

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