



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

CMA 2025 #224
IN CITY COUNCIL
September 15, 2025

To the Honorable, the City Council:

Listed below are the recommendations of the Community Preservation Act Committee (CPAC) for FY2026. For additional information, please see attachments from the CPA Committee Chair, Taha Jennings, dated September 4, 2025.

The CPA process included virtual public hearings held on July 28, 2025 to solicit proposals and ideas on CPA projects for FY2026 and August 20, 2025 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 September 3, 2025, 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 \$22,515,000 in CPA funds raised by the City's FY2026 CPA surcharge, the FY2025 state match funds received in FY2026 and a portion of the existing CPA Fund Balance. In addition, the CPAC recommended appropriating \$113,000 in funds from the CPA Historic Preservation Reserve Fund and \$331,000 from the CPA Open Space Reserve Fund. Including both FY2026 CPA funds and the reserve funds, the total requested appropriation is \$22,959,000.

For this appropriation, it is estimated that the net local receipts from the CPA surcharge for FY2026 will total \$19,700,000 added to an anticipated FY2024 state match of \$2,800,000. Additionally, \$15,000 from CPA Fund Balance will go to the City's annual membership in the Community Preservation Coalition.

On September 3, 2025, the CPAC made recommendations for allocation of these FY2026 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 2026 Local Funds (\$19,700,000)

- A. 80% of FY2026 CPA Local Fund revenues (**\$15,760,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2026 CPA Local Fund revenues (**\$1,970,000**) allocated to Historic Preservation as follows:



1. \$100,000 appropriated to the Multicultural Arts Center Backstage Theatrical Accessibility Improvement Project
 2. \$60,000 appropriated to Cannon Carriage Replacements
 3. \$72,000 appropriated to City Hall Vestibule Improvements
 4. 20,000 appropriated to the Declaration of Independence Document Conservation
 5. \$393,000 appropriated to Fresh Pond Golf Clubhouse Foundation and Envelope
 6. \$100,000 appropriated to Historic Markers Project Manager
 7. \$170,000 appropriated to Legislative Records Preservation
 8. \$850,000 appropriated to Preservation Grants
 9. \$12,500 appropriated to Recorded Media Preservation
 10. \$37,500 appropriated to Slide Archive Preservation
 11. \$45,000 appropriated to Stony Brook Reservoir Barn
 12. \$100,000 appropriated to Sullivan Chamber Improvements
 13. \$10,000 appropriated to Washington Elm Marker
- C. 10% of FY2026 CPA Local Fund revenues (\$1,970,000) allocated to Open Space as follows:
1. \$71,000 appropriated to Alewife Trail Design and Signage Planning
 2. \$889,000 appropriated to Danehy Park Improvements Plan
 3. \$250,000 appropriated to Fresh Pond Golf Course Environmental Work
 4. \$50,000 appropriated to Lynch Family Skatepark Improvements
 5. \$150,000 appropriated to Maher Community Garden Fence Rehabilitation
 6. \$270,000 appropriated to Rafferty Park Construction
 7. \$40,000 appropriated to Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre
 8. \$250,000 appropriated to Wilder-Lee Park

VOTE 2: Fiscal Year 2025 State Matching Funds [received in FY2026] (\$2,800,000)

- A. 80% of FY2025 State Match revenues (\$2,240,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2025 State Match revenues (\$280,000) allocated to Historic Preservation and appropriated to Golf Clubhouse Foundation and Envelope
- C. 10% of FY2025 State Match revenues (\$280,000) allocated to Open Space and appropriated to Danehy Park Improvements Plan

VOTE 3: CPA Fund Balance - Administration (\$15,000)

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

VOTE 4: Historic Preservation Reserve (\$113,000)

\$113,000 of Historic Preservation Reserve funding appropriated to City Hall Vestibule Improvements

VOTE 5: Open Space Reserve (\$331,000)

\$331,000 of Open Space Reserve funding appropriated to Danehy Park Improvement Plan

TABLE 1. Summary of FY2026 Recommended Appropriations by Expenditure Type

Appropriation	FY26 CPA Funds	Reserve Fund	Total
Affordable Housing	\$18,000,000		\$18,000,000
Backstage Theatrical Accessibility Improvement Project	\$100,000		\$100,000
Cannon Carriage Replacements	\$60,000		\$60,000
City Hall Vestibule Improvements	\$72,000	\$113,000	\$185,000
Declaration of Independence Document Conservation	\$20,000		\$20,000
Golf Course Clubhouse Foundation and Envelope	\$673,000		\$673,000
Historic Markers Project Manager	\$100,000		\$100,000
Legislative Records Preservation	\$170,000		\$170,000
Preservation Grants	\$850,000		\$850,000
Recorded Media Preservation	\$12,500		\$12,500
Slide Archive Preservation	\$37,500		\$37,500
Stony Brook Reservoir Barn	\$45,000		\$45,000
Sullivan Chamber Improvements	\$100,000		\$100,000
Washington Elm Marker	\$10,000		\$10,000
Historic Preservation Requests, Total	\$2,250,000	\$113,000	\$2,363,000
Open Space			
Alewife Trail Design and Signage Planning	\$71,000		\$71,000
Danehy Park Improvements Plan Multi-Year Plan	\$1,169,000	\$331,000	\$1,500,000
Fresh Pond Golf Course Environmental Work	\$250,000		\$250,000
Lynch Family Skatepark Improvements	\$50,000		\$50,000
Maher Community Garden Fence Rehabilitation	\$150,000		\$150,000
Rafferty Park	\$270,000		\$270,000
Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre	\$40,000		\$40,000

Wilder-Lee Park	\$250,000		\$250,000
Open Space Requests, Total	\$2,250,000	\$331,000	\$2,581,000
Administration/ Community Preservation Coalition	\$15,000		\$15,000
Grand Total	\$21,310,000	\$1,869,925	\$23,179,925

TABLE 2. Summary of Recommended FY2026 Appropriations by Funding

	FY2026 Local Funds	FY2025 State Funds	CPA Fund Balance	FY2026 Total
Affordable Housing Trust	\$15,760,000	\$2,240,000	\$ -	\$18,000,000
Historic Preservation Projects	\$1,970,000	\$280,000	\$ -	\$2,250,000
Open Space Projects	\$1,970,000	\$280,000	\$ -	\$2,250,000
Admin./Community Preservation Coalition Membership Dues	\$ -	\$ -	\$15,000	\$10,000
Total	\$19,700,000	\$2,800,000	\$15,000	\$22,515,000



Yi-An Huang
City Manager

September 15, 2025

FY26 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 FY26 were as follows:

- **FY26 Organizing Meeting – June 4, 2025**

The Committee met to set its schedule, discuss CPA background and process, review the FY26 funding estimate, and transfer available balances to the appropriate reserve fund.

- **Hearing on FY26 Project Recommendations – July 28, 2025**

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

- **Hearing on FY26 Allocation Percentages – August 20, 2025**

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

- **FY26 Project and Allocation Vote Meeting – September 3, 2025**

The Committee voted to recommend the funding allocation percentages and certain projects for FY26 CPA funding.

The CPA Committee's recommendations are presented, through the City Manager, to the City Council for consideration at the September 15, 2025 City Council Meeting.

CPA Fund Allocations & Appropriations: FY02-25 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 FY26 CPA Appropriations and Allocations

\$22,515,000

Local	State Match	CPA Fund Balance
\$19,700,000	\$2,800,000	\$15,000*

*\$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-FY25

	FY02-25 Local Funds	FY02-25 State Match	CPA Fund Balance	FY02-25 Total Amount Allocated/ Appropriated All Sources
Affordable Housing	\$151,560,000	\$55,788,000	\$34,196,000	\$241,554,000
Historic Preservation	\$18,945,000	\$6,973,500	\$4,149,500	\$30,068,000
Open Space	\$18,945,000	\$6,973,500	\$4,149,500	\$30,068,000
Total:	\$189,450,000	\$69,735,000	\$42,495,000	\$301,690,000

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-FY25	\$241,544,000*
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,622 units
Acquisition/Creation of Rental Units	1,002 units
First-Time Homebuyer Units	214 units
Total	2,888 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 FY26 budget, the City has also allocated \$24,645,750 to the Affordable Housing Trust to support the development and preservation of affordable housing. These funds will supplement FY26 Community Preservation Act (CPA) funds. Through these combined sources, if 80% of CPA funds are allocated to the Affordable Housing Trust in FY26, the City will provide over \$48.6 million in direct financial support for the Affordable Housing Trust in FY26.

Non-CPA City Support for Affordable Housing Trust	
Building Permit Revenue Allocation (FY18-FY26*)	\$62,768,788
General Fund Revenue Allocation (FY20-FY26)	\$82,200,000
Short-Term Rental Community Impact Fee (FY22-FY26)	\$1,242,000
Free Cash (FY20)**	\$15,000,000
Total	\$161,210,788

* The City's Operating and Capital Budgets for FY26 were adopted on June 2, 2025.

** 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-FY25	\$30,068,000

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.

114 Affordable Housing Preservation Grants totaling \$5.045 million have been awarded since FY03; 111 projects have been completed and 4 are cleared to proceed, under construction, or paid in part. 168 Institutional Preservation Grants totaling more than \$10.0 million have been awarded to 78 different non-profit organizations since FY05; 159 projects have been completed and 9 are cleared to proceed, under construction, or paid in part. Recent preservation grants include:

- Real Colegio Complutense, 26 Trowbridge Street. \$50,000 to restore/repair roof and siding. The two-story Mansard-roofed building was originally a single-family home.
- St. Augustine’s African Orthodox Church, 147 Allston Street. \$50,000 to install accessible entry ramp. Originally built in 1886 as an Episcopal mission, the building was purchased by St. Augustine’s in the 1930s and served as the cathedral of Bishop George McGuire, the founder and head of the African Orthodox denomination. The church is a designated City Landmark. The FY2025 grant is part of the Commission ongoing efforts to support this significant structure.
- Historic New England, 21 Linnaean Street. \$100,000 to repair/restore the carriage barn at the Cooper-Frost-Austin House. The house is documented to 1681, making it the oldest extant dwelling in Cambridge.
- Union Baptist Church, 782 Main Street. \$30,000 to repair/restore roof. The Historical Commission’s has supported preservation of this historically Black church with several previous grants.

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-FY25	\$30,068,000

Many open space improvements in Cambridge are realized through larger capital development. Open space projects are therefore regularly funded through revenue sources other than CPA funds, including Property Taxes, Water Service Charges, Free Cash, and Bond Proceeds. From FY2011 through FY2025, open space projects received **\$114,833,250** in funding from non-CPA Fund sources.

Recent CPA-funded projects include:



Watershed Land Acquisition



116 Norfolk St.



Inman Square Firehouse



FY26 Project Requests

Overview & Eligibility

The CPA Committee received several requests for FY26 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 FY26 project requests considered by the CPA Committee are presented by funding category.

What Projects are Eligible for CPA Funding?

State law directs, and restricts, the ways in which CPA funds may be spent. Within each CPA category, there are certain eligibility requirements. Funds can be used for the following projects, by category:

Affordable Housing

- Acquire
- Create
- Preserve
- Support
- Rehabilitate/Restore

Historic Preservation

- Acquire
- Preserve
- Rehabilitate/Restore

Open Space

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

Affordable Housing

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 14,000 distinct households on its waiting list. More than 7,000 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 4,300 applicants for affordable rental housing, including more than 2,000 Cambridge residents.
- Homeownership – The Housing Department's Homeownership Resale Pool has almost 800 applicants looking to purchase an affordable unit when the current owner decides to sell, including more than 580 Cambridge residents.

In 2023, the median market sales price for a condominium in Cambridge was approximately \$885,000. Without a significant down payment, purchasing a condominium at this price would require an annual income of more than \$216,000.

2025 Q2 Median Market Asking Rents

- 1-bedroom \$ 2,800
- 2-bedroom \$ 3,525
- 3-bedroom \$ 4,500

Two people earning Cambridge's living wage would each have to work 69 hours per week to afford a monthly rent of \$3,525 for a two-bedroom apartment.

Recent Highlights - CPA-funded Affordable Housing

- The construction of 62 affordable housing rental units at 116 Norfolk Street was completed in January 2025. The site is now fully occupied. 116 Norfolk Street became the first project permitted under the provisions of the AHO to start and finish construction. Located in The Port, the 116 Norfolk housing is operated as permanent supportive housing for residents and individuals coming out of homelessness and includes a robust set of on-site services to support residents.
- The 100th HomeBridge unit was purchased in October 2024, and 19 homebuyers bought homes with HomeBridge funding in FY25.
- In the past year, funding from the Affordable Housing Trust was used to purchase several properties where new affordable housing will soon be proposed.
- Efforts to create or preserve more than 1,000 units of affordable housing are now underway.

Current Developments

52 New Street

Sponsor: Just A Start Corporation (JAS)

Development: Creation of 106 new affordable rental units (22 one-bedroom, 62 two-bedrooms, 22 three-bedrooms)

Trust Commitment: \$18,030,930

Neighborhood: Neighborhood Nine

Status: Under construction, scheduled to be completed in December 2025; residents are expected to start moving in early 2026



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, scheduled to be completed in 2027

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 2027





4 Mellen Street (formerly known as 1627 Massachusetts Avenue)

Sponsor: Homeowners Rehab Inc.

Development: Conversion of historic building and creation of new building into 29 affordable rental 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

37 Brookline Street

Sponsor: Just A Start

Development: 13 affordable housing rental units

Trust Commitment: \$2,064,000

Neighborhood: Cambridgeport

Status: AHO process underway



28-30 Wendell Street

Sponsor: Homeowners Rehab, Inc.

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

Trust Commitment: \$17,357,000

Neighborhood: Baldwin

Status: AHO process underway





35 Cherry Street

Sponsor: Just A Start

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

Trust Commitment: \$7,734,000

Neighborhood: The Port

Status: Construction anticipated to begin in Fall 2025

87-101 Blanchard Road

Sponsor: B'nai B'rith Housing

Development: 110 affordable housing rental units (110 one-bedroom)

Trust Commitment: \$18,169,120

Neighborhood: Cambridge Highlands

Status: Completing financing needed to begin construction



21 Walden Square Road (Walden Square II)

Sponsor: Winn Development Company

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

Trust Commitment: \$18,750,000

Neighborhood: Neighborhood Nine

Status: Completing financing needed to begin construction

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:

16-18 Wendell Street

Purchased in July 2024 with CPA funds, the Cambridge Housing Authority (CHA) converted 16-18 Wendell Street into 22 units of permanent supportive housing to serve individuals and couples exiting homelessness in Cambridge. A former dormitory previously owned by Lesley University, it was in excellent condition when purchased. The property began lease-up in Fall 2024, following minor interior renovations to create offices and new common spaces. There are full-time staff on-site to assist residents with individual service plans. Residents who are ready and interested in transitioning out of supportive SRO housing will have the opportunity to move into permanent housing within CHA's portfolio.

432 Rindge Avenue (Rindge Commons South)

In September 2024, the Trust approved funding for the construction on the second phase of Just A Start's (JAS) two-phased Rindge Commons development, which received a comprehensive permit in August 2020. The first phase, Rindge Commons North, is a mixed-use development which was completed in summer 2024, and includes 24 affordable rental units, as well as JAS program space and City-sponsored pre-k classrooms. Rindge Commons South will be a new seven-story building containing 77 new affordable rental units, bringing the total number of new units on the site to 101. The second phase will also expand the existing open space by adding a playground and creating a private outdoor patio area on the second floor of the building for residents.

1826 & 1840 Massachusetts Avenue

In November 2024, JAS received CPA funding through the Trust to purchase two parking lots from Lesley University to develop into new affordable housing under the provisions of the AHO. The project is in the early stages of development planning.

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

In December 2024, the Trust provided CPA funding to the development team of Jason Korb, Sean Hope, and Mathieu Zahler for the acquisition of six contiguous sites located adjacent to their existing affordable development, Frost Terrace Apartments on Massachusetts Avenue in Porter Square. The new sites will be developed as a second phase to Frost Terrace, called Frost Terrace II Apartments, under the provisions of the AHO. The project is in the early stages of development planning.

12-14 Laurel Street

12-14 Laurel Street is an existing 2.5-story duplex in Cambridgeport. The long-term owners approached JAS to transfer the building for redevelopment as affordable housing. In June 2025, the Trust approved funding to assist JAS with predevelopment activities related to the development of 12-14 Laurel Street.

240 Broadway (Broadway Park)

JAS is planning to create a new 16-unit rental development at 240 Broadway, an existing JAS-controlled parking lot in the Port neighborhood. In order to maximize funding, they plan to consolidate this site with 37 Brookline Street as a single scattered-site affordable development. JAS will be developing both sites under the provisions of the AHO. JAS will be bringing a funding request to the Trust in early FY26 to develop 37 Brookline Street and Broadway Park.

2072 Massachusetts Avenue

In 2018, the development team of Capstone Communities and Hope Real Estate purchased the property at 2072 Massachusetts Avenue in North Cambridge. The team has proposed a new 100% affordable housing rental development that will meet Passive House standards. The proposed design is expected to create approximately 73 units with commercial space on the first floor and a roof garden on the top floor. The project is proceeding under the provisions of the AHO. The development team will be bringing a request to the Trust in FY26 for construction funding.

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

FY26 CPA HISTORIC PRESERVATION REQUESTS				
Project Title	FY 26 CPA Funds	Reserve Funds	Total Amount	Project Requestor
Backstage Theatrical Accessibility Improvement Project	\$100,000		\$100,000	Multi-Cultural Arts Center
Cannon Carriage Replacements	\$60,000		\$60,000	CHC/DPW
City Hall Vestibule Improvements	\$72,000	\$113,000	\$185,000	Capital Building Projects
Declaration of Independence Document Conservation	\$20,000		\$20,000	City Clerk
Golf Course Clubhouse Foundation and Envelope	\$673,000		\$673,000	Capital Building Projects
Historic Markers Project Manager	\$100,000		\$100,000	CHC
Legislative Records Preservation	\$170,000		\$170,000	City Clerk
Preservation Grants	\$850,000		\$850,000	CHC
Recorded Media Preservation	\$12,500		\$12,500	22-CityView
Slide Archive Preservation	\$37,500		\$37,500	Arts Council
Stony Brook Reservoir Barn	\$45,000		\$45,000	Water Department
Sullivan Chamber Improvements	\$100,000		\$100,000	Capital Building Projects
Washington Elm Marker	\$10,000		\$10,000	CHC/DPW
Historic Preservation Requests, Total	\$2,250,000	\$113,000	\$2,363,000	

Backstage Theatrical Accessibility Improvement Project

The Multicultural Arts Center is an organization that presents multicultural visual and performing arts programs out of a historic building located in East Cambridge. While the public areas of the facility are fully accessible, not all of the backstage facilities are. The bathrooms serving the dressing room and rehearsal space are physically inaccessible to individuals who are blind or who use wheelchairs or other mobility aids. The theater's lighting, sound, and video controls are also in inaccessible locations, hindering the participation of many potential users.

The Backstage Theatrical Accessibility Improvement Project will resolve these barriers by installing a fully ADA-compliant bathroom in the main theater and will equip existing restroom facilities with appropriately widened doorways, new fixtures, and improved navigation and signage. This project is part of a larger, holistic, and collaborative effort to create an inclusive and equitable creative environment that reflects the diverse needs and aspirations of the Cambridge and Greater Boston communities.



Cannon Carriage Replacements

Three cast iron cannon left behind by the British when they evacuated Boston in 1776 have been displayed on Cambridge Common since 1870. The cannon were restored in 2006 and are in excellent condition, but the wooden carriages that were procured about that time are deteriorating and must be replaced.

Historical Commission staff have consulted with the historian of the U.S.S. Constitution, which is armed with 24 replicas of one of the Cambridge cannons, and obtained the U.S. Navy's plans and specifications for gun carriages.



City Hall Vestibule Improvements



The front lobby of Cambridge City Hall serves as a vital first impression for all who visit—residents, employees, and guests alike. As a highly visible and well-traveled space, its appearance and organization reflect the city’s values and civic pride. While the space remains tidy and meaningful, it has gradually become cluttered with a mix of monuments, memorials, plaques, maintenance equipment, and general wear from years of use.

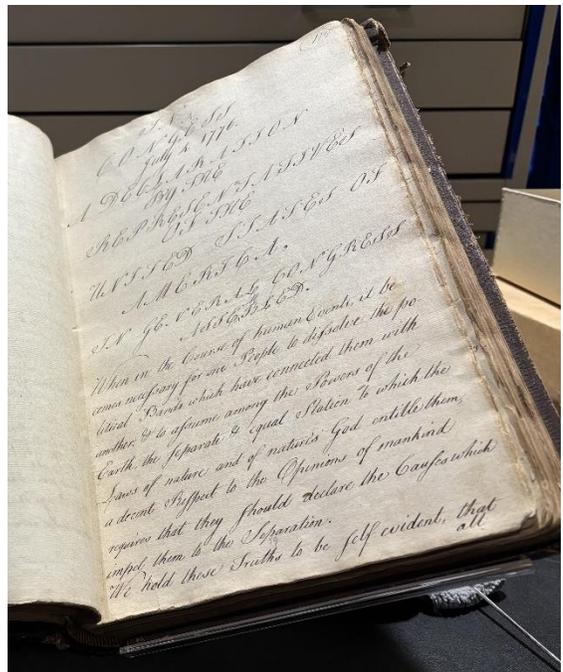
To address these concerns, the Capital Building Projects Department proposes a review and refresh of the front vestibule and hallway

circulation area. A professional assessment of the current layout and functionality of the lobby will be conducted, including exploring opportunities to utilize the main hallway alcoves for programming. The existing and future memorials and commemorative displays will be evaluated and thoughtfully reorganized. A plaque for the Department of Veterans focused on Women in the Armed Forces and a plaque with a statement regarding the separation of church and state and gender equality will be designed and installed.

Declaration of Independence Document Conservation

The Cambridge Office of the City Clerk possesses a rare manuscript copy of the Declaration of Independence, housed in a leatherbound volume with the Town of Cambridge Selectmen records dated 1769 through 1783. The City Clerk’s Office wishes to ensure the longevity of this invaluable document through archival preservation.

The goal in preserving this volume is twofold. First, preserving this priceless historical artifact will ensure the City’s original manuscript copy is protected in its newly conserved state. Second, this volume is an invaluable component of the City’s permanent record collection, underscoring Cambridge’s strong tradition of unique social, political, and ideological contributions in the context of the nation’s history. Creating a physical facsimile and digital surrogate of the relevant pages will allow Cantabrigians and other researchers to read, contemplate, and appreciate the Declaration of Independence for generations to come.





Golf Course Clubhouse Foundation and Envelope

The Fresh Pond Golf Course clubhouse is the main support facility for the City's nine-hole municipal course, which runs along the historic Fresh Pond Reservation. The Club House is a 4,600 SF, two-story, brick masonry building with wood framed slate roofing, dating back to 1939. The last major Clubhouse renovation was in 1993 which included bathroom and locker room upgrades and the addition of an elevator.

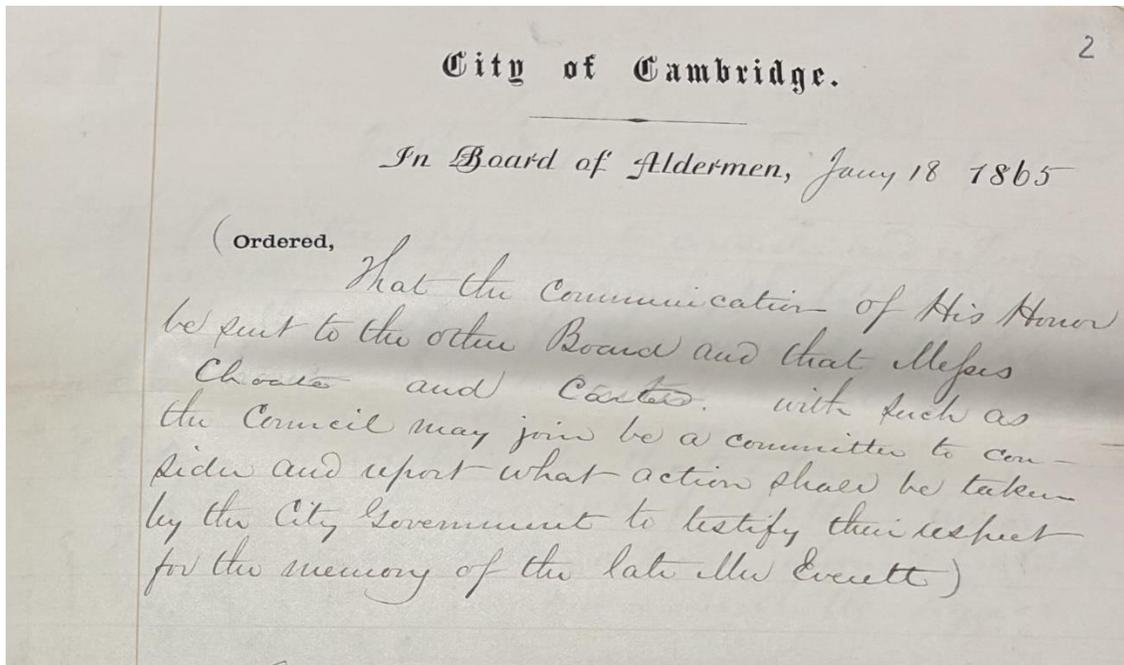
While past CPA funding has already supported a study of the building's needs and the start of window replacements, additional investment is needed to address critical envelope repairs. The cupola and clock tower, both defining architectural features, are in poor condition with peeling paint, deteriorated trim, and visible water damage. Roof trim, gutters, and downspouts must be repaired to prevent further infiltration, and masonry work is needed to remove the obsolete exhaust hood, restore the façade, and repair mortar joints. A 2022 envelope assessment also identified significant water penetration at the southeast foundation wall, with excavation, waterproofing, and interior foundation repairs recommended. This funding request, along with available capital funds, will support this next phase of improvements to safeguard the building envelope, extend the life of the clubhouse, and preserve it as a safe, accessible, and welcoming resource for residents and visitors alike.

Historic Markers Project Manager

The Historic Markers Projects Administrator has relieved the Executive Director of operational responsibility for previously-funded 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 one-off projects such as the replacement of the cannon carriages on Cambridge Common and the fabrication of a new Washington Elm marker. Several such projects, previously funded with CPA appropriations, are now moving forward after years of delay.

When the Project Manager position was discussed with the CPA Committee in 2023 it was presented as a three-year funding commitment, with the understanding that the position would then transfer to the city payroll. This request is for year two.

Legislative Records Preservation



This project would continue the preservation, processing, and scanning of permanent and historic records in the City Clerk's office custody, including primarily legislative records and related indexes, and to create an inventory to facilitate increased public access to these materials. In FY25, using CPA funds, the City Clerk's Office oversaw the preservation and processing of a minimum of 152 cubic feet of permanent legislative records, equating to over 86,000 records. The proposed project will continue document preservation efforts along with the description and cataloging work to ensure the records are made available to the public. These actions will ensure the preservation of the City's heavily accessed permanent and historic legislative records and allow greater public access to the materials.

Preservation Grants

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



95 Fayerweather Street, an affordable three-unit condo supported by an Affordable Housing Preservation Grant

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.



The Central Square Church, which completed restoration of the belfry and steeple with support of an Institutional Preservation Grant

Recorded Media Preservation

The project aims to preserve and modernize access to public media records, including television and audio recordings of city events. This effort supports the long-term preservation of historic city records and ensures accessibility to the public and City departments.

These recordings document significant public meetings and events in Cambridge and serve as a historical record for the city. Once digitized, the content will be easier to organize, preserve, and make accessible to the public through 22-CityView's platforms.

Slide Archive Preservation

The Cambridge Arts Council maintains a collection of an estimated 66,500 35mm slides span from the 1970s through the 1990s and include images from city-wide cultural events like the Cambridge River Festival, as well as public art created through the Public Art Ordinance and MBTA's Arts on the Line program. These materials represent a valuable visual record of the city's civic and cultural history and are at risk of deterioration if not preserved. The collection is currently stored in binders in a closet approximately 4 feet wide by 10 feet tall at the Cambridge Arts Council offices on the second floor of the City Hall Annex. This project would support the digitization and preservation of this significant slide archive documenting over two decades of Cambridge's cultural and public art history



Stony Brook Reservoir Barn

Last renovated in 1999, the Stony Brook Barn is showing signs of wear and is in need of rehabilitation to both the interior and exterior. The City of Cambridge Water Department proposes to use CPA funding to hire a qualified architectural firm specializing in historic structures to conduct a thorough structural investigation to identify and document major and minor issues, develop maintenance and repair recommendations, work with CWD to develop a construction scope, and produce bid-ready plans and specifications for future repair work. It is anticipated there will be a future CPA request for construction.

Sullivan Chamber Improvements



This project would fund a restoration feasibility study for the interior finishes of the historic Sullivan Chamber at Cambridge City Hall and associated design work. As the primary meeting space for the City Council and a central venue for civic engagement, the Sullivan Chamber holds significant architectural and community value.

The study will assess the condition of original wood features, including railings and architectural furnishings, as well as decorative stencil wall paintings that are currently deteriorating. It will also evaluate and document damage to plaster at the clerestory level, which requires repair and

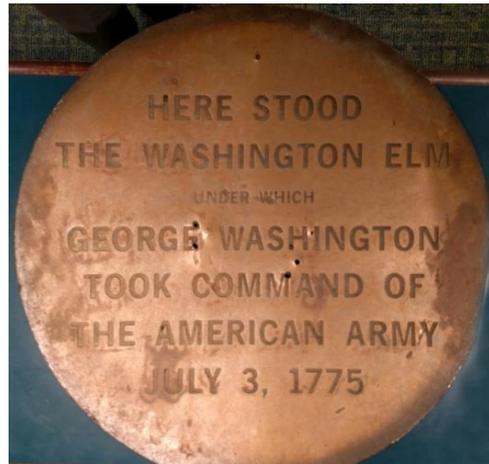
repainting. A qualified historic preservation specialist will be engaged to guide the assessment and recommend appropriate restoration techniques that align with best practices for historic interiors.

This project will support the continued use of the Sullivan Chamber as a welcoming, safe, and historically preserved civic space for the Cambridge community. It is anticipated that there will be a future CPA request to implement restoration of the Chamber's interior.

Washington Elm Marker

The Washington Elm, which stood at what is now the middle of the intersection of Garden and Mason Streets, was so called because it is the supposed location where General George Washington took command of the American Army on July 3, 1775.

After the Washington Elm fell in 1923 the City installed a marble and brass marker in the intersection. This was replaced by a bronze marker, which the Commission has replaced twice in the last thirty years. The current proposal will replace the marker with one made of cast iron, which is expected to have a life of 75-100 years.



Open Space

FY26 CPA OPEN SPACE REQUESTS				
Project Title	FY26 CPA Funds	Reserve Funds	Total Amount	Project Requestor
Alewife Trail Design and Signage Planning	\$71,000		\$71,000	Green Cambridge
Danehy Park Improvements Plan Multi-Year Plan	\$1,169,000	\$331,000	\$1,500,000	Open Space Committee
Fresh Pond Golf Course Environmental Work	\$250,000		\$250,000	Human Service Programs
Lynch Family Skatepark Improvements	\$50,000		\$50,000	Charles River Conservancy
Maher Community Garden Fence Rehabilitation	\$150,000		\$150,000	Open Space Committee
Rafferty Park	\$270,000		\$270,000	Open Space Committee
Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre	\$40,000		\$40,000	Charles River Conservancy
Wilder-Lee Park	\$250,000		\$250,000	Open Space Committee
Open Space Requests, Total	\$2,250,000	\$331,000	\$2,581,000	

Fresh Pond Golf Course – Environmental Work (Soil Health)

The Fresh Pond Golf Course is located within the Fresh Pond Reservation, and serves as a buffer area for a critical part of the City’s water supply. The golf course supports heavy program use, serving approximately 54,000 rounds of golf per year, including Veteran’s programs, youth programs, and the Cambridge Rindge and Latin School athletic program, as well as passive recreation.

The goal of this work is to improve the golf course turf and soil system to provide the best possible growing environment for a healthy and dense turf, with an overall longer-term goal being to eventually reduce inputs into the turf system, especially pesticides.

The work is expected to start in FY26.



Lynch Family Skatepark Improvements



This project will build on prior CPA funding to extend and expand the “free wall” zone for graffiti art and provide additional much-needed amenities for the Lynch Family Skate Park. The Artist-in-Residence program will be revamped, and Artists will explore new, unique areas of the park to spread art, expanding beyond the previous footprint of the program.

In addition, the first year of this project highlighted the need for some sight improvements. These include more benches and seating, a bike rack, and minor repairs to skate infrastructure. This could also include a storage container on site that could serve the dual purpose of housing maintenance and safety equipment (i.e. brooms and helmets) while also providing a community message board and additional surface for public art.

Maher Community Garden – Fence Rehabilitation

The Maher Community Garden was reconstructed in its current location in 2007, and there are 44 total plots including 6 raised beds. The garden is well loved and tended by residents of the community. The wooden perimeter fence is 18 years old and has deteriorated beyond the ability to repair. The rehabilitation of the garden’s perimeter fence will include upgrades to have universally accessible gates. The work is expected to be completed between Fall 2025 and Spring 2026.



Rafferty Park

Rafferty Park is a community park in the Cambridge Highlands neighborhood. Located behind the Sancta Maria Nursing Facility, the park also serves neighborhood users and area schools. Rafferty Park has some of the oldest equipment in the City and is in need of significant updates. Comprehensive renovation of the park would include new equipment, improved accessibility, and field improvements.

A community process toward park renovations began in spring 2024, with construction anticipated to begin in late Fall 2025/early 2026. The FY26 funding request would supplement previous CPA funding to complete the project.



Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre



Hell's Half Acre is seven and half acres of urban wild along the Charles River, including four distinct habitat areas: the riverfront, a successional upland forest, a wetland, and the road edge. As such, this site has unique ecological value, supporting significant migratory and resident bird populations and providing habitat value for native wildlife. This project seeks to increase biodiversity along the lower Charles with invasive species management and native replanting. Previous CPA funding has been used to remove invasive species from this area. This project would build on the work by planting native species,

reestablishing a healthy ecosystem.

In addition to improving this park's ecological value with new native planting, this project will support 32-36 existing trees along Greenough Boulevard that have been showing signs of stress since being planted from 2015-2018. The trees are threatened by challenges including soil compaction, lack of water, exposure to road salt, and physical damage suffered by a number of tree trunks. This project will provide funding for an arborist to aerate soil around trees (reducing soil compaction), provide new mulch rings (eliminating the need for potentially damaging mechanical weed trimming next to trees), apply biochar or similar soil amendment, and structurally prune the trees.

Wilder-Lee Park

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 community process anticipated to begin in Fall/Winter 2025.



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 Zoom. Comments can be received at meetings, over the telephone, and via email.

FY26 CPA Public Comment Totals by Format*	
Public Speakers – June 4, 2025	0
Public Speakers – July 28, 2025	9
Public Speakers – August 20, 2025	5
Online, Email, or Other Comment	277
<ul style="list-style-type: none"> • Testimonials and petitions from 6 affordable housing properties owned by HRI and the Cambridge Housing Authority, totaling 250 comments • 26 comments received by email 	

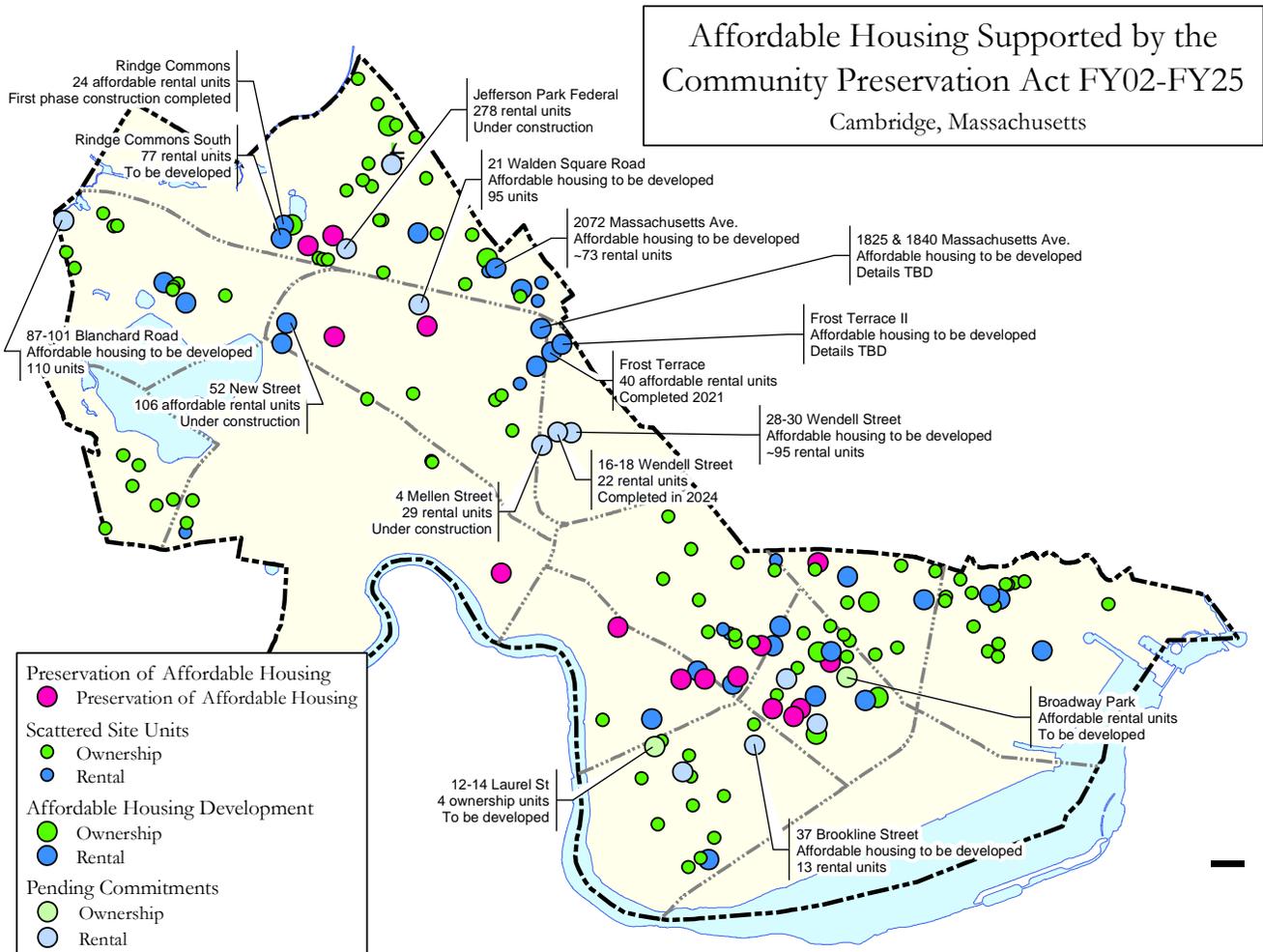
*A few individuals spoke at multiple meetings or hearings and/or both spoke at a hearing and submitted comments electronically. For purposes of these totals, each comment is counted.

FY26 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	260

FY26 CPA Public Comment – <u>PROJECT REQUESTS OR IDEAS</u>		
<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>
Affordable Housing	Affordable Housing Comments	
	General concern about the high cost of developing affordable units and the size of projects	1
Historic Preservation	Historic Preservation Project Comments	
	Multicultural Arts Center	5
Open Space	Open Space Project Comments	
	Maher Community Garden	21
	Public Art at Lynch Family Skate Park	1
	Alewife Reservation	1
	Hell’s Half Acre	1

Appendix B: CPA Fund Allocations & Appropriations FY02-25 Detail

Affordable Housing



Affordable Housing Supported by CPA Funds FY02-25

Affordable Housing Supported by CPA Funds (FY02-25)	
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
Broadway Park ^{**^}	16 rental units proposed
37 Brookline Street ^{**^}	13 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 proposed	
Columbia Court	13 ownership units	
479-481 Concord Avenue	14 rental units	
Concord Highlands/Finch Cambridge	98 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	110 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	
4 Mellen Street (formerly 1627 Massachusetts Avenue)*^	29 rental units	

1826 & 1840 Massachusetts Avenue**^	~73 rental units proposed	
2072 Massachusetts Avenue**	TBD	
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	
Putnam Green	40 rental units	
Putnam Square Apartments	94 rental units	
Print Shop Condos	24 ownership units	
Ridge Avenue SRO	14 rental units	
Ridge Commons – Phase 1 (Ridge Commons North)	24 rental units	
Ridge Commons – Phase 2 (Ridge 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
	Archives/Records Preservation Total	\$1,753,141
	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
FY2005	Cambridge Common	\$227,000
	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
FY2009	City Clerk, vault	\$128,778
	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
	City Hall Total	\$1,750,625
	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
	Community Projects Total	\$2,273,100
	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
	Total Fresh Pond Golf Clubhouse	\$683,328
	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
	Total Historic Markers	\$280,000
	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	\$597,228
	Historic Preservation Grants	
FY2002 - FY2025	Historic Preservation Grants*	\$12,693,500
	Historic Preservation Grants Total	\$12,693,500
	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
	Preservation Projects Administrator Total	\$100,000
	Water Department	
FY2024	Stony Brook Gatehouse Masonry Restoration	\$250,000
	Water Department Total	\$250,000
	Historic Preservation Reserve Balance	\$113,187.84
	Historic Preservation Total	\$30,068,000

*See further detail on Preservation Grant spending.

Note: Numbers may not total due to rounding.

Preservation Grants

Preservation Grants for Affordable Housing (FY03-25)

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
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
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
207-209 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
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
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
15 Carlisle St.	Just A Start	\$50,000
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
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
196 Prospect Street	Just A Start	\$70,000
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

89 Third St.	Just A Start	\$30,000
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
336 Windsor St.	Just A Start	\$50,000
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	117	\$4,339,750

Institutional Preservation Grants (FY05-25)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	9	\$384,275
Cambridge Community Center, 5 Callender St.	2	\$144,240
Cambridge Family & Children's Services, 60 Gore St.	2	\$80,000
Cambridge Health Alliance, 16 Camellia Avenue	1	\$43,020
Cambridge Masonic Hall, 1950 Mass. Ave.	2	\$62,230
Cambridge Multicultural Arts Center, 41 Second St.	1	\$57,505
Cambridge YMCA, 820 Mass. Ave.	1	\$50,000
Cambridge YWCA, 7 Temple St.	1	\$50,000
Cambridge Zen Center, 193-199 Auburn Street	2	\$100,000
Cambridge-Ellis School, 80 Trowbridge St.	3	\$68,775
Cambridgeport Baptist Church, 130 Magazine St.	3	\$200,000

Central Square Church, 5 Magazine St.	2	\$310,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	3	\$257,575
Christian Science Reading Room	1	\$100,000
Church of the New Jerusalem, 50 Quincy St.	1	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	2	\$74,465
Dance Complex, 536 Massachusetts Ave.	2	\$62,480
East End House, 105 Spring St.	1	\$26,350
Faith Lutheran Church, 311 Broadway	3	\$124,466
First Baptist Church, 5 Magazine St.	2	\$150,000
First Church of Christ Scientist, 13 Waterhouse St.	3	\$125,000
First Church, Congregational, 11 Garden St.	3	\$300,000
First Korean Church, 35 Magazine Street	1	\$25,000
First Parish Unitarian Church, 1450 Mass. Ave.	4	\$450,000
First Reformed Presbyterian Church, 51 Antrim St.	4	\$207,388
First United Presbyterian Church, 1418 Cambridge St.	4	\$131,318
Friends Meeting House, Longfellow Park	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.	5	\$172,775
Historic New England-Cooper-Frost-Austin House, 21 Linnaean	2	\$50,000
History Cambridge, 159 Brattle St.	4	\$216,705
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	\$133,700
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	\$57,241
Old Cambridge Baptist Church. 400 Harvard St.	6	\$317,575
Park View Cooperative, 24-26 Cpl. McTernan Street	1	\$100,000
Pentecostal Tabernacle, South Campus, 56 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.	4	\$256,000
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.	5	\$273,050
St. Mary's Orthodox Church	1	\$100,000
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	\$61,865
Temple Beth Shalom, 8 Tremont St.	1	\$3,915
The Greek Institute, 1038 Massachusetts Avenue	1	\$100,000
The Greek Institute, 1038 Massachusetts Avenue	1	\$100,000
Union Baptist Church, 872 Main St.	4	\$153,555
Western Avenue Baptist Church, 299 Western Ave.	7	\$266,087
424-430 Windsor Street Condo Association	1	\$28,000
Women's Educational Center, 46 Pleasant St.	1	\$43,560
Total	157	\$8,593,664

Open Space

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

Open Space Supported by CPA Funds		
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
	Athletic Fields/Courts	\$530,000
FY2013	Replacement of Basketball and Tennis Courts	\$428,000
FY2014	Sacramento Field Renovations	\$420,000
FY2015	Sacramento Field Renovations	\$85,000
FY2015	Sennott Park Basketball Courts	\$60,000
FY2016	CRLS Tennis Courts Structural Study	\$365,000
FY2018	CRLS Tennis Courts	\$100,000
FY2023	Gold Star Mother (Gore Street) Park Paved Area Design	\$1,300,000
FY2024	Gold Star Mother (Gore Street) Park Paved Area Renovation	\$530,000
FY2013	Replacement of Basketball and Tennis Courts	\$428,000
	Athletic Fields/Courts Total	\$3,288,000
	Community Gardens	
FY2006	Purchase 12-14 Watson Street	\$153,654
FY2013	Hurley Street Community Garden	\$100,000
	Community Gardens Total	\$253,654
	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
	Community Projects Total	\$838,695
	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
	Total Park Projects	\$7,434,969

	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
	Playgrounds Total	\$5,450,031
	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	\$360,946.53
	Open Space Total	\$30,068,000

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				
Fiscal Year	<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*	\$1,098,187.74		(\$985,000.00)	\$113,187.74

* \$985,000 was appropriated out of the Historic Preservation Reserve on 9/12/24.

Note: Amounts prior to FY25 may not total due to rounding.

Open Space Reserve				
Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
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*	\$1,161,038.36	\$84,833.17	(\$884,925.00)	\$360,946.53

* The CPA Committee voted on 6/4/25 to transfer various unexpended Open Space project budget balances to Open Space Reserve. \$884,925 was appropriated out of the Open Space Reserve on 9/12/24.

Note: Amounts prior to FY25 may not total due to rounding.

Appendix D: Non-CPA Open Space Funding

From FY11 through FY25, 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>
2012	Alberico, David Nunes/Old Morse and Fulmore Parks, Renovation	\$1,240,000	Bond
2021	BB&N/Larch Road Open Space Acquisition	\$18,500,000	Free Cash
2014	Cambridge Common (Total project cost \$6.25M through various funding sources)	\$2,180,000	Bond
2017	Cambridge Common Enhancement Project	\$500,000	Bond
	Cambridge Common Enhancement Project Total	\$2,680,000	
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2020	Clarendon Avenue Playground	\$300,000	Free Cash
	Clarendon Avenue Playground Total	\$1,000,000	
2011	Danehy Park Soccer Field	\$700,000	Bond
2013	Danehy Park Soccer Field	\$1,540,000	Bond
2015	Danehy Park Soccer Field, artificial turf	\$1,150,000	Bond
2022	Danehy Park Changing Facility	\$10,300,000	Free Cash
2023	Danehy Park Softball Field	\$600,000	Free Cash
2024	Danehy Park Upgrades	\$4,280,000	Free Cash
	Danehy Park Soccer Field Total	\$18,570,000	
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	
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	
2012	Riverside Press Park Community Garden	\$60,000	Bond
2017	Russell Field	\$2,300,000	Bond
2019	Russell Field	\$350,000	Free Cash
	Russell Field Total	\$2,650,000	
2018	Sacramento Field	\$150,000	Free Cash
2022	Sennott Park	\$250,000	Free Cash
2019	Universal Design Playground	\$500,000	Free Cash
2020	Universal Design Playground	\$5,300,000	Free Cash
2022	Universal Design Playground	\$700,000	Free Cash
	Universal Design Playground Total	\$6,500,000	
2013	Waverly Street Path Construction	\$332,000	Property Tax
2025	Wilder-Lee and 359 Broadway	\$500,000	Bond
	Total	\$114,833,250	

<u>Fiscal Year</u>	<u>Amount</u>
2011	\$700,000
2012	\$1,300,000
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
	\$114,833,250

To: Yi-An Huang, City Manager
From: Taha Jennings, Chair of Community Preservation Act Committee
Date: September 4, 2025
Re: Allocation and Appropriation of FY2026 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 FY2026 CPA funding, voted on by the CPAC on September 12, 2025.

The Committee met four times: June 4, 2025 (Organizing Meeting), July 28, 2025 (Project Recommendation Hearing), August 20, 2025 (Allocation Percentages Hearing), and September 3, 2025 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the July 28, 2025 and August 20, 2025 hearings, public comment submitted while the record remained open, and CPAC discussion at the September 3, 2025 meeting.

The Committee received comments as follows:

- 9 public speakers at the July 28, 2025 hearing;
- 5 public speakers at the August 20, 2025 hearing;
- 26 communications received via electronic submission or telephone; and
- Emailed petitions from 6 affordable housing developments with a total of 250 signatures.

The Committee received 30 comments related to CPA projects:

- 1 comment related to affordable housing;
- 5 comments supported historic preservation projects; and
- 24 comments supported open space projects.

The Committee received 216 comments on the allocation percentages:

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

The attached FY26 Project Recommendations Book provides additional detail on the Committee's process, funding, and recommended projects for FY26.

Accordingly, on September 3, 2025, 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 \$22,500,000 be allocated and appropriated to the Affordable Housing Trust, as well as to certain historic preservation and open space projects. In addition, the committee voted to recommend appropriating \$113,000 from the Historic Preservation Reserve Fund and \$331,000 from the Open Space Reserve Fund to projects.

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

VOTE 1: Fiscal Year 2026 Local Funds (\$19,700,000)

- A. 80% of FY2026 CPA Local Fund revenues (\$15,760,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2026 CPA Local Fund revenues (\$1,970,000) allocated to Historic Preservation as follows:
 - 1. \$100,000 appropriated to the Multicultural Arts Center Backstage Theatrical Accessibility Improvement Project
 - 2. \$60,000 appropriated to Cannon Carriage Replacements
 - 3. \$72,000 appropriated to City Hall Vestibule Improvements
 - 4. 20,000 appropriated to the Declaration of Independence Document Conservation
 - 5. \$393,000 appropriated to Fresh Pond Golf Clubhouse Foundation and Envelope
 - 6. \$100,000 appropriated to Historic Markers Project Manager
 - 7. \$170,000 appropriated to Legislative Records Preservation
 - 8. \$850,000 appropriated to Preservation Grants
 - 9. \$12,500 appropriated to Recorded Media Preservation
 - 10. \$37,500 appropriated to Slide Archive Preservation
 - 11. \$45,000 appropriated to Stony Brook Reservoir Barn
 - 12. \$100,000 appropriated to Sullivan Chamber Improvements
 - 13. \$10,000 appropriated to Washington Elm Marker
- C. 10% of FY2026 CPA Local Fund revenues (\$1,970,000) allocated to Open Space as follows:
 - 1. \$71,000 appropriated to Alewife Trail Design and Signage Planning
 - 2. \$889,000 appropriated to Danehy Park Improvements Plan
 - 3. \$250,000 appropriated to Fresh Pond Golf Course Environmental Work
 - 4. \$50,000 appropriated to Lynch Family Skatepark Improvements
 - 5. \$150,000 appropriated to Maher Community Garden Fence Rehabilitation
 - 6. \$270,000 appropriated to Rafferty Park Construction
 - 7. \$40,000 appropriated to Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre
 - 8. \$250,000 appropriated to Wilder-Lee Park

VOTE 2: Fiscal Year 2025 State Matching Funds [received in FY2026] (\$2,800,000)

- A. 80% of FY2025 State Match revenues (\$2,240,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust
- B. 10% of FY2025 State Match revenues (\$280,000) allocated to Historic Preservation and appropriated to Golf Clubhouse Foundation and Envelope
- C. 10% of FY2025 State Match revenues (\$280,000) allocated to Open Space and appropriated to Danehy Park Improvements Plan

VOTE 3: CPA Fund Balance - Administration (\$15,000)

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

VOTE 4: Historic Preservation Reserve (\$113,000)

\$113,000 of Historic Preservation Reserve funding appropriated to City Hall Vestibule Improvements

VOTE 5: Open Space Reserve (\$331,000)

\$331,000 of Open Space Reserve funding appropriated to appropriated to Danehy Park Improvement Plan

TABLE 1. Summary of FY2026 Recommended Appropriations by Expenditure Type

Appropriation	FY26 CPA Funds	Reserve Fund	Total
Affordable Housing	\$18,000,000		\$18,000,000
Backstage Theatrical Accessibility Improvement Project	\$100,000		\$100,000
Cannon Carriage Replacements	\$60,000		\$60,000
City Hall Vestibule Improvements	\$72,000	\$113,000	\$185,000
Declaration of Independence Document Conservation	\$20,000		\$20,000
Golf Course Clubhouse Foundation and Envelope	\$673,000		\$673,000
Historic Markers Project Manager	\$100,000		\$100,000
Legislative Records Preservation	\$170,000		\$170,000
Preservation Grants	\$850,000		\$850,000
Recorded Media Preservation	\$12,500		\$12,500
Slide Archive Preservation	\$37,500		\$37,500
Stony Brook Reservoir Barn	\$45,000		\$45,000
Sullivan Chamber Improvements	\$100,000		\$100,000
Washington Elm Marker	\$10,000		\$10,000
Historic Preservation Requests, Total	\$2,250,000	\$113,000	\$2,363,000
Open Space			
Alewife Trail Design and Signage Planning	\$71,000		\$71,000
Danehy Park Improvements Plan Multi-Year Plan	\$1,169,000	\$331,000	\$1,500,000
Fresh Pond Golf Course Environmental Work	\$250,000		\$250,000
Lynch Family Skatepark Improvements	\$50,000		\$50,000
Maher Community Garden Fence Rehabilitation	\$150,000		\$150,000
Rafferty Park	\$270,000		\$270,000
Re-establishing Native Species & Supporting Tree Care at Hell's Half Acre	\$40,000		\$40,000
Wilder-Lee Park	\$250,000		\$250,000
Open Space Requests, Total	\$2,250,000	\$331,000	\$2,581,000
Administration/ Community Preservation Coalition	\$15,000		\$15,000
Grand Total	\$21,310,000	\$1,869,925	\$23,179,925

TABLE 2. Summary of Recommended FY2026 Appropriations by Funding

	FY2026 Local Funds	FY2025 State Funds	CPA Fund Balance	FY2026 Total
Affordable Housing Trust	\$15,760,000	\$2,240,000	\$ -	\$18,000,000
Historic Preservation Projects	\$1,970,000	\$280,000	\$ -	\$2,250,000
Open Space Projects	\$1,970,000	\$280,000	\$ -	\$2,250,000
Admin./Community Preservation Coalition Membership Dues	\$ -	\$ -	\$15,000	\$10,000
Total	\$19,700,000	\$2,800,000	\$15,000	\$22,515,000