here.

Lori Jobe of Essex Street noted that she had purchased a home in Cambridge after many years of saving. She stated her preference that more CPA funds be spent on parks and historic preservation.

Kathy Watkins of Franklin St. noted that she resides in Section 8 housing at University Park and is concerned about homeless folks having somewhere to live. She said that Cambridge already has lots of great parks and that she supports an 80% allocation to affordable housing.

Joseph Grassi of Cambridge St. spoke in favor of the benefits of funding all categories, but requested that a change in allocation be made in FY10 to enhance the funding to Open Space, noting that there is less open space in areas of the city where poorer folks live.

Gavin Kleespies of Matignon St. noted that he resides in a limited equity coop and spoke on behalf of funding for historic preservation grants.

Terry Dumas, Director of Planning and Development for the Cambridge Housing Authority (CHA), noted that the affordable housing wait list now stands at 6,971 names and that of that list 30% have a local preference (live or work in Cambridge). She spoke

in favor of retaining the 80% allocation to affordable housing to (1) continue the production of new affordable housing units and (2) to preserve existing Affordable housing. She noted that Cambridge was able to assist the CHA in qualifying for a \$10 million federal housing grant, due to its ability to provide local match funding through the Affordable Housing Trust. She also noted that City housing funds have enabled CHA to purchase buildings in the private housing market for conversion to affordable housing.

Marianne Rezai of Rindge Ave. noted that she resides in a JAS-developed condo at Alewife and that she supports the allocation of 80% to affordable housing. She noted that it had taken her 16 years to be able to purchase a home and that she wants others to have the same opportunity.

Richard Fanning of Cornelius Way noted that he is an architect who had worked on a variety of housing projects in Cambridge over the years. He noted his concern that too much affordable housing was concentrated in the Wellington-Harrington neighborhood and other densely populated neighborhoods and asked that affordable housing be developed in some less dense neighborhoods.

Lyssa Cox of Marcella St. noted that she works at a homeless services center and that all categories of CPA funding need resources.

Robin Linton-Turner of Berkshire St. noted that she is a parent who works in Cambridge and lives in Affordable Housing. She stated that she could not afford to live in Cambridge were it not for the programs for low-income people. She said that a JAS development made her current housing possible and that she wants her children to be able to stay in Cambridge when they grow up.

Robert Costa of Cambridge Neighborhood Apartment Housing Services, Inc. (CNAHS), noted that many private property owners make affordable housing possible in Cambridge. He said that the CPA funds help make upgrades to these properties possible and stated his support for an 80% allocation to affordable housing. He submitted a written, expanded version of his testimony.

Lino Becerra, of Cornelius Way, noted that he does not see a mission or vision regarding when affordable housing work will be completed in Cambridge. He stated that he felt affordable housing is too concentrated in a limited number of neighborhoods and noted his desire for more parks. He recommended a reduction in the percentage allocation to affordable housing to 60%, with 30% to Open Space and 10% to Historic Preservation.

Rosa Beato of Spring St. noted that she has been a Cambridge resident for 17 years and once lived in Rindge Towers but was able to purchase a condo through JAS. She stated her support for an 80% allocation to affordable housing.

Reina Enriques of Cambridge St. spoke in support of affordable housing and said that it is her dream to buy a condo in Cambridge.

At the close of public comment Mr. Rossi noted that the City funds Open Space and Historic preservation through other resources, in addition to CPA funds. CPAC member Susan Schlesinger asked that information be provided about the dollar amount of non-CPA funds used for Open Space in the City. CPAC Chair Rossi requested revised project recommendations for Historic Preservation and Open Space funding, based on 10% allocations to each.

Mr. Rossi concluded the hearing by noting that the CPA Committee would meet again on September 8th to vote on allocation of FY2010 CPA funds, by percentage, and would forward the results of their vote to the City Manager who, in turn, would forward the vote results on to the City Council for appropriation.

The hearing adjourned at 7:40 PM