

Community Preservation Act  
Public Hearing

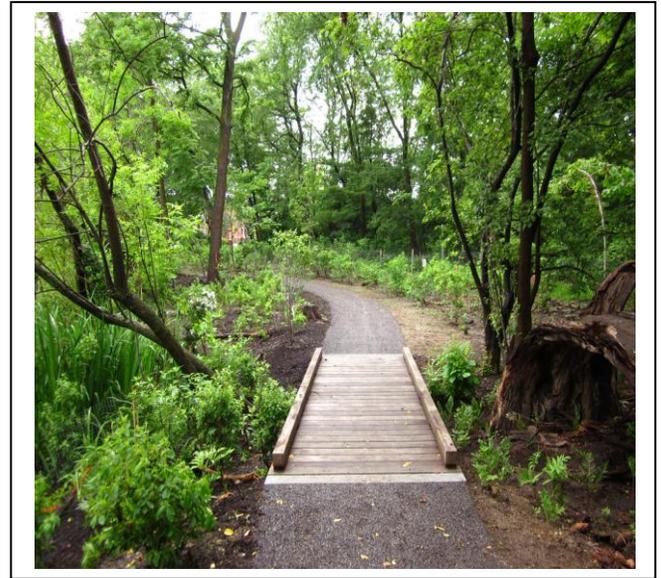
City of Cambridge

August 5, 2014

# Community Preservation Act (CPA)

Funding provided for:

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



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# CPA: History

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

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

In 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.

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

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## Anticipated FY15 CPA Appropriations and Allocations

### \$12,500,000

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

### Possible CPA Fund Allocations

<i>% Allocations</i>	<i>Amount</i>
80%	\$10,000,000
70%	\$8,750,000
60%	\$7,500,000
50%	\$6,250,000
40%	\$5,000,000
30%	\$3,750,000
20%	\$2,500,000
10%	\$1,250,000

# **CPA: Department of Revenue (DOR) Surplus Funds FY14**

- **July 12, 2013: Governor Deval Patrick signed the FY14 budget, including the transfer of \$25 million from the FY2014 budget surplus to the statewide CPA Trust Fund. Cambridge received an additional \$2,447,169 above the \$1,900,000 appropriated in FY14 through the State match funds.**

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

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

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

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

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

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

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

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

# Summary of Reserve Allocations

## Historic Preservation Reserve

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

## Open Space Reserve

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

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

**(2)** Includes a \$400,000 transfer back to Open Space Reserve on 6/28/06 as a result of the City receiving a State Self-Help Grant for the Lincoln land purchase, plus a FY07 allocation of \$415,000. Also includes the CPA Committee vote on 6/11/07 to approve a transfer of \$800,000 from Open Space to Open Space Reserve.

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

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

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

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

## **FY15 Proposed Uses of Housing Funds**

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

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



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

# FY15 Proposed Project Requests

## Historic Preservation

<b><i>Preservation Grants:</i></b>	<b>\$600,000</b>
<b><u>Public Buildings:</u></b>	
City Hall Window Sills, supplemental	\$100,000
City Hall Annex, masonry repointing	\$250,000
Engine 8 (Sherman Street), new roof	\$150,000
Fire Headquarters, replica engine bay doors	\$134,000
O’Connell Branch Library, exterior restoration, supplemental	\$325,000
YWCA Women’s Shelter	\$200,000
<b><u>Historic Landscapes:</u></b>	
Fresh Pond Gatehouse restoration, supplemental	\$40,000
Longfellow Park staircase restoration	\$50,000
Magazine Beach Landscape Plan	\$56,500
Old Burying Ground, headstone and table tomb restoration	\$40,000
<b><u>Archives:</u></b>	
City Clerk’s Vault	\$375,000
Preserve and/or rebind historic atlases and directories	\$7,500
<b>Total</b>	<b>\$2,328,000</b>

**Engine 8 (1904) - Install a new roof**



**Fire Headquarters (1932) – bay doors**



# FY15 Proposed Project Requests

## Historic Preservation

### Preservation Grants (CHC)

\$600,000

#### Affordable Housing

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



CPA historic preservation funds supported the restoration of this owner-occupied CDBG- eligible house in Area Four.

#### Institutional

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



An IPG helped to restore the Blacksmith House at 54 Brattle Street and to make the building accessible for the first time.

**City Hall Annex- Masonry repointing to resist weather**



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



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



**YWCA Shelter**

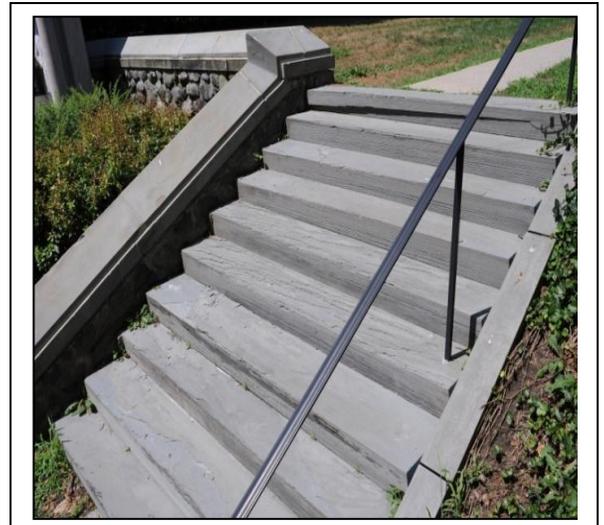


**Longfellow Park Staircases**

Transferred to the City in 1914, the park includes a bas-relief by Daniel Chester French. The bluestone steps must be replaced. A grant would match \$50,000 in available funds.

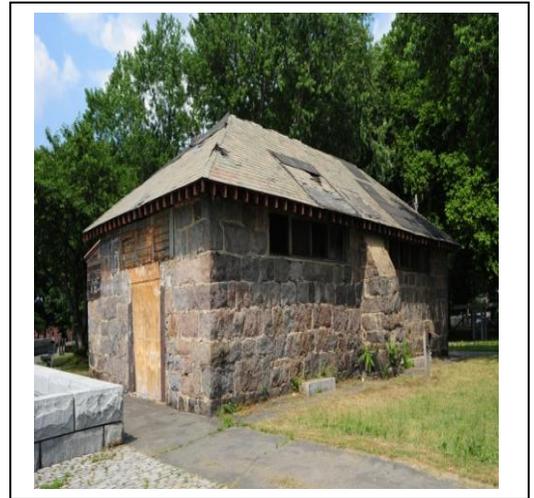


**Longfellow Park Staircases**



### **Magazine Beach Landscape Plan**

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



### **Old Burying Ground Improvements**

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



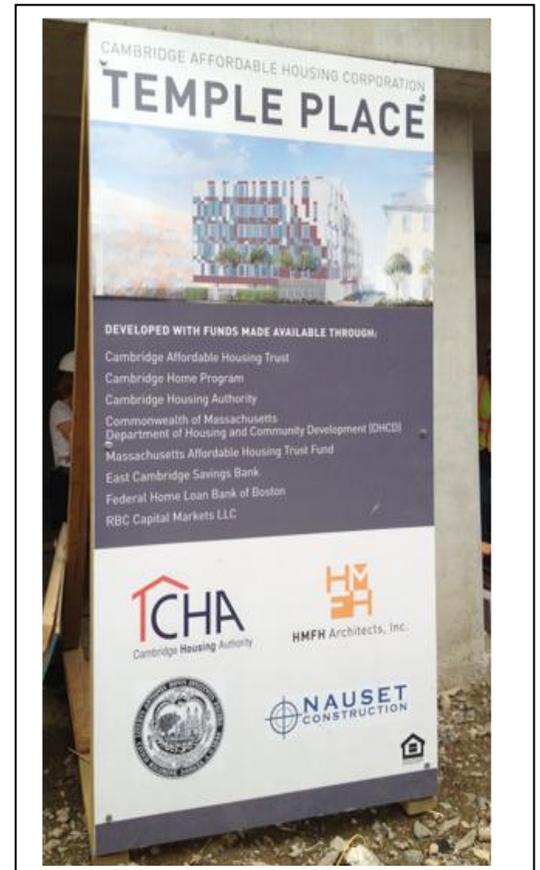
# FY15 Proposed Project Requests

## Open Space

Location	Project Description	Requested Funds
<b>Sacramento Field</b>	Comprehensive renovation to improve access, replace park features, establish more park like character throughout. \$430,000 was funded through CPA funds in FY14.	\$420,000
<b>Pacific Street Park</b>	Additional features and pathway improvements to the off leash area.	\$70,000
<b>Cambridgeport School Playground</b>	Renovation would include a full redesign of the play space, introducing healthy play elements and educational components.	\$500,000
<b>CRLS Tennis Courts (Structural study, planning and design)</b>	Structural study of tennis courts on top of the garage at CRLS and planning and design of new facilities.	\$50,000
<b>Haggerty School Playground</b>	Renovation of the school's park. \$600,000 was funded through CPA funds in FY13.	\$175,000
<b>Sennott Park Basketball Courts</b>	Replace two basketball courts @ \$45,000 each.	\$90,000
<b>Sennott Park Field Renovation</b>	Comprehensive renovation of the field at Sennott Park.	\$300,000
<b>Clarendon Avenue Playground</b>	Renovation of playground area, and enhancements to the front end of the park for seating areas, passive features and landscaping.	\$400,000
<b>Glacken Field</b>	Top Open Space ADA priority. Last large open space facility to be completely renovated.	\$3,200,000
<b>Linear Park</b>	Improvements of pathway from Russell Field to Mass. Ave. /Cameron Ave., including surface restoration, landscaping and irrigation, furniture, aesthetic features, play and fitness features.	\$1,500,000

# Affordable Housing Programs

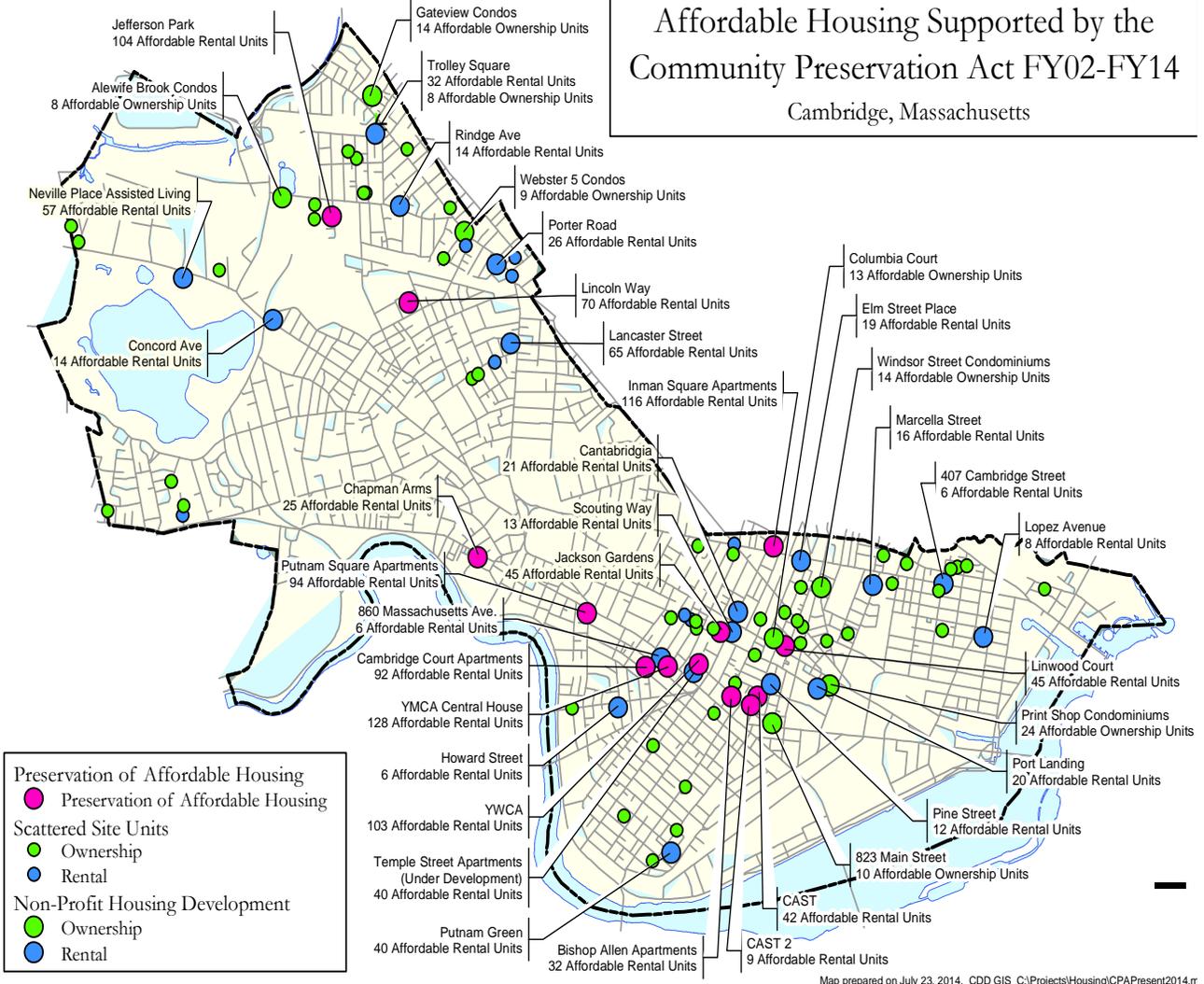
- Rental Housing
- Homeownership
- Preservation/Expiring Use
- First-time Homebuyer (FTHB) Assistance



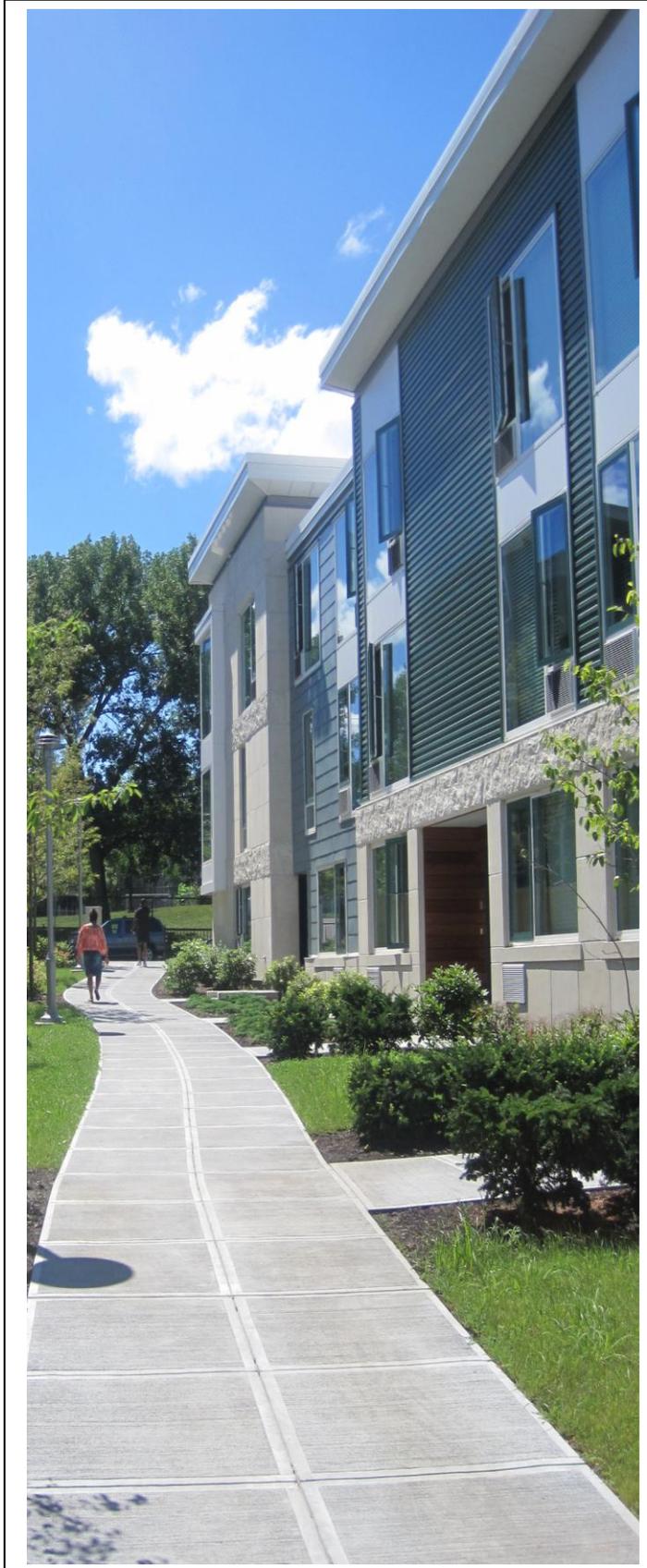
Port Landing: Construction of 20 new affordable rental units to begin in 2015.

# Affordable Housing Supported by the CPA FY02-FY14

## Affordable Housing Supported by the Community Preservation Act FY02-FY14 Cambridge, Massachusetts



# Trust/CPA Commitments (FY02-FY14)



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

## Housing: Who are CPA Funds Serving?

### Rental Housing

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

1 person: \$47,450

2 persons: \$54,200

3 persons: \$61,000

4 persons: \$67,750



### Homeownership

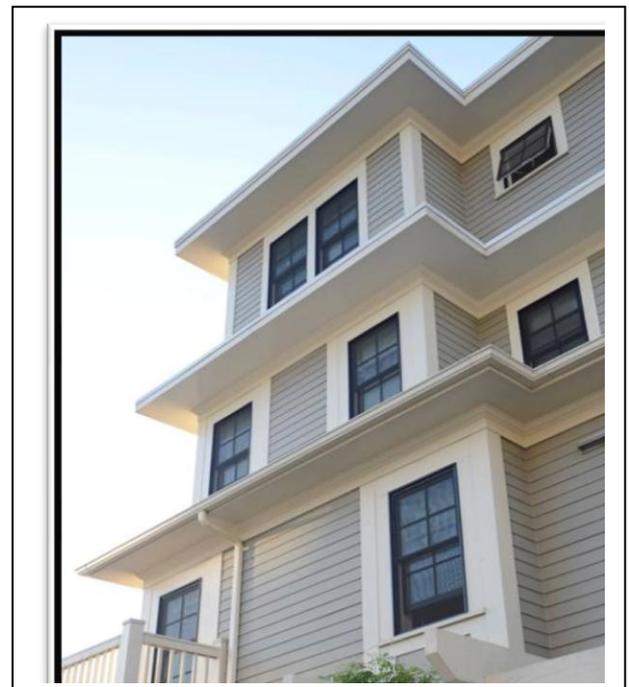
**Families and individuals earning less than 100% of the area median income: (\$94,100 for a family of four)**

1 person: \$65,900

2 persons: \$75,300

3 persons: \$84,700

4 persons: \$94,100



# Continued Need for Affordable Housing

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

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

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

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

## 2014 Median Market Asking Rents

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



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

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

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



## Temple Place Apartments

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



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

## Bishop Allen Apartments



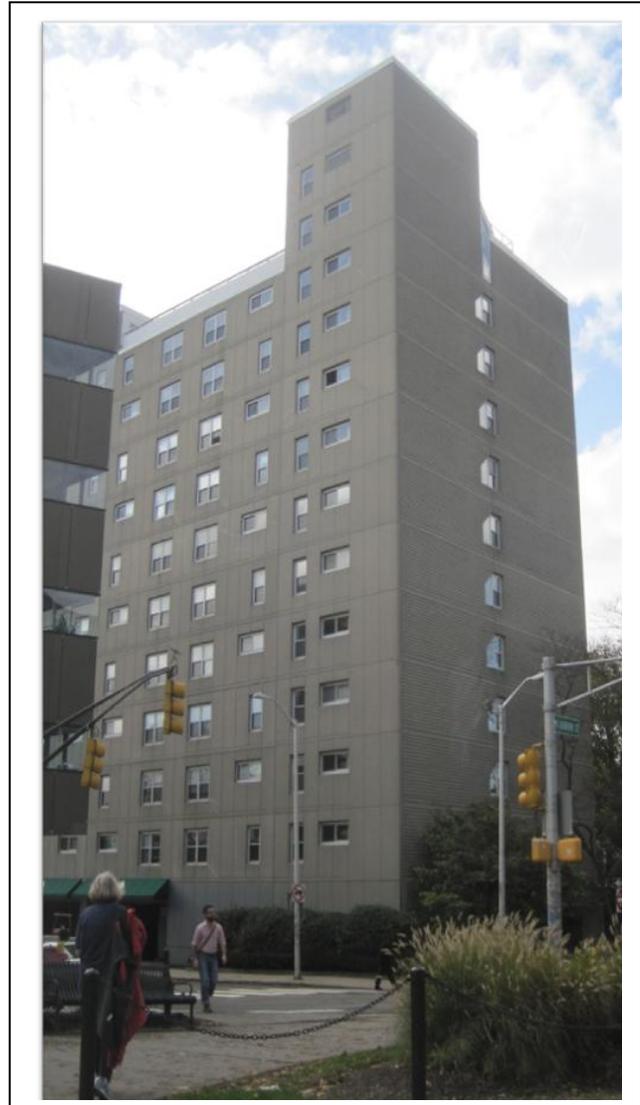
Renovations will soon be underway at Bishop Allen Apartments. Acquired by Just A Start Corporation (JAS) just as affordability restrictions were set to expire in 2012, JAS has completed project financing and is ready to begin renovations on these 32 affordable 2- and 3-bedroom affordable rental units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

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

# Putnam Square Apartments

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

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



# Historic Preservation

## Eligible Activities:

Preservation, rehabilitation or restoration of eligible historic resources

## Eligible Historic Resources:

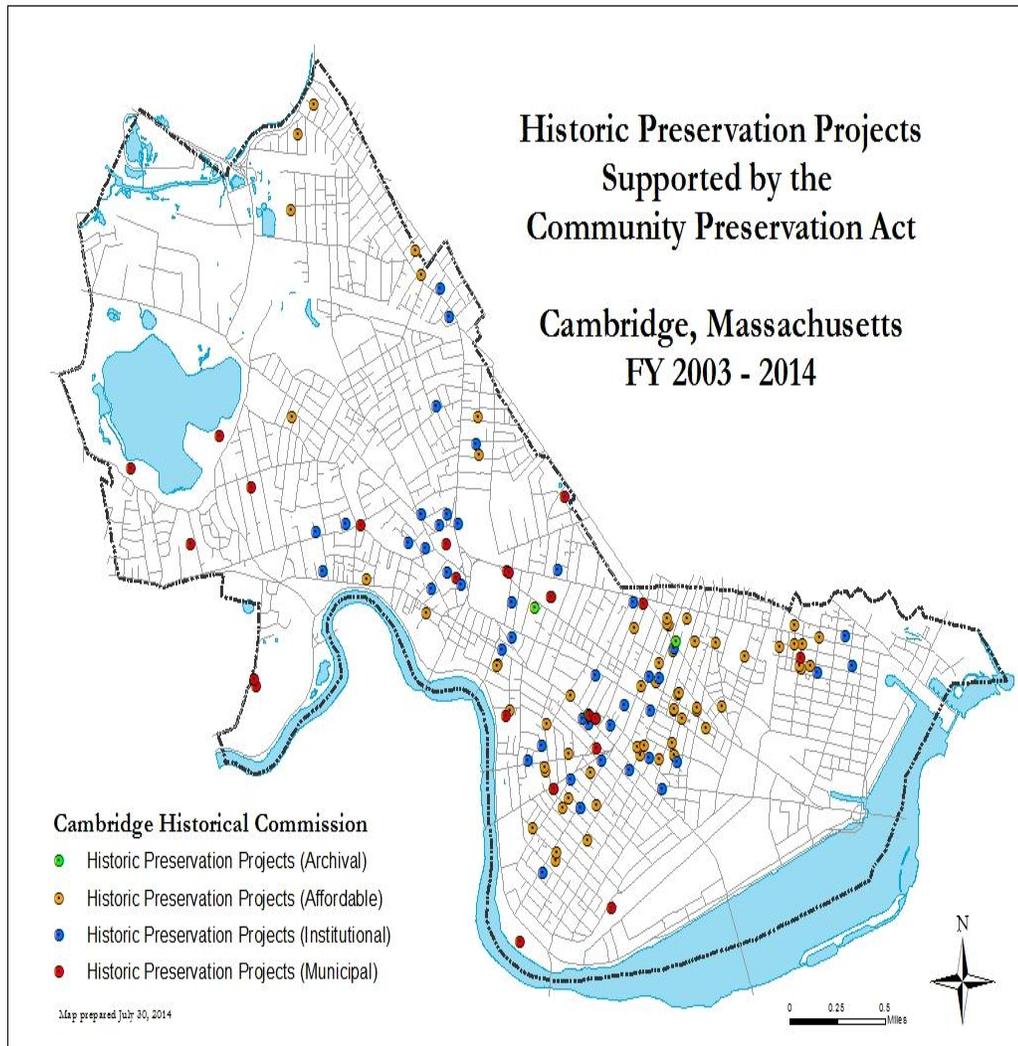
- Listed on or eligible for the Mass. Register of Historic Places
- Determined by the Cambridge Historical Commission (CHC) to be significant in the history, archeology, architecture or culture of the city

## Cambridge Projects:

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



# Historic Preservation Projects Supported by the CPA FY03-FY14



## Municipal Preservation Grant Funded Project Summary FY04-FY14

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

# Affordable Housing Preservation Grant Summary FY03-FY14

Project	Agency	Amount
1 Allston Ct.	Just-A-Start, Corp.	\$ 30,000
101 1/2 Inman St #2 (2 grants)	Homeowners Rehab, Inc.	\$ 87,675
10-12 Boardman St.	Just-A-Start, Corp.	\$ 8,909
11 Foch St.	Homeowners Rehab, Inc.	\$ 15,000
11 Speridakis Ter.	Just-A-Start, Corp.	\$ 14,865
124 Thorndike St.	Just-A-Start, Corp.	\$ 18,500
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$ 30,000
135 Western Ave. (2 grants)	Just-A-Start, Corp.	\$ 60,000
139 Spring St.	Cambridge Community Housing Development	\$ 59,150
14 Carlisle St.	Homeowners Rehab, Inc.	\$ 30,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$ 2,200
14 Upton St.	Just-A-Start, Corp.	\$ 21,075
146-152 Prospect St.	Just-A-Start, Corp.	\$ 50,000
151 Clark St.	Homeowners Rehab, Inc.	\$ 18,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$ 28,250
171-173 Columbia St.	Homeowners Rehab, Inc.	\$ 30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$ 30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$ 30,000
19 Howard St.	Just-A-Start, Corp.	\$ 30,000
196-198 Auburn St.	Share Associates	\$ 32,316
20 Kelly Rd.	Just-A-Start, Corp.	\$ 25,000
201-203 Columbia St.	Just-A-Start, Corp.	\$ 50,000
209 Columbia St.	Just-A-Start, Corp.	\$ 50,000
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$ 100,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$ 25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$ 36,000
237 Allston St.	Just-A-Start, Corp.	\$ 4,900
2-4 University Rd.	Homeowners Rehab, Inc.	\$ 50,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$ 35,000
25 Tremont St.	Just-A-Start, Corp.	\$ 25,000
25 Wendell St.	Homeowners Rehab, Inc.	\$ 46,750
25-27 Howard St.	Cambridge Community Housing Development	\$ 50,000
253-255 Windsor St.	Homeowners Rehab, Inc.	\$ 8,200
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$ 32,191
269 Norfolk St.	Just-A-Start, Corp.	\$ 30,000
28 Sixth St.	Just-A-Start, Corp.	\$ 37,200
288 Washington St.	Just-A-Start, Corp.	\$ 29,300
296 Washington St.	Lead-Safe Cambridge	\$ 19,350
300 Prospect St.	Homeowners Rehab, Inc.	\$ 30,000
323 Allston St.	Just A Start, Inc.	\$ 4,220
341 Columbia St.	Homeowners Rehab, Inc.	\$ 93,387
342 Norfolk St.	Just-A-Start, Corp.	\$ 30,000
4 Tremont St.	Just-A-Start, Corp.	\$ 3,000
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$ 50,000

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

# Institutional Preservation Grant Summary

## FY05-FY14

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

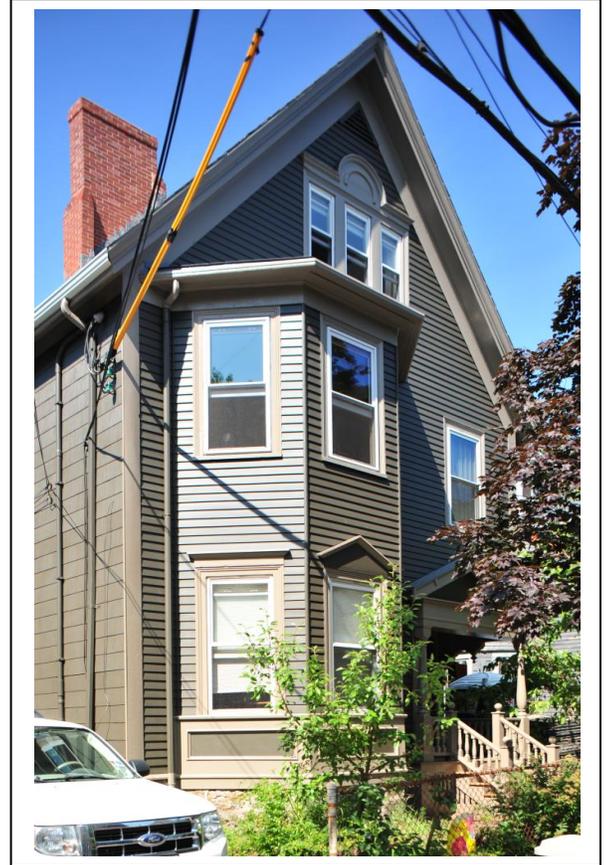
# FY2014 Historic Preservation Completed Projects



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



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



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

## CPA Open Space FY13- FY14 Allocations

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

# CPA Committee Actions

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

2. Public Meeting (6/19/2014)

3. Public Hearing (8/5/2014)

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

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

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

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

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

## Appendix A- Samples of Non CPA Funded Projects

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

## **Appendix B- Summary of Public Comments on Projects from the Public Hearing and Recommendations Received during the Public Comment Period for FY15 Proposals**

- **New playground at Cambridgeport School (8 speakers, 1 letter, 2 petitions submitted)**
- **Creating a grand junction multi-use path (1 letter submitted)**
- **Preserving, affordable housing expiring use units<sup>5</sup> (2 speakers, 1 petition submitted)**
- **Preserving and restoring St. Peter's Episcopal Church**
- **Set aside funds to help purchase the Silver Maple Forest as conservation land (4 speakers, 6 e-mails received)**
- **Improvements to Magazine Beach Park (2 speakers, 1 e-mail received)**
- **Restoration of First Parish's building and antique wall**
- **Prioritizing long-term affordable housing, such as Briston Arms and remodeling of Jefferson Park (2 speakers, 2 petitions submitted)**
- **Additional funds for restoration at the Transition House**
- **Restore Bread and Jams (1 speaker, 1 petition submitted)**
- **Maintenance is needed at the Cambridge Center for Adult Education**
- **Preserve long-term affordability at Fresh Pond apartments and other expiring use properties (2 petitions submitted)**
- **Request to support developing schoolyard learning gardens at the Baldwin School with Open Space funds (1 e-mail received)**