

**Community Preservation Act Committee
FY14 Allocations and Recommendations to
the City Council**

City of Cambridge

September 16, 2013

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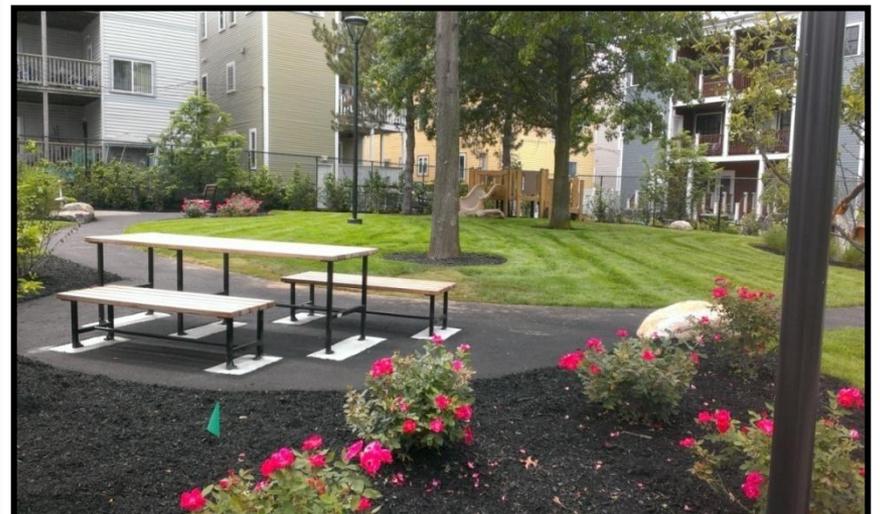
Community Preservation Act

The Community Preservation Act provides funding for:

AFFORDABLE HOUSING

HISTORIC PRESERVATION

OPEN SPACE



Community Preservation Act: History

- September 2000: CPA Signed by Governor.
- November 2001: Adopted by Cambridge voters.
- March 2002: CPA Committee (CPAC) formed by City Manager.
- Annual CPAC meetings and public meetings are held.
- Annually the City Manager forwards CPAC's recommendations to the City Council for Housing, Historic Preservation and Open Space allocations and projects. The City is required to provide a minimum allocation of 10% to each CPA category.
- July 2012: Amendments to the CPA legislation now allow 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. Changes also provide another funding source for state matching funds.

Community Preservation Act: Summary of FY02-12, FY13 and FY14 Funds

	FY02-12 Approp. Funds (FY02-11 Local Funds + State Matches + Addt'l Fund Balance)	FY13 Approp. Funds (FY13 Local Funds + FY12 State Match Rec'd In FY13 + Addt'l Fund Balance)	FY14 Estimate (FY14 Local Funds + FY13 State Match Rec'd In FY14 + Addt'l Fund Balance)
Total	\$111,300,000	\$9,650,000	\$10,300,000
Housing	\$89,040,000 (80%)	\$7,720,000 (80%)	\$8,240,000 (80%)
Historic	\$11,130,000 (10%)	\$965,000 (10%)	\$1,030,000 (10%)
Open Space	\$11,130,000 (10%)	\$965,000 (10%)	\$1,030,000 (10%)
Admin/CPA Membership Community Preservation Coalition	\$30,000	\$7,500	\$7,500

Summary of CPA Fund Allocations and Appropriations
All Sources (Prop. Taxes, State Match, Reserves, and Fund Bal.)
FY 2002-2013

	FY2002-2013 Local Funds	FY2002-2013 State Match	CPA Fund Balance	FY02-13 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$54,280,000	\$33,680,000	\$8,800,000	\$96,760,000
Historic Preservation	\$6,785,000	\$4,210,000	\$1,100,000	\$12,095,000
Open Space	\$6,785,000	\$4,210,000	\$1,100,000	\$12,095,000
<u>Total:</u>	\$67,850,000	\$42,100,000	\$11,000,000	\$120,950,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2013

	FY02-13 Local Funds	FY02-13 State Match	FY02-13 Reserves	CPA Fund Balance	FY02-13 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$54,280,000	\$33,680,000		\$8,800,000	\$96,760,000
Historic Preservation					
Historic Preservation Grants	\$3,337,000	\$1,607,000		\$240,000	\$5,184,000
Main Library Renovation Project	\$192,000	\$128,000	\$540,000	\$40,000	\$900,000
Former Police Hdqtrs. Feasibility Study/Ironwork/ Adaptive reuse		\$35,000			\$35,000
Former Police Department Headquarters Adaptive reuse	\$425,000	\$75,000			\$500,000
City Council Chamber	\$37,500	\$37,500			\$75,000
Cambridge Common Restoration	\$345,695	\$249,695	\$241,000	\$40,000	\$876,390
Cambridge Cemetery Steps and Curbs & Stairway	\$65,000	\$93,000		\$30,000	\$188,000
Cambridge Cemetery Fence Restoration		\$89,000	\$36,000		\$125,000
Cambridge Cemetery Chapel Restoration	\$50,000	\$50,000			\$100,000
Cambridge Cemetery receiving tomb	\$12,500	\$12,500			\$25,000
Cambridge Cemetery	\$30,000			\$30,000	\$60,000
Cambridge Public Library digitization	\$80,000	\$30,000			\$110,000
City Cable TV digitization	\$5,000	\$5,000			\$10,000
Digitizing Historic Photo Collection				\$30,000	\$30,000
City Hall, Public Area Woodwork Restoration		\$40,000			\$40,000
City Hall Floor/ Staircase Restoration	\$262,500	\$262,500	\$29,000	\$40,000	\$594,000
City Hall Waterproofing & Associated Repairs	\$80,000	\$140,000			\$220,000
City Hall Painting Project		\$105,000			\$105,000
City Hall, Replace exterior window sills	\$195,000				\$195,000
City Clerk, Records Room	\$47,000	\$50,000			\$97,000
City Clerk Vaults renovation	\$28,150	\$28,150		\$133,235	\$189,535
Design and testing at Cpl. Burns Shelter		\$21,000			\$21,000
DPW City Engineer Archive, document scanning	\$5,000	\$10,000		\$20,000	\$35,000
O'Connell Branch Library	\$25,000	\$25,000			\$50,000
Magazine Beach Powderhouse Preservation Repairs		\$5,000		\$20,000	\$25,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2013

	FY02-13 Local Funds	FY02-13 State Match	FY02-13 Reserves	CPA Fund Balance	FY02-13 Total Amount Allocated/ Appropriated All Sources
Historic Preservation (continued)					
Fire HQ door replacement		\$11,000			\$11,000
Electrical Dept. Garage	\$40,000	\$40,000			\$80,000
Engine 5 (Inman Square)	\$127,500	\$107,500			\$235,000
Restoration of Archival Collections and Public Record Restoration	\$111,850	\$111,850		\$250,000	\$473,700
Ft. Washington Fence	\$37,500	\$37,500			\$75,000
Collins Library Accessibility	\$100,000	\$100,000		\$36,765	\$236,765
Fresh Pond Golf Course clubhouse Tower /Clock	\$20,000	\$20,000			\$40,000
Brattle-Craigie Wall Repair	\$55,000	\$55,000		\$90,000	\$200,000
Engine 6 (River St. Masonry & Paint), including Engine 1 (Fire Headquarters)	\$25,000	\$40,000			\$65,000
Engine 9 Masonry, roof & door	\$238,000				\$238,000
Historic Marker Prototype Design		\$20,000		\$20,000	\$40,000
Golf Course clubhouse roof & masonry	\$85,305	\$85,305			\$170,610
Fresh Pond Intake structure				\$10,000	\$10,000
Shady Hill Preservation Restriction	\$87,500	\$87,500			\$175,000
Fort Washington Park	\$20,000	\$20,000			\$40,000
Old Burying Ground	\$75,000	\$70,000		\$70,000	\$215,000
Subtotal (historic):	\$6,245,000	\$3,904,000	\$846,000	\$1,100,000	\$12,095,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2013

	FY02-13 Local Funds	FY02-13 State Match	FY02-13 Reserves	CPA Fund Balance	FY02-13 Total Amount Allocated/ Appropriated All Sources
Open Space					
Little Fresh Pond Bank Restoration	\$150,000				\$150,000
Fresh Pond Watershed Soil Stabilization	\$150,000				\$150,000
Northeast Sector/Fresh Pond Improvements Project	\$420,000	\$420,000	\$960,000		\$1,800,000
Cambridge Watershed Land Acquisition (Lincoln, MA)			\$1,150,000		\$1,150,000
Purchase 12-14 Watson Street			\$153,655		\$153,655
Little Fresh Pond Shoreline Restoration	\$200,000				\$200,000
Mahoney's Site Restoration	\$325,000	\$325,000		\$150,000	\$800,000
Black's Nook		\$130,000			\$130,000
Old Field/Birch Grove		\$120,000			\$120,000
Little Fresh Pond Shoreline Restoration	\$50,000	\$50,000			\$100,000
Old Field/Birch Grove Restoration	\$187,500	\$187,500			\$375,000
Kingsley Park Slope Stabilization	\$12,500	\$12,500			\$25,000
Glacken Slope Stabilization and Access Plan	\$730,000	\$30,000			\$760,000
Fresh Pond Reservation - Earthen Berm	\$137,500	\$137,500			\$275,000
Black's Nook Access Area Improvements	\$675,000	\$125,000			\$800,000
Watershed Protection- Parkway Community Garden	\$325,000	\$25,000			\$350,000
Watershed Protection and Restoration of Stream "C"	\$275,000	\$125,000		\$100,000	\$500,000
Watershed Protection and Re-vegetation- Golf Course		\$55,000			\$55,000
Upcountry Watershed and Water Quality Improvements		\$100,000		\$100,000	\$200,000
Northeast Sector Final Change Order on Re-vegetation	\$37,500	\$37,500			\$75,000
Watershed Protection and Landscape Stabilization- Golf Course		\$160,000		\$100,000	\$260,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2013

	FY02-13 Local Funds	FY02-13 State Match	FY02-13 Reserves	CPA Fund Balance	FY02-13 Total Amount Allocated/ Appropriated All Sources
Open Space (continued)					
Hurley Playground	\$400,000				\$400,000
Elm/ Hampshire Plaza Bishop Allen/Main St. Park		\$165,000	\$155,000		\$320,000
Pacific Street/ Passive Area and Dog Park				\$100,000	\$100,000
Railroad Rights of Way			\$250,000		\$250,000
Replacement of School Playground			\$300,000		\$300,000
Replacement of Basketball and Tennis Courts	\$300,000		\$230,000		\$530,000
Watershed Slope and Soil Stabilization Project	\$320,000	\$180,000			\$500,000
Fresh Pond Reservation Circulation and Access Plan	\$50,000				\$50,000
Community Gardens			\$100,000		\$100,000
Kingsley Park Restoration	\$210,000	\$390,000			\$600,000
Ecological Inventory of Upland Watershed Property	\$90,000			\$10,000	\$100,000
Drainage Improvements Project	\$155,000			\$75,000	\$230,000
Open Space Reserve appropriations only/ does not include \$1.2m in transfers	\$0		-\$965,902	\$0	-\$965,902
Subtotal (open space):	\$5,200,000	\$2,775,000	\$2,332,753	\$635,000	\$10,942,753
Administrative/ CPA Membership Dues				\$45,000	\$45,000
Total:	\$65,725,000	\$40,359,000	\$3,178,753	\$10,580,000	\$119,842,753

Recommended FY14 CPA Fund Allocations and Appropriations

FY2014 CPA Funds and Fund Balance

\$10,300,000 Recommended Allocations--

Local	State Match	CPA Fund Balance
(\$7,400,000)	(\$1,900,000)	(\$1,000,000)

Summary of Reserve Allocations

Historical Reserves

Fiscal Year	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

Open Space Reserves

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

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

(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 an FY07 allocation of \$415,000. Also includes the CPA Committee vote on 6/11/07 to approve a transfer of \$800,000 (Open Space) to Open Space Reserves.

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

(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 9/4/2012 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 (Historic Preservation) to Historic Reserves.

Summary of Possible CPA Fund Allocations and FY14 Appropriations

% Allocations	\$ 10,300,000.00
	Amount
80%	\$ 8,240,000.00
70%	\$ 7,210,000.00
60%	\$ 6,180,000.00
50%	\$ 5,150,000.00
40%	\$ 4,120,000.00
30%	\$ 3,090,000.00
20%	\$ 2,060,000.00
10%	\$ 1,030,000.00

Community Preservation Act

The CPA provides funding for:

AFFORDABLE HOUSING

HISTORIC PRESERVATION

OPEN SPACE



CPA FUNDS WORK!

CPA

*Preserving and Enhancing
our Community*

This project funded in part with
Community Preservation Act funds
from the City of Cambridge

Chapman Arms: Renovations will soon begin on this 50-unit mixed-income affordable rental building which was preserved in 2011.

Affordable Housing Programs

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



Windsor Church Condominiums: Families recently moved into 14 affordable homeownership units in converted former church buildings in Wellington-Harrington.

Housing: Who are CPA Funds Serving?

Rental Housing

- Cambridge families and individuals earning less than 80% of the area median income (\$67,350 for a family of four)

Homeownership

- Cambridge families and individuals earning up to 100% of the area median income (\$94,400 for a family of four)



Putnam Green Apartments:
40 affordable rental units
achieved LEED Platinum
rating in Cambridgeport.

Continued Need for Affordable Housing

- There are **670 units** facing **expiring affordability restrictions** before **2020**.
- There are **9,065** distinct households on the Cambridge Housing Authority (CHA) **waiting lists** for affordable **rental housing**; there are **891** 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 **75 hours per week** to afford the rent.
- The median market price for **condominium** in Cambridge is more than **\$445,000**, which would require an income of more than **\$104,000** per year to purchase without a significant downpayment.

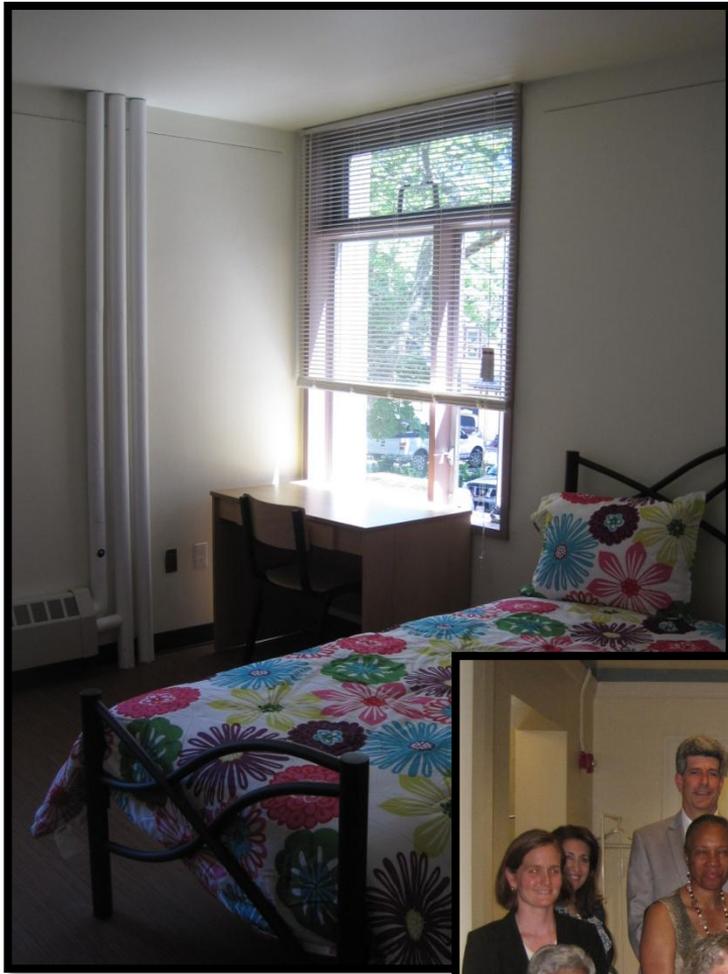
Median Market Asking Rents March 2013

1-bedroom	\$2,500
2-bedroom	\$3,000
3-bedroom	\$3,200



Lincoln Way: Revitalization of obsolete public housing has created 70 new affordable units on Walden Street; construction of phase 2 was recently completed.

Housing CPA Funds FY02-13: \$96,760,000



Preservation of Affordable Housing	791 units
Acquisition/Creation of Rental Units	449 units
First-Time Homebuyer Units	<u>149 units</u>
TOTAL	1,389 units



Cambridge YWCA:
Completion of renovations and upgrades to 103 Single Room Occupancy (SRO) units was recently celebrated by City officials, other project funders, YWCA staff and residents.

CPA funds committed to affordable housing have leveraged **more than \$322 million** from other public and private funding sources.

Putnam Square Apartments



Homeowner's Rehab, Inc. (HRI) is using CPA funds to preserve affordability and undertake a significant rehabilitation of 94 rental units which are home to elderly and disabled residents in Harvard Square. HRI worked closely with City officials, housing advocates and the tenant association to put together a plan to purchase this building from Harvard University. HRI recently completed the purchase and is now beginning rehab of critical building elements while planning for additional rehab to take place after permanent financing is in place.

- 94 affordable rental units
- \$16.4 million development
- \$4.85 million Trust/CPA funds
- \$11.55 million leveraged funds

Jefferson Park



CPA funds have been committed to the Cambridge Housing Authority to assist in the revitalization of state-assisted public housing at Jefferson Park. Longstanding capital needs and a lack of sufficient operating and capital funding have forced CHA to keep several units vacant. CHA is proposing revitalization of this housing through demolition of existing buildings constructed in 1950, reconfiguration of the site, and new construction of housing which will meet current standards and be more efficient and sustainable to operate. CHA will move forward with its plan once state funding commitments are secured.

- 98 affordable rental units
- \$6.4 million Trust/CPA requested
- \$45.3 million development
- \$38.9 million leveraged funds



Port Landing



CPA funds have been committed to assist a private developer in creating 20 units of affordable rental housing on a long vacant site on Harvard Street in Area Four. The majority of new units will be 2- and 3-bedroom units designed for families.

- \$3.05 million Trust/CPA
- \$8.65 million development
- \$5.6 million leveraged funds



Proposed – corner of Harvard and Moore Streets

Duley House 2 – Rindge Avenue



Responding to a need for more permanent housing options for disabled women moving out of homelessness, Heading Home will create a single room occupancy (SRO) housing program for 14 formerly homeless women. The building will be reconfigured into 14 SRO units, common living space, and staff offices. The program will replicate Heading Home's successful Duley House SRO housing on Concord Avenue near Fresh Pond.

- 14 affordable SRO rental units
- \$2.2 million development
- \$950,000 Trust/CPA funds
- \$1.25 million leveraged funds

Trust/CPA Commitments (FY02-13)

- 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 Road – 26 rental units
- 95-97 Pine Street – 12 rental units
- Alewife Brook Condos – 8 ownership units
- *** Bishop Allen Apartments – 32 rental units
- Cambridge YWCA – 103 rental units
- Cambridge Court Apts. – 92 rental units
- Cantabridgia Apartments – 21 rental units
- CAST Apartments – 42 rental units
- CAST 2 Apartments – 9 rental units
- Central House SRO – 128 rental units
- *** Chapman Arms Apts. – 25 rental units
- CHA Condo Acquisition Program – 14 rental units
- Columbia Court– 13 ownership units
- Elm Place – 19 rental units



Cambridge Court: Renovations were recently completed on 92 affordable rental units which were preserved in 2012.

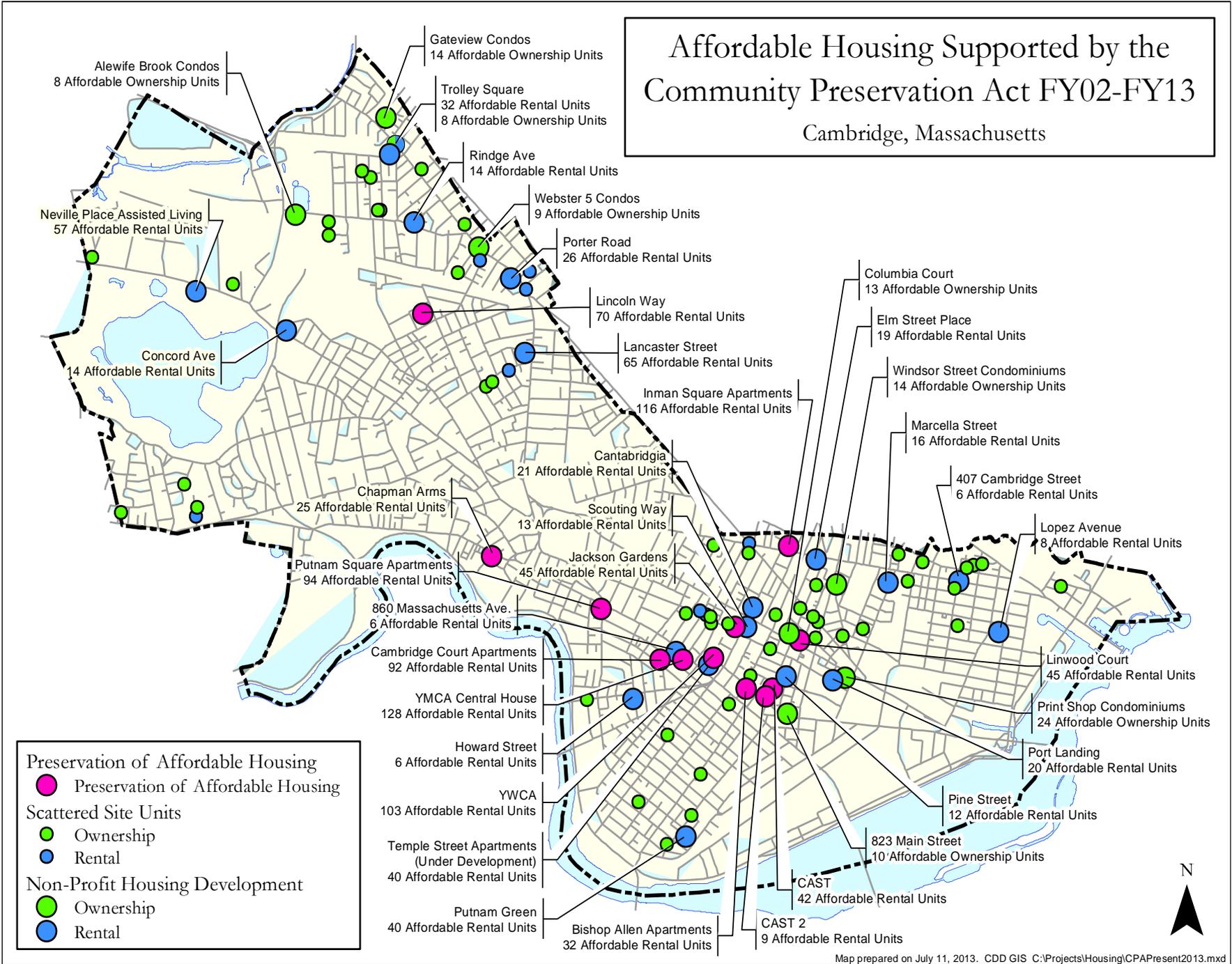
- Financial Assistance Program – 49 ownership units
- Gateview Condominiums – 14 ownership units
- Inman Square Apartments – 116 rental units
- Jackson Gardens – 45 rental units
- Lancaster St Apartments – 65 rental units
- Linwood Court – 45 rental units
- Lincoln Way – 70 rental units
- Main and Cherry Condominiums – 10 ownership units
- Neville Place – 57 rental units
- Port Landing – 20 rental units ***
- Putnam Green - 40 rental units
- Putnam Square Apts. – 94 rental units
- Print Shop Condominiums – 24 ownership units
- Rindge Ave SRO Housing – 14 rental units ***
- Scouting Way – 13 rental units
- Temple Place – 40 rental units ***
- Trolley Square – 32 rental, 8 ownership units
- Webster 5 Condos – 9 ownership units
- Windsor St Condominiums – 14 ownership units

* under construction

** pending acquisition

*** under development

Affordable Housing Supported by the Community Preservation Act FY02-FY13 Cambridge, Massachusetts



Map prepared on July 11, 2013. CDD GIS C:\Projects\Housing\CPAPresent2013.mxd

Recommended Use of FY14 Housing Funds

\$8,240,000

With FY14 Funds, the City plans to preserve or create affordable housing through:

- Preservation of affordable housing with expiring use restrictions
- Acquisition of existing buildings
- New construction and conversion of commercial / industrial / institutional properties
- FTHB Financial Assistance
- Revitalization of State-Assisted Public Housing



Temple Place (above): Demolition of the former YWCA pool building was recently completed adjacent to the newly renovated YWCA buildings setting the stage for new construction of 40 affordable rental units by the CHA in Central Square.

Bishop Allen Apts.(left): Preserved, as affordability restrictions were about to expire in 2012, financing is now being assembled to renovate these 32 affordable rental units in Central Square.

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



CPA-funded affordable housing projects enhance Cambridge neighborhoods

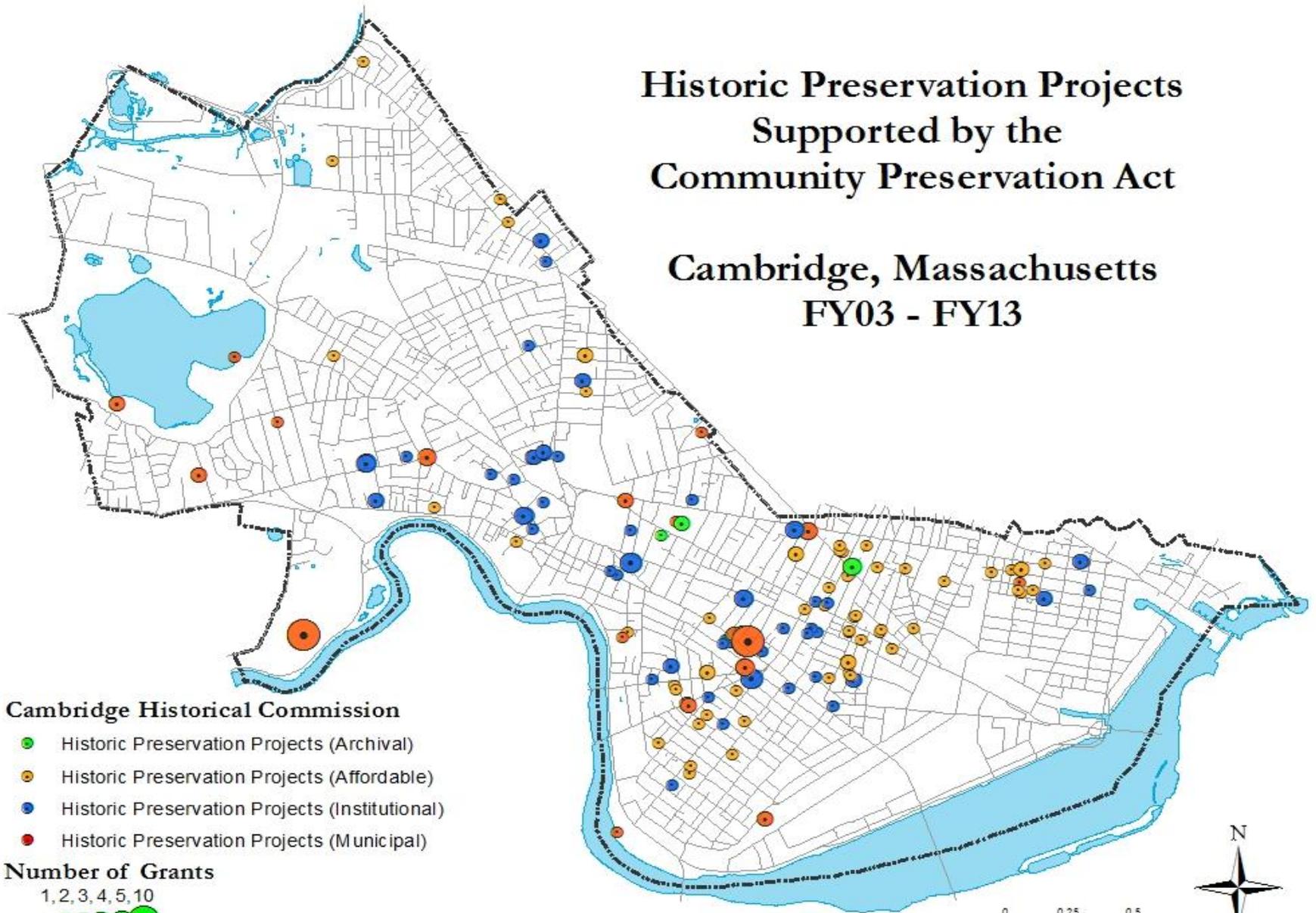
CPA Historic Preservation Funds FY02-13: \$12,095,000

Project Appropriations:

Preservation Grants	\$5,184,000
Restoration of Historic Public Buildings	\$4,090,910
Restoration of Historic Public Landscapes	\$1,954,390
Municipal Archives	\$825,700
Historic Marker Prototype Design	\$40,000

Historic Preservation Projects Supported by the Community Preservation Act

Cambridge, Massachusetts FY03 - FY13



Cambridge Historical Commission

- Historic Preservation Projects (Archival)
- Historic Preservation Projects (Affordable)
- Historic Preservation Projects (Institutional)
- Historic Preservation Projects (Municipal)

Number of Grants

- 1, 2, 3, 4, 5, 10
- -
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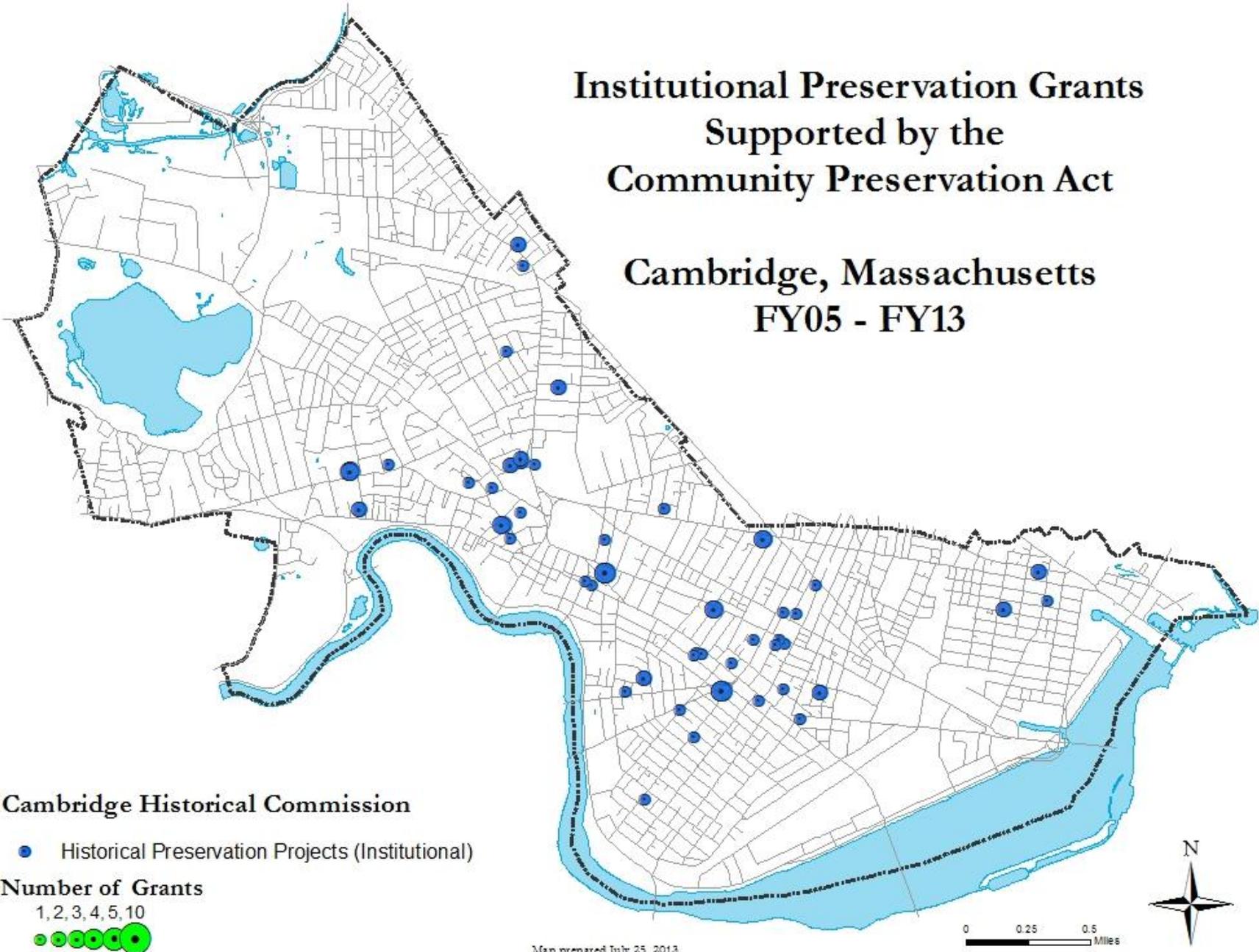
Map prepared July 25, 2013

0 0.25 0.5 Miles



Institutional Preservation Grants Supported by the Community Preservation Act

Cambridge, Massachusetts FY05 - FY13



Institutional Preservation Grants, FY05-13

Complete			
20 Sacramento St	Agassiz Community Center	\$50,000	Porch
20 Sacramento St.	Agassiz Community Center #2	\$46,146	Roof, dormers
41 Second St.	Camb. Multicultural Arts Center	\$57,503	Int. surfaces
5 Callender St.	Cambridge Community Center	\$44,240	Roofing
42 Brattle St.	Cambridge Center for Adult Ed	\$25,075	Roof
56 Brattle St.	Cambridge Center for Adult Ed	\$35,000	Windows, roof
56 Brattle St.	Cambridge Center for Adult Ed	\$35,000	Roof
80 Trowbridge St.	Cambridge-Ellis School	\$3,775	Repair barn
80 Trowbridge St.	Cambridge-Ellis School	\$40,000	Roof, masonry
60 Gore St.	Cambridge Family & Children	\$30,000	Roof
60 Gore St.	Cambridge Family & Children	\$50,000	Ramp
159 Brattle St.	Cambridge Historical Society	\$50,000	Roof
159 Brattle St.	Cambridge Historical Society	\$87,203	Electrical
820 Mass. Ave.	Cambridge YMCA	\$50,000	Masonry
7 Temple St.	Cambridge YWCA	\$50,000	Roof
298 Harvard St.	Castle School, Inc.	\$25,000	Porch
298 Harvard St.	Castle School, Inc.	\$25,000	Wall, windows
0 Garden St.	Christ Church	\$30,000	Exterior rest.
99 Prospect St.	Christ the King Presb. Church	\$57,575	Roof, masonry
50 Quincy St.	Church of the New Jerusalem	\$50,000	Masonry
136 Magazine St.	Congregation Eitz Chayim	\$54,463	Roof, siding
21 Linnaean St.	Cooper-Frost House (HNE)	\$25,000	Roof

Institutional Preservation Grants, FY05-13

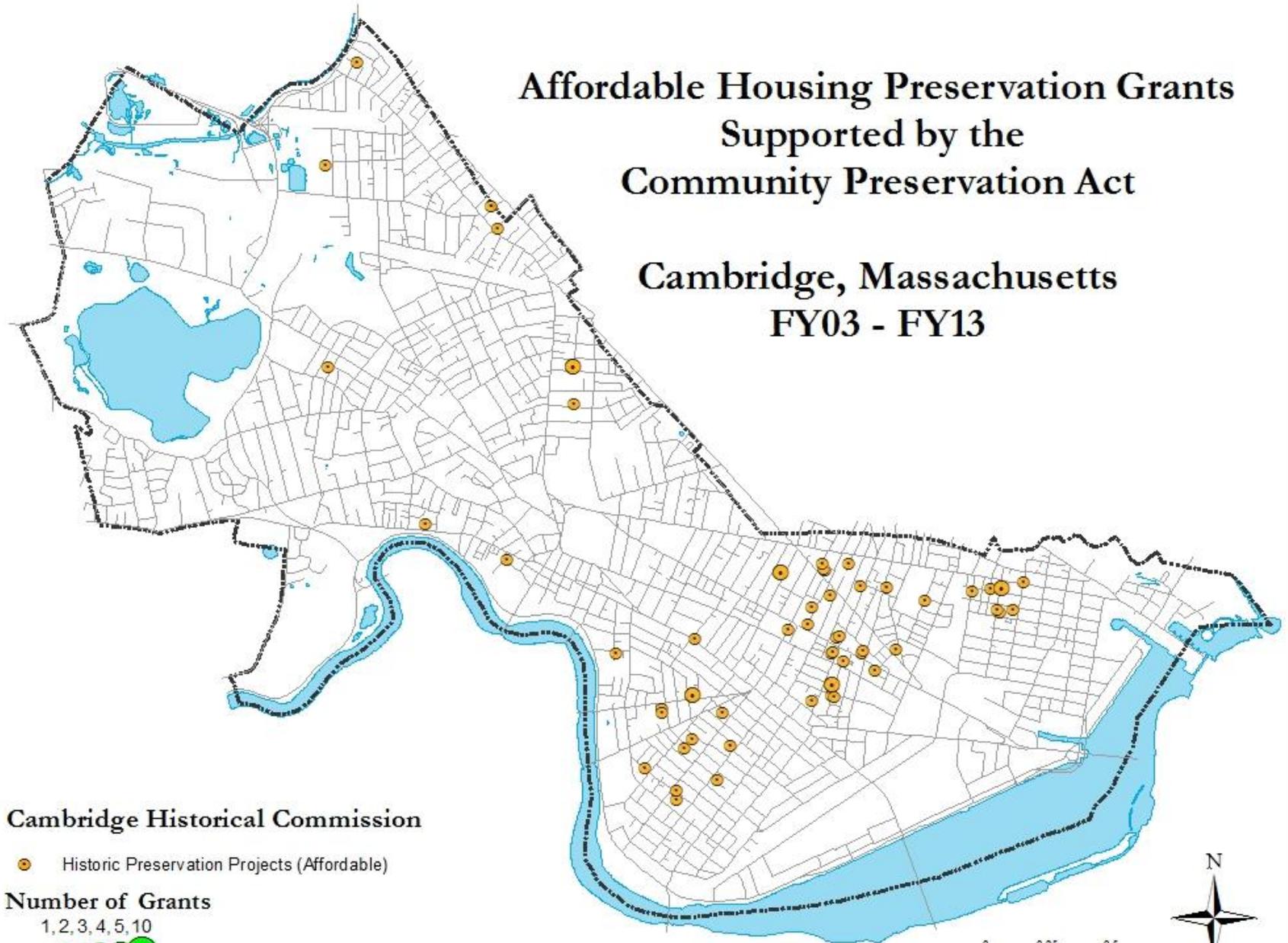
536 Mass. Ave.	Dance Complex	\$30,000	Roof, windows
105 Spring St.	East End House	\$26,350	Masonry
311 Broadway	Faith Lutheran Church	\$42,211	S.G. window
5 Magazine St.	First Baptist Church	\$75,000	Roof, masonry
5 Magazine St.	First Baptist Church	\$75,000	Roof, masonry
13 Waterhouse St.	First Church of Christ, Scientist	\$20,000	Masonry
13 Waterhouse St.	First Church of Christ, Scientist	\$5,000	Recoat dome
11 Garden St.	First Church Congregational	\$100,000	Roof
13 Waterhouse St.	First Church of Christ, Scientist	\$100,000	Masonry, roof
1418 Cambridge St.	First United Presbyterian Church	\$49,818	Roof, Alarm
1418 Camb. St.	First United Presbyterian Church	\$15,000	Exterior trim
56 Magazine St.	Grace Methodist Church	\$46,000	Roof, windows
1555 Mass. Ave.	Harvard Epworth Methodist Church	\$50,000	S.G. windows
145 Brattle St.	Holy Trinity Parish House	\$18,100	Gutters
71 Cherry St.	Margaret Fuller House	\$50,000	Exterior
71 Cherry St.	Margaret Fuller House	\$50,000	Exterior
146 Hampshire St.	Mass. Ave. Baptist Church	\$100,000	Access + roof
55 Bishop Allen Dr.	Massasoit Lodge	\$50,000	Roof, etc.
9 Waterhouse St.	Mercy Corps	\$50,000	roof, gutters
9 Waterhouse St.	Mercy Corps	\$30,000	Water damage
25 Lowell St.	New School of Music	\$24,841	Roof
25 Lowell St.	New School of Music	\$15,000	Storm windows
400 Harvard St.	Old Cambridge Baptist Church	\$47,219	Rebuild steps
400 Harvard St.	Old Cambridge Baptist Church	\$47,000	Spire

Institutional Preservation Grants, FY05-13

400 Harvard St.	Old Cambridge Baptist Church	\$50,000	S.G. window
400 Harvard St.	Old Cambridge Baptist Church	\$50,000	S.G. window
481 Concord Ave.	Shelter, Inc.	\$50,000	Exterior
1991 Mass. Ave.	St. James's Episcopal Church	\$50,000	Masonry
1991 Mass. Ave.	St. James's Episcopal Church	\$50,000	Masonry
134 Norfolk St.	St. Mary's Church	\$75,000	Gutters, windows
134 Norfolk St.	St. Mary's Church	\$50,000	Masonry
29 Mt. Auburn St.	St. Paul's Church	\$100,000	Roof, masonry
29 Mt. Auburn St.	St. Paul's Church	\$30,000	Masonry repair
838 Mass. Ave.	St. Peter's Episcopal Church	\$50,000	Accessibility
8 Tremont St.	Temple Beth Shalom	\$3,914	Windows
Active, Not Complete			
54 Brattle St.	Cambridge Ctr. for Adult Ed	\$50,000	Accessibility
5 Callender St.	Cambridge Community Ctr	\$55,000	Restoration
159 Brattle St.	Cambridge Historical Society	\$75,000	Exterior
99 Brattle St.	Episcopal Divinity Sch, Reed Hall	\$48,000	Structural
1450 Mass. Ave	First Parish Unitarian	\$25,000	Wall repairs
1555 Mass. Ave.	Harvard Epworth Methodist Church	\$50,000	Windows
1950 Mass. Ave.	Masonic Lodge	\$20,000	Masonry
134 Norfolk St.	St. Mary's Church	\$50,000	Masonry
836 Mass. Ave.	St. Peter's Episcopal Church	\$21,062	Windows
872 Main St.	Union Baptist Church	\$50,000	Roof, windows
46 Pleasant St.	Women's Educational Center	\$43,560	Windows
299 Western Ave.	Western Avenue Baptist Church	\$100,000	Foundation, etc.

Affordable Housing Preservation Grants Supported by the Community Preservation Act

Cambridge, Massachusetts FY03 - FY13



Affordable Housing Preservation Grants, FY03-13

Completed		
407 Cambridge St	CASCAP	\$50,000
2103 Mass Ave	CASCAP	\$100,000
259 Windsor /	CCHD	\$32,191
25-27 Howard	CCHD	\$50,000
139 Spring St	CCHD	\$59,150
62-64 Clifton St	CNAHS	\$35,000
17 Milton St	CNAHS	\$28,250
253-255 Windsor St*	HRI	\$8,200
901 Massachusetts Ave	HRI	\$85,000
11 Foch St	HRI	\$15,000
151 Clark St	HRI	\$18,000
22-24 Flagg St	HRI	\$25,000
45 Garfield St, #1+#2	HRI	\$32,200
131-33 Fayerweather St*	HRI	\$15,000
45 Garfield St, #3	HRI	\$17,100
101½ Inman St #1	HRI	\$50,000
58 Seventh St	HRI	\$75,000
101 ½ Inman St #1	HRI	\$50,000
101 ½ Inman St #2	HRI	\$37,675
341 Columbia St*	HRI	\$76,462
95-97 Pine St	HRI	\$75,000
75-79 Kinnaird St	HRI	\$40,000
14 Dinsmore Court	HRI	\$2,200
25 Wendell St	HRI	\$46,750
49-53 Columbia St	HRI	\$50,000
14 Carlisle St	HRI	\$30,000
171-173 Columbia St	HRI	\$30,000
175-177 Columbia St	HRI	\$30,000
300 Prospect St	HRI	\$30,000

18-20 Carlisle Street	HRI	\$30,000
24-36 Fulkerson Street	HRI	\$35,000
10-12 Boardman St	JAS	\$8,909
146-152 Prospect St	JAS	\$50,000
6 Cottage St	JAS	\$15,000
135 Western Ave, #1+#2	JAS	\$30,000
323 Allston St*	JAS	\$4,220
201-203 Columbia St	JAS	\$50,000
209 Columbia St	JAS	\$50,000
135 Western Ave, #3	JAS	\$30,000
25 Tremont St	JAS	\$25,000
14 Upton St*	JAS	\$17,000
44 Webster Ave	JAS	\$15,000
28 Sixth St*	JAS	\$32,200
4 Tremont St	JAS	\$3,000
124 Thorndike St	JAS	\$18,500
342 Norfolk St*	JAS	\$17,000
11 Speridakis Terrace	JAS	\$6,865
56 Sixth St	JAS	\$30,000
1 Allston Court	JAS	\$30,000
237 Allston Street	JAS	\$4,900
269 Norfolk Street	JAS	\$30,000
424-432 Windsor Street	JAS	\$30,000
296 Washington St	LSC	\$19,350
196-198 Auburn St	Share	\$32,316

*Projects supplemented with Community Development Block Grant funds
Owner-occupied Home Improvement Project (HIP) projects

Affordable Housing Preservation Grants FY03-13

Active, Not Complete		
17 Seventh Street	HRI	\$10,500
2-4 University Road	HRI	\$50,000
	JAS	\$30,000
288 Washington St	JAS	\$29,300
20 Kelly Road	JAS	\$30,000

Agencies:

CASCAP (Cambridge and Somerville
Community Action Program)
CCHD (Cambridge Community Housing
Development)
CNAHS (Cambridge Neighborhood Apartment
Housing Services)
HRI (Homeowners Rehab, Inc.)
JAS (Just A Start, Inc.)
LSC (Lead-Safe Cambridge)
Share (Share Associates)

*Projects supplemented with Community Development Block Grant
funds

Owner-occupied Home Improvement Project (HIP) projects

Municipal Public Buildings and Landscape Projects

FY04-13

FY2004	CPL	Cambridge Main Library, 449 Broadway	\$900,000
FY2004	CPD	Former CPD HQ, 5 Western Ave., ironwork	\$35,000
FY2004	DPW	Cambridge Common	\$350,000
FY2004	DPW	Cambridge Cemetery, fence, 76 Coolidge Ave.	\$125,000
FY2005	DPW	Cambridge Common #1	\$227,000
FY2005	DPW	City Hall, floors #1	\$369,000
FY2005	DPW	Cambridge Cemetery Chapel, 76 Coolidge Ave.	\$100,000
FY2006	DPW	Cambridge Common	\$280,000
FY2006	DPW	City Hall, floors	\$100,000
FY2006	CPL	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2006	DHSP	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2006	CHC	Brattle-Craigie Park	\$200,000
FY2007	DPW	Archives rest.-Cty Hall, DPW, Main Library	\$195,000
FY2007	DPW	Cambridge Cemetery, steps and curbs	\$50,000
FY2007	DPW	City Hall, City Council Chamber improvements	\$75,000
FY2007	DPW	City Hall, stairs	\$125,000
FY2007	CFD	Engine 5, 220 Hampshire St.	\$100,000
FY2007	DPW	Fort Washington, Waverly St., gate	\$75,000
FY2007	CPL	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2007	DPW	Electrical Dept. Garage	\$80,000
FY2008	CFD	Eng. 5, 220 Hampshire St, roof, windows, masonry	\$115,000
FY2008	CFD	Engine 6, 176 River St	\$50,000
FY2008	DHSP	Fresh Pond Golf Course, clubhouse roof	\$170,610
FY2008	DPW	Cambridge Common	\$19,390
FY2008	DPW	Cambridge Cemetery, steps and curbs	\$50,000
FY2008	DPW	Fort Washington, Waverly St, irrigation	\$40,000
FY2008	CHC	Old Burying Ground, table tombs	\$40,000
FY2008	DPW	City Engineer, archives	\$140,000
FY2008	Clerk	City Clerk, archives	\$60,000
FY2008	CPL	Cambridge Public Library, archives	\$75,000
FY2009	DPW	Cambridge Cemetery, steps and curbs	\$30,000
FY2009	DPW	Cambridge Cemetery, receiving tomb	\$25,000
FY2009	CPL	Digitization, Cambridge Chronicle 1846-	\$60,000
FY2009	CPL	Collins Branch Library, accessibility	\$136,765
FY2009	CHC	Old Burying Ground, table tombs	\$30,000
FY2009	CHC	Shady Hill Square, preservation restriction	\$175,000
FY2009	Clerk	City Clerk, vault	\$119,535

FY2009	Clerk	City Clerk, archives (supplies)	\$3,700
FY2009	CCTV	Digitization of City Council videotapes	\$10,000
FY2010	DPW	City Hall, waterproofing	\$80,000
FY2010	CFD	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000
FY2010	CFD	Engine 5, 22 Hampshire St, roof, doors	\$20,000
FY2010	DPW	Cambridge Cemetery, steps and curbs	\$30,000
FY2010	CHC	Old Burying Ground	\$40,000
FY2010	CPL	Cambridge Public Library, digitization	\$50,000
FY2010	Clerk	City Clerk, vault	\$47,000
FY2011	CFD	Eng. 1(491 Bway)& 6(176 Riv), windows & cupola	\$15,000
FY2011	CHC	Old Burying Ground (ongoing)	\$40,000
FY2011	CHC	Digitization of historic photo collection	\$30,000
FY2011	Clerk	City Clerk, records rooms	\$50,000
FY2011	DPW	City Hall, waterproofing	\$140,000
FY2011	DPW	Former CPD HQ adaptive reuse	\$250,000
FY2011	DPW	Cambridge Cemetery, granite steps and curbs	\$30,000
FY2012	DPW	City Hall Painting Project	\$105,000
FY2012	CHC	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2012	DPW	Former CPD HQ adaptive Reuse	\$250,000
FY2012	DPW	Cambridge Cemetery Steps and Curbs	\$30,000
FY2012	CHC	Old Burying Ground Gravestone Restoration	\$30,000
FY2012	DPW	City Engineer Archives, Document Scanning	\$20,000
FY2013	DPW	City Engineer, Document Scanning	\$15,000
FY2013	DPW	City Hall, Replace Exterior Window Sills	\$195,000
FY2013	DPW	City Hall Public Area woodwork restoration	\$40,000
FY2013	DPW	CPL. Burns Shelter, design and testing	\$21,000
FY2013	CFD	Fire HQ door replacement	\$11,000
FY2013	DPW	Cambridge Cemetery, stairs and enclosures	\$28,000
FY2013	CHC	Old Burying Ground, headstone and tomb restoration	\$35,000
FY2013	CHC	Historic Marker Prototype Design	\$40,000
FY2013	DHSP	Fresh Pond intake structure	\$10,000
FY2013	Clerk	City Clerk's Vault Phase 2	\$70,000

DPW Department of Public Works

CPL Cambridge Public Library

CPD Cambridge Police Department

DHSP Department of Human Services

CHC Cambridge Historic Commission

CFD Cambridge Fire Department

FY13 Historic Preservation Accomplishments



Three owner-occupied homes were restored by the CHC's non-profit partners, including 24-36 Fulkerson Street by Homeowners Rehab, Inc.



The Immaculate Conception Church and Rectory at 424 Windsor Street were restored and adapted as affordable housing by Just A Start, Inc.



St. Peter's Church at 836 Massachusetts Ave. restored the windows in the parish hall, allowing the space to remain in productive use.

FY13 Historic Preservation Accomplishments



Cambridge's former police headquarters, constructed in 1932, and named after Alice K. Wolf, was completely renovated as the new home of the Cambridge Housing Authority and the Community Learning Center.

Recommended Use of FY14 CPA Historic Preservation Funds: \$1,030,000 (10%)

	Recommended Requests
Preservation Grants (CHC)	\$500,000
Public Buildings	
City Hall, interior storm windows	\$23,500
City Hall, replace exterior window sills	\$212,000
Fire, Engine 6, River Street, structural repairs	\$54,500
Magazine Beach Powderhouse	\$100,000
Historic Landscapes	
Cambridge Cemetery, granite stairs and enclosures	\$30,000
Old Burying Ground, headstone and table tomb	\$40,000
Archives	
City Clerk, Vaults, Phase 2	\$70,000
Total	\$1,030,000

Recommendation: CHC Preservation Grants, \$500,000

A. Affordable Housing Preservation Grants



- 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.

CPA preservation funds supported the restoration of two buildings in the 10-unit row houses at 1-19 Seventh Street – eight more to go.

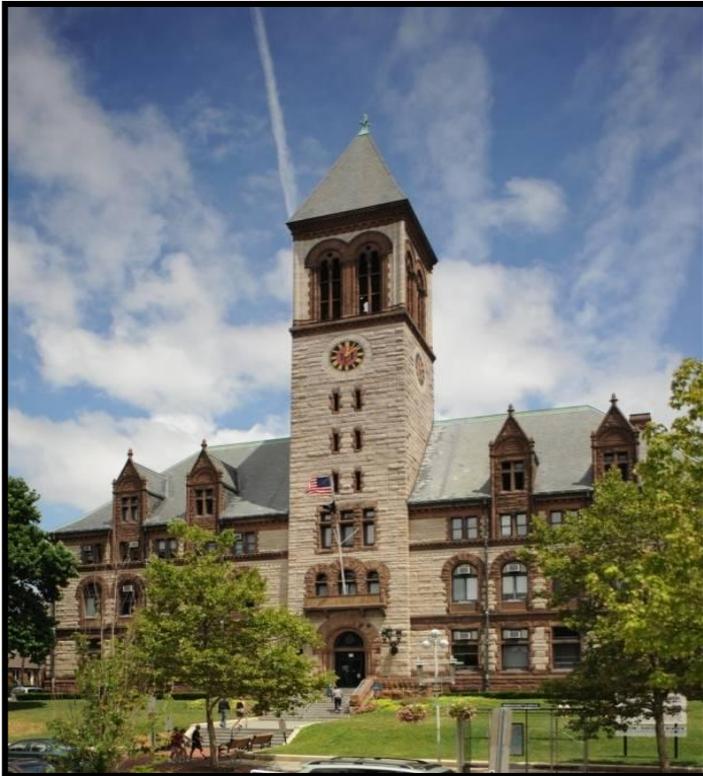
B. Institutional Preservation Grants for Non-Profits



A Preservation Grant enabled the First United Presbyterian Church to completely restore the exterior of its building at 1418 Cambridge St.

- 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.
- Seventy-nine IPGs have been awarded since FY05. Sixty-seven projects have been completed and twelve are under construction or cleared to proceed.

Public Building Recommendations: \$390,000



Cambridge City Hall (1889)

\$235,500

Previous grants have been used to repair the stairs, install sprinklers and restore the original paint scheme and woodwork in public areas. FY14 funds would be used to repair or replace deteriorating window sills and install interior storm windows.



Window sills must be restored or replaced. Storm windows would minimize energy loss and allow retention of original sash.

Public Buildings

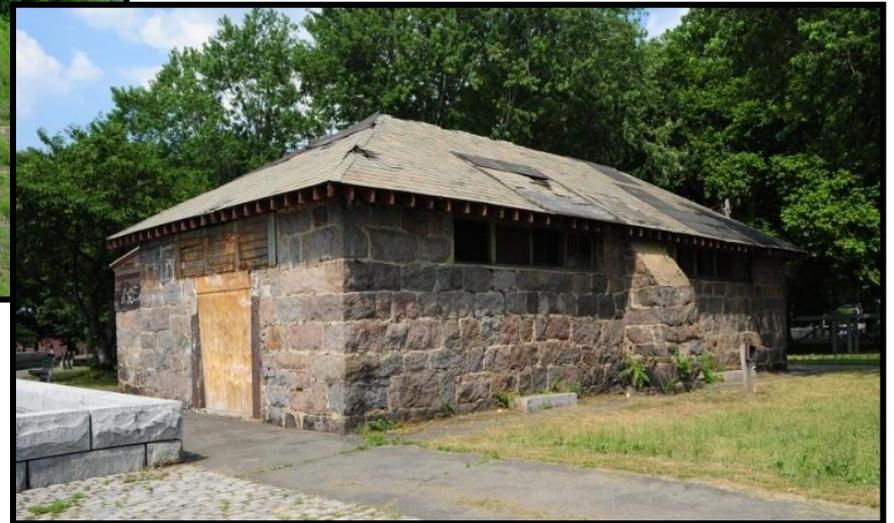


Engine 6 (1890)

\$54,500

FY14 funds would be used to repair structural columns in the basement, allowing the building, located at 176 River St., to remain in use.

Public Buildings



Magazine Beach Powderhouse (1817) \$100,000

In FY12, a \$25,000 CPA appropriation leveraged a \$50,000 contribution from the Mass. Department of Conservation & Recreation for an Historic Structures Report. A \$100,000 appropriation in FY14 would enable a \$300,000 project to restore the building envelope of the oldest structure in the Charles River Basin, alleviating a dangerous eyesore and preparing it for productive future use.

Historic Landscape Recommendations: \$70,000



Old Burying Ground improvements, \$40,000

Several tombs are in dire need of repair. This grant would continue a multi-year restoration of headstones and tombs at the cemetery.



Cambridge Cemetery improvements, \$30,000

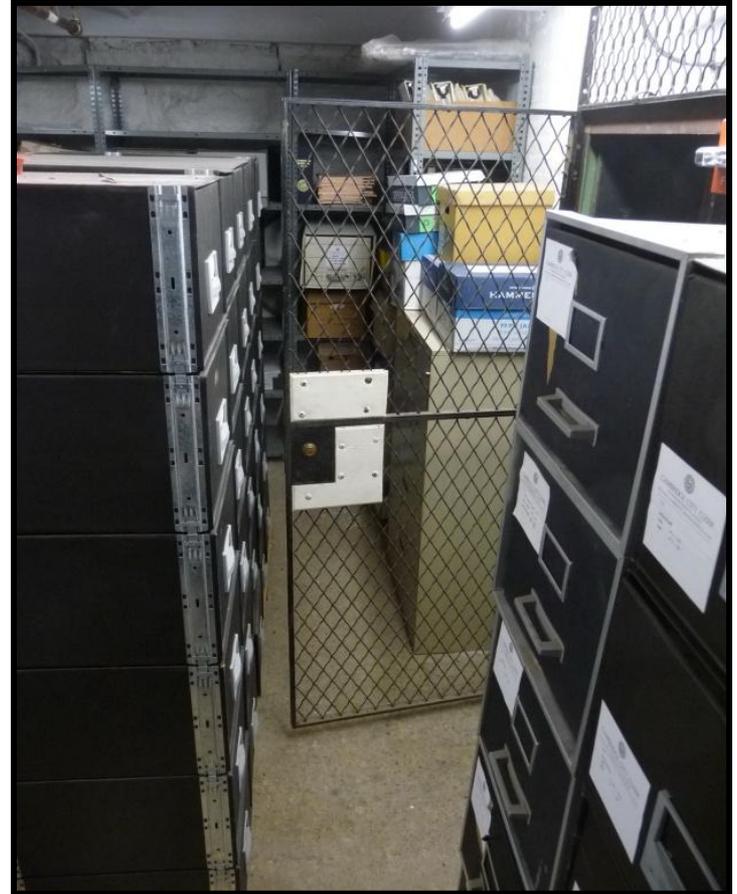
Granite steps and curbs become displaced over time. This grant would continue a multi-year restoration of these historic landscape features.

Restore and House Archival Collections

Recommendation: \$70,000

Several City departments have rich collections of archival material that should be catalogued, conserved and stored in safe conditions. Some collections should be digitized for broader public access.

City Clerk: The City Clerk's main vault consists of four rooms used to store City Council records. \$70,000 is requested to renovate the second of three vaults that protect the vital records of the city.



The City Clerk's main vault must be renovated to safely store vital municipal records

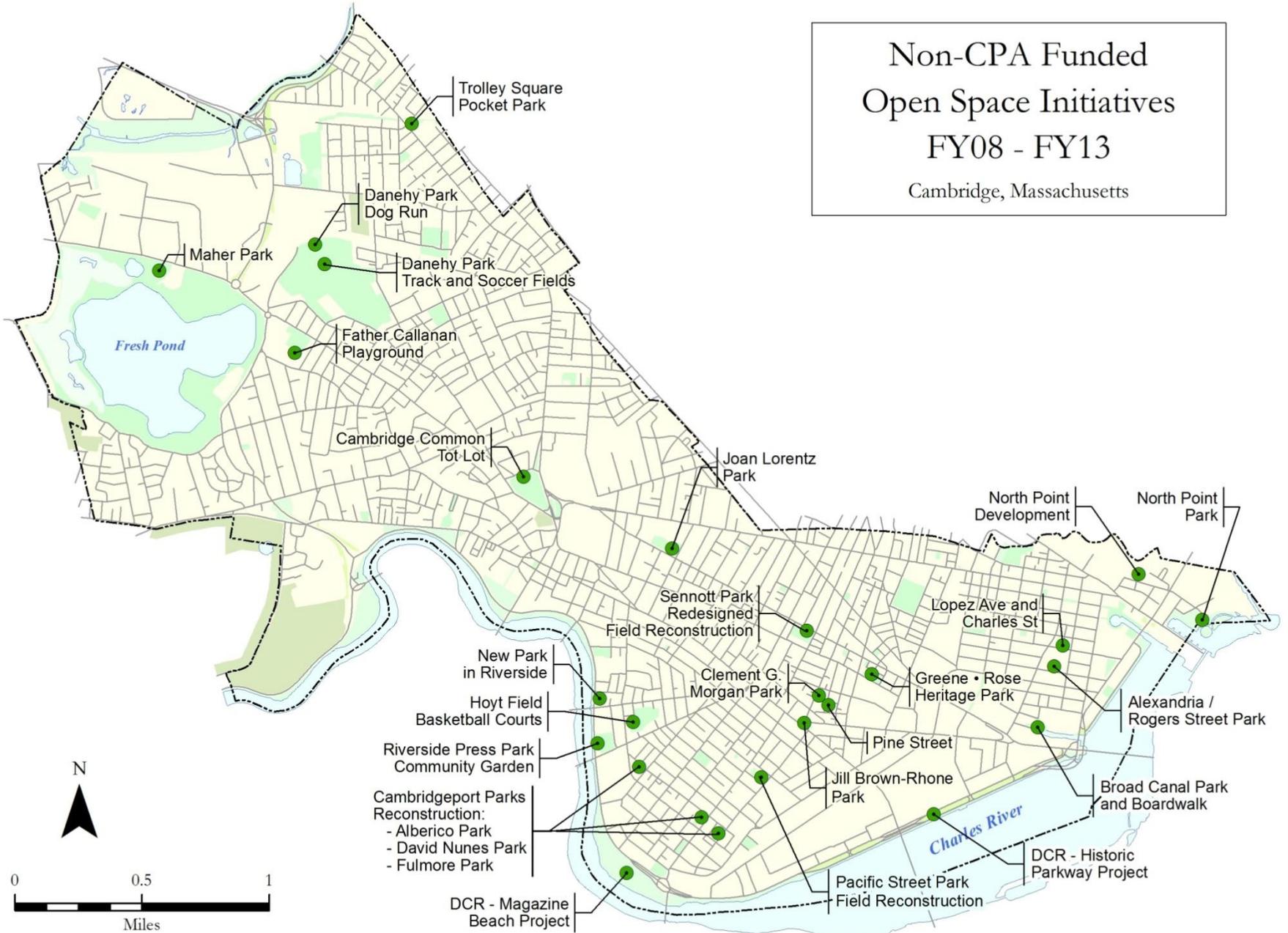
Open Space Funds – MGL Chapter 44B

As defined by the Community Preservation Act with amendments enacted in 2012:

Open Space Funds, including the first 10% allocation, may be used for the Acquisition, Creation, Preservation, Rehabilitation and Restoration of Open Space; as well as for the Acquisition, Creation, Preservation, Rehabilitation and Restoration of land for Recreational Use.

Non-CPA Funded Open Space Initiatives FY08 - FY13

Cambridge, Massachusetts



Map prepared by Brendan Monroe on July 25, 2013. CDD GIS C:\Projects\ConservationCommission\OpenSpaceNoCPA2013.mxd

FY08-FY13 Non-CPA Funded Open Space Initiatives

Alexandria/Rogers Street Park – In 2013, an approximately 2 acre parcel of public open space was acquired by the City as part of a zoning requirement.

Riverside Press Park Community Garden – The garden was constructed from spring 2012 to spring 2013. The new garden will have 23 raised plots for the neighborhood residents.

Cambridgeport Parks (Alberico, Nunes and Fulmore) – The City began construction on all three parks in the summer of 2012. Construction was completed in summer 2013.

Pacific Street Park – The City reconstructed the field in the summer of 2012.

Danehy Park – 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.

Broad Canal Park and Boardwalk – 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.

Sennott Park – The edge of this park was reconstructed to create a passive recreation space. The field was reconstructed in mid-September 2012.

DCR Historic Parkways Project – 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.

DCR Magazine Beach Project – 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.

FY08-FY13 Non-CPA Funded Open Space Initiatives

New Park in Riverside – The City completed the construction of a new park at the corner of Memorial Drive and Western Avenue.

NorthPoint Park – 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.

NorthPoint Development – A new 5-acre park will be deeded to the City of Cambridge as a result of the development on the east side of Monsignor O'Brien Highway.

Trolley Square Pocket Park – The City created a new pocket park at the corner of Massachusetts Avenue and the Linear Bike Path to Davis Square.

Danehy Park Dog Run – The City completed a new dog run within Danehy Park in the summer of 2009.

Clement G. Morgan Park – The City installed new playground equipment, furniture, pathways, plantings and other landscape features.

Pine Street – The City reconstructed the tot lot park associated with the Clement G. Morgan Park.

Cambridge Common Tot Lot - The playground space was redesigned to include all new play features, furniture, landscaping, fences, water play, play surfacing and signage.

Hoyt Field – The City reconstructed the basketball courts at this location.

FY08-FY13 Non-CPA Funded Open Space Initiatives

Maier Park – The City created a new youth soccer field, passive park, and community gardens adjacent to Neville Place along Concord Avenue.

Joan Lorentz Park – The City reconstructed the park in association with the Library Project.

Jill Brown-Rhone Park at Lafayette Square – 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.

Greene Rose Heritage Park – The City has completed a renovation and expansion of the park located between Harvard Street and Broadway.

Father Callanan Playground at Tobin School – The City re-designed and expanded an existing playground area to maximize the utilization by both the school and the neighborhood.

Lopez Ave and Charles St – The City constructed a new community garden and passive park in the summer and fall of 2008.

CPA Open Space FY13 Allocations

Hurley Street Park - \$400,000: Renovation of a neighborhood park on Hurley Street in East Cambridge. Public process is anticipated to begin in fall 2013.

Elm/Hampshire Plaza and Bishop Allen/Main Street Plaza - \$320,000: Improve underutilized small scale plaza areas in Wellington Harrington and Area IV neighborhoods. Conceptual plans in progress. Community outreach process is anticipated to begin in fall 2013.

Watertown Branch purchase – \$250,000: Acquisition of former rail road right-of- way on the Watertown Branch for the purpose of developing a multi use path. Sale of property to City and Department of Conservation and Recreation (DCR) in May 2013. DCR and City working to secure funding for design and construction of path.

Glacken Field Courts and Pemberton (Rindge Field) Courts - \$530,000: 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 or early fall 2013.

Pacific Street Park – \$100,000: Improvements to the passive areas of park, as well as enhancement of the dedicated off leash area located there. Community process in fall 2013, with construction anticipated spring 2014.

School Playgrounds (Graham and Parks School) - \$300,000: Accessibility upgrades to the playground area of the Graham and Parks School in Neighborhood Nine.

Community Gardens - \$100,000: Expansion and enhancement of community gardens. \$75K will be used to create a new community garden space at Hurley Street Park as part of the improvements there. Improvements to McMath (Rindge Field) Community Gardens, as part of the court replacement project, in late summer and early fall 2013.

Recommended Use of FY14 CPA Open Space Funds: \$1,030,000



Haggerty School (playground) \$600,000:
Renovation of schoolyard playground including
equipment, surfacing, and other features.

Recommended Use of FY14 CPA Open Space Funds:



Sacramento Field \$430,000 (Partial Funding):
Comprehensive renovations to improve access, repair features and establish more park-like character throughout.

CPA Committee Actions

1. CPA Committee Meeting (5/22/2013)
2. Public Meeting (6/20/2013)
3. Public Hearing (8/12/2013)
4. CPA Committee Meeting (9/10/2013)

Vote on recommended projects and allocation of \$10,300,000 million of

FY14 CPA Funds:

- Local receipts of \$7,400,000 million
 - State match of \$1,900,000 million
 - Fund balance of \$1,000,000 million
5. Allocation of \$7,500 from Fund balance for Administrative Cost.
 6. Refer Committee recommendations to City Council for acceptance at 9/16/13 Council Meeting.