



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

To: Robert Healy, City Manager
From: Richard Rossi, Chair, Community Preservation Act Committee
Date: September 5, 2012
Re: Allocation and Appropriation of FY13 CPA Funds

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 4, 2012 and to convey their recommendations for the use of CPA funds for FY13 appropriation. The FY13 process included a CPAC working meeting on June 5, 2012, a public meeting on June 26, 2012 to solicit suggestions for specific projects from the general public, and a public hearing on August 28, 2012 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 4th 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 26, 2012 and August 28, 2012, the public input from letters, emails and petitions received since the beginning of the process, and the CPAC discussions at working CPAC meetings on June 5, 2012 and September 4, 2012. The CPAC reviewed the minutes from the earlier meetings, as well as the letters, postcards, emails and petitions in preparation for their deliberations and discussion.

The June 5, 2012 CPAC working meeting reviewed CPA financials and anticipated funding, discussed the CPA process for the FY13 fiscal year and included an update on CPA projects in progress.

Approximately 25 members of the public attended the June 26, 2012 public meeting, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, 14 people spoke. In addition, 12 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. Following the meeting, an additional letter was received.

With regard to affordable housing, twelve 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: two spoke in favor of rehabilitating Cambridge Housing Authority (CHA) property; two spoke/wrote in favor of funding retention of affordability in expiring use properties; three spoke in favor of constructing more first time homeowner units; five spoke in favor of funding renovations to privately-owned affordable housing, through efforts of the Cambridge Neighborhood Apartment Housing Services (CNAHS) and Just a Start (JAS). A number of speakers spoke about how creating and preserving affordable housing allows Cambridge to retain its diverse character.

Two people spoke or wrote in favor of Open Space projects, including one in favor of acquiring land in the Silver Maple Forest and another in favor of preserving the roof garden in Kendall Square.

Thirteen people spoke or wrote in favor of Historic Preservation projects, including four in favor of the historic preservation grants provided for local churches (St. Peter's, St. James' and Old Cambridge Baptist); three who spoke in favor of using historic preservation funds to preserve historic features of affordable housing (including the YMCA and the YWCA); three who spoke or wrote in favor of Historic Preservation Grants to community non-profits (Cambridge Family & Children's Services (CFCS), Cambridge Center for Adult Education (CCAЕ) and the Women's Center); and one person in favor of the funding provided for emergency repairs to and the structural study of the Magazine Beach Powder house.

A public hearing, held on August 28, 2012, 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 FY13 CPA projects. CPAC Chair Rossi described how the recent passage of amendments to the CPA legislation will allow communities greater flexibility in use of CPA Open Space funds, enabling use of the first 10% allocation for a broader range of project types, including active and passive parks. City Staff described recent CPA funded projects and potential projects for FY13 CPA funding in the three funding categories. Nineteen people spoke at this meeting. Six e-mails or letters were also received prior to this meeting. Twenty of the public speakers/e-mailers spoke/wrote in favor of continuing the 80% allocation to Affordable Housing, while an additional three spoke or wrote about their personal experiences in affordable housing, without stating an allocation percentage preference to any category. Three petitions, with a total of 420 names, were submitted in favor of an 80% allocation toward affordable housing. Two people spoke or wrote in favor of changing the allocation percentages, by increasing the allocation percentage to Open Space, with both specifically seeking more Open Space in East Cambridge.

The CPAC met for a publicly posted working meeting on September 4, 2012, at which CPAC Chair Richard Rossi distributed a petition, received since the August 28, CPA Public Hearing, with 31 signatures from residents of JAS properties, in support of an 80% allocation to Affordable Housing. Mr. Rossi then described the recent changes to the CPA legislation, which now allow greater flexibility in the expenditure of Open Space funds, which will enable funding of a range of projects of interest to Cambridge residents. He further noted that the state will annually review its state match contribution, which for next year could be as high as 40% of local receipts (up from an anticipated 22% for this year).

CPAC member (and City Finance Director) Louis DePasquale provided an overview of anticipated available CPA funds for allocation in FY13, noting that \$9.65 million will be available this year from a combination of local receipts (\$7,000,000), state match (anticipated at \$1,650,000) and fund balances (\$1,000,000), which is up \$50,000 from FY12, primarily due to an increase in local receipts. Mr. Rossi outlined the FY13 CPA

public process (as articulated above), then the meeting was opened for CPA Committee member discussion.

CPAC member Bill Tibbs commented that there was overwhelming public support voiced for an 80% allocation to affordable housing, even more so than in prior years, and that he recalled only one person calling for a change in the allocation this year.

CPAC member Susan Schlesinger noted that there was a pronounced interest in the preservation of expiring use properties.

CPAC member Kevin Foster noted that many speakers seemed to have a vested interest in funding being allocated to Affordable Housing, with many residents of Affordable Housing speaking and petitioning in support of an 80% Affordable Housing allocation, as well as letters and speakers representing Affordable Housing developers. CPAC Chair Rossi noted that many residents have relied on advocates to voice their preferences and have historically filed petitions which enable their voices to be heard.

CPAC member Bill Bibbins asked whether the significant numbers of expiring use units will eventually tail off. Chris Cotter, CDD's Director of Housing, noted that many buildings constructed in the '60s and '70s had affordability restrictions written into their funding and deeds, limiting their use, the terms of which are expiring on a regular basis. He noted that Fresh Pond Place, with 500 affordable rental units, is nearing the end of its affordability restrictions. He further noted that the CDD Housing Division and Affordable Housing developers, who are interested in retaining this housing stock, are monitoring the use restriction expirations and looking to preserve as many units as possible through the leveraging of CPA funds to qualify for and obtain funding from other sources. He noted that the Affordable Housing Trust works with local Affordable Housing developers to address this ongoing need.

CPAC member Schlesinger asked whether there are Open Space Reserve fund balances from prior fiscal years available for use this year under the new legislation. CPAC member DePasquale noted that a current available balance of \$1,269,098 is held in the Open Space Reserve Fund. CPAC Chair Rossi noted that City staff is proposing using an additional \$1,035,000 from the Open Space Reserve Fund to be added to the FY13 Open Space allocation, for a proposed total of \$2,000,000

CPAC member Schlesinger asked whether the City had looked at Open Space projects for funding in FY13. CPA Chair Rossi noted that certain larger projects, such as the Cambridge Common, may be funded through bonding a year or two out. He said that the City is looking to fund community gardens, pocket parks, playgrounds and schoolyards that are in the worst condition, bike and pedestrian pathways adjacent to railroad rights of way, and tennis and basketball courts throughout the city. Using smaller sums of CPA funds for a wide range of Open Space projects throughout the City, rather than expending all of the funds on a larger project is the nearer term objective. He noted that larger projects, such as Sacramento Park, Glacken Field and Danehy Park may be more appropriate for bond funding. He noted that the City Manager's staff is working on getting a CPA website up in the next year, which will provide maps and pictures of the range of CPA projects funded. He further noted that new CPA funds may be used to

acquire properties for Open Space, when they become available. He finally noted that Open Space has become available through private developers, including the new park in East Cambridge that is part of the Alexandria development and the refurbishment of open space on Binney Street as part of the Boston Properties/Google process related to the roof garden in Kendall Square.

CPAC member Foster asked how much the City had expended on open space, on average over the past ten years that the CPA has been in play. CPAC Chair Rossi noted that, while CPA Open Space funds had primarily been used to fund projects that qualified under the original, more restrictive CPA legislation, the City has spent roughly \$40,000,000 in non-CPA funds on open space projects over the past 9 years.

Mr. Rossi asked whether there was any further discussion members wanted and the group agreed to close discussion at 6:10 PM. A motion was offered to vote the percentage allocation of CPA funds as 80% to Affordable Housing, with 10% each to Open Space and Historic Preservation. The vote was unanimous. Chair Rossi then asked for a vote on the transfer of \$1,035,000 in Open Space Reserve funds for appropriation to the Public Investment Fund. The vote was unanimous. After this vote, a brief break was taken to enable final preparation of the individual projects vote proposals.

Accordingly, on September 4, 2012, the CPA Committee voted unanimously to recommend to the City Council, through the City Manager, that the CPA funds be appropriated as follows:

Recommended FY 2013 Allocation and Appropriation of CPA Funds

VOTE 1: Fiscal Year 2013 Local Funds (\$7,000,000)

Vote 1A

80% of FY2013 CPA Local Fund revenues (**\$5,600,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 1B

10% of FY2013 CPA Local Fund revenues (**\$700,000**) allocated to Historic Preservation as follows:

1. **\$500,000** appropriated to the Historic Preservation Grants program;
2. **\$195,000** appropriated to City Hall, Replace exterior window sills; and
3. **\$5,000** appropriated to City Engineer, Document Scanning.

Vote 1C

10% of FY2013 CPA Local Fund revenues (**\$700,000**) allocated to Open Space as follows:

1. **\$400,000** appropriated to Hurley Playground; and
2. **\$300,000** appropriated to Replacement of Basketball and Tennis Courts.

VOTE 2: Fiscal Year 2012 State Funds [received in FY13] (\$1,650,000)

Vote 2A

80% of FY2012 State Match revenues (\$1,320,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 2B

10% of FY2012 State Match revenues (\$165,000) allocated to Historic Preservation as follows:

1. \$40,000 appropriated to City Hall Public Area woodwork restoration;
2. \$21,000 appropriated to Cpl. Burns Shelter, design and testing;
3. \$11,000 appropriated to Fire HQ door replacement;
4. \$28,000 appropriated to Cambridge Cemetery, stairs and enclosures;
5. \$35,000 appropriated to Old Burying Ground, headstone and tomb restoration;
6. \$10,000 appropriated to City Engineering, Document Scanning; and
7. \$20,000 appropriated to Historic Marker Prototype Design.

Vote 2C

10% of FY2012 State Match revenues (\$165,000) allocated to Open Space as follows:

1. \$165,000 appropriated Elm/ Hampshire Plaza, Bishop Allen /Main St. Park.

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. \$10,000 appropriated to Fresh Pond intake structure;
2. \$70,000 appropriated to City Clerk's Vault, Phase 2; and
3. \$20,000 appropriated to Historic Marker Prototype Design.

Vote 3C

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

1. \$100,000 appropriated to Pacific Street/ Passive Area and Dog Park.

VOTE 4: Open Space Reserves (\$1,035,000)

The following appropriation requests represent major initiatives to utilize CPA Open Space allocations based on a process to identify eligible open space projects that meet CPA criteria.

VOTE 4A Appropriate \$1,035,000 from the Open Space Reserve to the Public Investment Budget as follows:

1. \$155,000 from the Open Space Reserve to the Public Investment Fund for Elm/Hampshire Plaza, Bishop Allen/ Main St. Park;
2. \$250,000 from the Open Space Reserve to the Public Investment Fund for the purchase of railroad rights of way;
3. \$230,000 from the Open Space Reserve to the Public Investment Fund for Replacement of Basketball and Tennis Courts;

4. \$300,000 from the Open Space Reserve to the Public Investment Fund for Replacement of School Playgrounds; and
5. \$100,000 from the Open Space Reserve to the Public Investment Fund for Community Gardens.

VOTE 5: CPA Fund Balance - Administration (\$7,500)

Vote 5A

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

Attendance at Community Preservation Act Committee Meeting: September 4, 2012

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
Kevin Foster, Resident, City of Cambridge
Ellen Shachter, Resident, City of Cambridge
Susan Schlesinger, Affordable Housing Trust
Bill Tibbs, Planning Board

CPAC Member Absent:

Albe Simenas, Chair, Conservation Commission

City Staff Present:

Charles Sullivan, Executive Director, Historical Commission
Brian Murphy Assistant City Manager for Community Development
Lisa Peterson, Commissioner of Public Works
Chris Cotter, Director of Housing, Community Development Department
Jennifer Wright, Director, Conservation Commission
Karen Preval, Senior Management Analyst, City Manager's Office
Manisha Tibrewal, Principal Budget Analyst
Nancy Schlacter, Assistant to the City Manager

Attachments:

CPAC FY13 Allocations and Recommendations to City Council (Booklet)
CPAC FY13 Meeting Notes (6/5/12; 6/26/12; 8/28/12)

Notes from CPA Committee Meeting – 6/5/12 @ 5:30 PM – Ackermann Room

CPA Committee Members Present: (8 of 9)
Bill Bibbins (Historical Commission)
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 (Resident)
Kevin Foster (Resident)

Attendees:

Sam Corda (Water Department Director)
Chris Cotter (CDD - Housing Director)
David Kale (Budget Director)
Karen Preval (Management Analyst – Executive Department)
Nancy Schlacter (Assistant to City Manager)
Charles Sullivan (Executive Director – Historical Commission)
Jennifer Wright (Executive Director - Conservation Commission)

The hearing convened at 5:40 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi introduced new CPAC member Kevin Foster and asked CPAC members to introduce themselves. Mr. Rossi then outlined the agenda for the meeting: a vote on fund balance transfers from completed CPA Historic Preservation projects to a new City Hall Roof replacement project; discussion of the potential purchase of watershed protection land in Lincoln, to be followed by a vote; a brief update on CPA financials; and anticipated CPA funds for FY13.

Mr. Rossi briefly described that the remaining fund balances on three completed historic preservation projects (Ft. Washington Turf/Irrigation Project, Golf Clubhouse Roof and City Hall Repainting) would be available for funding the design and bid development work for replacement of the City Hall slate roof. The estimate for this work was noted as \$100,000.

Historical Commission Executive Director Charles Sullivan provided a brief description of the City Hall slate roof replacement project. A vote on the transfers was unanimous in favor of transferring the unexpended balances to the roof project.

Mr. Rossi then introduced the proposal to purchase 53.6 acres of land from the DeNormandie family in Lincoln, MA, for \$1.1 million in CPA Open Space Reserve funds, to protect Cambridge watershed land. He noted that, if Cambridge agreed to purchase the Lincoln land, the Rural Land Foundation (RLF) would contribute \$300,000 toward the purchase, and would contribute an additional 20 +/- acres of nearby watershed land (for a total of approximately 74 acres). He further noted that the State Executive Office of Energy and Environmental Affairs (EOEEA) had approved a \$500,000 Drinking Water Supply Protection (DWSP) grant for use toward the purchase. Both the DWSP grant and RLF contributions would require a conservation restriction be placed on the land. The total land purchase price (including the RLF and DWSP funds) would be \$1.9 million. In addition to the purchase price, costs for appraisals, surveying, boundary markers, title insurance and title search would total \$52,247, and could be funded with CPA Open Space Reserve Funds.

CPAC members discussed the benefits of the purchase. Albe Simenas noted that this purchase included developable land, not just wetlands, and that its location in WPA Zone A made it a highly desirable

purchase from a water supply protection standpoint. Sam Corda, Director of the Water Department, noted that the RLF had been working for years to broker this deal, and that the potential to develop land so close to the sensitive watershed lands made it a particularly important parcel for protection. Ellen Shachter asked how purchase of the land would protect the watershed. Mr. Corda noted that the 11 or so buildable lots would require septic systems, introduce pollutants from landscaping and automobiles, introduce impermeable surfaces (roofs, driveways), etc. He noted that undisturbed natural landscape acts as a valuable water supply filter.

Following this CPAC discussion, Mr. Rossi asked for public comment. There was no comment. Mr. Rossi noted that both the Water Board and the Conservation Commission had voted unanimously in favor of the purchase and had provided letters reflecting those votes. The CPAC voted unanimously in favor of recommending the purchase and related costs with \$1,152,247 in Open Space Reserve funds.

Following the votes, Budget Director David Kale outlined estimated CPA funding for FY13 at \$9,650,000 or \$50,000 more than in FY12, despite the anticipated reduction in the state match from 27% to 22%. He noted that pending legislation might stabilize and/or increase the state match, if passed.

Mr. Rossi noted that, if passed, the pending legislation would provide Cambridge with greater flexibility in the use of Open Space funds from the first 10% allocation. He further noted that Cambridge has received over \$40 million in state match funding since the inception of the CPA. He noted that, if the legislation passes, it could be possible to use CPA Open Space funds to fund debt service on larger Open Space purchases.

Following this discussion, the dates of the remaining CPA process meetings were discussed and settled upon as follows: Tuesday, June 26 at 6:00 PM - Public Meeting to hear project recommendations; Tuesday, August 28 at 6:00 PM – Public Hearing on allocations to CPA funding categories; Tuesday, September 4 at 5:30 PM – CPAC votes on FY13 allocation percentages and project recommendations.

The meeting adjourned at approximately 6:00 PM.

Attachments:

Agenda

6/5/12 Memo to CPAC from CPAC Chair Rossi with regard to Historic Preservation
Transfers and Open Space Fund Appropriation

Map Re: DeNormandie Land Acquisition Project

6/4/12 Letter from ConCom Executive Director

5/24/12 Letter from Water Board President

CPA Summary of Expenditures, Available and Anticipated Funds

Meeting Notes from CPA Committee Public Meeting – 6/26/12 @ 6:00 PM – 344
Broadway – 2nd flr

CPA Committee Members Present: (8 of 9)

Bill Bibbins (Historical Commission)

Louis DePasquale (Assistant City Manager – Director of Finance)

Kevin Foster (Resident)

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

Susan Schlesinger (Resident)

Ellen Shachter (Resident)

Albe Simenas (Conservation Cmsn)

William Tibbs (Planning Board)

Staff/Attendees:

Chris Cotter (Housing Director, Community Development Department (CDD))

Brian Murphy (Assistant City Manager – Director of CDD)

Karen Preval (Senior Management Analyst – Executive Department)

Katherine Rawlins (Historic Commission)

Nancy Schlacter (Assistant to City Manager)

Charles Sullivan (Executive Director - Historic Commission)

Jennifer Wright (Executive Director - Conservation Commission)

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.

Mr. Rossi noted that citizen interest in prior years led to an allocation of historic preservation funds to preserve the Magazine Beach Powder house; that the purchase of Chapman/Craigie Arms came about after the issue was raised at CPA meetings; that the YMCA was rehabilitated with CPA Historic preservation funds, following a great outpouring of public interest; and that CPA Historic Preservation funds were used to obtain the Historic Preservation restriction placed on Shady Hill Square park, when its potential loss to development was raised during the CPA process. 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 FY13. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,650,000 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 FY12. He noted that the anticipated state match of 22% in FY13, 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.

CPAC Chair Rossi noted the upcoming dates in the CPA process: On August 28, 2012 @ 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 noted that the CPA Committee would meet on September 4th at 5:30 PM to discuss proposed projects and allocation percentages, after which they would vote on their recommendations to the City Manager. He then spoke briefly about the status of pending CPA legislation, which is in a joint House/Senate Committee, to resolve differences between two proposed versions of the bill. He said that, if passed, the amendments 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.

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

Terry Byrne, spoke on behalf of the Cambridge Center for Adult Education (CCAEE) on Brattle Street, where she is Program Director. She said the CPA Historic Preservation grants had been transformative for their organization. The funding for repairs to the roof, windows, building façade and other structural repairs was stimulated by the receipt of CPA Historic Preservation funds, which were leveraged to obtain other grants for the \$1.5 million in needed repairs. [She provided photos of the damaged and repaired conditions.]

Jim Wallace, Chair of the Building Committee for the Old Cambridge Baptist Church on Mass. Ave., spoke in favor of the Historic Preservation Grant funds they had received, which were used to repair a Tiffany glass window and to perform repairs to the entryway to make it accessible. He noted that during the course of repairing the entry stairs, they discovered a trove of original stone, which had been used to underpin the old stairs, which they removed and used to create a retaining wall as a backdrop to a garden. He spoke of the many community uses of the building, including the Jose Mateo Dance Theatre, its dance classes and performances. [He also provided written testimony.]

John Woods, Deputy Director of Planning & Development for the Cambridge Housing Authority (CHA), spoke appreciatively of the use of CPA Affordable Housing funds for rehab of existing housing stock. He noted that the CHA currently has over 13,000 people on its wait list for housing in Cambridge. He asked that the Affordable Housing Trust consider funding a 109 unit section of Jefferson Park that is owned by the State, but is in desperate need of rehabilitation, as many units are beyond general repair and uninhabitable, and need new rehabilitative construction.

Reverend Christian Brocato, Rector of St. Peter's Church on Mass. Ave., noted that their church had benefited from CPA Historic Preservation funds in the past, which were used to provide an accessible lift and to repair their Annex in 2011. He noted that they have further needs, to repair deferred maintenance on windows, including a large window over the altar. He noted that a number of non-profits use their facilities for a range of social

service programming, seven days a week, and that the CPA funds truly help to preserve the community.

Peter Daly, Executive Director of Homeowner's Rehab, Inc. (HRI), spoke in support of funding for expiring use housing in Cambridge, and mentioned HRI's recent efforts to preserve affordability for Chapman/Craigie Arms, with use of CPA Affordable Housing funds. He said HRI was always looking for opportunities to purchase housing to create or maintain affordability and mentioned that CPA Historic funds also help to preserve historic housing and maintain its affordability.

John Dunn, a homeowner in Cambridge, spoke in support of CPA funds for affordable housing. He said that with help from Just-A-Start (JAS) he was able to rehab his home and stay in it.

Diane Ghartley of Windsor Street spoke in favor of JAS's assistance with rehab of her older historic home, which was funded through CPA historic preservation funds. She also spoke about the need to create affordable housing for the children of Cambridge residents, who cannot afford to live in the City they grew up in, unless there is more affordable housing opportunity.

Jose Mateo of Harvard Street spoke of his gratitude for the rehabilitation of the Old Cambridge Baptist Church, which houses his dance Theater, enabling him to provide dance classes and programming for over 60 local dance groups who participate in his "Dance The World" festival. He was appreciative of the CPA Historic Preservation funds that had been provided to improve the building, a great community asset.

Cathy Zusy of Hamilton Street spoke in favor of the \$25,000 the Cambridge Neighborhood Assn (CNA) had received in Historic Preservation grant funds that had enabled the structural study of the Magazine Beach Powder house. She noted that receipt of the local grant funds had enabled CNA to receive a grant in the double the amount from the DCR and that work and fundraising is ongoing. [She also provided written testimony.]

John Hixson of Norris Street, who said he works in Affordable Housing, but wanted to speak in favor of the CPA Historic Preservation grant funds received by St. James' Church.

Hatch Sterrit of Boardman Street spoke in favor of 80% allocation to Affordable Housing, to retain the diversity of Cambridge. He said the City was under duress from developers.

Quinton Zondervan, resident of Cardinal Medeiros Ave. and President of Green Decade Cambridge, spoke on behalf of setting Open Space Reserve funds aside for preserving the Silver Maple Forest, for ecological and wildlife preservation as well as for an educational opportunity, if and when it becomes available for purchase in the future. He provided an email with additional detail.

Susan Noonan Forster of Appleton Street, Co-Chair of the Board of Trustees for the Women's Center, noted that the Women's Center had been recipient of an Historic Preservation grant and that the repairs to their building had real impacts on the lives of the homeless women who use their facility, which provides a safe place for them to spend their days as they endeavor to pull their lives together.

Robert MacArthur of JAS spoke in favor of an 80% allocation to Affordable Housing and noted that this spring JAS had purchased an expiring use building, retaining its affordability, with assistance of CPA funds, for which they were most appreciative.

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:

Jonathan Wright, Director of RE Development for Caritas Communities, wrote in support of the Historic Commission's Institutional Preservations grants, funded by the CPA. He noted that receipt of these grant funds were instrumental in their ability to leverage the funds needed for the \$1,250,000 needed for façade repairs to the YMCA building on Mass. Ave., which included extensive masonry repair, stone and terra cotta replacement, pointing, cleaning, waterproofing, new windows and a new roof.

Benjamin Haavik, Team Leader for Property Care for Historic New England, wrote in thanks for a \$25,000 historic preservation grant they had received to support roof replacement at the Cooper-Frost-Austin House at 21 Linnaean St., the oldest dwelling still standing in Cambridge, dating from 1681. The CPA funds enabled them to leverage additional grant funds for the work, for which they were most appreciative.

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

Maria Mossaides, Executive Director of Cambridge Family & Children's Services (CFCS), wrote in support of CPA Historic Preservation funding and in thanks for an Institutional Preservation Grant they had received from the CHC, which enabled them to repair their leaking roof and install an accessible ramp for their many social services clients and those of three other non-profit agencies that rent space in their building.

Claire Ullram, Property Manager at 402 Rindge Avenue Apartments, which has 273 units of affordable housing and no vacancies, wrote in support of ongoing funding for affordable housing and, in particular, for construction of more first time homebuyer condominium units, so that folks could move on from rental housing and free up rental units for others in need.

Devon Wesley, Assistant Property Manager at 402 Rindge Avenue Apartments, wrote in favor of using CPA affordable Housing funds to create more first time homebuyer opportunities.

Alexandra Salvi, Administrative Assistant at 402 Rindge Avenue Apartments, wrote in favor of more first time homebuyer programs and opportunities.

Eva M. Blythe, Executive Director of the YWCA on Temple Street, wrote in thanks for the \$3 million in funds received from the CPA Affordable Housing Trust and Institutional Preservation Grants for renovations to their two buildings, which enabled them to leverage an additional \$8 million in state and other funding and to obtain historic preservation tax credits. The extensive renovations they will be undertaking this summer include: repair and preservation of their facades, installation of an elevator in the Main Building, significant design improvements and energy efficiency upgrades; all of which will enable them to provide safe, affordable housing for women in Cambridge who would otherwise be homeless.

Bob Costa, who has worked for HRI and Cambridge Neighborhood Apartment Housing Service (CNAHS) for 23 years, wrote in support of CPA Historic Preservation funds which they have been able to use to preserve affordable historic housing throughout Cambridge. He also spoke in support of the technical services provided by the CHC to property owners hoping to preserve the historic character of their buildings.

Louise Elving of Cottage Street wrote in support of allocating the greatest possible percentage of CPA funds to Affordable Housing and in support of the use of historic preservation funds to preserve affordable housing with historic relevance.

Deb Eskie, Activities Director at the 402 Rindge Avenue Apartments, wrote in support of funding affordable housing for low income residents of Cambridge.

James Williamson wrote in support of setting Open Space funds aside for the protection and preservation of the roof garden in Kendall Square.

Mr. Rossi reiterated that the next meeting would be on August 28, 2012 at 6PM in the Sullivan Chamber, at which public input for allocations of CPA funds would be heard. He further noted that on September 4th the CPAC would meet to deliberate on testimony previously heard and to vote on CPA percentage allocations and specific projects.

The hearing adjourned at 7:05 PM.

Meeting Notes from CPA Committee (CPAC) Public Hearing – 8/28/12 @ 6:00 PM – Sullivan Chamber

CPA Committee Members Present: (6 of 9)

Richard C. Rossi (Deputy City Manager/Chair CPAC)
Louis DePasquale (Assistant City Manager – Director of Finance)
Bill Bibbins (Historical Commission)
Kevin Foster (Cambridge resident)
Susan Schlesinger (Affordable Housing Trust)
William Tibbs (Planning Board)

CPAC Members Absent:

Gerald J. Clark (CHA)
Ellen Shachter (Cambridge resident)
Albe Simenas (Conservation Commission)

Staff Attendees:

Susan Glazer (Assistant Director/Community Development Dept. (CDD))
Lisa Peterson (Commissioner, Department of Public Works)
Chris Cotter (Housing Director/CDD)
Cassie Arnaud (Housing Planner -CDD)
Charles Sullivan (Executive Director - Historic Commission)
Jennifer Wright (Executive Director - Conservation Commission)
Karen Preval (Senior Management Analyst – Executive Department)
Angela Pierre (Senior Budget Analyst – Budget Dept.)
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 purpose of the hearing was to allow the CPAC to hear public testimony regarding allocation preferences for the three CPA statutory categories of Open Space, Historic Preservation and Affordable Housing, then asked the CPAC members to introduce themselves and their affiliations. He explained the CPA process to date and going forward and noted that on September 4, 2012 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 described recent changes to the CPA legislation that will allow greater flexibility to a community that chooses to allocate only 10% of its CPA funds to Open Space, now allowing for recreational uses, including parks, playgrounds, community gardens and athletic fields. 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 FY13, referring to relevant pages (4-10) of the presentation booklet. Mr. DePasquale explained that, with City raised funds and the state match, Cambridge anticipates having \$9,650,000 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 FY12. He noted that the anticipated state match in FY13 of 22%, 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.

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 22-45), he described the use of CPA historic funds since FY02 and through FY12, 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 (26-27, 29, 31-32) and identified recently completed projects and work underway (33-34). He briefly described the current requests for CPA historic funding (35-44), totaling over \$3 million.

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 (pages 12 through 21). 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 FY13 CPA housing funds.

Jennifer Wright, Executive Director of the Conservation Commission, referring to relevant pages of the presentation booklet (46-57), provided an overview of the CPA governing statute regarding use of Open Space funds, including the recent legislative changes (46-47), described the City's open space project recommendation process (page 48), noted projects proposed at recent public meetings (49-50), briefly described recent CPA Open Space projects underway or completed (55-57), and spoke about open space projects throughout the city that have been funded with resources other than CPA funds (pages 51-54). Finally, she noted the proposed watershed protection and rehabilitation projects at the Fresh Pond Reservation under consideration for CPA Open Space funding in FY13 (61).

Lisa Peterson, Commissioner of the Department of Public Works, spoke of the opportunity that the legislative changes in the CPA could provide for rehabilitation of a variety of open space facilities throughout the City. She noted that input from a range of City departments, public input at a variety of public meetings and ongoing requests for service at open space facilities helped inform the selection of projects to be evaluated for

CPA funding. She noted that projects are under consideration throughout the City, reflected in a map on page 58, and then described the categories of types of projects and a few examples of particular projects that are under consideration (59-61) including major park and playground renovations, pocket parks and plazas, schoolyards, pathways and uses such as dog parks and community gardens.

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

John Woods, Deputy Director of Planning & Development at the Cambridge Housing Authority (CHA), spoke in favor of an 80% allocation to affordable housing, noting the ongoing substantial need, the nearly 11,000 people on CHA's waiting list and noted that 98% of the folks on the waitlist have incomes below 80% of median income for Cambridge, making market rate housing out of their financial reach.

Maria Escobar from Lancaster Street spoke of challenges she is experiencing in transferring to affordable housing that meets her medical disability, which makes stair climbing difficult.

Peter Munkenback, of Sparks Street, spoke as a resident and Board Member of Just A Start (JAS) about his concern that the costs of housing are out of reach for many and that he favors an 80% allocation to Affordable Housing. He said that he thinks that Cambridge spends its affordable housing resources efficiently and wisely, creating an effective delivery system through its relationships with local affordable housing developers.

Claire Ullram, Project Manager at 402 Rindge Avenue, an affordable rental high-rise building, spoke of the long wait list for rental units and urged an 80% allocation for affordable housing.

Devon Wesley, who works at 402 Rindge Avenue, also spoke of the long wait lists for affordable rental apartments and encouraged an 80% allocation to affordable housing.

Alex Salvi, who also works at 402 Rindge Avenue, spoke in favor of an 80% allocation to affordable housing and provided a **petition with 70 signatures** in favor of an 80% affordable housing allocation from residents of 402 Rindge.

Olga Kurland of Memorial Drive noted that she has lived in a subsidized rental unit for six years and could not afford to live in Cambridge without the subsidy. She spoke in favor of an 80% allocation to affordable housing. Ms. Kurland provided a **petition with 243 signatures** in support of continuing an 80% allocation to affordable housing.

Cheryl Ann Pizza-Zeoli of Cambridge Street, spoke as a resident and Voucher Co-Chair of the Alliance of Cambridge Tenants (ACT). She provided a **petition with 107 signatures** in support of an 80% allocation to affordable housing from tenants of the Inman Square Apartments, an expiring use rental property in Cambridge.

Kathy Watkins, a resident of Franklin Street and member of the Board of ACT, noted that she lives in affordable rental housing and spoke of her concern about expiring use restrictions on affordable rental housing and of her support of an 80% allocation to affordable housing.

Ethel Ampey of York Street noted that she is a 21 year resident of Cambridge who lives in a JAS property, which is well managed. She noted her hope that JAS will continue to receive funds from CPA and her support of an 80% allocation to affordable housing.

Rhonda Massie of Charles Street spoke of her desire that more CPA funds be spent on Open Space, to mitigate the effects of development. She spoke of her interest in sports fields for East Cambridge and more dog parks. She asked that the CPAC consider a one year increase in the allocation to Open Space so that the City could purchase more open space before it is all gone.

Nancy Lipincott, a resident of CHA housing, elected not to speak.

Elaine DeRosa of Pleasant Place, and Executive Director of Cambridge Economic Opportunity Committee (CEOC), spoke in favor of an 80% allocation to affordable housing. She noted that the CPA has enabled significant retention of affordable housing that would otherwise be lost upon expiration of affordability restrictions. She noted that many affordable rental units are coming up on the expiration of their affordability and that funds need to be available to retain them as affordable housing stock. She provided a letter with more expansive written testimony.

Bill Cunningham, a resident of Newtown Court and a member of the Board of ACT noted that while he appreciates Open Space, too, the need for affordable housing is greater and spoke in favor of an 80% allocation for housing, specifically for preservation of expiring use units.

Peter Graham, Director of Housing for JAS, stated that he echoed the remarks of many who spoke before him regarding the need to preserve affordability and noted his appreciation for the efforts of the Affordable Housing Trust. He spoke in favor of retaining an 80% allocation for housing.

Elizabeth Belstraz of Third Street noted that she is a voucher holder and supports an 80% allocation to housing. She spoke of her concern about homelessness for people who currently live in or are waiting for affordable housing.

Mike Vacchio of Broadway noted that he manages properties for JAS and said that he is concerned that more properties need restoration and preservation. He spoke in favor of an 80% allocation to affordable housing.

Victoria Bergland (no address given) noted her support of 80% for affordable housing.

Lisa Harrington (no address given) noted that she works for Maloney Management, managing JAS affordable housing developments in Cambridge and spoke in favor of an 80% allocation to affordable housing.

Anita Reed, a resident of Rindge Avenue and volunteer board member for JAS spoke in favor of supporting seniors in decent affordable housing.

Following the oral testimony Mr. Rossi read into the record the gist of six letters or emails received since the prior CPA meeting on June 26, 2012, which included the following:

Peter Daly, Executive Director of Homeowner's Rehab, Inc. (HRI), wrote to recommend an 80% allocation to affordable housing, noting that the need for affordable housing in Cambridge remains exceptionally high, with market prices increasing for both homeownership and rental, and expiring use restrictions threatening the existing affordable housing stock.

Roberta Rubin of Day Street wrote in support of the continued use of the maximum portion of CPA funding to support affordable housing.

Sarah Jane White of Columbia Street wrote in support of more CPA funds being allocated to maintain and expand green space in Cambridge, particularly in East Cambridge.

Gordon Gottsche, Executive Director of JAS, wrote in support of continued allocation of 80% of CAP funds for affordable housing.

Alemitu Kassa, resident of Lincoln Way, wrote about the positive impacts affordable housing has had on the quality of her life and the lives of others in Cambridge.

Robert Costa, Senior Project Manager for Cambridge Neighborhood Apartment Housing Services, Inc. (CNAHS), noted that he has worked for CNAHS for 23 years and wrote in continued support of allocation 80% of CPA funds to affordable housing.

At 7:15 PM public comment was concluded. Mr. Rossi thanked the participants for their testimony and noted that the record would remain open for additional testimony through the afternoon on September 4th. He further stated that CPA Committee would consider all of the testimony provided throughout the process during its deliberations on September 4th, noting that the CPAC would vote on CPA percentage allocations and specific projects at that time.

The hearing adjourned at 7:18 PM.