

CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

BOARD MEETINGS:

**Are held virtually or in person at the discretion of the CAN President
CAN Board Meetings are open to the public**

EXECUTIVE COMMITTEE MEETINGS:

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EXECUTIVE COMMITTEE MEETING

May 11, 2022

MINUTES

Executive Committee Members Present: Chuck McFadden (President), Roman Jesien (Vice President), and Tom Puglisi (Secretary), constituting a quorum of the Executive Committee with 3 of 4 members present.

Executive Committee Members Not Present: Jane Weeks (Treasurer).

Additional Board Members Present: Mary Ellen Jesien, Rick Klepfer, Sharon Smith, Judd Vickers, and Brad Rice.

Board Members Not Present: Andre Duerinckx, Susan Olsen, and Dave Thatcher.

Guests Present: Greg Boss (arriving at 7:05 pm).

- 1. Opening Comments.** CAN President Chuck McFadden convened the meeting at 6:30 pm at 200 Belvedere Avenue.
- 2. Treasurer's Report.** CAN Treasurer Jane Weeks was not able to attend. Chuck McFadden reported that there is currently \$3150 in CAN's treasury.
- 3. Secretary's Report.** CAN Secretary Tom Puglisi reported that CAN currently has 387 members. He noted that minutes of the March Executive Committee meeting and the April Annual Business Meeting were approved electronically and posted on the CAN website. Newsletter articles will be due on Sunday, May 15.
- 4. Update on Mill Street School.** Chuck McFadden reported that a new development company has purchased the property. The company would like to construct eight rental

apartments in the school along with twelve new townhouses. Chuck provided feedback indicating that resistance from near neighbors can be expected. He noted that street design and traffic congestion are a continuing point of contention, as are proposals for rental units. Chuck suggested a small park would be preferable to a playground. Judd Vickers noted that current zoning would permit the eight apartments. CAN has taken no position on development of the property.

- 5. Update on City Manager Meeting.** Chuck McFadden reported that he met this morning with the new City Manager, Tom Carroll. Chuck informed Mr. Carroll that CAN is very supportive of the City Manager and believes very strongly that the Manager should have control of hiring, firing, and daily operations without interference from the City Council. Chuck indicated that the Council is not focusing on the real problems in the City, such as police and fire safety, code enforcement, and sewage polluting the river. Chuck discussed police issues, including unacceptable staffing levels (currently 32 positions compared to a previous 52), and suggested that the Manager interview those officers who have recently left. Chuck endorsed the Manager's position on the need to abandon the "constant yield" approach to budgeting. Chuck also provided him with the Marina report that CAN produced last year. Chuck indicated that families moving into newer areas of the City are most concerned about schools. Chuck offered him CAN's support and invited him to submit articles for the Newsletter. Mr. Carroll offered to meet with CAN representatives on a regular basis.
- 6. Summer Projects.** Chuck McFadden proposed that Board Members take responsibility for each of the four issues described in his May President's Message. Chuck will be responsible for addressing police issues, Roman Jesien for sewage issues, Judd Vickers for code enforcement, and Brad Rice for fire department issues. This activity would include speaking at City Council meetings and talking to relevant stakeholders.
- 7. Tiered Rental Licensing Proposal Presentation by Greg Boss.** Greg Boss presented a data-driven management approach to rental housing in Cambridge. Gregg estimates that each house receives about \$1000 in City services, with the effect that the City is subsidizing rental housing throughout the City, especially relative to landlords who hold multiple properties. The tiered rental licensing system requires a valid inspection for every rental license. Under the system, the landlord must provide interior and exterior inspection certification from a State-certified inspector in accordance with Maryland's livability standards. Failure results in a repair order and requires a new inspection. Passing results in fewer inspections and less paperwork. Serious violations continuing after an escalating appeals process can result in revocation of the rental license and compensation to any displaced tenant. Code enforcement scores drive quality and can be used to set future fees. Full implementation increases housing quality (measured with certification scores), protects good landlords, and penalizes poor landlords with increased fees and paperwork. The system would have to be phased in over several years. Greg would like CAN's

assistance in rolling out the proposal to the public and keeping it alive before the public. To assist in marketing, CAN needs a clear statement of the problem and the benefits of the proposed solution to present to the public. Sharon Smith and Judd Vickers volunteered to assist in developing a presentation to the public.

8. **Adjournment.** Tom Puglisi made a motion to adjourn, which was seconded by Judd Vickers. The motion was adopted unanimously, and the meeting was adjourned at 8:40 pm.