

## 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 1<sup>st</sup> 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 10<sup>th</sup> 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

**CPA funded FY13 Open Space Projects:**

Status as of May 17th, 2013

**Hurley Street Park - \$400K**

- Renovation of a neighborhood park on Hurley Street in East Cambridge.
- Public process is anticipated to begin in fall 2013.

**Elm/Hampshire Plaza and Bishop Allen/Main Street Plaza - \$320K**

- Improve underutilized small scale plaza areas in Wellington Harrington and Area IV neighborhoods.
- Conceptual plans in progress.
- Community outreach/process is anticipated in fall 2013.

**Watertown Branch purchase – \$250K**

- Acquisition of former rail road right of way on the Watertown Branch for the purpose of developing a multi use path.
- Sale of property to City and Department of Conservations and recreation DCR in May 2013.
- DCR and City working to secure funding for design and construction of path.

**Glacken Field Courts and Pemberton (Rindge Field) Courts - \$530K DPW**

- Design and replacement of tennis and basketball courts at Glacken Field in West Cambridge and Pemberton Courts in North Cambridge.
- Currently in the process of hiring an outside consultant to undertake the projects.
- Construction is anticipated to begin in late summer or early fall 2013.

**Pacific Street Park – \$100K DPW**

- Improvements to the passive areas of the Cambridgeport park as well as enhancement of the dedicated off leash area located there.
- Currently in the process of hiring an outside consultant for the design which will be based on Rob Steck's concepts.
- Community process in fall 2013, with construction anticipated spring 2014

**School Playgrounds (Graham and Parks School) - \$300K CDD**

- Accessibility upgrades to the playground area of the Graham and Parks School in Neighborhood Nine.

**Community Gardens - \$100K CDD**

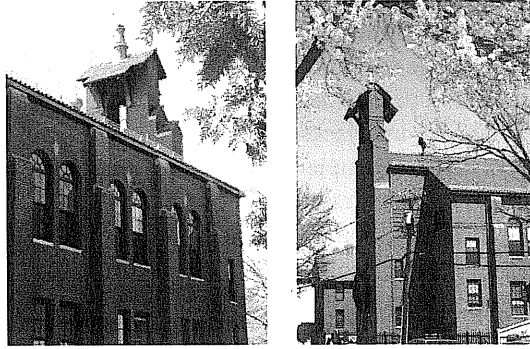
- Expansion and enhancement of community gardens.
- \$75K will be used to create new community garden space at Hurley Street Park as part of the improvements there.
- Improvements to McMath (Rindge Field) Community Gardens as part of the court replacement project in late summer and early fall 2013

## AFFORDABLE HOUSING PROJECTS UNDERWAY FUNDED BY CPA

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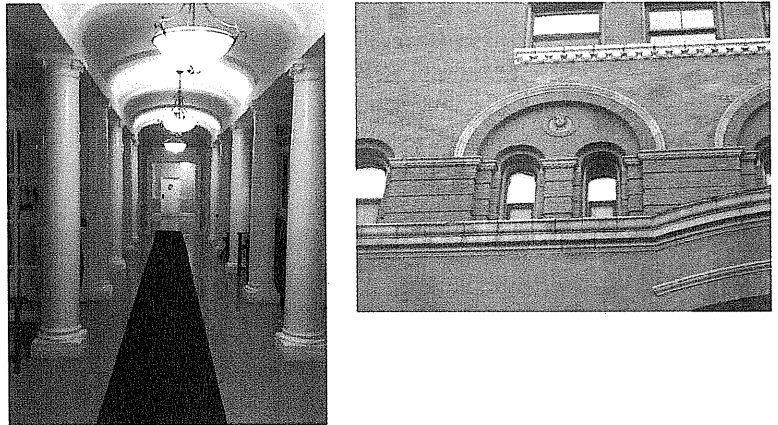
### WINDSOR STREET CONDOMINIUMS

Just-A-Start used CPA funds to complete the redevelopment of this former church and rectory into 14 affordable condominium units. Many historic architectural details were maintained, and the project was recently awarded a Preservation Award by the Cambridge Historical Commission. The last unit will be sold this month, and fourteen families will be able to remain in Cambridge as new homeowners.



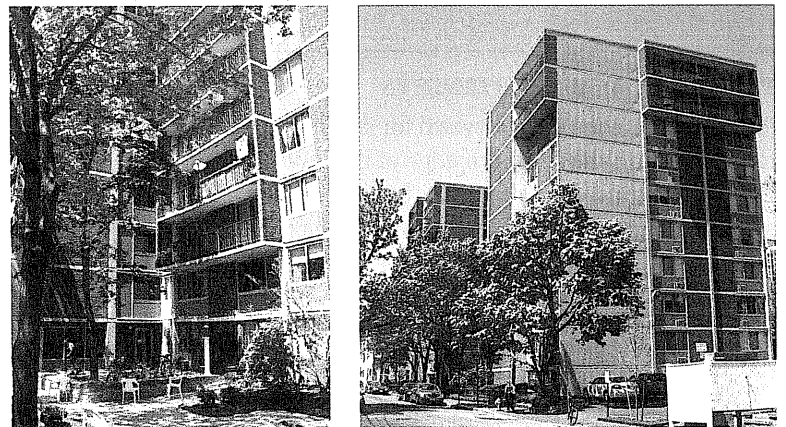
### CENTRAL HOUSE

A ribbon cutting in June, 2012 celebrated the completion of this project at the Central House at 820 Mass Ave, the former YMCA. CPA funds assisted Caritas Communities in purchasing and renovating this 128-unit SRO facility. The building received needed repairs and upgrades throughout the facility including kitchens, baths, windows, and floors. In addition extensive repairs were made to the historic exterior façade. The project was also recently awarded a Preservation Award from the Cambridge Historical Commission.



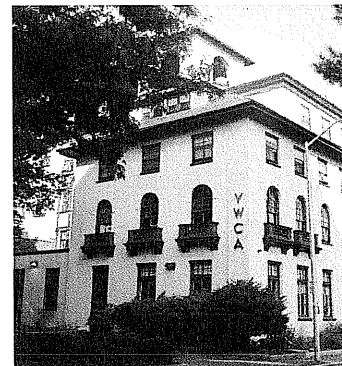
### CAMBRIDGE COURT

Affordability for these 92 units of senior living at Cambridge Court was secured when CPA funding was used to preserve affordability and undertake significant rehab, including new kitchens and baths, elevators, and building envelope improvements. Renovations are now nearing completion.



### YWCA CAMBRIDGE

The YWCA Cambridge is in the final stages of a multi-year renovation of its 103-unit property on Temple Street in Central Square. The property consists of SRO housing for women, commercial space and space for YWCA programming and operations. Both the Main and Tanner buildings needed and received significant interior and exterior rehab, including substantial improvements to accessibility and new energy efficient systems.





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Proposed FY2012 Community Preservation Act State Match

### Proposed FY2012 Community Preservation Act State Match

March 7, 2013

During FY2013, 148 cities and towns collected the local Community Preservation Act (CPA) surcharge and are eligible for state matching grants in FY2014. The Division of Local Services (DLS) estimates that the balance in the state trust fund will be sufficient to provide a first round match of 26% of the surcharge levied by each city and town.

Please note that this estimate does not include the potential impact of Section 155 of Chapter 139 of the Acts of 2012 that transfers up to \$25 million from the state's FY2013 surplus to the state trust fund at year end. The amount of any additional funding will not be known until the state's books are closed in the fall. Amendments to the Community Preservation statute (Chapter 44B), also push back the distribution date of the state payments from October 15th to on or before November 15th, to allow time for closing the state's books. If additional state funding is available, communities may use this on their FY2014 tax rates, provided that it has been appropriated or reserved by city council or town meeting action prior to the setting of the tax rate.

In FY2014, there will be equity and surplus distributions for those cities and towns that have adopted the maximum 3% surcharge. With these additional distributions, the total state reimbursement for qualifying cities and towns will increase, depending on their decile and total surcharge amount (link to [decile report](#)). The above estimates are subject to change depending on Registry of Deeds collections between now and October.

For purposes of completing schedule A-4, part 1a, state trust fund distribution, the Bureau will accept no amount greater than 26% of the FY2013 net (after abatements) surcharge committed unless:

- the actual FY2014 distribution calculated and published by DLS (by law no later than November 15) shows a greater amount; or
- reasonable supporting documentation submitted can support a greater amount.

March 12, 2012

During FY2012, 147 cities and towns collected the local Community Preservation Act (CPA) surcharge and are eligible for state matching grants in FY2013. DLS estimates that the balance in the state trust fund will be sufficient to provide a first round match of 22% of the surcharge levied by each city and town. This will trigger an equity and surplus distribution for those cities and towns that have adopted the maximum 3% surcharge. With these additional distributions, the total state reimbursement for qualifying cities and towns will increase, depending on their decile and total surcharge amount (see [CPA Ranking used in Equity Distribution](#) for applicable FY2012 decile). Please note that these estimates are subject to change depending on Registry of Deeds collections between now and September.

March 8, 2011:

During FY2011, 143 cities and towns collected the local Community Preservation Act (CPA) surcharge and are eligible for state matching grants in FY2012. The Division of Local Services (DLS) estimates that the balance in the state trust fund will be sufficient to provide a first round match of 25 percent of the surcharge levied by each city and town. This will trigger a second round or equity distribution for those cities and towns that have adopted the maximum three percent surcharge. With the equity distribution, the total state reimbursement for qualifying cities and towns will increase, depending on their decile and total surcharge amount (see [cparank11.xls](#) for applicable decile). Please note that these estimates are subject to change depending on Registry collections between now and September.

March 8, 2011:

[CPA ranking used in Equity Distribution](#)