



City of Cambridge

Executive Department

LOUIS A. DePASQUALE
City Manager

LISA C. PETERSON
Deputy City Manager

September 23, 2019

To the Honorable, the City Council:

Listed below are the recommendations of the Community Preservation Act Committee (CPAC) for FY2020. For additional information, please see attachments from the CPA Committee Chair, Lisa Peterson, dated September 18, 2019.

The CPA process included a public hearing held on June 20, 2019 to solicit proposals and ideas on CPA projects for FY2020. A second public hearing was held on July 31, 2019 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 several petitions, letters, online submissions and e-mails regarding potential CPA projects and the allocation percentages. The CPAC, on September 17, 2019, unanimously voted 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 \$13,230,000 in CPA funds raised by the City's FY2020 CPA surcharge, the FY2019 state match funds received in FY2020 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 FY2020 will total \$9,900,000, added to an anticipated FY2019 state match of \$1,220,000 and an additional \$2,100,000 from CPA Fund Balance. Additionally, \$10,000 from CPA Fund Balance will go to the City's annual membership in the Community Preservation Coalition.

On September 17, 2019, the CPAC made recommendations for allocation of these FY2020 funds. By unanimous votes, 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 2020 Local Funds (\$9,900,000)

Vote 1A

80% of FY2020 CPA Local Fund revenues (**\$7,920,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust



Vote 1B

10% of FY2020 CPA Local Fund revenues (\$990,000) allocated to Historic Preservation as follows:

1. \$609,500 appropriated to the Historic Preservation Grants
2. \$150,000 appropriated to the Inman Square Fire Station, façade restoration
3. \$80,000 appropriated to the African American Trail Markers restoration, Phase II
4. \$65,000 appropriated to Digitizing the Architectural Survey, Phase II
5. \$55,500 appropriated to Conserving Assessor's Records
6. \$30,000 appropriated to the Old Burying Ground, grave marker restoration

Vote 1C

10% of FY2020 CPA Local Fund revenues (\$990,000) allocated to Open Space as follows:

1. \$874,050 appropriated to the Hoyt Field Play Structures and Furniture
2. \$50,250 appropriated to the Hell's Half Acre Ecological Restoration
3. \$47,700 appropriated to the Magazine Beach Site Survey, Planning and Design
4. \$18,000 appropriated to the Alewife Path Design

VOTE 2: Fiscal Year 2019 State Funds [received in FY2020] (\$1,220,000)**Vote 2A**

80% of FY2019 State Match revenues (\$976,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 2B

10% of FY2019 State Match revenues (\$122,000) allocated to Historic Preservation as follows:

1. \$122,000 to the Inman Square Fire Station, façade restoration

Vote 2C

10% of FY2019 State Match revenues (\$122,000) allocated to Open Space as follows:

1. \$122,000 to the Alewife Path Design

VOTE 3: CPA Fund Balance (\$2,100,000)**Vote 3A**

80% of the Fund Balance (\$1,680,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 3B

10% of the Fund Balance (\$210,000) allocated to Historic Preservation as follows:

1. \$210,000 to the Inman Square Fire Station, façade restoration

Vote 3C

10% of the Fund Balance (\$210,000) allocated to Open Space as follows:

1. \$210,000 to the Alewife Path Design

VOTE 4: CPA Fund Balance - Administration (\$10,000)**Vote 4A**

1. \$10,000 appropriated to Administrative Costs for Community Preservation Coalition membership dues

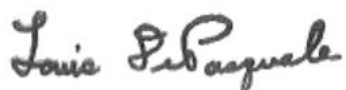
TABLE 1. Summary of FY2020 Recommended Appropriations by Expenditure Type

Affordable Housing	\$10,576,000
Historic Preservation	
African American Trail Markers - Phase II	\$80,000
Conserving Assessor's Records	\$55,500
Digitizing Architectural Survey - Phase II	\$65,000
Fire Station (Inman Sq.), facade restoration	\$482,000
Grave marker restoration, Old Burying Ground	\$30,000
Historic Preservation Grants	\$609,500
Subtotal (Historic Preservation)	\$1,322,000
Open Space	
Hoyt Field Play Structures and Furniture	\$874,050
Magazine Beach Site Survey, Planning & Design	\$47,700
Alewife Path Design	\$350,000
Hell's Half Acre Ecological Restoration	\$50,250
Subtotal (Open Space)	\$1,322,000
Administration/ Community Preservation Coalition	\$10,000
Grand Total	\$13,230,000

TABLE 2. Summary of Recommended Appropriations by Funding Source

	FY2020 Local Funds	FY2019 State Funds	CPA Fund Balance	FY2020 Total
Affordable Housing Trust	\$7,920,000	\$976,000	\$1,680,000	\$10,576,000
Historic Preservation Projects	\$990,000	\$122,000	\$210,000	\$1,322,000
Open Space Projects	\$990,000	\$122,000	\$210,000	\$1,322,000
Admin./Community Preservation Coalition Membership Dues			\$10,000	\$10,000
Total	\$9,900,000	\$1,220,000	\$2,110,000	\$13,230,000

Very truly yours,

A handwritten signature in dark ink, reading "Louis DePasquale". The signature is written in a cursive, slightly slanted style.

Louis A. DePasquale
City Manager

LAD/mec
Attachment(s)

To: Louis DePasquale, City Manager
 From: Lisa Peterson, Chair of Community Preservation Act Committee
 Date: September 18, 2019
 Re: **Allocation and Appropriation of FY2020 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 FY2020 CPA funding, voted on by the CPAC on September 17, 2019.

The Committee met four times: May 16, 2019 (Organizing Meeting), June 20, 2019 (Project Recommendation Hearing), July 31, 2019 (Allocation Percentages Hearing), and September 17, 2019 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments, petitions, and City staff presentations received at the June 20, 2019 and July 31, 2019 hearings, as well as public comment submitted electronically or in person while the record remained open.

The Committee received comments as follows:

- 16 speakers & 1 petition at the June 20, 2019 hearing;
- 13 speakers & 3 petitions at the July 31, 2019 hearing; and
- 21 communications received via letter, electronic or in-person submission.

The Committee received 42 comments and 1 petition related to CPA projects:

- 10 comments supported affordable housing initiatives;
- 12 comments supported historic preservation projects;
- 17 comments supported open space projects;
- 3 comments supported miscellaneous projects; and
- 1 petition, with 69 signatures, supported affordability restrictions on the Fresh Pond Apartments.

The Committee received 18 comments and 3 petitions on the allocation percentages:

- 15 comments supported an 80% allocation to affordable housing;
- 2 comments supported a 70% allocation to affordable housing and a 15%, 15% split between historic preservation and open space;
- 1 comment supported an increased allocation for open space but did not specify a percentage; and
- 3 petitions, with a total of 362 signatures, supported an 80% allocation to affordable housing.

Accordingly, on September 17, 2019, the CPAC voted on the following recommendations to the City Council, through the City Manager. The CPAC voted unanimously to recommend that CPA funds in the amount of \$13,230,000 be allocated and appropriated as follows:

VOTE 1: Fiscal Year 2020 Local Funds (\$9,900,000)

Vote 1A

80% of FY2020 CPA Local Fund revenues (**\$7,920,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 1B

10% of FY2020 CPA Local Fund revenues (**\$990,000**) allocated to Historic Preservation as follows:

1. \$609,500 appropriated to the Historic Preservation Grants
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5. \$55,500 appropriated to Conserving Assessor's Records
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Vote 1C

10% of FY2020 CPA Local Fund revenues (\$990,000) allocated to Open Space as follows:

1. \$874,050 appropriated to the Hoyt Field Play Structures and Furniture
2. \$50,250 appropriated to the Hell's Half Acre Ecological Restoration
3. \$47,700 appropriated to the Magazine Beach Site Survey, Planning and Design
4. \$18,000 appropriated to the Alewife Path Design

VOTE 2: Fiscal Year 2019 State Funds [received in FY2020] (\$1,220,000)

Vote 2A

80% of FY2019 State Match revenues (\$976,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 2B

10% of FY2019 State Match revenues (\$122,000) allocated to Historic Preservation as follows:

1. \$122,000 to the Inman Square Fire Station, façade restoration

Vote 2C

10% of FY2019 State Match revenues (\$122,000) allocated to Open Space as follows:

1. \$122,000 to the Alewife Path Design

VOTE 3: CPA Fund Balance (\$2,100,000)

Vote 3A

80% of the Fund Balance (\$1,680,000) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 3B

10% of the Fund Balance (\$210,000) allocated to Historic Preservation as follows:

1. \$210,000 to the Inman Square Fire Station, façade restoration

Vote 3C

10% of the Fund Balance (\$210,000) allocated to Open Space as follows:

1. \$210,000 to the Alewife Path Design

VOTE 4: CPA Fund Balance - Administration (\$10,000)

Vote 4A

1. \$10,000 appropriated to Administrative Costs for Community Preservation Coalition membership dues

TABLE 1. Summary of FY2020 Recommended Appropriations by Expenditure Type

Affordable Housing	\$10,576,000
Historic Preservation	
African American Trail Markers - Phase II	\$80,000
Conserving Assessor's Records	\$55,500
Digitizing Architectural Survey - Phase II	\$65,000
Fire Station (Inman Sq.), facade restoration	\$482,000
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Historic Preservation Grants	\$609,500
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Hell's Half Acre Ecological Restoration	\$50,250
Subtotal (Open Space)	\$1,322,000
Administration/ Community Preservation Coalition	\$10,000
Grand Total	\$13,230,000

TABLE 2. Summary of Recommended Appropriations by Funding Source

	FY2020 Local Funds	FY2019 State Funds	CPA Fund Balance	FY2020 Total
Affordable Housing Trust	\$7,920,000	\$976,000	\$1,680,000	\$10,576,000
Historic Preservation Projects	\$990,000	\$122,000	\$210,000	\$1,322,000
Open Space Projects	\$990,000	\$122,000	\$210,000	\$1,322,000
Admin./Community Preservation Coalition Membership Dues			\$10,000	\$10,000
Total	\$9,900,000	\$1,220,000	\$2,110,000	\$13,230,000

September 18,
2019

FY20 Project Recommendations

COMMUNITY PRESERVATION ACT COMMITTEE
CITY OF CAMBRIDGE



Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

Table of Contents

Community Preservation Act: History & Overview	3
CPA Committee Process	4
CPA Fund Allocations & Appropriations: FY02-19 Summary.....	5
Affordable Housing.....	6
Historic Preservation	7
Preservation Grants.....	7
Open Space.....	8
FY20 Project Recommendations	10
Overview & Eligibility.....	10
Affordable Housing.....	11
Continued Need.....	11
Current Developments	12
HomeBridge: Homebuyer Assistance Program	13
Historic Preservation	14
African American Trail Markers, Phase II	15
Conserving Assessor's Records.....	15
Digitizing Architectural Survey, Phase II	16
Fire Station (Inman Sq.), Façade Restoration	16
Grave Marker Restoration, Old Burying Ground	17
Preservation Grants.....	17
Open Space.....	18
Hoyt Field Play Structures and Furniture	19
Magazine Beach Site Survey, Planning and Design	19
Alewife Path Design.....	20
Hell's Half Acre Ecological Restoration.....	21
Appendix.....	22
Appendix A: Public Comment Summary	22
Appendix B: CPA Fund Allocations & Appropriations FY02-19 Detail	25
Affordable Housing.....	25
Historic Preservation	27
Open Space.....	38

Appendix C: CPA Reserve Fund Allocations..... 44

Appendix D: Non-CPA Open Space Funding..... 47

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). 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 FY20 were as follows:

- **Organizing Meeting – May 16, 2019**

The Committee set its schedule, presented CPA background and process, and discussed the funding estimate.

- **Hearing on Project Recommendations – June 20, 2019**

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

- **Hearing on Allocation Percentages – July 31, 2019**

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

- **Project and Allocation Vote Meeting – September 17, 2019**

The Committee voted to recommend the funding allocation percentages and certain projects for FY20 CPA funding.

The CPA Committee's project recommendations are summarized in this book and presented, through the City Manager, to the City Council for consideration.

CPA Fund Allocations & Appropriations: FY02-19 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 FY20 CPA Appropriations and Allocations

\$13,230,000

Local	State Match	CPA Fund Balance
\$9,900,000	\$1,220,000	\$2,110,000*

*Includes \$10,000 appropriation for Community Preservation Coalition Membership

A percentage of the funds from each source is in turn dedicated to one of three CPA funding categories: Affordable Housing, Historic Preservation or Open Space. Each category must receive at least 10% of the CPA funds each year. Funds dedicated to Affordable Housing are transferred to the Affordable Housing Trust, while funds dedicated to Historic Preservation and Open Space typically go toward specific projects. A summary of the allocations and appropriations from each funding source, and to each funding category, is below.

CPA Fund Allocations and Appropriations by Source: FY02-FY19

	FY02-19 Local Funds	FY02-19 State Match	CPA Fund Balance	FY02-19 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$94,600,000	\$41,172,000	\$18,660,000	\$154,432,000
Historic Preservation	\$11,825,000	\$5,146,500	\$2,332,500	\$19,304,000
Open Space	\$11,825,000	\$5,146,500	\$2,332,500	\$19,304,000
Total:	\$118,250,000	\$51,465,000	\$23,325,000	\$193,040,000

Affordable Housing

Funds dedicated to Affordable Housing initiatives are transferred to the Affordable Housing Trust rather than being allocated or appropriated to a particular project by the CPA Committee. The Affordable Housing 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 FY02-19	\$154,432,000
CPA Funded Affordable Housing Initiatives	
Preservation of Affordable Housing	1,000 units
Acquisition/Creation of Rental Units	638 units
First-Time Homebuyer Units	164 units
Total	1,802 units

CPA funds provide more than a one-time direct appropriation; CPA funds committed to affordable housing have leveraged more than **\$500 million** from other public and private sources in FY02-19.

CPA funds are the most important source of funding for the Affordable Housing Trust. In recent fiscal years, the City has committed additional revenue sources to increase funding for the development and preservation of affordable housing. Specifically, the City has committed Building Permit revenue and Property Tax revenue to supplement CPA funds.

Affordable Housing Trust	
Building Permit Revenue Allocation (FY18-20*)	\$10,975,000
Property Tax Revenue Allocation (FY20)	\$5,000,000
Total	\$15,975,000

* The City's Operating and Capital Budgets for FY20 were adopted on May 20, 2019.

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 historic buildings, maintaining historic cemeteries, and digitizing records and archives.

Historic Preservation	
CPA Fund Allocations & Appropriations FY02-19	\$19,304,000

Preservation Grants

A large portion of CPA funding for historic preservation is disseminated through the City's Preservation Grants program. The program makes grants available in two categories: Affordable Housing Preservation Grants and Institutional (Non-profit) Preservation Grants.

Since 1975, the program has supported affordable housing agencies in the exterior restoration of their significant properties. Until 2003, when CPA funds became available, small grants were available from Community Development Block Grants.

Affordable Housing Preservation Grants

- Low- to moderate-income homeowners may apply for funds to restore exterior features that contribute to the building's original appearance.
- The program offers up to \$30,000 (and 50% matching funds up to \$50,000) to eligible homeowners and up to \$50,000 (plus 50% matching funds for certain costs) to affordable housing agencies. Grants to homeowners are administered by two local non-profit organizations that operate broader Home Improvement Programs for income-eligible homeowners.
- 88 Affordable Housing Preservation Grants have been awarded since FY03; 77 projects have been completed and 11 are under construction or cleared to proceed.

Institutional Preservation Grants

- Many non-profits, including churches and community groups, own deteriorating historic buildings. These organizations may apply for funds to rehabilitate or restore such buildings.
- The Institutional Preservation Grant program offers up to \$50,000 (and 50% matching funds up to \$100,000) for overall exterior preservation, code compliance, and accessibility projects where historic fabric is directly involved.
- 104 Institutional Preservation Grants have been awarded since FY05; 99 projects have been completed and 5 are under construction or cleared to proceed.

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 FY02-19	\$19,304,000

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, and Bond Proceeds. From FY2011 through FY2019, open space projects received **\$37,141,000** in funding from non-CPA Fund sources.

Recent City projects to receive CPA funding include:



Mount Auburn Cemetery Main Gate



Inspectional Services Record Digitization



Longfellow Park Masonry Repair



Magazine Beach Restoration

FY20 Project Recommendations

Overview & Eligibility

The CPA Committee received many requests for FY20 funding. Project requests and related public comment were submitted in various ways: at public meetings, via email and through an online project request form. Requests came from city staff, non-profit organizations, and individual members of the public. Summaries of FY20 projects recommended 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

FY20 CPA AFFORDABLE HOUSING RECOMMENDATIONS

Affordable Housing Trust	\$10,576,000
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Where CPA funds for affordable housing go directly to the Affordable Housing Trust rather than to specific housing initiatives, this summary information includes current statistics and ongoing projects affecting affordable housing in Cambridge and informing the CPA Committee's recommendations.

Continued Need

Affordability Restrictions & Waiting Lists

There are 504 units facing expiring affordability restrictions before December 31, 2020.

Current Cambridge Housing Authority (CHA) waiting list:

- The CHA has over 19,000 distinct households on its waiting list. More than 5,000 of these households indicate that they currently live or work in Cambridge.

Current Community Development Department (CDD) applicant pools:

- Rental Housing – The CDD Rental Applicant Pool has more than 3,400 applicants for affordable rental housing, including more than 825 Cambridge residents.
- Homeownership – The CDD Homeownership Resale Pool has more than 550 applicants looking to purchase an affordable unit when the current owner decides to sell, including more than 400 Cambridge residents.

In 2018, the median market price for a condominium in Cambridge was more than \$767,000. Without a significant down payment, purchasing a condominium at this price would require an income of more than \$175,000 per year.

Spring 2019 Median Market Asking Rents

- 1-bedroom \$ 2,400
- 2-bedroom \$ 2,900
- 3-bedroom \$ 3,600

Two people earning Cambridge's living wage would each have to work more than 90 hours per week to afford a monthly rent of \$2,900 for a two-bedroom apartment.

Current Developments

Concord Highlands



Homeowner's Rehab, Inc. (HRI) is currently constructing Concord Highlands, a new, 98-unit affordable rental development in the Cambridge Highlands area. The mixed-income building will provide housing to very low-, low-, moderate-, and middle-income households and is designed to meet the highest standards of energy efficiency and sustainability. Construction is expected to be completed in early 2020.

Frost Terrace



Frost Terrace will create 40 affordable rental units in the heart of Porter Square. Affordable housing developers Sean Hope and Jason Korb will preserve three existing houses on the site, including the full restoration of the historic building at 1791 Mass. Ave., as well as adding a new building. The units will be affordable in perpetuity, with all units restricted to low- and moderate-income households. The majority of the units will be family-sized, and the project will feature an indoor play space. The design will focus on sustainability, including energy-efficient fixtures and systems. Construction began in summer 2019.

Squirrelwood/Linwood Court



Just-A-Start Corporation is creating 23 new affordable rental units as part of their effort to renovate their 45-unit Linwood Court and 20-unit Squirrel Brand Apt. properties. New units will be built in new buildings on Market Street and Broadway. Construction began in spring 2019.

HomeBridge: Homebuyer Assistance Program

First-Time Homebuyers can access funds to help them purchase homes on the market. HomeBridge offers income-eligible buyers up to 50% of the cost of buying a home on the market to make homeownership more affordable while expanding the City's stock of affordable homes. More than 110 buyers have purchased homes with City funding through HomeBridge and its predecessor programs.

Historic Preservation

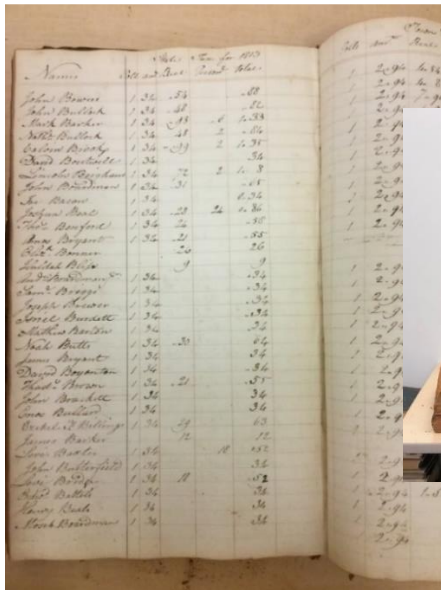
FY20 CPA HISTORIC PRESERVATION RECOMMENDATIONS		
Project Summary	Amount	Project Requestor
African American Trail Markers, Phase II	\$80,000	Historical Commission
Conserving Assessor's Records	\$55,500	Public Library
Digitizing Architectural Survey, Phase II	\$65,000	Historical Commission
Fire Station (Inman Sq.), facade restoration	\$482,000	Department of Public Works
Grave marker restoration, Old Burying Ground	\$30,000	Historical Commission
Preservation Grants	\$609,500	Historical Commission
Historic Preservation Recommendations, Total	\$1,322,000	

African American Trail Markers, Phase II



Many of the twenty African American Trail markers installed in 1993 have deteriorated and must be replaced. A CPA appropriation from FY19 is supporting replacement of five deteriorated markers and installation of five new markers. The requested appropriation for FY20 will allow the program to continue for a second year. The photos show the Joshua Bowen Smith marker at 79 Norfolk Street and the Franklin H. Wright marker at 40 Magee Street, both due to be replaced in 2019. (\$80,000)

Conserving Assessor's Records



The requested appropriation will preserve over 300 ledgers dating back to 1794 that document property values during the period of Cambridge's greatest growth. In their current condition, any use (no matter how minimal) contributes to their destruction, which is why anyone handling them has to wear a mask, gloves, and an apron. (\$55,500)

Digitizing Architectural Survey, Phase II

The Survey of Architectural History in Cambridge contains information on each of the approximately 13,000 buildings in Cambridge. Originally compiled between 1965 and 1977, it has been continually updated and now comprises 35 file drawers of archival material. The digitization project was initiated at the request of the City Council with an FY11 CPA appropriation. The FY19 appropriation allowed completion of the study design, file preparation, and the award of a contract to conduct the scanning. The FY20 request will allow completion of the project and posting the Survey online. No further CPA requests are anticipated for this project. (\$65,000)



Fire Station (Inman Sq.), Façade Restoration



220 Hampshire Street (1913). Cambridge's first fire house built for motorized equipment bears significant terra-cotta murals illustrating the history of the fire service. The requested appropriation will restore the façade. (\$482,000)

Grave Marker Restoration, Old Burying Ground



The only cemetery in Cambridge for the first two centuries of settlement, the cemetery contains over 2,000 gravestones dating from the 1680s to the 1820s. Conservators work in the cemetery on an annual basis to conduct repairs and address deterioration. (\$30,000)

Preservation Grants



Pentecostal Tabernacle Church, 56 Magazine Street (1886) and an Income-eligible Residence. Further funding for Affordable Housing Preservation Grants and Institutional Preservation Grants will support efforts to renovate affordable properties using historically-appropriate materials and restore historically significant structures. (\$609,500)

Open Space

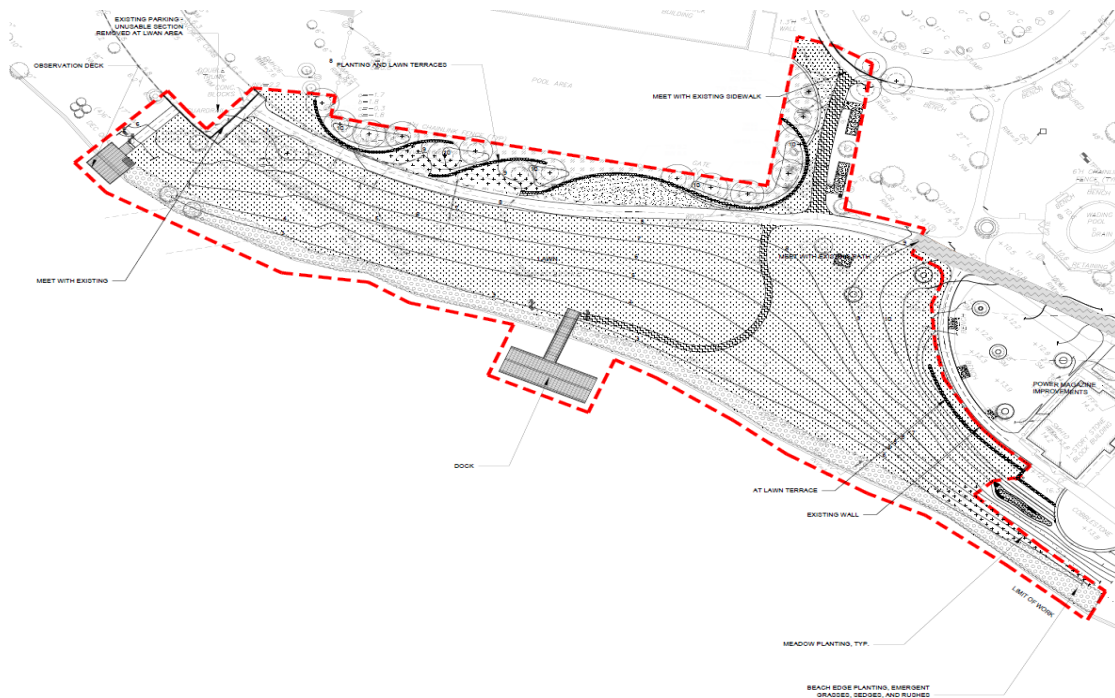
FY20 CPA OPEN SPACE RECOMMENDATIONS		
Project Summary	Amount	Project Requestor
Hoyt Field Play Structures and Furniture	\$874,050	Community Development Department & Department of Public Works
Magazine Beach Site Survey, Planning & Design	\$47,700	Magazine Beach Partners
Alewife Path Design	\$350,000	Community Development Department & Department of Public Works
Hell's Half Acre Ecological Restoration	\$50,250	Charles River Conservancy
Open Space Recommendations, Total	\$1,322,000	

Hoyt Field Play Structures and Furniture



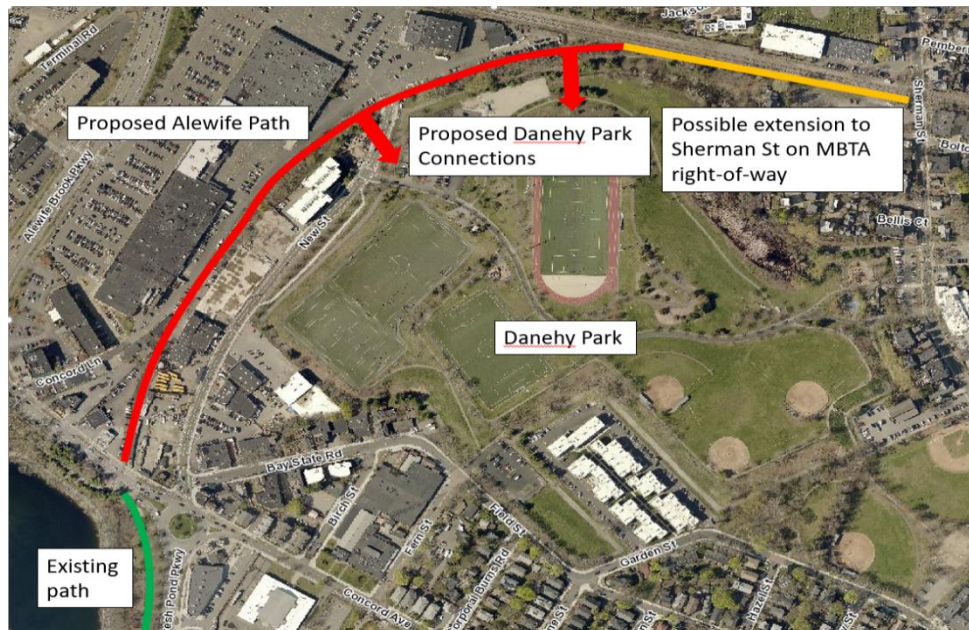
This park is adjacent to a youth center and is heavily used. The project will replace the play structures at the site, which are in two different areas within the park, and also include some furniture improvements. (\$874,050)

Magazine Beach Site Survey, Planning and Design



Magazine Beach Partners requests CPA funds to match \$50,000 in state funding to produce shovel-ready plans for the next phase of improvements at Magazine Beach Park (Phase II). Funding will go toward survey and geotechnical work, preparation and coordination for a permit from the Massachusetts Water Resources Authority, and design of the grassy beach area and dock. Phase II improvements will include replacing a sunken parking lot with a grassy beach, better integrating the pool with the park, adding a dock and outlook on the river, and replacing invasive plants with native species. (\$47,700)

Alewife Path Design



Design for a new greenway with multi-use path on the last unimproved section of the Watertown Branch rail line, which the City acquired in 2016. This path would begin at Concord Avenue across from Fresh Pond and run between New Street and the Fresh Pond Mall, alongside the northwest corner of Danehy Park (with connections into the park), and to Sherman Street. The last section of path to Sherman Street would be contingent on leasing a portion of MBTA right of way. This greenway has been identified as an important new connection in the Envision Cambridge process. Design funding ensures the project will be shovel-ready for construction. Future year allocations would provide construction funds. Outside funding would also be sought for a portion of the construction, which is estimated to cost \$1.5M. (\$350,000)

Hell's Half Acre Ecological Restoration

Invasive Plant Inventory

Hell's Half Acre
Charles River Conservancy
Cambridge, Massachusetts
April 23, 2019

Density Class



Japanese knotweed



0 10 20 40 60 80 Yards

Map prepared by Land Stewardship Inc.
Based on information collected by Andrew Morrison, April 2019

The Charles River Conservancy (CRC), in partnership with the state Department of Conservation and Recreation, plans to undertake an ecological restoration project in an area of the Charles River Basin in Cambridge called Hell's Half Acre, an "urban wild" of 7.5 acres. The ecological restoration will be a three-year intervention and will include removing invasive plants and replanting to enable growth of native materials to improve water management, climate planning, wildlife habitat, and the health and ecological education of the area's human users. The CRC requests CPA funds to facilitate the project, hire a specialized contractor (Land Stewardship, Inc.), and engage community volunteers. (\$50,250)

Appendix

Appendix A: Public Comment Summary

The tables below summarize all public comments, recommendations and requests received to date.

FY20 CPA Public Comment – <u>TOTALS</u>*	
Public Speakers – June 20, 2019	16
Public Speakers – July 31, 2019	13
Online, Email & In-person Comment – June 20, 2019 to Present	21
Project Ideas	26
Project-related Comments (without petitions)	42
Allocation-related Comments (without petitions)	18
Affordable Housing-related Petitions Submitted:	4
• Petition on Fresh Pond Apartments' affordability restrictions (1)	69 signatures
• Petitions on 80% allocation percentage (3)	362 signatures

*A few individuals spoke at both the June and July hearings and/or both spoke at a hearing and submitted comments in another format. For purposes of these totals, each comment is counted. In the tables below, comments are counted only once in connection with the allocation percentage or particular project on which an individual commented.

FY20 CPA Public Comment – <u>ALLOCATION PERCENTAGES</u>		
<i>Allocation Percentage Requested</i>	<i>Comments Received</i>	<i>Petition Signatures</i>
80% Affordable Housing Allocation Comments, Total	15	362
80% Affordable Housing – 10% Historic Preservation – 10% Open Space	12	
• Petition from residents in Homeowners Rehab, Inc., properties at 808 & 812 Memorial Drive, Inman Square Apartments, Columbia Terrace, Putnam Square Apartments and Chapman Arms	1	225
• Petition from residents at Cambridge Housing Authority properties	1	42
• Petition from residents at Fresh Pond Apartments	1	95
70% Affordable Housing – 15% Historic Preservation – 15% Open Space	2	
Increased allocation for Open Space (no % specified)	1	

FY20 CPA Public Comment – PROJECT REQUESTS*

<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>	<i>Petition Signatures</i>	<i>Notes/Action</i>
Affordable Housing	Affordable Housing Project Comments, Total	10		
	Support affordable housing funding	6		
	Maintain affordability restrictions for Fresh Pond Apartments	2	69	Refer to Affordable Housing Trust
	Create “Tiny Houses” for the homeless	1		
	Create more facilities for the homeless	1		
	Historic Preservation Project Comments, Total	12		
Historic Preservation	Preserve historic firehouses	4		
	Perform vernacular research	1		Refer to Historical Commission
	Preservation Grants	2		
	Golf course clubhouse improvements	1		
	African American Trail Markers	1		
	Conserving Assessor’s Records	1		
	Digitizing Architectural Survey	1		
	Old Burying Ground, grave marker restoration	1		
Open Space	Open Space Project Comments, Total	17		
	Extend bike/multi-use path – Alewife Path Connection	4		Refer to CDD
	Magazine Beach improvements	3		
	Hell’s Half Acre Ecological Restoration	2		
	Hoyt Field Play Structures and Furniture	1		
	Rafferty Park Renovation	1		
	Wilder Lee Park Renovation	1		
	Create Porter Square Pocket Park	1		Refer to CDD
	Extend bike/multi-use path – various locations	1		
	Gerry’s Pond Study	1		
	Improve maintenance of gardens/plantings	1		Refer to DPW
	Increase Street Trees	1		

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>	<i>Petition Signatures</i>	<i>Notes/Action</i>
Multiple	Expand Neighborhood Conservation Districts' capacity	1		
N/A	Lifestyle Assessment and Analysis Tool	1		
N/A	Crosswalk Signage Changes	1		Refer to Traffic & Parking

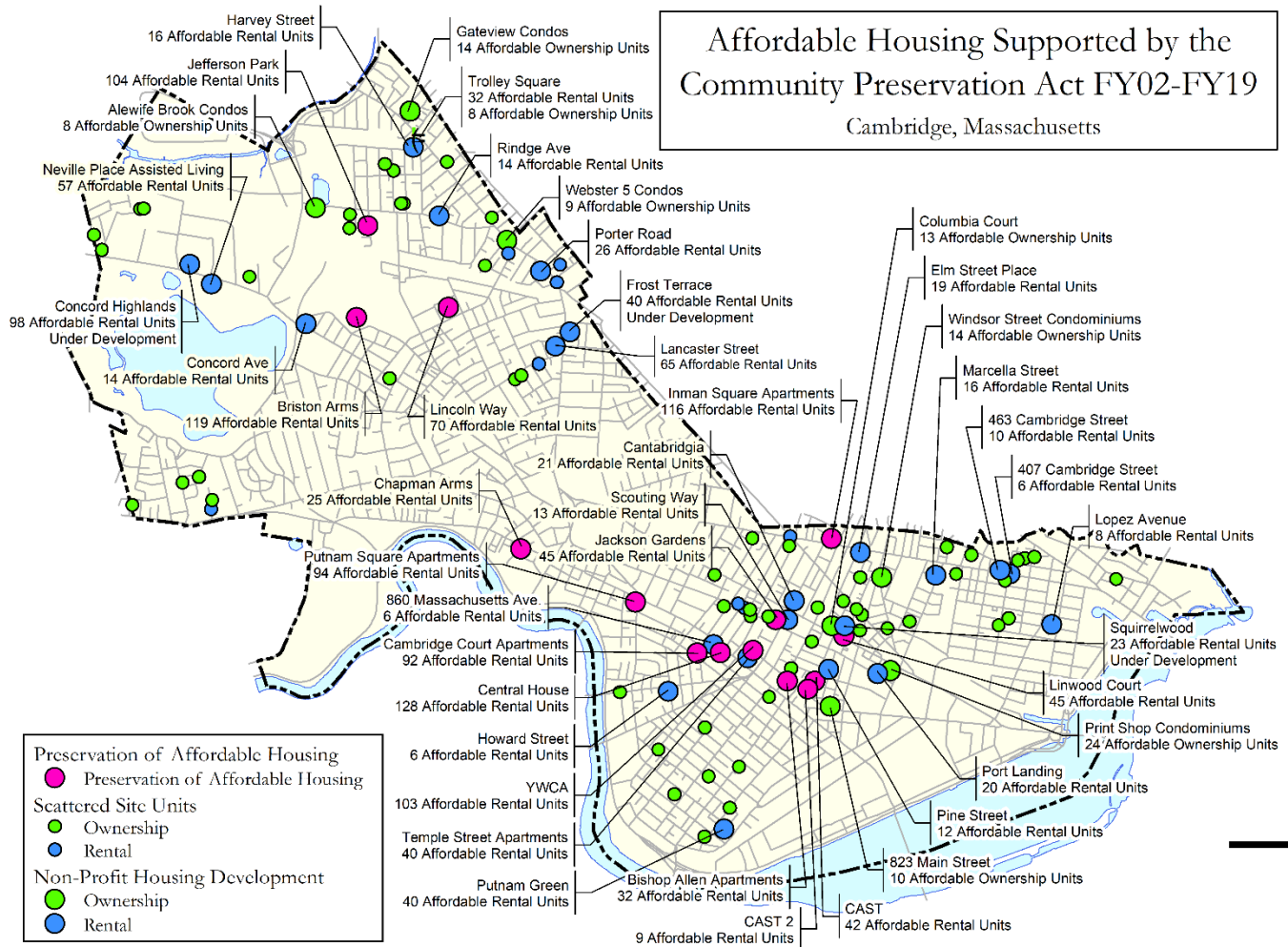
Open Space – Out-year City Projects	
Project Description	Cost Estimate
Linear Park Reconstruction	\$5,000,000
Raymond Park Renovation	\$1,500,000
Longfellow Swing Space Renovation	\$550,000

City staff presented open space project requests to the CPA Committee on June 20, 2019. Staff later clarified, however, that certain projects discussed at the June 20, 2019 hearing are out-year projects (i.e., requests for CPA funding in a later fiscal year or funding from another source) and are not specific project requests for FY20 CPA funds.

Appendix B: CPA Fund Allocations & Appropriations FY02-19 Detail

Affordable Housing

Affordable Housing Supported by CPA Funds FY02-19



Affordable Housing Supported by CPA Funds (FY02-19)

Property Name	Property Details
1-3 Marcella Street	16 rental units
22 Lopez Avenue	8 rental units
25-27 Howard Street	6 rental units
35 Harvey Street	16 rental units
407-411 Cambridge Street	6 rental units

Property Name	Property Details
463 Cambridge Street	10 rental units
479-481 Concord Avenue	14 rental units
78-80 Porter Road	26 rental units
95-97 Pine Street	12 rental units
Alewife Brook Condos	8 ownership units
Bishop Allen Apartments	32 rental units
Briston Arms	154 rental units
Cambridge YWCA	103 rental units
Cambridge Court Apartments	122 rental units
Cantabrigia Apartments	21 rental units
CAST I Apartments	42 rental units
CAST II Apartments	9 rental units
Central House SRO	128 rental units
Chapman Arms Apartments	25 rental units
CHA Condo Acquisition Program	14 rental units
Columbia Court	13 ownership units
Concord Highlands*	98 rental units
Elm Place	19 rental units
Frost Terrace*	40 rental units
First Time Home Buyer Financial Assistance	53 ownership units
Gateview Condos	14 ownership units
Inman Square Apartments	116 rental units
Jackson Gardens –	45 rental units
Jefferson Park Apartments	104 rental units
Lancaster Street Apartments	65 rental units
Linwood Court	45 rental units
Lincoln Way	70 rental units
Main and Cherry Condos	10 ownership units

Property Name	Property Details	
Neville Place	57 rental units	
Port Landing	20 rental units	
Putnam Green	40 rental units	
Putnam Square Apartments	94 rental units	
Print Shop Condos	24 ownership units	
Rindge Avenue SRO	14 rental units	
Scouting Way	13 rental units	
Squirrelwood*	23 rental units	
Temple Place	40 rental units	
Trolley Square	32 rental units	8 ownership units
Webster 5 Condos	9 ownership units	
Windsor Street Condos	14 ownership units	

* under construction

Historic Preservation

Historic Preservation Supported by CPA Funds		
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2007	Archives restoration - DPW, Main Library, Clerk	\$195,000
FY2017	Preservation scanning - City Directories	\$10,000
	Archives and Scanning Total	\$205,000
FY2006	Brattle St. - Craigie Park	\$200,000
FY2017	Brattle St. - Sidewalk Repair	\$150,000
FY2018	Brattle St. Sidewalk Repair	\$25,000
	Brattle St. Project Total	\$375,000
FY2004	Cambridge Cemetery, fence, 76 Coolidge Ave.	\$125,000
FY2005	Cambridge Cemetery Chapel, 76 Coolidge Ave.	\$100,000

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2007	Cambridge Cemetery, steps and curbs	\$50,000
FY2008	Cambridge Cemetery, steps and curbs	\$50,000
FY2009	Cambridge Cemetery, receiving tomb	\$25,000
FY2009	Cambridge Cemetery, steps and curbs	\$30,000
FY2010	Cambridge Cemetery, steps and curbs	\$30,000
FY2011	Cambridge Cemetery, granite steps and curbs	\$30,000
FY2012	Cambridge Cemetery Steps and Curbs	\$30,000
FY2013	Cambridge Cemetery, stairs and enclosures	\$28,000
FY2014	Cambridge Cemetery, granite stairs	\$30,000
FY2016	Create database of Cambridge Cemetery Burials	\$35,000
	Cambridge Cemetery Total	\$563,000
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2008	Cambridge Common	\$19,390
	Cambridge Common Total	\$876,390
FY2004	Cambridge Main Library, 449 Broadway	\$900,000
FY2008	Cambridge Public Library, archives	\$75,000
FY2010	Cambridge Public Library, digitization	\$50,000
FY2018	Cambridge Public Library, digitization	\$9,000
FY2019	Cambridge Public Library, shelving	\$37,600
	Cambridge Public Library Total	\$1,071,600
FY2008	City Clerk, archives	\$60,000
FY2009	City Clerk, archives (supplies)	\$3,700

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2009	City Clerk, vault	\$119,535
FY2010	City Clerk, vault	\$47,000
FY2012	City Clerk, records rooms	\$50,000
FY2013	City Clerk vault phase 2	\$70,000
FY2014	City Clerk vault phase 2	\$70,000
FY2015	City Clerk vault phase 2	\$31,000
FY2016	City Clerk vault construction	\$246,675
FY2017	City Clerk vault construction	\$263,400
	City Clerk vault phases 1 & 2 Total	\$961,310
FY2008	City Engineer, archives	\$140,000
FY2012	City Engineer, Document Scanning	\$20,000
FY2013	City Engineer, Document Scanning	\$15,000
	City Engineer Archives Total	\$175,000
FY2005	City Hall, floors	\$369,000
FY2006	City Hall, floors	\$100,000
FY2007	City Hall, stairs	\$125,000
FY2007	City Hall, City Council Chamber improvements	\$75,000
FY2010	City Hall, waterproofing	\$80,000
FY2011	City Hall, waterproofing	\$140,000
FY2012	City Hall Painting Project, roof design	\$105,000
FY2013	City Hall Public Area woodwork restoration	\$40,000
FY2013	City Hall, Replace Exterior Window Sills	\$195,000
FY2014	City Hall interior storm windows	\$23,500
FY2014	City Hall, replace exterior window sills	\$212,000
FY2018	City Hall steps	\$125,000

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2018	City Hall, Council Chamber Painting	\$50,000
	City Hall Total	\$1,639,500
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2009	Collins Branch Library, accessibility	\$136,765
	Collins Branch Library Total	\$236,765
FY2013	CPL. Burns Shelter, design and testing	\$21,000
FY2009	Digitization, City Council videotapes	\$10,000
FY2009	Digitization, Cambridge Chronicle 1846-	\$60,000
FY2011	Digitization, historic photo collection	\$30,000
FY2016	Digitization, Cambridge Newspapers	\$93,325
FY2019	Digitization, architectural history survey	\$164,000
	Digitization, Total	\$357,325
FY2007	Electrical Dept. Garage	\$80,000
FY2018	Electrical Dept. 35 Third Street Slate Roof Replacement	\$378,000
FY2019	Electrical Dept., garage window replacement	\$200,000
	Electrical Dept. Total	\$658,000
FY2011	Eng. 1(491 Bway)& 6(176 Riv), windows & cupola	\$15,000
FY2007	Engine 5, 220 Hampshire St.	\$100,000
FY2008	Eng. 5, 220 Hampshire St, roof, winds, masonry	\$115,000
FY2010	Engine 5, 220 Hampshire St, roof, doors	\$20,000
	Engine 5 Total	\$235,000

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2008	Engine 6, 176 River St	\$50,000
FY2014	Engine 6, 176 River St	\$54,500
	Engine 6 Total	\$104,500
FY2010	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000
FY2013	Fire HQ door replacement	\$11,000
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2004	Former Police Station Hdqtrs, 5 Western Ave., Iron work	\$35,000
FY2011	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
FY2012	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
	Former Police Station Hdqtrs. Total	\$535,000
FY2007	Fort Washington, Waverly St., gate	\$75,000
FY2008	Fort Washington, Waverly St, irrigation	\$40,000
	Fort Washington Total	\$115,000
FY2006	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2008	Fresh Pond Golf Course, clubhouse roof	\$170,610
	Fresh Pond Golf Course Total	\$210,610
FY2013	Fresh Pond intake structure	\$10,000
FY2013	Historic Markers - Prototype Design	\$40,000
FY2018	Historic and African American Heritage Trail Markers	\$30,000

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2019	African American Heritage Trail Markers	\$80,000
	Historic Markers Total	\$150,000
FY2019	Inspectional Services Dept. - Digitization of plans & records	\$50,000
FY2016	Kingsley Park overlook restoration	\$30,000
FY2016	Longfellow Park, staircase restoration	\$50,000
FY2018	Longfellow Park Steps	\$40,000
FY2019	Longfellow Park - masonry repairs	\$90,400
	Longfellow Park Total	\$180,400
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
	Lowell Park Landscape Plan Total	\$145,000
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2014	Magazine Beach Powderhouse	\$100,000
FY2015	Magazine Beach Landscape Plan	\$56,500
FY2017	Magazine Beach Powderhouse interior rehab	\$100,000
FY2017	Magazine Beach Signage	\$16,600
	Magazine Beach Total	\$298,100
FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2015	O'Connell Library, exterior	\$325,000
	O'Connell Library Total	\$375,000

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2008	Old Burying Ground, table tombs	\$40,000
FY2009	Old Burying Ground, table tombs	\$30,000
FY2010	Old Burying Ground	\$40,000
FY2011	Old Burying Ground (ongoing)	\$40,000
FY2012	Old Burying Ground gravestone Restoration	\$30,000
FY2013	Old Burying Ground, headstone and tomb restoration	\$35,000
FY2014	Old Burying Ground, headstone and tomb restoration	\$40,000
FY2015	Old Burying Ground	\$30,000
FY2016	Old Burying Ground, headstone and tomb restoration	\$30,000
FY2017	Old Burying Ground, headstone and tomb restoration	\$30,000
	Old Burying Ground Total	\$345,000
FY2003- FY2019	Preservation Grants*	\$8,684,000
FY2015	Rebind Atlases and Directories	\$7,500
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2015	YWCA shelter	\$200,000
	Historic Preservation Total	\$19,304,000

*See further detail on Preservation Grant spending.

Preservation Grants

Preservation Grants for Affordable Housing (FY03-19)

Recipient Project Address	Agency	Amount
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$100,000
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$50,000
139 Spring St.	Cambridge Community Housing Development	\$59,150
151-157 Allston St.	Cambridge Community Housing Development	\$50,000
151-157 Allston St.	Cambridge Community Housing Development	\$30,000
25-27 Howard St.	Cambridge Community Housing Development	\$50,000
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$32,191
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$23,000
23-25 Athens St.	Cambridge Community Housing Development	\$30,000
27-29 Athens St.	Cambridge Community Housing Development	\$30,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$28,250
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$35,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
11 Foch St.	Homeowners Rehab, Inc.	\$15,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
207-209 Green St.	Homeowners Rehab, Inc.	\$50,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

Recipient Project Address	Agency	Amount
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$85,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
135 Western Ave.	Just A Start, Inc.	\$30,000
135 Western Ave.	Just A Start, Inc.	\$30,000
323 Allston St.	Just A Start, Inc.	\$4,220
22 Plymouth St.	Just A Start, Inc.	\$30,000
9 Kenwood St.	Just A Start, Inc.	\$30,000
15 Carlisle St.	Just A Start, Inc.	\$50,000
15 Seventh St.	Just A Start, Inc.	\$15,000
59 Norfolk St.	Just A Start, Inc.	\$30,000
89 Third St.	Just A Start, Inc.	\$30,000
1 Allston Ct.	Just-A-Start, Corp.	\$30,000
10-12 Boardman St.	Just-A-Start, Corp.	\$8,909
109 Hampshire St.	Just-A-Start, Corp.	\$61,500
11 Speridakis Ter.	Just-A-Start, Corp.	\$14,865
124 Thorndike St.	Just-A-Start, Corp.	\$18,500
14 Upton St.	Just-A-Start, Corp.	\$21,075
146-152 Prospect St.	Just-A-Start, Corp.	\$50,000
19 Howard St.	Just-A-Start, Corp.	\$30,000
20 Kelly Rd.	Just-A-Start, Corp.	\$25,000

Recipient Project Address	Agency	Amount
201-203 Columbia St.	Just-A-Start, Corp.	\$50,000
209 Columbia St.	Just-A-Start, Corp.	\$50,000
237 Allston St.	Just-A-Start, Corp.	\$4,900
25 Tremont St.	Just-A-Start, Corp.	\$25,000
267 Broadway	Just-A-Start, Corp.	\$70,000
269 Norfolk St.	Just-A-Start, Corp.	\$30,000
27 Tremont Street	Just-A-Start, Corp.	\$25,000
28 Sixth St.	Just-A-Start, Corp.	\$37,200
288 Washington St.	Just-A-Start, Corp.	\$29,300
342 Norfolk St.	Just-A-Start, Corp.	\$30,000
367-369 Western Avenue	Just-A-Start, Corp.	\$30,000
4 Tremont St.	Just-A-Start, Corp.	\$3,000
424-432 Windsor St.	Just-A-Start, Corp.	\$30,000
44 Webster Ave.	Just-A-Start, Corp.	\$30,000
51 Norfolk St.	Just-A-Start, Corp.	\$35,000
56 Sixth St.	Just-A-Start, Corp.	\$30,000
6 Cottage St.	Just-A-Start, Corp.	\$15,000
62 Norfolk St.	Just-A-Start, Corp.	\$35,000
70 Bishop Allen Dr.	Just-A-Start, Corp.	\$35,000
77 Bishop Allen Dr.	Just-A-Start, Corp.	\$35,000
96 Gore St.	Just-A-Start, Corp.	\$18,530
128 Reed Street	Just-A-Start, Inc.	\$51,750
12 Boardman Street	Just-A-Start, Inc.	\$35,000
7-9 Salem Street	Just-A-Start, Inc.	\$40,000
2 Allston Court	Just-A-Start, Inc.	\$40,000
237 Allston Street (#2)	Just-A-Start, Inc.	\$7,100
196 Prospect Street	Just-A-Start, Inc.	\$70,000
336 Windsor Street	Just-A-Start, Inc.	\$50,000
17 Boardman Street	Just-A-Start, Inc.	\$35,000
296 Washington St.	Lead-Safe Cambridge	\$19,350
196-198 Auburn St.	Share Associates	\$32,316
Total		\$3,292,118

Institutional Preservation Grants (FY05-19)

Recipient Institution	Grants Awarded	Total Amount
Union Baptist Church, 872 Main St.	1	\$50,000
First United Presbyterian Church, 1418 Cambridge St.	4	\$131,318
Western Avenue Baptist Church, 299 Western Ave.	3	\$228,500
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	7	\$284,075
Cambridge Community Center, 5 Callender St.	1	\$44,240
Cambridge-Ellis School, 80 Trowbridge St.	2	\$43,775
Cambridge Family & Children's Services, 60 Gore St.	2	\$80,000
Cambridge Historical Society, 159 Brattle St.	3	\$212,205
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
Cambridgeport Baptist Church, 130 Magazine St.	1	\$50,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	1	\$57,575
Church of the New Jerusalem, 50 Quincy St.	1	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	1	\$54,465
Cooper-Frost-Austin House/Historic New England, 21 Linnaean St.	1	\$25,000
Dance Complex, 536 Massachusetts Ave.	1	\$30,000
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 Reformed Presbyterian Church, 51 Antrim St.	4	\$207,388
Friends Meeting House, Longfellow Park	1	\$50,000
Grace Methodist Church, 56 Magazine St.	1	\$46,000
Harvard-Epworth Methodist Episcopal Church, 1555 Mass. Ave.	4	\$114,000
Holy Trinity Parish House, 145 Brattle St.	1	\$18,100

Recipient Institution	Grants Awarded	Total Amount
Margaret Fuller House, 71 Cherry St.	3	\$133,700
Mass Ave. Baptist Church, 146 Hampshire St.	1	\$100,000
Massasoit Lodge, 55 Bishop Allen Drive	1	\$50,000
Mercy Corps, 9 Waterhouse St.	2	\$80,000
Mount Auburn Cemetery, 580 Mt Auburn St.	2	\$100,000
New School of Music, 25 Lowell St.	3	\$57,241
Old Cambridge Baptist Church. 400 Harvard St.	5	\$244,220
Park View Cooperative, 24-26 Cpl. McTernan Street	1	\$100,000
Pentecostal Tabernacle, South Campus, 56 Magazine St.	3	\$300,000
Reed Hall/ Episcopal Divinity School, 99 Brattle St.	1	\$48,000
Rush AME Zion Church, 82 School St.	1	\$50,000
St. Augustine's African Orthodox Church, 137 Allston Street	1	\$100,000
St Francis of Assisi Church, 323 Cambridge St	1	\$100,000
St James's Episcopal Church, 1991 Mass. Ave.	1	\$100,000
St Mary's Church/School Complex, 134 Norfolk St.	5	\$273,050
St Paul Parish (Catholic), 29 Mt. Auburn St.	2	\$130,000
St Peter's Episcopal Church, 838 Mass. Ave.	4	\$134,185
Temple Beth Shalom, 8 Tremont St.	1	\$3,915
Women's Educational Center, 46 Pleasant St.	1	\$43,560
First Parish Unitarian Church, 1450 Mass. Ave.	2	\$100,000
Longy School of Music, 1 Follen Street	5	\$410,000
Total	108	\$5,531,209

Open Space

Open Space Supported by CPA Funds		
<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2016	Amigos School Playground	\$500,000
FY2006	Black's Nook and Black's Nook Access Area Improvements	\$80,000
FY2008	Black's Nook and Black's Nook Access Area Improvements	\$250,000
FY2010	Black's Nook and Black's Nook Access Area Improvements	\$250,000

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2011	Black's Nook and Black's Nook Access Area Improvements	\$350,000
	Black's Nook and Black's Nook Access Area Improvements Total	\$930,000
FY2015	Cambridgeport School Playground	\$500,000
FY2005	Cambridge Watershed Land Acquisition (Lincoln, MA)	\$1,150,000
FY2016	Clarendon Avenue Playground Design	\$260,000
FY2016	CRLS Tennis Courts Structural Study	\$60,000
FY2018	CRLS Tennis Courts	\$365,000
	CRLS Tennis Courts Total	\$425,000
FY2009	Drainage Improvements Project	\$75,000
FY2010	Drainage Improvements Project	\$155,000
FY2012	Drainage Improvements and Parkway Community Garden	\$350,000
FY2017	Drainage Improvements and Fresh Pond Parkway Community Garden - Specifically the Garden	\$250,000
	Drainage Improvements Project Total	\$830,000
FY2009	Ecological Inventory of Upland Watershed Property	\$100,000
FY2013	Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
FY2004	Fresh Pond Reservation - Watershed Soil Stabilization	\$150,000
FY2009	Fresh Pond Reservation - Circulation and Access Plan	\$50,000
FY2019	Fresh Pond Reservation - Ecological Landscape Improvements	\$66,550
	Fresh Pond Reservation Total	\$266,550

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2007	Glacken Slope Stabilization and Access Plan	\$60,000
FY2011	Glacken Slope Stabilization and Access Plan	\$350,000
FY2012	Glacken Slope Stabilization and Access Plan	\$350,000
	Glacken Slope Stabilization and Access Plan Total	\$760,000
FY2007	Golf Course - Fresh Pond Reservation Earthen Berm	\$275,000
FY2011	Golf Course - Watershed Protection and Re-vegetation	\$55,000
FY2012	Golf Course - Watershed Protection and Landscape Stabilization	\$260,000
	Golf Course - Watershed Protection Total	\$590,000
FY2017	Graham and Parks school playground	\$500,000
FY2016	Greenbough Blvd/ Hell's Acre	\$90,000
FY2014	Haggerty School Playground Improvements	\$600,000
FY2015	Haggerty School Playground Improvements	\$175,000
	Haggerty School Playground Improvements Total	\$775,000
FY2013	Hurley Playground	\$400,000
FY2013	Hurley Street Community Garden	\$100,000
	Hurley Street Total	\$500,000
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2009	Kingsley Point Restoration	\$600,000
	Kingsley Point Restoration Total	\$625,000
FY2004	Little Fresh Pond Bank and Shoreline Restoration	\$150,000

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2006	Little Fresh Pond Bank and Shoreline Restoration	\$200,000
FY2007	Little Fresh Pond Bank and Shoreline Restoration	\$100,000
	Little Fresh Pond Bank and Shoreline Restoration Total	\$450,000
FY2018	Magazine Beach - Canoe/Kayak Launch	\$25,000
FY2019	Magazine Beach - Shoreline Edgework	\$155,450
	Magazine Beach Total	\$180,450
FY2006	Mahoney's Site Restoration	\$800,000
FY2016	Morse School Playground design	\$260,000
FY2005	Northeast Sector/Fresh Pond Improvements Project	\$1,800,000
FY2008	Northeast Sector Final Change Order on Re-vegetation	\$75,000
	Northeast Sector Total	\$1,875,000
FY2019	O'Connell Branch Library Pocket Park	\$250,000
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
	Old Field/Birch Grove Restoration Total	\$495,000
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
	Pacific Street/ Passive Area and Dog Park Total	\$170,000
FY2019	Peabody School Playground Improvements	\$800,000

Attachment: FY20 CPA Project Rec Book (CMA 2019 #255 : FY20 CPA recommendations)

<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2006	Purchase 12-14 Watson Street	\$153,655
FY2013	Railroad Rights of Way	\$250,000
FY2013	Replacement of Basketball and Tennis Courts	\$530,000
FY2013	Replacement of School Playgrounds	\$300,000
FY2014	Sacramento Field Renovations	\$430,000
FY2015	Sacramento Field Renovations	\$420,000
	Sacramento Field Renovations Total	\$850,000
FY2015	Sennott Park Basketball Courts	\$85,000
FY2017	Sennott Park Improvements	\$480,000
FY2018	Sennott Park Playground Renovations	\$867,000
	Sennott Park Total	\$1,432,000
FY2011	Upcountry Watershed and Water Quality Improvements	\$200,000
FY2008	Watershed Protection and Restoration of Stream "C"	\$250,000
FY2010	Watershed Protection and Restoration of Stream "C"	\$250,000
	Watershed Protection and Restoration of Stream "C" Total	\$500,000
FY2009	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Slope and Soil Stabilization Project	\$250,000
	Watershed Slope and Soil Stabilization Project Total	\$500,000

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<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>
FY2012	Reserve transfer for the purchase of 53.6 acres of Denormandie property in Lincoln Ma	\$1,152,247
	Appropriations to Open Space Reserve <i>(not including \$1.2M in fund transfers)</i>	-\$965,902
	Open Space Total	\$19,304,000

Appendix C: CPA Reserve Fund Allocations

In addition to the CPA Fund Balance, which consists of monies in the CPA Fund that have not been appropriated in previous fiscal years, the City maintains two reserve accounts: the Historic Preservation Reserve and the Open Space Reserve. These accounts include funds that were allocated and appropriated for spending on Historic Preservation or Open Space purposes in previous fiscal years but were not ultimately expended for a particular project.

Once funds are transferred into a reserve account, they can only be used for qualifying purposes (i.e., Historic Preservation or Open Space). A summary of allocations and transfers from these reserve accounts is presented below by Fiscal Year.

Historic Preservation Reserve				
<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
FY2003	\$810,000			\$810,000
FY2004	\$810,000	\$36,000	(\$810,000)	\$36,000
FY2005	\$36,000		(\$36,000)	\$0
FY2006	\$0			\$0
FY2007- FY2017	\$0	\$18,750 (1)		\$18,750
FY2018	\$18,750	\$21,668 (2)	(\$18,750) (3)	\$21,668
FY2019	\$21,668			\$21,668

(1) The CPA Committee voted on 6/11/07 to transfer \$18,750 from unexpended Historic Preservation project budget balance to Historic Preservation Reserve.

(2) The CPA Committee voted on 9/19/17 to transfer various unexpended Historic Preservation project budget balances to Historic Preservation Reserve.

(3) The CPA Committee voted on 9/19/17 to transfer \$18,750 from Historic Preservation Reserve to Historic Preservation project for interior lighting at the O'Connell Branch Library.

Open Space Reserve				
<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
FY2003	\$1,350,000			\$1,350,000
FY2004	\$1,350,000	\$760,000	\$0	\$2,110,000
FY2005	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY2006	\$260,000		(\$153,655)	\$106,345
FY2007	\$106,345	\$1,615,000 (1)		\$1,721,345
FY2008	\$1,721,345	\$685,000		\$2,406,345
FY2009	\$2,406,345	\$15,000 (2)		\$2,421,345
FY2010	\$2,421,345			\$2,421,345
FY2011	\$2,421,345			\$2,421,345
FY2012	\$2,421,345		(\$1,152,247) (3)	\$1,269,098
FY2013	\$1,269,098		(\$1,035,000) (4)	\$234,098
FY2014-FY2017	\$234,098			\$234,098
FY2018	\$234,098		(\$234,098) (5)	\$0
FY2019	\$0			\$0

(1) Includes a \$400,000 transfer to the Open Space Reserve on 6/28/06 as a result of the City receiving a State Self-Help grant for the Lincoln land purchase plus, a FY07 allocation of \$415,000.

(2) Includes transfer back to Open Space Reserve.

(3) Includes the CPA Committee vote on 5/5/12 to approve a transfer of funds for the purchase of 53.6 acres of DeNormandie property in Lincoln, MA.

(4) Includes the CPA Committee vote on 9/4/2012 to approve a transfer of funds for appropriation to public investment fund projects.

(5) The CPA Committee voted on 9/19/17 to transfer funds from Open Space Reserve to Open Space projects for Sennott Park playground renovations (\$206,507) and the Amigos and Morse School playground improvements (\$27,591).

In FY18, a number of projects were funded through the transfer of unexpended budget balances remaining from Historic Preservation and Open Space projects approved in earlier Fiscal Years.

Historic Preservation Project		FY18 Transfer Amount
Historic Preservation Grants		\$ 100,000
O'Connell Branch Library, interior lighting		\$ 15,250
Boardman School, exterior restoration		\$ 255,000
Electrical Department, 35 Third Street Slate roof replacement		\$ 172,000
Golf Course, window repairs		\$ 50,000
Total		\$ 592,250

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

Appendix D: Non-CPA Open Space Funding

From FY11 through FY19, many open space projects were funded through mechanisms other than the CPA.

Non-CPA funded Open Space Projects FY11-19			
<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
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
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
	Danehy Park Soccer Field Total	\$3,390,000	
2016	East Cambridge Kendall Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
2017	Fresh Pond, Drainage and Community Garden	\$600,000	Water Service Charges
2015	Fresh Pond, Golf Course Improvements	\$550,000	Bond
	Fresh Pond Total	\$1,150,000	
2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2014	Haggerty School and Playground Renovations	\$55,000	Free Cash
2015	Kingsley Park Restoration	\$600,000	Water Service Charges
2016	Kingsley Park Restoration	\$250,000	Water Service Charges
	Kingsley Park Restoration Total	\$850,000	

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<u>Fiscal Year</u>	<u>Project Description</u>	<u>Amount</u>	<u>Funding Source</u>
2018	Magazine Beach	\$44,000	Free Cash
2019	Magazine Beach, shoreline	\$600,000	Free Cash
	Magazine Beach Total	\$644,000	
2016	Morse School Playground	\$940,000	Free Cash
2013	Pacific Street Dog Park	\$50,000	Bond
2012	Riverside Press Park Community Garden	\$60,000	Bond
2017	Russell Field	\$2,300,000	Bond
2019	Russell Field	\$350,000	Free Cash
	Russell Field Total	\$2,650,000	
2018	Sacramento Field	\$150,000	Free Cash
2019	Universal Design Playground	\$500,000	Free Cash
2013	Waverly Street Path Construction	\$332,000	Property Tax
Total		\$37,141,000	