



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

CMA 2026-248
IN CITY COUNCIL
September 14, 2026

To the Honorable, the City Council:

Listed below are the recommendations of the Community Preservation Act Committee (CPAC) for FY2027. For additional information, please see attachments from the CPA Committee Chair, Taha Jennings, dated September 1, 2026.

The CPA process included virtual public hearings held on July 20, 2026 to solicit proposals and ideas on CPA projects for FY2027 and July 27, 2026 to solicit recommendations on the percentage of CPA funds allocated to each funding category (Affordable Housing, Historic Preservation, and Open Space). The CPAC also received online submissions and emailed comments regarding potential CPA projects and the allocation percentages. The CPAC, on August 31, 2026, voted unanimously for an allocation of 80% for Affordable Housing, 10% for Historic Preservation projects and 10% for Open Space projects.

In accordance with the CPAC's recommendations, I am requesting that the City Council appropriate a total of \$23,765,000 in CPA funds raised by the City's FY2027 CPA surcharge, the FY2026 state match funds received in FY2027 and a portion of the existing CPA Fund Balance.

For this appropriation, it is estimated that the net local receipts from the CPA surcharge for FY2027 will total \$20,250,000 added to an anticipated FY2026 state match of \$3,000,000 and \$500,000 from CPA fund balance. Additionally, \$15,000 from CPA fund balance will go to the City's annual membership in the Community Preservation Coalition.

On August 31, 2026, the CPAC made recommendations for allocation of these FY2027 funds. The CPAC recommended to the City Council, through the City Manager, that the CPA funds be allocated and appropriated as follows:

VOTE 1: Fiscal Year 2027 Local Funds (\$20,025,000)

- A. 80% of FY2027 CPA Local Fund revenues (\$16,200,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2027 CPA Local Fund revenues (\$2,025,000) allocated to Historic Preservation as follows:
 - 1. \$43,000 appropriated to the Cemetery Lodge Stained Glass Windows
 - 2. \$200,000 appropriated to the City Hall Belfry Restoration
 - 3. \$40,000 appropriated to Document Conservation
 - 4. \$150,000 appropriated to the restoration of Gift of the Wind
 - 5. \$500,000 appropriated to Odd Fellows Hall Facade restoration (Dance Complex)



6. \$650,000 appropriated to Preservation Grants
7. \$100,000 appropriated to the Preservation Projects Administrator
8. \$250,000 appropriated to St. Augustine's Church accessibility improvements
9. \$32,280 appropriated to Vital Records Conservation
10. \$59,720 to be reserved for future use

- C. 10% of FY2027 CPA Local Fund revenues (**\$2,025,000**) allocated to Open Space as follows:
1. \$97,000 appropriated to Ecological Restoration at Alewife Brook Reservation
 2. \$65,000 appropriated to Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive
 3. \$1,433,000 appropriated to Hoyt Field
 4. \$30,000 appropriated to Site Improvements at the Lynch Family Skatepark
 5. \$400,000 appropriated to Wilder-Lee Park

VOTE 2: Fiscal Year 2026 State Matching Funds [received in FY2027] (\$3,000,000)

- A. 80% of FY2026 State Match revenues (\$2,400,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2026 State Match revenues (\$300,000) allocated to Historic Preservation as follows:
1. \$50,000 appropriated to Black Cambridge Historical Collections
 2. \$250,000 appropriated to the Tarbell School Facade Restoration (Cambridge Community Center)
- C. 10% of FY2026 State Match revenues (\$300,000) allocated to Open Space and appropriated to Wilder-Lee Park

VOTE 3: CPA Fund Balance (\$500,000)

- A. 80% of CPA fund balance (\$400,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of CPA fund balance (\$50,000) allocated to Historic Preservation as follows and appropriated to City Hall Window Weatherization
- C. 10% of CPA fund balance (\$50,000) allocated to Open Space and appropriated to Wilder-Lee Park

VOTE 4: CPA Fund Balance - Administration (\$15,000)

- A. \$15,000 appropriated to Administrative Costs for Community Preservation Coalition membership dues

TABLE 1. Summary of FY2026 Recommended Appropriations by Expenditure Type

Appropriation	FY27 CPA Funds
Affordable Housing	\$19,000,000
Black Cambridge Historical Collections	\$50,000
Cemetery Lodge Stained Glass Windows	\$43,000
City Hall Belfry Restoration	\$200,000
City Hall Window Weatherization	\$50,000
Document Conservation	\$40,000
Gift of the Wind Restoration	\$150,000
Odd Fellows Hall Facade Restoration	\$500,000
Preservation Grants	\$650,000
Preservation Projects Administrator	\$100,000
St. Augustine's Accessibility	\$250,000
Tarbell School Facade Restoration	\$250,000
Vital Records Conservation	\$32,280
Reserved for Future Use	\$59,720
Historic Preservation Requests, Total	\$2,375,000
Open Space	
Ecological Restoration at Alewife Brook Reservation	\$97,000
Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive	\$65,000
Hoyt Field	\$1,433,000
Site Improvements at the Lynch Family Skatepark	\$30,000
Wilder-Lee Park	\$750,000
Open Space Requests, Total	\$2,3750,000
Administration/ Community Preservation Coalition	\$15,000
Grand Total	\$23,765,000

TABLE 2. Summary of Recommended FY2026 Appropriations by Funding

	FY2027 Local Funds	FY2026 State Funds	CPA Fund Balance	FY2027 Total
Affordable Housing Trust	\$16,200,000	\$2,400,000	\$400,000	\$19,000,000
Historic Preservation Projects	\$2,025,000	\$300,000	\$50,000	\$2,375,000
Open Space Projects	\$2,025,000	\$300,000	\$50,000	\$2,375,000
Admin./Community Preservation Coalition Membership Dues	\$ -	\$ -	\$15,000	\$15,000
Total	\$20,250,000	\$3,000,000	\$515,000	\$23,765,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'Yi-An Huang', with a stylized flourish at the end.

Yi-An Huang
City Manager

September 14,
2026

FY27 Project Recommendations

Community Preservation Act Committee
City of Cambridge



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Community Preservation Act: History & Overview

Funding provided for:

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

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

The Commonwealth of Massachusetts provides matching funds in addition to those raised locally by the surcharge. The percentage of the state match varies from year to year, depending on two factors: the amount of fees paid at Registries of Deeds throughout the state, and the number of communities that have adopted the CPA locally (thereby receiving a share of the state match). In 2019, state legislation raised the registry fees that support the state match, increasing funds provided to Cambridge. While registry fees have declined recently due to economic uncertainty, in the past, the legislature has provided supplementary funding to ensure communities continue to receive a percentage of matching funds. CPA revenues are maintained in a dedicated City account – the CPA Fund.

Each year, the City is required to spend at least 10% of its annual CPA revenues on each CPA category – affordable housing, historic preservation, and open space. The remaining percentage can be used towards any of the three funding categories. In July 2012, the state statute was amended to allow greater flexibility in the use of CPA open space funds. Open space funds may also go toward active and passive recreational uses such as parks, playgrounds, community gardens and athletic fields.

The CPA process is overseen by the Community Preservation Act Committee. The Committee is a nine-member public body, responsible for evaluating the City's community preservation needs. The Committee receives input from the public and city staff and makes funding recommendations to the City Manager and City Council.

CPA Committee Process

Each year, the CPA Committee holds a series of public meetings on potential projects and the percentage of funds that should be dedicated to each CPA category. The CPA Committee meetings to consider CPA funding for FY27 were as follows:

- **FY27 Organizing Meeting – June 3, 2026**

The Committee met to set its schedule, discuss CPA background and process, review the FY27 funding estimate, and transfer available balances to the appropriate reserve fund.

- **Hearing on FY27 Project Recommendations – July 20, 2026**

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

- **Hearing on FY27 Allocation Percentages – July 27, 2026**

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

- **FY27 Project and Allocation Vote Meeting – August 31, 2026**

The Committee voted to recommend the funding allocation percentages and certain projects for FY27 CPA funding.

The CPA Committee's recommendations are presented, through the City Manager, to the City Council for consideration at the September 14, 2026 City Council Meeting.

CPA Fund Allocations & Appropriations: FY02-26 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 FY27 CPA Appropriations and Allocations

\$23,765,000

Local	State Match	CPA Fund Balance
\$20,250,000	\$3,000,000	\$515,000*

***\$15,000 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-FY26

	FY02-26 Local Funds	FY02-26 State Match	CPA Fund Balance	FY02-26 Total Amount Allocated/ Appropriated All Sources
Affordable Housing	\$167,320,000	\$58,028,000	\$34,196,000	\$259,544,000
Historic Preservation	\$20,915,000	\$7,253,500	\$4,149,500	\$32,318,000
Open Space	\$20,915,000	\$7,253,500	\$4,149,500	\$32,318,000
Total:	\$209,150,000	\$72,535,000	\$42,495,000	\$324,180,000

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-FY26	\$259,544,000*
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,631 units
Acquisition/Creation of Rental Units	1,024 units
First-Time Homebuyer Units	250 units
Total	3,015 units

*Includes \$1,000,000 appropriated to the City of Cambridge COVID-19 Housing Stabilization Program in FY20.

Maximizing Affordable Housing Support

CPA funds provide more than a one-time direct appropriation; CPA funds committed to affordable housing have leveraged more than **\$600 million** from other public and private sources in FY02-25.

CPA funds are a critical source of funding for the Affordable Housing Trust. As part of the FY27 budget, the City has also allocated \$24,117,750 to the Affordable Housing Trust to support the development and preservation of affordable housing. These funds will supplement FY27 Community Preservation Act (CPA) funds. Through these combined sources, if 80% of CPA funds are allocated to the Affordable Housing Trust in FY27, the City will provide over \$43.1 million in direct financial support for the Affordable Housing Trust in FY27.

Non-CPA City Support for Affordable Housing Trust	
Building Permit Revenue Allocation (FY18-FY27*)	\$73,014,538
General Fund Revenue Allocation (FY20-FY27)	\$95,722,000
Short-Term Rental Community Impact Fee (FY22-FY27)	\$1,592,000
Free Cash (FY20)**	\$15,000,000
Total	\$185,328,538

* The City's Operating and Capital Budgets for FY27 were adopted on June 1, 2026.

** 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-FY26	\$32,318,000

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.

128 Affordable Housing Preservation Grants totaling \$4.2 million have been awarded since FY03; 108 projects have been completed and 5 are cleared to proceed, under construction, or paid in part. 198 Institutional Preservation Grants totaling \$10.99 million have been awarded to 62 different non-profit organizations since FY05; 139 projects have been completed and 13 are cleared to proceed, under construction, or paid in part.

- Recent Institutional Preservation Grants include: roofing and waterproofing at the Holy Trinity Armenian Church parish house on Brattle Street and the St. Francis of Assisi rectory on Sciarappa Street; masonry repairs at Sacred Heart Church on Sixth Street; accessibility improvements at the Multicultural Arts Center and Transition House; new doors and masonry work at the Old Cambridge Baptist Church; and window restoration at the New School of Music.
- Affordable Housing Preservation Grants include the restoration of the Charles Hicks Saunders house with associated new construction on Mellen Street with Homeowners Rehab, Inc., to open in 2027.

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-FY26	\$32,318,000

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 FY2013 through FY2027, open space projects received **\$135,933,250** in funding from non-CPA Fund sources.

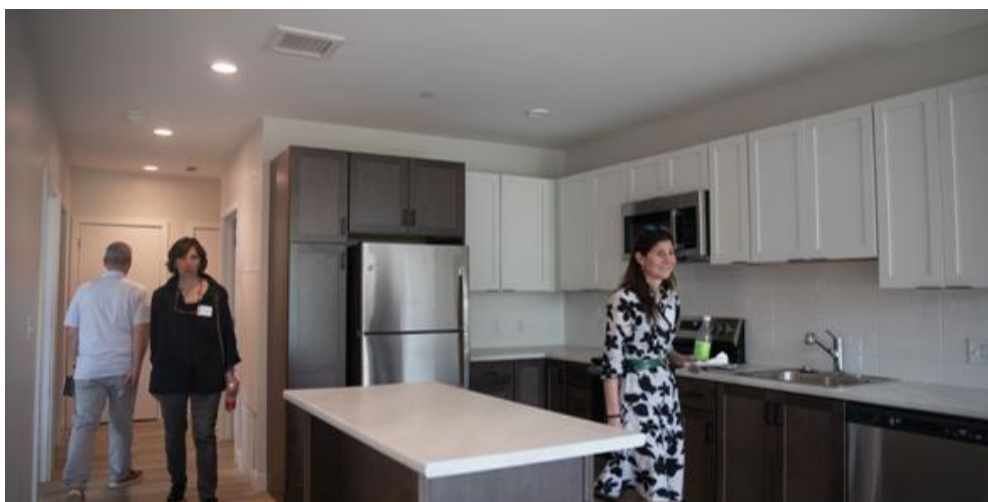
Recent CPA-funded projects include:



Maher Community Garden



Restoration of 1627 Massachusetts Ave.



52 New St. (Credit: Ethi Al-Mahdi)

FY27 Project Requests

Overview & Eligibility

The CPA Committee received several requests for FY27 funding. Project requests and related public comment were submitted in various ways: through a project application form, at public meetings, via email and over the phone. Requests came from city staff, non-profit organizations, and individual members of the public. Summaries of FY27 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/Recreation

- Acquire
- Create
- Preserve
- Rehabilitate/Restore
 - o For open space acquired or created with CPA funds.
 - o For capital improvements to certain recreational facilities.

Affordable Housing

Because CPA funds for affordable housing are typically appropriated directly to the Affordable Housing Trust rather than to specific housing initiatives, this section includes current statistics related to housing affordability to inform the CPA Committee's recommendations. There is also information on projects that have received funds from the Trust in the past, as well as future projects that may receive funding.

Continued Need

Affordability Restrictions & Waiting Lists

Current Cambridge Housing Authority (CHA) waiting list:

- The CHA has over 19,000 distinct households on its waiting list. More than 10,000 of these households indicate that they currently live or work in Cambridge or are veterans.

Current Housing Department applicant pools:

- Rental Housing – The Housing Department's Rental Applicant Pool has more than 5,500 applicants for affordable rental housing, including almost 1,200 Cambridge residents.
- Homeownership – The Housing Department's Homeownership Resale Pool has approximately 830 applicants looking to purchase an affordable unit when the current owner decides to sell, including close to 600 Cambridge residents.

In 2024, the median market sales price for a condominium in Cambridge was approximately \$870,000. Without a significant down payment, purchasing a condominium at this price would require an annual income of more than \$250,000.

2026 Q2 Median Market Asking Rents

- 1-bedroom \$ 3,000
- 2-bedroom \$ 3,800
- 3-bedroom \$ 4,400

Two people earning Cambridge's living wage would each have to work approximately 60 hours per week to afford a monthly rent of \$3,175 for a two-bedroom apartment.

Recent Highlights - CPA-funded Affordable Housing

- The construction of 106 affordable housing rental units at 52 New Street completed in June 2026. The site is now occupied. Sponsored by Just A Start (JAS), 52 New Street was the first project permitted under the provisions of the Affordable Housing Overlay (AHO). Located in Neighborhood Nine, 52 New Street contains 22 one-bedrooms, 62 two-bedrooms, and 22 three-bedrooms. There is also a ground floor commercial space available for childcare purposes. Other amenities include roof and patio decks, a fitness room, community room, and play area.
- 12 homebuyers bought homes with HomeBridge funding in FY26.
- In the past fiscal year, funding from the Affordable Housing Trust was used to purchase four new properties: three of which will be redeveloped under the AHO, and one with two multifamily buildings where 79 rental units will be converted from market rate to affordable housing as units turnover.
- Efforts to create or preserve more than 1,000 units of affordable housing are now underway.



52 New Street completed

Current Developments



Jefferson Park Federal

Sponsor: Cambridge Housing Authority (CHA)

Development: Comprehensive modernization of 278 affordable rental units, with creation of more than 100 new units (41 one-bedroom, 106 two-bedrooms, 111 three-bedrooms, 20 four-bedrooms)

Trust Commitment: \$43,611,615

Neighborhood: North Cambridge

Status: Under construction; first buildings scheduled to be completed Fall 2026

4 Mellen St (formerly 1627 Massachusetts Ave)

Sponsor: Homeowners Rehab Inc. (HRI)

Development: Conversion of historic building and creation of new building into 29 affordable units (10 one-bedroom, 12 two-bedrooms, 7 three-bedrooms)

Trust Commitment: \$8,657,442

Neighborhood: Baldwin

Status: Under construction; scheduled to be completed by end of 2026



49 Sixth Street (The Rose on Sixth)

Sponsor: Preservation of Affordable Housing (POAH)

Development: Conversion of historic property and creation of 46 affordable rental units (14 one-bedroom, 20 two-bedrooms, 11 three-bedrooms, 1 four-bedrooms)

Trust Commitment: \$11,250,000

Neighborhood: East Cambridge

Status: Under construction; scheduled to be completed in Spring 2027

35 Cherry Street

Sponsor: Just A Start

Development: Creation of 10 affordable ownership units (6 two-bedrooms, 4 three-bedrooms)

Trust Commitment: \$7,734,000

Neighborhood: The Port

Status: Under construction; scheduled to be completed in 2027



87-101 Blanchard Road

Sponsor: B'nai B'rith Housing

Development: Creation of 110 affordable rental units (110 one-bedroom)

Trust Commitment: \$18,169,120

Neighborhood: Cambridge Highlands

Status: Under construction; scheduled to be completed by Spring 2028

28-30 Wendell Street

Sponsor: Homeowners Rehab, Inc.

Development: Creation of 95 affordable rental units (44 one-bedroom, 25 two-bedrooms, 26 three-bedrooms)

Trust Commitment: \$30,357,000

Neighborhood: Baldwin

Status: Seeking final financing needed to begin construction



37 Brookline Street

Sponsor: Just A Start

Development: 14 affordable rental units (6 one-bedrooms, 5 two-bedrooms, and 3 three-bedrooms)

Trust Commitment: \$3,640,886

Neighborhood: Cambridgeport

Status: Seeking final financing needed to begin construction



240 Broadway (Broadway Park)

Sponsor: Just A Start (JAS)

Development: Creation of 16 affordable rental units (1 one-bedroom, 11 two-bedrooms, and 4 three-bedrooms)

Trust Commitment: \$2,661,100

Neighborhood: The Port

Status: Seeking final financing needed to begin construction

12-14 Laurel Street

Sponsor: Just A Start (JAS)

Development: Creation of 4 affordable ownership units (1 one-bedroom, 3 three-bedrooms)

Trust Commitment: \$2,290,584

Neighborhood: Cambridgeport

Status: Predevelopment underway





21 Walden Square Road (Walden Square II)

Sponsor: Winn Development Company

Development: Creation of 95 affordable rental units (33 one-bedroom, 33 two-bedrooms, 23 three-bedrooms, 6 four-bedrooms)

Trust Commitment: \$18,750,000

Neighborhood: Neighborhood Nine

Status: Funding assembled; preparing for construction

2072 Massachusetts Avenue

Sponsor: Capstone Communities and Hope Real Estate LLC

Development: Creation of 74 affordable rental units (21 one-bedroom, 42 two-bedrooms, and 11 three-bedrooms)

Trust Commitment: \$5,051,777

Neighborhood: Neighborhood Nine

Status: Seeking final financing needed to begin construction



1826 & 1840 Massachusetts Avenue

Sponsor: Just A Start (JAS)

Development: TBD affordable rental units

Trust Commitment: \$10,900,000

Neighborhood: Neighborhood Nine

Status: Initial design work underway



1, 3, and 5 Frost Street & 20, 22, and 28 Roseland Street (Frost Terrace II)

Sponsor: Capstone Communities and Hope Real Estate LLC

Development: TBD affordable rental units

Trust Commitment: \$19,839,500

Neighborhood: Baldwin

Status: Initial design work underway

New and Upcoming New Developments

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

31-37 Mellen Street

Located in the Baldwin neighborhood between Harvard Square and Porter Square, 31-37 Mellen Street consists of three sites that were formerly owned by Lesley University and collectively total 26,301 square feet. 31-33 Mellen Street consists of 2 three-story buildings (the former is a dorm, and the latter is an office building) with a shared lot in the rear. 35 Mellen Street is a three-story dormitory. 37 Mellen Street is a historically significant office building. 31-37 Mellen Street was purchased by the CHA with assistance from the Trust and will be redeveloped under the provisions of the AHO.

Corcoran Park – Phase I

The CHA received Trust funds to assist with the first phase of a comprehensive redevelopment of Corcoran Park. This first phase will involve the construction of 67 new affordable rental units to replace the 29 current units in the northern part of Corcoran Park. Corcoran Park is a 153-unit former public housing development located on an 8-acre site in the Strawberry Hills neighborhood. The site will be redeveloped under the provisions of the AHO. The CHA will be requesting funding from the Trust for its subsequent phases at Corcoran Park later this year.

1648 & 1654 Massachusetts Avenue

The CHA purchased 1648 & 1654 Massachusetts Avenue in May 2026 with the financial assistance of the Trust. 1648 & 1654 Massachusetts Avenue contains 79 market-rate units (62 one-bedroom units and 17 two-bedroom units) and two commercial spaces. The commercial spaces are located on the first floor of the 1654 Massachusetts Avenue building and are currently leased to Huron Cleaners and Marathon Sports. All 79 market-rate units will be rehabbed and converted into affordable units upon turnover.

16-28 Porter Street

In April 2026, the Trust provided funding to the CHA to support the acquisition of 16-28 Porter Street in the Wellington-Harrington neighborhood. The 12,920 square-foot vacant lot is close to the Lechmere MBTA station, Twin City Plaza, multiple parks, and a variety of shops and restaurants on Cambridge Street. The CHA anticipates moving the site forward under the City's AHO.

729-755 Concord Avenue

729-755 Concord Avenue consists of five contiguous parcels that together form a 48,463 square foot parcel in the Cambridge Highlands neighborhood. The site was purchased by HRI in June 2026 and is expected to be redeveloped under the provisions of the AHO.

65 Chilton Street

Located in West Cambridge, 65 Chilton Street is currently a vacant former hospice owned by the VNA Care, Inc. The property will be transferred to the CHA, who will reconfigure the building into two fully accessible units. The Trust recently committed construction funding to the CHA to complete this work.

HomeBridge: Homebuyer Assistance Program

First-Time Homebuyers can access funds to help them purchase homes on the market. HomeBridge offers income-eligible buyers up to 65% of the cost of buying a home on the market to make homeownership more affordable while expanding the City's stock of affordable homes. 110 buyers have purchased homes through HomeBridge since its inception, including 19 in the past year. HomeBridge is available to households earning up to 120% AMI, with buyers earning less than 100% AMI are assisted with CPA funds.

Historic Preservation

Project Title	FY 27 CPA Funds	Project Requestor
Black Cambridge Historical Collections	\$50,000	Cambridge Public Library
Cemetery Lodge Stained Glass Windows	\$43,000	Dept. of Public Works
City Hall Belfry Restoration	\$200,000	Capital Building Projects
City Hall Window Weatherization	\$50,000	Capital Building Projects
Document Conservation	\$40,000	CHC/Clerk/CPL/DPW
Gift of the Wind Restoration	\$150,000	Arts Council
Odd Fellows Hall Facade Restoration	\$500,000	The Dance Complex
Preservation Grants	\$650,000	Cambridge Historical Commission
Preservation Projects Administrator	\$100,000	Cambridge Historical Commission
St. Augustine's Accessibility	\$250,000	Black History in Action in Cambridgeport
Tarbell School Facade Restoration	\$250,000	Cambridge Community Center
Vital Records Conservation	\$32,280	City Clerk
Reserved for Future Use	\$59,720	
Historic Preservation Requests, Total	\$2,375,000	

Black Cambridge Historical Collections (\$50,000)



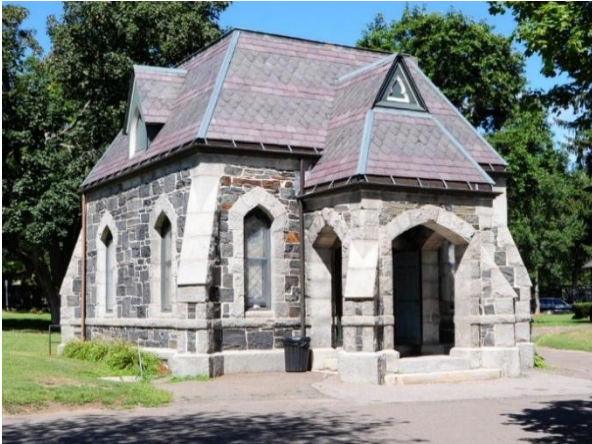
The Cambridge Public Library's Archives and Special Collections has approximately 100 linear feet of unprocessed collections documenting the history of Cambridge's Black Community. These collections include personal family papers, professional papers, political papers, organizational records, school records, church records, rare books, videos, and newsletters created by Black Cantabrigians. Despite being part of the community from the early 17th Century, Cambridge's Black community has been chronically under documented. The Library's Archives and Special Collections has been working for nearly two decades to reverse this oversight by collecting a range of material from various institutions and community members. The goal is to preserve, arrange, describe, and make available these collections so that researchers and our community can use them. The Library hopes that the emphasis on making collections available quickly will encourage more donations, which will in turn allow the Cambridge Room to represent the community that it serves. Requested funding will support hiring a consulting archivist to preserve, process, and describe 10 collections over a two-year period from June 2027 to June 2029.

Additional funding requests for this project are anticipated in FY28.

Previous CPA Funding History: None

Non-CPA City Funding History: None

Cemetery Lodge Stained Glass Window Restoration (\$43,000)



The stone Gothic Style building erected in Cambridge Cemetery in 1868 served as an accommodation for the public and an office for the superintendent's office until it was converted to a chapel in 1923. It later became a maintenance shop and then a staff lunchroom. The eight early 20th-century leaded glass windows are failing and require restoration to preserve this historically significant structure.

Previous CPA Funding History: \$100,000 in FY05

Non-CPA City Funding History: None

City Hall Belfry Restoration (\$200,000)

The Capital Building Projects Department has identified necessary repairs at the City Hall bell tower interior masonry and bell tower membrane roof. Years of roof leakage have allowed water to penetrate the tower, saturating the walls and causing visible deterioration of the historic masonry, including active flaking and spalling.

The need for these repairs was first identified by the Cambridge Historical Commission several years ago. The City now has an opportunity to address this long-standing condition through a capital project, originally scoped as an HVAC replacement, that has been expanded to include some supporting building envelope improvements. A study established the scope of work and provided a cost estimate. A firm is currently under contract to proceed through design and construction services.

CPA funding would allow the City to complete this work more comprehensively than current capital funding permits, ensuring a more durable and lasting outcome for this important civic and historic resource.

No additional funding requests for this project are anticipated in FY28.

Previous CPA Funding History: None

Non-CPA City Funding History: None





City Hall Window Weatherization (\$50,000)

The Capital Building Projects Department requests funding to implement a phased installation of window shades and interior storm windows in City Hall suites that have not yet received this upgrade.

This project will build on work started as part of a larger renovation project that included replacing existing blinds with roller shades and the addition of interior storm windows over the original single glazed windows. This work improved thermal performance while preserving the building's historic windows.

This request proposes a phased approach, beginning with the first floor, which is currently in greatest need. 25% of the building's 141 windows have already received storms and shades under prior renovations. This request would fund 22 windows on the first floor, where the largest windows are located and where the investment would have the greatest visual and occupant impact.

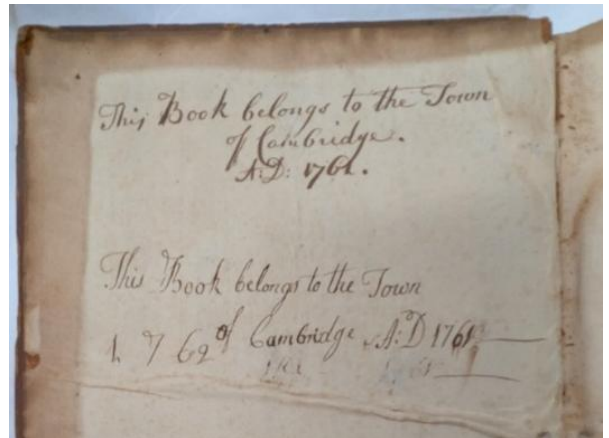
An additional funding request for this project is anticipated in FY28.

Previous CPA Funding History (City Hall windows): \$30,195 in FY12; \$195,000 in FY13; \$23,500 in FY14

Non-CPA City Funding History: None

Document Conservation (\$40,000)

Several city departments possess unique and important paper documents (typically maps and ephemera) that require conservation for long-term preservation, but which are difficult if not impossible to fund from operating budgets. The Cambridge Historical Commission proposes to coordinate an annual appropriation of CPA funds to support document conservation of ephemera held by the Commission, the City Clerk, the Cambridge Room at the Main Library, and the Engineering Division of the Department of Public Works. Documents will be professionally conserved, scanned for public access, and returned in a stable state for on-site storage.



Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: \$195,000 in FY07

Non-CPA City Funding History: None

Gift of the Wind Restoration (\$150,000)



Susumu Shingu's *Gift of the Wind* is a 46-foot kinetic public artwork installed in 1983 at the Porter Square MBTA Station Plaza as part of Arts on the Line. Requested funding, as well as a \$100,000 earmark from the Massachusetts Legislature, would be used to restore the sculpture.

Gift of the Wind was commissioned as part of a larger program of public art on the Red Line northwest extension with funding in part from the the National Endowment for the Arts and the U.S. Department of Transportation. It remains one of the most recognizable public artworks in Cambridge. The sculpture is also a visual landmark for Porter Square. For decades, its red wind vanes have marked the station entrance and helped define the public identity of the square.

The artwork is now in visibly poor condition. Conservation review has documented faded and chalking paint, rust and corrosion, peeling paint on the support structure, lubricant leakage at the pivot points, and unknown bearing conditions. Beyond the

diminished appearance of a beloved landmark, delay carries real risk: corrosion will worsen, treatment will become more complicated, and costs will continue to rise.

CPA funds would support the full restoration, including deinstallation, rigging, transportation, conservation treatment, assessment and replacement of bearings and mechanical components, blast cleaning, repainting with a high-performance coating system, reinstallation, and treatment documentation. Work would be carried out by qualified conservation, fabrication, rigging, and art-handling professionals in coordination with the Cambridge Arts Council, the MBTA, the Cambridge Law Department, the Cambridge Historical Commission, and the artist.

An additional funding request for this project is anticipated in FY28.

Previous CPA Funding History: None

Non-CPA City Funding History: None

Other Funding: \$100,000 state appropriation

Odd Fellows Hall Facade Restoration (\$500,000)



The Dance Complex has been housed for all of its 35 years in a building originally commissioned in 1884 by the Independent Order of the Odd Fellows, a fraternal organization. The conscious design philosophy of avoiding support poles in the center of each room, even the largest ones, has translated as great spaces for dance instruction and performance.

The Dance Complex uses most of the building for dance studio instruction and performances. A recent survey revealed a number of projects that are imperative for the safety of the community including. The first is brick repointing and masonry work for a continued structurally sound building that includes 5 stories, with brick parapets over the sidewalk (a safety concern). The survey also identified replacing all of the windows and repairing historic stained glass, casings, and flashings. These repairs would allow for the use of currently inoperable windows and also prevent loss of heat in winter and allow for better air circulation. These will create a safer and healthier building.

Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: \$312,480 in preservation grants between FY2011-FY2026; \$500,000 in FY2024

Non-CPA City Funding History: None

Preservation Grants (\$650,000)

The Cambridge Historical Commission has offered financial assistance for affordable housing projects since 1976 and for non-profit owners of significant buildings since 2005.

Affordable Housing Preservation Grants

Income-eligible homeowners apply through an affordable housing agency for funds to restore or replace original exterior features. Housing agencies may apply to restore multi-family properties. Grants are generally part of a larger funding package involving overall housing rehabilitation. The program offers eligible homeowners fully reimbursable grants up to \$30,000 per project. Affordable housing agencies are offered fully reimbursable grants up to \$100,000. Grants to homeowners are administered by two local non-profit organizations that operate Home Improvement Programs for income-eligible homeowners.

Institutional Preservation Grants

Many non-profits, especially churches and community groups, own significant buildings in need of restoration and/or rehabilitation. Organizations apply directly to the Historical Commission for assistance with building envelope repairs, restoration, structural safety issues, and accessibility projects where historic fabric is directly involved. The Institutional Preservation Grant program offers every non-profit an initial fully reimbursable grant of up to \$50,000 to help address immediate needs from deferred maintenance. With a capital plan in place, organizations may apply for additional matching grants of up to \$100,000.

Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: FY02-FY26, \$13,543,500

Non-CPA City Funding History: None

Preservation Projects Administrator (\$100,000)

The Preservation Projects Administrator has relieved the Executive Director of operational responsibility for previously-funded CPA projects such as the replacement of older African American trail markers and the composition, fabrication and installation of new markers. Other responsibilities include an inventory of over 200 city-owned historic markers, development of a maintenance program in coordination with the Department of Public Works, and completion of projects such as the replacement of the cannon carriages on Cambridge Common and the fabrication of a new Washington Elm marker. Several such projects funded with CPA appropriations, are now moving forward.

This request represents the third of three anticipated requests as originally presented to the committee in FY2024. Further annual requests may be necessary.

Previous CPA Funding History: \$100,00 in FY24; \$100,00 in FY26

Non-CPA City Funding History: None

St. Augustine's African Orthodox Church Accessibility (\$250,000)



Black History in Action (BHAC) endeavors to fully renovate and revive St. Augustine's African Orthodox Church as a vibrant hub for history, culture and community. BHAC has partnered with the Cambridge Historical Commission and other City agencies on the completed exterior restoration and the interior renovations now beginning. BHAC is working on a phased plan that will unfold over multiple years, starting with basement floor and structural support and proceeding through accessibility, HVAC/energy, and basement build-out, culminating finally in restoration and enhancement of the first-floor sanctuary space.

The current proposal will replace the existing interior stairs to the basement, add a second staircase, and install an accessible lift. Rough architectural plans are already drawn; creation of final drawings will be part of this phase of work, along with a renewed contractors' RFP and final vendor agreements. Structural engineering concerns are being addressed in Phase I.

Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: 5 preservation grants totaling \$331,000

Non-CPA City Funding History: None

Tarbell School/Cambridge Community Center Restoration (\$250,000)

Cambridge Community Center is requesting Community Preservation Act funding to support the restoration of the historic building envelope at 5 Callender Street. Constructed in 1882, the building has served as the home of Cambridge Community Center since the organization was founded in 1929 by Black pastors and community leaders in Cambridge's Coast neighborhood. The purpose of this project is to preserve the building's historic exterior character while addressing deterioration, water and air infiltration, energy loss, and other conditions affecting the long-term integrity and use of the building.



The proposed scope includes restoration or historically appropriate replacement of deteriorated windows; restoration of cedar clapboards, exterior trim, and other architectural features; installation of insulation and an appropriate air and weather barrier; and related exterior repairs needed to protect the structure from moisture, drafts, and continued deterioration. The project will be guided by available archival documentation, existing physical evidence, and consultation with the Cambridge Historical Commission.

This project will protect an important historic resource while strengthening a heavily used community facility. CCC provides youth development, behavioral health, food access, workforce development, arts, recreation, community programming, and emergency resilience work. Restoring the envelope is essential to ensuring that this historic building can continue serving Cambridge residents for generations.

Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: 2 Preservation Grants (\$144,240)

Non-CPA City Funding History: \$993,123 in pass-through funds from the MEMA Resilience Hub grant program

Vital Records Conservation (\$32,280)



Requested funding would be used to rebind the early portions of three vital records collections, including Birth Depositions, Marriage Depositions, and Death Depositions. Vital records constitute a large portion of the City Clerk's permanent record collection and generations of staff at the City Clerk's Office have worked to preserve these documents for long-term use. These early volumes record corrections to the birth, death, and marriage certificates issued between 1908 and 1940 across the three collections.

The earliest volumes in each collection are worn down, torn, and many volumes have covers that are either partially or completely detached from the page block. The stamping on both the spines and main covers range from intact to completely erased, and there are only a small number of books that have both stamps intact.

Once the volumes are returned to the City Clerk's Office, the Clerk's Archives & Records Management team will rehouse them in archival quality boxes and store them horizontally to further protect them from additional harm and excessive handling. Additional processing of the record contents will be completed once the volumes are bound. The metadata will be extracted on a one-time basis to avoid overhandling the records, as the volumes are too delicate in their present state to review in detail.

Additional funding requests for this project are anticipated in FY28 and future years.

Previous CPA Funding History: \$16,391 in FY08; \$3,700 in FY09; \$173,000 in FY22; \$200,000 in FY24; \$170,000 in FY26

Non-CPA City Funding History: None

Open Space

Project Title	FY27 CPA Funds	Project Requestor
Ecological Restoration at Alewife Brook Reservation	\$97,000	Green Cambridge
Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive	\$65,000	Charles River Conservancy
Hoyt Field	\$1,433,000	Open Space Committee
Site Improvements at the Lynch Family Skatepark	\$30,000	Charles River Conservancy
Wilder-Lee Park	\$750,000	Open Space Committee
Open Space Requests, Total	\$2,375,000	

Ecological Restoration at Alewife Brook Reservation (\$97,000)

The Alewife Reservation is a vital 136-acre natural resource owned by the Massachusetts Department of Conservation and Recreation (DCR) in the larger Alewife District. This project would support Green Cambridge's Alewife Brook Reservation programming through the implementation of two key objectives: 1) land restoration through invasive and native plant management; and 2) the next phase of the development and implementation of a woodland trail and educational signage throughout portions of the Alewife Brook Reservation. Funding would be used to implement a Land Management Plan to remove invasive species and restore native habitat across 8 acres of the Reservation



The project would also implement the next phase of the creation of a woodland trail and educational signage. This would include the installation of a bulletin board on Green Cambridge property for public education and resources. In addition, interactive and educational signage would be installed throughout approved parts of the Reservation. It would also support additional work on the construction of a DCR-approved trail.

Additional funding requests for this project are anticipated for FY28.

Previous CPA Funding History: \$40,000 in FY22; \$80,295 in FY25; \$71,000 in FY26

Non-CPA City Funding History: n/a

Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive (\$65,000)



This project has two components.

Expanding Native Species at Hell's Half Acre:

Hell's Half Acre is seven and half acres of urban wild along the Charles River. The site supports significant bird populations and provides habitat value for native wildlife. Building on recent projects to remove invasive plants, this project will plant native species and add educational signage informing the public of the site's history and biodiversity goals.

Supporting Healthy Tree Maturation on Memorial Drive: The Charles River Conservancy has identified 55-60 DCR-planted trees along Memorial Drive between the BU Bridge and Harvard Bridge in need of rehabilitation. This project would place mulch and biochar and have an arborist thin and raise the canopy.

Additional funding requests for this project are anticipated for FY28.

Previous CPA Funding History: \$50,250 in FY20; \$40,000 in FY26

Non-CPA City Funding History: n/a

Hoyt Field (\$1,433,000)

Hoyt Field is a community park in the Riverside neighborhood, that features a softball field, basketball court, tennis/pickleball court, and playground areas. The project will focus on replacement of playground areas and repairs and improvements to surrounding paved areas. Through the community engagement process the design will consider opportunities for additional park amenities within these areas of the park. Community engagement for the park process is currently underway. Construction is currently anticipated to begin in late 2027 or early 2028.



Additional funding requests for this project are anticipated for FY28.

Previous CPA Funding History: \$874,050 in FY20

Non-CPA City Funding History: n/a

Site Improvements at the Lynch Family Skatepark (\$30,000)



This project builds on the establishment of free art walls and the Charles River Conservancy's Artist-in-Residence program. Funding will support needed site improvements and amenities that have been highlighted through community outreach. These include more benches and

seating, a bike rack, cigarette disposal baskets, and more. In addition, a storage container will be placed on site to serve the dual purpose of housing maintenance and safety equipment (such as brooms and helmets) while also providing another paintable surface for the Artist-in-Residence program. In addition, now that the park has been opened for more than a decade, funding will also be used to create an assessment of the park for future improvements to ensure the park remains up-to-date, safe, and open for years to come.

Additional funding requests for this project are anticipated for FY28.

Previous CPA Funding History: \$50,000 in FY25; \$50,000 in FY26

Non-CPA City Funding History: n/a

Wilder-Lee Park (\$750,000)

Wilder-Lee Park is a small park in the Mid-Cambridge neighborhood, that currently features play equipment, a brick plaza space, and a passive lawn area.

The program and design of the park will be guided by a neighborhood parks vision planning process currently underway, and a site-specific design in 2027. Construction at the park will follow the completion of renovations to the nearby 359 Broadway play spaces, to ensure continued access to play spaces in the immediate area.



Previous CPA Funding History: \$250,000 in FY26

Non-CPA City Funding History: \$1,600,000 in FY26 Capital Funds (in conjunction with 359 Broadway Play Spaces renovation project)

Appendix A: Public Comment Summary

The tables below summarize all comments and project requests received from the public, but not those received from City Departments. CPA meetings were conducted remotely through Teams. Comments can be received at meetings, over the telephone, and via email.

FY27 CPA Public Comment Totals by Format*	
Public Speakers – June 3, 2026	0
Public Speakers – July 20, 2026	5
Public Speakers – July 27, 2026	5
Online, Email, or Other Comment • Testimonials and petitions from 4 affordable housing properties owned by HRI and neighbors, totaling 113 comments • Petition on behalf of the Cambridge Community Center, totaling 19 comments • 10 comments received by email • 6 comments received through CPA website	138

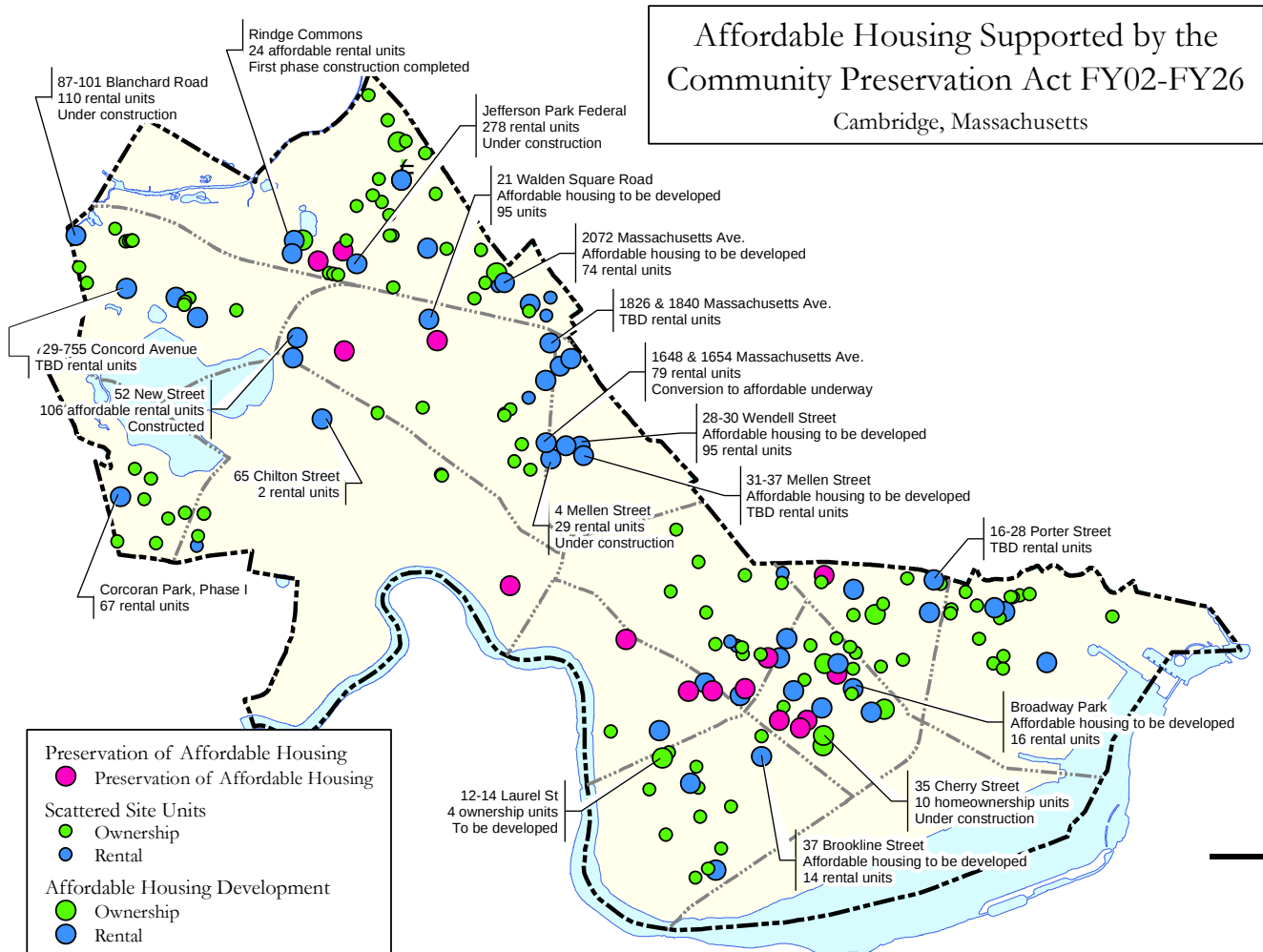
*A few individuals spoke at multiple meetings or hearings and/or both spoke at a hearing and submitted written comments. For purposes of these totals, each comment is counted.

FY27 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	118

FY27 CPA Public Comment – <u>PROJECT REQUESTS OR IDEAS</u>		
CPA Category	<i>Comment Summary</i>	<i>Comments Received</i>
Affordable Housing	Affordable Housing Comments	
	Developing affordable housing at Vale Court	1
	Disability Housing	1
	Inquiry about selling property to Affordable Housing Trust	1
Historic Preservation	Historic Preservation Project Comments	
	Cambridge Community Center	26
	The Dance Complex	5
	Gift of the Wind	3
	Conservation of headstones at North Cambridge Catholic Cemetery	1
Open Space	Open Space Project Comments	
	Hell's Half Acre	3
	Lights at Danehy Park	2
	Lynch Family Skate Park	1
	Alewife Reservation	1
	Depaving East Cambridge streets to create open space	1
	General comment on maintenance of open space	1
Miscellaneous	Requests Not in CPA Categories	
	Cambridge Culinary Commons operating support	1

Appendix B: CPA Fund Allocations & Appropriations FY02-26 Detail

Affordable Housing



Affordable Housing Supported by CPA Funds FY02-26

Affordable Housing Supported by CPA Funds (FY02-26)	
Property Name	Property Details
Alewife Brook Condos	8 ownership units
Bishop Allen Apartments	32 rental units
87-101 Blanchard Road*	110 rental units proposed
Briston Arms	154 rental units
240 Broadway (Broadway Park)*^	16 rental units proposed
37 Brookline Street**^	14 rental units proposed
Cambridge YWCA	103 rental units
Cambridge Court Apartments	122 rental units

407-411 Cambridge Street	6 rental units	
463 Cambridge Street	10 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	
35 Cherry Street*	10 ownership units	
65 Chilton St**^	2 Rental Units	
Columbia Court	13 ownership units	
479-481 Concord Avenue	14 rental units	
729-755 Concord Avenue88^	TBD rental units	
Concord Highlands/Finch Cambridge	98 rental units	
Corcoran Park Phase I**^	67 rental units	
26 Corporal McTernan Street (Park View Cooperative)	12 cooperative units	
Elm Place	19 rental units	
Fresh Pond Apts.	504 rental units	
1, 3, 5 Frost Terrace & 20, 22, 28 Roseland Street (Frost Terrace II)**^	TBD rental units	
Frost Terrace	40 rental units	
Gateview Condos	14 ownership units	
35 Harvey Street	12 rental units	
HomeBridge	125 ownership units	
25-27 Howard Street	6 rental 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	
12-14 Laurel Street**^	4 ownership units proposed	
Linwood Court	45 rental units	
Lincoln Way	70 rental units	
22 Lopez Avenue	8 rental units	
Main and Cherry Condos	10 ownership units	

1-3 Marcella Street	16 rental units	
1648 & 1654 Massachusetts Ave**^	79 rental units	
1826 & 1840 Massachusetts Avenue**^	TBD	
2072 Massachusetts Avenue**	~74 rental units proposed	
4 Mellen Street (formerly 1627 Massachusetts Avenue)*	29 rental units	
31-37 Mellen Street**^	TBD rental units	
Neville Place	57 rental units	
52 New Street*	106 rental units	
116 Norfolk Street	62 rental units	
95-97 Pine Street	12 rental units	
Port Landing	20 rental units	
78-80 Porter Road	26 rental units	
16-28 Porter Street**^	TBD 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 (Rindge Commons North)	24 rental units	
Rindge Commons – Phase 2 (Rindge Commons South)**^	77 rental units proposed	
Scouting Way	13 rental units	
49 Sixth Street*^	46 rental units	
Squirrelwood	23 rental units	
Temple Place	40 rental units	
Trolley Square	32 rental units	8 ownership units
21 Walden Square Road**^	95 rental units proposed	
Webster 5 Condos	9 ownership units	
16-18 Wendell Street	22 rental units	
28-30 Wendell Street**^	95 rental units proposed	
Windsor Street Condos	14 ownership units	

* under construction

** under development / planning

^ funds committed

Historic Preservation Projects Supported by CPA Funds

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
	1627 Massachusetts Ave.	
FY2024	1627 Mass Ave Restoration	\$500,000
	1627 Massachusetts Ave. Total	\$500,000
	Archives/Records Preservation	
FY2007	Archives restoration – DPW, Main Library, Clerk	\$195,000
FY2008	City Clerk, archives	\$16,391
FY2008	City Engineer, archives	\$140,000
FY2009	City Clerk, archives	\$3,700
FY2009	Cambridge Chronicle 1846-	\$60,000
FY2009	Digitization, City Council videotapes	\$10,000
FY2010	Cambridge Public Library, digitization	\$50,000
FY2011	Digitization, historic photo collection	\$29,995
FY2012	City Engineer, Document Scanning	\$8,179
FY2015	Rebind Atlases and Directories	\$7,500
FY2016	Cambridge Newspapers	\$93,325
FY2017	City Directories	\$9,553
FY2018	Cambridge Public Library, digitization	\$9,000
FY2019	Digitization, architectural history survey	\$164,000
FY2019	Inspectional Services Dept. Plans & Records	\$50,000
FY2020	Assessor's Records Preservation	\$55,500
FY2020	Architectural history survey – Phase II	\$64,224
FY2021	Architectural history survey – Phase III	\$65,776
FY2022	Architectural history survey – Phase IV	\$67,000
FY2022	City Records	\$173,000
FY2023	Cambridge Public Library	\$45,000
FY2023	22-Cityview Recorded Media	\$40,000
FY2024	22-Cityview Recorded Media	\$12,000
FY2024	Legislative Records	\$200,000
FY2024	Newspapers, Assessors' Records, Reference	\$84,000
FY2025	CDASH Records Preservation	\$75,000
FY2025	WPA Painting Restoration	\$25,000
FY2026	Declaration of Independence	\$20,000
FY2026	Legislative Records Preservation	\$170,000
FY2026	Recorded Media Preservation	\$12,500
FY2026	Slide Archive Presentation	\$37,500
	Archives/Records Preservation Total	\$1,993,141
	Brattle Street	
FY2006	Brattle St. – Craigie Park	\$190,757
FY2017	Brattle St. – Sidewalk Repair	\$150,000
	Brattle Street Total	\$340,757

	Cambridge Cemetery	
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	\$14,249
FY2016	Database of Cambridge Cemetery Burials	\$35,000
	Cambridge Cemetery Total	\$547,249
	Cambridge Common	
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2026	Cannon Carriage Replacements	\$60,000
	Cambridge Common Total	\$867,901
	Cambridge Public Library Facilities	
FY2004	Cambridge Main Library, 449 Broadway	\$900,000
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2008	Cambridge Public Library, archives	\$75,000
FY2009	Collins Branch Library, accessibility	\$136,765
FY2015	O'Connell Library, exterior	\$325,000
FY2018	O'Connell Branch Interior Lighting	\$34,000
FY2019	Cambridge Public Library, shelving	\$37,600
FY2025	Main Library Steps	\$40,000
	Cambridge Public Library Facilities Total	\$1,698,365
	City Clerk Vault	
FY2009	City Clerk, vault	\$128,778
FY2010	City Clerk, vault	\$47,000
FY2012	City Clerk Vault Design	\$30,000
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 Total	\$886,853

	City Hall	
FY2005	City Hall, floors	\$369,000
FY2006	City Hall, floors	\$6,346
FY2007	City Hall, City Council Chamber improvements	\$38,676
FY2007	City Hall, stairs	\$125,000
FY2009	City Hall Sprinklers	\$129,978
FY2010	City Hall, waterproofing	\$79,896
FY2011	City Clerk Records Room	\$50,000
FY2011	City Hall, waterproofing	\$140,000
FY2012	City Hall Roof Design	\$99,160
FY2012	City Hall Window Sill	\$30,195
FY2012	City Hall Painting Project, roof design	\$111,331
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	\$137,543
FY2018	City Hall steps	\$125,000
FY2025	City Hall Façade Restoration	\$50,000
FY2026	City Hall Vestibule Improvements	\$185,000
FY2026	Sullivan Chamber Improvements	\$100,000
	City Hall Total	\$1,935,625
	Community Projects	
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2014	Magazine Beach Powderhouse	\$100,000
FY2015	Magazine Beach Landscape Plan	\$56,500
FY2015	YWCA shelter	\$200,000
FY2017	Magazine Beach Powerhouse interior rehab	\$100,000
FY2017	Magazine Beach Signage	\$16,600
FY2021	93-99 Bishop Allen Drive Restoration	\$330,000
FY2023	Margaret Fuller House Renovation	\$500,000
FY2025	Dance Complex	\$500,000
FY2025	Margaret Fuller House Renovation	\$270,000
FY2026	Multicultural Arts Center Backstage project	\$100,000
	Community Projects Total	\$2,373,100
	Electrical Department	
FY2007	Electrical Dept. Garage	\$56,407
FY2018	Electrical Dept. 35 Third Street Slate Roof Replacement	\$550,000
	Electrical Department Total	\$606,407

	Fire Department	
FY2007	Fire: Engine 5 (Inman Square)	\$98,535
FY2008	Fire: Engine 5 (Inman Square)	\$5,000
FY2008	Fire: Engine 6 (176 River St)	\$48,055
FY2010	Fire: Engine 5 (220 Hampshire St)	\$18,560
FY2010	Fire: Engine 9 (167 Lexington Ave)	\$191,703
FY2011	Fire: Eng. 1 (Headquarters) & 6 (176 River St)	\$15,000
FY2014	Fire: Engine 6 (176 River St)	\$54,500
FY2020	Fire: Engine 5 (Inman Square)	\$482,000
FY2025	Lexington Ave Windows	\$500,000
FY2025	River St. Firehouse	\$600,000
	Fire Department Total	\$2,013,352
	Former Police Headquarters (5 Western Ave)	
FY2004	5 Western Ave., Iron work	\$16,250
FY2011	5 Western Ave., Adaptive Reuse	\$250,000
FY2012	5 Western Ave., Adaptive Reuse	\$250,000
	Former Police Headquarters Total	\$516,250
	Foundry Building	
FY2021	Foundry, Masonry Restoration	\$387,000
FY2021	Foundry, Women's History Project	\$50,000
	Foundry Building Total	\$437,000
	Fresh Pond Golf Clubhouse	
FY2006	Fresh Pond Golf Course, clubhouse cupola	\$33,398
FY2008	Fresh Pond Golf Course, clubhouse roof	\$80,930
FY2018	Golf Course Window Repair	\$50,000
FY2024	Fresh Pond Golf Course Windows	\$194,000
FY2025	Fresh Pond Golf Clubhouse	\$325,000
FY2026	Golf Course Clubhouse Foundation and Envelope	\$673,000
	Total Fresh Pond Golf Clubhouse	\$1,356,328
	Historic Markers	
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
FY2024	Sennott Park Historical Marker	\$20,000
FY2025	Winthrop Park Marker	\$30,000
FY2026	Washington Elm Marker	\$10,000
	Total Historic Markers	\$290,000

	Historic Open Spaces	
FY2008	Fort Washington, Waverly St, irrigation	\$16,373
FY2013	CPL. Burns Shelter, design and testing	\$9,700
FY2016	Kingsley Park overlook restoration	\$30,000
FY2016	Longfellow Park, staircase restoration	\$50,000
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
FY2018	Longfellow Park Steps	\$30,755
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2019	Longfellow Park - masonry repairs	\$90,400
FY2022	Flagstaff Park flagpole restoration	\$175,000
	Total Historic Open Spaces	\$657,228
	Historic Preservation Grants	
FY2002 - FY2026	Historic Preservation Grants*	\$13,543,500
	Historic Preservation Grants Total	\$13,543,500
	Lombardi Building	
FY2022	Lombardi Municipal Building, Roof Replacement	\$535,000
FY2023	Historical Commission Archival Support	\$410,000
	Lombardi Building Total	\$945,000
	Old Burying Ground	
FY2008	Old Burying Ground, table tombs	\$40,000
FY2009	Old Burying Ground, table tombs	\$30,000
FY2010	Old Burying Ground	\$19,797
FY2017	Old Burying Ground, headstone and tomb restoration	\$27,741
FY2020	Old Burying Ground, grave marker restoration	\$22,219
FY2023	Old Burying Ground	\$75,000
	Old Burying Ground Total	\$214,757
	Preservation Projects Administrator	
FY2024	Preservation Projects Administrator	\$100,000
FY2026	Preservation Projects Administrator	\$100,000
	Preservation Projects Administrator Total	\$200,000
	Water Department	
FY2024	Stony Brook Gatehouse Masonry Restoration	\$250,000
FY2026	Stony Brook Barn	\$45,000
	Water Department Total	\$295,000
	Historic Preservation Reserve Balance	\$187.84
	Historic Preservation Total	\$32,318,000

*See further detail on Preservation Grant spending.

Note: Numbers may not total due to rounding.

Preservation Grants

Preservation Grants for Affordable Housing (FY03-26)

Recipient Project Address	Agency	Amount
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$50,000
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$100,000
151-157 Allston St.	Cambridge Community Housing Development	\$50,000
151-157 Allston St.	Cambridge Community Housing Development	\$30,000
23-25 Athens St.	Cambridge Community Housing Development	\$30,000
27-29 Athens St.	Cambridge Community Housing Development	\$30,000
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$23,000
25-27 Howard St.	Cambridge Community Housing Development	\$50,000
139 Spring St.	Cambridge Community Housing Development	\$59,150
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$32,191
71 Hammond Street	Cambridge Housing Authority	\$100,000
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$35,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$28,250
8 Bigelow St	Homeowners Rehab, Inc.	\$25,000
155 Brookline St., #18	Homeowners Rehab, Inc.	\$10,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
55 Dana St.	Homeowner's Rehab, Inc.	\$75,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200

131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000
11 Foch St.	Homeowners Rehab, Inc.	\$15,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
205-207 Green St.	Homeowners Rehab, Inc.	\$50,000
35 Harvey St.	Homeowner's Rehab, Inc.	\$160,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$141,000
1627 Massachusetts Ave.	Homeowners Rehab, Inc.	\$150,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
106 Reed St.	Homeowners Rehab, Inc.	\$25,000
160-164 Richdale Ave.	Homeowner's Rehab, Inc.	\$25,000
32 Rice St	Homeowner's Rehab, Inc.	\$25,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200
1 Allston Ct.	Just A Start	\$30,000
2 Allston Court	Just A Start	\$40,000
237 Allston St.	Just A Start.	\$4,900
237 Allston Street (#2)	Just A Start	\$7,100
323 Allston St.	Just A Start	\$4,220
70 Bishop Allen Dr.	Just A Start	\$35,000
77 Bishop Allen Dr.	Just A Start	\$35,000
10-12 Boardman St.	Just A Start	\$8,909

12 Boardman Street	Just A Start	\$35,000
17 Boardman Street	Just A Start	\$35,000
71 Bolton St.	Just A Start	\$50,000
267 Broadway	Just A Start	\$70,000
424 Broadway	Just A Start	\$10,772
155 Brookline St. #1	Just A Start	\$10,000
171-173 Columbia St.	Just A Start	\$90,000
201-203 Columbia St.	Just A Start	\$50,000
209 Columbia St.	Just A Start	\$50,000
10-20 Cpl McTernan (3 units)	Just A Start	\$35,020
24-26 Cpl. McTernan Street (Park View Cooperative)	Just A Start	\$100,000
6 Cottage St.	Just A Start	\$15,000
95 Fayerweather St.	Just A Start	\$68,000
96 Gore St.	Just A Start	\$18,530
109 Hampshire St.	Just A Start	\$61,500
19 Howard St.	Just A Start	\$30,000
20 Kelly Rd.	Just A Start	\$25,000
9 Kenwood St.	Just A Start	\$30,000
51 Norfolk St.	Just A Start	\$35,000
59 Norfolk St.	Just A Start	\$30,000
62 Norfolk St.	Just A Start	\$35,000
269 Norfolk St.	Just A Start	\$30,000
342 Norfolk St.	Just A Start	\$30,000
22 Plymouth St.	Just A Start	\$30,000
146-152 Prospect St.	Just A Start	\$50,000
156 Prospect Street	Just A Start	\$40,000
20 Reed Street	Just A Start	\$23,830
128 Reed Street	Just A Start	\$51,750
7-9 Salem Street	Just A Start	\$40,000
15 Seventh St.	Just A Start	\$15,000
28 Sixth St.	Just A Start	\$37,200
56 Sixth St.	Just A Start	\$30,000
11 Speridakis Ter.	Just A Start	\$3,500
124 Thorndike St.	Just A Start	\$18,500

4 Tremont St.	Just A Start	\$3,000
25 Tremont St.	Just A Start	\$25,000
27 Tremont St.	Just A Start	\$25,000
6 Union St.	Just A Start	\$60,000
14 Upton St.	Just A Start	\$21,075
288 Washington St.	Just A Start	\$29,300
288-299 Washington St.	Just A Start	\$10,500
44 Webster Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
135 Western Ave.	Just A Start	\$30,000
367-369 Western Ave.	Just A Start	\$30,000
424-432 Windsor St.	Just A Start	\$30,000
296 Washington St.	Lead-Safe Cambridge	\$19,350
196-198 Auburn St.	Share Associates	\$32,316
424 Windsor St.	Windsor St. Condo Association	\$9,750
Total	128	\$4,184,625

Institutional Preservation Grants (FY05-26)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 42 & 56 Brattle St.	10	\$387,150
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.	1	\$19,000
Cambridge Multicultural Arts Center, 41 Second St.	2	\$157,503
Cambridge YMCA, 820 Mass. Ave.	1	\$50,000
Cambridge YWCA, 7 Temple St.	1	\$50,000
Cambridge Zen Center, 193-199 Auburn Street	3	\$122,000
Cambridge-Ellis School, 80 Trowbridge St.	3	\$80,862
Cambridgeport Baptist Church, 459 Putnam Ave	3	\$200,000
Central Square Church, 5 Magazine St.	4	\$565,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	3	\$257,575

Church of the New Jerusalem, 50 Quincy St.	2	\$178,300
Congregation Eitz Chayim, 136 Magazine St.	2	\$74,465
Dance Complex, 536 Massachusetts Ave.	3	\$312,480
East End House, 105 Spring St.	1	\$26,350
Faith Lutheran Church, 311 Broadway	3	\$124,466
First Church of Christ Scientist, 13 Waterhouse St.	4	\$225,000
First Church, Congregational, 11 Garden St.	4	\$550,000
First Parish Unitarian Church, 1450 Mass. Ave.	4	\$350,000
First Reformed Presbyterian Church, 51 Antrim St.	4	\$187,444
First United Presbyterian Church, 1418 Cambridge St.	5	\$201,318
Friends Meeting House, 5 Longfellow Park	3	\$91,418
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.	6	\$200,275
Historic New England-Cooper-Frost-Austin House, 21 Linnaean	3	\$150,000
History Cambridge, 159 Brattle St.	4	\$216,703
Holy Trinity Parish House, 145 Brattle St.	2	\$63,800
Longy School of Music, 1 Follen Street	7	\$520,000
Margaret Fuller House, 71 Cherry St.	3	\$138,080
Mass Ave. Baptist Church, 146 Hampshire St.	2	\$200,000
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	\$49,991
Old Cambridge Baptist Church. 400 Harvard St.	7	\$367,719
Pentecostal Tabernacle, South Campus, 54 Magazine St.	4	\$400,000
Real Colegio Complutense	1	\$50,000
Reed Hall/ Episcopal Divinity School, 99 Brattle St.	1	\$48,000
Rush AME Zion Church, 82 School St.	1	\$50,000
St. Augustine African Orthodox Church, 137 Allston St.	5	\$331,000
St. Bartholomew's Episcopal Church, 239 Harvard St.	1	\$50,000
St. Francis of Assisi Church, 323 Cambridge St	1	\$100,000
St. James's Episcopal Church, 1991 Mass. Ave.	1	\$100,000
St. Mary's Church/School Complex, 134 Norfolk St.	6	\$374,025

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.	5	\$170,185
Sacred Heart Church, 49 Sixth St.	2	\$71,945
Temple Beth Shalom, 8 Tremont St.	1	\$3,915
Union Baptist Church, 872 Main St.	5	\$178,555
Western Avenue Baptist Church, 299 Western Ave.	6	\$199,267
Women's Educational Center, 46 Pleasant St.	1	\$43,560
Total	162	\$9,236,757

Open Space

This chart shows the history of CPA projects grouped by project type. Many projects include components from more than one category.

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
	Athletic Fields/Courts	
FY2013	Replacement of Basketball and Tennis Courts	\$530,000
FY2014	Sacramento Field Renovations	\$428,000
FY2015	Sacramento Field Renovations	\$420,000
FY2015	Sennott Park Basketball Courts	\$85,000
FY2016	CRLS Tennis Courts Structural Study	\$60,000
FY2018	CRLS Tennis Courts	\$365,000
FY2023	Gold Star Mother (Gore Street) Park Paved Area Design	\$100,000
FY2024	Gold Star Mother (Gore Street) Park Paved Area Renovation	\$1,300,000
	Athletic Fields/Courts Total	\$3,288,000
	Community Gardens	
FY2006	Purchase 12-14 Watson Street	\$153,654
FY2013	Hurley Street Community Garden	\$100,000
FY2026	Maher Community Garden	\$150,000
	Community Gardens Total	\$403,654
	Community Projects	
FY2016	Greenbough Blvd/ Hell's Acre	\$90,000
FY2018	Magazine Beach - Canoe/Kayak Launch	\$25,000
FY2019	Magazine Beach - Shoreline Edgework	\$155,450
FY2020	Hell's Half Acre Ecological Restoration	\$50,250
FY2020	Magazine Beach – Site Survey, Planning & Design	\$47,700
FY2021	Magazine Beach, Sunken Parking Lot Removal & Grassy Beach Creation	\$150,000
FY2022	Alewife Restoration	\$40,000
FY2022	Magazine Beach Recreation, Grassy Beach	\$150,000
FY2025	Alewife Reservation Restoration	\$80,295
FY2025	Spatial Justice & Public Art at the Lynch Family Skatepark	\$50,000
FY2026	Alewife Trail Design	\$71,000
FY2026	Lynch Family Skatepark	\$50,000
FY2026	Hell's Half Acre	\$40,000
	Community Projects Total	\$999,695
	Fresh Pond Reservation	
FY2004	Fresh Pond Reservation - Watershed Soil Stabilization	\$150,000
FY2004	Little Fresh Pond Bank and Shoreline Restoration	\$149,797
FY2005	Northeast Sector/Fresh Pond Improvements Project	\$1,800,000
FY2006	Black's Nook and Black's Nook Access Area Improvements	\$80,000

FY2006	Little Fresh Pond Bank and Shoreline Restoration	\$200,000
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Glacken Slope Stabilization and Access Plan	\$60,000
FY2007	Golf Course - Fresh Pond Reservation Earthen Berm	\$244,631
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2007	Little Fresh Pond Bank and Shoreline Restoration	\$100,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
FY2008	Black's Nook and Black's Nook Access Area Improvements	\$250,000
FY2008	Northeast Sector Final Change Order on Re-vegetation	\$75,000
FY2009	Drainage Improvements Project	\$74,974
FY2009	Fresh Pond Reservation - Circulation and Access Plan	\$50,000
FY2009	Kingsley Point Restoration	\$599,153
FY2010	Black's Nook and Black's Nook Access Area Improvements	\$249,877
FY2010	Drainage Improvements Project	\$155,000
FY2011	Black's Nook and Black's Nook Access Area Improvements	\$350,000
FY2011	Glacken Slope Stabilization and Access Plan	\$350,000
FY2011	Golf Course - Watershed Protection and Re-vegetation	\$55,000
FY2012	Drainage Improvements and Parkway Community Garden	\$380,370
FY2012	Glacken Slope Stabilization and Access Plan	\$350,000
FY2012	Golf Course - Watershed Protection and Landscape Stabilization	\$259,728
FY2017	Drainage Improvements and Fresh Pond Parkway Community Garden	\$250,000
FY2019	Fresh Pond Reservation - Ecological Landscape Improvements	\$66,550
FY2022	Bare Root Nursery Expansion	\$125,000
	Fresh Pond Reservation Total	\$6,945,078
	Park Projects	
FY2013	Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
FY2017	Sennott Park Improvements	\$479,969
FY2019	O'Connell Branch Library Pocket Park	\$250,000
FY2021	Sennott Park Improvements	\$500,000
FY2022	Rafferty Park Design	\$360,000
FY2022	Raymond Street (Corcoran) Park Design and Partial Construction	\$1,075,000
FY2023	Raymond Street (Corcoran) Park Partial Construction	\$1,720,000
FY2024	Rafferty Park Partial Construction	\$760,000
FY2025	Rafferty Park Construction	\$800,000
FY2025	Raymond Park Renovation	\$1,000,000
FY2026	Fresh Pond Golf Course Environmental Work	\$250,000
FY2026	Rafferty Park	\$270,000
FY2026	Danehy Park Phase 1	\$1,500,000

	Total Park Projects	\$9,454,969
	Paths/Trails	
FY2013	Railroad Rights of Way	\$216,562
FY2020	Alewife Path Design	\$350,000
FY2021	Linear Park Design	\$600,000
FY2023	Watertown Cambridge Greenway	\$150,000
	Paths/Trails Total	\$1,316,562
	Playgrounds	
FY2013	Hurley Playground	\$403,788
FY2013	Replacement of School Playgrounds	\$299,999
FY2014	Haggerty School Playground Improvements	\$600,000
FY2015	Cambridgeport School Playground	\$458,813
FY2015	Haggerty School Playground Improvements	\$169,948
FY2016	Amigos School Playground	\$500,000
FY2016	Clarendon Avenue Playground Design	\$259,925
FY2016	Morse School Playground design	\$260,000
FY2017	Graham and Parks school playground	\$500,000
FY2018	Amigo and Morse Playground	\$50,000
FY2018	Sennott Park Playground Renovations	\$1,073,507
FY2020	Hoyt Field Play Structures and Furniture	\$874,050
FY2026	Wilder-Lee Park	\$250,000
	Playgrounds Total	\$5,700,031
	Watershed Land	
FY2005	Cambridge Watershed Land Acquisition (Lincoln, MA)	\$750,000
FY2008	Watershed Protection and Restoration of Stream "C"	\$250,000
FY2009	Ecological Inventory of Upland Watershed Property	\$100,000
FY2009	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Stormwater Improvements	\$247,816
FY2011	Upcountry Watershed and Water Quality Improvements	\$200,000
FY2012	Reserve transfer for the purchase of 53.6 acres of DeNormandie property in Lincoln Ma	\$1,132,247
FY2025	Watershed Land Acquisition	\$1,000,000
	Total Watershed Land	\$4,180,063
	Open Space Reserve Balance	\$29,946.53
	Open Space Total	\$32,318,000

Note: Numbers may not total due to rounding.

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. Remaining unexpended balances on previously approved projects can also be transferred into the corresponding fund.

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		\$18,750
FY2008-FY2017	\$18,750			\$18,750
FY2018	\$18,750	\$21,668	(\$18,750)	\$21,668
FY2019-FY2020	\$21,668			\$21,668
FY2021	\$21,668	\$19,245		\$40,913
FY2022-FY2023	\$40,913			\$40,913
FY2024	\$40,913	\$1,057,274		\$1,098,188
FY2025	\$1,098,188		(\$985,000)	\$113,188
FY2026*	\$113,187.84		(\$113,000.00)	\$187.84

* \$113,000 was appropriated out of the Historic Preservation Reserve on 9/15/25.

Note: Amounts prior to FY26 may not total due to rounding.

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		\$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		\$1,721,345
FY2008	\$1,721,345	\$685,000		\$2,406,345
FY2009	\$2,406,345	\$15,000		\$2,421,345
FY2010-FY2011	\$2,421,345			\$2,421,345
FY2012	\$2,421,345		(\$1,152,247)	\$1,269,098
FY2013	\$1,269,098		(\$1,035,000)	\$234,098
FY2014-FY2017	\$234,098			\$234,098
FY2018	\$234,098		(\$234,098)	\$0
FY2019-FY2020	\$0			\$0
FY2021	\$0	\$127,494		\$127,494
FY2022-FY2023	\$127,494			\$127,494
FY2024	\$127,494	\$1,033,544		\$1,161,038
FY2025*	\$1,161,038	\$84,833	(\$884,925)	\$360,946
FY2026*	\$360,946.53		(\$331,000.00)	\$29,946.53

* The CPA Committee voted on 6/4/25 to transfer various unexpended Open Space project budget balances to Open Space Reserve. \$331,000 was appropriated out of the Open Space Reserve on 9/15/25.

Note: Amounts prior to FY26 may not total due to rounding.

Appendix D: Non-CPA Open Space Funding

From FY13 through FY27, many open space projects were funded through mechanisms other than the CPA. The below chart does not include annual allocations for routine maintenance for parks, Cambridge Cemetery, and Fresh Pond Reservation, including the repair and replacement of recreation hard surfaces.

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>	<u>Funding Source</u>
2021	BB&N/Larch Road Open Space Acquisition	\$18,500,000	Free Cash
2026	Ahern Field	\$7,500,000	Bond
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	
2013	Danehy Park Soccer Field	\$1,540,000	Bond
2015	Danehy Park Soccer Field, artificial turf	\$1,150,000	Bond
2022	Danehy Park Changing Facility	\$10,300,000	Free Cash
2023	Danehy Park Softball Field	\$600,000	Free Cash
2024	Danehy Park Upgrades	\$4,280,000	Free Cash
	Danehy Park Soccer Field Total	\$17,870,000	
2016	East Cambridge Kendall Square Open Space parks	\$11,750,000	Private Developers
2021	East Cambridge Kendall Square Open Space parks	\$5,717,250	Private Developers
	East Cambridge Kendall Sq. Parks 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	
2027	Gold Star Mother's Park	\$14,000,000	Bond

2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2023	Grand Junction Path, Linear Park, and Danehy/New St Path	\$15,000,000	Bond
	Linear Parks Total	\$25,000,000	
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
2024	Peabody School Playground	\$1,000,000	Bond
2025	Peabody Playground and Hardscape	\$560,000	Bond
	Total Peabody School Playground	\$1,560,000	
2025	Rafferty Park and Playground	\$1,440,000	Bond
2024	Raymond St. Park and Corcoran Field	\$1,500,000	Bond
2025	Raymond St. Park and Corcoran Field	\$500,000	Bond
	Total Raymond St. Park and Corcoran Field	\$2,000,000	
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

2025	Wilder-Lee and 359 Broadway	\$500,000	Bond
2026	Wilder-Lee and 359 Broadway	\$1,600,000	Bond
	Wilder-Lee and 359 Broadway Total	\$2,100,000	
	Total	\$135,933,250	

<u>Fiscal Year</u>	<u>Amount</u>
2013	\$1,922,000
2014	\$2,735,000
2015	\$2,300,000
2016	\$14,140,000
2017	\$13,400,000
2018	\$844,000
2019	\$1,450,000
2020	\$13,395,000
2021	\$24,217,250
2022	\$13,050,000
2023	\$15,600,000
2024	\$6,780,000
2025	\$3,000,000
2026	\$9,100,000
2027	\$14,000,000
	\$135,933,250

To: Yi-An Huang, City Manager
From: Taha Jennings, Chair of Community Preservation Act Committee
Date: September 1, 2026
Re: Allocation and Appropriation of FY2027 CPA Funds

The purpose of this memo is to summarize the process of the Community Preservation Act Committee (CPAC) and to convey the Committee's recommendations for FY2027 CPA funding, voted on by the CPAC on August 31, 2026.

The Committee met four times: June 3, 2026 (Organizing Meeting), July 20, 2026 (Project Recommendation Hearing), July 27, 2026 (Allocation Percentages Hearing), and August 31, 2026 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the July 20, 2026 and July 27, 2026 hearings, public comment submitted while the record remained open, and CPAC discussion at the August 31, 2026 meeting.

The Committee received comments as follows:

- 5 public speakers at the July 20, 2026 hearing;
- 5 public speakers at the July 27, 2026 hearing;
- 16 communications received via electronic submission or telephone; and
- Emailed petitions from a project applicant and 4 affordable housing developments and neighbors with a total of 131 signatures.

The Committee received 48 comments related to CPA projects:

- 3 comments related to affordable housing;
- 35 comments supported historic preservation projects, including a petition signed by 19 people;
- 9 comments supported open space projects; and
- 1 comment about a potential project that was not in any of the eligible CPA categories.

The Committee received 118 comments on the allocation percentages:

- 5 individual comments supported an 80% allocation to affordable housing; and
- 113 petition signatures supported an 80% allocation to affordable housing.

The attached FY27 Project Recommendations Book provides additional detail on the Committee's process, funding, and recommended projects for FY27.

Accordingly, on August 31, 2026, the CPAC voted on the following recommendations to the City Council, through the City Manager. The CPAC voted unanimously for an allocation of 80% for Affordable Housing, 10% for Historic Preservation projects and 10% for Open Space projects. The Committee then voted to recommend that CPA funds in the amount of \$23,750,000 be allocated and appropriated to the Affordable Housing Trust, as well as to certain historic preservation and open space projects. The committee voted to recommend reserving \$59,720 in the Historic Preservation Reserve Fund for future appropriation.

All recommendations were voted unanimously. The Committee votes were as follows:

VOTE 1: Fiscal Year 2027 Local Funds (\$20,250,000)

- A. 80% of FY2027 CPA Local Fund revenues (\$16,200,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2027 CPA Local Fund revenues (\$2,025,000) allocated to Historic Preservation as follows:
 - 1. \$43,000 appropriated to the Cemetery Lodge Stained Glass Windows
 - 2. \$200,000 appropriated to the City Hall Belfry Restoration
 - 3. \$40,000 appropriated to Document Conservation
 - 4. \$150,000 appropriated to the restoration of Gift of the Wind
 - 5. \$500,000 appropriated to Odd Fellows Hall Facade restoration (Dance Complex)
 - 6. \$650,000 appropriated to Preservation Grants
 - 7. \$100,000 appropriated to the Preservation Projects Administrator
 - 8. \$250,000 appropriated to St. Augustine's Church accessibility improvements
 - 9. \$32,280 appropriated to Vital Records Conservation
 - 10. \$59,720 to be reserved for future use
- C. 10% of FY2027 CPA Local Fund revenues (**\$2,025,000**) allocated to Open Space as follows:
 - 1. \$97,000 appropriated to Ecological Restoration at Alewife Brook Reservation
 - 2. \$65,000 appropriated to Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive
 - 3. \$1,433,000 appropriated to Hoyt Field
 - 4. \$30,000 appropriated to Site Improvements at the Lynch Family Skatepark
 - 5. \$400,000 appropriated to Wilder-Lee Park

VOTE 2: Fiscal Year 2026 State Matching Funds [received in FY2027] (\$3,000,000)

- A. 80% of FY2026 State Match revenues (\$2,400,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2026 State Match revenues (\$300,000) allocated to Historic Preservation as follows:
 - 1. \$50,000 appropriated to Black Cambridge Historical Collections
 - 2. \$250,000 appropriated to the Tarbell School Facade Restoration (Cambridge Community Center)
- C. 10% of FY2026 State Match revenues (\$300,000) allocated to Open Space and appropriated to Wilder-Lee Park

VOTE 3: CPA Fund Balance (\$500,000)

- A. 80% of CPA fund balance (\$400,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of CPA fund balance (\$50,000) allocated to Historic Preservation as follows and appropriated to City Hall Window Weatherization
- C. 10% of CPA fund balance (\$50,000) allocated to Open Space and appropriated to Wilder-Lee Park

VOTE 4: CPA Fund Balance - Administration (\$15,000)

- A. \$15,000 appropriated to Administrative Costs for Community Preservation Coalition membership dues

TABLE 1. Summary of FY2027 Recommended Appropriations by Expenditure Type

Appropriation	FY27 CPA Funds
Affordable Housing	\$19,000,000
Black Cambridge Historical Collections	\$50,000
Cemetery Lodge Stained Glass Windows	\$43,000
City Hall Belfry Restoration	\$200,000
City Hall Window Weatherization	\$50,000
Document Conservation	\$40,000
Gift of the Wind Restoration	\$150,000
Odd Fellows Hall Facade Restoration	\$500,000
Preservation Grants	\$650,000
Preservation Projects Administrator	\$100,000
St. Augustine's Accessibility	\$250,000
Tarbell School Facade Restoration	\$250,000
Vital Records Conservation	\$32,280
Reserved for Future Use	\$59,720
Historic Preservation Requests, Total	\$2,375,000
Open Space	
Ecological Restoration at Alewife Brook Reservation	\$97,000
Expanding Native Species at Hell's Half Acre & Tree Care along Memorial Drive	\$65,000
Hoyt Field	\$1,433,000
Site Improvements at the Lynch Family Skatepark	\$30,000
Wilder-Lee Park	\$750,000
Open Space Requests, Total	\$2,375,000
Administration/ Community Preservation Coalition	\$15,000
Grand Total	\$23,765,000

TABLE 2. Summary of Recommended FY2027 Appropriations by Funding

	FY2027 Local Funds	FY2026 State Funds	CPA Fund Balance	FY2027 Total
Affordable Housing Trust	\$16,200,000	\$2,400,000	\$400,000	\$19,000,000
Historic Preservation Projects	\$2,025,000	\$300,000	\$50,000	\$2,375,000
Open Space Projects	\$2,025,000	\$300,000	\$50,000	\$2,375,000
Admin./Community Preservation Coalition Membership Dues	\$ -	\$ -	\$15,000	\$15,000
Total	\$20,250,000	\$3,000,000	\$515,000	\$23,765,000