



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

CMA 2024 #203
IN CITY COUNCIL
September 23, 2024

To the Honorable, the City Council:

Listed below are the recommendations of the Community Preservation Act Committee (CPAC) for FY2025. For additional information, please see attachments from the CPA Committee Chair, Taha Jennings, dated September 13, 2024.

The CPA process included virtual public hearings held on July 17, 2024 to solicit proposals and ideas on CPA projects for FY2025 and July 31, 2024 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 12, 2024, 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 \$21,310,000 in CPA funds raised by the City's FY2025 CPA surcharge, the FY2024 state match funds received in FY2025 and a portion of the existing CPA Fund Balance. In addition, the CPAC recommended appropriating \$985,000 in funds from the CPA Historic Preservation Reserve Fund and \$884,925 from the CPA Open Space Reserve Fund. Including both FY2025 CPA funds and the reserve funds, the total requested appropriation is \$23,179,925.

For this appropriation, it is estimated that the net local receipts from the CPA surcharge for FY2025 will total \$14,700,000, added to an anticipated FY2024 state match of \$3,000,000 and an additional \$3,600,000 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 12, 2024, the CPAC made recommendations for allocation of these FY2025 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 2025 Local Funds (\$14,700,000)

Vote 1A

80% of FY2025 CPA Local Fund revenues (**\$11,760,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 1B

10% of FY2025 CPA Local Fund revenues (**\$1,470,000**) allocated to Historic Preservation as follows:

1. \$75,000 appropriated to the CDASH Records Preservation Project
2. \$50,000 appropriated to City Hall Façade Restoration
3. \$200,000 appropriated to the Dance Complex Envelope Restoration & Preservation
4. \$40,000 appropriated to Fresh Pond Golf Clubhouse Restoration
5. \$40,000 appropriated to Historic Entry Stairs repair at the Cambridge Public Library main branch
6. \$500,000 appropriated to Lexington Avenue Firehouse Windows
7. \$270,000 appropriated to Margaret Fuller Neighborhood House Restoration
8. \$240,000 appropriated to River Street Firehouse Envelope Repairs
9. \$25,000 appropriated to WPA Painting Restoration
10. \$30,000 appropriated to Winthrop Park Marker

Vote 1C

10% of FY2025 CPA Local Fund revenues (**\$1,470,000**) allocated to Open Space as follows:

1. \$500,000 appropriated to Rafferty Park Construction
2. \$640,000 appropriated to Raymond Park Renovation
3. \$50,000 appropriated to Spatial Justice & Public Art at the Lynch Family Skate Park
4. \$280,000 appropriated to Watershed Land Acquisition

VOTE 2: Fiscal Year 2024 State Matching Funds [received in FY2025] (\$3,000,000)

Vote 2A

80% of FY2024 State Match revenues (**\$2,400,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 2B

10% of FY2024 State Match revenues (**\$300,000**) allocated to Historic Preservation as follows:

1. \$300,000 appropriated to the Dance Complex Envelope Restoration & Preservation

Vote 2C

10% of FY2024 State Match revenues (**\$300,000**) allocated to Open Space as follows:

1. \$300,000 appropriated to the Rafferty Park Construction

VOTE 3: CPA Fund Balance (\$3,600,000)

Vote 3A

80% of the Fund Balance (**\$2,880,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 3B

10% of the Fund Balance (**\$360,000**) allocated to Historic Preservation as follows:

1. \$360,000 appropriated to River Street Firehouse Envelope Repairs

Vote 3C

10% of the Fund Balance (**\$360,000**) allocated to Open Space as follows:

1. \$360,000 appropriated to the Raymond Park Construction

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

Vote 4A

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

VOTE 5: Historic Preservation Reserve (\$985,000)

Vote 5A

\$985,000 of Historic Preservation Reserve funding as follows:

1. \$285,000 appropriated to Fresh Pond Golf Clubhouse Restoration
2. \$700,000 appropriated to preservation grants

VOTE 6: Open Space Reserve (\$884,925)

Vote 6A

\$884,925 of Open Space Reserve funding as follows:

1. \$80,295 appropriated to Alewife Reservation Restoration
2. \$84,630 appropriated to Farm@CRLS
3. \$720,000 appropriated to Watershed Land Acquisition

TABLE 1. Summary of FY2025 Recommended Appropriations by Expenditure Type

| Appropriation | FY25 CPA Funds | Reserve Fund | Total |
|---|-----------------------|---------------------|---------------------|
| Affordable Housing | \$17,040,000 | | \$17,040,000 |
| | | | |
| Historic Preservation | | | |
| CDASH Records Preservation Project | \$75,000 | | \$75,000 |
| City Hall Façade Restoration | \$50,000 | | \$50,000 |
| The Dance Complex Phase 2 Capital Project: Envelope Restoration | \$500,000 | | \$500,000 |
| Fresh Pond Golf Clubhouse Restoration | \$40,000 | \$285,000 | \$325,000 |
| Historic Entry Stairs Repair at CPL | \$40,000 | | \$40,000 |
| Lexington Ave. Firehouse Window | \$500,000 | | \$500,000 |

| | | | |
|--|---------------------|--------------------|---------------------|
| Replacement | | | |
| Margaret Fuller House Restoration | \$270,000 | | \$270,000 |
| Preservation Grants - Affordable Housing and Institutional | | \$700,000 | \$700,000 |
| River Street Firehouse Envelope Repairs | \$600,000 | | \$600,000 |
| WPA Painting Restoration | \$25,000 | | \$25,000 |
| Winthrop Park Marker: An Indigenous Perspective on the Settlement of Cambridge | \$30,000 | | \$30,000 |
| Subtotal (Historic Preservation) | \$2,130,000 | \$985,000 | \$3,115,000 |
| | | | |
| Open Space | | | |
| Alewife Reservation Restoration | | \$80,295 | \$80,295 |
| Farm@CRLS | | \$84,630 | \$84,630 |
| Rafferty Park Construction | \$800,000 | | \$800,000 |
| Raymond Park Renovation | \$1,000,000 | | \$1,000,000 |
| Spatial Justice & Public Art at the Lynch Family Skatepark | \$50,000 | | \$50,000 |
| Watershed Land Acquisition | \$280,000 | \$720,000 | \$1,000,000 |
| Subtotal (Open Space) | \$2,130,000 | \$884,925 | \$3,014,925 |
| | | | |
| Administration/ Community Preservation Coalition | \$10,000 | | \$10,000 |
| | | | |
| Grand Total | \$21,310,000 | \$1,869,925 | \$23,179,925 |

TABLE 2. Summary of Recommended Appropriations by Funding

| | FY2025 Local Funds | FY2024 State Funds | CPA Fund Balance | FY2025 Total |
|---|---------------------------|---------------------------|-------------------------|---------------------|
| Affordable Housing Trust | \$11,760,000 | \$2,400,000 | \$2,880,000 | \$17,040,000 |
| Historic Preservation Projects | \$1,470,000 | \$300,000 | \$360,000 | \$2,130,000 |
| Open Space Projects | \$1,470,000 | \$300,000 | \$360,000 | \$2,130,000 |
| Admin./Community Preservation Coalition Membership Dues | | | \$10,000 | \$10,000 |
| Total | \$14,700,000 | \$3,000,000 | \$3,610,000 | \$21,310,000 |

I request the appropriation of funds recommended by the CPAC.

Very truly yours,

A handwritten signature in black ink, appearing to read "Yi-An Huang". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Yi-An Huang
City Manager

To: Yi-An Huang, City Manager
From: Taha Jennings, Chair of Community Preservation Act Committee
Date: September 13, 2024
Re: Allocation and Appropriation of FY2025 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 FY2025 CPA funding, voted on by the CPAC on September 12, 2024.

The Committee met four times: May 31, 2024 (Organizing Meeting), July 17, 2024 (Project Recommendation Hearing), July 31, 2024 (Allocation Percentages Hearing), and September 7, 2024 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the July 17, 2024 and July 31, 2024 hearings, public comment submitted while the record remained open, and CPAC discussion at the September 12, 2024 meeting.

The Committee received comments as follows:

- 1 public speaker at the May 29, 2024 meeting;
- 6 public speakers at the July 17, 2024 hearing;
- 6 public speakers at the July 31, 2024 hearing;
- 10 communications received via electronic submission or telephone; and
- Emailed petitions from 8 affordable housing developments with a total of 199 signatures.

The Committee received 7 comments related to CPA projects:

- 2 comments supported affordable housing projects;
- 2 comments supported historic preservation projects; and
- 5 comments supported open space projects.

The Committee received 216 comments on the allocation percentages:

- 16 individual comments supported an 80% allocation to affordable housing;
- 199 petition signatures supported an 80% allocation to affordable housing; and
- 1 individual comment in support of 78% or 75% allocation to affordable housing and increasing the open space allocation.

The attached FY25 Project Recommendations Book provides additional detail on the Committee's process, funding, and recommended projects for FY25.

Accordingly, on September 12, 2024, 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 \$21,300,000 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 \$985,000 from the Historic Preservation Reserve Fund and \$884,925 from the Open Space Reserve Fund to projects.

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

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

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Vote 6A

\$884,925 of Open Space Reserve funding as follows:

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| Historic Preservation | | | |
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| City Hall Façade Restoration | \$50,000 | | \$50,000 |
| The Dance Complex Phase 2 Capital Project: Envelope Restoration | \$500,000 | | \$500,000 |
| Fresh Pond Golf Clubhouse Restoration | \$40,000 | \$285,000 | \$325,000 |
| Historic Entry Stairs Repair at CPL | \$40,000 | | \$40,000 |
| Lexington Ave. Firehouse Window Replacement | \$500,000 | | \$500,000 |
| Margaret Fuller House Restoration | \$270,000 | | \$270,000 |
| Preservation Grants – Affordable Housing and Institutional | | \$700,000 | \$700,000 |
| River Street Firehouse Envelope Repairs | \$600,000 | | \$600,000 |
| WPA Painting Restoration | \$25,000 | | \$25,000 |
| Winthrop Park Marker: An Indigenous Perspective on the Settlement of Cambridge | \$30,000 | | \$30,000 |
| Subtotal (Historic Preservation) | \$2,130,000 | \$985,000 | \$3,115,000 |
| | | | |

| | | | |
|--|---------------------|--------------------|---------------------|
| Open Space | | | |
| Alewife Reservation Restoration | | \$80,295 | \$80,295 |
| Farm@CRLS | | \$84,630 | \$84,630 |
| Rafferty Park Construction | \$800,000 | | \$800,000 |
| Raymond Park Renovation | \$1,000,000 | | \$1,000,000 |
| Spatial Justice & Public Art at the Lynch Family Skatepark | \$50,000 | | \$50,000 |
| Watershed Land Acquisition | \$280,000 | \$720,000 | \$1,000,000 |
| Subtotal (Open Space) | \$2,130,000 | \$884,925 | \$3,014,925 |
| | | | |
| Administration/ Community Preservation Coalition | \$10,000 | | \$10,000 |
| | | | |
| Grand Total | \$21,310,000 | \$1,869,925 | \$23,179,925 |

TABLE 2. Summary of Recommended FY2025 Appropriations by Funding

| | FY2025 Local Funds | FY2024 State Funds | CPA Fund Balance | FY2025 Total |
|---|---------------------------|---------------------------|-------------------------|---------------------|
| Affordable Housing Trust | \$11,760,000 | \$2,400,000 | \$2,880,000 | \$17,040,000 |
| Historic Preservation Projects | \$1,470,000 | \$300,000 | \$360,000 | \$2,130,000 |
| Open Space Projects | \$1,470,000 | \$300,000 | \$360,000 | \$2,130,000 |
| Admin./Community Preservation Coalition Membership Dues | | | \$10,000 | \$10,000 |
| Total | \$14,700,000 | \$3,000,000 | \$3,610,000 | \$21,310,000 |

September 23, 2024

FY25 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 FY25 were as follows:

- **FY25 Organizing Meeting – May 29, 2024**

The Committee met to set its schedule, discuss CPA background and process, review the FY25 funding estimate, and transfer available balances to the appropriate reserve fund.

- **Hearing on FY25 Project Recommendations – July 17, 2024**

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

- **Hearing on FY25 Allocation Percentages – July 31, 2024**

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

- **FY25 Project and Allocation Vote Meeting – September 12, 2024**

The Committee voted to recommend the funding allocation percentages and certain projects for FY25 CPA funding.

The CPA Committee's recommendations are presented, through the City Manager, to the City Council at the September 23, 2024 City Council Meeting.

CPA Fund Allocations & Appropriations: FY02-24 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 FY25 CPA Appropriations and Allocations

\$21,310,000

| Local | State Match | CPA Fund Balance |
|---------------------|--------------------|---------------------|
| \$14,700,000 | \$3,000,000 | \$3,610,000* |

*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-FY24

| | FY02-24 Local Funds | FY02-24 State Match | CPA Fund Balance | FY02-24 Total Amount Allocated/ Appropriated All Sources |
|------------------------------|----------------------|---------------------|---------------------|--|
| Affordable Housing | \$139,800,000 | \$53,398,000 | \$31,316,000 | \$224,504,000 |
| Historic Preservation | \$17,475,000 | \$6,673,500 | \$3,789,500 | \$27,938,000 |
| Open Space | \$17,475,000 | \$6,673,500 | \$3,789,500 | \$27,938,000 |
| Total: | \$174,750,000 | \$66,735,000 | \$38,895,000 | \$280,380,000 |

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 FY02-24 | \$208,024,000* |
| CPA Funded Affordable Housing Initiatives | |
| Preservation of Affordable Housing | 1,504 units |
| Acquisition/Creation of Rental Units | 796 units |
| First-Time Homebuyer Units | 185 units |
| Total | 2,485 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 **\$500 million** from other public and private sources in FY02-24.

CPA funds are a critical source of funding for the Affordable Housing Trust. As part of the FY25 budget, building permit revenues will provide \$10,245,750 towards affordable housing. In addition, in FY25, more than \$14 million of general fund revenue will be used to provide funding to the Affordable Housing Trust. The FY25 budget also includes \$350,000 in Short-Term Rental Community Impact Fees for the Affordable Housing Trust. This totals \$24,645,750 in the FY25 Budget to directly support the development and preservation of affordable housing. These funds will supplement FY25 Community Preservation Act (CPA) funds as well as federal funding. Through these combined sources, if 80% of CPA funds are allocated to the Affordable Housing Trust in FY24, the City will provide over \$41.1 million in direct financial support for the Affordable Housing Trust in FY25.

| Non-CPA City Support for Affordable Housing Trust | |
|---|----------------------|
| Building Permit Revenue Allocation (FY18-25*) | \$52,523,038 |
| General Fund Revenue Allocation (FY20-25) | \$68,150,000 |
| Short-Term Rental Community Impact Fee (FY22-25) | \$892,000 |
| Free Cash (FY20)** | \$15,000,000 |
| Total | \$136,565,038 |

* The City's Operating and Capital Budgets for FY25 were adopted on June 3, 2024.

** 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 FY02-24 | \$27,938,000 |

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.

112 Affordable Housing Preservation Grants totaling \$4.32 million have been awarded since FY03; 101 projects have been completed and 11 are cleared to proceed, under construction, or paid in part. 157 Institutional Preservation Grants totaling more than \$8.2 million have been awarded to 75 different non-profit organizations since FY05; 144 projects have been completed and 14 are cleared to proceed, under construction, or paid in part.



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 FY02-24 | \$27,938,000 |

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 FY2024, open space projects received **\$111,833,250** in funding from non-CPA Fund sources.

Recent CPA-funded projects include:



Magazine Beach



267 Broadway (1838) and 261-263 Broadway (1889)



Restoration of Christ the King Methodist Church

FY25 Project Requests

Overview & Eligibility

The CPA Committee received several requests for FY25 funding. Project requests and related public comment were submitted in various ways: through a project application form, at public meetings, via email and through an online comment form. Requests came from city staff, non-profit organizations, and individual members of the public. Summaries of FY25 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

The CPA Committee recommended allocating \$17,040,000 in funding for 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 future projects that may receive funding.

Continued Need

Affordability Restrictions & Waiting Lists

Current Cambridge Housing Authority (CHA) waiting list:

- The CHA has over 22,500 distinct households on its waiting list. More than 6,000 of these households indicate that they currently live or work in Cambridge or are veterans.

Current Community Development Department (CDD) applicant pools:

- Rental Housing – The CDD Rental Applicant Pool has more than 4,500 applicants for affordable rental housing, including more than 1,000 Cambridge residents.
- Homeownership – The CDD Homeownership Resale Pool has more than 760 applicants looking to purchase an affordable unit when the current owner decides to sell, including more than 640 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.

2024 Q1 Median Market Asking Rents

- 1-bedroom \$ 2,788
- 2-bedroom \$ 3,500
- 3-bedroom \$ 4,378

Two people earning Cambridge’s living wage would each have to work 89 hours per week to afford a monthly rent of \$3,500 for a two-bedroom apartment.

Recently Completed CPA-funded Affordable Housing

- The first phase of construction of Rindge Commons North, which created 24 affordable housing units and non-residential space for JAS offices and training programs, as well as new early childhood education classrooms, was completed in June 2024.
- The rehabilitation of 12 affordable housing units at Park View Cooperation was completed in July 2024.
- The acquisition of a 22-unit building to be converted to affordable housing was completed in July 2024.
- The conversion and rehabilitation of 12 affordable housing units at 35 Harvey Street was completed in August 2024.
- Efforts to create or preserve more than 861 units of Affordable Housing are now underway.

Current Developments



116 Norfolk Street

Sponsor: Cambridge Housing Authority (CHA)

Development: Expansion and creation of 62 new affordable rental studio units

Trust Commitment: \$10,161,150

Neighborhood: The Port

Status: Under construction, scheduled to be completed in December 2024

52 New Street

Sponsor: Just A Start Corporation (JAS)

Development: Creation of 106 new affordable rent units

Trust Commitment: \$18,030,930

Neighborhood: Neighborhood Nine

Status: Under construction, scheduled to to be completed in November 2025



Jefferson Park Federal

Sponsor: Cambridge Housing Authority (CHA)

Development: Comprehensive modernization of 278 affordable rental units, with creation of more than 100 new units

Trust Commitment: \$43,611,615

Neighborhood: North Cambridge

Status: Under construction





49 Sixth Street (Sacred Heart)

Sponsor: Preservation of Affordable Housing (POAH)

Development: Conversion of historic property and creation of 46 affordable rental units, including 32 family sized units

Trust Commitment: \$10,750,000

Neighborhood: East Cambridge

Status: Awaiting remaining financing commitments to begin construction

1627 Massachusetts Avenue

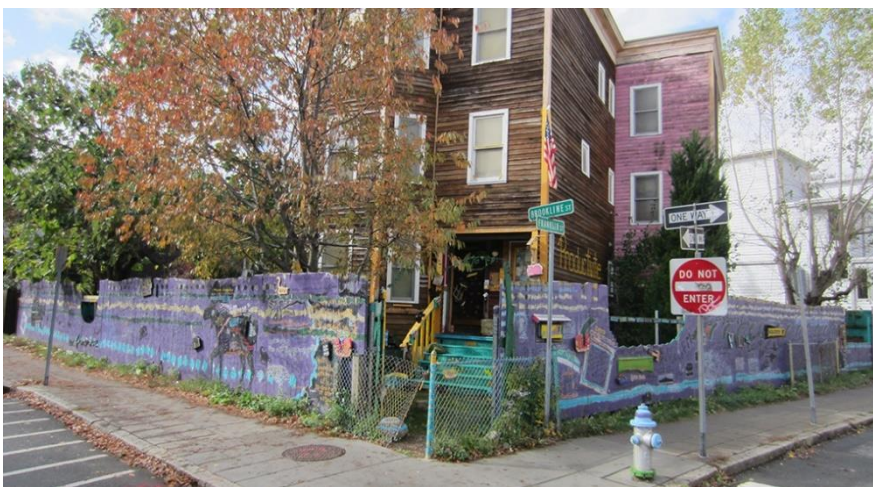
Sponsor: Homeowners Rehab Inc.

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

Trust Commitment: \$10,425,000

Neighborhood: Baldwin

Status: Awaiting remaining financing commitments to begin construction



37 Brookline Street

Sponsor: Just A Start

Development: TBD affordable housing rental units

Trust Commitment: \$2,064,000

Neighborhood: Cambridgeport

Status: AHO process underway

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:

28-30 Wendell Street

Homeowners Rehab Inc. (HRI) purchased two adjacent sites at 28 & 30 Wendell Street from Lesley University. The property contains a tennis court and two residential buildings. HRI is planning on replacing the existing property with a new affordable housing development under the provisions of the AHO. The Trust has committed \$16,557,000 to HRI's 28 & 30 Wendell Street project to support predevelopment activities and acquisition related to the project.



35 Cherry Street

35 Cherry Street is a 10,593 square foot lot acquired by the City of Cambridge from MIT. JAS has been selected to build affordable housing here and is planning on creating affordable homeownership units. The creation of housing at the site will be permitted under the provisions of the AHO. The Trust has committed \$750,000 to predevelopment activities related to the property.

87-101 Blanchard Road

B'nai B'rith Housing is developing 110 units of affordable senior housing at 87 – 101 Blanchard Road in the Concord Highlands neighborhood. The proposed six story building will include community space, fitness room, library, solarium, and bike storage for its residents. The Trust has committed \$18,169,120 to assist with the development of this site.



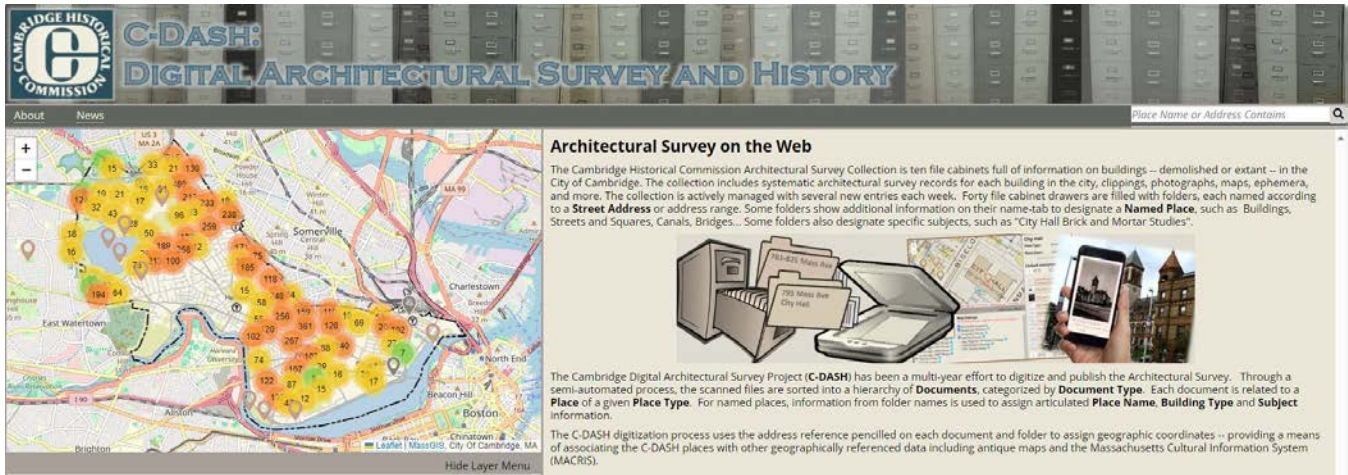
HomeBridge: Homebuyer Assistance Program

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. More than 130 buyers have purchased homes through HomeBridge and its predecessor programs, including five in the past year.

Historic Preservation

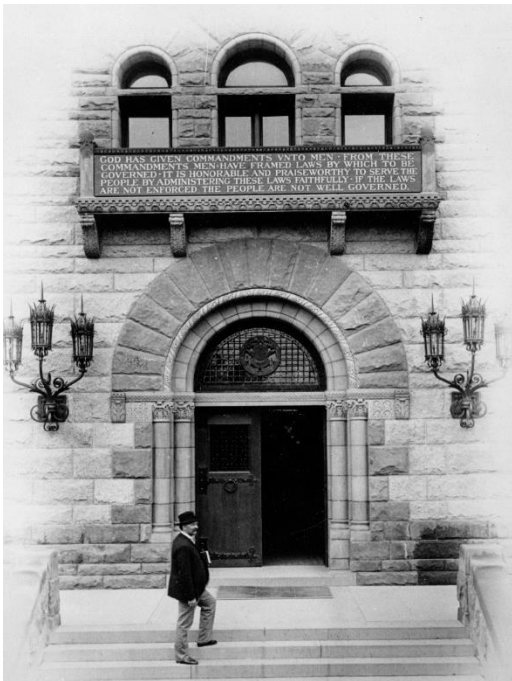
| FY25 CPA HISTORIC PRESERVATION REQUESTS | | | | |
|---|-----------------------|----------------------|---------------------|---|
| Project Title | FY25 CPA Funds | Reserve Funds | Total Amount | Project Requestor |
| CDASH Records Preservation Project | \$75,000 | | \$75,000 | Cambridge Historical Commission |
| City Hall Façade Restoration | \$50,000 | | \$50,000 | Cambridge Capital Building Projects (CBP) |
| The Dance Complex Phase 2 Capital Project: Envelope Restoration | \$500,000 | | \$500,000 | The Dance Complex |
| Fresh Pond Golf Clubhouse Restoration | \$40,000 | \$285,000 | \$325,000 | Cambridge CBP |
| Historic Entry Stairs Repair at CPL | \$40,000 | | \$40,000 | Cambridge Public Library |
| Lexington Ave. Firehouse Window Replacement | \$500,000 | | \$500,000 | Cambridge CBP |
| Margaret Fuller House Restoration | \$270,000 | | \$270,000 | Cambridge Redevelopment Authority |
| Preservation Grants – Affordable Housing and Institutional | | \$700,000 | \$700,000 | Cambridge Historical Commission |
| River Street Firehouse Envelope Repairs | \$600,000 | | \$600,000 | Cambridge CBP |
| WPA Painting Restoration | \$25,000 | | \$25,000 | Cambridge DPW |
| Winthrop Park Marker: An Indigenous Perspective on the Settlement of Cambridge | \$30,000 | | \$30,000 | Cambridge Historical Commission |
| Historic Preservation Requests, Total | \$2,130,000 | \$985,000 | \$3,115,000 | |

CDASH Records Preservation Project



The Cambridge Historical Commission is requesting funds to facilitate public release of its largest and most important collection, the *Survey of Architectural History in Cambridge*, which contains information on each of the approximately 13,000 buildings in the city. Originally compiled between 1965 and 1977, it has been continually updated and now comprises 36 file drawers of archival material. The Commission initiated the project, now known as CDASH, at the request of the City Council with an FY11 CPA appropriation and received additional grants in FY19, FY20, and FY21. The commission contracted with an outside scanning firm, hired a database consultant, and employs a fulltime digital projects archivist now on the city payroll. A beta version of the project can be experienced at <https://chcomeka.azurewebsites.net/>.

City Hall Façade Restoration



Cambridge City Hall is currently in the midst of a project to replace failing stone masonry and make repairs to the envelope of this landmark structure, a gift to the city in 1889. Requested CPA funds will enhance the project with restoration of the tower clock hands and faces and restoration of the balcony, which bears an inscription written by the donor, Frederick Hastings Rindge.

The Dance Complex Phase 2 Capital Project: Envelope Restoration & Preservation

The Dance Complex has been housed for all of its 31 years in a building at 536 Massachusetts Avenue originally commissioned in 1884 by the Independent Order of the Odd Fellows, a fraternal organization.

In 2022, Platt Anderson Freeman Architects (PAFA) was commissioned by The DC to survey the existing conditions of the building, updating an earlier capital study from 2016. Currently The DC uses most of the building for dance studio instruction and performances. The building envelope, cited by the 2016 study as a high priority for repair, remained top on the list of concerns in the most recent study. The survey revealed a number of projects that are imperative for the safety of the community, including brick repointing and masonry work (a safety concern) and replacing all windows while repairing historic stained glass, casings, and flashings ventilation and environmental responsibility.



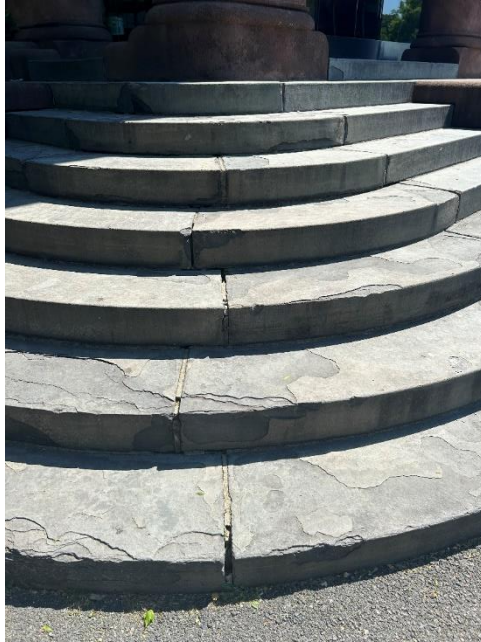
The Dance Complex building has been listed on the National Register of Historic Places since 1982. While the Cambridge Historic Commission has previously provided Preservation Grant funding for a new roof (\$30,000 in 2011) and the recent envelope study (\$32,000 in 2023), this project is much larger than past projects and needs greater support.

Fresh Pond Golf Clubhouse Restoration



The Fresh Pond Golf Clubhouse (1937), constructed with federal funds during the Depression, received a first installment of CPA funds in 2024 to replace deteriorated windows. As anticipated, funds are requested funds to repair the leaking foundation and the deteriorated cupola, returning the building to a state of good repair.

Historic Entry Stairs Repair at CPL



The Cambridge Public Library is requesting funding for the repair of the original 1888 slate and brownstone entry stairs located at the southwest corner of the building. They have weathered badly over the last 15 years and much of the mortar has failed leaving the original stone susceptible to water infiltration and freeze thaw damage.

Lexington Ave. Firehouse Window Replacement



The Fire Department is requesting funds to allow replacement of failing non-original windows at the 1889 Lexington Avenue firehouse with energy efficient and historically appropriate units.

Margaret Fuller House Restoration



The Cambridge Redevelopment Authority (CRA) is working with the Margaret Fuller Neighborhood House (MFNH) to renovate and expand the programming that they provide in their current facility. The historic house, built in 1807, is an important historic structure located in the Port neighborhood of Cambridge. The MFNH is an important neighborhood resource, with Community Advancement programs that work to provide education, technical assistance, resources, and other information to lift individuals up and allow them to become successful and self-sustaining. MFNH offers computer and financial literacy courses to older residents, coordination matching to other non-profit partners, and provides over 7,000 families with food each year through its onsite pantry services. The CRA, on behalf of MFNH, is seeking CPA funds to fund the historic renovation of the house. The historic house has significant deferred maintenance that must be addressed in order to continue providing essential services to the community. The CRA has provided technical assistance to the MFNH staff and will continue to work with them throughout the renovation.

The scope of the renovation will include a new roof; replacement of windows; replacement of all exterior clapboard & fascia; upgrades to life safety and indoor air quality; accessibility upgrades; and sitework and foundation reinforcement. The project will meet current fire and safety codes, create accessible program and office space on the first floor, improve building systems and building envelope, and interior renovations for improved program space.

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.

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.



71 Bolton Street, affordable housing restored with Preservation Grant assistance

Institutional Preservation Grants



St Augustine's Church (Black History in Action in Cambridgeport), 137 Allston Street

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.

River Street Firehouse Envelope Repairs

The Fire Department is requesting funds for a new roof and envelope repairs for the 1890 River Street Firehouse.



WPA Painting Restoration



Henry Carter Johnson, *The Excavators*, (1937)

The Department of Public Works holds two significant oil paintings created during the Depression by artists employed by the Works Progress Administration. Funds are requested to support restoration of the paintings and allow their continued display.

Winthrop Park Marker: An Indigenous Perspective on the Settlement of Cambridge

In 2022, the Historical Commission initiated a project to reinterpret the history of the settlement of Cambridge in the 1630s. An Indigenous historian, supported in part with funding from Mayor Sumbul Siddiqui's office, has prepared a text and selected images for a new marker to be installed in Winthrop Park, Cambridge's early marketplace. The Commission requests \$30,000 to retain a graphic designer and fabricate and install the marker.



Open Space

| FY25 CPA OPEN SPACE REQUESTS | | | | |
|---|-----------------------|----------------------|---------------------|---------------------------|
| Project Title | FY25 CPA Funds | Reserve Funds | Total Amount | Project Requestor |
| Alewife Reservation Restoration | | \$80,295 | \$80,295 | Green Cambridge |
| Farm@CRLS | | \$84,630 | \$84,630 | Green Cambridge |
| Rafferty Park Construction | \$800,000 | | \$800,000 | Open Space Committee |
| Raymond Park Renovation | \$1,000,000 | | \$1,000,000 | Open Space Committee |
| Spatial Justice & Public Art at the Lynch Family Skatepark | \$50,000 | | \$50,000 | Charles River Conservancy |
| Watershed Land Acquisition | \$280,000 | \$720,000 | \$1,000,000 | Water Department |
| Open Space Requests, Total | \$2,130,000 | \$884,925 | \$3,014,925 | |

Alewife Reservation Restoration

The Alewife Reservation is 130 acres of open space and urban wild owned by Massachusetts Department of Conservation and Recreation and largely within the boundaries of Cambridge. In 2003, the state agency prior to DCR produced a detailed master plan for the property but so far only some of it has been realized, such as the stormwater wetland that handles the runoff from North Cambridge streets. This funding request would help implement more parts of the master plan, and in particular, remove invasives while expanding the native plantings found around the stormwater wetland. Green Cambridge will work with Parterre Ecological to train youth participants to do this work across selected sites in the Reservation in collaboration with DCR staff.



Farm@CRLS



The Farm@CRLS is a project providing an outdoor classroom of growing space at CRLS, serving multiple curricular programs, and creating paid training opportunities in urban farming for professional and vocational career tracks. This infrastructure creates an educational space for participants prioritized from environmental justice communities. Growing space at CRLS has been a perennial request by faculty.

This CPA request would supplement previous ARPA funds, and Green Cambridge is pursuing grant funding for the remainder of project funding. Requested funds would support the infrastructure costs associated with the project.

Rafferty Park Construction

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 2025.

The FY25 funding request would supplement previous CPA funding to complete the project.



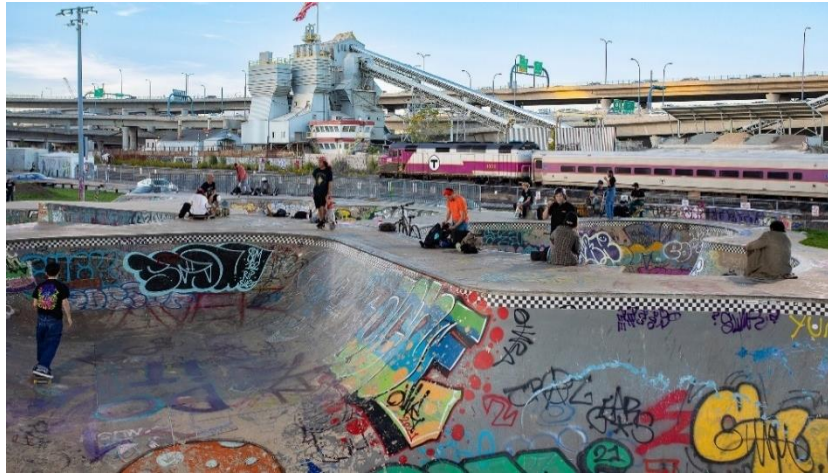
Raymond Park Construction



Raymond Park is a well-loved neighborhood park in Neighborhood Nine in Cambridge. The park currently features a play area, community garden, paved basketball courts, an open field area, and passive seating space. The park is in need of renovation to would address long-standing field drainage issues, accessibility needs, and wear and deficiencies in equipment and facilities, while retaining well-loved aspects and characteristics of the park. A community process toward park renovations began in spring 2024, with construction anticipated to begin in 2025.

The FY25 funding request would supplement previous CPA funding to complete the project.

Spatial Justice & Public Art at the Lynch Family Skate Park



The Charles River Conservancy seeks funding to implement an Artist in Residence and free wall program at the Lynch Family Skatepark that can support emerging artists in creative expression, promote access to and appreciation by park users, and strengthen the physical and social infrastructure in the park. The skatepark opened in 2015 and is part of the state park system managed by the MA Department of Conservation and Recreation (DCR). Since then, the skatepark has been referred to as “the busiest park per square foot in Massachusetts” but its popularity has also created challenges. Through an artist-in-residence program and the establishment of designated free walls, the CRC is harnessing the power of graffiti as a public art form to address these challenges and support this park community.

This request would supplement previously-secured grant funding.

Watershed Land Acquisition



Cambridge-owned and controlled water supply protection land. Requested CPA funding would cover a portion of the cost of the acquisition.

The City of Cambridge Water Department proposes to acquire approximately 30.74 acres of land in Lexington, MA for public water supply protection purposes. This parcel of land protects over 18 acres of Surface Water Supply Protection “Zone A” (a critical recharge setback 400 feet from the reservoir and 200 feet from the tributary feeding it), 5 acres of “Outstanding Resource” wetlands bordering the water supply streams, and over 1,500 linear feet of water supply streams. Under the department’s land acquisition program, this land is considered a high value, priority parcel. Acquisition of the parcel would create a contiguous area of about 55 acres of

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.

| FY25 CPA Public Comment Totals by Format* | |
|---|-----|
| Public Speakers – May 29, 2024 | 1 |
| Public Speakers – July 17, 2024 | 6 |
| Public Speakers – July 31, 2024 | 6 |
| Online, Email, or Other Comment | 210 |
| <ul style="list-style-type: none"> • Testimonials and petitions from 8 affordable housing properties owned by HRI and the Cambridge Housing Authority, totaling 199 comments • Ten comments received by email | |

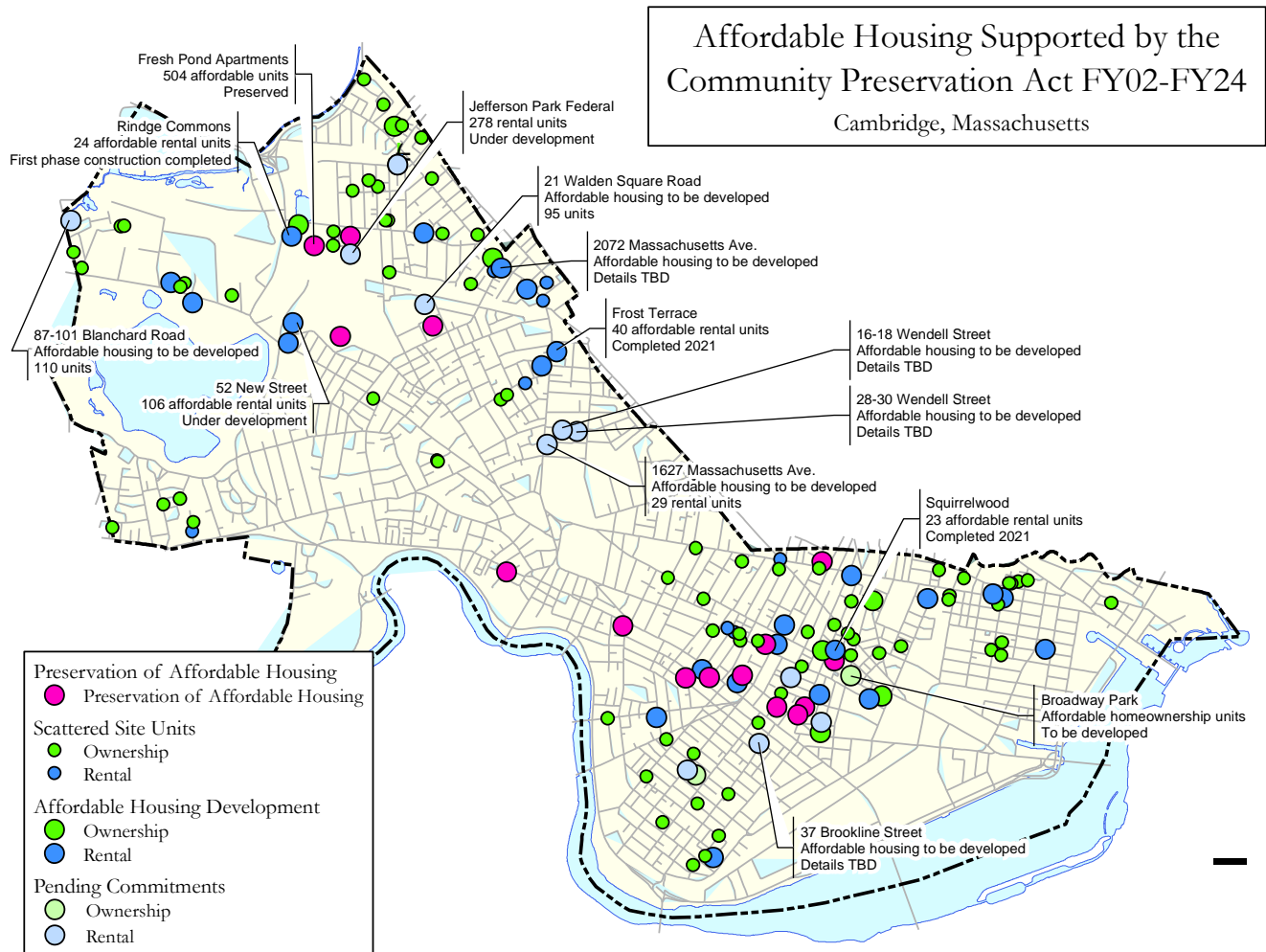
*A few individuals spoke at multiple meetings or hearings and/or both spoke at a hearing and submitted comments electronically. For purposes of these totals, each comment is counted.

| FY25 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 | 215 |
| Reducing Affordable Housing allocation to 78% or 75% and increasing the Open Space allocation | 1 |
| | |
| | |

FY25 CPA Public Comment – PROJECT REQUESTS OR IDEAS

| <i>CPA Category</i> | <i>Comment Summary</i> | <i>Comments Received</i> |
|-----------------------|---|--------------------------|
| Affordable Housing | Affordable Housing Comments | |
| | Disability Affordable Housing | 1 |
| | General support for affordable housing projects | 1 |
| | | |
| | | |
| Historic Preservation | Historic Preservation Project Comments | |
| | Margaret Fuller House | 2 |
| | | |
| Open Space | Open Space Project Comments | |
| | John F. Kennedy Park | 1 |
| | Farm@CRLS | 2 |
| | Public Art at Lynch Family Skate Park | 1 |
| | Alewife Reservation Restoration | 1 |
| | | |

Appendix B: CPA Fund Allocations & Appropriations FY02-23 Detail
Affordable Housing



Affordable Housing Supported by CPA Funds FY02-24

| Affordable Housing Supported by CPA Funds (FY02-24) | |
|---|---------------------------|
| 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**^ | TBD |
| 37 Brookline Street**^ | TBD |
| 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**^ | TBD ownership units | |
| 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 | |
| Frost Terrace | 40 rental units | |
| Gateview Condos | 14 ownership units | |
| 35 Harvey Street*^ | 12 rental units | |
| HomeBridge & Other First Time Home Buyer Financial Assistance | 68 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 | |
| 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 | |
| 1627 Massachusetts Avenue/4 Mellen Street***^ | 29 rental units proposed | |
| 2072 Massachusetts Avenue** | TBD | |
| Neville Place | 57 rental units | |

| | | |
|---------------------------------|--------------------------|-------------------|
| 52 New Street* | 106 rental units | |
| 116 Norfolk* | 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 | |
| Rindge Avenue SRO | 14 rental units | |
| Rindge Commons – Phase 1* | 24 rental units | |
| 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^ | TBD rental units | |
| 28-30 Wendell Street**^ | TBD rental units | |
| Windsor Street Condos | 14 ownership units | |

* under construction

** under development / planning

^ funds committed

Historic Preservation

| Historic Preservation Supported by CPA Funds | | |
|---|---|----------------------|
| <u>Fiscal Year</u> | <u>Project Description</u> | <u>Amount</u> |
| FY2021 | 93-99 Bishop Allen Drive Restoration | \$330,000 |
| FY2023 | 689 Mass. Ave. Roof Replacement | \$300,000 |
| FY2024 | 1627 Mass Ave Restoration | \$500,000 |
| FY2007 | Archives restoration – DPW, Main Library, Clerk | \$195,000 |
| FY2017 | Preservation scanning – City Directories | \$10,000 |
| FY2019 | Inspectional Services Dept. - Digitization of plans & records | \$50,000 |
| FY2020 | Assessor’s Records Preservation | \$55,500 |
| | Archives and Scanning Total | \$310,500 |
| 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 |
| 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 |
| FY2023 | Cambridge Public Library, digitization | \$45,000 |
| FY2024 | Digitization, Newspapers, Assessors' Records, Reference | \$84,000 |
| | Cambridge Public Library Total | \$1,200,600 |
| | | |
| FY2008 | City Clerk, archives | \$60,000 |
| FY2009 | City Clerk, archives (supplies) | \$3,700 |
| 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 |
| 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 |
| FY2020 | Digitization, architectural history survey – Phase II | \$65,000 |
| FY2021 | Digitization, architectural history survey – Phase III | \$65,000 |
| FY2022 | Digitization, architectural history survey – Phase IV | \$67,000 |
| FY2022 | Digitization, city records | \$173,000 |
| FY2023 | Digitization, 22-Cityview Recorded Media | \$40,000 |
| FY2024 | Digitization, 22-CityView Recorded Media | \$12,000 |
| FY2024 | Digitization, Legislative Records | \$200,000 |
| | Digitization, Total | \$979,325 |
| | | |
| 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 |
| | | |
| FY2007 | Fire: Engine 5 (Inman Square) | \$100,000 |
| FY2008 | Fire: Engine 5 (Inman Square) | \$115,000 |
| FY2008 | Fire: Engine 6 (176 River St) | \$50,000 |
| FY2010 | Fire: Engine 5 (220 Hampshire St) | \$20,000 |
| FY2010 | Fire: Engine 9 (167 Lexington Ave) | \$238,000 |
| FY2011 | Fire: Eng. 1 (Headquarters) & 6 (176 River St) | \$15,000 |
| FY2013 | Fire: Fire Headquarters door replacement | \$11,000 |
| FY2014 | Fire: Engine 6 (176 River St) | \$54,500 |
| FY2020 | Fire: Engine 5 (Inman Square) | \$482,000 |
| | Fire Total | \$1,085,500 |
| | | |
| FY2019 | Flagstaff Park - flagpole replacement | \$50,000 |
| FY2022 | Flagstaff Park flagpole restoration | \$175,000 |
| | Flagstaff Park Total | \$225,000 |
| | | |
| FY2004 | Former Police Hdqtrs, 5 Western Ave., Iron work | \$35,000 |
| FY2011 | Former Police Hdqtrs, 5 Western Ave., Adaptive Reuse | \$250,000 |
| FY2012 | Former Police 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 |
| | | |
| FY2021 | Foundry, Masonry Restoration | \$387,000 |
| FY2021 | Foundry, Women's History Project | \$50,000 |
| | Foundry Total | \$437,000 |
| | | |
| FY2006 | Fresh Pond Golf Course, clubhouse cupola | \$40,000 |
| FY2008 | Fresh Pond Golf Course, clubhouse roof | \$170,610 |
| FY2024 | Fresh Pond Golf Course Windows | \$194,000 |
| | Fresh Pond Golf Course Total | \$404,610 |
| | | |
| FY2013 | Fresh Pond intake structure | \$10,000 |
| | | |
| FY2013 | Historic Markers - Prototype Design | \$40,000 |
| FY2018 | Historic and African American Heritage Trail Markers | \$30,000 |
| FY2019 | African American Heritage Trail Markers | \$80,000 |
| FY2020 | African American Trail Markers - Phase II | \$80,000 |
| FY2024 | Sennott Park Historical Marker | \$20,000 |
| | Historic Markers Total | \$250,000 |
| | | |
| FY2023 | Historical Commission Archival Support | \$410,000 |
| | | |
| FY2016 | Kingsley Park overlook restoration | \$30,000 |
| | | |
| FY2022 | Lombardi Municipal Building, Roof Replacement | \$535,000 |
| | | |
| 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 Powerhouse interior rehab | \$100,000 |
| FY2017 | Magazine Beach Signage | \$16,600 |
| | Magazine Beach Total | \$298,100 |
| | | |
| FY2023 | Margaret Fuller House Renovation | \$500,000 |

| | | |
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| | | |
| FY2007 | O'Connell Library, 46 Sixth St., windows | \$50,000 |
| FY2015 | O'Connell Library, exterior | \$325,000 |
| | O'Connell Library Total | \$375,000 |
| | | |
| 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 |
| FY2020 | Old Burying Ground, grave marker restoration | \$30,000 |
| FY2023 | Old Burying Ground | \$75,000 |
| | Old Burying Ground Total | \$450,000 |
| | | |
| FY2003-FY2024 | Preservation Grants* | \$11,893,500 |
| | | |
| FY2024 | Preservation Projects Administrator | \$100,000 |
| | | |
| FY2015 | Rebind Atlases and Directories | \$7,500 |
| | | |
| FY2009 | Shady Hill Square, preservation restriction | \$175,000 |
| | | |
| FY2024 | Stony Brook Gatehouse Masonry Restoration | \$250,000 |
| | | |
| FY2022 | Winthrop Wall Restoration (Construction) | \$200,000 |
| | | |
| FY2015 | YWCA shelter | \$200,000 |
| | Historic Preservation Total | \$27,938,000 |

*See further detail on Preservation Grant spending.

Preservation Grants

Preservation Grants for Affordable Housing (FY03-24)

| 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 | \$50,000 |
| 62-64 Clifton St. | Cambridge Neighborhood Apartment Housing Services | \$35,000 |
| 17 Milton St. | Cambridge Neighborhood Apartment Housing Services | \$28,250 |
| 155 Brookline St., #18 | Homeowner's Rehab, Inc. | \$10,000 |
| 14 Carlisle St. | Homeowner's Rehab, Inc. | \$30,000 |
| 18-20 Carlisle St. | Homeowner's Rehab, Inc. | \$30,000 |
| 151 Clark St. | Homeowner's Rehab, Inc. | \$18,000 |
| 49-53 Columbia St. | Homeowner's Rehab, Inc. | \$50,000 |
| 171-173 Columbia St. | Homeowner's Rehab, Inc. | \$30,000 |
| 175-177 Columbia St. | Homeowner's Rehab, Inc. | \$30,000 |
| 341 Columbia St. | Homeowner's Rehab, Inc. | \$93,387 |
| 302-304 Concord Ave. | Homeowner's Rehab, Inc. | \$25,000 |
| 14 Dinsmore Ct. | Homeowner's Rehab, Inc. | \$2,200 |
| 131-133 Fayerweather St. | Homeowner's Rehab, Inc. | \$30,000 |
| 22-24 Flagg St. | Homeowner's Rehab, Inc. | \$25,000 |

| | | |
|--------------------------------|-------------------------|-----------|
| 11 Foch St. | Homeowner's Rehab, Inc. | \$15,000 |
| 24-36 Fulkerson St. | Homeowner's Rehab, Inc. | \$35,000 |
| 45 Garfield St. | Homeowner's Rehab, Inc. | \$32,200 |
| 45 Garfield St. | Homeowner's Rehab, Inc. | \$17,100 |
| 207-209 Green St. | Homeowner's Rehab, Inc. | \$50,000 |
| 35 Harvey St. | Homeowner's Rehab, Inc. | \$160,000 |
| 101 1/2 Inman St. | Homeowner's Rehab, Inc. | \$50,000 |
| 101 1/2 Inman St. | Homeowner's Rehab, Inc. | \$37,675 |
| 75-79 Kinnaird St. | Homeowner's Rehab, Inc. | \$40,000 |
| 13-15 Lincoln St. | Homeowner's Rehab, Inc. | \$50,000 |
| 23-25 Madison Ave. | Homeowner's Rehab, Inc. | \$36,000 |
| 901 Massachusetts Ave. | Homeowner's Rehab, Inc. | \$85,000 |
| 901 Massachusetts Ave. | Homeowner's Rehab, Inc. | \$56,000 |
| 1627 Massachusetts Ave. | Homeowner's Rehab Inc | \$150,000 |
| 95-97 Pine St. | Homeowner's Rehab, Inc. | \$75,000 |
| 300 Prospect St. | Homeowner's Rehab, Inc. | \$30,000 |
| 106 Reed St. | Homeowner's 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. | Homeowner's Rehab, Inc. | \$10,500 |
| 58 Seventh St. | Homeowner's Rehab, Inc. | \$75,000 |
| 27 Tremont Street | Homeowner's Rehab, Inc. | \$30,000 |
| 37 Union St. | Homeowner's Rehab, Inc. | \$50,000 |
| 2-4 University Rd. | Homeowner's Rehab, Inc. | \$50,000 |
| 25 Wendell St. | Homeowner's Rehab, Inc. | \$46,750 |
| 253-255 Windsor St. | Homeowner's 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 |
| Total | 111 | \$4,029,875 |

Institutional Preservation Grants (FY05-24)

| 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 | 3 | \$150,000 |
| 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 | 2 | \$63,513 |
| 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 | 1 | \$25,000 |
| History Cambridge, 159 Brattle St. | 4 | \$216,705 |
| Holy Trinity Parish House, 145 Brattle St. | 1 | \$18,100 |
| 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. | 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. | 6 | \$317,575 |
| Park View Cooperative, 24-26 Cpl. McTernan Street | 1 | \$100,000 |
| Pentecostal Tabernacle, South Campus, 56 Magazine St. | 4 | \$400,000 |
| 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. | 3 | \$206,000 |
| 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 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. | 1 | \$30,630 |
| 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. | 3 | \$123,555 |
| Western Avenue Baptist Church, 299 Western Ave. | 7 | \$266,087 |
| 424-430 Windsor Street Condo Association | 2 | \$37,750 |
| Women's Educational Center, 46 Pleasant St. | 1 | \$43,560 |
| Total | 150 | \$8,131,094 |

Open Space

| Open Space Supported by CPA Funds | | |
|-----------------------------------|---|------------------|
| <u>Fiscal Year</u> | <u>Project Description</u> | <u>Amount</u> |
| FY2020 | Alewife Path Design | \$350,000 |
| FY2022 | Alewife Restoration | \$40,000 |
| FY2016 | Amigos School Playground | \$500,000 |
| FY2022 | Bare Root Nursery Expansion | \$125,000 |
| 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 |
| 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 |

| | | |
|--------|--|--------------------|
| 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 |
| | | |
| FY2023 | Gold Star Mother (Gore Street) Park Paved Area Design | \$100,000 |
| FY2024 | Gold Star Mother (Gore Street) Park Paved Area Renovation | \$1,300,000 |
| | Gold Star Mother (Gore Street) Park Total | \$1,400,000 |
| | | |
| 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 |
| | | |
| FY2020 | Hell's Half Acre Ecological Restoration | \$50,250 |
| | | |
| FY2020 | Hoyt Field Play Structures and Furniture | \$874,050 |
| | | |
| 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 |
| | | |
| FY2021 | Linear Park Design | \$600,000 |
| | | |
| FY2004 | Little Fresh Pond Bank and Shoreline Restoration | \$150,000 |
| 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 |
| FY2020 | Magazine Beach – Site Survey, Planning & Design | \$47,700 |
| FY2021 | Magazine Beach, Sunken Parking Lot Removal & Grassy Beach Creation | \$150,000 |
| FY2022 | Magazine Beach Recreation, Grassy Beach | \$150,000 |
| | Magazine Beach Total | \$528,150 |
| 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 |
| FY2021 | Peabody School Playground Improvements | \$200,000 |
| | Peabody School Total | \$1,000,000 |
| | | |
| FY2006 | Purchase 12-14 Watson Street | \$153,655 |
| | | |
| FY2022 | Raymond Street (Corcoran) Park Design and Partial Construction | \$1,075,000 |
| FY2023 | Raymond Street (Corcoran) Park Partial Construction | \$1,720,000 |
| | Raymond Street (Corcoran) Park | \$2,795,000 |
| | | |
| FY2022 | Rafferty Park Design | \$360,000 |
| FY2024 | Rafferty Park Partial Construction | \$760,000 |
| | Rafferty Park Total | \$2,060,000 |
| | | |
| 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 |
| FY2021 | Sennott Park Improvements | \$500,000 |
| | Sennott Park Total | \$1,932,000 |
| 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 |
| | | |
| FY2012 | Reserve transfer for the purchase of 53.6 acres of DeNormandie property in Lincoln Ma | \$1,152,247 |
| FY2021 | Reserve transfer | \$82,000 |
| | | |
| | Appropriations to Open Space Reserve (<i>not including \$1.2M in fund transfers</i>) | -\$965,902 |
| | Open Space Total | \$27,938,000 |

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

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

| Historic Preservation Reserve | | | | |
|--------------------------------------|---------------------------------|-------------------------|--------------------------|------------------------------|
| <u>Fiscal Year</u> | <u>Beginning Balance</u> | <u>Additions</u> | <u>Reductions</u> | <u>Ending Balance</u> |
| FY2003 | \$810,000 | | | \$810,000 |
| FY2004 | \$810,000 | \$36,000 | (\$810,000) | \$36,000 |
| FY2005 | \$36,000 | | (\$36,000) | \$0 |
| FY2006 | \$0 | | | \$0 |
| FY2007 | \$0 | \$18,750 | | \$18,750 |
| FY2008-FY2017 | \$18,750 | | | \$18,750 |
| FY2018 | \$18,750 | \$21,668 | (\$18,750) | \$21,668 |
| FY2019-FY2020 | \$21,668 | | | \$21,668 |
| FY2021 | \$21,668 | \$19,245.01 | | \$40,913.01 |
| FY2022-FY2023 | 40,913.01 | | | 40,913.01 |
| FY2024 | 40,913.01 | \$1,057,274.27* | | 1,098,187.28 |

***The CPA committee voted on 5/29/24 to transfer various unexpended Historic Preservation project budget balances to Historic Preservation Reserve. On 9/12/24, the CPA committee voted to recommend using \$985,000 in Historic Preservation Reserve funds on projects. If funds are appropriated for those projects, the reserve will have \$113,187.28 remaining.**

| Open Space Reserve | | | | |
|---------------------------|---------------------------------|-------------------------|--------------------------|------------------------------|
| <u>Fiscal Year</u> | <u>Beginning Balance</u> | <u>Additions</u> | <u>Reductions</u> | <u>Ending Balance</u> |
| FY2003 | \$1,350,000 | | | \$1,350,000 |
| FY2004 | \$1,350,000 | \$760,000 | | \$2,110,000 |
| FY2005 | \$2,110,000 | \$260,000 | (\$2,110,000) | \$260,000 |
| FY2006 | \$260,000 | | (\$153,655) | \$106,345 |
| FY2007 | \$106,345 | \$1,615,000 | | \$1,721,345 |
| FY2008 | \$1,721,345 | \$685,000 | | \$2,406,345 |
| FY2009 | \$2,406,345 | \$15,000 | | \$2,421,345 |
| FY2010-FY2011 | \$2,421,345 | | | \$2,421,345 |
| FY2012 | \$2,421,345 | | (\$1,152,247) | \$1,269,098 |
| FY2013 | \$1,269,098 | | (\$1,035,000) | \$234,098 |
| FY2014-FY2017 | \$234,098 | | | \$234,098 |
| FY2018 | \$234,098 | | (\$234,098) | \$0 |
| FY2019-FY2020 | \$0 | | | \$0 |
| FY2021 | \$0 | \$127,494.35 | | \$127,494.35 |
| FY2022-FY2023 | \$127,494.35 | | | \$127,494.35 |
| FY2024 | \$127,494.35 | \$1,033,544.01* | | \$1,161,038.36 |

* The CPA Committee voted on 5/29/24 to transfer various unexpended Open Space project budget balances to Open Space Reserve. On 9/12/24, the CPA committee voted to recommend using \$884,925 in Open Space Reserve funds on projects. If funds are appropriated for those projects, the reserve will have \$276,113.36 remaining.

Appendix D: Non-CPA Open Space Funding

From FY11 through FY24, 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.

| Non-CPA funded Open Space Projects FY11-FY24 | | | |
|---|---|----------------------|------------------------------|
| <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 (ECKOS) | \$11,750,000 | Private Developers |
| 2021 | ECKOS | \$5,717,250 | Private Developers |
| | ECKOS 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 |
| 2024 | Raymond St. Park and Corcoran Field | \$1,500,000 | 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 |
| 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 |
| | Total | \$111,833,250 | |