

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 (CCAЕ), spoke about the historic buildings that the CCAЕ 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. CCAЕ 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 repoint 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 Jeudy - 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.

Pierre, Angela

From: Schlacter, Nancy
Sent: Monday, June 03, 2013 9:03 AM
To: Pierre, Angela
Subject: FW: Community Preservation Act (CPA) Public Meeting to hear recommendations for CPA funding
Attachments: Cambridge Historical Commission CPA Support Letter 053113.pdf

Angela:

Print this person's email and any attachments out, for Rich to read into the record at the 6/20 CPA Meeting.

-Nancy

From: Jonathan Wright [<mailto:jwright@caritascommunities.org>]
Sent: Friday, May 31, 2013 4:39 PM
To: nschlachter@cambridgema.gov; Schlacter, Nancy
Cc: Rawlins, Kathleen
Subject: FW: Community Preservation Act (CPA) Public Meeting to hear recommendations for CPA funding

Dear Ms. Schlachter,

We are unable to attend the June 20th public meeting regarding the Community Preservation Act (CPA) and recommendations for CPA funding.

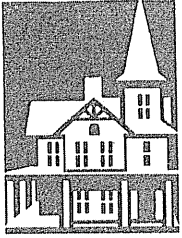
We would like to offer our support of the CPA and Institutional Preservation Grants by submitting the attached letter of support to the committee.

Any questions, please let me know.

Regards,

Jon Wright

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Caritas Communities

Affordable housing for working individuals

May 31, 2013

Community Preservation Act Committee
City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

RE: Support for Institutional Preservation Grants

Dear Committee Members,

Caritas Communities would like to urge the continued support of the Institutional Preservation Grant program. The commitment of Institutional Preservation Grant program funds to our project at the Cambridge YMCA building was significant in allowing us to go forward with \$1,250,000 in exterior improvements to a historic structure that's masonry façade has been deteriorating for nearly two decades.

Caritas Communities Inc. is a private non-profit 501(c) (3) organization that provides housing for low income individuals. Work was completed on the substantial rehabilitation of the building last summer, including significant exterior work on the building which was built in 1910, preserving this beautiful structure and its use for years to come.

The exterior work included extensive masonry repair, stone and terra cotta replacement, pointing, cleaning, and waterproofing. In addition we were able to install all new windows and new roofing.

The Institutional Preservation Grant funds committed to this project were instrumental in allowing us to fill a budget gap and leveraging significant additional funds from the Commonwealth of Massachusetts' Department of Housing and Community Development and Boston Private Bank & Trust.

We appreciate the difference that the Institutional Preservation Grant program has made for our project and hope that the program is extended so that other historic preservation projects can be successful as well.

Sincerely,

Jonathan B. Wright
Director of Real Estate Development

CAMBRIDGE COMMUNITY PRESERVATION ACT (CPA) COMMITTEE
JUNE 19, 2013
ELAINE DEROSA, EXECUTIVE DIRECTOR
CEOC - CAMBRIDGE ECONOMIC OPPORTUNITY COMMITTEE, INC.

CEOC has seen first hand the positive impact that Community Preservation Act (CPA) funding has had on hundreds of tenants in expiring use buildings that now know that their homes are secure. CPA funding does not just preserve the building and its apartments. CPA funds are really preserving the homes of long-time Cambridge resident's. Allocating CPA funds for affordable housing insures that it is available for preservation when properties reach their "expiring use" and are then available for preservation by non-profits. Without CPA funds hundreds of existing long-term Cambridge residents could have lost their homes.

Clearly there is a need to expand affordable housing opportunities given the long-waiting lists, but we can balance the need to build with preservation. However in order to be ready to purchase expiring use properties for preservation, the city needs CPA resources to support this preservation.

There several buildings whose use will be expiring in the upcoming years and Cambridge should be in a position to be able to purchase and preserve the affordability of these buildings. The expiring use buildings that could be prioritized for financial support would be Briston Arms in West Cambridge and the Fresh Pond Apartments in North Cambridge, which represent hundreds of apartments of affordable housing. Also the Jefferson Park Housing Development is in dire need of renovation in order to preserve the units there.

Prioritizing these properties for funding will allow Cambridge to be ready with the necessary resources to preserve these buildings and pursue new opportunities to maintain and expand its affordable housing for all residents who are waiting for an affordable and secure home. Thank you.

Cathie Zusy's Statement at CPA Hearing 6.20.2013

All progress at Magazine Beach began with the CPA Committee's making a recommendation to appropriate \$25,000 towards doing an Historic Structure Report and beginning to stabilize our 1818 powder magazine at Magazine Beach Park in September of 2011. The Mass. Department of Conservation and Recreation matched that 2:1 in June 2012 and Comm. Lambert appointed DCR's Director of Cultural Resources, Patrice Kish, to manage the project. This has been a godsend. Under Patrice's leadership Clark & Green were commissioned to study our old magazine—said to be the oldest building and arguably the most significant, in the Charles River Basin. It is in Cambridge's second largest park—15 acres along the Charles River, beside the BU Bridge.

As part of this process, Patrice had the building emptied last December. It was opened in May during Preservation Month and just this past Saturday as part of our Celebration of the park. DCR removed the riverside door for the occasion and many were taken by the amazing view of the Charles River from the magazine as well as the possibilities of the granite-block building itself.

To prepare the building for its art installation on Friday, CNA Board Member Olivia Fiske and I bailed out the magazine. The roof is so full of holes that there was a puddle there that was 3" deep X 20' X 12'.

The Historic Structure Report will be out in July and it will serve as a roadmap for moving forward with this historic structure. It will include specifications for fixing the roof. I hope that as a committee you will recommend once again to appropriate funds to do just that and to help us stabilize the building.

The magazine is the focal point of the 15-acre park. Let's resuscitate it and prepare it for its next use—not to store gunpowder, or serve as a changing room for Charles River swimmers, but a use appropriate to today—possibly as a riverfront cafe and meeting area that reflects the vitality that is Cambridge.

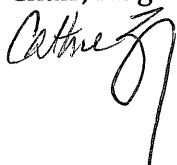
We've got an excellent partnership with DCR's Patrice at the helm, Charles Sullivan and the Cambridge Historical Commission advising, and the CNA encouraging the process. Please help us to continue to work together to get the job done: stabilizing the 1818 structure is the first step to revitalizing Magazine Beach Park.

To document the rich history of the site, we have just published a booklet about it: *History on the Charles: The Story of Captain's Island and its Powder Magazine*. It's available on our blog: www.magazinebeach.wordpress.com, under "About." I enclose a paper copy to for your review.

Thank you for making all of this possible!

Cathie Zusy

Chair, Magazine Beach Committee, Cambridgeport Neighborhood Association, Inc.



6.20.13

Pierre, Angela

From: Henn, John [JHH@foleyhoag.com]
Sent: Wednesday, June 19, 2013 3:57 PM
To: Rossi, Rich
Cc: Pierre, Angela; Preval, Karen; Schlacter, Nancy; Peterson, Lisa
Subject: RE: FY14 CPA Hearing, June 20, 2013

Thank you for that, and looking forward to introducing you to our new Executive Director, Deborah S. Ruhe, who starts July 15. She lives up on Seven Pines Avenue.

John Henn

From: Rossi, Rich [mailto:rrossi@cambridgema.gov]
Sent: Wednesday, June 19, 2013 3:40 PM
To: Henn, John
Cc: Pierre, Angela; Preval, Karen; Schlacter, Nancy; Peterson, Lisa
Subject: RE: FY14 CPA Hearing, June 20, 2013

Thank you and we will read this into our record

From: Henn, John [mailto:JHH@foleyhoag.com]
Sent: Wednesday, June 19, 2013 2:17 PM
To: City Manager; Rossi, Rich
Cc: Schlacter, Nancy
Subject: FY14 CPA Hearing, June 20, 2013
Importance: High

Dear Messrs Healy and Rossi:

I am the President (non-executive) of Just-A-Start Corporation.

With respect to the first of the hearings on the FY14 CPA allocation process -- June 20, 2013 -- I understand that the issue is simply that of identifying potential uses and project ideas for CPA funds in FY2013.

Accordingly, I write to urge that, as always, affordable housing be one such potential use of CPA funds, indeed the predominant use, as it has been in Cambridge for many years.

Cambridge is near legendary in its accomplishments in preserving affordable housing in the City, and thus preserving economic and resulting social diversity. The marketplace pressures on housing prices make continuing this preservation more important than ever. Indeed, Just-A-Start, with City support and encouragement, is currently working hard on a very important affordable housing preservation project, the "Norstin" properties at 70, 77 Bishop Allen Drive and 51, 62 Norfolk St., where the original affordability restrictions had been about to expire.

Accordingly, we urge that affordable housing be approved at the June 20 meeting as a potential use of CPA funds.

Yours sincerely,

John H. Henn
President, Just-A-Start Corporation

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Rossi, Rich

From: Peter Munkenbeck [peter@munkenbeck.com]
Sent: Thursday, June 20, 2013 4:24 PM
To: City Manager; Rossi, Rich

Dear Manager Healy and Deputy Manager Rossi

I am a resident of Cambridge and affordable housing professional and a board member of Just A Start. I am impressed and very pleased with the City's unwavering commitment over several decades to the creation and preservation of housing for low and moderate income households in many parts of the City.

The quality and the quantity improve each year and the cost unfortunately grows even faster. I want to thank you both for your personal stand in favor of doing what it takes to keep building and buying and preserving apartments that make it possible to offer below market rents to thousands of our fellow citizens.

I want to be counted in the column that strongly encourages the committees, City Councilors and the Administration to stand together to continue this commitment.

I hope Cambridge will again make the maximum of 80% of funds available for this important use and that it will focus those funds on housing that is for those whose income is well below the median and to continue to emphasize the particular need faced by parents with children for whom they must provide shelter – so called family housing.

Thank you for your support. Just A Start and its neighbors and tenants all would appreciate this emphasis.

Sincerely
Peter Munkenbeck
33 Sparks Street