

Community Preservation Act (CPA) Public Hearing – Allocations

July 19, 2018

Meeting minutes

Committee members present: Chandra Harrington, Susan Schlesinger, Victoria Bergland, Kaki Martin, Corinne Espinos, Kevin Foster, David Kale, Lisa Peterson

Staff present: Taha Jennings, Chris Cotter, Charlie Sullivan, Jennifer Letourneau, Karen Preval, John Nardone

Lisa Peterson, Deputy City Manager, and Chair of the Community Preservation Act Committee (CPAC) opened the meeting. She explained that eligible projects must fall into one of three categories: historic preservation, open space, and affordable housing. Also, at least 10% of the total Community Preservation Act (CPA) funding for that year must be allocated to each category. The purpose of tonight's meeting is to hear from the public about recommended funding allocation percentages for the categories of historic preservation, affordable housing, and open space. She went on to state that the record for submitting projects would be closed as of tonight, however recommendations for fund allocations will remain open through Sept. 5, 2018. It is anticipated that the CPA handbook, with information and recommendations on projects and funding will be available in mid- August 2018. On September 5, 2018 the CPAC will vote on funding recommendations and projects.

Public Comment

Cathy Zusy- supported an allocation change of 20% 20% 60% with 60% for affordable housing. She also proposed shoreline improvement project at Magazine Beach that would receive DCR matching funds.

Carol Copeland- supported changing % allocation to 20% 20% with 60% for affordable housing. She also stated the need for open space for more children in Cambridge and that open space should be an extension of affordable housing.

Decia Goodwin- supported an allocation change of 20% 20% 60% allocation with 60% for affordable housing. She also proposed shoreline improvement project at Magazine Beach.

Debra Ruhe- Executive Director at Just-A- Start supported 80% allocation to affordable housing.

Alan Green- supported an allocation of 10% for open space and requested open space improvements at O'Connell Branch Library.

Cheryl AnnePizza Zeoli -supported 80% for affordable housing and mentioned the overwhelming demand for housing, the uncertainty of federal funding and the need for maximum amount of CPA funds.

Rhonda Masse- supported an allocation change of 20% 20% 60% allocation with 60% for affordable housing. She proposed open space improvement at O'Connell Branch Library and mentioned the lack of large sport fields for children in East Cambridge.

Nancy Porcaro- Community Coordinator for Rindge Tower supported an allocation of 80% toward affordable housing and mentioned that over 500 applicants are on the waiting list for housing.

Eric Grunebaum – supported 80% 10% 10% for affordable housing and stated that open space should be part of affordable housing and was interested in looking at Rindge Tower open space area and a feasibility study for Gerry's Pond.

Eva Martin Blythe- Executive Director of YWCA supported affordable housing and advocated for keeping the 80% 10% 10% allocation. She mentioned the need for funds is higher than what the YWCA can provide for historic preservation and affordable housing.

Diana Prideaux- Brune- Deputy Director for planning and housing at the Cambridge Housing Authority, would like to continue the 80% 10% 10% allocation for affordable housing. She mentioned funds allow the organization to fund various number of housing projects. 14K families are currently on a wait list and financing mechanism are harder to obtain. She also stated that rising rates, the drastic change in tax credits and the limited number of project vouchers and affordable housing is changing the diversity in the City.

Carole Bellew - supported an allocation change of 20% 20% 60% allocation with 60% for affordable housing. She proposed open space improvement at O'Connell Branch Library.

Charles Hinds- president of East Cambridge Planning team supported an allocation change of 20% 20% 60% allocation with 60% for affordable housing. He mentioned the importance of open space projects & improving the infrastructure of Cambridge. He requested funds for additional open space improvements at the O'Connell Branch Library, and funds for the Poorman's landing dock, which could receive matching DCR funds.

Tina Alu- Executive Director of CEOC supported keeping the 80% 10% 10% allocation.

Yemi Kipret - community advocate for Rindge Ave., supported keeping the 80% 10% 10% for affordable housing. A petition was submitted from the Fresh Pond Apartments.

Joseph Almind- supported the 80% 10% 10% allocation for affordable housing and mentioned he's lived in Cambridge for 42 years and see friends moving out because they can't afford the cost of living.

Frenande Desir supported the 80% 10% 10% allocation for affordable housing

Raymond- member of the Haitian action group supported the 80% 10% 10% allocation for affordable housing.

Cherry Tucker- supported 80% 10% 10% allocation for affordable housing and mentioned the need for low income housing.

Peter Daly- with Homeowners Rehab Inc. supported the 80% 10% 10% allocation for affordable housing and provided a petition signed by 120 people. He mentioned the tax credit program and the rise of construction costs, and the concern of how new tariffs will affect construction materials in the future.

Resident of Cambridge- Lived in Cambridge for 25 years and is thankful for housing opportunity and advocates for 80% 10% 10% allocation for affordable housing.

Theresa Joseph-supported 80% 10% 10% allocation for affordable housing.

Shawn Hope- an affordable housing developer in Cambridgeport, uses CPA funds and supported the 80% 10% 10% allocation for affordable housing, and believes that the top goal for the City should be focused on families.

Thomas Joyce- supported the 80% 10% 10% allocation for affordable housing and was interested in funding open space near O'Connell Branch Library.

Carolyn Carlton- supported the 80% 10% 10% allocation for affordable housing and mentioned how important it is in helping low and middle-income families.

Chair Peterson read into the record, the following project requests received between June 13, 2018 and July 19, 2018

- Hasson Rashid, 850 Mass Ave., requested the creation of tiny house villages for the homeless
- Denise Cosby, 812 Memorial Drive requested open space for peace gardens
- Eric Grunebaum, 98 Montgomery St., requested a feasibility assessment for public access adjacent to Jerry's Pond.
- Walter Condit, 14 Garden Street, requested that funds be spent on pedestrian crosswalks and stop signs
- Sarah Merin, 124 Harvey Street, would like developers to add green space in front of newly developed buildings.
- Lucy Patton, 333 Walden Street, supports affordable housing and would like more work space for poets, musicians and artists.
- Patricia Pratt, 11 Brown Street, would like more tree and watering units
- Ruth Ryals, 1115 Upland Rd., requested more open space close to Porter Square
- Sally Benbasset, 95 Harvary St. requested to create more affordable housing that contributes to City's diversity.
- Irvienne Goldston, 8 Lanchester Street, supports the 80% 10% 10% allocation for affordable housing
- Charles Hinds, 207 Charles Street, supported the 80% 10% 10% allocation for affordable housing
- Randy Albelda, 18 Watson Street, supported affordable housing
- Gayle Johnson, 2 Mt. Auburn Street, supported affordable housing
- Sherri Tucker, 854 Mass Ave., supports affordable housing
- H. Fleishon, 100 Landsdown Street, supports affordable housing
- Teresa Cardosi, 7 Woodrow Wilson Court, supports affordable housing
- Louise Elving, 36 Cottage Street, supported historic preservation by preserving brick sidewalks, build ADA standards.
- Cathy Zusy, 202 Hamilton Street, requested \$155,450 to fund shoreline and riverside path at Power Magazine Beach
- Cherly- AnnPizza- Zeoli- supported using FY19 funds to preserve and create low and moderate income affordable housing. Projects included Vail Ct. and at least one of CHA's potential properties.

- Charles Hinds, East Cambridge Planning Team, supported the O'Connell Branch Library pocket park and repairs at the Poorman's Landing
- Shaki Ahmed, 69A Columbia Street, supported the 80% 10% 10% allocation for affordable housing
- James Williamson, 1000 Jackson Place, requested allocating funds for tent cities for homeless shelters and mentioned the massive homelessness problem in Harvard Square. He also requested that the project request form allow people the option of specifying a preference than it being a mandatory field.
- Louise Elving, 36 Cottage Street, requested the FY19 funds be allocated 80% for affordable housing.
- Gabriel Cira, 189 Hamilton Street, supported using CPA funds to support affordable non-housing initiatives such as storefronts, street-level rentable spaces, artist studios etc.

Chair Peterson- stated that the record would remain open until Sept. 5, 2018 for percent allocation recommendations and a CPA document would be posted online and submitted to the CPAC in mid-August.

CPAC Vote meeting will be held September 5, 2018 at 6:00PM. City Hall, Ackermann Rm.

City Council meeting will be held on September 17, 2018.

Meeting adjourned at 7:15P.M.