

September 6, 2022

FY23 Project Requests

COMMUNITY PRESERVATION ACT COMMITTEE
CITY OF CAMBRIDGE



Table of Contents

Community Preservation Act: History & Overview	3
CPA Committee Process	4
CPA Fund Allocations & Appropriations: FY02-22 Summary.....	5
Affordable Housing.....	6
Historic Preservation	8
Preservation Grants.....	8
Open Space.....	10
FY23 Project Requests	12
Overview & Eligibility.....	12
Affordable Housing.....	13
Continued Need.....	13
Current Developments	14
Other New Developments.....	16
HomeBridge: Homebuyer Assistance Program	16
Historic Preservation	17
22-CityView Recorded Media Digitization.....	18
689 Mass. Ave. Roof Replacement.....	18
Digitization of Cambridge Room Collections.....	19
Historical Commission Compact Shelving and Archival Support.....	20
Margaret Fuller House Renovation	20
Old Burying Ground.....	21
Preservation Grants.....	21
Open Space.....	22
97 Gore Street Community Garden.....	23
Gore Street Park Paved Area	23
Jerry's Pond Restoration Feasibility Study.....	24
Raymond Street (Corcoran) Park Partial Construction.....	24
Watertown Cambridge Greenway.....	25
Appendix.....	26
Appendix A: Public Comment Summary	26
Appendix B: CPA Fund Allocations & Appropriations FY02-22 Detail	28

Affordable Housing.....	28
Historic Preservation	31
Open Space.....	41
Appendix C: CPA Reserve Fund Allocations.....	45
Appendix D: Non-CPA Open Space Funding.....	48

Community Preservation Act: History & Overview

Funding provided for:

- Affordable Housing
- Historic Preservation
- Open Space

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

The Commonwealth of Massachusetts provides matching funds in addition to those raised locally by the surcharge. The percentage of the state match varies from year to year, depending on two factors: the amount of fees paid at Registries of Deeds throughout the state, and the number of communities that have adopted the CPA locally (thereby receiving a share of the state match). In 2019, state legislation raised the registry fees that support the state match. This significantly increased the state match provided to Cambridge in 2020 and 2021 and is projected to provide a substantial match in November 2022. 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 FY23 were as follows:

- **FY23 Organizing Meeting – May 17, 2022**

The Committee met to set its schedule, discuss CPA background and process, and review the FY23 funding estimate.

- **Hearing on FY23 Project Recommendations – June 29, 2022**

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

- **Hearing on FY23 Allocation Percentages – July 25, 2022**

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

- **FY23 Project and Allocation Vote Meeting – September 6, 2022**

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 Committee plans to submit its recommendations for consideration at the September 12, 2022 City Council Meeting.

CPA Fund Allocations & Appropriations: FY02-22 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 FY23 CPA Appropriations and Allocations

\$19,710,000

Local	State Match	CPA Fund Balance
\$11,900,000	\$4,700,000	\$3,110,000*

*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-FY22

	FY02-22 Local Funds	FY02-22 State Match	CPA Fund Balance	FY02-22 Total Amount Allocated/ Appropriated All Sources
Affordable Housing	\$119,880,000	\$47,228,000	\$25,156,000	\$192,264,000
Historic Preservation	\$14,985,000	\$5,903,500	\$3,019,500	\$23,908,000
Open Space	\$14,985,000	\$5,903,500	\$3,019,500	\$23,908,000
Total:	\$149,850,000	\$59,035,000	\$31,195,000	\$240,080,000

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 FY02-22	\$192,264,000*
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,504 units
Acquisition/Creation of Rental Units	768 units
First-Time Homebuyer Units	185 units
Total	2,457 units

*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 FY02-22.

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. As part of the FY23 Budget, the City again committed to 25% of budgeted building permit revenue (\$10,245,750) in capital funding to the Affordable Housing Trust. In addition, in FY23, \$12.5 million of property tax revenue will be used to provide funding to the Affordable Housing Trust. The FY23 budget also includes \$200,000 in Short-Term Rental Community Impact Fees for the Affordable Housing Trust. This totals \$22,945,750 in the FY23 Capital Budget to directly support the development and preservation of affordable housing. These funds will supplement FY23 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 FY23, the City will provide over \$38.7 million in direct financial support for the Affordable Housing Trust in FY23, an increase of 19.6% (or \$6.4 million) from FY22.

Non-CPA City Support for Affordable Housing Trust	
Building Permit Revenue Allocation (FY18-23**)	\$32,031,538
Property Tax Revenue Allocation (FY20-23)	\$40,000,000
Short-Term Rental Community Impact Fee (FY22-23)	\$242,000
Free Cash (FY20)***	\$15,000,000
Total	\$87,273,538

** The City's Operating and Capital Budgets for FY23 were adopted on June 6, 2022.

*** 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 FY02-22	\$23,908,000

Preservation Grants

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

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

Affordable Housing Preservation Grants

- Income-eligible homeowners apply through an affordable housing agency for funds to restore or replace original exterior features. Housing agencies may apply to restore multi-family properties.
- The program offers eligible homeowners fully reimbursable grants up to \$30,000 per project. Affordable housing agencies are offered fully reimbursable grants up to \$50,000. Grants to homeowners are administered by two local non-profit organizations that operate broader Home Improvement Programs for income-eligible homeowners.
- 102 Affordable Housing Preservation Grants totaling \$3.74 million have been awarded since FY03; 87 projects have been completed and 14 are cleared to proceed, under construction, or paid in part.

Institutional Preservation Grants

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

maintenance. With a capital plan in place, organizations may apply for additional matching grants of up to \$100,000.

- 134 Institutional Preservation Grants totaling more than \$6.9 million have been awarded to 73 different non-profit organizations since FY05; 118 projects have been completed and 20 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 FY02-22	\$23,908,000

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 FY2022, open space projects received **\$89,453,250** in funding from non-CPA Fund sources.

Recent CPA-funded projects include:



Bare Root Tree Nursery



93-99 Bishop Allen Dr



Foundry Building

FY23 Project Requests

Overview & Eligibility

The CPA Committee received several requests for FY23 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 FY23 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

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

Continued Need

Recently Completed CPA-funded Affordable Housing

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

Affordability Restrictions & Waiting Lists

Current Cambridge Housing Authority (CHA) waiting list:

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

Current Community Development Department (CDD) applicant pools:

- Rental Housing – The CDD Rental Applicant Pool has more than 3,500 applicants for affordable rental housing, including more than 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 2022 Median Market Asking Rents

- 1-bedroom \$ 2,495
- 2-bedroom \$ 3,095
- 3-bedroom \$ 3,800

Two people earning Cambridge's living wage would each have to work 69 hours per week to afford a monthly rent of \$3,095 for a two-bedroom apartment.

Current Developments

Rindge Commons



Just A Start Corporation's (JAS) has begun construction on its Rindge Commons development (above). This development will create 101 new affordable rental units built in two phases. The first phase includes 24 affordable units along with non-residential space for JAS offices and training programs, and new early childhood education classrooms for City in a new building on Rindge Avenue. The Trust committed \$4,250,000 to the first phase of Rindge Commons.

Jefferson Park Federal



The Cambridge Housing Authority (CHA) is preparing to begin a comprehensive modernization of the federal side of their existing Jefferson Park development on Rindge Avenue. Built in the early 1950s, the housing is in need of significant upgrades, with 57 units having had to be brought off-line due to deteriorated conditions. The redevelopment of Jefferson Park Federal will involve the complete rebuilding of the 175 existing

affordable units, including the 57 units which have been off-line for several years, and a redesigned site layout to better integrate the housing into the surrounding neighborhood. In addition to the 175 replacement units, the CHA will add more than 100 new affordable units to Jefferson Park Federal. The Trust has committed \$43,611,615 to CHA's 278-unit Jefferson Park Federal project.

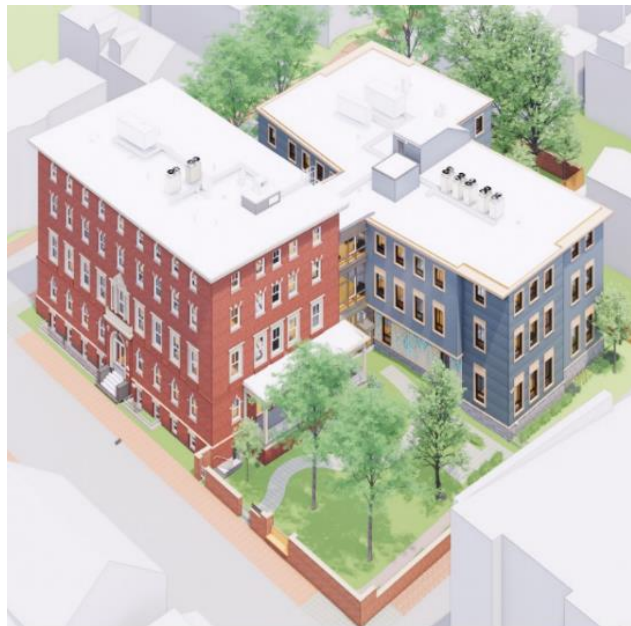


52 New Street

Just A Start (JAS) is finalizing plans to build new affordable rental housing at 52 New Street. This new construction project immediately adjacent to Danehy Park, will result in the creation of 107 units of affordable rental housing, including 84 family-sized two- and three-bedroom apartments. The site is well located for housing, in close proximity to many amenities in the neighborhood including the Fresh Pond reservoir, Fresh Pond shopping areas, public transit, and Danehy Park. The Trust has committed \$18,025,390 to JAS's New Street project.

116 Norfolk Street

The Cambridge Housing Authority (CHA) is planning to expand and historically renovate their existing property at 116 Norfolk Street. The current building, a former convent, contains 37 single-room occupancy (SRO) units. The CHA will reconfigure those units into studio apartments and to build a rear addition to create a total of 62 studio apartments under the provisions of the Affordable Housing Overlay (AHO). The Trust has committed \$10,161,150 to CHA's Norfolk Street project.



Other 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. The Trust committed funds to:

- Homeowner's Rehab Inc.'s (HRI) purchase of 1627 Mass. Ave from Lesley University where HRI will soon begin planning to create affordable rental housing;
- The Park View Cooperative which will undertake significant building renovations in this 12-unit limited equity cooperative;
- JAS's Broadway Park development, where 15 new affordable condominiums are envisioned;
- HRI's conversion of an existing SRO building at 35 Harvey Street to 12 separate affordable rental units.

The Trust is also now considering other funding requests, including:

- Preservation of Affordable Housing (POAH) for funding to create 46 new affordable rental units at 49 Sixth Street in East Cambridge.

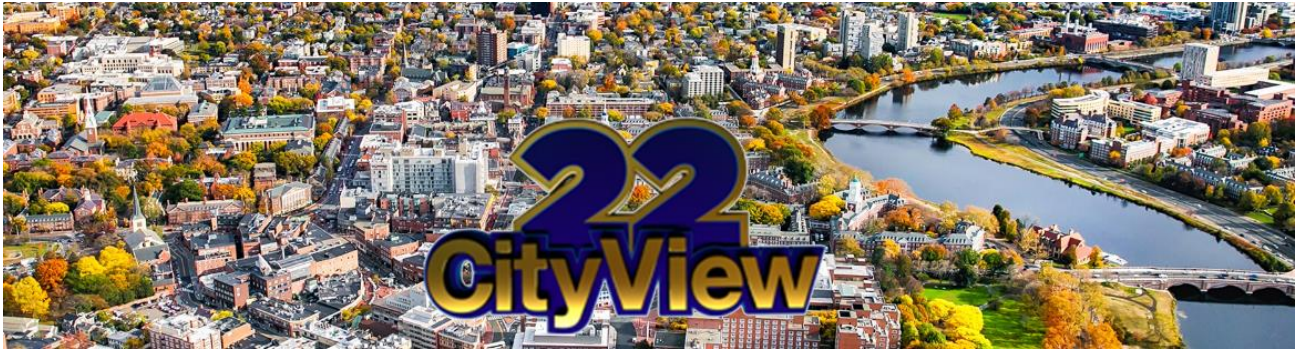
HomeBridge: Homebuyer Assistance Program

First-Time Homebuyers can access funds to help them purchase homes on the market. HomeBridge offers income-eligible buyers up to 50% of the cost of buying a home on the market to make homeownership more affordable while expanding the City's stock of affordable homes. More than 120 buyers have purchased homes through HomeBridge and its predecessor programs, including eight in the past year.

Historic Preservation

FY23 CPA HISTORIC PRESERVATION REQUESTS		
Project Title	Amount	Project Requestor
22-CityView Recorded Media Digitization	\$40,000	22 City View
689 Mass. Ave. Roof Replacement	\$300,000	Public Works
Digitization of Cambridge Room Collections	\$45,000	Public Library
Historical Commission Compact Shelving and Archival Support	\$410,000	Historical Commission
Margaret Fuller House Renovation	\$500,000	Redevelopment Authority
Old Burying Ground Restoration	\$75,000	Historical Commission
Preservation Grants	\$600,000	Historical Commission
Historic Preservation Requests, Total	\$1,970,000	

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 recorded in 1990-2018 to digital files, along with associated cataloguing. Additional funding will be sought in alternate years until conversion is complete (\$40,000)

689 Mass. Ave. Roof Replacement



The City of Cambridge acquired the historically significant former Cambridgeport Savings Bank building in July 2022 for conversion to city offices. Replacement of the roof is essential to permit a successful rehabilitation. This request covers a portion of the total cost of the replacement. (\$300,000)

Digitization of Cambridge Room Collections

The screenshot shows the Cambridge Public Library website. The header features the library's logo and a navigation bar with links: Home, Search, Titles, Dates, Tags, Help, My account, and Log out. Social media links for Facebook, Twitter, and E-mail are also present. The main content area is divided into three columns. The left column, titled 'FEATURED IN THIS COLLECTION', displays a historical newspaper page from 'The Cambridge Tribune' dated 19 March 1904. The middle column, titled 'SEARCH THE COLLECTION', includes a search bar with the text 'cambridge police' and a search button. Below the search bar is an 'ABOUT THIS COLLECTION' section with a welcome message and statistics: 16,425 issues (220,613 pages, 1,793,859 articles) and 40,634 subject cards and 13,099 obituary cards. The right column, titled 'BROWSE THE COLLECTION', offers options to browse by title, date, or tags. Below this is a 'TOP TEXT CORRECTORS' list with five entries: booklars (285,909), campcameron (190,736), Ed Hanson (73,046), DonR (32,393), and Debi (16,552). A 'More information...' link is at the bottom of this list.

With prior CPA funding, the Cambridge Public Library has been able to digitize historically important documents and make them available online. Currently, CPL has over 30 digital collections with 80,000 historic digital items, ranging from photographs to yearbooks to videos. The Cambridge Newspaper Collection has 8 titles with nearly 1.5 million newspaper pages and over 250,000 views annually. Overall, over 300,000 pages from digital collections are viewed each year.

The Library requests additional funds to continue digitization in the following areas:

Newspapers: Microfilm and digitize the *Cambridge Chronicle* from 2020 through 2025, the Cambridge TAB from 1983 to 2009, and issues of the *Cambridge Tribune* from the 1890s.

Assessors Records: In FY20, CPA funding supported conservation of 370 historic tax ledgers from 1794 to 1919. Ledgers include names, addresses, and listings of taxable property for the residents of Cambridge as well as nonresident property owners. To date 122 volumes from 1867-1887 have been conserved. Digitization of the conserved volumes will make them readily available online.

Reference Collection: These materials include Cambridge City Directories, City Annual Reports, high school yearbooks, high school publications, and School Committee minutes (among other material.) The requested funds allow digitization of Cambridge annual budgets, School Department reports, and street listings, as well as 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) (\$45,000).

Historical Commission Compact Shelving and Archival Support



Compact shelving and related archival support furniture and equipment will allow the Historical Commission's to efficiently catalogue and store a growing collection of archival materials and objects (\$410,000)

Margaret Fuller House Renovation

Project Description

The CRA is working with the Margaret Fuller Neighborhood House to renovate and expand the programming they provide in their current facility. The Margaret Fuller House, built in 1807, is an historic structure in the Port neighborhood that provides out of school care for 50 children, computer and financial literacy courses to older residents, and food to over 7,000 families each year.



The Margaret Fuller House has significant deferred maintenance that must be addressed so it can continue providing essential services to the community.

- New Roof
- Replacement of windows
- Replacement of all exterior clapboards & fascia
- Upgrades to life safety and indoor air quality
- Accessibility upgrades

The project will meet current fire and safety codes, create accessible program and office space on the first floor, improve building systems and building envelope, and interior renovations for improved program space (\$500,000).

Old Burying Ground



Restoration technicians repairing a headstone in the Old Burying Ground, 2021

The Old Burying Ground in Harvard Square is the city's oldest cemetery, with 1,200 grave markers from the late 1600s to the mid-1900s in constant need of care. This grant would extend an annual maintenance program for three years (\$75,000).

Preservation Grants



Non-Profit Row, 93-99 Bp. Allen Drive, as restored by the Cambridge Redevelopment Authority (left); replacement of rotted framing for affordable housing at 71 Bolton Street, by Just A Start, Inc.

The Cambridge Historical Commission's Preservation Grant program has provided restoration support for affordable housing projects since 1975 and grant assistance to non-profit owners of significant buildings since 2005. Continued funding for Affordable Housing Preservation Grants and Institutional Preservation Grants will support efforts to renovate affordable properties using historically-appropriate materials and restore historically significant structures (\$600,000).

Open Space

FY23 CPA OPEN SPACE REQUESTS		
Project Title	Amount	Project Requestor
97 Gore Street Community Garden	\$75,000	East Cambridge Open Space Trust
Gore Street Park Paved Area Design	\$100,000	Open Space Committee
Raymond Street (Corcoran) Park Partial Construction	\$1,720,000	Department of Public Works
Watertown Cambridge Greenway	\$150,000	Open Space Committee
Open Space Requests, Total	\$2,045,000	

97 Gore Street Community Garden



The East Cambridge Open Space Trust proposes a modest community garden of fewer than ten raised beds. It would require the installation of one tap for watering, gravel pathways, and probably six raised beds, including one accessible model. The trustees are advocating a modest expenditure on a parcel land already owned by the City which is currently being underutilized and of no benefit to the residents of Our Fair City. (\$75,000)

Gore Street Park Paved Area



The courts at Gold Star Mother's Park (Gore Street Courts) are an underutilized space within the larger park, which is a heavily used open space in East Cambridge. The project at Gore Street Courts would include replacing the current asphalt courts with a multi-functional court space accommodating basketball (slightly undersized), soccer (appropriate for younger kids), volleyball, pickleball, and hockey (appropriate for younger kids), social spaces for small or large gatherings, and trees and garden beds. The proposed improvements also include a significant reduction in impervious surfaces which will provide substantial stormwater management benefits.

The City anticipates two years of CPA funding requests for the Gold Star Mother's Park (Gore Street Courts). This first year of funding would go toward design and initial construction costs. Finalizing design first will allow the City to make a more informed second funding request in FY24. (\$100,000)

Jerry's Pond Restoration Feasibility Study

The Friends of Jerry's Pond seek funds for a feasibility study and planning process for Jerry's Pond. The goal of the study is to create a plan that would open up the area around the pond for recreational use while creating space for additional trees and provide safer pedestrian access. This project would particularly benefit the 4,000 residents of the Rindge Towers and Jefferson Park affordable housing developments. This is a unique opportunity to transform an eyesore into a great asset for the community, while also serving the goal of environmental justice. (\$600,000) *Note: This project was awarded \$600,000 in American Rescue Plan Act (ARPA) funds on July 5, 2022.*

Raymond Street (Corcoran) Park Partial Construction



Raymond Street Park is a heavily used open space in Neighborhood Nine which includes a field area, playground, basketball courts, and a community garden. The project at Raymond Street Park would include renovations to the playground and basketball courts, field drainage work, new lighting and fencing to enhance the space, and extensive improvements to the community garden (new retaining wall, raised garden beds and related work). FY23 funding request would supplement \$1,075,000 in CPA funding construction costs appropriated in FY22. It is anticipated that there will be additional funding requests once the design process is closer to being finalized. (\$1,720,000)

Watertown Cambridge Greenway



This project would enhance the Watertown Cambridge Greenway with public art through a partnership of the City (Arts Council, CDD, DPW) and DCR. It would include the commission of several artists to start or “seed” a “Free Wall.” A free wall is a sanctioned wall for artists to create mural art in public space. Locations of established free walls and an unwritten code of cooperation are well known in the artistic community. Modico Way in Central Square is a very successful precedent, popular not only for artists, but many members of the public who delight in seeing what’s new daily. The west wall has a convenient footage between the wall and the edge of the Greenway path whereby artists working on the wall would not interfere with flow of path users. The project would also include a commissioned mural on the opposite wall. (\$150,000)

Appendix

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. Due to the COVID-19 pandemic, CPA meetings were conducted either through Zoom or through a hybrid format. Comments were received at meetings, through an online form and via email.

FY23 CPA Public Comment Totals by Format*	
Public Speakers – May 17, 2022	0
Public Speakers – June 29, 2022	11
Public Speakers – July 25, 2022	8
Online, Email, or Other Comment <ul style="list-style-type: none">Homeowner's Rehab Inc. (HRI) submitted testimonials and petitions from 5 HRI properties, totaling 113 comments2 comments were submitted through email and one comment was submitted through the mail	

*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.

FY23 CPA Public Comment – <u>ALLOCATION PERCENTAGES</u>	
<i>Allocation Percentage Requested</i>	<i>Comments Received</i>
80% Affordable Housing – 10% Historic Preservation – 10% Open Space	120
70% Affordable Housing – 15% Historic Preservation – 15% Open Space	2
70% Affordable Housing – 10% Historic Preservation – 20% Open Space	1
Unspecified Open Space increase	1

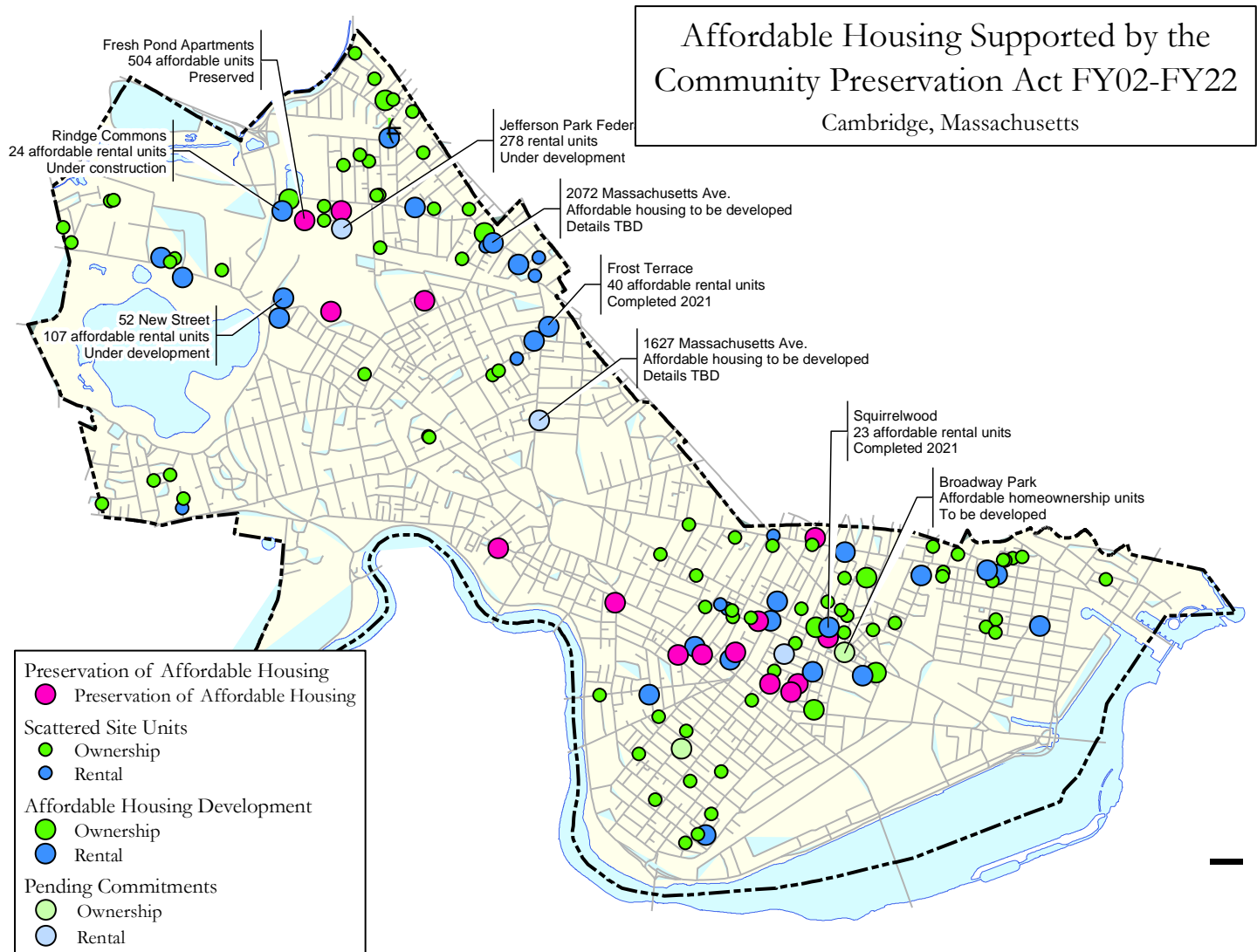
FY23 CPA Public Comment – PROJECT REQUESTS OR IDEAS

<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>
Affordable Housing	Affordable Housing Comments, Total	
	1627 Mass Ave/Cherry St.	2
	Creation of Tiny House Village	1
	Convert Central Square Church (5 Magazine St) to housing	1
Historic Preservation	Historic Preservation Project Comments, Total	
	Margaret Fuller House Preservation Project	1
Open Space	Open Space Project Comments, Total	
	Jerry's Pond	8
	Community Garden at 97 Gore St	1
	General recreation area	1

Appendix B: CPA Fund Allocations & Appropriations FY02-22 Detail

Affordable Housing

Affordable Housing Supported by CPA Funds FY02-22



Affordable Housing Supported by CPA Funds (FY02-22)

Property Name	Property Details
1-3 Marcella Street	16 rental units
116 Norfolk**^	62 rental units proposed
1627 Massachusetts Avenue**^	TBD

2072 Massachusetts Avenue**	TBD	
22 Lopez Avenue	8 rental units	
25-27 Howard Street	6 rental units	
35 Harvey Street	16 rental units	
407-411 Cambridge Street	6 rental units	
463 Cambridge Street	10 rental units	
479-481 Concord Avenue	14 rental units	
78-80 Porter Road	26 rental units	
95-97 Pine Street	12 rental units	
Alewife Brook Condos	8 ownership units	
Bishop Allen Apartments	32 rental units	
Briston Arms	154 rental units	
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

Historic Preservation Supported by CPA Funds		
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2021	93-99 Bishop Allen Drive Restoration	\$330,000
FY2007	Archives restoration - DPW, Main Library, Clerk	\$195,000
FY2017	Preservation scanning - City Directories	\$10,000
FY2020	Assessor's Records Preservation	\$55,500
	Archives and Scanning Total	\$260,500
FY2006	Brattle St. - Craigie Park	\$200,000
FY2017	Brattle St. - Sidewalk Repair	\$150,000
FY2018	Brattle St. Sidewalk Repair	\$25,000
	Brattle St. Project Total	\$375,000
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
	Cambridge Cemetery Total	\$563,000
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2008	Cambridge Common	\$19,390
	Cambridge Common Total	\$876,390
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
	Cambridge Public Library Total	\$1,071,600

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
	City Clerk vault phases 1 & 2 Total	\$961,310
FY2008	City Engineer, archives	\$140,000
FY2012	City Engineer, Document Scanning	\$20,000
FY2013	City Engineer, Document Scanning	\$15,000
	City Engineer Archives Total	\$175,000
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
	City Hall Total	\$1,639,500
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2009	Collins Branch Library, accessibility	\$136,765
	Collins Branch Library Total	\$236,765
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
	Digitization, Total	\$727,325
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
	Electrical Dept. Total	\$658,000
FY2011	Eng. 1(491 Bway)& 6(176 Riv), windows & cupola	\$15,000
FY2007	Engine 5, 220 Hampshire St.	\$100,000
FY2008	Eng. 5, 220 Hampshire St, roof, winds, masonry	\$115,000
FY2010	Engine 5, 220 Hampshire St, roof, doors	\$20,000
FY2020	Engine 5 (Inman Square), façade restoration	\$482,000
	Engine 5 Total	\$717,000
FY2008	Engine 6, 176 River St	\$50,000
FY2014	Engine 6, 176 River St	\$54,500
	Engine 6 Total	\$104,500
FY2010	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000
FY2013	Fire HQ door replacement	\$11,000
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2022	Flagstaff Park flagpole restoration	\$175,000
	Flagstaff Park Total	\$225,000
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
	Former Police Station Hdqtrs. Total	\$535,000

FY2007	Fort Washington, Waverly St., gate	\$75,000
FY2008	Fort Washington, Waverly St, irrigation	\$40,000
	Fort Washington Total	\$115,000
FY2021	Foundry, Masonry Restoration	\$387,000
FY2021	Foundry, Women's History Project	\$50,000
	Foundry Total	\$437,000
FY2006	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2008	Fresh Pond Golf Course, clubhouse roof	\$170,610
	Fresh Pond Golf Course Total	\$210,610
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
	Historic Markers Total	\$230,000
FY2019	Inspectional Services Dept. - Digitization of plans & records	\$50,000
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
	Longfellow Park Total	\$180,400
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
	Lowell Park Landscape Plan Total	\$145,000
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2014	Magazine Beach Powderhouse	\$100,000
FY2015	Magazine Beach Landscape Plan	\$56,500
FY2017	Magazine Beach Powderhouse interior rehab	\$100,000
FY2017	Magazine Beach Signage	\$16,600
	Magazine Beach Total	\$298,100

FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2015	O'Connell Library, exterior	\$325,000
	O'Connell Library Total	\$375,000
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
	Old Burying Ground Total	\$375,000
FY2003-FY2022	Preservation Grants*	\$10,593,500
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
	Historic Preservation Total	\$23,908,000

*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
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$23,000
151-157 Allston St.	Cambridge Community Housing Development	\$50,000
151-157 Allston St.	Cambridge Community Housing Development	\$30,000
23-25 Athens St.	Cambridge Community Housing Development	\$30,000
25-27 Howard St.	Cambridge Community Housing Development	\$50,000
27-29 Athens St.	Cambridge Community Housing Development	\$30,000
139 Spring St.	Cambridge Community Housing Development	\$59,150
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$32,191
71 Hammond Street	Cambridge Housing Authority	\$50,000
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$35,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$28,250
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
207-209 Green St.	Homeowners Rehab, Inc.	\$50,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200
95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
11 Foch St.	Homeowners Rehab, Inc.	\$15,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000

14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$85,000
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
160-164 Richdale Ave.	Homeowner's Rehab, Inc.	\$25,000
35 Harvey St.	Homeowner's Rehab, Inc.	\$160,000
71 Bolton St.	Just A Start	\$50,000
424 Broadway	Just A Start	\$10,772
171-173 Columbia St.	Just A Start	\$90,000
9 Kenwood St.	Just A Start	\$30,000
15 Carlisle St.	Just A Start	\$50,000
15 Seventh St.	Just A Start	\$15,000
22 Plymouth St.	Just A Start	\$30,000
59 Norfolk St.	Just A Start	\$30,000
89 Third St.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
323 Allston St.	Just A Start	\$4,220
424-432 Windsor St.	Just A Start	\$30,000
146-152 Prospect St.	Just A Start	\$50,000
10-12 Boardman St.	Just A Start	\$8,909
201-203 Columbia St.	Just A Start	\$50,000
367-369 Western Avenue	Just A Start	\$30,000
1 Allston Ct.	Just A Start	\$30,000
4 Tremont St.	Just A Start	\$3,000

6 Cottage St.	Just A Start	\$15,000
11 Speridakis Ter.	Just A Start	\$3,500
14 Upton St.	Just A Start	\$21,075
19 Howard St.	Just A Start	\$30,000
20 Kelly Rd.	Just A Start	\$25,000
25 Tremont St.	Just A Start	\$25,000
27 Tremont Street	Just A Start	\$25,000
28 Sixth St.	Just A Start	\$37,200
44 Webster Ave.	Just A Start	\$30,000
51 Norfolk St.	Just A Start	\$35,000
56 Sixth St.	Just A Start	\$30,000
62 Norfolk St.	Just A Start	\$35,000
70 Bishop Allen Dr.	Just A Start	\$35,000
77 Bishop Allen Dr.	Just A Start	\$35,000
96 Gore St.	Just A Start	\$18,530
109 Hampshire St.	Just A Start	\$61,500
124 Thorndike St.	Just A Start	\$18,500
209 Columbia St.	Just A Start	\$50,000
237 Allston St.	Just A Start.	\$4,900
267 Broadway	Just A Start	\$70,000
269 Norfolk St.	Just A Start	\$30,000
288 Washington St.	Just A Start	\$29,300
342 Norfolk St.	Just A Start	\$30,000
288-299 Washington St.	Just A Start	\$10,500
7-9 Salem Street	Just A Start	\$40,000
2 Allston Court	Just A Start	\$40,000
12 Boardman Street	Just A Start	\$35,000
17 Boardman Street	Just A Start	\$35,000
20 Reed Street	Just A Start	\$23,830
128 Reed Street	Just A Start	\$51,750
156 Prospect Street	Just A Start	\$40,000
196 Prospect Street	Just A Start	\$70,000
237 Allston Street (#2)	Just A Start	\$7,100
336 Windsor Street	Just A Start	\$50,000
296 Washington St.	Lead-Safe Cambridge	\$19,350

196-198 Auburn St.	Share Associates	\$32,316
Total	102	\$3,740,855

Institutional Preservation Grants (FY05-22)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	7	\$284,075
Cambridge Community Center, 5 Callender St.	2	\$144,240
Cambridge Family & Children's Services, 60 Gore St.	2	\$80,000
Cambridge Health Alliance, 16 Camellia Avenue	1	\$43,020
Cambridge Masonic Hall, 1950 Mass. Ave.	2	\$62,230
Cambridge Multicultural Arts Center, 41 Second St.	1	\$57,505
Cambridge YMCA, 820 Mass. Ave.	1	\$50,000
Cambridge YWCA, 7 Temple St.	1	\$50,000
Cambridge Zen Center, 193-199 Auburn Street	2	\$100,000
Cambridge-Ellis School, 80 Trowbridge St.	2	\$43,775
Cambridgeport Baptist Church, 130 Magazine St.	2	\$100,000
Central Square Church, 5 Magazine St.	1	\$100,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	2	\$157,575
Church of the New Jerusalem, 50 Quincy St.	1	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	2	\$74,465
Dance Complex, 536 Massachusetts Ave.	2	\$62,480,
East End House, 105 Spring St.	1	\$26,350
Faith Lutheran Church, 311 Broadway	3	\$124,466
First Baptist Church, 5 Magazine St.	2	\$150,000
First Church of Christ Scientist, 13 Waterhouse St.	3	\$125,000
First Church, Congregational, 11 Garden St.	3	\$300,000
First Korean Church, 35 Magazine Street	1	\$25,000
First Parish Unitarian Church, 1450 Mass. Ave.	3	\$200,000
First Reformed Presbyterian Church, 51 Antrim St.	4	\$207,388
First United Presbyterian Church, 1418 Cambridge St.	4	\$131,318
Friends Meeting House, Longfellow Park	1	\$50,000
Grace Methodist Church, 56 Magazine St.	1	\$46,000

The Greek Institute, 1038 Mass. Ave.	1	\$100,000
Harvard-Epworth Methodist Episcopal Church, 1555 Mass. Ave.	5	\$172,775
Historic New England-Cooper-Frost-Austin 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.	5	\$244,220
Park View Cooperative, 24-26 Cpl. McTernan Street	1	\$100,000
Pentecostal Tabernacle, South Campus, 56 Magazine St.	4	\$400,000
Reed Hall/ Episcopal Divinity School, 99 Brattle St.	1	\$48,000
Rush AME Zion Church, 82 School St.	1	\$50,000
St Francis of Assisi Church, 323 Cambridge St	1	\$100,000
St James's Episcopal Church, 1991 Mass. Ave.	1	\$100,000
St Mary's Church/School Complex, 134 Norfolk St.	5	\$273,050
St Paul AME, 31 Bishop Allen Dr.	1	\$50,000
St Paul Parish (Catholic), 29 Mt. Auburn St.	2	\$130,000
St Peter's Episcopal Church, 838 Mass. Ave.	4	\$134,185
St. Augustine's African Orthodox Church, 137 Allston St.	2	\$165,000
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
Total	134	\$6,947,276

Open Space

Open Space Supported by CPA Funds		
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
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
	Black's Nook and Black's Nook Access Area Improvements Total	\$930,000
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
	CRLS Tennis Courts Total	\$425,000
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
	Drainage Improvements Project Total	\$830,000
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
	Fresh Pond Reservation Total	\$266,550

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
	Glacken Slope Stabilization and Access Plan Total	\$760,000
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
	Golf Course - Watershed Protection Total	\$590,000
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
	Haggerty School Playground Improvements Total	\$775,000
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
	Hurley Street Total	\$500,000
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2009	Kingsley Point Restoration	\$600,000
	Kingsley Point Restoration Total	\$625,000
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
	Little Fresh Pond Bank and Shoreline Restoration Total	\$450,000
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
	Magazine Beach Total	\$528,150

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
	Northeast Sector Total	\$1,875,000
FY2019	O'Connell Branch Library Pocket Park	\$250,000
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
	Old Field/Birch Grove Restoration Total	\$495,000
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
	Pacific Street/ Passive Area and Dog Park Total	\$170,000
FY2019	Peabody School Playground Improvements	\$800,000
FY2021	Peabody School Playground Improvements	\$200,000
	Peabody School Total	\$1,000,000
FY2006	Purchase 12-14 Watson Street	\$153,655
FY2022	Raymond Street (Corcoran) Park Design and Partial Construction	\$1,075,000
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
	Sacramento Field Renovations Total	\$850,000
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
	Sennott Park Total	\$1,932,000

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
	Watershed Protection and Restoration of Stream "C" Total	\$500,000
FY2009	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Slope and Soil Stabilization Project	\$250,000
	Watershed Slope and Soil Stabilization Project Total	\$500,000
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
	Open Space Total	\$23,908,000

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	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.

Open Space Reserve				
<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
FY2003	\$1,350,000			\$1,350,000
FY2004	\$1,350,000	\$760,000	\$0	\$2,110,000
FY2005	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY2006	\$260,000		(\$153,655)	\$106,345
FY2007	\$106,345	\$1,615,000 (1)		\$1,721,345
FY2008	\$1,721,345	\$685,000		\$2,406,345
FY2009	\$2,406,345	\$15,000 (2)		\$2,421,345
FY2010-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	\$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
Total	\$592,250

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

Appendix D: Non-CPA Open Space Funding

From FY11 through FY22, many open space projects were funded through mechanisms other than the CPA.

Non-CPA funded Open Space Projects FY11-22			
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>	<u>Funding Source</u>
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
	Cambridge Common Enhancement Project Total	\$2,680,000	
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2020	Clarendon Avenue Playground	\$300,000	Free Cash
	Clarendon Avenue Playground Total	\$1,000,000	
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
	Danehy Park Soccer Field Total	\$13,690,000	
2016	East Cambridge Kendall Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
2021	ECKOS	\$5,717,250	Private Developers
	ECKOS Total	\$17,467,250	

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
	Fresh Pond Total	\$1,800,000	
2020	Glacken Field	\$7,250,000	Free Cash
2016	Glacken Slope	\$500,000	Water Service
2020	Glacken Slope	\$300,000	Water Service
	Glacken Total	\$8,050,000	
2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2014	Haggerty School and Playground Renovations	\$55,000	Free Cash
2014	Kingsley Park Restoration	\$500,000	Water Service
2015	Kingsley Park Restoration	\$600,000	Water Service
2016	Kingsley Park Restoration	\$250,000	Water Service
	Kingsley Park Restoration Total	\$1,350,000	
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
	Magazine Beach Total	\$2,444,000	
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
	Russell Field Total	\$2,650,000	
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
	Universal Design Playground Total	\$6,500,000	
2013	Waverly Street Path Construction	\$332,000	Property Tax
	Total	\$89,453,250	