

FY15 Adopted  
CPA Presentation

City of Cambridge

September 15, 2014

# Community Preservation Act (CPA)

Funding provided for:

**Affordable Housing**  
**Historic Preservation**  
**Open Space**



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# CPA: History

The Community Preservation Act (CPA) was created in 2000 by a state law (MGL Chapter 44B) to help cities and towns preserve the character of their community. The act allowed a 3% surcharge on Property Tax bills (with certain residential exemptions) to fund affordable housing, open space and historical preservation.

It was adopted by Cambridge voters in November 2001; the CPA Committee was formed by the City Manager in March, 2002.

In July, 2012, amendments to the CPA legislation allowed for greater flexibility in use of CPA Open Space funds from the first 10% allocation, including active and passive recreational uses such as parks, playgrounds, community gardens and athletic fields.

Each year, at least 10% of annual CPA revenues shall be spent or set aside for later spending on open space, historic preservation and affordable housing. The remaining percentage can be used towards any of the three funding categories.

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## Adopted FY15 CPA Appropriations and Allocations

**\$12,500,000**

| <b>Local</b>       | <b>State Match</b> | <b>CPA Fund Balance</b> |
|--------------------|--------------------|-------------------------|
| <b>\$7,800,000</b> | <b>\$1,700,000</b> | <b>\$3,000,000</b>      |

## CPA: Summary of FY02-13 and FY14 and FY15 Funds

|  | FY02-13 Approp. Funds (FY02-12 Local Funds + State Matches + Addt'l Fund Balance) | FY14 Approp. Funds (FY14 Local Funds + FY13 State Match Rec'd In FY14 + Addt'l Fund Balance) | FY 15 Estimate (FY15 Local Funds + FY14 State Match Rec'd In FY15 + Addt'l Fund Balance) |
|--|---|--|--|
| <b>Total</b>   | <b>\$120,950,000</b>  | <b>\$10,300,000</b>  | <b>\$12,500,000</b>  |
| <b>Housing</b>   | \$96,760,000<br>(80%)   | \$8,240,000<br>(80%)   | \$10,000,000<br>(80%)  |
| <b>Historic</b>  | \$12,095,000<br>(10%)   | \$1,030,000<br>(10%)   | \$1,250,000<br>(10%)   |
| <b>Open Space</b>  | \$12,095,000<br>(10%)   | \$1,030,000<br>(10%)   | \$1,250,000<br>(10%)   |
| Admin/CPA Membership<br>Community Preservation Coalition | \$37,500  | \$7,500  | \$10,000   |

## Summary of Fund Allocations and Appropriations from all Sources (Prop. Taxes, State Match, Reserves, and Fund Balance) FY02-FY14

|                                 | FY02-14 Local Funds | FY02-14 State Match | CPA Fund Balance    | FY02-14 Total Amount Allocated/ Appropriated All Sources |
|---------------------------------|---------------------|---------------------|---------------------|--|
| <b>Affordable Housing Trust</b> | \$60,200,000        | \$35,200,000        | \$9,600,000         | \$105,000,000  |
| <b>Historic Preservation</b>    | \$7,525,000         | \$4,400,000         | \$1,200,000         | \$13,125,000   |
| <b>Open Space</b>               | \$7,525,000         | \$4,400,000         | \$1,200,000         | \$13,125,000   |
| <b>Total:</b>                   | <b>\$75,250,000</b> | <b>\$44,000,000</b> | <b>\$12,000,000</b> | <b>\$131,250,000</b>                                     |

## **Adopted Use of FY15 CPA Housing Funds:**

**\$10,000,000 (80%)**

**With FY15 Funds, the City plans to preserve or create affordable housing through:**

- **Preservation of affordable housing with expiring use restrictions**
- **Acquisition of existing multi-family rental buildings to create affordable units**
- **New construction of affordable housing**
- **Conversion of commercial, industrial, and institutional properties into affordable housing**
- **Financial Assistance for first-time homebuyers**



**Chapman Arms: 25 affordable units preserved in Harvard Square. This also includes Historic Preservation funding.**

# Adopted Use of FY15 CPA Historic Preservation Funds:

**\$1,250,000 (10%)**

|  |                    |
|--|--------------------|
| <b>Preservation Grants (CHC)</b>                             | <b>\$600,000</b>   |
| <br>   |                    |
| <b><i>Public Buildings</i></b>                               |                    |
| O'Connell Branch Library, exterior restoration, supplemental | \$325,000          |
| YWCA Women's Shelter   | \$200,000          |
| <br>   |                    |
| <b><i>Historic Landscapes</i></b>                            |                    |
| Old Burying Ground, headstone and table tomb restoration     | \$30,000           |
| Magazine Beach Landscape Plan                                | \$56,500           |
| <br>   |                    |
| <b>Archives</b>  |                    |
| City Clerk's Vault   | \$31,000           |
| Preserve and /or rebind historic atlases and directories     | \$7,500            |
| <br>   |                    |
| <b>Total</b>   | <b>\$1,250,000</b> |

## **Preservation Grants (CHC)**

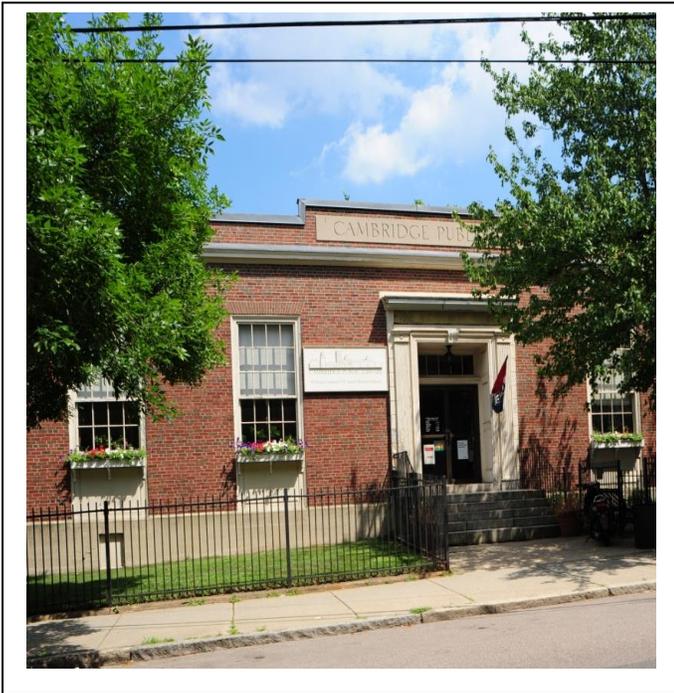
### **Affordable Housing**

- The CHC's Preservation Grant Program has supported affordable housing since 1975 by funding exterior restoration.
- The program offers up to \$30,000 through the Home Improvement Program and up to \$100,000 per project to affordable housing agencies.

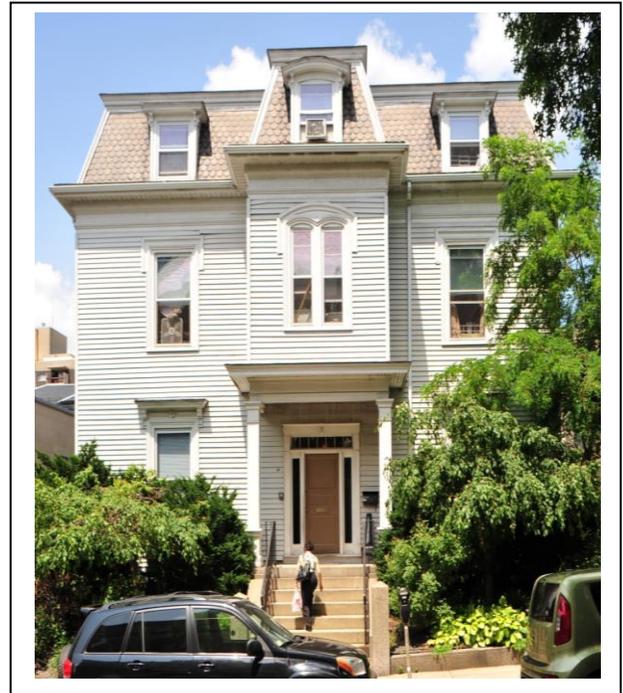
### **Institutional**

- Many non-profits, including churches and community groups, own deteriorating historic buildings.
- Institutional Preservation Grants (IPG) offer up to \$100,000 for overall exterior preservation, code compliance and barrier-free access where historic fabric is directly involved.
- 79 IPG's have been awarded since FY05, 67 projects have been completed and 12 are under construction or cleared to proceed.

**O'Connell Branch Library- 6<sup>th</sup> Street**  
restore exterior of Library



**Renovate emergency shelter, operated by the YWCA**



**Old Burying Ground Improvements**

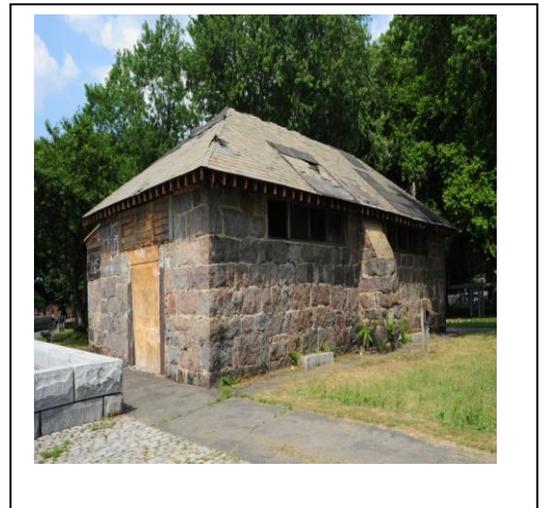
The city's oldest cemetery is in constant need of repair. This grant would continue a multi-year restoration of headstones and tombs at the cemetery



### Magazine Beach Landscape Plan

- In FY12, a \$25,000 CPA appropriation leveraged a \$50,000 contribution from the Massachusetts Department of Conservation & Recreation (DCR) for a Historic Structures Report.
- Another \$100,000 appropriation in FY14 enabled a \$300,000 project to restore the envelope of the Power House, which is now under construction.
- An appropriation of \$56,500 would be doubled by DCR and allow completion of a master plan for Magazine Beach.

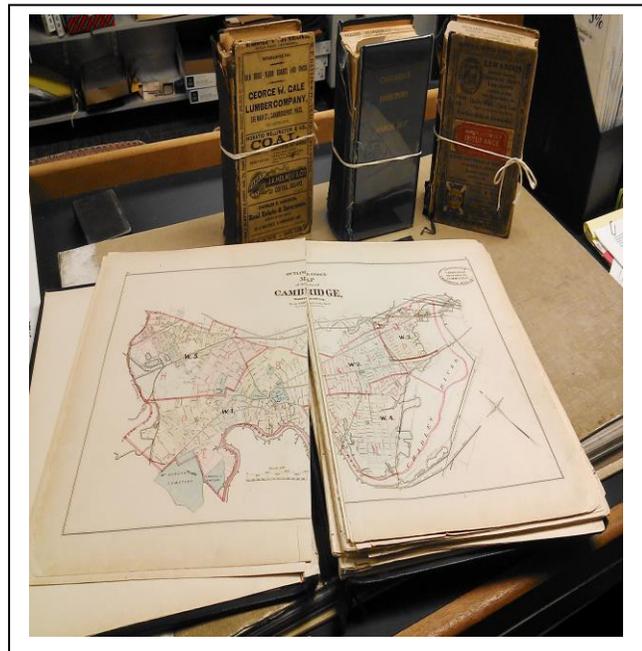
### Magazine Beach Landscape



### City Clerk's Vault



### Preserve and or bind historic atlases and directories



# Adopted Use of FY15 CPA Open Space Funds:

**\$1,250,000 (10%)**

|  |                    |
|--|--------------------|
| <b>Sacramento Field</b>                | <b>\$420,000</b>   |
| <b>Haggerty School Playground</b>      | <b>\$175,000</b>   |
| <b>Pacific Street Park</b>             | <b>\$70,000</b>    |
| <b>Cambridgeport School Playground</b> | <b>\$500,000</b>   |
| <b>Sennott Park Basketball Courts</b>  | <b>\$85,000</b>    |
| <b>Total</b>                           | <b>\$1,250,000</b> |

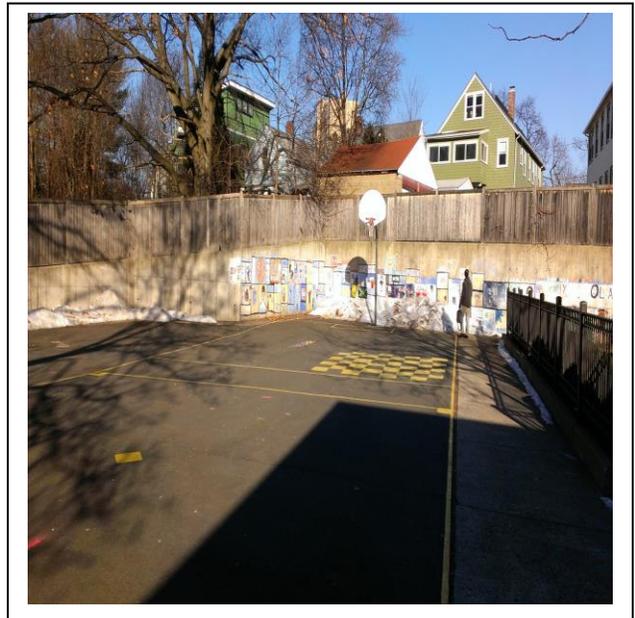
## **Sacramento Field**

Comprehensive renovations to improve access, replace park features, and establish more park like character throughout.



## **Haggerty School Playground**

Complete the renovation of the school's park. \$600,000 was funded through CPA funds in FY13



**Pacific Street Park**

Additional features and pathway improvements to the off leash area.



**Cambridgeport School Playground**

Renovation would include a full redesign of the play space, introducing healthy play elements and educational components.



**Sennott Park Basketball Courts**

Replace two basketball courts.



## Detail of Fund Allocations and Appropriations FY02-FY14 (From All Sources)

|   |                      |
|---|----------------------|
| <b>Affordable Housing Trust</b>   | <b>\$105,000,000</b> |
| <b>Open Space</b>   |                      |
| Black's Nook  | \$130,000            |
| Black's Nook Access Area Improvements   | \$800,000            |
| Cambridge Watershed Land Acquisition (Lincoln, MA)                                    | \$1,150,000          |
| Community Gardens   | \$100,000            |
| Drainage Improvements Project   | \$230,000            |
| Ecological Inventory of Upland Watershed Property                                     | \$100,000            |
| Elm/ Hampshire Plaza Bishop Allen/Main St. Park                                       | \$320,000            |
| Fresh Pond Reservation - Earthen Berm   | \$275,000            |
| Fresh Pond Reservation Circulation and Access Plan                                    | \$50,000             |
| Fresh Pond Watershed Soil Stabilization   | \$150,000            |
| Glacken Slope Stabilization and Access Plan   | \$760,000            |
| Haggerty School Playground Improvements   | \$600,000            |
| Hurely Playground   | \$400,000            |
| Kingsley Park Slope Stabilization   | \$25,000             |
| Kingsley Point Restoration  | \$600,000            |
| Little Fresh Pond Bank Restoration  | \$150,000            |
| Little Fresh Pond Shoreline Restoration   | \$200,000            |
| Little Fresh Pond Shoreline Restoration   | \$100,000            |
| Mahoney's Site Restoration  | \$800,000            |
| Northeast Sector Final Change Order on Re-Vegetation                                  | \$75,000             |
| Northeast Sector/Fresh Pond Improvements Project                                      | \$1,800,000          |
| Old Field/Birch Grove   | \$120,000            |
| Old Field/Birch Grove Restoration   | \$375,000            |
| Pacific Street/ Passive Area and Dog Park   | \$100,000            |
| Purchase 12-14 Watson Street  | \$153,655            |
| Railroad Rights of Way  | \$250,000            |
| Replacement of Basketball and Tennis Courts   | \$530,000            |
| Replacement of School Playgrounds   | \$300,000            |
| Sacramento Field Renovations  | \$430,000            |
| Upcountry Watershed and Water Quality Improvements                                    | \$200,000            |
| Watershed Protection and Landscape Stabilization-Golf Course                          | \$260,000            |
| Watershed Protection and Restoration of Stream "C"                                    | \$500,000            |
| Watershed Protection and Re-Vegetation-Golf Course                                    | \$55,000             |
| Watershed Protection- Parkway Community Garden  | \$350,000            |
| Watershed Slope and Soil Stabilization Project  | \$500,000            |
| Reserve Transfer for the Purchase of 53.6 Acres of Denormandie Property In Lincoln MA | \$1,152,247          |
| Open Space Reserve Appropriations Only/ Does Not Include \$1.2m in Transfers          | -\$965,902           |
| <b>Open Space Total</b>   | <b>\$13,125,000</b>  |

## Detail of Fund Allocations and Appropriations FY02-FY14 (From All Sources) (cont.)

|  |                      |
|--|----------------------|
| <b>Historic Preservation</b>   |                      |
| Brattle-Craigie Wall Repair  | \$200,000            |
| Cambridge Cemetery   | \$60,000             |
| Cambridge Cemetery Chapel Restoration  | \$100,000            |
| Cambridge Cemetery Fence Restoration   | \$125,000            |
| Cambridge Cemetery Receiving Tomb  | \$25,000             |
| Cambridge Cemetery Steps and Curbs & Stairway                                | \$218,000            |
| Cambridge Common Restoration   | \$876,390            |
| Cambridge Public Library Digitization  | \$110,000            |
| City Cable TV Digitization   | \$10,000             |
| City Clerk Vaults Renovation   | \$259,535            |
| City Clerk, Records Room   | \$97,000             |
| City Council Chamber   | \$75,000             |
| City Hall Floor/ Staircase Restoration                                       | \$784,000            |
| City Hall Painting Project   | \$105,000            |
| City Hall Waterproofing & Associated Repairs                                 | \$220,000            |
| City Hall, Public Area Woodwork Restoration                                  | \$40,000             |
| City Hall, Replace Exterior Window Sills                                     | \$240,500            |
| Collins Library Accessibility  | \$236,765            |
| Design and Testing at Corporal Burns Shelter                                 | \$21,000             |
| Digitizing Historic Photo Collection   | \$30,000             |
| DPW City Engineer Archive, Document Scanning                                 | \$35,000             |
| Electrical Dept. Garage  | \$80,000             |
| Engine 5 (Inman Square)  | \$235,000            |
| Engine 6 (River St. Masonry & Paint), Including Engine 1 (Fire Headquarters) | \$119,500            |
| Engine 9 Masonry, Roof & Door  | \$238,000            |
| Fire HQ Door Replacement   | \$11,000             |
| Former Police Department Headquarters Adaptive Reuse                         | \$500,000            |
| Former Police Hdqtrs. Feasibility Study/Work/ Adaptive Reuse                 | \$35,000             |
| Fort Washington Park   | \$40,000             |
| Fresh Pond Golf Course Club House Tower /Clock                               | \$40,000             |
| Fresh Pond Intake Structure  | \$10,000             |
| Ft. Washington Fence   | \$75,000             |
| Golf Course Clubhouse Roof & Masonry   | \$170,610            |
| Historic Marker Prototype Design   | \$40,000             |
| Historic Preservation Grants   | \$5,684,000          |
| Magazine Beach Powderhouse Preservation Repairs                              | \$125,000            |
| Main Library Renovation Project  | \$900,000            |
| O'Connell Branch Library   | \$50,000             |
| Old Burying Ground   | \$255,000            |
| Restoration of Archival Collections and Public Record Restoration            | \$473,700            |
| Shady Hill Preservation Restriction  | \$175,000            |
| <b>Historic Preservation Total</b>   | <b>\$13,125,000</b>  |
| <b>Grand Total</b>   | <b>\$131,250,000</b> |
| <b>Administrative/ CPA Membership Dues</b>                                   | <b>\$52,500</b>      |

# Summary of Reserve Allocations

## Historic Preservation Reserve

|      | Beginning Balance | Additions    | Reductions  | Ending Balance |
|------|-------------------|--------------|-------------|----------------|
| FY03 | \$810,000         |              |             | \$810,000      |
| FY04 | \$810,000         | \$36,000     | (\$810,000) | \$36,000       |
| FY05 | \$36,000          |              | (\$36,000)  | \$0            |
| FY06 | \$0               |              |             | \$0            |
| FY07 | \$0               | \$18,750 (1) |             | \$18,750       |
| FY08 | \$18,750          |              |             | \$18,750       |
| FY09 | \$18,750          |              |             | \$18,750       |
| FY10 | \$18,750          |              |             | \$18,750       |
| FY11 | \$18,750          |              |             | \$18,750       |
| FY12 | \$18,750          |              |             | \$18,750       |
| FY13 | \$18,750          |              |             | \$18,750       |
| FY14 | \$18,750          | \$22,607 (6) |             | \$41,357       |
| FY15 | \$41,357          |              |             | \$41,357       |

## Open Space Reserve

| Fiscal Year | Beginning Balance | Additions       | Reductions        | Ending Balance |
|-------------|-------------------|-----------------|-------------------|----------------|
| FY03        | \$1,350,000       |                 |                   | \$1,350,000    |
| FY04        | \$1,350,000       | \$760,000       |                   | \$2,110,000    |
| FY05        | \$2,110,000       | \$260,000       | (\$2,110,000)     | \$260,000      |
| FY06        | \$260,000         |                 | (\$153,655)       | \$106,345      |
| FY07        | \$106,345         | \$1,615,000 (2) |                   | \$1,721,345    |
| FY08        | \$1,721,345       | \$685,000       |                   | \$2,406,345    |
| FY09        | \$2,406,345       | \$15,000 (3)    |                   | \$2,421,345    |
| FY10        | \$2,421,345       |                 |                   | \$2,421,345    |
| FY11        | \$2,421,345       |                 |                   | \$2,421,345    |
| FY12        | \$2,421,345       |                 | (\$1,152,247) (4) | \$1,269,098    |
| FY13        | \$1,269,098       |                 | (\$1,035,000) (5) | \$234,098      |
| FY14        | \$234,098         |                 |                   | \$234,098      |
| FY15        | \$234,098         |                 |                   | \$234,098      |

**(1)** Includes the CPA Committee vote on 6/11/07 to approve a transfer of \$18,750 from Historic Preservation to the Historic Reserve.

**(2)** Includes a \$400,000 transfer back to 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. Also includes the CPA Committee vote on 6/11/07 to approve a transfer of \$800,000 from Open Space to Open Space Reserve.

**(3)** Includes a \$15,000 transfer back to the Open Space Reserve.

**(4)** Includes the CPA Committee vote on 5/5/12 to approve a transfer of \$1,152,247 for the purchase of 53.6 acres of DeNormandie property in Lincoln, MA.

**(5)** Includes the CPA Committee vote on 9/4/12 to approve a transfer of \$1,035,000 for appropriation to Public Investment Fund Projects.

**(6)** Includes the CPA Committee vote on 9/10/13 to approve a transfer of \$22,607 from Historic Preservation to the Historic Reserve.

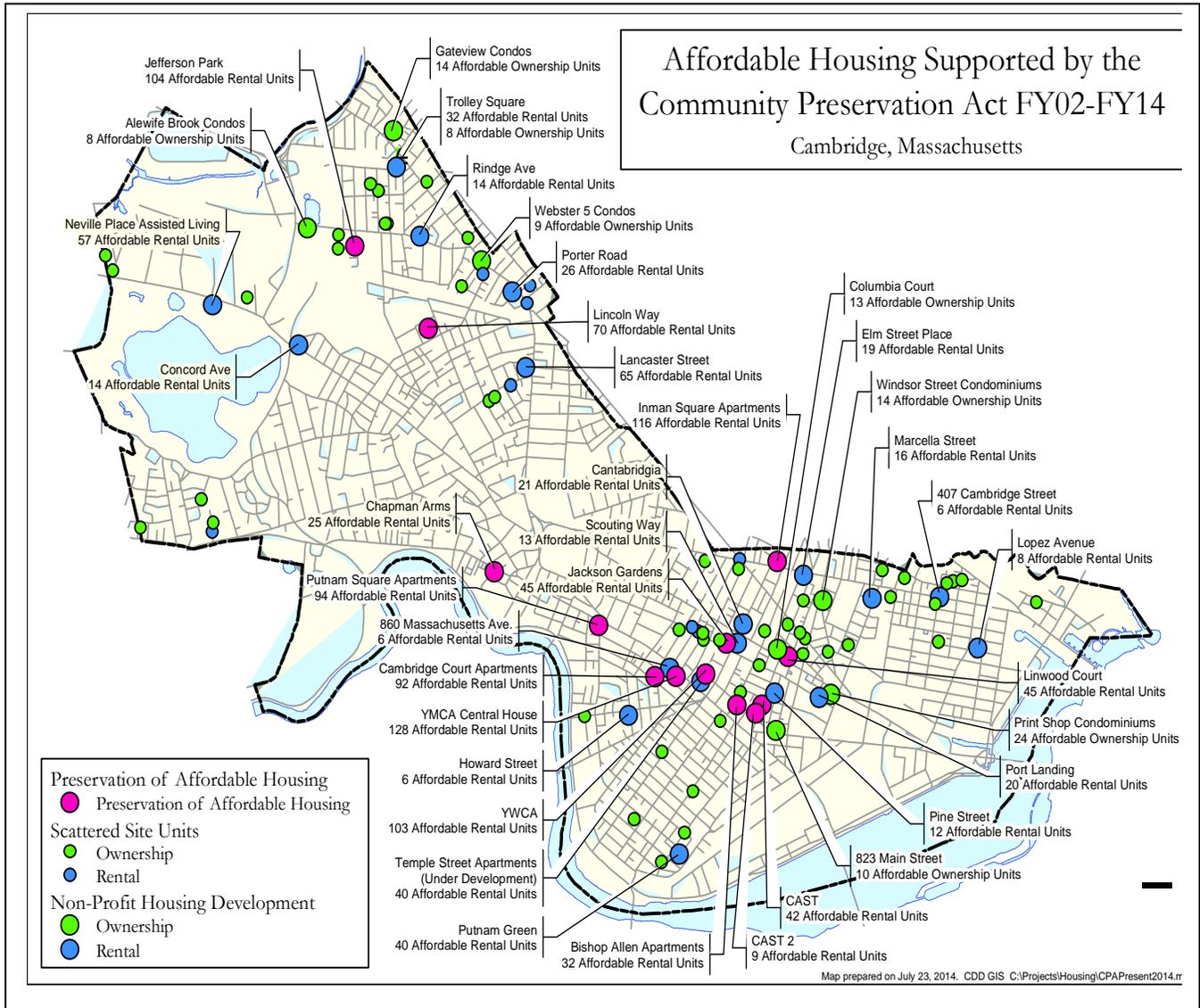
# Affordable Housing Programs

- Rental Housing
- Homeownership
- Preservation/Expiring Use
- First-Time Homebuyer (FTHB) Assistance

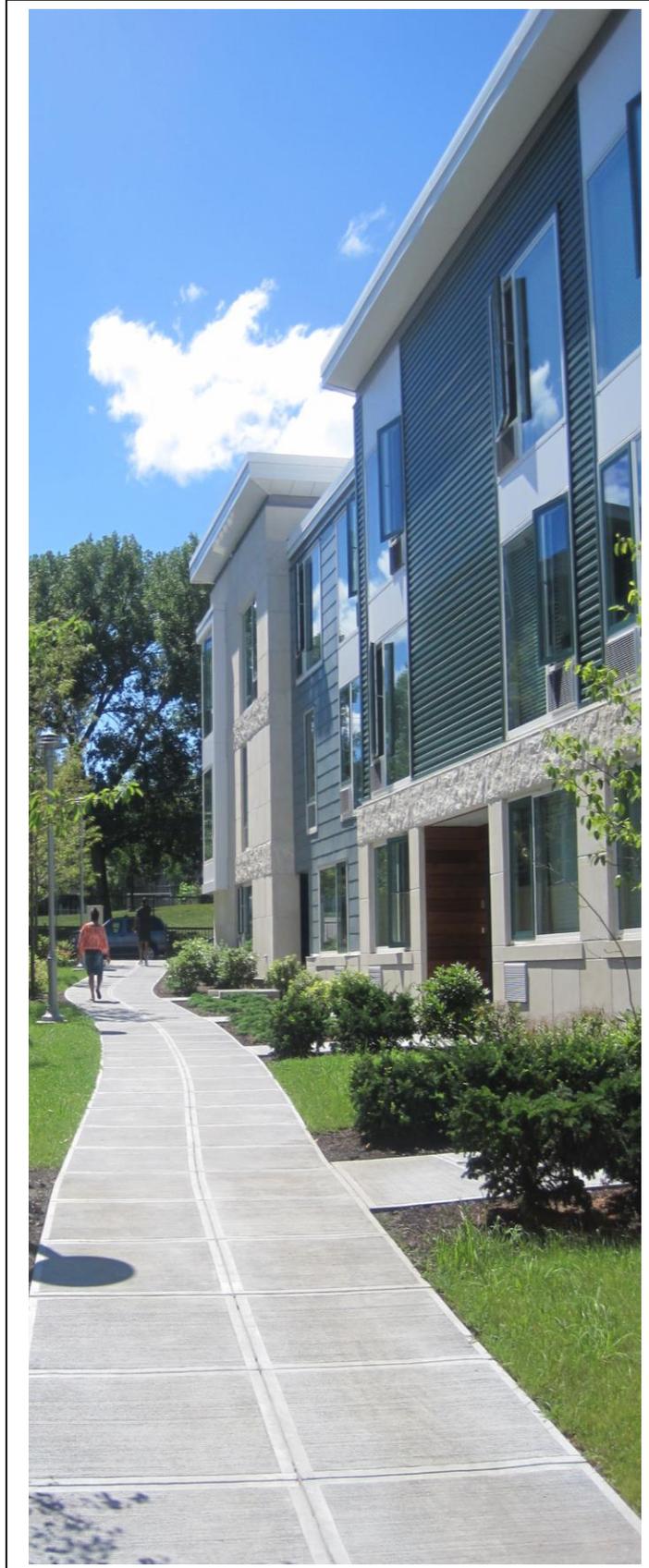


Port Landing: Construction of 20 new affordable rental units to begin in 2015.

# Affordable Housing Supported by the CPA FY02-FY14



# Trust/CPA Commitments (FY02-FY14)



- 1-3 Marcella St - 16 rental units
- 22 Lopez Ave - 8 rental units
- 25-27 Howard St - 6 rental units
- 35 Harvey St - 16 rental units
- 407-411 Cambridge St - 6 rental units
- 479-481 Concord Ave - 14 rental units
- 78-80 Porter Rd - 26 rental units
- 95-97 Pine St - 12 rental units
- Alewife Brook Condos - 8 ownership units
- Bishop Allen Apts \* - 32 rental units
- Cambridge YWCA - 103 rental units
- Cambridge Court Apts - 92 rental units
- Cantabridgia Apts - 21 rental units
- CAST Apts - 42 rental units
- CAST 2 Apts - 9 rental units
- Central House SRO - 128 rental units
- Chapman Arms Apts - 25 rental units
- CHA Condo Acquisition Program - 14 rental
- Columbia Ct- 13 ownership units
- Elm Pl - 19 rental units
- FTHB Financial Assistance- 49 ownership units
- Gateview Condos - 14 ownership units
- Inman Square Apts - 116 rental units
- Jackson Gardens - 45 rental units
- Jefferson Park Apts \*\*\*- 104 rental units
- Lancaster St Apts - 65 rental units
- Linwood Ct - 45 rental units
- Lincoln Way - 70 rental units
- Main and Cherry Condos - 10 ownership
- Neville Pl - 57 rental units
- Port Landing\*\*\* - 20 rental units
- Putnam Green - 40 rental units
- Putnam Square Apts \* - 94 rental units
- Print Shop Condos - 24 ownership units
- Rindge Ave SRO Housing - 14 rental units \*\*
- Scouting Way - 13 rental units
- Temple Pl \*\* - 40 rental units
- Trolley Sq - 32 rental, 8 ownership units
- Webster 5 Condos - 9 ownership units
- Windsor St Condos - 14 ownership units
- \* rehab underway
- \*\* under construction
- \*\*\* under development

## Housing: Who are CPA Funds Serving?

### Rental Housing

**Families and individuals earning less than 80% of the area median income (\$67,750 for a family of four)**

1 person: \$47,450

2 persons: \$54,200

3 persons: \$61,000

4 persons: \$67,750



### Homeownership

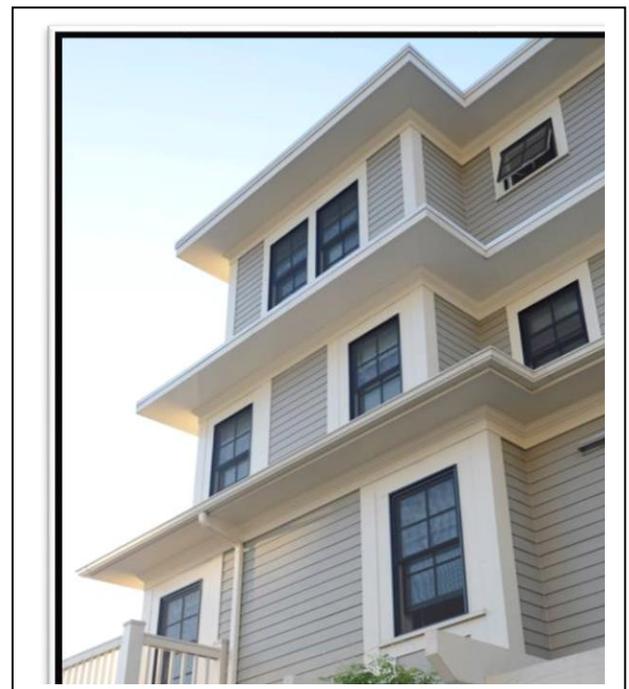
**Families and individuals earning less than 100% of the area median income: (\$94,100 for a family of four)**

1 person: \$65,900

2 persons: \$75,300

3 persons: \$84,700

4 persons: \$94,100



# Continued Need for Affordable Housing

There are 670 units facing expiring affordability restrictions before 12/31/2020.

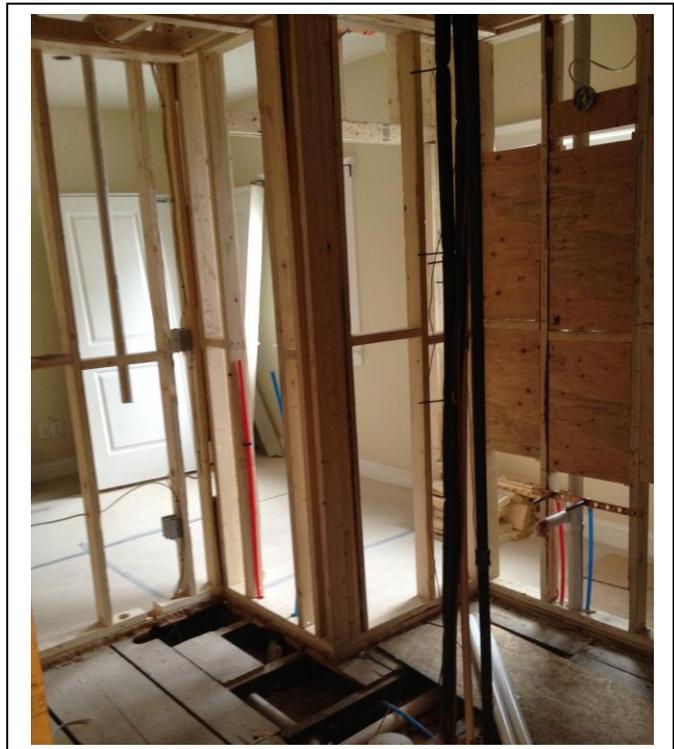
There are 9,315 district households on waiting lists with the Cambridge Housing Authority (CHA) for affordable rental housing; there are 1,039 applicants currently in the Community Development Department (CDD) rental and homeownership applicant pools.

In order to afford the median market asking rent for a two-bedroom apartment in Cambridge, a two-earner household being paid Cambridge's living wage would each have to work more than 78.5 hours per week to afford the rent.

In 2013, the median market price for a condominium in Cambridge was more than \$510,000, which would require an income of more than \$120,000 per year to purchase without a significant down payment.

## 2014 Median Market Asking Rents

|           |          |
|-----------|----------|
| 1-bedroom | \$ 2,385 |
| 2-bedroom | \$ 3,000 |
| 3-bedroom | \$ 3,200 |



# Housing CPA Funds FY02-FY14 \$105,000,000

|                                      |                    |
|--------------------------------------|--------------------|
| Preservation of Affordable Housing   | 895 units          |
| Acquisition/Creation of Rental Units | 449 units          |
| First-Time Homebuyer Units           | 150 units          |
| <b>Total</b>                         | <b>1,494 units</b> |

CPA funds committed to affordable housing have leveraged approximately **\$364 million** from other public and private sources.



## Temple Place Apartments

- 40 affordable rental units
- \$21.5 million development
- \$ 4.5 million Trust/CPA
- \$17 million leveraged



Construction is underway on 40 new affordable rental units on Temple Place in Central Square. After many years of planning, Cambridge Affordable Housing Corp. will make these new units available to tenants in 2015.

## Bishop Allen Apartments



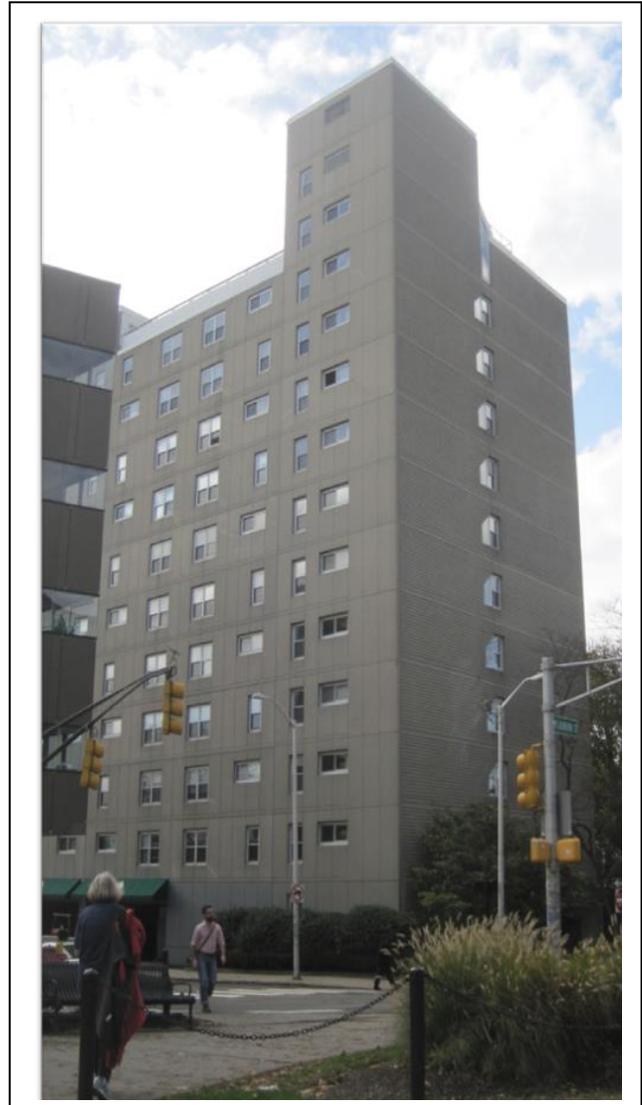
Renovations will soon be underway at Bishop Allen Apartments. Acquired by Just- A-Start Corporation (JAS) just as affordability restrictions were set to expire in 2012, JAS has completed project financing and is ready to begin renovations on these 32 affordable 2- and 3-bedroom affordable rental units in Central Square. Project includes Historic Preservation funds.

- 32 affordable rental units
- \$17 million development
- \$ 4.5 million Trust/CPA
- \$12.5 million leveraged

# Putnam Square Apartments

Affordability was preserved when Homeowner's Rehab, Inc. (HRI) acquired this building in 2013. After completing critical improvements to building systems, HRI will move forward with renovations and upgrades throughout the building.

- 94 affordable rental units for low-income senior and disabled tenants
- \$20 million development
- \$ 3.1 million Trust/CPA
- \$16.9 million leveraged



# Historic Preservation

## Eligible Activities:

Preservation, rehabilitation or restoration of eligible historic resources

## Eligible Historic Resources:

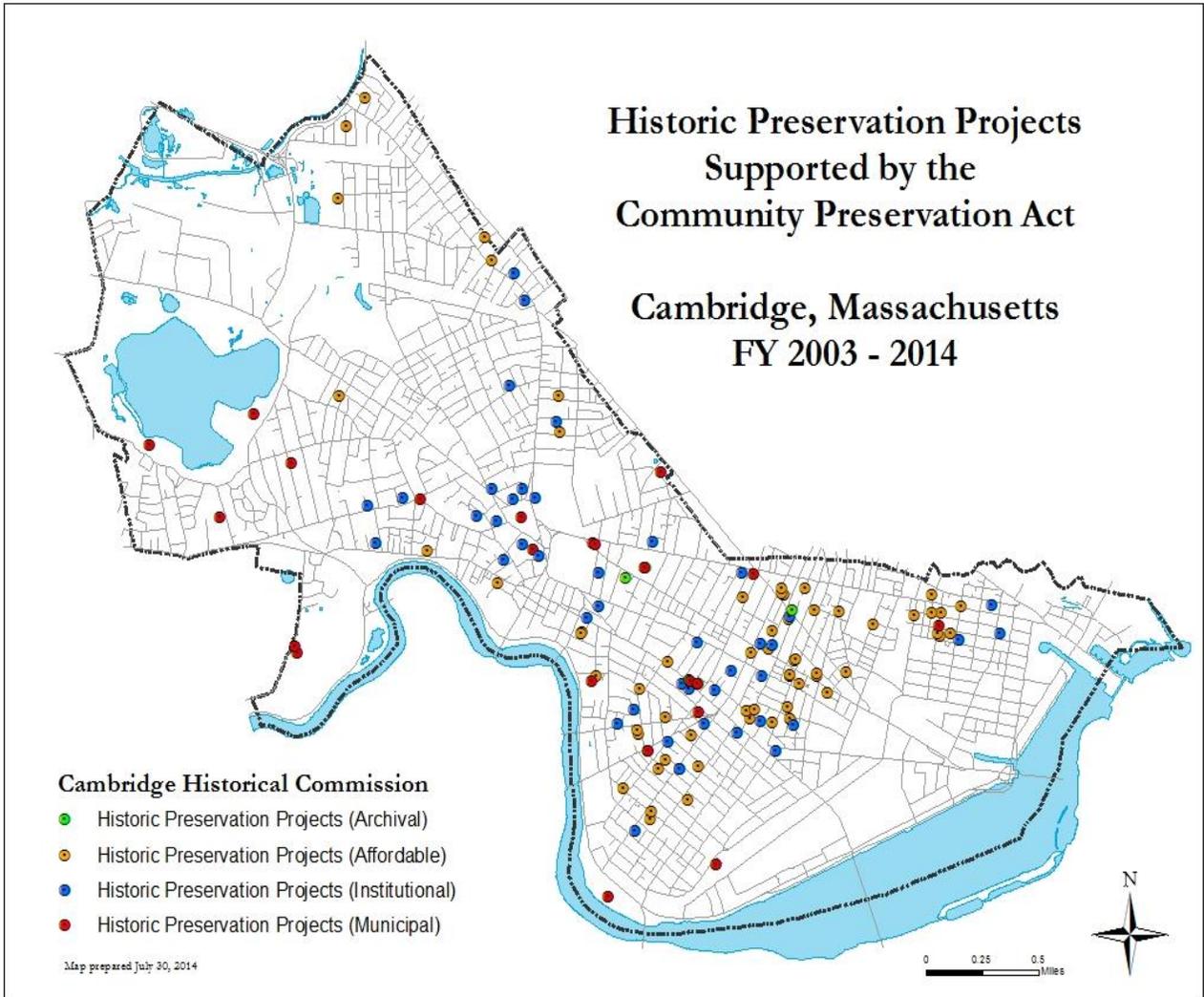
- Listed on or eligible for the Mass. Register of Historic Places
- Determined by the Cambridge Historical Commission (CHC) to be significant in the history, archeology, architecture or culture of the city

## Cambridge Projects:

- Preservation Grants for institutions and affordable housing
- Restoration of public buildings, landscapes and archives



# Historic Preservation Projects Supported by the CPA FY03-FY14



## Municipal Preservation Grant Funded Project Summary FY04-FY14

| Description   | Amount              |
|---|---------------------|
| Digitization of City Council Videotapes                           | \$ 10,000           |
| Digitization of Historic Photo Collection                         | \$ 30,000           |
| City Clerk Vault/Archives Project                                 | \$ 420,235          |
| Cambridge Public Library Archives Project                         | \$ 185,000          |
| City Engineer Archives Project                                    | \$ 370,000          |
| <b>Municipal Archives Subtotal</b>                                | <b>\$ 1,015,235</b> |
| Fresh Pond Golf Course  | \$ 220,610          |
| Camb. Cemetery Chapel, 76 Coolidge Ave.                           | \$ 100,000          |
| City Hall Restoration Project                                     | \$ 1,464,500        |
| Electrical Dept. Garage   | \$ 80,000           |
| CPL. Burns Shelter, Design and Testing                            | \$ 21,000           |
| Engine 5, Project Restorations                                    | \$ 235,000          |
| Engine 6, Project Restorations                                    | \$ 104,500          |
| Cambridge Main Library, 449 Broadway                              | \$ 900,000          |
| Engine 9, 167 Lexington Ave, Masonry, Roof, Doors                 | \$ 238,000          |
| Eng. 1(491 Broadway)& 6(176 River), Windows & Cupola              | \$ 15,000           |
| Fire HQ Door Replacement  | \$ 11,000           |
| Collins Branch Library Improvement Project                        | \$ 236,765          |
| O'Connell Library, 46 Sixth St., Windows                          | \$ 50,000           |
| Former Police Station Hdqtrs, 5 Western Ave., Improvement Project | \$ 535,000          |
| <b>Restoration of Historic Public Building Subtotal</b>           | <b>\$ 4,211,375</b> |
| Cambridge Common Improvement Project                              | \$ 876,390          |
| Cambridge Cemetery Restoration Project                            | \$ 428,000          |
| Old Burying Ground Restoration Project                            | \$ 255,000          |
| Brattle-Craigie Park  | \$ 200,000          |
| Shady Hill Square, Preservation Restriction                       | \$ 175,000          |
| Fort Washington Restoration Project                               | \$ 115,000          |
| Magainze Beach Powderhouse Restoration Project                    | \$ 125,000          |
| <b>Restoration of Public Landscapes Subtotal</b>                  | <b>\$ 2,174,390</b> |
| Historic Marker Prototype Design                                  | \$ 40,000           |
| <b>Grand Total</b>  | <b>\$ 7,441,000</b> |

# Affordable Housing Preservation Grant Summary FY03-FY14

| <b>Project</b>                 | <b>Agency</b>                                     | <b>Amount</b> |
|--------------------------------|---|---------------|
| 1 Allston Ct.                  | Just-A-Start, Corp.                               | \$ 30,000     |
| 101 1/2 Inman St #2 (2 grants) | Homeowners Rehab, Inc.                            | \$ 87,675     |
| 10-12 Boardman St.             | Just-A-Start, Corp.                               | \$ 8,909      |
| 11 Foch St.                    | Homeowners Rehab, Inc.                            | \$ 15,000     |
| 11 Speridakis Ter.             | Just-A-Start, Corp.                               | \$ 14,865     |
| 124 Thorndike St.              | Just-A-Start, Corp.                               | \$ 18,500     |
| 131-133 Fayerweather St.       | Homeowners Rehab, Inc.                            | \$ 30,000     |
| 135 Western Ave. (2 grants)    | Just-A-Start, Corp.                               | \$ 60,000     |
| 139 Spring St.                 | Cambridge Community Housing Development           | \$ 59,150     |
| 14 Carlisle St.                | Homeowners Rehab, Inc.                            | \$ 30,000     |
| 14 Dinsmore Ct.                | Homeowners Rehab, Inc.                            | \$ 2,200      |
| 14 Upton St.                   | Just-A-Start, Corp.                               | \$ 21,075     |
| 146-152 Prospect St.           | Just-A-Start, Corp.                               | \$ 50,000     |
| 151 Clark St.                  | Homeowners Rehab, Inc.                            | \$ 18,000     |
| 17 Milton St.                  | Cambridge Neighborhood Apartment Housing Services | \$ 28,250     |
| 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     |
| 19 Howard St.                  | Just-A-Start, Corp.                               | \$ 30,000     |
| 196-198 Auburn St.             | Share Associates                                  | \$ 32,316     |
| 20 Kelly Rd.                   | Just-A-Start, Corp.                               | \$ 25,000     |
| 201-203 Columbia St.           | Just-A-Start, Corp.                               | \$ 50,000     |
| 209 Columbia St.               | Just-A-Start, Corp.                               | \$ 50,000     |
| 2103 Massachusetts Ave.        | Cambridge and Somerville Community Action Program | \$ 100,000    |
| 22-24 Flagg St.                | Homeowners Rehab, Inc.                            | \$ 25,000     |
| 23-25 Madison Ave.             | Homeowners Rehab, Inc.                            | \$ 36,000     |
| 237 Allston St.                | Just-A-Start, Corp.                               | \$ 4,900      |
| 2-4 University Rd.             | Homeowners Rehab, Inc.                            | \$ 50,000     |
| 24-36 Fulkerson St.            | Homeowners Rehab, Inc.                            | \$ 35,000     |
| 25 Tremont St.                 | Just-A-Start, Corp.                               | \$ 25,000     |
| 25 Wendell St.                 | Homeowners Rehab, Inc.                            | \$ 46,750     |
| 25-27 Howard St.               | Cambridge Community Housing Development           | \$ 50,000     |
| 253-255 Windsor St.            | Homeowners Rehab, Inc.                            | \$ 8,200      |
| 259 Windsor-24 Market St.      | Cambridge Community Housing Development           | \$ 32,191     |
| 269 Norfolk St.                | Just-A-Start, Corp.                               | \$ 30,000     |
| 28 Sixth St.                   | Just-A-Start, Corp.                               | \$ 37,200     |
| 288 Washington St.             | Just-A-Start, Corp.                               | \$ 29,300     |
| 296 Washington St.             | Lead-Safe Cambridge                               | \$ 19,350     |
| 300 Prospect St.               | Homeowners Rehab, Inc.                            | \$ 30,000     |
| 323 Allston St.                | Just A Start, Inc.                                | \$ 4,220      |
| 341 Columbia St.               | Homeowners Rehab, Inc.                            | \$ 93,387     |
| 342 Norfolk St.                | Just-A-Start, Corp.                               | \$ 30,000     |
| 4 Tremont St.                  | Just-A-Start, Corp.                               | \$ 3,000      |
| 407 Cambridge St.              | Cambridge and Somerville Community Action Program | \$ 50,000     |

| <b>Project</b>             | <b>Agency</b>                                     | <b>Amount</b>      |
|----------------------------|---|--------------------|
| 424-432 Windsor St.        | Just-A-Start, Corp.                               | \$ 30,000          |
| 44 Webster Ave.            | Just-A-Start, Corp.                               | \$ 30,000          |
| 45 Garfield St. (2 grants) | Homeowners Rehab, Inc.                            | \$ 49,300          |
| 49-53 Columbia St.         | Homeowners Rehab, Inc.                            | \$ 50,000          |
| 51 Norfolk St.             | Just-A-Start, Corp.                               | \$ 35,000          |
| 56 Sixth St.               | Just-A-Start, Corp.                               | \$ 30,000          |
| 58 Seventh St.             | Homeowners Rehab, Inc.                            | \$ 75,000          |
| 6 Cottage St.              | Just-A-Start, Corp.                               | \$ 15,000          |
| 62 Norfolk St.             | Just-A-Start, Corp.                               | \$ 35,000          |
| 62-64 Clifton St.          | Cambridge Neighborhood Apartment Housing Services | \$ 35,000          |
| 70 Bishop Allen Dr.        | Just-A-Start, Corp.                               | \$ 35,000          |
| 77 Bishop Allen Dr.        | Just-A-Start, Corp.                               | \$ 35,000          |
| 86-90 1/2 Berkshire St.    | Cambridge Community Housing Development           | \$ 23,000          |
| 901 Massachusetts Ave.     | Homeowners Rehab, Inc.                            | \$ 85,000          |
| 95-97 Pine St.             | Homeowners Rehab, Inc.                            | \$ 75,000          |
| 96 Gore St.                | Just-A-Start, Corp.                               | \$ 18,530          |
| 75-79 Kinnaird St.         | Homeowners Rehab, Inc.                            | \$ 40,000          |
| 17 Seventh St.             | Homeowners Rehab, Inc.                            | \$ 10,500          |
| <b>Grand Total</b>         |   | <b>\$2,196,768</b> |

# Institutional Preservation Grant Summary

## FY05-FY14

| Institution  | Amount              |
|--|---------------------|
| Union Baptist Church 872 Main St.                                | \$ 50,000           |
| 1st United Presbyterian Church, 1418 Cambridge St. (2 grants)    | \$ 64,818           |
| Western Avenue Baptist Church, 299 Western Ave.                  | \$ 100,000          |
| Agassiz Neighborhood House (2 grants)                            | \$ 96,146           |
| Cambridge Center for Adult Education (5 grants)                  | \$ 210,075          |
| Cambridge Community Center (2 grants)                            | \$ 99,240           |
| Cambridge-Ellis School (2 grants)                                | \$ 43,775           |
| Cambridge Family & Children's Services (2 grants)                | \$ 80,000           |
| Cambridge Historical Society (3 grants)                          | \$ 212,205          |
| Cambridge Multicultural Arts Center, 41 Second St.               | \$ 57,505           |
| Cambridge YMCA, 820 Mass Ave.                                    | \$ 50,000           |
| Cambridge YWCA, 7 Temple St.                                     | \$ 50,000           |
| Castle School (2 grants)   | \$ 50,000           |
| Christ Church, 0 Garden St.                                      | \$ 30,000           |
| Christ the King Presbyterian Church, 99 Prospect St.             | \$ 57,575           |
| Church of the New Jerusalem, 50 Quincy St.                       | \$ 50,000           |
| Congregation Eitz Chayim, 136 Magazine St.                       | \$ 54,465           |
| Cooper-Frost-Austin House/ Historic New England, 21 Linnaean St. | \$ 25,000           |
| Dance Complex, 536 Massachusetts Ave.                            | \$ 30,000           |
| East End House, 105 Spring St.                                   | \$ 26,350           |
| Faith Luthern Church (2 grants)                                  | \$ 102,211          |
| First Baptist Church (2 grants)                                  | \$ 150,000          |
| First Church of Christ Scientist (3 grants)                      | \$ 125,000          |
| First Church, Congregational, 11 Garden St.                      | \$ 100,000          |
| Grace Methodist Church, 56 Magazine St.                          | \$ 46,000           |
| Harvard Epworth Methodist Episcopal Church (2 grants)            | \$ 100,000          |
| Holy Trinity Parish House, 145 Brattle St.                       | \$ 18,100           |
| Margaret Fuller House (2 grants)                                 | \$ 100,000          |
| Masonic Temple, 1950 Massachusetts Ave.                          | \$ 20,000           |
| Mass Ave. Baptist Church, 146 Hampshire St.                      | \$ 100,000          |
| Massasoit Lodge, 55 Bishop Allen Dr.                             | \$ 50,000           |
| Mercy Corps (2 grants)   | \$ 80,000           |
| New School of Music (2 grants)                                   | \$ 39,841           |
| Old Cambridge Baptist Church (4 grants)                          | \$ 194,220          |
| Pentecostal Tabernacle, South Campus, 56 Magazine St.            | \$ 100,000          |
| Reed Hall/ Episcopal Divinity School, 99 Brattle St.             | \$ 48,000           |
| St. James's Episcopal Church (2 grants)                          | \$ 100,000          |
| St. Mary's Church/School Complex (3 grants)                      | \$ 175,000          |
| St. Paul's Catholic Church (2 grants)                            | \$ 130,000          |
| St Peter's Episcopal Church (3 grants)                           | \$ 84,185           |
| Temple Beth Shalom, 8 Tremont St.                                | \$ 3,915            |
| Women's Educational Center, 46 Pleasant St.                      | \$ 43,560           |
| First Parish Unitarian Church, 1450 Mass. Ave. (2 grants)        | \$ 100,000          |
| Longy School of Music, 1 Follen St.                              | \$ 100,000          |
| <b>TOTAL</b>   | <b>\$ 3,547,186</b> |

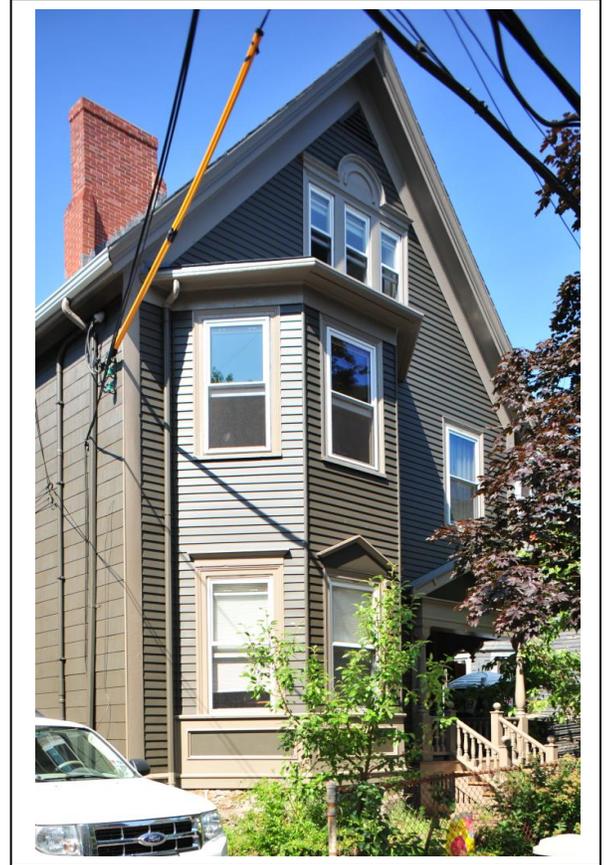
# FY2014 Historic Preservation Completed Projects



The William Brattle House (1742), headquarters of the Cambridge Center for Adult Education, was restored in partnership with the Massachusetts Historical Commission.



Chapman Arms was restored for affordable housing in partnership with Homeowner's Rehab, Inc.



The exterior of this owner-occupied house in Cambridgeport was restored in partnership with Just-A-Start, Corp.

## CPA Open Space FY13- FY14 Allocations

| <b>Project</b>  | <b>Amount</b>    | <b>Description</b>  |
|---|------------------|---|
| <b>Hurley Street Park</b>                                       | <b>\$400,000</b> | <b>Renovation of a neighborhood park on Hurley Street in East Cambridge. Construction is estimated to start fall 2014.</b>  |
| <b>Elm/ Hampshire Plaza and Bishop Allen/Main Street Plaza</b>  | <b>\$320,000</b> | <b>Improve underutilized small scale plaza areas in Wellington Harrington and Area 4 neighborhoods. Conceptual plans in progress. Construction is anticipated to begin in fall 2014.</b>            |
| <b>Watertown Branch purchase</b>                                | <b>\$250,000</b> | <b>Acquisition of former rail road right-of- way on the Watertown Branch for the purpose of developing a multi use path.</b>  |
| <b>Glacken Field Courts and Pemberton (Rindge Field) Courts</b> | <b>\$530,000</b> | <b>Design and replacement of tennis and basketball courts at Glacken Field in West Cambridge and Pemberton Courts in North Cambridge. Construction is anticipated to begin in late summer 2014.</b> |
| <b>Pacific Street Park</b>                                      | <b>\$100,000</b> | <b>Improvements to the passive areas of park, and enhancements to the dedicated off leash area. Community process in fall 2013, with construction anticipated spring 2015.</b>                      |
| <b>School Playgrounds (Graham and Parks School)</b>             | <b>\$300,000</b> | <b>Accessibility upgrades to the playground area. Construction anticipated summer of 2015.</b>  |
| <b>Community Garden</b>   | <b>\$100,000</b> | <b>Expansion and enhancement of the community gardens. New plots on Hurley Street.</b>  |
| <b>Haggerty School (Playground)</b>                             | <b>\$600,000</b> | <b>Renovation of playground including equipment, surfacing and other features.</b>  |
| <b>Sacramento Field</b>   | <b>\$430,000</b> | <b>Partially funded comprehensive renovations to improve access, repair features and establish more park-like character throughout.</b>   |

# CPA Committee Actions

1. **CPA Committee Meeting (5/28/2014)**

2. **Public Meeting (6/19/2014)**

3. **Public Hearing (8/5/2014)**

4. **CPA Committee Meeting (9/9/2014)**

**Vote on recommended projects and allocation of \$12,500,000:**

- **Local receipts of \$7,800,000 million**
- **State match of \$1,700,000 million**
- **Fund balance of \$3,000,000 million**

5. **Allocation of \$10,000 from fund balance for administrative costs.**

6. **Refer Committee recommendations to City Council for acceptance at 9/15/14 Council Meeting.**

## Appendix A- Samples of Non CPA Funded Projects

|  |  |
|--|--|
| <b>Alexandria/Rogers Street Park</b>                     | In 2013, an approximately 2 acre parcel of public open space was acquired by the City as part of a zoning requirement.   |
| <b>Alice K. Wolf Center</b>                              | \$18m renovation and rehabilitation of 5 Western Ave., the former Cambridge Police Headquarters.   |
| <b>Broad Canal Park and Boardwalk</b>                    | A new boardwalk and associated passive park was opened along the Broad Canal in the spring of 2009. A new landscape plan was constructed in the fall of 2012.  |
| <b>Cambridge Common Enhancement Project</b>              | In 2014, an allocation of \$2,180,000 in bond proceeds will allow for the renovation and upgrade of the appearance and function of historic open space. The project was also funded through CPA funds, federal funds and transportation improvement program funding.   |
| <b>Cambridge Common Tot Lot</b>                          | The playground space was redesigned to include all new play features, furniture, landscaping, fences, water play, play surfacing and signage.  |
| <b>Cambridgeport Parks (Alberico, Nunes and Fulmore)</b> | The City began construction on all three parks in the summer of 2012. Construction was completed in the summer of 2013.  |
| <b>City Hall Slate Roof Replacement Project</b>          | In 2013, \$1,000,000 was used for design, engineering services and construction of the slate roof replacement at City Hall.  |
| <b>Clement G. Morgan Park</b>                            | The City installed new playground equipment, furniture, pathways, plantings and other landscape features.  |
| <b>Danehy Park</b>                                       | In 2015, an allocation of \$1,150,000 in bond proceeds will fund the installation of artificial turf on Danehy Soccer Field number three.  |
| <b>Danehy Park</b>                                       | The City reconstructed the track and artificial play surface in September of 2010. Two soccer fields were reconstructed in the fall of 2012 and spring of 2013.  |
| <b>Danehy Park Dog Run</b>                               | The City completed a new dog run within Danehy Park in the summer of 2009.   |
| <b>DCR Historic Parkways Project</b>                     | The State is enhancing the accessibility and landscape along the Charles River between the Boston University Boathouse and the Longfellow Bridge. The next phase of this project will be constructed as part of the Longfellow Bridge Rehabilitation Project from 2013-2018.   |
| <b>DCR Magazine Beach Project</b>                        | The State has completed the first phase of a multi-phase project to stabilize the bank of the Charles River, re-construct the playing fields, and upgrade the stormwater system associated with Magazine Beach, the fields re-opened in the spring of 2010 and the drainage system associated with the pool was updated in the fall of 2011. |
| <b>Father Callanan Playground at Tobin School</b>        | The City re-designed and expanded an existing playground area to maximize the utilization by both the school and the neighborhood.   |
| <b>Fresh Pond Reservation Master Plan</b>                | Continue to fund the goals of the Fresh Pond Master Plan \$250,000 funded in FY14.   |
| <b>Fresh Pond Reservation Improvements</b>               | Perimeter path improvements, ADA compliance, fencing, benches and signage. \$175,000 was funded in FY14.   |
| <b>Greene Rose Heritage Park</b>                         | The City has completed a renovation and expansion of the park located between Harvard Street and Broadway.   |
| <b>Hoyt Field</b>  | The City reconstructed the basketball courts at this location.   |
| <b>Jill Brown-Rhone Park at Lafayette Square</b>         | During the reconstruction of Massachusetts Ave. in Central Square, the City capitalized on the opportunity to create a new park at the Main Street intersection.   |
| <b>Joan Lorentz Park</b>                                 | The City reconstructed the park in association with the Library Project.   |
| <b>Kingsley Park Restoration</b>                         | Phase 1 of a multi-phase restoration is in construction FY14-FY15.   |
| <b>Lopez Ave and Charles St</b>                          | The City constructed a new community garden and passive park in the summer and fall of 2008.   |
| <b>Maher Park</b>  | The City created a new youth soccer field, passive park, and community gardens adjacent to Neville Place along Concord Avenue.   |
| <b>New Park in Riverside</b>                             | The City completed the construction of a new park at the corner of Memorial Drive and Western Avenue.  |
| <b>NorthPoint Development</b>                            | A new 5-acre park was deeded to the City of Cambridge as a result of the development on the east side of Monsignor O'Brien Highway.  |
| <b>NorthPoint Park</b>                                   | The Department of Conservation and Recreation (DCR) opened a new 5-acre park across from the Museum of Science in the fall of 2007 and the North Bank Bridge to Paul Revere Park Charlestown was completed in the summer of 2012.  |
| <b>Pacific Street Park</b>                               | The City reconstructed the field in the summer of 2012.  |
| <b>Pine Street</b>                                       | The City reconstructed the tot lot park associated with the Clement G. Morgan Park.  |
| <b>Riverside Press Park Community Garden</b>             | The garden was constructed from spring 2012 to spring 2013. The new garden has 23 raised plots for the neighborhood residents.   |
| <b>Sennott Park</b>                                      | The edge of this park was reconstructed to create a passive recreation space. The field was reconstructed in mid-September 2012.   |
| <b>Storm Water Management Plan</b>                       | Protect the upcountry watershed working with the upcountry municipalities, local businesses and MassDOT. \$75,000 was funded in FY14.  |
| <b>Trolley Square Pocket Park</b>                        | The City created a new pocket park at the corner of Massachusetts Avenue and the Linear Bike Path to Davis Square.   |
| <b>Watershed Protection Master Plan</b>                  | Engage a consultant to outline and draft a comprehensive master plan for watershed protection. \$100,000 was funded in FY14.   |
| <b>Inclusionary Active Housing Developments</b>          |  |
| <b>Vox on Two</b>  | 26 completed units   |
| <b>Atmark</b>  | 49 partially completed units   |
| <b>North Point Twenty</b>                                | 20-41 units under construction   |
| <b>159 First Street</b>                                  | 13 units under construction  |
| <b>22 Water Street</b>                                   | 45 units under construction  |

## Appendix B- Summary of Public Comments Received during the FY15 Public Comment Period for Projects and Allocations

| <b>AFFORDABLE HOUSING</b>   |   |
|---|---|
| Roberta Rubin, Cambridge resident 17 Day St.  | Requesting strong support to maintain current allocation of 80% for Affordable Housing  |
| Rashid Hasson   | Submitted additional written document on bread and jams, petition received to restore funding to Bread and Jams                       |
| Cathleen A Higgins  | Supports 80% allocation for affordable housing  |
| Carlos Fuentes  | Supports affordable housing ownership   |
| Ester Hanig   | Supports 80% allocation for affordable housing  |
| Stephanie Maggiore, Property Manager of the Tanner Residence at the YWCA            | Supports maintaining the 80-10-10 allocation for affordable housing   |
| Elaine DeRosa, Executive Director of Cambridge Economic Opportunity Committee, Inc. | Supports maintaining the 80-10-10 allocation for affordable housing   |
| Deborah Ruhe, Executive Director of Just-A- Start Corp.                             | Supports 80-10-10 allocation for affordable housing   |
| Jean Hannon   | Supports 80-10-10 allocation for affordable housing   |
|   |   |
| <b>OPEN SPACE</b>   |   |
| Richard Krushnic  | Purchase Silver Maple Forest  |
| Amy Mertl, Asst. Prof. Leslie University  | Supports the Silver Maple Forest  |
| Arthur Strang, Fresh Pond Parkway   | Set aside funds for Silver Maple Forest   |
| Bill Forster  | Silver Maple Forest   |
| Doug Brown, VP Fresh Pond Residents Alliance  | Silver Maple Forest   |
| Kathy Roberts, Huron Ave.   | Silver Maple Forest   |
| Hunter Aldrich, support friend of Alewife Reservation                               | Silver Maple Forest   |
| Nina Dillon, Mothers out front mobilizing for a livable climate                     | Silver Maple Forest   |
| Quinton Zondervan, President of Green Cambridge                                     | Supports purchasing all or part of the Silver Maple Forest  |
| Jane Hirschi/ City Sprouts  | Request to use CPA funds to support a project to develop the schoolyard learning garden at the Baldwin School on Sacramento Street.   |
| Ellen Mass, Friends of Alewife Reservation  | Purchase Silver Maple Forest  |
| Patricia Wong   | Supports the new playground at the Cambridgeport School   |
| Tim Tommey Jr., Cambridge City Council  | Supports renovation of the Cambridgeport School Playground and for ways of CPA funds to help create the Grand Junction Multiuse Path. |
| Stuart Dash, Director of Community Planning, CDD                                    | Requests additional funds for the Haggerty School playground  |
|   |   |
| <b>HISTORIC PRESERVATION</b>  |   |
| Cathie Zusy, Cambridge Neighborhood Assoc.  | Cambridgeport Neighborhood Association request CPA fund support for Magazine Beach Park Landscape plans to match DCR Grant funding    |
| St. Peter's Episcopal Church  | Requests funding for Church Restorations  |

## **Appendix C- Summary of Petitions Received during the FY 15 Public Comment Period for Projects and Allocations**

### **Affordable Housing Petitions**

- Tenant Representatives from affordable housing owned and operated by Cambridge Housing Authority (80-10-10) 64 signatures
- Fresh Pond Tenants Association support (80-10-10) 16 signatures
- Fresh Pond Tenants Association support preserving long-term affordability for the Fresh Pond Apartments & expiring use properties 194 signatures
- Residents of 80-812 Memorial Drive support (80-10-10) 108 signatures
- Residents of Inman Square/Cast II Apartment support (80-10-10) 50 signatures
- Residents of Putnam Square Apartments support (80-10-10) 71 signatures
- Residents of Chapman Arms support (80-10-10) 7 signatures
- Residents of Just-A-Start Properties support (80-10-10) 34 signatures
- CEOC Haitian Action Group support Affordable Housing 15 signatures
- Residents of Jefferson Park State support (80-10-10) 22 signatures
- Eliot Community Human Services; Homeless Services Planning Committee (HSPC) request funding to Bread and Jams 108 signatures

### **Open Space Petitions**

- Fund reconstruction of Cambridgeport School Playground 129 signatures
- Fund reconstruction of Cambridgeport School Playground 73 signatures