

September 2, 2021

# FY22 Project Requests

COMMUNITY PRESERVATION ACT COMMITTEE  
CITY OF CAMBRIDGE



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## Community Preservation Act: History & Overview

### Funding provided for:

- Affordable Housing
- Historic Preservation
- Open Space

The Community Preservation Act (CPA) was created in 2000 by state law (G.L. c. 44B) to help cities and towns preserve the character of their communities. In 2001, Cambridge residents voted to adopt the CPA locally, which allowed the City to implement a 3% surcharge on Property Tax bills (with certain residential exemptions) to fund affordable housing, historic preservation, and open space initiatives.

The Commonwealth of Massachusetts provides matching funds in addition to those raised locally by the surcharge. The percentage of the state match varies from year to year, depending on two factors: the amount of fees paid at Registries of Deeds throughout the state, and the number of communities that have adopted the CPA locally (thereby receiving a share of the state match). In 2019, state legislation raised the registry fees that support the state match. This significantly increased the state match provided to Cambridge in 2020 and is projected to provide a substantial match in November 2021. CPA revenues are maintained in a dedicated City account – the CPA Fund.

Each year, the City is required to spend at least 10% of its annual CPA revenues on each CPA category – affordable housing, historic preservation, and open space. The remaining percentage can be used towards any of the three funding categories. In July 2012, the state statute was amended to allow greater flexibility in the use of CPA open space funds. Open space funds may also go toward active and passive recreational uses such as parks, playgrounds, community gardens and athletic fields.

The CPA process is overseen by the Community Preservation Act Committee. The Committee is a nine-member public body, responsible for evaluating the City's community preservation needs. The Committee receives input from the public and city staff and makes funding recommendations to the City Manager and City Council.

## CPA Committee Process

Each year, the CPA Committee holds a series of public meetings on potential projects and the percentage of funds that should be dedicated to each CPA category.

- **FY22 Organizing Meeting – May 12, 2021**

The Committee met to set its schedule, elect a new Chair, welcome two new Committee members, discuss CPA background and process, and review the FY22 funding estimate.

- **Hearing on FY22 Project Recommendations – June 9, 2021**

The Committee received project recommendations from the public and City staff.

- **Hearing on FY22 Allocation Percentages – July 14, 2021**

The Committee received input on the funding allocation percentages for affordable housing, historic preservation, and open space.

- **FY21 Project and Allocation Vote Meeting – September 14, 2021**

The Committee votes to recommend the funding allocation percentages and certain projects for FY22 CPA funding.

The CPA Committee's recommendations will be presented, through the City Manager, to the City Council. The Committee plans to submit its recommendations for consideration at the September 20, 2021 City Council meeting.

## CPA Fund Allocations & Appropriations: FY02-21 Summary

In each fiscal year, CPA funds are appropriated and allocated from three distinct sources: (1) CPA Local Funds generated by the 3% Property Tax bill surcharge; (2) State Match revenues generated by the Commonwealth’s matching funds; and (3) the CPA Fund Balance, made up of monies in the CPA Fund not appropriated in earlier fiscal years.

### Anticipated FY22 CPA Appropriations and Allocations

**\$17,510,000**

Local	State Match	CPA Fund Balance
<b>\$11,200,000</b>	<b>\$4,200,000</b>	<b>\$2,110,000*</b>

\*Includes \$10,000 appropriation for Community Preservation Coalition Membership

A percentage of the funds from each source is in turn dedicated to one of three CPA funding categories: Affordable Housing, Historic Preservation or Open Space. Each category must receive at least 10% of the CPA funds each year. Funds dedicated to Affordable Housing are transferred to the Affordable Housing Trust, while funds dedicated to Historic Preservation and Open Space typically go toward specific projects. A summary of the allocations and appropriations from each funding source, and to each funding category, is below.

### CPA Fund Allocations and Appropriations by Source: FY02-FY21

	FY02-21 Local Funds	FY02-21 State Match	CPA Fund Balance	FY02-21 Total Amount Allocated/ Appropriated All Sources
<b>Affordable Housing</b>	\$110,920,000	\$43,868,000	\$23,476,000	\$178,264,000
<b>Historic Preservation</b>	\$13,865,000	\$5,483,500	\$2,809,500	\$22,158,000
<b>Open Space</b>	\$13,865,000	\$5,483,500	\$2,809,500	\$22,158,000
<b>Total:</b>	<b>\$138,650,000</b>	<b>\$54,835,000</b>	<b>\$29,095,000</b>	<b>\$222,580,000</b>

## Affordable Housing

Funds dedicated to Affordable Housing initiatives are typically transferred to the Affordable Housing Trust rather than being allocated to a particular project by the CPA Committee. The Trust leverages its expertise to direct CPA funds to a variety of critical affordable housing initiatives throughout the City.

Affordable Housing Trust	
CPA Fund Allocations & Appropriations FY02-21	<b>\$178,264,000*</b>
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,000 units
Acquisition/Creation of Rental Units	738 units
First-Time Homebuyer Units	177 units
<b>Total</b>	<b>1,915 units</b>

\*Includes \$1,000,000 appropriated to the City of Cambridge COVID-19 Housing Stabilization Program in FY20.

### COVID-19 Housing Stabilization Program

In June 2020, in recognition of the devastating effects of the COVID-19 pandemic, the CPA Committee recommended \$1,000,000 in one-time, direct funding for a new COVID-19 Housing Stabilization Program. This short-term financial assistance program is administered jointly by the City Manager’s Office through the Office of the Housing Liaison, the Department of Human Services Programs through the Multi-Service Center, and the Community Development Department.

### Maximizing Affordable Housing Support

CPA funds provide more than a one-time direct appropriation; CPA funds committed to affordable housing have leveraged more than **\$500 million** from other public and private sources in FY02-21.

CPA funds are the most important source of funding for the Affordable Housing Trust. In FY21, based upon a commitment by the City Manager, the City doubled the amount of funding to dedicated to creating and preserving affordable housing from its FY19 funding, going from \$13,626,000 to \$27,254,630 in two years, which was ahead of schedule. As part of the FY22 Budget, the City again committed to 25% of budgeted building permit revenue (\$5,854,158) in capital funding to the Affordable Housing Trust. In addition, in FY22, \$12.5 million of property tax revenue will be used to provide funding to the Affordable Housing Trust, an increase of \$2.5 million from FY21. This totals \$18,354,158 in the FY22 Capital Budget to directly support the development and preservation of affordable housing. These funds will supplement FY22 Community Preservation Act (CPA) funds as well as federal funding. Through these combined sources, if 80% of CPA funds are allocated to the Affordable Housing Trust in FY22 the City will provide over \$32.35 million in direct financial support for the Affordable Housing Trust in FY22, an increase of 18.5% (or \$5.1 million) from FY21.

**Non-CPA City Support for Affordable Housing Trust**

Building Permit Revenue Allocation (FY18-22**)	\$21,827,788
Property Tax Revenue Allocation (FY20-22)	\$27,500,000
Free Cash (FY20)***	\$15,000,000
<b>Total</b>	<b>\$64,327,788</b>

\*\* The City's Operating and Capital Budgets for FY22 were adopted on June 7, 2021.

\*\*\* One-time appropriation in March 2020 funding preservation of Fresh Pond Apts.

## Historic Preservation

The Historical Commission oversees historic preservation efforts in the City and works to preserve the integrity of Cambridge's varied historical resources. Preservation efforts have included restoring significant buildings; conserving historic monuments and cemeteries, and landscapes; and digitizing and preserving Cambridge-focused archival collections.

Historic Preservation	
CPA Fund Allocations & Appropriations FY02-21	<b>\$22,158,000</b>

### Preservation Grants

A large portion of CPA funding for historic preservation is distributed through the Historical Commission's Preservation Grants program. Grants are available in two categories: Affordable Housing Preservation Grants and Institutional (Non-profit) Preservation Grants.

The Historical Commission has made preservation grants available to affordable housing agencies and income-eligible homeowners since 1975, initially using Community Development Block Grants. After CPA funds became available in 2003, the Commission began offering grants to non-profit owners of significant buildings.

#### *Affordable Housing Preservation Grants*

- Income-eligible homeowners apply through an affordable housing agency for funds to restore or replace original exterior features. Housing agencies may apply to restore multi-family properties.
- The program offers eligible homeowners fully reimbursable grants up to \$30,000 per project. Affordable housing agencies are offered fully reimbursable grants up to \$50,000. Grants to homeowners are administered by two local non-profit organizations that operate broader Home Improvement Programs for income-eligible homeowners.
- 100 Affordable Housing Preservation Grants have been awarded since FY03; 86 projects have been completed and 14 are cleared to proceed, under construction, or paid in part.

#### *Institutional Preservation Grants*

- Many non-profits, especially churches and community groups, own significant buildings in need of restoration and/or rehabilitation. Organizations apply directly to the Historical Commission for assistance with building envelope repairs, restoration, structural safety issues, and accessibility projects where historic fabric is directly involved.
- The Institutional Preservation Grant program offers every non-profit an initial fully reimbursable grant of up to \$50,000 to help address immediate needs from deferred maintenance. With a capital plan in place, organizations may apply for additional matching grants of up to \$100,000.

- 125 Institutional Preservation Grants have been awarded since FY05; 106 projects have been completed and 19 are cleared to proceed, under construction, or paid in part.

## Open Space

Cambridge has a variety of public open spaces, from its major natural resource areas such as the Charles River, Alewife Brook, and Fresh Pond Reservation, to the neighborhood parks and playgrounds embedded across the City. CPA funds have been used to increase the amount of open space – by acquiring land or converting property – and to improve existing open space resources. Efforts have included playground redevelopment and watershed protection.

Open Space	
CPA Fund Allocations & Appropriations FY02-20	<b>\$22,158,000</b>

Many open space improvements in Cambridge are realized through larger capital development. Open space projects are therefore regularly funded through revenue sources other than CPA funds, including Property Taxes, Water Service Charges, Free Cash, and Bond Proceeds. From FY2011 through FY2021, open space projects received **\$76,403,250** in funding from non-CPA Fund sources.

**Recent CPA-funded projects include:**



*First Reformed Presbyterian Church Exterior Restoration & Accessibility Improvements (Preservation Grant)*

*Clarendon Avenue Playground Improvements*



*Photo Credit: Maria West and Isabel Thorndike*



*O'Connell Library Pocket Park*

# FY22 Project Requests

## Overview & Eligibility

The CPA Committee received many requests for FY22 funding. Project requests and related public comment were submitted in various ways: through a project application form, at public meetings, via email and through an online comment form. Requests came from city staff, non-profit organizations, and individual members of the public. Summaries of eligible FY22 project requests received by the CPA Committee are presented by funding category.

### What Projects are Eligible for CPA Funding?

State law directs, and restricts, the ways in which CPA funds may be spent. Within each CPA category, there are certain eligibility requirements. Funds can be used for the following projects, by category:

#### Affordable Housing

- Acquire
- Create
- Preserve
- Support
- Rehabilitate/Restore

#### Historic Preservation

- Acquire
- Preserve
- Rehabilitate/Restore

#### Open Space

- Acquire
- Create
- Preserve
- Rehabilitate/Restore
  - For open space acquired or created with CPA funds.
  - For capital improvements to certain recreational facilities.

## Affordable Housing

Where CPA funds for affordable housing typically go directly to the Affordable Housing Trust rather than to specific housing initiatives, this summary information includes current statistics and ongoing projects affecting affordable housing in Cambridge.

### Continued Need

#### *Recently Completed CPA-funded Affordable Housing*

- More than 620 households applied for 17 affordable rental units to be completed in the Port this year.
- More than 940 households applied for 40 affordable rental units completed in Porter Square this year.
- More than 2,600 households applied for 98 affordable rental units completed in 2020 in Cambridge Highlands.

#### *Affordability Restrictions & Waiting Lists*

There are 166 remaining units facing expiring affordability restrictions. The Affordable Housing Trust has committed funds to preserve these units, and preservation should be completed in the coming months.

Current Cambridge Housing Authority (CHA) waiting list:

- The CHA has over 21,000 distinct households on its waiting list. More than 7,000 of these households indicate that they currently live or work in Cambridge.

Current Community Development Department (CDD) applicant pools:

- Rental Housing – The CDD Rental Applicant Pool has more than 3,500 applicants for affordable rental housing, including more than 750 Cambridge residents.
- Homeownership – The CDD Homeownership Resale Pool has more than 550 applicants looking to purchase an affordable unit when the current owner decides to sell, including more than 400 Cambridge residents.

In 2020, the median market price for a condominium in Cambridge was more than \$805,000. Without a significant down payment, purchasing a condominium at this price would require an income of more than \$160,000 per year.

#### *June 2021 Median Market Asking Rents*

- 1-bedroom     \$ 2,250
- 2-bedroom     \$ 2,750
- 3-bedroom     \$ 3,500

Two people earning Cambridge's living wage would each have to work 64 hours per week to afford a monthly rent of \$2,750 for a two-bedroom apartment.

#### Recently Completed Developments

##### *Frost Terrace*

In July 2021, Capstone Communities and Hope Real Estate completed the development of Frost Terrace, 40 affordable rental units in the heart of Porter Square. The development preserved three existing historic houses on the site, including the full restoration of the historic building at 1791 Mass. Ave., and added a new building. Homes at Frost Terrace are permanently affordable and are now home to low- and moderate-income households.



Most of these homes are family-sized, and the building features an indoor play space. The building was designed to be sustainable, and includes energy-efficient fixtures and systems.

#### Current Developments

##### *Squirrelwood Apartments*



Just A Start Corporation (JAS) will soon complete development of 23 new affordable rental units at the expanded Squirrelwood development. New units are being added as part of a broader effort which will also renovate and preserve 85 affordable rental units across several multi-family buildings in the Port, which JAS has owned for many years. New units will broaden the size of units available in these buildings and offer additional options for both current and new residents.

## New Developments



The Affordable Housing Trust has recently committed or is now reviewing requests for funding for several new developments which have been proposed throughout the city. The Trust has committed funds to: the first phase of Just A Start Corporation's (JAS) Rindge Commons development (above), which will include 101 new affordable rental units built in two phases; JAS's 52 New Street development, where 110 new affordable rental units have been proposed; and JAS's Broadway Park development, where 15 new affordable condominiums are envisioned. The Trust is also now considering a request from the Cambridge Housing Authority for funding to revitalize its Jefferson Park Federal development, though which CHA would rebuild 175 existing affordable units and add 102 new affordable units in a reconfigured site design. The Trust will also soon consider requests for more than 150 additional units in new developments recently proposed by affordable housing providers.

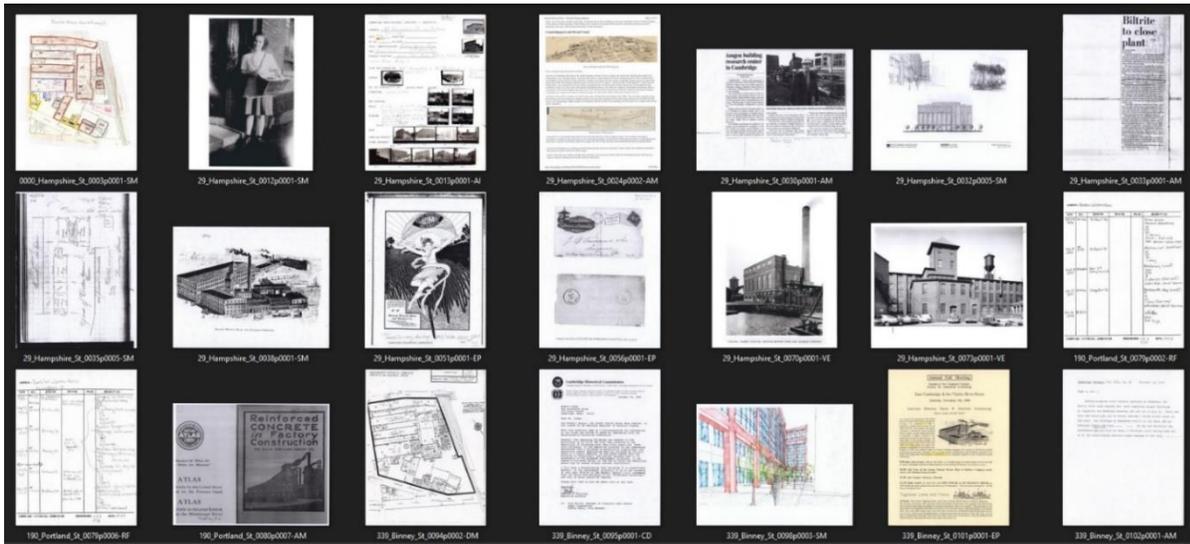
### HomeBridge: Homebuyer Assistance Program

First-Time Homebuyers can access funds to help them purchase homes on the market. HomeBridge offers income-eligible buyers up to 50% of the cost of buying a home on the market to make homeownership more affordable while expanding the City's stock of affordable homes. More than 115 buyers have purchased homes through HomeBridge and its predecessor programs, including eight in the past year.

Historic Preservation

<b>FY22 CPA HISTORIC PRESERVATION REQUESTS</b>		
<b>Project Title</b>	<b>Amount</b>	<b>Project Requestor</b>
Architectural Survey Digitization, Phase IV	\$67,000	Historical Commission
City Record Digitization	\$646,250	City Clerk
Flagstaff Park Flagpole Restoration	\$175,000	Department of Public Works
Golf Course Clubhouse Design	\$150,000	Department of Public Works
Lombardi Municipal Building, Roof Replacement	\$535,000	Department of Public Works
Preservation Grants	\$700,000	Historical Commission
Riverbend Park, Olmsted Historical Marker	\$24,000	People for Riverbend Park Trust
Sennott Park Historic Marker	\$15,000	Historical Commission
Sumner Statue Restoration	\$125,000	Historical Commission
Winthrop Wall Restoration (Construction)	\$200,000	Raj Dhanda & Paul Overgaag
<b>Historic Preservation Requests, Total</b>	<b>\$2,637,250</b>	

### Architectural Survey Digitization, Phase IV



The Survey of Architectural History in Cambridge contains information on each of the approximately 13,000 buildings in Cambridge. Originally compiled between 1965-1977, it has been continually updated and now comprises 36 file drawers of archival material. The digitization project was initiated at the request of the City Council with an FY11 CPA appropriation, and received appropriations in FY19-21. Physical file preparation, document scanning, processing of returned digital files, and database creation are almost complete. The project was scheduled to end in FY20 but experienced multiple setbacks due to COVID-19. The FY22 appropriation would allow the project to be completed and posted online in an accessible, searchable format. (\$67,000)

### City Record Digitization



The City Clerk is proposing a project to scan and preserve City documents, including Council votes and other official records dating back to the City’s founding. Scanned documents will be stored in a publicly searchable database. (\$646,250)

### Flagstaff Park Flagpole Restoration



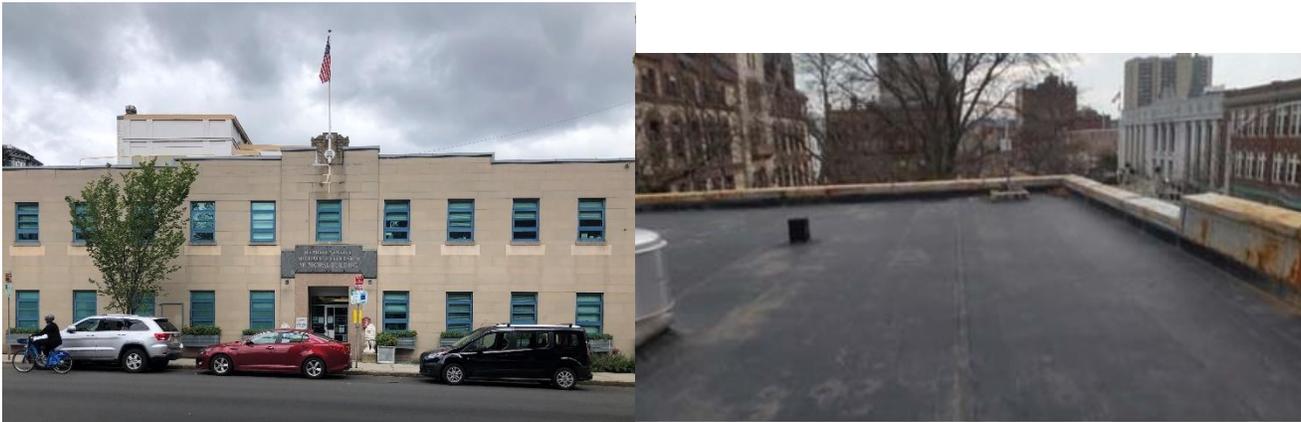
Flagstaff Park (1915). Funds would be used to restore the historic memorial flagpole in Flagstaff Park. The flagpole and base were originally installed in 1915 and have been damaged by the elements. The concrete base would be repaired, and the rotting wooden pole would be replaced to restore the flag and copper eagle finial to its original height. FY22 funding would supplement FY19 funding, which was expended for design and site preparation, including compression testing. (\$175,000)

### Golf Course Clubhouse Design



691 Huron Avenue (1939). The City's Golf Course Clubhouse is a well-used community resource in need of significant repairs and improvements. The requested appropriation would be combined with an FY18 appropriation and go toward design costs for the project. The full project scope is anticipated to include: replacing windows, replacing exterior doors, roof and envelope repair, and significant accessibility and energy efficiency improvements. (\$150,000)

## Lombardi Municipal Building, Roof Replacement



831 Massachusetts Avenue (1950). The Lombardi Municipal Building, designed by noted architect Edward T.P. Graham in 1950, is a contributing historic structure in the Central Square National Register District that houses many City offices. The roof and other parts of the building envelope have fallen into disrepair, with frequent leaking threatening interior offices including the Historical Commission and its records. CPA funding would be used for roof replacement, building envelope repairs, and façade repairs to restore and protect this important facility. (\$535,000)

## Preservation Grants



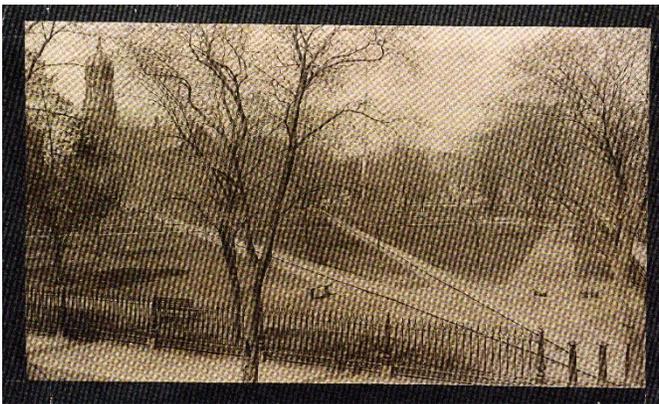
Affordable Housing Restorations, Central Square Church, 5 Magazine Street (1881) & Just A Start Squirrelwood Greek Revival house, 267 Broadway (1838). The Cambridge Historical Commission's Preservation Grant program has provided restoration support for affordable housing projects since 1975. Further funding for Affordable Housing Preservation Grants and Institutional Preservation Grants will support efforts to renovate affordable properties using historically-appropriate materials and restore historically significant structures. (\$700,000)

### Riverbend Park, Olmsted Historical Marker

(1897). The People for Riverbend Park Trust propose using funds to erect a historical marker recognizing the contributions of Frederick Law Olmsted and Charles Eliot to Riverbend Park, particularly honoring the sycamores planted in 1897 on the site now across from the John F. Kennedy Park. (\$24,000) \*Letter of support from DCR pending.



### Sennott Park Historic Marker



and convey its historical significance to visitors. (\$15,000)

305 Broadway (1807). Funds would be used to erect markers commemorating the history of Sennott Park on Broadway, similar to a marker at Sacramento Field (pictured right). Sennott Park was originally laid out as a town cemetery. After the present Cambridge Cemetery opened in 1856, it was landscaped as a public park. It is a popular park in The Port neighborhood, which will soon be under construction. As part of the improved park, this marker would document

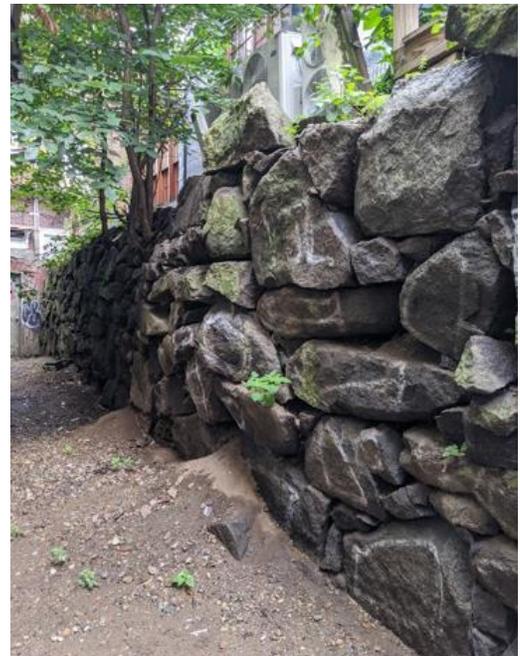
### Sumner Statue Restoration



Harvard Square (1902). Funds would be used to restore the statue of Charles Sumner in Harvard Square. Sumner was a U.S. Senator and prominent abolitionist who was almost beaten to death on the Senate floor in 1856 after delivering an anti-slavery speech. The Harvard Square statue was designed by Anne Whitney in 1875 and originally selected as the winning design for a statue in the Boston Public Garden, until the Boston Art Committee learned the designer was a woman. Her design was revived and erected in Cambridge in 1902. The statue is made of bronze on a limestone base, which is significantly deteriorated. Funds would be used to

restore the base and protect the historic statue from further damage. (\$125,000)

### Winthrop Wall Restoration (Construction)



Winthrop Street (1800). The circa 1800 dry-laid stone retaining wall that runs between Winthrop Street and Eliot Street is a major character-giving feature of Harvard Square. Constructed between 1793 and 1811, it perhaps reflects a failed plan to create a wharf on the Town Creek. As a dry-laid structure it has always been hospitable to rats. The soil behind the wall is loose till which is susceptible to erosion and movement. Nearby construction has perhaps destabilized some of areas. Most recently, heavy rain events have caused part of the wall to collapse. The two private owners would be responsible for engineering and/or design costs associated with the restoration, and are requesting funding toward the construction costs. Funding would be subject to a grant agreement and preservation restriction negotiated between the City and owners (\$200,000).

Open Space

<b>FY22 CPA OPEN SPACE REQUESTS</b>		
<b>Project Title</b>	<b>Amount</b>	<b>Project Requestor</b>
Alewife Restoration	\$120,438	Green Cambridge
Bare Root Nursery Expansion, Fresh Pond	\$125,000	Department of Public Works
Magazine Beach Restoration, Grassy Beach	\$150,000	Magazine Beach Partners
Rafferty Park Design	\$360,000	Department of Public Works
Raymond Street (Corcoran) Park Design & Partial Construction	\$1,350,000	Department of Public Works
<b>Open Space Requests, Total</b>	<b>\$2,105,438</b>	

## Alewife Restoration

Green Cambridge proposes an open space restoration project on Department of Conservation and Recreation (DCR) property in the Alewife Reservation. The Alewife Reservation is 130 acres of open space and urban wild. Funding would help implement portions of a master plan developed by DCR's predecessor agency, specifically removing invasives and expanding native plantings around the stormwater wetland. Green Cambridge would work with Parterre Ecological and the Mayors Summer Youth Employment Program to train youth participants to carry out the site work. The funding requested would cover the project for three years. (\$120,438) \*Letter of support from DCR pending.

## Bare Root Nursery Expansion, Fresh Pond



Requested funding would be used to expand and upgrade the City's bare root tree nursery located within the Thomas P. O'Neill Jr. Golf Course at the Fresh Pond Reservation. Expanding the nursery would allow the City to implement recommendations provided by the Urban Forest Master Plan, including significant tree planting goals to mitigate the effects of canopy loss on public and private land and grow the urban forest. Bare root trees have many advantages but specific planting needs. Expanding the gravel bed nursery will increase the City's number of bare root trees and lead to increased survivability. (\$125,000)

## Magazine Beach, Grassy Beach Creation

Magazine Beach Partners requests additional CPA funds to remove a sunken parking lot and pavement on the DCR property and replace the area with a grassy beach. The Magazine Beach project has received CPA funding in previous Fiscal Years, and has leveraged matching funds for earlier phases including shoreline path improvements, a canoe and kayak launch, and landscaping. Like the FY21 appropriation, this appropriation would go toward construction of the Phase II-2 parking lot and grassy beach improvements. (\$150,000)



## Rafferty Park Design



Rafferty Park is a community park in the Cambridge Highlands neighborhood, which is used by Cambridge residents as well as patients at the abutting hospital and health care facilities, and students from area schools. Rafferty Park has some of the oldest equipment in the City and is in need of significant updates. Comprehensive renovation of the park would include new equipment, improved

park accessibility, and field improvements. FY22 funding would go toward design costs. Finalizing design first will allow the City to make a more informed further funding request in FY23. (\$360,000)

#### Raymond Street (Corcoran) Park Design & Partial Construction



Raymond Street Park is a heavily used open space in Neighborhood Nine which includes a park, playground and basketball courts, and a community garden. The project at Raymond Street Park would include renovations to the playground and basketball courts, field drainage work, new lighting and fencing to enhance the space, and extensive improvements to the community garden (new retaining wall, raised garden beds and related work). FY22 funding would go toward design and initial construction costs. Finalizing design first will allow the City to make a more informed second funding request in FY23. (\$1,350,000)

## Appendix

### Appendix A: Public Comment Summary

The tables below summarize all comments and project requests received from the public through September 2, 2021, but not those received from City Departments. Due to the COVID-19 pandemic, CPA meetings were conducted through Zoom. Comment was received at meetings, through an online form and via email.

<b>FY22 CPA Public Comments by Meeting*</b>	
Public Speakers – May 12, 2021	1
Public Speakers – June 9, 2021	6
Public Speakers – July 14, 2021	11
Online, Email, or Other Comment – Combined <ul style="list-style-type: none"> <li>• Cambridge Housing Authority (CHA) emailed collected comments from 30 CHA residents</li> <li>• Homeowner’s Rehab Inc. (HRI) submitted testimonials and petitions from 2 HRI properties, totaling 54 comments</li> </ul>	103

\*A few individuals spoke at multiple meetings or hearings and/or both spoke at a hearing and submitted comments electronically. For purposes of these totals, each comment is counted. In the tables below, comments are counted only once in connection with the allocation percentage or project on which an individual commented.

<b>FY22 CPA Public Comment – <u>ALLOCATION PERCENTAGES</u></b>	
<i>Allocation Percentage Requested</i>	<i>Comments Received</i>
80% Affordable Housing – 10% Historic Preservation – 10% Open Space	92
80% Affordable Housing – 20% Historic Preservation*	1
70% Affordable Housing – 15% Historic Preservation – 15% Open Space	1
60% Affordable Housing – 20% Historic Preservation – 20% Open Space	3
Unspecified Open Space increase	1

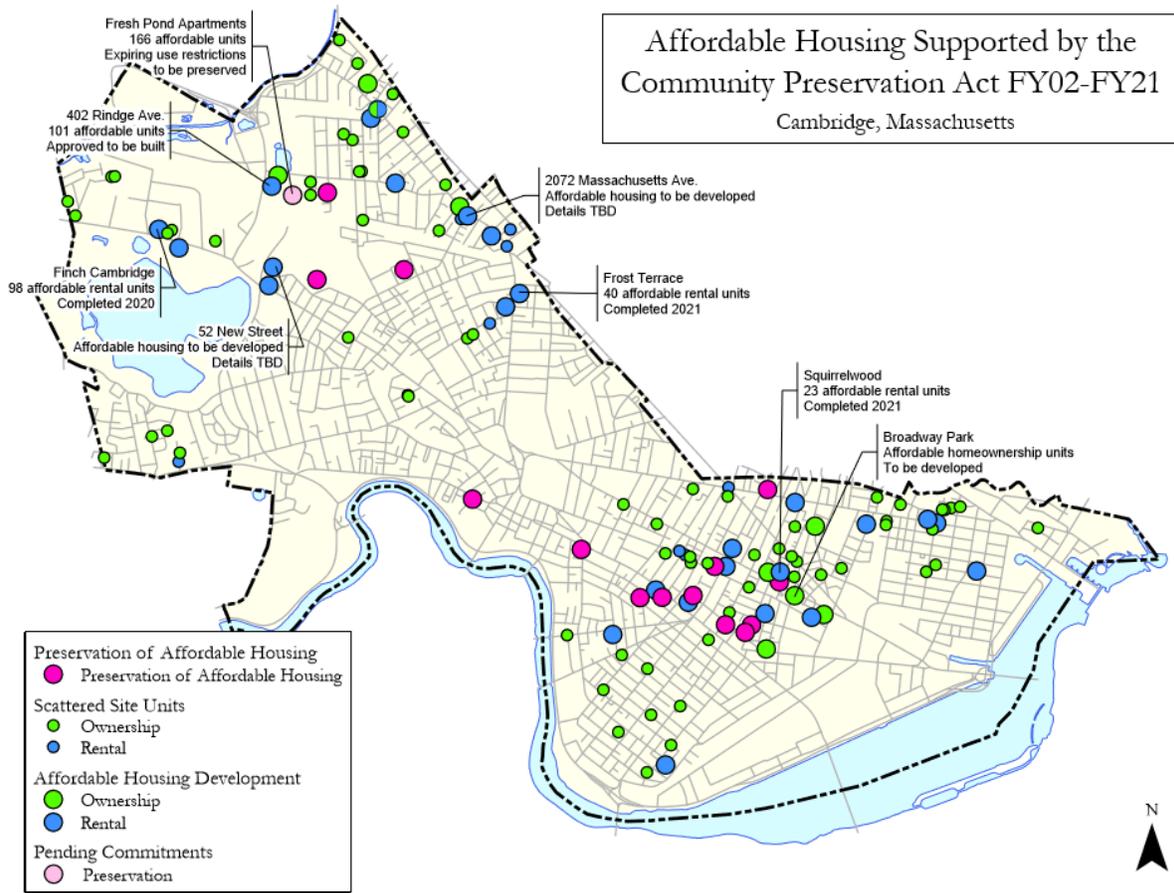
\*This is not a permitted allocation, as a minimum of 10% must go to each spending category.

**FY22 CPA Public Comment – PROJECT REQUESTS OR IDEAS**

<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>
Affordable Housing	<b>Affordable Housing Comments, Total</b>	<b>8</b>
	Support affordable housing funding	4
	Support funding for middle-income housing	1
	Create “Tiny Houses” for the homeless	1
	Fund a single room occupancy (SRO) hotel	1
	Convert vacant City property to housing	1
Historic Preservation	<b>Historic Preservation Project Comments, Total</b>	<b>4</b>
	Sacred Heart Church fence restoration	1
	Riverbend Park, Olmsted Historical Marker	1
	Winthrop Wall restoration	1
	Concerns over proposed Winthrop Wall restoration	1
Open Space	<b>Open Space Project Comments, Total</b>	<b>7</b>
	Magazine Beach improvements	3
	Alewife Reservation restoration	1
	Danehy Park tree planning and planting	1
	Acquiring land and parking garages for green space	1
	Increasing tree planting citywide	1

Appendix B: CPA Fund Allocations & Appropriations FY02-21 Detail  
Affordable Housing

**Affordable Housing Supported by CPA Funds FY02-21**



Map prepared on September 1, 2021. CDD GIS C:\Projects\Housing\CPAPresentationMap\CPAPresent2021.mxd

Affordable Housing Supported by CPA Funds (FY02-21)	
Property Name	Property Details
1-3 Marcella Street	16 rental units
22 Lopez Avenue	8 rental units
25-27 Howard Street	6 rental units
35 Harvey Street	16 rental units
407-411 Cambridge Street	6 rental units

463 Cambridge Street	10 rental units	
479-481 Concord Avenue	14 rental units	
78-80 Porter Road	26 rental units	
95-97 Pine Street	12 rental units	
Alewife Brook Condos	8 ownership units	
Bishop Allen Apartments	32 rental units	
Briston Arms	154 rental units	
<b>Broadway Park**</b>	TBD	
Cambridge YWCA	103 rental units	
Cambridge Court Apartments	122 rental units	
Cantabrigia Apartments	20 rental units	1 ownership unit
CAST I Apartments	42 rental units	
CAST II Apartments	9 rental units	
Central House SRO	128 rental units	
Chapman Arms Apartments	25 rental units	
CHA Condo Acquisition Program	14 rental units	
Columbia Court	13 ownership units	
Concord Highlands/Finch Cambridge	98 rental units	
Elm Place	19 rental units	
Fresh Pond Apts.^	504 rental units (pending commitment)	
Frost Terrace	40 rental units	
Gateview Condos	14 ownership units	
HomeBridge & Other First Time Home Buyer Financial Assistance	68 ownership units	
Inman Square Apartments	116 rental units	
Jackson Gardens	45 rental units	
Jefferson Park Apartments	104 rental units	
Lancaster Street Apartments	65 rental units	
Linwood Court	45 rental units	

Lincoln Way	70 rental units	
Main and Cherry Condos	10 ownership units	
Mass. Ave 2072**	TBD	
Neville Place	57 rental units	
New Street**	TBD	
Port Landing	20 rental units	
Putnam Green	40 rental units	
Putnam Square Apartments	94 rental units	
Print Shop Condos	24 ownership units	
Rindge Avenue SRO	14 rental units	
Rindge Commons**	101 rental units	
Scouting Way	13 rental units	
Squirrelwood*	23 rental units	
Temple Place	40 rental units	
Trolley Square	32 rental units	8 ownership units
Webster 5 Condos	9 ownership units	
Windsor Street Condos	14 ownership units	

\* under construction

\*\* under development

^ pending commitment units not included in totals

#### Historic Preservation

<b>Historic Preservation Supported by CPA Funds</b>		
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>
<b>FY2021</b>	93-99 Bishop Allen Drive Restoration	\$330,000
<b>FY2007</b>	Archives restoration - DPW, Main Library, Clerk	\$195,000
<b>FY2017</b>	Preservation scanning - City Directories	\$10,000
<b>FY2020</b>	Assessor's Records Preservation	\$55,500
	<b>Archives and Scanning Total</b>	<b>\$260,500</b>

FY2006	Brattle St. - Craigie Park	\$200,000
FY2017	Brattle St. - Sidewalk Repair	\$150,000
FY2018	Brattle St. Sidewalk Repair	\$25,000
	<b>Brattle St. Project Total</b>	<b>\$375,000</b>
FY2004	Cambridge Cemetery, fence, 76 Coolidge Ave.	\$125,000
FY2005	Cambridge Cemetery Chapel, 76 Coolidge Ave.	\$100,000
FY2007	Cambridge Cemetery, steps and curbs	\$50,000
FY2008	Cambridge Cemetery, steps and curbs	\$50,000
FY2009	Cambridge Cemetery, receiving tomb	\$25,000
FY2009	Cambridge Cemetery, steps and curbs	\$30,000
FY2010	Cambridge Cemetery, steps and curbs	\$30,000
FY2011	Cambridge Cemetery, granite steps and curbs	\$30,000
FY2012	Cambridge Cemetery Steps and Curbs	\$30,000
FY2013	Cambridge Cemetery, stairs and enclosures	\$28,000
FY2014	Cambridge Cemetery, granite stairs	\$30,000
FY2016	Create database of Cambridge Cemetery Burials	\$35,000
	<b>Cambridge Cemetery Total</b>	<b>\$563,000</b>
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2008	Cambridge Common	\$19,390
	<b>Cambridge Common Total</b>	<b>\$876,390</b>
FY2004	Cambridge Main Library, 449 Broadway	\$900,000
FY2008	Cambridge Public Library, archives	\$75,000
FY2010	Cambridge Public Library, digitization	\$50,000
FY2018	Cambridge Public Library, digitization	\$9,000

FY2019	Cambridge Public Library, shelving	\$37,600
	<b>Cambridge Public Library Total</b>	<b>\$1,071,600</b>
FY2008	City Clerk, archives	\$60,000
FY2009	City Clerk, archives (supplies)	\$3,700
FY2009	City Clerk, vault	\$119,535
FY2010	City Clerk, vault	\$47,000
FY2012	City Clerk, records rooms	\$50,000
FY2013	City Clerk vault phase 2	\$70,000
FY2014	City Clerk vault phase 2	\$70,000
FY2015	City Clerk vault phase 2	\$31,000
FY2016	City Clerk vault construction	\$246,675
FY2017	City Clerk vault construction	\$263,400
	<b>City Clerk vault phases 1 &amp; 2 Total</b>	<b>\$961,310</b>
FY2008	City Engineer, archives	\$140,000
FY2012	City Engineer, Document Scanning	\$20,000
FY2013	City Engineer, Document Scanning	\$15,000
	<b>City Engineer Archives Total</b>	<b>\$175,000</b>
FY2005	City Hall, floors	\$369,000
FY2006	City Hall, floors	\$100,000
FY2007	City Hall, stairs	\$125,000
FY2007	City Hall, City Council Chamber improvements	\$75,000
FY2010	City Hall, waterproofing	\$80,000
FY2011	City Hall, waterproofing	\$140,000
FY2012	City Hall Painting Project, roof design	\$105,000
FY2013	City Hall Public Area woodwork restoration	\$40,000
FY2013	City Hall, Replace Exterior Window Sills	\$195,000
FY2014	City Hall interior storm windows	\$23,500

FY2014	City Hall, replace exterior window sills	\$212,000
FY2018	City Hall steps	\$125,000
FY2018	City Hall, Council Chamber Painting	\$50,000
	<b>City Hall Total</b>	<b>\$1,639,500</b>
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2009	Collins Branch Library, accessibility	\$136,765
	<b>Collins Branch Library Total</b>	<b>\$236,765</b>
FY2013	CPL. Burns Shelter, design and testing	\$21,000
FY2009	Digitization, City Council videotapes	\$10,000
FY2009	Digitization, Cambridge Chronicle 1846-	\$60,000
FY2011	Digitization, historic photo collection	\$30,000
FY2016	Digitization, Cambridge Newspapers	\$93,325
FY2019	Digitization, architectural history survey	\$164,000
FY2020	Digitization, architectural history survey – Phase II	\$65,000
FY2021	Digitization, architectural history survey – Phase III	\$65,000
	<b>Digitization, Total</b>	<b>\$487,325</b>
FY2007	Electrical Dept. Garage	\$80,000
FY2018	Electrical Dept. 35 Third Street Slate Roof Replacement	\$378,000
FY2019	Electrical Dept., garage window replacement	\$200,000
	<b>Electrical Dept. Total</b>	<b>\$658,000</b>
FY2011	Eng. 1(491 Bway)& 6(176 Riv), windows & cupola	\$15,000
FY2007	Engine 5, 220 Hampshire St.	\$100,000
FY2008	Eng. 5, 220 Hampshire St, roof, winds, masonry	\$115,000
FY2010	Engine 5, 220 Hampshire St, roof, doors	\$20,000

FY2020	Engine 5 (Inman Square), façade restoration	\$482,000
	<b>Engine 5 Total</b>	<b>\$717,000</b>
FY2008	Engine 6, 176 River St	\$50,000
FY2014	Engine 6, 176 River St	\$54,500
	<b>Engine 6 Total</b>	<b>\$104,500</b>
FY2010	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000
FY2013	Fire HQ door replacement	\$11,000
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2004	Former Police Station Hdqtrs, 5 Western Ave., Iron work	\$35,000
FY2011	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
FY2012	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
	<b>Former Police Station Hdqtrs. Total</b>	<b>\$535,000</b>
FY2007	Fort Washington, Waverly St., gate	\$75,000
FY2008	Fort Washington, Waverly St, irrigation	\$40,000
	<b>Fort Washington Total</b>	<b>\$115,000</b>
FY2021	Foundry, Masonry Restoration	\$387,000
FY2021	Foundry, Women’s History Project	\$50,000
	<b>Foundry Total</b>	<b>\$437,000</b>
FY2006	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2008	Fresh Pond Golf Course, clubhouse roof	\$170,610
	<b>Fresh Pond Golf Course Total</b>	<b>\$210,610</b>

FY2013	Fresh Pond intake structure	\$10,000
FY2013	Historic Markers - Prototype Design	\$40,000
FY2018	Historic and African American Heritage Trail Markers	\$30,000
FY2019	African American Heritage Trail Markers	\$80,000
FY2020	African American Trail Markers - Phase II	\$80,000
	<b>Historic Markers Total</b>	<b>\$230,000</b>
FY2019	Inspectional Services Dept. - Digitization of plans & records	\$50,000
FY2016	Kingsley Park overlook restoration	\$30,000
FY2016	Longfellow Park, staircase restoration	\$50,000
FY2018	Longfellow Park Steps	\$40,000
FY2019	Longfellow Park - masonry repairs	\$90,400
	<b>Longfellow Park Total</b>	<b>\$180,400</b>
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
	<b>Lowell Park Landscape Plan Total</b>	<b>\$145,000</b>
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2014	Magazine Beach Powderhouse	\$100,000
FY2015	Magazine Beach Landscape Plan	\$56,500
FY2017	Magazine Beach Powerhouse interior rehab	\$100,000
FY2017	Magazine Beach Signage	\$16,600
	<b>Magazine Beach Total</b>	<b>\$298,100</b>
FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000

FY2015	O'Connell Library, exterior	\$325,000
	<b>O'Connell Library Total</b>	<b>\$375,000</b>
FY2008	Old Burying Ground, table tombs	\$40,000
FY2009	Old Burying Ground, table tombs	\$30,000
FY2010	Old Burying Ground	\$40,000
FY2011	Old Burying Ground (ongoing)	\$40,000
FY2012	Old Burying Ground gravestone Restoration	\$30,000
FY2013	Old Burying Ground, headstone and tomb restoration	\$35,000
FY2014	Old Burying Ground, headstone and tomb restoration	\$40,000
FY2015	Old Burying Ground	\$30,000
FY2016	Old Burying Ground, headstone and tomb restoration	\$30,000
FY2017	Old Burying Ground, headstone and tomb restoration	\$30,000
FY2020	Old Burying Ground, grave marker restoration	\$30,000
	<b>Old Burying Ground Total</b>	<b>\$375,000</b>
FY2003-FY2021	Preservation Grants*	\$9,993,500
FY2015	Rebind Atlases and Directories	\$7,500
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2015	YWCA shelter	\$200,000
	<b>Historic Preservation Total</b>	<b>\$22,158,000</b>

\*See further detail on Preservation Grant spending.

*Preservation Grants*

**Preservation Grants for Affordable Housing (FY03-21)**

<b>Recipient Project Address</b>	<b>Agency</b>	<b>Amount</b>
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$50,000
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$100,000
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$23,000
151-157 Allston St.	Cambridge Community Housing Development	\$50,000
151-157 Allston St.	Cambridge Community Housing Development	\$30,000
23-25 Athens St.	Cambridge Community Housing Development	\$30,000
25-27 Howard St.	Cambridge Community Housing Development	\$50,000
27-29 Athens St.	Cambridge Community Housing Development	\$30,000
139 Spring St.	Cambridge Community Housing Development	\$59,150
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$32,191
71 Hammond Street	Cambridge Housing Authority	\$50,000
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$35,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$28,250
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
207-209 Green St.	Homeowners Rehab, Inc.	\$50,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200

95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
11 Foch St.	Homeowners Rehab, Inc.	\$15,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$85,000
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
71 Bolton St.	Just A Start	\$50,000
424 Broadway	Just A Start	\$10,772
171-173 Columbia St.	Just A Start	\$90,000
9 Kenwood St.	Just A Start	\$30,000
15 Carlisle St.	Just A Start	\$50,000
15 Seventh St.	Just A Start	\$15,000
22 Plymouth St.	Just A Start	\$30,000
59 Norfolk St.	Just A Start	\$30,000
89 Third St.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
323 Allston St.	Just A Start	\$4,220
424-432 Windsor St.	Just A Start	\$30,000
146-152 Prospect St.	Just A Start	\$50,000
10-12 Boardman St.	Just A Start	\$8,909
201-203 Columbia St.	Just A Start	\$50,000
367-369 Western Avenue	Just A Start	\$30,000
1 Allston Ct.	Just A Start	\$30,000

4 Tremont St.	Just A Start	\$3,000
6 Cottage St.	Just A Start	\$15,000
11 Speridakis Ter.	Just A Start	\$3,500
14 Upton St.	Just A Start	\$21,075
19 Howard St.	Just A Start	\$30,000
20 Kelly Rd.	Just A Start	\$25,000
25 Tremont St.	Just A Start	\$25,000
27 Tremont Street	Just A Start	\$25,000
28 Sixth St.	Just A Start	\$37,200
44 Webster Ave.	Just A Start	\$30,000
51 Norfolk St.	Just A Start	\$35,000
56 Sixth St.	Just A Start	\$30,000
62 Norfolk St.	Just A Start	\$35,000
70 Bishop Allen Dr.	Just A Start	\$35,000
77 Bishop Allen Dr.	Just A Start	\$35,000
96 Gore St.	Just A Start	\$18,530
109 Hampshire St.	Just A Start	\$61,500
124 Thorndike St.	Just A Start	\$18,500
209 Columbia St.	Just A Start	\$50,000
237 Allston St.	Just A Start.	\$4,900
267 Broadway	Just A Start	\$70,000
269 Norfolk St.	Just A Start	\$30,000
288 Washington St.	Just A Start	\$29,300
342 Norfolk St.	Just A Start	\$30,000
288-299 Washington St.	Just A Start	\$10,500
7-9 Salem Street	Just A Start	\$40,000
2 Allston Court	Just A Start	\$40,000
12 Boardman Street	Just A Start	\$35,000
17 Boardman Street	Just A Start	\$35,000
20 Reed Street	Just A Start	\$23,830
128 Reed Street	Just A Start	\$51,750
156 Prospect Street	Just A Start	\$40,000
196 Prospect Street	Just A Start	\$70,000
237 Allston Street (#2)	Just A Start	\$7,100
336 Windsor Street	Just A Start	\$50,000

296 Washington St.	Lead-Safe Cambridge	\$19,350
196-198 Auburn St.	Share Associates	\$32,316
<b>Total</b>	<b>100</b>	<b>\$3,555,855</b>

### Institutional Preservation Grants (FY05-21)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	7	\$284,075
Cambridge Community Center, 5 Callender St.	2	\$144,240
Cambridge Family & Children's Services, 60 Gore St.	2	\$80,000
Cambridge Health Alliance, 16 Camellia Avenue	1	\$43,020
Cambridge Historical Society, 159 Brattle St.	3	\$212,205
Cambridge Masonic Hall, 1950 Mass. Ave.	2	\$62,230
Cambridge Multicultural Arts Center, 41 Second St.	1	\$57,505
Cambridge YMCA, 820 Mass. Ave.	1	\$50,000
Cambridge YWCA, 7 Temple St.	1	\$50,000
Cambridge Zen Center, 193-199 Auburn Street	2	\$100,000
Cambridge-Ellis School, 80 Trowbridge St.	2	\$43,775
Cambridgeport Baptist Church, 130 Magazine St.	1	\$50,000
Central Square Church, 5 Magazine St.	1	\$100,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	2	\$157,575
Church of the New Jerusalem, 50 Quincy St.	1	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	2	\$74,465
Dance Complex, 536 Massachusetts Ave.	2	\$62,480,
East End House, 105 Spring St.	1	\$26,350
Faith Lutheran Church, 311 Broadway	3	\$124,466
First Baptist Church, 5 Magazine St.	2	\$150,000
First Church of Christ Scientist, 13 Waterhouse St.	3	\$125,000
First Church, Congregational, 11 Garden St.	3	\$300,000
First Korean Church, 35 Magazine Street	1	\$25,000
First Parish Unitarian Church, 1450 Mass. Ave.	2	\$100,000
First Reformed Presbyterian Church, 51 Antrim St.	4	\$207,388
First United Presbyterian Church, 1418 Cambridge St.	4	\$131,318

Friends Meeting House, Longfellow Park	1	\$50,000
Grace Methodist Church, 56 Magazine St.	1	\$46,000
The Greek Institute, 1038 Mass. Ave.	1	\$100,000
Harvard-Epworth Methodist Episcopal Church, 1555 Mass. Ave.	5	\$172,775
Historic New England-Cooper-Frost-Austin Hse, 21 Linnaean	1	\$25,000
Holy Trinity Parish House, 145 Brattle St.	1	\$18,100
Longy School of Music, 1 Follen Street	6	\$470,000
Margaret Fuller House, 71 Cherry St.	3	\$133,700
Mass Ave. Baptist Church, 146 Hampshire St.	1	\$100,000
Massasoit Lodge, 55 Bishop Allen Drive	1	\$50,000
Mercy Corps, 9 Waterhouse St.	2	\$80,000
Mount Auburn Cemetery, 580 Mt Auburn St.	2	\$100,000
New School of Music, 25 Lowell St.	3	\$57,241
Old Cambridge Baptist Church. 400 Harvard St.	5	\$244,220
Park View Cooperative, 24-26 Cpl. McTernan Street	1	\$100,000
Pentecostal Tabernacle, South Campus, 56 Magazine St.	4	\$400,000
Reed Hall/ Episcopal Divinity School, 99 Brattle St.	1	\$48,000
Rush AME Zion Church, 82 School St.	1	\$50,000
St Francis of Assisi Church, 323 Cambridge St	1	\$100,000
St James's Episcopal Church, 1991 Mass. Ave.	1	\$100,000
St Mary's Church/School Complex, 134 Norfolk St.	5	\$273,050
St Paul AME, 31 Bishop Allen Dr.	1	\$50,000
St Paul Parish (Catholic), 29 Mt. Auburn St.	2	\$130,000
St Peter's Episcopal Church, 838 Mass. Ave.	4	\$134,185
St. Augustine's African Orthodox Church, 137 Allston Street	2	\$165,000
Temple Beth Shalom, 8 Tremont St.	1	\$3,915
The Greek Institute, 1038 Massachusetts Avenue	1	\$100,000
The Greek Institute, 1038 Massachusetts Avenue	1	\$100,000
Union Baptist Church, 872 Main St.	2	\$98,555
Western Avenue Baptist Church, 299 Western Ave.	4	\$232,587
424-430 Windsor Street Condo Association	1	\$28,000
Women's Educational Center, 46 Pleasant St.	1	\$43,560
<b>Total</b>	<b>125</b>	<b>\$6,578,646</b>

Open Space

<b>Open Space Supported by CPA Funds</b>		
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>
FY2020	Alewife Path Design	\$350,000
FY2016	Amigos School Playground	\$500,000
FY2006	Black's Nook and Black's Nook Access Area Improvements	\$80,000
FY2008	Black's Nook and Black's Nook Access Area Improvements	\$250,000
FY2010	Black's Nook and Black's Nook Access Area Improvements	\$250,000
FY2011	Black's Nook and Black's Nook Access Area Improvements	\$350,000
	<b>Black's Nook and Black's Nook Access Area Improvements Total</b>	<b>\$930,000</b>
FY2015	Cambridgeport School Playground	\$500,000
FY2005	Cambridge Watershed Land Acquisition (Lincoln, MA)	\$1,150,000
FY2016	Clarendon Avenue Playground Design	\$260,000
FY2016	CRLS Tennis Courts Structural Study	\$60,000
FY2018	CRLS Tennis Courts	\$365,000
	<b>CRLS Tennis Courts Total</b>	<b>\$425,000</b>
FY2009	Drainage Improvements Project	\$75,000
FY2010	Drainage Improvements Project	\$155,000
FY2012	Drainage Improvements and Parkway Community Garden	\$350,000
FY2017	Drainage Improvements and Fresh Pond Parkway Community Garden - Specifically the Garden	\$250,000
	<b>Drainage Improvements Project Total</b>	<b>\$830,000</b>

FY2009	Ecological Inventory of Upland Watershed Property	\$100,000
FY2013	Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
FY2004	Fresh Pond Reservation - Watershed Soil Stabilization	\$150,000
FY2009	Fresh Pond Reservation - Circulation and Access Plan	\$50,000
FY2019	Fresh Pond Reservation - Ecological Landscape Improvements	\$66,550
	<b>Fresh Pond Reservation Total</b>	<b>\$266,550</b>
FY2007	Glacken Slope Stabilization and Access Plan	\$60,000
FY2011	Glacken Slope Stabilization and Access Plan	\$350,000
FY2012	Glacken Slope Stabilization and Access Plan	\$350,000
	<b>Glacken Slope Stabilization and Access Plan Total</b>	<b>\$760,000</b>
FY2007	Golf Course - Fresh Pond Reservation Earthen Berm	\$275,000
FY2011	Golf Course - Watershed Protection and Re-vegetation	\$55,000
FY2012	Golf Course - Watershed Protection and Landscape Stabilization	\$260,000
	<b>Golf Course - Watershed Protection Total</b>	<b>\$590,000</b>
FY2017	Graham and Parks school playground	\$500,000
FY2016	Greenbough Blvd/ Hell's Acre	\$90,000
FY2014	Haggerty School Playground Improvements	\$600,000
FY2015	Haggerty School Playground Improvements	\$175,000
	<b>Haggerty School Playground Improvements Total</b>	<b>\$775,000</b>
FY2020	Hell's Half Acre Ecological Restoration	\$50,250

FY2020	Hoyt Field Play Structures and Furniture	\$874,050
FY2013	Hurley Playground	\$400,000
FY2013	Hurley Street Community Garden	\$100,000
	<b>Hurley Street Total</b>	<b>\$500,000</b>
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2009	Kingsley Point Restoration	\$600,000
	<b>Kingsley Point Restoration Total</b>	<b>\$625,000</b>
FY2021	Linear Park Design	\$600,000
FY2004	Little Fresh Pond Bank and Shoreline Restoration	\$150,000
FY2006	Little Fresh Pond Bank and Shoreline Restoration	\$200,000
FY2007	Little Fresh Pond Bank and Shoreline Restoration	\$100,000
	<b>Little Fresh Pond Bank and Shoreline Restoration Total</b>	<b>\$450,000</b>
FY2018	Magazine Beach - Canoe/Kayak Launch	\$25,000
FY2019	Magazine Beach - Shoreline Edgework	\$155,450
FY2020	Magazine Beach – Site Survey, Planning & Design	\$47,700
FY2021	Magazine Beach, Sunken Parking Lot Removal & Grassy Beach Creation	\$150,000
	<b>Magazine Beach Total</b>	<b>\$378,150</b>
FY2006	Mahoney's Site Restoration	\$800,000
FY2016	Morse School Playground design	\$260,000
FY2005	Northeast Sector/Fresh Pond Improvements Project	\$1,800,000

FY2008	Northeast Sector Final Change Order on Re-vegetation	\$75,000
	<b>Northeast Sector Total</b>	<b>\$1,875,000</b>
FY2019	O'Connell Branch Library Pocket Park	\$250,000
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
	<b>Old Field/Birch Grove Restoration Total</b>	<b>\$495,000</b>
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
	<b>Pacific Street/ Passive Area and Dog Park Total</b>	<b>\$170,000</b>
FY2019	Peabody School Playground Improvements	\$800,000
FY2021	Peabody School Playground Improvements	\$200,000
	<b>Peabody School Total</b>	<b>\$1,000,000</b>
FY2006	Purchase 12-14 Watson Street	\$153,655
FY2013	Railroad Rights of Way	\$250,000
FY2013	Replacement of Basketball and Tennis Courts	\$530,000
FY2013	Replacement of School Playgrounds	\$300,000
FY2014	Sacramento Field Renovations	\$430,000
FY2015	Sacramento Field Renovations	\$420,000
	<b>Sacramento Field Renovations Total</b>	<b>\$850,000</b>

FY2015	Sennott Park Basketball Courts	\$85,000
FY2017	Sennott Park Improvements	\$480,000
FY2018	Sennott Park Playground Renovations	\$867,000
FY2021	Sennott Park Improvements	\$500,000
	<b>Sennott Park Total</b>	<b>\$1,932,000</b>
FY2011	Upcountry Watershed and Water Quality Improvements	\$200,000
FY2008	Watershed Protection and Restoration of Stream "C"	\$250,000
FY2010	Watershed Protection and Restoration of Stream "C"	\$250,000
	<b>Watershed Protection and Restoration of Stream "C" Total</b>	<b>\$500,000</b>
FY2009	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Slope and Soil Stabilization Project	\$250,000
	<b>Watershed Slope and Soil Stabilization Project Total</b>	<b>\$500,000</b>
FY2012	Reserve transfer for the purchase of 53.6 acres of DeNormandie property in Lincoln Ma	\$1,152,247
FY2021	Reserve transfer	\$82,000
	Appropriations to Open Space Reserve ( <i>not including \$1.2M in fund transfers</i> )	-\$965,902
	<b>Open Space Total</b>	<b>\$22,158,000</b>

## Appendix C: CPA Reserve Fund Allocations

In addition to the CPA Fund Balance, which consists of monies in the CPA Fund that have not been appropriated in previous fiscal years, the City maintains two reserve accounts: the Historic Preservation Reserve and the Open Space Reserve. These accounts include funds that were allocated and appropriated for spending on Historic Preservation or Open Space purposes in previous fiscal years but were not ultimately expended for a particular project.

Once funds are transferred into a reserve account, they can only be used for qualifying purposes (i.e., Historic Preservation or Open Space). A summary of allocations and transfers from these reserve accounts is presented below by Fiscal Year.

<b>Historic Preservation Reserve</b>				
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>
FY2003	\$810,000			\$810,000
FY2004	\$810,000	\$36,000	(\$810,000)	\$36,000
FY2005	\$36,000		(\$36,000)	\$0
FY2006	\$0			\$0
FY2007- FY2017	\$0	\$18,750 (1)		\$18,750
FY2018	\$18,750	\$21,668 (2)	(\$18,750) (3)	\$21,668
FY2019	\$21,668			\$21,668
FY2020	\$21,668			\$21,668
FY2021	\$21,668	\$19,245.01 (4)		\$40,913.01

(1) The CPA Committee voted on 6/11/07 to transfer \$18,750 from unexpended Historic Preservation project budget balance to Historic Preservation Reserve.

(2) The CPA Committee voted on 9/19/17 to transfer various unexpended Historic Preservation project budget balances to Historic Preservation Reserve.

(3) The CPA Committee voted on 9/19/17 to transfer \$18,750 from Historic Preservation Reserve to Historic Preservation project for interior lighting at the O'Connell Branch Library.

(4) The CPA Committee voted on 05/12/21 to transfer various unexpended Historic Preservation project budget balances to Historic Preservation Reserve.

<b>Open Space Reserve</b>				
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>
FY2003	\$1,350,000			\$1,350,000
FY2004	\$1,350,000	\$760,000	\$0	\$2,110,000
FY2005	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY2006	\$260,000		(\$153,655)	\$106,345
FY2007	\$106,345	\$1,615,000 (1)		\$1,721,345
FY2008	\$1,721,345	\$685,000		\$2,406,345
FY2009	\$2,406,345	\$15,000 (2)		\$2,421,345
FY2010	\$2,421,345			\$2,421,345
FY2011	\$2,421,345			\$2,421,345
FY2012	\$2,421,345		(\$1,152,247) (3)	\$1,269,098
FY2013	\$1,269,098		(\$1,035,000) (4)	\$234,098
FY2014-FY2017	\$234,098			\$234,098
FY2018	\$234,098		(\$234,098) (5)	\$0
FY2019	\$0			\$0
FY2020	\$0			\$0
FY2021	\$0	\$127,494.35 (6 & 7)		\$127,494.35

(1) Includes a \$400,000 transfer to the Open Space Reserve on 6/28/06 as a result of the City receiving a State Self-Help grant for the Lincoln land purchase plus, a FY07 allocation of \$415,000.

(2) Includes transfer back to Open Space Reserve.

(3) Includes the CPA Committee vote on 5/5/12 to approve a transfer of funds for the purchase of 53.6 acres of DeNormandie property in Lincoln, MA.

(4) Includes the CPA Committee vote on 9/4/2012 to approve a transfer of funds for appropriation to public investment fund projects.

(5) The CPA Committee voted on 9/19/17 to transfer funds from Open Space Reserve to Open Space projects for Sennott Park playground renovations (\$206,507) and the Amigos and Morse School playground improvements (\$27,591).

(6) The City Council voted on 9/14/21 to approve an appropriation to the Open Space Reserve (\$82,000).

(7) The CPA Committee voted on 05/12/21 to transfer various unexpended Open Space project budget balances to Open Space Reserve (\$45,494.35).

In FY18, a number of projects were funded through the transfer of unexpended budget balances remaining from Historic Preservation and Open Space projects approved in earlier Fiscal Years.

Historic Preservation Project	FY18 Transfer Amount
Historic Preservation Grants	\$ 100,000
O'Connell Branch Library, interior lighting	\$ 15,250
Boardman School, exterior restoration	\$ 255,000
Electrical Department, 35 Third Street Slate roof replacement	\$ 172,000
Golf Course, window repairs	\$ 50,000
<b>Total</b>	<b>\$ 592,250</b>

Open Space Project	FY18 Transfer Amount
Amigos/ Morse School renovations	\$ 22,409
<b>Total</b>	<b>\$ 22,409</b>

## Appendix D: Non-CPA Open Space Funding

From FY11 through FY21, many open space projects were funded through mechanisms other than the CPA.

<b>Non-CPA funded Open Space Projects FY11-21</b>			
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>	<b><u>Funding Source</u></b>
2012	Alberico, David Nunes/Old Morse and Fulmore Parks, Renovation	\$1,240,000	Bond
<b>2021</b>	BB&N/Larch Road Open Space Acquisition	\$18,500,000	Free Cash
2014	Cambridge Common (Total project cost \$6.25M through various funding sources)	\$2,180,000	Bond
2017	Cambridge Common Enhancement Project	\$500,000	Bond
	<b>Cambridge Common Enhancement Project Total</b>	<b>\$2,680,000</b>	
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2020	Clarendon Avenue Playground	\$300,000	Free Cash
	<b>Clarendon Avenue Playground Total</b>	<b>\$1,000,000</b>	
2011	Danehy Park Soccer Field	\$700,000	Bond
2013	Danehy Park Soccer Field	\$1,540,000	Bond
2015	Danehy Park Soccer Field, artificial turf	\$1,150,000	Bond
	<b>Danehy Park Soccer Field Total</b>	<b>\$3,390,000</b>	
2016	East Cambridge Kendall Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
2021	ECKOS	\$5,717,250	Private Developers
	<b>ECKOS Total</b>	<b>\$17,467,250</b>	
2018	Fresh Pond, Drainage and Community Garden	\$650,000	Water Service
2017	Fresh Pond, Drainage and Community Garden	\$600,000	Water Service
2015	Fresh Pond, Golf Course Improvements	\$550,000	Bond
	<b>Fresh Pond Total</b>	<b>\$1,800,000</b>	
2020	Glacken Field	\$7,250,000	Free Cash
2016	Glacken Slope	\$500,000	Water Service

2020	Glacken Slope	\$300,000	Water Service
	<b>Glacken Total</b>	<b>\$8,050,000</b>	
2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2014	Haggerty School and Playground Renovations	\$55,000	Free Cash
2014	Kingsley Park Restoration	\$500,000	Water Service
2015	Kingsley Park Restoration	\$600,000	Water Service
2016	Kingsley Park Restoration	\$250,000	Water Service
	<b>Kingsley Park Restoration Total</b>	<b>\$1,350,000</b>	
2018	Magazine Beach	\$44,000	Free Cash
2019	Magazine Beach, shoreline	\$600,000	Free Cash
	<b>Magazine Beach Total</b>	<b>\$644,000</b>	
2016	Morse School Playground	\$940,000	Free Cash
2020	O'Connell Library Park	\$245,000	Free Cash, CRA Grant, East Cambridge OS Trust
2013	Pacific Street Dog Park	\$50,000	Bond
2012	Riverside Press Park Community Garden	\$60,000	Bond
2017	Russell Field	\$2,300,000	Bond
2019	Russell Field	\$350,000	Free Cash
	<b>Russell Field Total</b>	<b>\$2,650,000</b>	
2018	Sacramento Field	\$150,000	Free Cash
2019	Universal Design Playground	\$500,000	Free Cash
2020	Universal Design Playground	\$5,300,000	Free Cash
	<b>Universal Design Playground Total</b>	<b>\$5,800,000</b>	

2013	Waverly Street Path Construction	\$332,000	Property Tax
<b>Total</b>		<b>\$76,403,250</b>	