

To: Richard Rossi, City Manager
From: Lisa Peterson, Chair, Community Preservation Act Committee
Date: September 11, 2013
Re: Allocation and Appropriation of FY14 CPA Funds

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 10, 2013 and to convey their recommendations for the use of CPA funds for FY14 appropriation. The FY14 CPA process included a CPAC working meeting on May 22, 2013, a public meeting on June 20, 2013 to solicit suggestions for specific projects from the general public, and a public hearing on August 12, 2013 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 10th were based on the staff presentations and public comment heard at the CPA public meetings held on June 20, 2013 and August 12, 2013, the public input from letters, emails and petitions received since the beginning of the process, and the CPAC discussions at working CPAC meetings on May 22, 2013 and September 10, 2013. The CPAC reviewed the minutes from the earlier meetings, as well as the letters, emails and petitions received, in preparation for their deliberations and discussion.

The May 22, 2013 CPAC working meeting reviewed CPA financials and anticipated funding, discussed the CPA process for the FY14 fiscal year and included an update on CPA projects in progress.

Approximately 25 members of the public attended the June 20, 2013 public meeting, the posted purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, 20 people spoke. In addition, 2 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, 10 people spoke/wrote in favor of continuing to allocate funding to Affordable Housing, including 1 person who spoke in favor of rehabilitating Cambridge Housing Authority (CHA) property; 2 spoke/wrote in favor of funding retention of affordability in expiring use properties; and 1 spoke in favor of constructing more first time homeowner units. A number of speakers talked 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 1 in favor of acquiring land for a dog park in East Cambridge and another in favor of creating a shade garden on Mass. Ave. at Route 16, to expand the existing park.

Twelve people spoke or wrote in favor of Historic Preservation projects, including 2 in favor of the historic preservation grants provided for St. Peter's Church; 1 person wrote in favor of using historic preservation funds to preserve historic features of affordable housing at the YMCA; 2 spoke in favor of Historic Preservation Grants to community non-profits (Cambridge Center for Adult Education (CCAЕ) and the Women's Center); and 4 in favor of funding for repairs to and the structural study of the Magazine Beach Powderhouse; 2 spoke about funding for the Cambridge Masonic Temple in Porter Square; and 1 spoke about receiving funds to restore the Cambridge Historical Society building.

The last speaker at that meeting, from the Boston Atheist group, asked that the city be vigilant about not using CPA funds for religious organizations, stressing the separation of church and state, and suggesting that CPA funding exclude private clubs and religious organizations.

A public hearing, held on August 12, 2013, was posted for discussion of allocation preferences among the three CPA funding categories. At this meeting a presentation booklet was provided, which described prior year allocations and expenditures as well as proposals for FY14 CPA projects. CPAC Chair Lisa Peterson described how FY13 amendments to the CPA legislation 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 FY14 CPA funding in the three funding categories. Twenty-five people spoke at this meeting. Sixteen e-mails or letters were received prior to this meeting. Twenty-five of the public speakers/e-mailers spoke/wrote in favor of continuing the 80% allocation to Affordable Housing, while an additional 7 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 209 signatures, were submitted in favor of an 80% allocation toward affordable housing. Three people spoke or wrote in favor of changing the allocation percentages, by increasing the allocation percentage to Open Space, with 1 specifically seeking more Open Space in East Cambridge; and 1 seeking funds for the Silver Maple Forest.

The CPAC met for a publicly posted working meeting on September 10, 2013, at which CPAC Chair Peterson outlined the order of business for the meeting. Chair Peterson summarized the FY14 CPA process, including the first CPAC working meeting on May 22, 2013, the June 20, 2013 public meeting where members of the community were able to propose projects to the CPAC, and the August 12, 2013 public hearing at which members of the community noted their preferences for CPA allocations for the current year.

Chair Peterson asked CPAC member Louis DePasquale to provide a brief financial overview. CPAC member (and City Finance Director) Louis DePasquale provided an overview of anticipated available CPA funds for allocation in FY14, noting that \$10.3 million will be available this year from a combination of local receipts (\$7,400,000), state match (anticipated at \$1,900,000) and fund balances (\$1,000,000), which is up \$650,000 from FY13.

Chair Peterson then read a summary of the public comments at the June 20th public meeting and the August 12th public hearing. She then distributed a petition, received since the August 12th CPA Public Hearing, with 44 signatures from residents of Mahoney/J-A-S properties, in support of an 80% allocation to Affordable Housing. She also summarized two emails received in favor of an 80% allocation to affordable housing.

CPAC member Susan Schlesinger asked about the scope of the Powderhouse project at Magazine Beach. Charles Sullivan, Historical Commission Director, responded that the DCR would provide a 2:1 match for CPA funds the city provides for repairs to the shell (roof, doors and masonry) of the Powderhouse. Chair Peterson stated that any allocation for CPA fund for the Powderhouse should be contingent on receiving matching funds from DCR.

CPAC member Schlesinger asked where CDBG and HOME funding stands currently for affordable housing. Chris Cotter, Housing Director for CDD, responded that the sequestration has made it difficult, reducing funding and restricting uses.

CPAC member Albe Simenas asked about the rail line closures and proposed use of rail trails in Alewife. CPAC Chair Peterson explained that the City has finished the acquisition and will apply more funds toward the rail trail enhancement.

CPAC member Ellen Shachter, who represents tenants in her work at Greater Boston Legal Services (GBLS), said that she did not see housing demand getting lighter. She explained that creating affordable housing was a very compelling issue in creating diversity in the city. She urged the CPAC to vote to allocate 80% to affordable housing.

CPAC member Bill Tibbs concurred and said that he was in support of 80-10-10 in favor of affordable housing.

CPAC member Simenas asked if the volume of expiring use inventory is increasing, is steady or is decreasing. Chris Cotter explained that the expiring use inventory at one point was over 1000 units, and currently is just over 600 units for which affordability restrictions will expire by 2020, and that the Affordable Housing Trust (AHT) is working to preserve those units. CPAC member Simenas asked about the cost valuation of expiring use units. Chris Cotter, along with Brian Murphy, Assistant City Manager for Community Development, explained that they are preserving expiring use units by using CPA funds to leverage other funds. They noted that the AHT has also been able to take advantage of low interest rates for new development.

CPAC member Simenas said that preserving expiring use units is a priority for the AHT. CPAC member Schlesinger concurred that these are a priority for the AHT, however, because of the poor condition of some units, they are not readily available to residents. The AHT pays for updates to existing affordable housing units, purchase of new units and development of new units. The trust has been very opportunistic in how it spends CPA funds. CPAC member Schlesinger explained that people also want family sized units, which are not always available. She stated that the City has no other source of housing funding other than CPA. The City receives limited funds from HOME and CDBG allocations. CPAC members agreed that the AHT needs to be opportunistic within

the City. CPAC member Simenas agreed that focusing on what was available was important.

CPAC member Kevin Foster stated that all projects were important, but was in support of the 80-10-10 allocation in favor of affordable housing. He stressed the importance of locating affordable housing throughout the City and not just in certain sections. CPAC member Schlesinger urged him to look at the affordable housing map in the CPA booklet. CPAC member Schlesinger explained that it was easier to acquire and create affordable housing units in certain parts of the city than in others. Brian Murphy stated that anytime a developer comes into the city to build housing, they have to provide the City with some number of affordable inclusionary units, regardless of where they are building. That is how the City has tried to make it fair and locate affordable units throughout the city and not just in certain communities. Chris Cotter stated that zoning laws in certain parts of the city make it difficult to build new affordable housing units.

CPAC member Shachter moved 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. After this vote, a brief break was taken to enable final preparation of the individual projects vote proposals.

CPAC Chair Peterson informed the CPAC that the Community Preservation Coalition (CPC), the statewide CPA advocacy and technical services organization, had offered to provide training to the CPAC about CPA legislative changes, the statewide CPA trust fund and best practices from other CPA communities. CPAC member Shachter agreed that it would be worthwhile and other members concurred. It was determined that the scheduling of this training, later this fall, would be done through email.

CPAC member Tibbs announced that this would be his last CPAC meeting, as he was stepping down from the Planning Board after many years of service and that his position on the CPAC was as the Planning Board representative.

CPAC Chair Peterson explained that certain unexpended balances from Historic Preservation projects needed to be transferred back into the Historic Preservation Reserves. Transfer \$22,607.47 in unexpended budget balances from FY08 Golf clubhouse roof project (\$19,680.47); FY09 Cambridge Cemetery Receiving Tomb (\$1,983.20); FY10 City Hall Waterproofing project (\$104.08); and FY12 City Hall Roof Design Project (\$839.72) for future appropriations. CPAC member Simenas moved that a vote be taken on the transfer of the funds the Historic reserves. The votes were unanimous.

CPAC member Shachter asked whether the inquiry by Hasson Rashid, a member of the Alliance of Cambridge Tenants (ACT), at a prior CPAC meeting, into whether CPA Affordable Housing funds could be used to fund an ACT board election, had been looked into. Chair Peterson responded that this question had been raised with the CPC, which had received a similar inquiry from another community. CPC informed the CPAC that the language in the CPA legislation with regard to the definition of 'supporting community housing' was limited to "the purpose of making housing affordable," and that this request did not fit within the parameters of the legislative intent or language. Assistant City Manager Brian Murphy noted that UDAG funds are not available since

they had already been committed and that those funds had been significantly reduced through federal sequestration.

CPAC member Shachter noted that the ACT combines advocacy for both public housing and Section 8 recipients in a hybrid organization and that their efforts at holding democratic elections in the past have been very expensive. An audience member noted that the reasons for the expense (in the neighborhood of \$15,000) relate to the cost of mailings to thousands of households and communicating to folks in multiple languages and that they were looking at altering their rules to enable them to streamline the process, but that the costs were still likely to be substantial. CPAC member Shachter thanked CPAC Chair Peterson for looking into the question raised.

Accordingly, on September 10, 2013, the CPA Committee voted on the following recommendations to the City Council, through the City Manager. With the exception of Vote 1B, from which CPAC member Schlesinger recused herself, citing a potential conflict pertaining to an Historic Preservation grant application, the CPAC voted unanimously that CPA funds be allocated and appropriated as follows:

Recommended FY 2014 Allocation and Appropriation of CPA Funds

VOTE 1: Fiscal Year 2014 Local Funds (\$7,400,000)

Vote 1A

80% of FY2014 CPA Local Fund revenues (**\$5,920,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 1B

10% of FY2014 CPA Local Fund revenues (**\$740,000**) allocated to Historic Preservation as follows:

1. *\$500,000* appropriated to the Historic Preservation Grants program;
2. *\$40,000* appropriated to Old Burying Ground, headstone and table tomb restoration;
3. *\$70,000* appropriated to City Clerk, vaults, phase 2;
4. *\$30,000* appropriated to Cambridge Cemetery, granite stairs and enclosures; and
5. *\$100,000* appropriated to Magazine Beach Powderhouse.

Vote 1C

10% of FY2014 CPA Local Fund revenues (**\$740,000**) allocated to Open Space as follows:

1. *\$600,000* appropriated to Haggerty School playground improvements; and
2. *\$140,000* appropriated to Sacramento Field renovations.

VOTE 2: Fiscal Year 2013 State Funds [received in FY2014] (\$1,900,000)

Vote 2A

80% of FY2013 State Match revenues (**\$1,520,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

Vote 2B

10% of FY2013 State Match revenues (**\$190,000**) allocated to Historic Preservation as follows:

1. *\$190,000* appropriated to City Hall, replace exterior window sills.

Vote 2C

10% of FY2013 State Match revenues (**\$190,000**) allocated to Open Space as follows:

1. *\$190,000* appropriated to Sacramento Field renovations.

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. *\$22,000* appropriated to City Hall replace exterior window sills;
2. *\$23,500* appropriated to City Hall interior storm windows; and
3. *\$54,500* appropriated to Fire, Engine 6 (River Street) structural repairs.

Vote 3C

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

1. *\$100,000* appropriated to Sacramento Field renovations.

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

Vote 4

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

Attendance at Community Preservation Act Committee Meeting: September 10, 2013

Committee Members Present:

Lisa Peterson, CPA Committee Chair, Deputy City Manager
Louis DePasquale, Assistant City Manager, Finance
Wyllis Bibbins, Member, Historical Commission
Kevin Foster, Resident, City of Cambridge
Ellen Shachter, Resident, City of Cambridge
Susan Schlesinger, Affordable Housing Trust
Bill Tibbs, Planning Board
Albe Simenas, Conservation Commission

CPAC Member Absent:

Gerald Clark, Cambridge Housing Authority

City Staff Present:

Charles Sullivan, Executive Director, Historical Commission
Brian Murphy Assistant City Manager for Community Development
Chris Cotter, Director of Housing, Community Development Department
Karen Preval, Senior Management Analyst, City Manager's Office
Nancy Schlacter, Executive Director Human Rights Commission
Taha Jennings, Project Planner, Community Development Department
Angela Pierre, Principal Budget Analyst, Budget Office

Attachments:

CPAC FY14 Allocations and Recommendations to City Council (Booklet)
CPAC FY14 Meeting Notes (5/22/13; 6/20/13; 8/12/13)

Notes from CPA Committee Meeting -5/22/13 @5:30pm-Ackerman Room

CPA Committee Members Present:

Bill Bibbins (Historical Commission)
Albe Simenas (Conservation Commission)
Ellen Shachter (Resident)
Kevin A. Foster (Resident)
Richard Rossi (Deputy City Manager/Chair CPAC)
Louis DePasquale (Assistant City Manager for Finance)

Attendees:

Karen Preval (Senior Management Analyst-City Managers' Office)
Jeana Franconi (Budget Director-Budget Office)
Angela Pierre (Budget Analyst –Budget Office)
John Nardone (Asst Commissioner for Operations-DPW)
Lisa Peterson (Public Works Commissioner)
Charles Sullivan (Executive Director-Historical Commission)
Chris Cotter (Director of Housing Division-CDD)
Nancy Schlacter (Executive Director-Human Rights)
Taha Jennings (Project Planner-CDD)

The meeting convened at 5:35pm. Deputy City Manager (Committee Chair) Richard C. Rossi asked all the committee members present to introduce themselves. He then introduced Lisa Peterson the City's new Deputy City Manager effective of July 1st 2013, introduced City employees who were present and noted that he had some Open Space project updates from Jennifer Letourneau, who was not present at this meeting.

Assistant City Manager for Finance Louis DePasquale provided update information regarding CPA finances, including last year's financial information, the current financial position and anticipated CPA funding for FY14.

Cambridge Historical Commission Director Charles Sullivan: presented an update on the Historical preservation projects that were funded in FY13.

Mr. Rossi then introduced the City Finance Department staff present at the meeting

Project Planner for Community Development Department (CDD) Taha Jennings presented information regarding CPA funded Open Space projects managed by CCD.

Department of Public Works (DPW) Assistant Commissioner John Nardone provided updates on the status of CPA funded open space projects managed by DPW.

CPAC Chair Rossi read updates provided by Conservation Commission Executive Director Jennifer Letourneau with regard to CPA funded Open Space projects at Fresh Pond Reservation.

CPAC member Ellen Shachter asked a question about a reference in the CPA Open Space handout, to a "Rob Steck" concept. It was explained that Rob Steck is a landscape designer with CDD.

CPAC member Kevin Foster asked for an update on the status of Open Space plans for Pacific Street. Staff from DPW provided that update.

CPAC Chair Rossi talked about a vacant house needing much repair, which the owner has asked City to purchase, and may present an opportunity to be demolished to create an Open Space project on Brookline St. as part of David Nunes Park

Chris Cotter, Director of the Housing Division at CDD, gave updates on CPA funded affordable housing projects.

CPAC member Ellen Shachter asked a question – regarding what Mr. Cotter thought were reasons for the success of homeownership programs. Mr. Cotter responded..

CPAC Chair Rossi suggested possible dates for the CPAC Public Hearing and described the upcoming 6/20/13 public meeting, which will take place at 6:00pm in the City Hall Annex at 344 Broadway. At this June meeting, the public will have a opportunity to come forward with their ideas about affordable housing, historical preservation and open space projects.

The public hearing on allocation percentages will take place in August. The suggested dates were August 12, 13, 27 or 28. Once a quorum is reached the date will be determined. That hearing will be held in City Hall in the Sullivan Chambers at 6pm.

The CPAC vote meeting will be held on September 10th at 5:30 in the Ackerman Room.

CPAC Chair Rossi discussed Open Space projects being funded through sources other than CPA and an innovative design process for new parks in East Cambridge.

The meeting was adjourned at 6:15pm.

Attachments:

CPA Funded FY13 Open Space Projects
Status of FY13 CPA Historic Preservation Appropriations
Affordable Housing Updates
CPA Financials Status Update

Notes from CPA Committee Meeting-6/20/13 @6:00pm-344 Broadway 2nd floor conference room

CPA Committee Members Present:

Bill Bibbins (Historical Commission)
Kevin Foster (Resident)
Susan Schlesinger (Resident)
Ellen Shachter (Resident)
Richard Rossi (Deputy City Manager/Chair CPAC)
Louis DePasquale (Assistant City Manager for Finance)

Attendees:

Lisa Peterson (Public Works Commissioner)
Nancy Schlacter (Executive Director - Human Rights)
Jeana Franconi (Budget Director-Budget Office)
Taha Jennings (Project Planner-CDD)
Charles Sullivan (Executive Director-Historical Commission)
John Nardone (Asst Commissioner for Operations-DPW)
Stuart Dash (Director of Community Planning Division- CDD)
Cassie Arnaud (Project Planner-CDD)
Jennifer Letourneau (Executive Director-Conservation Commission)

The meeting convened at 6:05pm. CPAC Chair Richard Rossi asked if everyone had signed in if they wanted to speak.

- Rossi explained that the CPAC was interested in hearing about project proposals in the following categories:
 - Historical Preservation
 - Open Space
 - Affordable Housing
- Rossi gave some examples of project types that were created from past public input
- Rossi explained the requirement for allocating a minimum of 10% of CPA funds to each category
- Committee members introduced themselves
- Assistant City Manager for Finance, Louis DePasquale, gave a financial update and explained that in FY13 \$9,650,000 in CPA funds were allocated and that in FY14 he anticipates Cambridge will have \$10,300,000 to allocate (an increase of \$650,000 in the allocation).
- Rossi read into the record the communications that had been received:
 - John Henn-Just- A –Start Corporation (in favor of Affordable Housing)
 - Caritas Communities-asking the committee to consider exterior work at YMCA buildings as a Historical preservation project.
- Rossi called on those who had signed up to speak.

- Rector Christian Brocato spoke on behalf of St. Peters Parish Church building, built in 1867. The parish is looking for a restoration grant. Charlie Lord, chair of the property committee for St. Peters Parish, also spoke about how the parish had received a green grant to switch from oil to gas for heating. They also spoke about restoring stained glass windows, preserving the exterior of church and restoring the church envelope. They mentioned that they would also like to restore the interior of the church.
- Cathy Zusy spoke on behalf the Cambridgeport Neighborhood Association. She was in favor of having the Magazine Beach Powderhouse roof structure repaired in order to stabilize the building. She spoke about receiving a historical preservation grant in FY13, which was matched by the DCR, and used for a structural study.
- Marge Amster spoke on behalf of using CPA funds for Magazine Beach Powderhouse for stabilization of the structure. She favors continuation of funding.
- Patrice Kish, DCR's Director of the Office for Cultural Resources, spoke on behalf of continuing funding of the Magazine Beach Powderhouse stabilization, which involves fixing the roof and providing electricity to enable installation of a security system.
- E. Thomas Flynn spoke about open space and creating a shade garden on Mass Ave at Route 16, to expand the parks that are already there and to add plantings to the median strip on Mass Ave.
- Rhonda Massie spoke about open space projects and adding playgrounds in East Cambridge and a dog park behind the Petco on First St, using a public/private partnership model.
- Hassen Rashid, from the Alliance for Cambridge Tenants (ACT), asked if CPA funding is available for funding a tenant advocacy organization that was previously funded by the Cambridge Housing Authority (CHA).
- Peter Graham, Director of Housing for Just-A-Start, spoke about older developments where affordable uses are expiring and how he would like to see CPA funding go toward extending affordability and for rehabbing these buildings.
- CPAC chair, Rossi, reminded everyone about the purpose of the CPA public meeting: to recommend projects that people feel would meet the criteria for CPA funding. He also reminded everyone, who hadn't done so, to sign in if they wanted a chance to speak.
- Susan Hartnett, Executive Director of Cambridge Center for Adult Education (CCAIE), spoke about the historic buildings that the CCAIE occupies, which are 42 & 56 Brattle St. The CPA funded project that is currently under way is the repair of 56 Brattle St.'s leaky roof and some restoration of the interior and exterior. The cost for that is \$700,000. CCAIE seeks \$200,000 in CPA grants for restoration of the 42 Brattle St. building, which will be matched by Massachusetts Historical Society. Hartnett explained that receipt of CPA funds in the past had helped them leverage other grants.
- John Woods, the Deputy Director of Planning and Development for the Cambridge Housing Authority, spoke on behalf of the need to increase affordable housing. He explained that there

are currently 9,000 families on the CHA waiting list for affordable housing. The CPA affordable housing funds received in the past have helped leverage other funds for the CHA to revitalize Jefferson Park, which has 109 units.

- Peter Daly, Executive Director of Homeowners Rehab Inc. (HRI), spoke about needing funds for exterior and preservation work. He also spoke about an affordable housing preservation project at Putnam Square, which is an expiring use project that needs acquisition funding by the end of the summer.
- Keith Mackinnon, curator and archivist for the Cambridge Masonic Temple in Porter Square, and David Hart, a Mason member, spoke about the maintenance needs of the building which, due to a declining membership over the years, has not been able to raise money needed for its maintenance. They would like to restore the building to its original state, which dates back 1911. They would like to repaint the building, as well as updating the interior. The building was designated a historical site in 2008. The building needs new windows, a new roof, foundation repairs and to change its the heating system from oil to gas.
- Susan Noonan-Forster, a recipient of Women’s Center services at 46 Pleasant St., wanted the CPAC to consider that the Women’s Center is the longest serving women’s center in the country. Its purpose is to provide a safe place for women to come and participate together. They offer computer classes, have groups for domestic abuse and help with housing. They need help to fix the rooms in the house and repair a fence.
- Hatch Sterret asked that the committee be careful in how they define affordable housing. He spoke about how a building may only be partially affordable housing and that the remainder of the building may be rented at market rate. He asked that the committee consider acquiring new buildings that would be 100% affordable housing.
- Ruth McDonald, who lost her home 20 years ago, asked for votes in favor of affordable housing.
- Amita Mason- name was called but was absent when called to speak.
- Edith Watson-name was called but was absent when called to speak.
- James Williamson, who is president of the tenant council at Jefferson Park in North Cambridge, spoke in favor of affordable housing and the Magazine Beach proposal.
- Justice Laher praised the CPAC on their work on affordable housing
- Christina Judy - name was called but was absent when called to speak.
- Gavin Kleespies, from the Cambridge Historical Society, spoke about restoring the exterior of the building they occupy and receiving more support from the historical preservation grants. He would like to obtain CPA funding for fire suppression in the building and for digitization of historical records.
- Carla Elder spoke in support of funding for affordable housing

- Zachary Bos, who is not a resident of Cambridge, spoke on behalf of half a dozen Cambridge residents from the Boston Atheist Group. He asked that the committee be vigilant about not using CPA funds for non-profit religious organizations. He stressed the separation of church and state. He suggested that private clubs and religious organizations be excluded from CPA funding.
- Taha Jennings, spoke about the City's Open Space Committee that meets monthly and about the priorities that the City has:
 - Comprehensive Renovations of Sacramento Field
 - Clarendon Avenue Playground in North Cambridge
 - School Playground sites- Haggerty School playground, Cambridgeport School playground and Morse School playground
 - Glacken Field rehabilitation
 - Linear Park Pathway-surface restoration, landscaping and irrigation
- Charles Sullivan, Executive Director of the Cambridge Historic Commission (CHC), spoke about the measures that are taken when considering historical preservation grants for buildings, including religious organizations. He explained that CHC does not fund religious rituals, but a building's structure. The CHC's priority is to secure the building envelope and provide accessibility. CHC does not provide CPA funds for interior work for any church, because that would be considered working on worship space.
- CPAC member Ellen Shachter asked why CPA funds exteriors of buildings and not interiors. She asked whether it is because the interior in churches are seen as a place of worship while the exterior is something that is visible to all who pass by.
- CPAC Chair Rossi thanked the staff at the meeting and announced that the next meeting would be a Public Hearing on allocation percentage recommendations on Monday, August 12, 2013 at 5:30 in the Sullivan Chamber in City Hall.

The meeting was adjourned at 7:31pm.

Notes from CPA Committee Meeting-8/12/13 @6:00pm-795 Mass. Ave, 2nd floor, Sullivan Chambers

CPA Committee Members Present:

Bill Bibbins (Historical Commission)
Kevin Foster (Resident)
Susan Schlesinger (Resident)
Albe Simenas (Conservation Commission)
Bill Tibbs (Planning Board)
Lisa Peterson (Deputy City Manager/Chair CPAC)
Louis DePasquale (Assistant City Manager for Finance)

Attendees:

Richard Rossi (City Manager)
Brian Murphy (Assistant City Manager for CDD)
Nancy Schlacter (Executive Director - Human Rights)
Karen Preval (Senior Management Analyst-City Manager's Office)
Taha Jennings (Project Planner-CDD)
Charles Sullivan (Executive Director-Historical Commission)
Chris Cotter (Director of Housing Division-CDD)
Jennifer Letourneau (Executive Director-Conservation Commission)
Minka vanBeuzekom (City Council member)
Henrietta Davis (Mayor)

- The meeting convened at 6:00pm. CPAC Chair Lisa Peterson introduced herself as the CPAC chair and announced that it was her first meeting as Chair.
- The committee members present at the start of the meeting introduced themselves.
- Chair Peterson explained the purpose of the CPA public hearing, which is for the public to propose CPA allocation percentages in the areas of Historical Preservation, Open Space and Affordable Housing, with 10% being the minimum allocation required by the CPA statute.
- Chair Peterson explained the CPA public process: that the first CPAC meeting was held on May 22nd, followed by the public meeting June 20th, at which Cambridge residents suggested possible CPA projects; and tonight's hearing, which was to propose CPA funding allocations. The CPAC meeting on September 10th will be the Committee meeting to vote on both percentage allocations and specific projects.
- Chair Peterson discussed the recent significant change in the CPA legislation, allowing for expenditure of the first 10% of open space funds for recreation uses, including parks and playgrounds.
- Mr. DePasquale gave a brief update on the CPA financials and the anticipated funding for the year, referring to pages 5-13 of the CPA presentation booklet.
- Chair Peterson then asked City staff, who represent the different areas of CPA allocation, to give a list of top priorities for projects to be funded by CPA.

- Charles Sullivan (Executive Director of the Historical Commission) discussed the priorities for historical preservation projects which are listed on page 41 in the CPA presentation booklet.
- Chris Cotter (Director of the Housing Division at CDD) discussed the different types of affordable housing programs on P. 15 of the presentation booklet. He discussed the expiring use of affordable housing and the current state of affordable housing needs, which are highlighted on P. 17 of the booklet. He also spoke about the priorities for affordable housing projects for the current year.
- Taha Jennings (Project Planner at CDD) discussed the priorities for open space projects for the current year, reviewing pages 58-59 in the CPA presentation booklet.
- Chair Peterson then opened the floor to public comment and explained that this was the opportunity for the public to give their recommendations for allocation of CPA funds.
- Richard Garber- affiliated with the Riverside Boathouse at the western end of Magazine Beach, which he noted is a DCR property. He said that Magazine Beach is desolate behind the swimming pool and Powderhouse. He thanked the City for its initial allocation for the feasibility study, noting that the first goal of the feasibility study is to identify an active use for the property and the second goal is for the surrounding property to be renovated so people feel comfortable going there. He said that he couldn't recommend an allocation, but he urged that the allocation have sufficient funds for the Powderhouse.
- Cathy Zusy-Chair of the Magazine Beach Committee for the Cambridgeport Neighborhood Association (CNA), read a letter to the CPAC asking them to commit CPA funds for Magazine Beach Park
- Renata vonTscharnier, President of the Charles River Conservancy, spoke on behalf of preservation of the historical landscape. Happy that open space funding is being used for active space. Challenged the past allocations of 80-10-10, favoring housing. She would like CPAC to consider increasing the percentage for open space.
- Colleen Clark, who has lived at 21 William St. since 1990 and on Cottage St. before that, stated that she is a board member of CNA. She said that Magazine Beach Park is heavily used in the summer time. She stated that now that the Charles River is becoming swimmable, the park should be kept up better than it has been and that the park has great potential.
- Olivia Fisk, a board member of CNA, stated that the Magazine Beach Powderhouse needs a new roof and new doors and she asked for funding to revitalize the park.
- Devon Whelan, representing 402 Rindge Apts, said that there is a long waiting list for 402 Rindge Apts and asked that 80% of funds be allocated for affordable housing.
 - Submitted petition with over 70 names representing 402 Rindge Ave Apts.
- Alex Salvi, who works at 402 Rindge Apts, which has a long waiting list, expressed support for 80% for affordable housing.

- John Henn, president of Just-A-Start, Inc., spoke in support of the 80-10-10 formula for Affordable Housing. Thinks open space is important, but thinks the 80%, 10%, 10% is correct.
- Deborah Ruhe, the new Director of Just-A-Start, Inc., lives in Cambridge and supports the 80-10-10 allocation favoring affordable housing. She said that those who are paid less who work in Cambridge should have an opportunity to live in the city.
- Justice Laher- Wants a fair allocation, with significant allocation to affordable housing.
- Victoria Bergland, a resident of Lincoln Way, spoke in favor of 80% for affordable housing.
 - Submitted petition with 14 names.
- Peter Daly, from Homeowners of Rehab, Inc., spoke in favor of 80% for affordable housing and mentioned the impacts of sequestration on CDBG funds.
- Cheryl Ann Pizza-Zeoli, an Inman Square Apartments resident and Co-chair of the voucher committee for the Alliance of Cambridge Tenants (ACT), supports the 80% for affordable housing.
- John Woods, from the Cambridge Housing Authority, asked for continuation of the 80% for affordable housing. Stated that there are 9,000 distinct households on the CHA waiting list. Of those 9,000, 84% have incomes in the \$26,000 range. The funding resources are not there for housing at the federal and state level.
- Skip Scheil proposed the 80%, 10%, 10%, for affordable housing. The building that he lives in is made up of all nationalities due to affordable housing in the city.
- Jenny Oberhauser, a beneficiary of the first time home buyer program at 424 Windsor St., spoke in favor of 80% for affordable housing.
- Rhonda Massie lives on Charles St. in East Cambridge. Every year she said that she advocates to change the allocations. She said that she thinks open space is as important as affordable housing. She is not saying defund affordable housing but that funds are also needed for open space.
- Abraham Bonhomme-was not present when his name was called but Jenny Oberhauser spoke on his behalf and said he was in support of affordable housing.
- Hasson Rashid is a board member on the ACT and is in favor of 80% for affordable housing. He read a proposal, for funding the ACT Board as a community organization with CPA funds, and left a copy as a testimony, which is attached.
- Carla Elder spoke in support of affordable housing. She has been a resident of Cambridge since 1986. She said she has seen the city be revitalized with open space and restaurants but said housing still needed to be affordable.

- Ethel Ampey, who has resided in a Just-A-Start project for over 20 years, asked the CPAC to consider allocating 80% towards affordable housing. She provided a petition with over 100 tenant signatures, which was given to the CPAC.
 - Submitted petition with over 125 tenant signatures
- Margaret Drury from the board of the CNAHS urged the CPAC to allocate 80-10-10 in favor of affordable housing. She highlighted the fact that \$322 million from other sources has been leveraged to create and preserve affordable housing.
- Callahan Seltzer-not present when called
- Kristen von Hoffmann, from 205 Walden St., spoke on behalf of Green Cambridge. She supports funding for the Silver Maple forest. She said that it was crucial in order to protect that space.
- Kathy Watkins, from 129 Franklin St., spoke in support of the 80-10-10 towards affordable housing. The severe cuts caused by sequestration have made funding for affordable housing worse. Explained that the CPA is the only way for affordable housing to be funded and that open space and historical preservation can be funded through other sources.
- Margaret Smith urged allocating 80% for affordable housing and has lived in Cambridge since the 1960's.
- Hatch Sterrett, from 12 Boardman St., has lived in Cambridge for 47 years and supports 80% for affordable housing. He asked the city to emancipate 20 acres of land in Central Square for affordable community space (testimony attached).
- Chair Peterson read the following emails into the record:
 1. Nancy Woods-in favor of having the 10% allocation increased for open space/historical preservatiom
 2. Patrick W. Barrett III-no allocation provided
 3. Mike Connolly-in favor of CPA funds for open space for the preservation of Silver Maple Forest
 4. Maria Mulkeen- 80-10-10 in favor of affordable housing
 5. Frehiwot Tesfaye- in support of affordable housing
 6. Roberta Rubin- in favor of 80% of CPA funds for affordable housing
 7. Arthur Lipkin- in favor of 80% of CPA funds for affordable housing
 8. Esther Hanig- in favor of 80% of CPA funds for affordable housing
 9. Nancy Phillips-in favor of 80% of CPA funds for affordable housing
 10. Phyllis Bretholtz- asked to continue funding for affordable housing
 11. Anita S. Terry-Mason- in favor of 80% of CPA funding for affordable housing
 12. Kathy Watkins- in favor of 80% of CPA funding for affordable housing
 13. Elaine DeRosa-in favor of affordable housing
 14. Peter Munkenbeck-in favor of 80% of CPA funding for affordable housing
 15. Kalsang Dorjee- in favor or affordable housing
 16. Lauren Curry- in favor of 80% of CPA funding for affordable housing
- Chair Peterson asked again if anyone else wanted to speak.

- Chair Peterson thanked everyone for their testimony.

Meeting adjourned at 7:32pm.