

**Notes from CPA Committee Meeting 6/19/14 @ 6:00pm - 344 Broadway 2<sup>nd</sup> floor conference room**

CPA Committee Members Present:

Bill Bibbins (Historical Commission)  
Kevin Foster (Resident)  
Susan Schlesinger (Resident)  
Ellen Shachter (Resident)  
Steven Winter (Planning Board)  
Albe Simenas (Conservation Commission)  
Gerald Clark (Cambridge Housing Authority)  
Lisa Peterson (Deputy City Manager/Chair CPAC)  
Louis DePasquale (Assistant City Manager for Finance)

Attendees:

Jeana Franconi (Budget Director)  
Taha Jennings (Assistant to the City Manager-City Manager's Office)  
Karen Preval (Senior Management Analyst-City Manager's Office)  
Angela Pierre (Budget Analyst-Budget Office)  
Manisha Tibrewal (Budget Analyst-Budget Office)  
Charles Sullivan (Executive Director- Historical Commission)  
Kit Rawlins (Assistant Director-Historical Commission)  
John Nardone (Assistant Commissioner for Operations-DPW)  
Chris Cotter (Director of Housing Division-Community Development Department)  
Cassie Arnaud (Project Planner- Community Development Department)

Notes:

- The meeting convened at 6:04pm. CPAC Chair Lisa Peterson provided a review of prior year funding for CPA and an update on projected funding for FY15.
- Lisa read the written communications received into the record.
  - Ellen Mass (Friends of Alewife Reservation)- purchase the Silver Maple Forest
  - Patricia Wong - New playground at the Cambridgeport School
  - Amy Mertl (Group of professors @ Lesley College) -Purchase the Silver Maple Forest
  - Tim Toomey- Renovation of Cambridgeport School Playground and using funds to create the Grand Junction Multiuse Path.
- Maria Escobar-Declined to speak.
- Elaine Derosa- Requested that Historical preservation grants be used for preserving expiring use at Chapman arms. Submitted petitions.
- Patricia Casola- Resident of Cambridge, stated that community preservation funding is important and would like to prioritize and use funds for expiring use of affordable housing. Submitted a petition for preserving affordable housing.

- Christian Brocato-The Rector at St. Peters Church at 1842 Prospect St. in Cambridge, talked about being able to preserve the church building with historical preservation grants by restoring the building envelope and doing plaster work. Would like another preservation grant to fund the restoration of the church's stain glass windows to maintain the historical characteristics of the building.
- Maria Escobar, who resides at 8 Lancaster St. asked to speak with a Spanish translator, which CPAC member Ellen Shachter provided. Originally from El Salvador, Maria has lived in the U.S. for 10 years and wanted to relocate last year, but couldn't. She received a letter stating that her apartment needed to be repainted and she agreed. Lisa then asked if there was a project she wanted to propose. Maria said she needed a 2--bedroom apartment because her son is staying with her. She was advised to to speak with a member of Housing Department.
- Fred Fantini- Requested that the park adjacent to the Cambridgeport School be updated to reflect the changing age of the children attending the school. The school use to be grades k-8 and now it is k-5.
- Olivia Fisk- supported improvements to Magazine Beach Park. She stated that the riverbank is unkept and that the park feels uninviting and unsafe. Children who attend the Morse School should be able to play at the park with better landscaping and lighting. She is a member of the neighborhood association.
- Cathie Zusy- The chair of the Magazine Beach Neighborhood Association, wants to look for funds to update the Magazine Beach Park, which is owned by DCR. She referenced the changes at the western section of Magaine Beach Park near the footbridge since 2011. DCR has estimated that to complete existing landscape design for the park that it will cost \$113,000. Cathie is asking the City to provide \$56,500 in CPA funds as a 1:1 match with DCR.
- Cheryl-Ann Pizza-Zeoli- Voucher co -chair of Alliance Tenants Organization, discussed the importance of prioritizing the preservation of long-term affordable housing, such as Briston Arms which is an expiring use property and part of a competitive process, and the remodeling of Jefferson Park to provide a high quality of living.
- David Roy- Chair of First Parish's building and grounds community is currently restoring an antique north wall near the burying grounds and is expected to complete the project this summer thanks to the historical preservation grant.
- Katie Chorner-Laird, principal at Cambridgeport School. The playground there is primarily a large basketball court that takes up 1/2-3/4 of the playground. There is not enough space in the park for the younger children to play. The Cambridgeport School went from grades k-8 and now it is k-5. The current playground was designed for older kids and now needs to be redesigned for the younger student population. She submitted petitions.
- Glenn McDonald- Cambridgeport School parent in support of upgrading the playground.
- Elizabeth Liss- A resident of Cambridge and a parent of children that attend Cambridgeport School, she submitted a petition to support upgrades to the playground. She helped put the

petition together that Kate Turner submitted. She stated it was not just the kids from the school that needed a new park, but also the kids that lived in the neighborhood.

- Ellen Shacter, CPAC member, asked about the use of the school playground during off hours and the benefit for neighborhood use. Lisa Peterson stated that the park is open from dawn to dusk and the school playground is open to the public.
- Kevin Foster, CPAC member, asked if children are using the basketball courts on the weekends.
- Nancy Lippincott- said she put her name down by mistake.
- Ellen Mass- asked the city to reconsider funding the Silver Maple Forest and to reach out to Belmont and Arlington. She mentioned that it was a valuable piece of property and the city could save with flood mitigation. She asked to allocate funds for open space reserved for potential sale options.
- Zoe Weinrobe- Cambridgeport resident, spoke about the need for affordable housing preservation and that she was first a renter and is now a homeowner. She purchased her home a few years ago and because of the current market she could not afford to buy it today.
- Peter Daly- From Homeowners' Rehab, described three expiring use properties that were saved by the use of CPA funds: Chapman Arms, Putnam Square, and Inman Street. He stated that he doesn't know when expiring use properties will come up but there is a need to have funds available. Historical preservation of units also need to be preserved with grants through the Historical Commission.
- Risa Mednick-from Transition House, which is an emergency shelter for survivors of domestic violence, is also a Cambridge resident and supports affordable housing. The Transition House serves low-income residents. The shelter is always at full capacity. In 2001, the Historical Commission helped preserve the building, but it needs additional restoration, such as windows and ADA ramps, which are supported with grant funds. The transition House needs to continue to serve as a shelter home for survivors of domestic violence.
- Terry Dumas- Director of Planning and Development at Cambridge Housing Authority, stated that last year he talked about demolishing and rebuilding Jefferson Park and the CHA received an affordable housing trust grant for \$10 million to do so. Timing was crucial for Jefferson Park for funding. The Trust was able to come through. When working in a community like Cambridge, funds need to be realized quickly and the Trust has always been able to do that.
- Alden Smith- Asked to pass.
- Karla Paschlas from Antrim St.-Was not available when name was called.
- Lee Giertsen Malone- Is a Cambridgeport School parent, in support of redesign of playground.
- Jefferson Lowe- Asked to pass.

- Hassan Rashid- Is a 820 Mass Ave resident. Talked about representing a committee to restore Bread and Jams through CPA funding. The Bread and Jams organization had been in existence for 25 years in Cambridge serving 55 homeless people per day. Bread and Jams provided meals, shower, clothing, housing and job search assistance. On March 25, 2014 budget cuts impacted Bread and Jams and they had to close their doors, leaving Harvard Square without a drop-in center for the homeless. Mr. Rashid would like to see that service restored and said he would submit a petition.
- Amy Mertl- Supports the Silver Maple Forest/-Alewife reservation. She sent a letter to the Committee in support of Ellen Mass' letter. As an educator at Lesley, she commented on the value of Silver Maple Forest. The Forest is home to different animals not normally seen in the City and it brings value to schools through student field trips. She asked for funds to be put aside for a purchase if it comes available.
- Andrew White- Asked to pass.
- Terry Byrne- Is from the Cambridge Center for Adult Education (CCAЕ), which offers over 2000 classes. The building for the CCAЕ is in need of maintenance, which has been deferred. The Brattle House and the Blacksmith House have received three historical preservation institutional grants through the Historical Commission and Massachusetts Historical Commission. 42 Brattle also needs a facelift including new windows. It is important for the City to stand behind non-profit organizations.
- Deborah Ruhe- Is a resident of North Cambridge and the Executive Director of Just-A-Start (JAS) and urges the city to continue to support affordable housing. The cost of real estate is increasing and for the past 7 years JAS has not created any new housing projects because of the cost of real estate. Historical Preservation of affordable housing is important and she urges the city to continue to use CPA funds to support affordable housing.
- Holly Fritz- Is a Cambridgeport School parent that left the meeting early.
- Whitney Van Pragh- Is a Cambridgeport School parent that left the meeting early.
- Charles Sullivan- Executive Director for the Historical Commission gave an update on the use of CPA Historical Preservation funds used for the Cambridge Common; \$1 million CPA funds appropriated over 10 years ago.

The Alice Wolf building received two \$250,000 grants totaling \$500,000 that were used for building restoration.

Magazine Beach Powder House received \$80,000-\$400,000 overall investment through CPA funds and state matching funds. A contract has been awarded and the project will start in the fall.

13 institutions grant cases and 6 new this year.

8 active housing projects

- Mr. Sullivan listed project requests for proposals for Historical preservation funding for City owned buildings:
  1. City Hall restoration, window sills, City Council Chamber
  2. Repointing at 344 Broadway
  3. Water Department/Gatehouse at Fresh Pond renovation
  4. O'Connell branch library external window repair (\$365,000)
  5. City Clerk has another vault that needs restoration (\$375,000)
  
- John Nardone, Deputy Commissioner of Operations discussed how on a monthly basis the Open Space Committee meets and proposed initiatives for project:
  1. Sacramento fields (\$420,000) - neighborhood park, accessibility was funded last year.
  2. Pacific St. dog park (\$150,000) - funded last year, expansions to the park include lighting along with budget increases.
  3. Cambridgeport School playground (\$400,000).
  4. CRLS tennis courts - do structural study and design.
  5. Sennott Park near area IV youth center - basketball courts and playing field.
  6. Clarendon Park playground.
  7. Glacken field - has never been renovated and top priority is ADA accessibility.
  8. Linear Park - path is deteriorating - redoing pathway, lighting and landscape.
  9. Morse School Playground - aging structures need an upgrade.
  
- Chris Cotter did an expiring use presentation on 6 affordable housing projects. 420 units over the last 3 years were preserved:
  1. Finish rehab of Chapman Arms
  2. Putnam Sq. apartments preservation and rehab of building
  3. Bishop Allen-rehab to start soon through Just-A-Start
  4. Preserving new 20-unit building on Harvard St.
  5. Looking at producing and preserving units, Temple St. 20 Unit on Howard Street (possible state funding)
  6. Like to do mixed income units
  
- Affordable Housing Preservation's top priority:
  - 700 expiring use units will expire by 2021
  - 3 buildings are for sale: 250 units of mix income at Briston Arms, competitive offers are being offered.
  - Mr. Cotter stated that the affordable trust looks at requests on a monthly basis.
  - Stated how important it is to purchase sites as they come into the market with CPA funding, however they are competing against private competitors.
  
- Lisa asked if anyone else wanted to say anything and stated the record would stay open until the next meeting on August 5, 2014, which is a public hearing at the City Wide Senior Center at 6:00pm. The public will come and propose the allocation of the FY15 CPA funds. A 10% minimum is required to be allocated to each of the project areas (Open Space, Historical Preservation, and Affordable Housing).

- The CPA website is now available to be viewed.
- The CPA committee will vote on September 9, 2014 at 6:00pm in City Hall, Ackermann Room.
- The meeting adjourned at 7:22pm.