

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE MEETING

Public Hearing on FY 21 Project Requests

Wednesday, July 1, 2020, 6:00 P.M. – 7:02 P.M.

Meeting Intro & Zoom Process Explanation

- Chair Lisa Peterson opens meeting and summarizes process for Committee and public through Zoom, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus.
 - This is the July 1st hearing of the Cambridge CPA Committee; our second meeting conducted through Zoom. Appreciate patience as we work through any issues tonight.
 - Meeting will begin with Committee discussion and an overview of the FY21 funding estimates.
 - We will then go to the public comment period. Before public comment, members of the public will be muted.
 - If anyone is having technical difficulties and cannot hear during the Committee discussion or staff presentation portions, please use zoom “raise your hand” feature. Staff will work to assist you.
- Chair Peterson calls the roll for Committee:
 - Corinne Espinoza – absent
 - Susan Schlesinger – present
 - Kaki Martin – present
 - Chandra Harrington – present
 - Ellen Shachter – present
 - Kevin Foster – present
 - Victoria Bergland – absent
 - David Kale – present
- City staff supporting the Committee and/or planning to present on City projects tonight are also shown as panelists, but without video.
 - Staff present: Jennifer Mathews (CM Office), Adam Corbeil (DHSP), Charlie Sullivan (CHC), Chris Cotter (CDD/Housing), Jennifer Letourneau (Con. Comm.), Melissa Peters (CDD), Taha Jennings (Budget)
- Anytime a committee member or city staff speak tonight, ask that they first identify themselves by name. Speak clearly.
- For public comment period:
 - Will recognize member of the public by name and allow them to speak. Please state your full name and address before you speak, and limit your comments to 3 minutes.
 - If member of the public has materials to share or submit, ask that they describe them during comment; then email them to lisap@cambridgema.gov or

jmathews@cambridgema.gov for the record. Both contact emails are listed on the City's CPA website.

Agenda Overview

- Chair Peterson outlines agenda.
 1. FY21 Funding Estimates
 2. Public Comment
 3. Committee Discussion
 4. 2020 Meeting Schedule & Process
- Purpose of tonight's hearing is to receive recommendations on projects to receive FY21 CPA funding for affordable housing, open space, or historic preservation. Each of these areas must receive at least 10% of the total FY21 CPA funding available to Cambridge.

June 10, 2020 Minutes

- Before David Kale presents funding estimates for FY21, will review and approve minutes from June 10th meeting.
- Committee unanimously approves minutes.

FY21 Funding Estimates

- David Kale provides FY21 funding estimate:
 - It is anticipated that the FY21 CPA allocation will total \$15,330,000, which reflects a \$2.1M increase over FY20. Funding comes from a combination of the local surcharge, the state match, and fund balance.

Public Comment

- Before we begin recognizing members of the public, want to note that the comment period on projects will remain open between tonight's hearing and August 5th hearing.
- Public can submit comments and project requests through online comment form now available on CPA website. Can also email comments and any project-related materials to myself (lisap@cambridgema.gov) or Jennifer Mathews (jmathews@cambridgema.gov).
- Anything received electronically after tonight's meeting will be read into the record on August 5th.
- Chair Peterson opens the meeting to public comment.
 - Any members of the public who wish to speak should use Zoom's "Raise hand" tool.
 - Chair will go in order of Zoom attendee list, recognize member of the public by name and allow them to speak.
 - Members of the public will enter the meeting on "mute" – so please unmute yourself to provide comment.

- Please state your full name and address before you speak, and limit your comments to 3 minutes.
 - If member of the public has materials to share or submit, we ask that they describe them during comment; then email them to lisap@cambridgema.gov or jmathews@cambridgema.gov for the record.
 - When you have finished speaking, please lower your hand on Zoom. We will then mute you and we will move to next speaker.
- Bill Kubicek
 - Speaking on behalf of Next Step, a nonprofit at 99 Bishop Allen Drive. Supports Cambridge Redevelopment Authority (CRA) request for historic preservation funds to restore the building. Next Step provides many services for teens and young adults. Funds could support some retrofits and improve clients' access to the building.
 - Erica Schwarz
 - Presenting CRA request for \$330,000 to support historic preservation at 93-99 Bishop Allen Drive. CRA recently purchased this building, which is a hub of nonprofit offices and work in Cambridge – known as “Nonprofit Row.” CRA is planning a multimillion-dollar renovation in 2021, and CRA funds to support the historic preservation efforts would allow for the full renovation scope. Restoration would include removing vinyl siding, improving original masonry, and similar work. Implementing the full renovation scope creates a healthier building over time and supports a vital City resource. Erica will email written proposal for the record.
 - Cathie Zusy
 - Requesting \$150,000 on behalf of Magazine Beach Partners, to match DCR funds for improvements at Magazine Beach. Funds would specifically be used to fix the sunken parking lot and convert it to a grassy beach – portions of the Phase II-2 improvements planned. MBP has received CPA funding in the past and done critical work with them, leveraging for matching funds. Cathie summarizes long history of CPA funding and resulting work. Requesting funds this year to continue the critical work for this key open space resource.
 - Cathy Higgins
 - 40-year renter supports affordable housing. There are a number of new developments going up in the City, funded by other City appropriations. Need more CPA support to expand the supply of affordable housing options; this improves equity and addresses racial disparity. Affordable housing funds will be even more critical with the COVID-19 pandemic.
 - Peter DiMuro
 - Executive Director of The Dance Complex in Central Square, requesting funds to improve historic windows, stained glass and other structural/façade needs. Have some estimates for window improvements but working on numbers. Would love to give the building a facelift and improve this gem in the square.
 - Gina Scaramella

- Executive Director of Boston Area Rape Crisis Center, which is an anchor tenant at 99 Bishop Allen Drive. BARCC serves hundreds of survivors each month from this location. Supports the CRA funding request.
- Fred Yalouris
 - On the board of Magazine Beach Partners and supports their funding request. It's so important to have a quality park on the Charles River, and to serve the community in Central Square and Cambridgeport. There's also a social justice component to maintaining the park. Continue funding.
- Laurence Hammel
 - Executive Director of the Sustainable Business Network of Massachusetts, and tenant at 99 Bishop Allen Drive for over 32 years. Supports CRA funding request. Supporting Nonprofit Row is critical – it's such a difficult climate for small businesses and nonprofits needing office space. His organization wouldn't be able to afford space without this building. CRA is leading a valiant effort to support the nonprofits and this funding would be great community support.
- Geeta Pradhan
 - President of Cambridge Community Foundation. Urges support for the CRA funding request. 99 Bishop Allen Drive is so important in Cambridge. CCF worked with the CRA on buying the building, and it's central to the community.
- Elaine DeRosa
 - Supports funding for affordable housing. Provided written comment for the Committee with key points.
- Chair Peterson confirms no other members of the public wish to comment. City staff will now present City's requests for project funding.
- John Nardone
 - Presenting on behalf of the City's Open Space Committee. Requesting:
 - \$600,000 for Linear Park design (12% of estimated \$5M construction costs). This is a great community path in need of improvements. Connects many regional off-road/biking paths like the Minuteman Bikeway and Somerville Community Path. Funding would improve asphalt and paving, drainage problems, and greenspace and allow City to add to the tree canopy there.
 - \$500,000 for Sennott Park. This park has received multi-year CPA funding. These funds would cover some expanded project scope – improved plan, drainage system, and irrigation to address problems discovered after looking closely at the field area as possible site for a water storage tank – and allow for better renovation of the basketball courts, which are heavily used by the community. Anticipate beginning the community process this summer and construction next year.
 - \$200,000 for Peabody School Playground. Funding would cover some scope expansion, to be combined with previous CPA funding. Would allow playground to expand into existing paved area, add some universal play equipment for improved

accessibility, and remove hard surfacing/make more natural play setting. Anticipate community process beginning this fall.

- Chris Cotter
 - Presenting on City's current affordable housing needs and developments.
 - This is the first year not talking about expiring use preservation and continuing affordability of existing units. Recently completed 10 years of work to preserve affordability at 1200+ units at 10 different properties.
 - Focus is now on production, and goal is for over 100 more units. Have a few development projects wrapping up and a new Just A Start property at 52 New Street that was purchased in January.
 - Just A Start has a number of ongoing and potential developments.
 - City is working with the Cambridge Housing Authority on Jefferson Park units in need of revitalization.
 - Homebridge program funding is also continued priority.
- Ellen Shachter asks if Chris has scope details for the New Street site.
 - Chris has not seen numbers yet, but an estimate was around 100 units. It's a large site but project is new.
- Chair Peterson asks if there are other Committee questions on the projects/information presented so far.
- Kevin Foster asks what the funding amount requested is for Sennott Park, and what the previous CPA funding was.
 - John Nardone clarifies current request is for \$600,000 and previous funding was \$480,000 in FY17 and \$1,073,507 in FY18.
- Charlie Sullivan
 - Exec. Director of Cambridge Historical Commission, presenting City's historic preservation requests.
 - From DPW:
 - \$50,000 for a flagpole replacement at City Hall
 - TBD dollar amount, funding request for City Hall Council Chamber restoration. Chamber hasn't been restored since the 1970s and is in need of improvements. DPW is refining estimates.
 - \$300,000 for improvements to the Golf Course Clubhouse
 - Two requests for the Foundry building, currently undergoing renovations:
 1. \$1,000,000 for masonry restoration
 2. \$50,000 for design element to commemorate the history of women who worked in the Foundry
 - From Historical Commission:
 - \$65,000 for continuation of digitization of architectural survey
 - \$600,000 for continued funding of CHC Preservation Grants program. This program provides key grants to many buildings across the City and is used fully each year. Many historic properties are saved from derelict conditions

and/or can make accessibility improvements. The grants to nonprofits run the gamut and support many organizations. Received \$600,000 last year and expect to again spend every penny.

- Public comment form is now available on the CPA website, and Committee received a comment prior to the meeting.
 - Jennifer Mathews summarizes comment received from Elaine DeRosa:
 - There are several non-profit developers that have affordable housing projects currently in development that will need on-going funding not only to cover projected costs but potential increased costs due to the construction moratorium. These would include projects under development by Homeowners Rehab, Inc (HRI) and Just A Start (JAS) and other non-profit developers. Full CPA funding for the development and preservation of affordable housing will be more critical than ever this year given the economic insecurity facing so many low-income tenants.
- Chair Peterson restates that the record will remain open to receive project recommendations the next Committee meeting. Comments can be submitted through the form on the website or via email.

2020 Meeting Schedule & Process

- Chair Peterson thanks Committee for tonight's meeting. Remainder of the year's CPA meetings will be held virtually through Zoom. Schedule will be:
 - **Wednesday, August 5, 2020** – Public Hearing on FY21 Funding Allocation Percentages
 - **Wednesday, September 9, 2020** – Committee vote meeting. Recommend projects to the City Manager/City Council.
- Meeting adjourns at 7:02 P.M.