



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
MINUTES
APRIL 2, 2014**

MEMBERS
Michael A. Capuano, Chair
Dick Bauer, Vice Chair
Tanya Cafarella
Elizabeth Duclos-Orsello
Michael Fager
Arn Franzen
Ezra Glenn
Courtney Koslow
Uma Murugan

STAFF
Emily Monea

The Community Preservation Committee (CPC) held a meeting at 7:00pm in the third floor conference room at City Hall at 93 Highland Avenue, Somerville, MA 02143. An audio recording of the meeting is available upon request.

- Members Present** Michael Capuano, Tanya Cafarella, Michael Fager, Arn Franzen, Ezra Glenn, Courtney Koslow (arrived late), and Uma Murugan (arrived late)
- Members Absent** Dick Bauer and Elizabeth Duclos-Orsello
- Staff Present** Emily Monea
- Others Present** None

The Chair opened the meeting at 7:05. The Committee members discussed the material in the presentation attached at the end of these minutes.

Agenda item 1: Public comment period

No members of the public were present at the meeting.

Agenda item 2: Approval of minutes from March 5th meeting

Upon motion from the Chair, seconded by Mr. Fager, the Committee voted 5-0 to approve the minutes with the following amendments communicated through email to Ms. Monea:

1. Add note indicating that an audio recording of the meeting is available upon request.
2. Clarify vote on approval of minutes.
3. Correct date of next meeting.

Agenda item 3: Review draft FY15 budget

The Committee discussed whether to request that the Board of Aldermen (BOA) approve the maximum appropriation for administrative expenses allowable under the CPA legislation for the Committee's FY15 budget, which is 5% of total annual CPA revenue. The Community

Preservation Coalition advised the Committee to request the full 5% as it gives the Committee flexibility to do due diligence on project proposals without having to receive approval from the Board of Aldermen. Furthermore, unused administrative funds roll into the CPA fund balance to be used for future projects, and only the Committee has control over how the admin funds are spent. The Committee members present agreed to request the full 5%.

The Committee also discussed when to put the CPA budget before the BOA. Ms. Monea suggested trying to get the budget passed before hearings on the general fund budget begin in June. The Committee members present agreed with this strategy.

Agenda item 4: Discuss structure of and otherwise plan for public hearings

The Committee members discussed a communications strategy for spreading the word about the public hearings. Ms. Monea will work with the Communications Department to send a community note to its distribution lists and to push the hearings through social media. She will also work with Omar Boukili to inform the Aldermen about the meeting, particularly those in Wards 1 and 7 where the meetings are taking place, and to request that they spread the word to their constituents. Ms. Monea and the Committee members will also send notice through their contact lists, and Ms. Monea will investigate buying ad space to promote the hearings.

The Committee agreed upon the following structure for the public hearings: after the Committee members introduce themselves and the Chair states the purpose of the hearing, Ms. Monea will give a brief presentation on what the CPA is, how much money is available, what the Community Preservation Plan is, the types of projects that have been funded by the CPA in other towns and/or could be funded by the CPA in Somerville, and the projected application process.

The Committee will then hear comments from the public by topic area (general priorities, open space and recreation priorities, historic resources priorities, and community housing priorities), with the Committee kicking off the discussion of each topic area by presenting the relevant set of draft priorities. The meeting will conclude with a period for testimony on any other topics. Residents will have at most 5 minutes to speak, perhaps less depending on the number of people in attendance. Residents will also be able to submit written comments to Ms. Monea through the end of May.

Ms. Koslow arrived at approximately 7:25, and Ms. Murugan arrived at approximately 7:35.

Agenda item 5: Review and discuss draft Community Preservation Plan

The Committee members discussed and suggested revisions to the draft Community Preservation Plan that Ms. Monea created based on existing planning documents (the draft plan is attached at the end of these minutes). Committee members will direct specific edits not discussed during the

meeting to Ms. Monea, who will incorporate all edits and comments into a single document for the Committee members to review.

Regarding the general priorities section, a Committee member suggested prioritizing projects submitted by non-profit organizations, the City, and residents. The Committee members had different opinions on this and decided to raise the issue at the public hearings. Upon motion from the Chair, seconded by Ms. Murugan, the Committee voted 7-0 to add this issue to the agenda for both public hearings in May.

Regarding open space and recreation priorities, the Committee agreed to further clarify the definitions of open space and recreational land under the CPA and emphasize that Somerville has very little open space. As a result, while the Committee will prioritize preserving that open space, it also recognizes that most of the work in this area will relate to the City's recreational land.

Regarding community housing priorities, the Committee agreed to raise several specific points at the public hearings, including:

- Whether the Committee should prioritize projects that provide for affordability into perpetuity.
- The size of units that the Committee should prioritize. Ms. Monea will also look for data that examines cost burdens and under-housing by family size.
- Whether the Committee should prioritize projects that preserve owner-occupied two- and three-family structures.
- Whether the Committee should transfer community housing funding to the City's Affordable Housing Trust to allocate to CPA-eligible projects. Ms. Monea will invite Jennifer Goldson, a consultant who is assisting the Trust with its strategic visioning process, to the Committee's June meeting to discuss this issue in more detail.

There was general agreement among the Committee members to prioritize projects that include units for homeless and formerly homeless households, seniors, and veterans as well as projects that provide services for residents.

A committee member also suggested aligning the Committee's priorities with SomerVision's areas to conserve, enhance, and transform (i.e., prioritizing large affordable housing developments in areas to transform while prioritizing projects that match the existing fabric of neighborhoods in areas to conserve and enhance).

Agenda item 6: Other business

The Community Preservation Coalition will hold a webinar on bonding for CPA projects on Thursday, April 3rd at noon. Ms. Monea will participate and report back to the Committee members.

Meeting Adjournment

Upon motion from the Chair, seconded by Ms. Cafarella, the Committee voted 7-0 to adjourn at 9:25.