

September 7, 2023

# FY24 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, increasing funds provided to Cambridge. While registry fees have declined recently due to economic uncertainty, in the past, the legislature has provided supplementary funding to ensure communities continue to receive a percentage of matching funds. 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. The CPA Committee meetings to consider CPA funding for FY24 were as follows:

- **FY24 Organizing Meeting – May 31, 2023**

The Committee met to set its schedule, discuss CPA background and process, and review the FY24 funding estimate.

- **Hearing on FY24 Project Recommendations – June 28, 2023**

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

- **Hearing on FY24 Allocation Percentages – July 26, 2023**

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

- **FY24 Project and Allocation Vote Meeting – September 7, 2023**

The Committee will vote to recommend the funding allocation percentages and certain projects for FY23 CPA funding.

The CPA Committee's recommendations will be presented, through the City Manager, to the City Council. The City Manager anticipates submitting the Committee's recommendations for consideration at the September 18, 2023 City Council Meeting.

## CPA Fund Allocations & Appropriations: FY02-23 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 FY24 CPA Appropriations and Allocations

**\$20,610,000**

Local	State Match	CPA Fund Balance
<b>\$13,000,000</b>	<b>\$3,000,000</b>	<b>\$4,610,000*</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-FY23

	FY02-23 Local Funds	FY02-23 State Match	CPA Fund Balance	FY02-23 Total Amount Allocated/ Appropriated All Sources
<b>Affordable Housing</b>	\$129,400,000	\$50,998,000	\$27,636,000	\$208,024,000
<b>Historic Preservation</b>	\$16,175,000	\$6,373,500	\$3,329,500	\$25,878,000
<b>Open Space</b>	\$16,175,000	\$6,373,500	\$3,329,500	\$25,878,000
<b>Total:</b>	<b>\$161,750,000</b>	<b>\$63,735,000</b>	<b>\$34,295,000</b>	<b>\$259,780,000</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 FY02-23	<b>\$208,024,000*</b>
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,504 units
Acquisition/Creation of Rental Units	796 units
First-Time Homebuyer Units	185 units
<b>Total</b>	<b>2,485 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 FY02-23.

CPA funds are a critical 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. Although budget building permit revenues decreased from a high of approximately \$45 million in FY23, the City has maintained the same level of support for affordable housing from building permits (\$10,245,750). In addition, in FY24, \$14.1 million of general fund revenue will be used to provide funding to the Affordable Housing Trust. The FY24 budget also includes \$300,000 in Short-Term Rental Community Impact Fees for the Affordable Housing Trust. This totals \$24,645,750 in the FY24 Budget to directly support the development and preservation of affordable housing. These funds will supplement FY24 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 FY24, the City will provide over \$41.1 million in direct financial support for the Affordable Housing Trust in FY24, an increase of 6.3% (or \$2.4 million) from FY23.

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

Building Permit Revenue Allocation (FY18-24**)	\$42,277,288
General Fund Revenue Allocation (FY20-24)	\$54,100,000
Short-Term Rental Community Impact Fee (FY22-24)	\$542,000
Free Cash (FY20)***	\$15,000,000
<b>Total</b>	<b>\$111,919,288</b>

\*\* The City's Operating and Capital Budgets for FY24 were adopted on June 5, 2023.

\*\*\* 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 FY02-23	<b>\$25,878,000</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.

108 Affordable Housing Preservation Grants totaling \$4.02 million have been awarded since FY03; 90 projects have been completed and 18 are cleared to proceed, under construction, or paid in part. 151 Institutional Preservation Grants totaling more than \$8.0 million have been awarded to 75 different non-profit organizations since FY05; 133 projects have been completed and 21 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 FY02-23	<b>\$25,878,000</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 FY2023, open space projects received **\$104,453,250** in funding from non-CPA Fund sources.

**Recent CPA-funded projects include:**



*Sennott Park*



*267 Broadway (1838) and 261-263 Broadway (1889)*



*Former Clerk's vault and new vault constructed with CPA funds, City Hall*

# FY24 Project Requests

## Overview & Eligibility

The CPA Committee received several requests for FY24 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 FY24 project requests considered 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

Because CPA funds for affordable housing are typically appropriated 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 and informing the CPA Committee's recommendations.

## Continued Need

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

- Applications for 14 new affordable rental units at Rindge Commons are now available

### *Affordability Restrictions & Waiting Lists*

Current Cambridge Housing Authority (CHA) waiting list:

- The CHA has over 22,500 distinct households on its waiting list. More than 6,000 of these households indicate that they currently live or work in Cambridge or are veterans.

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 730 Cambridge residents.
- Homeownership – The CDD Homeownership Resale Pool has more than 750 applicants looking to purchase an affordable unit when the current owner decides to sell, including more than 540 Cambridge residents.

In 2021, the median market price for a condominium in Cambridge was more than \$810,500. Without a significant down payment, purchasing a condominium at this price would require an income of more than \$195,000 per year.

### *June 2023 Median Market Asking Rents*

- 1-bedroom     \$ 2,600
- 2-bedroom     \$ 3,400
- 3-bedroom     \$ 4,000

Two people earning Cambridge's living wage would each have to work 76 hours per week to afford a monthly rent of \$3,400 for a two-bedroom apartment.



Current Developments



*Rindge Commons*

**Sponsor:** Just A Start Corporation (JAS)

**Development:** 101 new affordable rental units in two phases; in phase one, 24 units and non-residential space for JAS offices and training programs, as well as new early childhood education classrooms

**Trust Commitment:** \$3,706,658

**Neighborhood:** North Cambridge

**Status:** To be completed early 2024

*116 Norfolk Street*

**Sponsor:** Cambridge Housing Authority (CHA)

**Development:** 62 new affordable rental studio units

**Trust Commitment:** \$10,161,150

**Neighborhood:** The Port

**Status:** Under construction





*Park View Cooperative*

**Sponsor:** N/A

**Development:** 12 unit limited-equity cooperative

**Trust Commitment:** \$4,199,214

**Neighborhood:** Cambridge Port

**Status:** Rehabilitation underway

*52 New Street*

**Sponsor:** Just A Start Corporation (JAS)

**Development:** 106 affordable rent units

**Trust Commitment:** \$18,030,930

**Neighborhood:** Neighborhood Nine

**Status:** Construction expected to begin in Fall 2023



*Jefferson Park Federal*

**Sponsor:** Cambridge Housing Authority (CHA)

**Development:** 278 affordable rental units, with more than 100 new units

**Trust Commitment:** \$43,611,615

**Neighborhood:** North Cambridge

**Status:** Construction expected to begin in Fall 2023



## Upcoming New Developments

The Affordable Housing Trust has also recently committed or is now reviewing requests for funding for several new developments which have been proposed throughout the city, including:

### *49 Sixth Street (Sacred Heart)*



Preservation of Affordable Housing (POAH) will create 46 new affordable rental units in the former Sacred Heart school, rectory, and convent buildings at 49 Sixth Street in East Cambridge, while the church and chapel will continue to be used by the Archdiocese. The Trust has committed \$7,750,000 to this development which is expected to begin construction next year.

### *1627 Massachusetts Avenue*



Homeowners Rehab Inc. (HRI) purchased 1627 Mass. Ave from Lesley University in August 2022. Under the AHO, HRI will preserve and convert the existing historic building into affordable housing, as well as create a new additional building next to create a total of 29 new affordable rental units. The location of the building is near the MBTA red line, Harvard Square, and other neighborhood amenities, making it an ideal area for affordable housing. The Trust has committed \$7,925,000 to HRI's 1627 Mass. Ave development.

### *37 Brookline Street*

Just a Start (JAS) purchased 37 Brookline Street, a 6,582 square foot site located in Cambridgeport. The property contains an existing vacant three-family building which was most recently owned by the late artist Peter Valentine, a well-known member of the community. They will replace the triple-decker with a new four-story building that is compliant with the provisions of the AHO and would be built to Passive House standards. The Trust has committed \$2,014,000 to JAS's 37 Brookline Street project.



### HomeBridge: Homebuyer Assistance Program

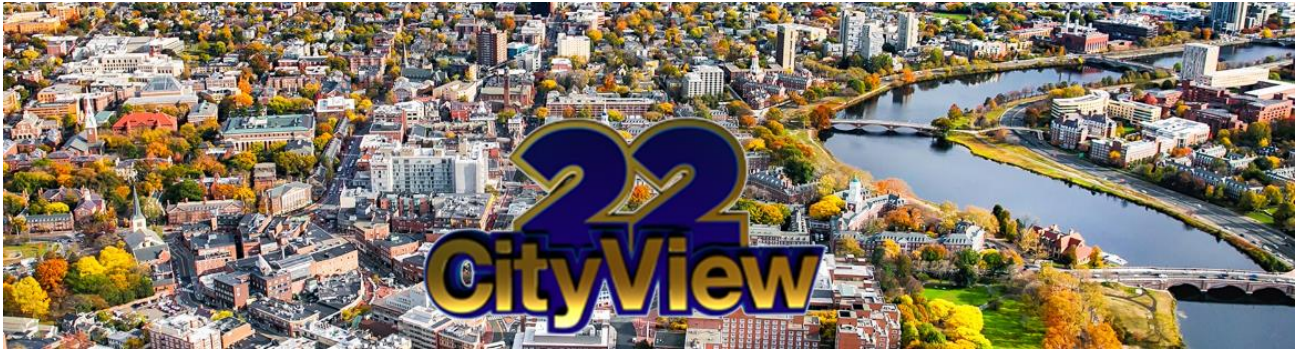
First-Time Homebuyers can access funds to help them purchase homes on the market. HomeBridge offers income-eligible buyers up to 65% of the cost of buying a home on the market to make homeownership more affordable while expanding the City's stock of affordable homes. More than 120 buyers have purchased homes through HomeBridge and its predecessor programs, including six in the past year.



Historic Preservation

<b>FY24 CPA HISTORIC PRESERVATION REQUESTS</b>		
<b>Project Title</b>	<b>Amount</b>	<b>Project Requestor</b>
<b>22-CityView Recorded Media Preservation Processing</b>	\$12,000	22 City View
<b>1627 Mass. Ave. Restoration</b>	\$500,000	Homeowners Rehab
<b>Fresh Pond Golf Clubhouse Windows</b>	\$194,000	Cambridge Department of Public Works
<b>Legislative Records Preservation Processing</b>	\$200,000	City Clerk
<b>Preservation Grants – Affordable Housing and Institutional</b>	\$700,000	Cambridge Historical Commission
<b>Preservation Projects Administrator</b>	\$100,000	Cambridge Historical Commission
<b>Sennott Park historical marker</b>	\$20,000	Cambridge Historical Commission
<b>Stony Brook Gatehouse Masonry Restoration</b>	\$250,000	Cambridge Water Department
<b>Preservation processing of Newspapers, Assessors’ Records, Reference Collection</b>	\$84,000	Cambridge Public Library
<b>Historic Preservation Requests, Total</b>	<b>\$2,060,000</b>	

## 22-CityView Recorded Media Digitization



22-CityView is responsible for television and audio production needs related to programming on the City of Cambridge Municipal Channel. Operating within the Cambridge broadcast footprint, the Channel provides original and acquired programming drawn relating to the City of Cambridge.

22 City View requests CPA funding to continue a project to convert ~500 DVCams and ~1,600 VHS tapes of city events to digital files, along with associated cataloguing. Additional funding will be sought in alternate years until conversion is complete (\$12,000)

### 1627 Massachusetts Avenue (Charles Hicks Saunders House)



Homeowners Rehab has acquired the Charles Hicks Saunders house at 1627 Massachusetts Avenue and requests \$500,000 to support exterior restoration in conjunction with the construction of 29 units of affordable housing. The existing building is a Second Empire structure built in 1862 as a single-family house with many historically significant features.

Historically, the existing building was built as a single-family residence, then used as a dormitory, and most recently as an administrative building for Lesley University. The scope of work in the existing building will include renovating the interior and exterior, subdividing the interior into apartments while maintaining important historic features, and updating building systems to be more efficient. The

CPA funds would support rehabilitation, including replacing damaged and deteriorated exterior wood features at the front porch, soffit, siding, window shutters, cornice, brackets, and trim with appropriate finishes to maintain the silhouettes and form. Any deterioration of the Mansard roof will be replaced with appropriate materials. Original windows will undergo repair, if possible; otherwise windows will be replaced by energy efficient windows that closely match dimensions of the two-over-two original windows. Other non-historical elements of the house that will be removed include the existing exterior metal fire escapes, the accessible ramp along the side of the house to the front porch, and the two through wall window A/C units. The existing chimneys appear to be in good condition and will be preserved with possible repointing and flashing as necessary.

Interior rehabilitation includes retaining details such as the historic, front doors, non-functioning fireplaces, curved stair and railing, parquet floor, ceilings with crown moldings, and wood trim including window and door surrounds and baseboards. Any window trim that cannot be salvaged with the installation of the new windows will be replaced with trim closely matching the existing condition. including window and door surrounds and baseboards.

#### Fresh Pond Golf Clubhouse Window Replacement



The Fresh Pond Golf Clubhouse (1937), constructed with federal funds during the Depression, needs full replacement of deteriorated windows.



### Legislative Records Preservation Processing

The City Clerk requests funding to continue the preservation processing and scanning of permanent and historic records in the office's custody, including primarily legislative records and related indexes, and to create an inventory to allow the materials to be more accessible to users.

In FY23, using CPA funds, 132 cubic feet of permanent legislative records (86,834 documents), with dates ranging from 1847 to 1974 were scanned, resulting in 461,024 scanned images. Average per box scanning cost was approximately \$1,100.

An estimated 400 additional cubic feet of permanent material remains to be processed at a basic level, re-warehoused and scanned. The FY24 project would include funding for preservation actions, including basic level processing, description, inventorying, light cleaning, removing staples, clips, etc. and warehousing in appropriate archival quality containers. These actions will ensure preservation of the City's permanent and historic legislative records and allow greater public access to the materials.

### Preservation Grants



*Faith Lutheran Church, 311 Broadway (1909)*

A large portion of CPA funding for historic preservation is distributed through the Historical Commission's Preservation Grants program. Grants are available in three categories: Affordable Housing Preservation Grants, Institutional (Non-profit) Preservation Grants, and, new in FY24, grants to non-profit owners of significant buildings to address potential fire hazards.

### *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. Grants are generally part of a larger funding package involving overall housing rehabilitation. The program offers eligible homeowners fully reimbursable grants up to \$30,000 per project. Affordable housing agencies are offered fully reimbursable grants up to \$100,000. Grants to homeowners are administered by two local non-profit organizations that operate Home Improvement Programs for income-eligible homeowners.

### *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.

### *Fire Protection Grants.*

The recent church fire on Broadway suggests that other significant buildings owned by non-profit organizations (including approximately 30 churches that have already received Institutional Preservation Grants) may exhibit similar vulnerabilities. The proposed new program would offer outright grants of up to \$25,000 to remedy potential fire hazards, risks, or deficiencies revealed in an inspection by the Cambridge Fire Department's Fire Protection Bureau or a certified fire protection consultant. Funds could be used to upgrade existing detection and alarm systems, establish connections to central station monitoring services, prepare plans for sprinkler system installation, and support other actions needed to improve fire safety. If successful, this pilot program will be renewed in future years.



### Sennott Park Historical Marker



Sennott Park originated as Broadway Common in the earliest days of Cambridgeport. Portions also served as a burial ground for Cambridgeport and East Cambridge until the city established the present Cambridge Cemetery in 1854. Since 1865 Sennott Park has served as the largest public open space in the neighborhood. The Community Development Department has requested the CHC to prepare a historic site marker to complement the recent restoration of the park.

### Stony Brook Gatehouse



The gatehouse atop the Stony Brook Dam in Waltham continues to perform essential functions as part of Cambridge's water supply system. The 1887 structure requires masonry restoration, a project made more complicated by the general location and the difficulty of accessing the waterfront façade

## Preservation processing of Newspapers, Assessors' Records, Reference Collection

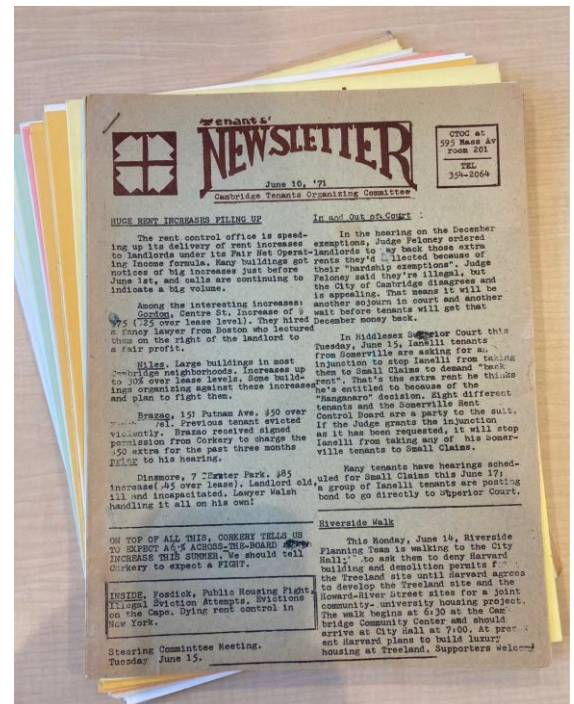
With prior CPA funding, the Cambridge Public Library has been able to preserve historically important documents and make them freely available online to the public. Efforts have been successful as each online collection receives impressive statistics on use. Currently, there are more than 30 collections with 80,000 historic items, ranging from photographs to yearbooks to videos. The historic Cambridge Newspaper Collection, has 8 titles, including the Cambridge Chronicle, nearly 1.8 million articles, and over 250,000 views annually. Overall, over 300,000 pages from the collections are viewed each year.

The Library request additional funds to continue this important work in the following areas:

**Newspapers:** The Library requests funds to microfilm and process the Cambridge Chronicle from 2020 to the present as well as secure funding to update the collection through 2025. Additionally, funding will support microfilming recently received copies of the Cambridge Tab and process the existing microfilm, making the newspaper available online from 1983 to 2009, and some additional issues of the Cambridge Tribune from the 19th Century that need to be processed. Adding these issues to the newspaper database will strengthen the collection and allow users to explore new historic Cambridge newspaper titles and issues.

**Assessor's Records:** To date, the Library has conserved 40% of the collection or 148 volumes from 1864-1887. The Library is requesting more funding to offset the increased supply costs and additional labor so that this project can be completed and the historic records can be made available to the public. In addition, funds are requested to make the records readily available online for the use of historians, genealogists, sociologists, economists, and others interested in researching Cambridge property and neighborhood development.

**Reference Collection:** The Library has processed a significant portion of the Archives and Special Collections Reference Collection over the past decade, including Cambridge City Directories, Cambridge Annual Reports, High school yearbooks (both public and private), High School publications, and School Committee Minutes (among other material.) As with other collections, these online Reference materials receive an enormous amount of use, having been viewed over 200,000 times since the collection went live in 2013. The Library requests funds to continue to process the Reference Collection to include Cambridge Annual Budgets, School Department Reports, and Street Listings. Additionally, the Library has a fantastic collection of newsletters that document neighborhoods (i.e., 4Word: News and Views in Area 4), projects (i.e., the Concord Alewife Update), and historical topics (i.e., rent control) that should also be made available. These resources are popular with genealogists, those researching neighborhoods, and historians.



Open Space

<b>FY24 CPA OPEN SPACE REQUESTS</b>		
<b>Project Title</b>	<b>Amount</b>	<b>Project Requestor</b>
Gold Star Mothers (Gore Street) Park Paved Area Renovation	\$1,300,000	Open Space Committee
Rafferty Park Partial Construction	\$760,000	Open Space Committee
<b>Open Space Requests, Total</b>	<b>\$2,060,000</b>	



### Gold Star Mothers Park (Gore Street Park) Paved Area Renovation



The existing courts at Gold Star Mother’s Park (Gore Street Park) are an underutilized space within the larger park, which is a heavily used open space in East Cambridge. The project would consist of a rebuilt basketball court, new seating and gathering areas, and integrated public art. The proposed improvements would also include new tree plantings. The project received \$100,000 in CPA FY23 funding to support development of the site design.

### Rafferty Park Partial Construction



Rafferty Park is a community park in the Cambridge Highlands neighborhood. Located behind the Sancta Maria Nursing Facility, the park also serves neighborhood users and 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 accessibility, and field improvements. The FY24 funding request would supplement \$360,000 in CPA funding design costs appropriated in FY22.

Appendix A: Public Comment Summary

The tables below summarize all comments and project requests received from the public, but not those received from City Departments. CPA meetings were conducted either through Zoom. Comments were received at meetings, through an online form and via email.

<b>FY24 CPA Public Comment Totals by Format*</b>	
Public Speakers – May 31, 2023	1
Public Speakers – June 28, 2023	1
Public Speakers – July 26, 2023	7
Online, Email, or Other Comment <ul style="list-style-type: none"> <li>• Homeowner’s Rehab Inc. (HRI) submitted testimonials and petitions from 4 HRI properties, totaling 234 comments</li> <li>• One comment was submitted over the telephone and two by email</li> </ul>	

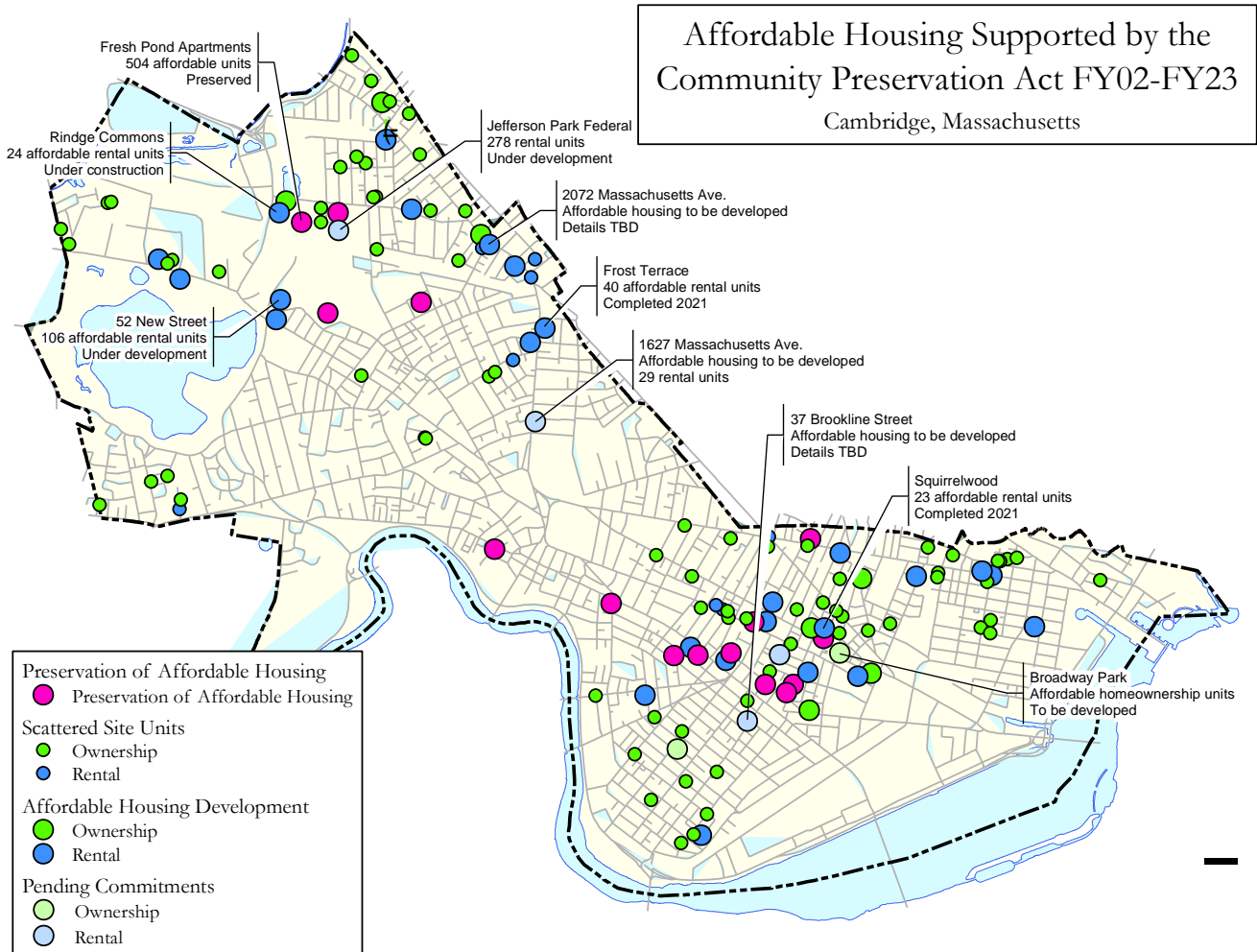
\*A few individuals spoke at multiple meetings or hearings and/or both spoke at a hearing and submitted comments electronically. For purposes of these totals, each comment is counted. In the tables below, comments are counted only once in connection with the allocation percentage or project on which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

<b>FY24 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	243

**FY23 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</b>	
Historic Preservation	<b>Historic Preservation Project Comments</b>	
	1627 Mass Ave	1
Open Space	<b>Open Space Project Comments</b>	
	Rafferty Park	1

Appendix B: CPA Fund Allocations & Appropriations FY02-23 Detail  
Affordable Housing



**Affordable Housing Supported by CPA Funds FY02-23**

Affordable Housing Supported by CPA Funds (FY02-23)	
Property Name	Property Details
1-3 Marcella Street	16 rental units
116 Norfolk**^	62 rental units proposed
1627 Massachusetts Avenue**^	29 rental units proposed
2072 Massachusetts Avenue**	TBD
22 Lopez Avenue	8 rental units

25-27 Howard Street	6 rental units	
35 Harvey Street	16 rental units	
37 Brookline Street	TBD	
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	
Broadway Park**^	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	
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 – State	104 rental units	
Jefferson Park Federal**^	278 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	
Neville Place	57 rental units	
New Street**	107 rental units	
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 – Phase 1*	24 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 / planning

^ funds committed



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>
FY2021	93-99 Bishop Allen Drive Restoration	\$330,000
FY2023	689 Mass. Ave. Roof Replacement	\$300,000
FY2007	Archives restoration – DPW, Main Library, Clerk	\$195,000
FY2017	Preservation scanning – City Directories	\$10,000
FY2019	Inspectional Services Dept. - Digitization of plans & records	\$50,000
FY2020	Assessor’s Records Preservation	\$55,500
	<b>Archives and Scanning Total</b>	<b>\$310,500</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
FY2023	Cambridge Public Library, digitization	\$45,000
	<b>Cambridge Public Library Total</b>	<b>\$1,116,600</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
FY2022	Digitization, architectural history survey – Phase IV	\$67,000
FY2022	Digitization, city records	\$173,000
FY2023	Digitization, 22-Cityview Recorded Media	\$40,000
	<b>Digitization, Total</b>	<b>\$767,325</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>
FY2007	Fire: Engine 5 (Inman Square)	\$100,000
FY2008	Fire: Engine 5 (Inman Square)	\$115,000
FY2008	Fire: Engine 6 (176 River St)	\$50,000
FY2010	Fire: Engine 5 (220 Hampshire St)	\$20,000
FY2010	Fire: Engine 9 (167 Lexington Ave)	\$238,000
FY2011	Fire: Eng. 1 (Headquarters) & 6 (176 River St)	\$15,000
FY2013	Fire: Fire Headquarters door replacement	\$11,000
FY2014	Fire: Engine 6 (176 River St)	\$54,500
FY2020	Fire: Engine 5 (Inman Square)	\$482,000
	<b>Fire Total</b>	<b>\$985,500</b>
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2022	Flagstaff Park flagpole restoration	\$175,000
	<b>Flagstaff Park Total</b>	<b>\$225,000</b>
FY2004	Former Police Hdqtrs, 5 Western Ave., Iron work	\$35,000
FY2011	Former Police Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
FY2012	Former Police 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>
FY2023	Historical Commission Archival Support	\$410,000
FY2016	Kingsley Park overlook restoration	\$30,000
FY2022	Lombardi Municipal Building, Roof Replacement	\$535,000
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>
FY2023	Margaret Fuller House Renovation	\$500,000
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
FY2023	Old Burying Ground	\$75,000
	<b>Old Burying Ground Total</b>	<b>\$450,000</b>
FY2003-FY2023	Preservation Grants*	\$11,193,500
FY2015	Rebind Atlases and Directories	\$7,500
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2022	Winthrop Wall Restoration (Construction)	\$200,000
FY2015	YWCA shelter	\$200,000
	<b>Historic Preservation Total</b>	<b>\$25,878,000</b>

\*See further detail on Preservation Grant spending.

Preservation Grants

**Preservation Grants for Affordable Housing (FY03-22)**

Recipient Project Address	Agency	Amount
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$50,000
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$100,000
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
27-29 Athens St.	Cambridge Community Housing Development	\$30,000
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$23,000
25-27 Howard St.	Cambridge Community Housing Development	\$50,000
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
<b>155 Brookline St., #18</b>	Homeowners Rehab, Inc.	\$10,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000

11 Foch St.	Homeowners Rehab, Inc.	\$15,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
207-209 Green St.	Homeowners Rehab, Inc.	\$50,000
35 Harvey St.	Homeowner's Rehab, Inc.	\$160,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$85,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
<b>106 Reed St.</b>	Homeowners Rehab, Inc.	\$25,000
160-164 Richdale Ave.	Homeowner's Rehab, Inc.	\$25,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200
1 Allston Ct.	Just A Start	\$30,000
2 Allston Court	Just A Start	\$40,000
237 Allston St.	Just A Start.	\$4,900
237 Allston Street (#2)	Just A Start	\$7,100
323 Allston St.	Just A Start	\$4,220
70 Bishop Allen Dr.	Just A Start	\$35,000
77 Bishop Allen Dr.	Just A Start	\$35,000
10-12 Boardman St.	Just A Start	\$8,909
12 Boardman Street	Just A Start	\$35,000
17 Boardman Street	Just A Start	\$35,000
71 Bolton St.	Just A Start	\$50,000

267 Broadway	Just A Start	\$70,000
424 Broadway	Just A Start	\$10,772
155 Brookline St. #1	Just A Start	\$10,000
15 Carlisle St.	Just A Start	\$50,000
171-173 Columbia St.	Just A Start	\$90,000
201-203 Columbia St.	Just A Start	\$50,000
209 Columbia St.	Just A Start	\$50,000
10-20 Cpl McTernan (3 units)	Just A Start	\$35,020
6 Cottage St.	Just A Start	\$15,000
96 Gore St.	Just A Start	\$18,530
109 Hampshire St.	Just A Start	\$61,500
19 Howard St.	Just A Start	\$30,000
20 Kelly Rd.	Just A Start	\$25,000
9 Kenwood St.	Just A Start	\$30,000
51 Norfolk St.	Just A Start	\$35,000
59 Norfolk St.	Just A Start	\$30,000
62 Norfolk St.	Just A Start	\$35,000
269 Norfolk St.	Just A Start	\$30,000
342 Norfolk St.	Just A Start	\$30,000
22 Plymouth St.	Just A Start	\$30,000
146-152 Prospect St.	Just A Start	\$50,000
156 Prospect Street	Just A Start	\$40,000
196 Prospect Street	Just A Start	\$70,000
20 Reed Street	Just A Start	\$23,830
128 Reed Street	Just A Start	\$51,750
7-9 Salem Street	Just A Start	\$40,000
15 Seventh St.	Just A Start	\$15,000
28 Sixth St.	Just A Start	\$37,200
56 Sixth St.	Just A Start	\$30,000
11 Speridakis Ter.	Just A Start	\$3,500
89 Third St.	Just A Start	\$30,000
124 Thorndike St.	Just A Start	\$18,500
4 Tremont St.	Just A Start	\$3,000
25 Tremont St.	Just A Start	\$25,000
27 Tremont St.	Just A Start	\$25,000

6 Union St.	Just A Start	\$60,000
14 Upton St.	Just A Start	\$21,075
288 Washington St.	Just A Start	\$29,300
288-299 Washington St.	Just A Start	\$10,500
44 Webster Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
367-369 Western Ave.	Just A Start	\$30,000
336 Windsor St.	Just A Start	\$50,000
424-432 Windsor St.	Just A Start	\$30,000
296 Washington St.	Lead-Safe Cambridge	\$19,350
196-198 Auburn St.	Share Associates	\$32,316
<b>Total</b>	<b>109</b>	<b>\$3,880,875</b>

### Institutional Preservation Grants (FY05-23)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	9	\$384,275
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 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.	3	\$68,775
Cambridgeport Baptist Church, 130 Magazine St.	3	\$200,000
Central Square Church, 5 Magazine St.	2	\$310,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	3	\$257,575
Christian Science Reading Room	1	\$100,000
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.	4	\$450,000
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	2	\$63,513
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 House, 21 Linnaean	1	\$25,000
History Cambridge, 159 Brattle St.	4	\$216,705
Holy Trinity Parish House, 145 Brattle St.	1	\$18,100
Longy School of Music, 1 Follen Street	7	\$520,000
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.	6	\$317,575
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. Augustine African Orthodox Church, 137 Allston St.	2	\$165,000
St. Bartholomew's Episcopal Church, 239 Harvard 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
Sacred Heart Church, 49 Sixth St.	1	\$30,630
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.	7	\$266,087
424-430 Windsor Street Condo Association	1	\$28,000
Women's Educational Center, 46 Pleasant St.	1	\$43,560
<b>Total</b>	<b>145</b>	<b>\$7,969,344</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
FY2022	Alewife Restoration	\$40,000
FY2016	Amigos School Playground	\$500,000
FY2022	Bare Root Nursery Expansion	\$125,000
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>
FY2023	Gold Star Mother (Gore Street) Park Paved Area Design	\$100,000
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

FY2022	Magazine Beach Recreation, Grassy Beach	\$150,000
	<b>Magazine Beach Total</b>	<b>\$528,150</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
FY2022	Raymond Street (Corcoran) Park Design and Partial Construction	\$1,075,000
FY2023	Raymond Street (Corcoran) Park Partial Construction	\$1,720,000
	<b>Raymond Street (Corcoran) Park</b>	<b>\$2,795,000</b>
FY2022	Rafferty Park Design	\$360,000
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>\$25,728,000</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.

Historic Preservation Reserve				
<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
FY2003	\$810,000			\$810,000
FY2004	\$810,000	\$36,000	(\$810,000)	\$36,000
FY2005	\$36,000		(\$36,000)	\$0
FY2006	\$0			\$0
FY2007	\$0	\$18,750 (1)		\$18,750
FY2008-FY2017	\$18,750			\$18,750
FY2018	\$18,750	\$21,668 (2)	(\$18,750) (3)	\$21,668
FY2019-FY2020	\$21,668			\$21,668
FY2021	\$21,668	\$19,245.01 (4)		\$40,913.01
FY2022-FY2023	40,913.01			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		\$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-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-FY2020	\$0			\$0
FY2021	\$0	\$127,494.35 (6, 7)		\$127,494.35
FY2022-FY2023	\$127,494.35			\$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 FY23, many open space projects were funded through mechanisms other than the CPA. The below chart does not include annual allocations for routine maintenance for parks, Cambridge Cemetery, and Fresh Pond Reservation, including the repair and replacement of recreation hard surfaces.

<b>Non-CPA funded Open Space Projects FY11-22</b>			
<b>Fiscal Year</b>	<b>Project Description</b>	<b>Amount</b>	<b>Funding Source</b>
2012	Alberico, David Nunes/Old Morse and Fulmore Parks, Renovation	\$1,240,000	Bond
2021	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
2022	Danehy Park Changing Facility	\$10,300,000	Free Cash
2023	Danehy Park Softball Field	\$600,000	
	<b>Danehy Park Soccer Field Total</b>	<b>\$14,290,000</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
2023	Grand Junction Path, Linear Park, and Danehy/New St Path	\$15,000,000	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
2022	Magazine Beach Phase II-2	\$1,800,000	ARPA
	<b>Magazine Beach Total</b>	<b>\$2,444,000</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
2022	Sennott Park	\$250,000	Free Cash
2019	Universal Design Playground	\$500,000	Free Cash
2020	Universal Design Playground	\$5,300,000	Free Cash
2022	Universal Design Playground	\$700,000	Free Cash
	<b>Universal Design Playground Total</b>	<b>\$6,500,000</b>	
2013	Waverly Street Path Construction	\$332,000	Property Tax
	<b>Total</b>	<b>\$104,453,250</b>	