

Community Preservation Act Committee
FY18 Approved Allocations

City of Cambridge

September 25, 2017

Community Preservation Act (CPA)

Funding provided for:

Affordable Housing

Historic Preservation

Open Space



Table of Contents

Community Preservation Act: History.....	4
Summary of CPA Fund Allocations and Appropriations 2002-2017.....	4
Fund Allocations and Appropriations 2002-2017.....	5
Summary of Reserve Allocations.....	12
FY18 Approved Projects	
Affordable Housing.....	13
Historic Preservation.....	21
Open Space.....	33
CPA Committee Actions.....	37
Appendix: Reference Documents	
Summary of public comments, recommendations and project requests ...	38
Non CPA funded Open Space projects appropriations between.....	40
FY11-FY17	

CPA: History

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

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

In July, 2012, amendments to the CPA legislation now allow for greater flexibility in use of CPA Open Space funds from the first 10% allocation, including active and passive recreational uses such as parks, playgrounds, community gardens and athletic fields.

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

Anticipated FY18 CPA Appropriations and Allocations \$12,832,848

Local	State Match	CPA Fund Balance	Historic Preservation and Open Space Reserve
\$9,000,000	\$1,470,000	\$2,110,000	\$252,848

Summary of CPA Fund Allocations and Appropriations all Sources (Prop. Taxes, State Match, Reserves and Fund Balance (FY02-FY17))

	FY02-17 Local Funds	FY02-17 State Match	CPA Fund Balance	FY02-17 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$79,880,000	\$39,020,000	\$15,300,000	\$134,200,000
Historic Preservation	\$9,985,000	\$4,877,500	\$1,912,500	\$16,775,000
Open Space	\$9,985,000	\$4,877,500	\$1,912,500	\$16,775,000
Total:	\$99,850,000	\$48,775,000	\$19,125,000	\$167,750,000

Fund Allocations and Appropriations FY02-FY17

Affordable Housing Trust

\$134,200,000

Historic Preservation

Fiscal Year	Project Description	Amount
FY2007	Archives rest.DPW, Main Library, Clerk	\$195,000
FY2017	Preservation scanning of city directories	\$10,000
FY2006	Brattle-Craigie Park	\$200,000
FY2017	Brattle St. bluestone sidewalk restoration	\$150,000
	Brattle St. Project Total	\$350,000
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
	Cambridge Public Library Total	\$125,000
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

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

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
	City Hall Total	\$1,464,500
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 of City Council videotapes	\$10,000
FY2009	Digitization, Cambridge Chronicle 1846-	\$60,000
FY2011	Digitization of historic photo collection	\$30,000
FY2016	Digitization, Cambridge Newspapers	\$93,325
	Digitization, Cambridge Newspapers Total	\$193,325
FY2007	Electrical Dept. Garage	\$80,000
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
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
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

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

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 Marker Prototype Design	\$40,000
FY2016	Kingsley Park overlook restoration	\$30,000
FY2016	Longfellow Park, staircase restoration	\$50,000
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
	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
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
FY2002- FY2017	Preservation Grants	\$7,484,000

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

FY2015	Rebind Atlases and Directories	\$7,500
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2015	YWCA shelter	\$200,000
	Historic Preservation Total	\$16,775,000

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

Open Space

Fiscal Year	Project Description	Amount
FY2016	Amigos School Playground	\$500,000
FY2006	Black's Nook and Black' Nook Access Area Improvements	\$80,000
FY2008	Black's Nook and Black' Nook Access Area Improvements	\$250,000
FY2010	Black's Nook and Black' Nook Access Area Improvements	\$250,000
FY2011	Black's Nook and Black' Nook Access Area Improvements	\$350,000
	Black's Nook and Black' 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
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 Watershed Soil Stabilization	\$150,000
FY2009	Fresh Pond Reservation Circulation and Access Plan	\$50,000
	Fresh Pond Reservation Total	\$200,000
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

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

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
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
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
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
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
	Sennott Park Total	\$565,000
FY2011	Upcountry Watershed and Water Quality Improvements	\$200,000

**Fund Allocations and Appropriations FY02-FY17
(from all sources) (cont.)**

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
	Open Space Reserve appropriations only/ does not include \$1.2m in transfers	-\$965,902
	Open Space Total	\$16,775,000

Summary of Reserve Allocations

Historic Preservation Reserve

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$810,000			\$810,000
FY04	\$810,000	\$36,000	(\$810,000)	\$36,000
FY05	\$36,000		(\$36,000)	\$0
FY06	\$0			\$0
FY07	\$0	\$18,750 (1)		\$18,750
FY08	\$18,750			\$18,750
FY09	\$18,750			\$18,750
FY10	\$18,750			\$18,750
FY11	\$18,750			\$18,750
FY12	\$18,750			\$18,750
FY13	\$18,750			\$18,750
FY14	\$18,750			\$18,750
FY15	\$18,750			\$18,750
FY16	\$18,750			\$18,750
FY17	\$18,750			\$18,750

Open Space Reserve

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$1,350,000			\$1,350,000
FY04	\$1,350,000	\$760,000		\$2,110,000
FY05	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY06	\$260,000		(\$153,655)	\$106,345
FY07	\$106,345	\$1,615,000 (2)		\$1,721,345
FY08	\$1,721,345	\$685,000		\$2,406,345
FY09	\$2,406,345	\$15,000 (3)		\$2,421,345
FY10	\$2,421,345			\$2,421,345
FY11	\$2,421,345			\$2,421,345
FY12	\$2,421,345		(\$1,152,247) (4)	\$1,269,098
FY13	\$1,269,098		(\$1,035,000) (5)	\$234,098
FY14	\$234,098			\$234,098
FY15	\$234,098			\$234,098
FY16	\$234,098			\$234,098
FY17	\$234,098			\$234,098

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

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

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

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

(5) Includes the CPA Committee vote on 9/4/2012 to approve a transfer of \$1,035,000 for appropriation to Public Investment Fund Projects.

FY18 Approved Use of Housing Funds:

\$10,056,000

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



Bishop Allen Apartments



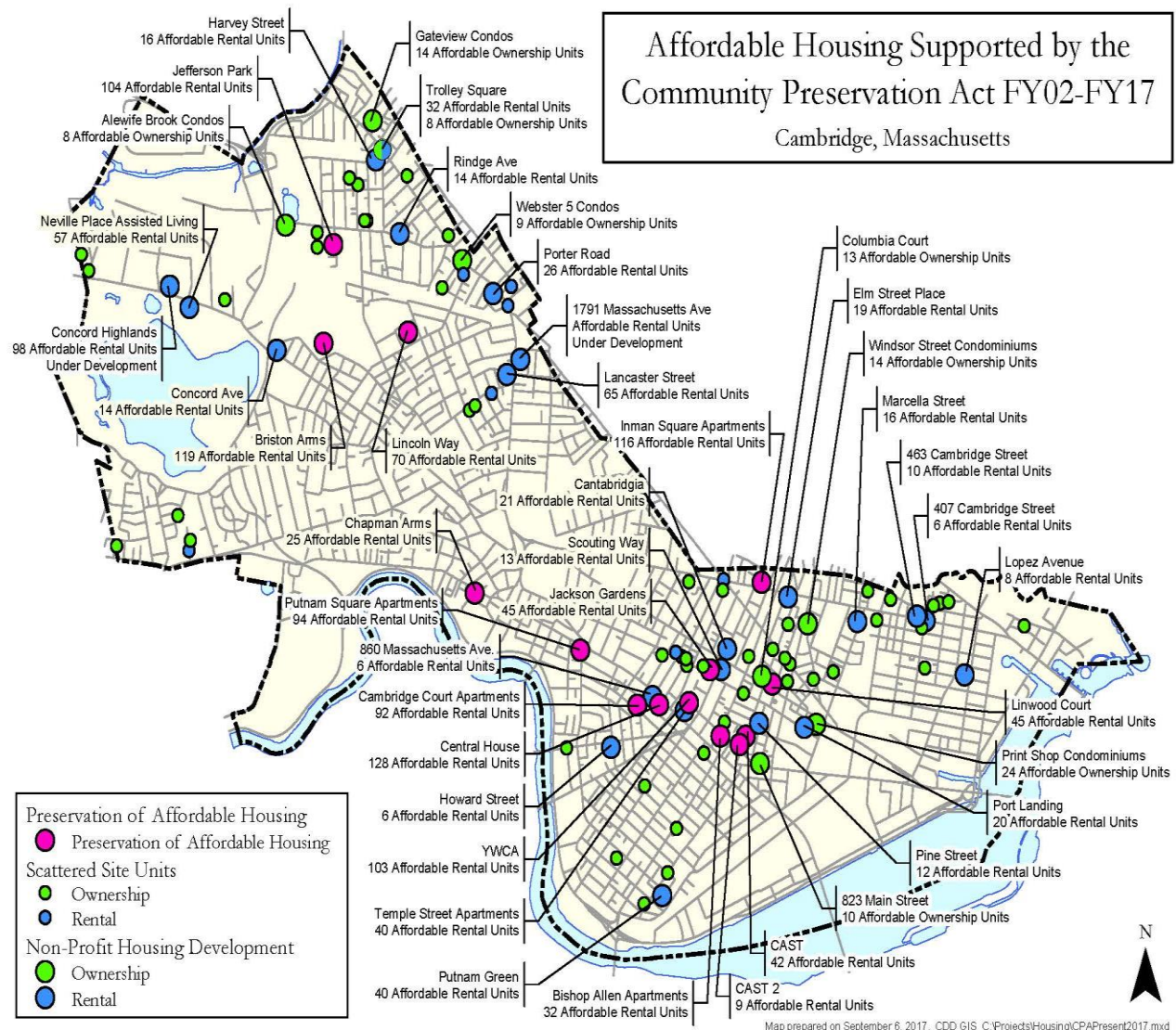
Port Landing



Putnam Green

Affordable Housing Supported by the CPA FY02-FY17

Affordable Housing Supported by the
Community Preservation Act FY02-FY17
Cambridge, Massachusetts



Map prepared on September 6, 2017. CDD GIS C:\Projects\Housing\CPAPresent2017.mxd

Trust/CPA Commitments (FY02-FY17)



Port Landing



Temple Place

- 1-3 Marcella St – 16 rental units
 - 22 Lopez Ave – 8 rental units
 - 25-27 Howard St – 6 rental units
 - 35 Harvey St – 16 rental units
 - 407-411 Cambridge St – 6 rental units
 - 463 Cambridge St – 10 rental units
 - 479-481 Concord Ave – 14 rental units
 - 78-80 Porter Rd – 26 rental units
 - 95-97 Pine St – 12 rental units
 - Alewife Brook Condos – 8 ownership units
 - Bishop Allen Apts – 32 rental units
 - Briston Arms – 119 rental units
 - Cambridge YWCA – 103 rental units
 - Cambridge Court Apts – 92 rental units
 - Cantabridgia Apts – 21 rental units
 - CAST Apts – 42 rental units
 - CAST 2 Apts – 9 rental units
 - Central House SRO – 128 rental units
 - Chapman Arms Apts – 25 rental units
 - CHA Condo Acquisition Program – 14 rental
 - Columbia Ct– 13 ownership units
 - Concord Highlands** – 671 Concord Ave
 - Elm Pl – 19 rental units
 - FTHB Financial Assistance– 53 ownership units
 - Gateview Condos – 14 ownership units
 - Inman Square Apts – 116 rental units
 - Jackson Gardens – 45 rental units
 - Jefferson Park Apts **– 104 rental units
 - Lancaster St Apts – 65 rental units
 - Linwood Ct – 45 rental units
 - Lincoln Way – 70 rental units
 - Main and Cherry Condos – 10 ownership
 - Neville Pl – 57 rental units
 - Port Landing – 20 rental units
 - Putnam Green - 40 rental units
 - Putnam Square Apts – 94 rental units
 - Print Shop Condos – 24 ownership units
 - Rindge Ave SRO Housing – 14 rental units
 - Scouting Way – 13 rental units
 - Temple Pl – 40 rental units
 - Trolley Sq – 32 rental, 8 ownership units
 - Webster 5 Condos – 9 ownership units
 - Windsor St Condos – 14 ownership units
- ** under construction

Continued Need for Affordable Housing

There are 565 units facing expiring affordability restrictions before 12/31/2020.

There are currently more than 7,850 applicants on the Cambridge Housing Authority's (CHA) Housing Choice Voucher (Section 8) waiting list. More than 2,850 applicants have requested preference under CHA's local preference criteria. Currently in the Community Development Department (CDD) applicant pools, there are:

- More than 2,400 applicants in the rental pool
- More than 375 applicants in the homeownership pool.

In order to afford the median market asking rent for a two-bedroom apartment in Cambridge, a two-earner household being paid Cambridge's living wage would each have to work more than 75 hours per week to afford the rent.

In 2016, the median market price for a condominium in Cambridge was more than \$655,000, which would require an income of more than \$135,000 per year to purchase without a significant down payment.

2017 Median Market Asking Rents

1-bedroom \$ 2,325

2-bedroom \$ 2,750

3-bedroom \$ 3,075

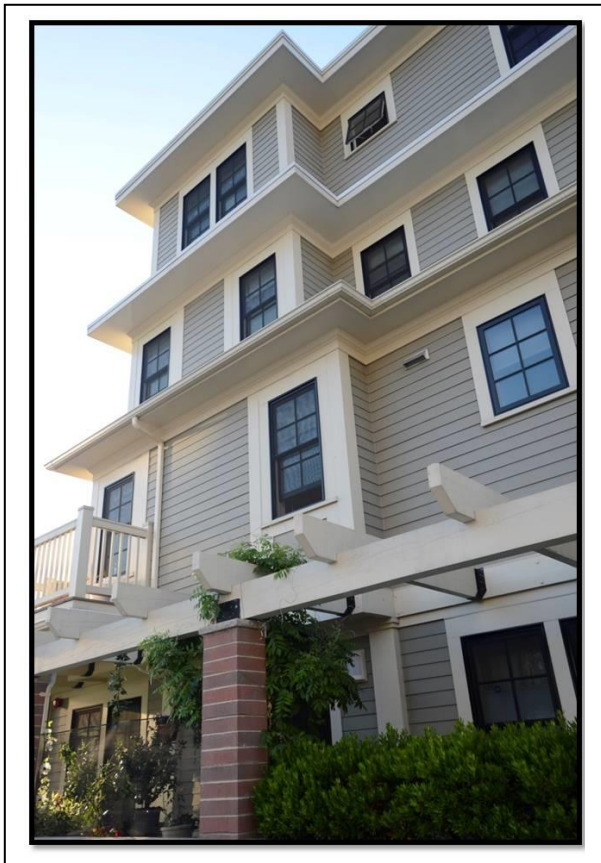
Jefferson Park



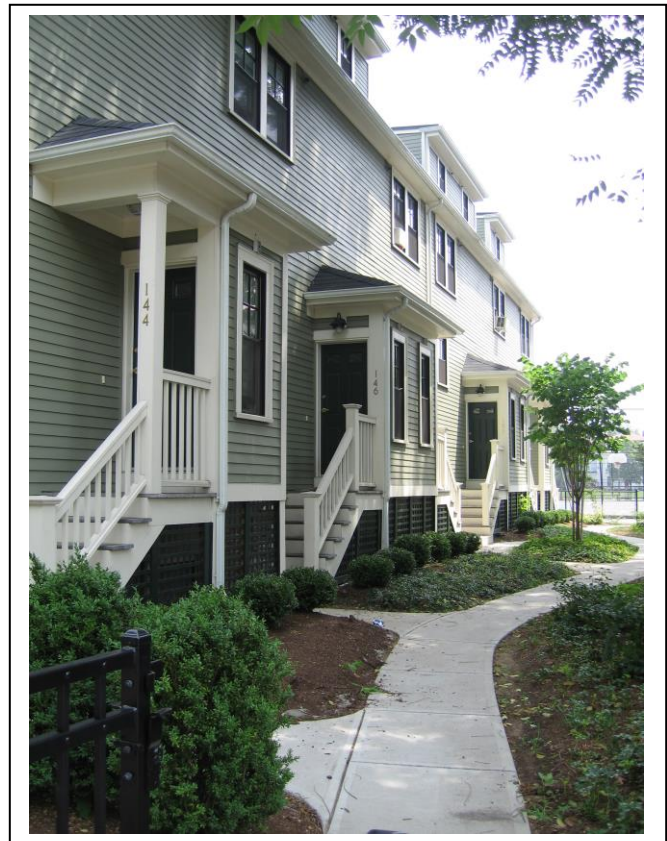
Housing CPA Funds FY02-FY17 \$134,200,000

Preservation of Affordable Housing	1,000 units
Acquisition/Creation of Rental Units	557 units
First- Time Homebuyer Units	154 units
Total	1,711 units

CPA funds committed to affordable housing have leveraged approximately **\$433 million** from other public and private sources.



Main Street Condos



Scouting Way

New Development

In FY2018 the City will continue to work with affordable housing developers to initiate affordable housing developments. A site has been acquired in Porter Square for potential development as affordable housing on Massachusetts Ave.



Concord Highlands

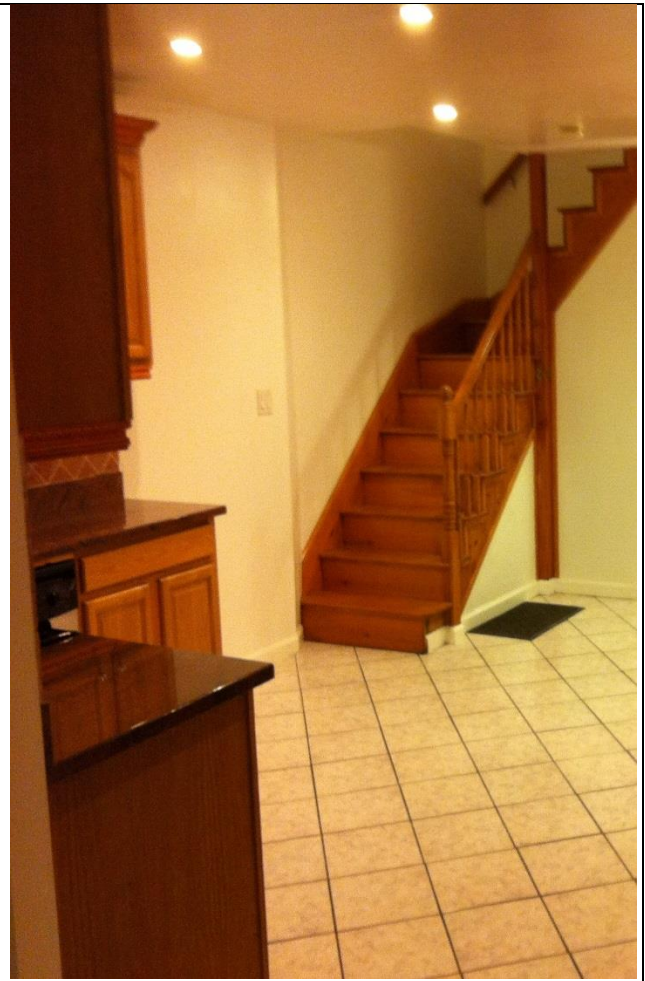
- 98 affordable rental units
- \$11 million committed from Trust/CPA
- Comprehensive Permit has been granted
- Remaining financing being assembled



Homeowner's Rehab, Inc. (HRI) has purchased a one-acre parcel of land where they will be building HRI Concord Highlands, a new 98-unit affordable rental development. The site is located on Concord Avenue across from the Fresh Pond Reservoir. Demolition of the existing structures has been completed and HRI is now in the process of assembling the remaining financing needed for the project.

Homebuyer Assistance

Through the Financial Assistance program and the FirstTime Homebuyer Program income eligible individuals and families have been able to purchase an affordable home in Cambridge. Over the last 5 years 85 first time homebuyers have been assisted in purchasing property.



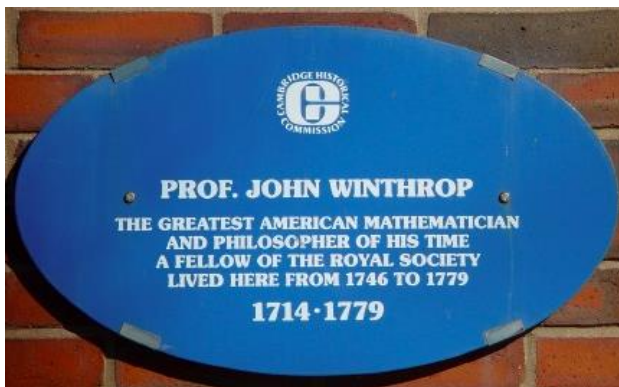
FY18 Approved Use of Historic Preservation Funds: \$1,868,000

Cambridge Historic Commission	Amount
Historic and African American Trail markers	\$30,000
Preservation Grants	\$600,000
Cambridge Public Library	
Annual reports digitization	\$9,000
Department of Public Works	
Brattle Street sidewalks	\$25,000
City Hall Steps	\$125,000
Council Chamber painting	\$50,000
Electrical Dept. 35 Third Street slate roof replacement	\$378,000
Longfellow park steps	\$40,000
Total	\$1,257,000

Note: The CPA Committee voted to fund the projects listed below through the transfer of unexpended Historic Preservation available balances and Historic Preservation Reserves

Historic Preservation Grants	\$100,000
O'Connell Branch interior lighting	\$34,000
Boardman School exterior restoration	\$255,000
Electric Dept. 35 Third Street slate roof replacement	\$172,000
Golf Course window repairs	\$50,000
Total	\$611,000

Historic and African American Trail Markers



Many of Cambridge's historic site markers are reaching the end of their useful lives. The blue oval plaques have not been manufactured since the Bicentennial period, and their technology needs to be brought up to date. The African American Trail markers installed in 1993 have deteriorated beyond repair and must be replaced.

Preservation Grants

Affordable Housing

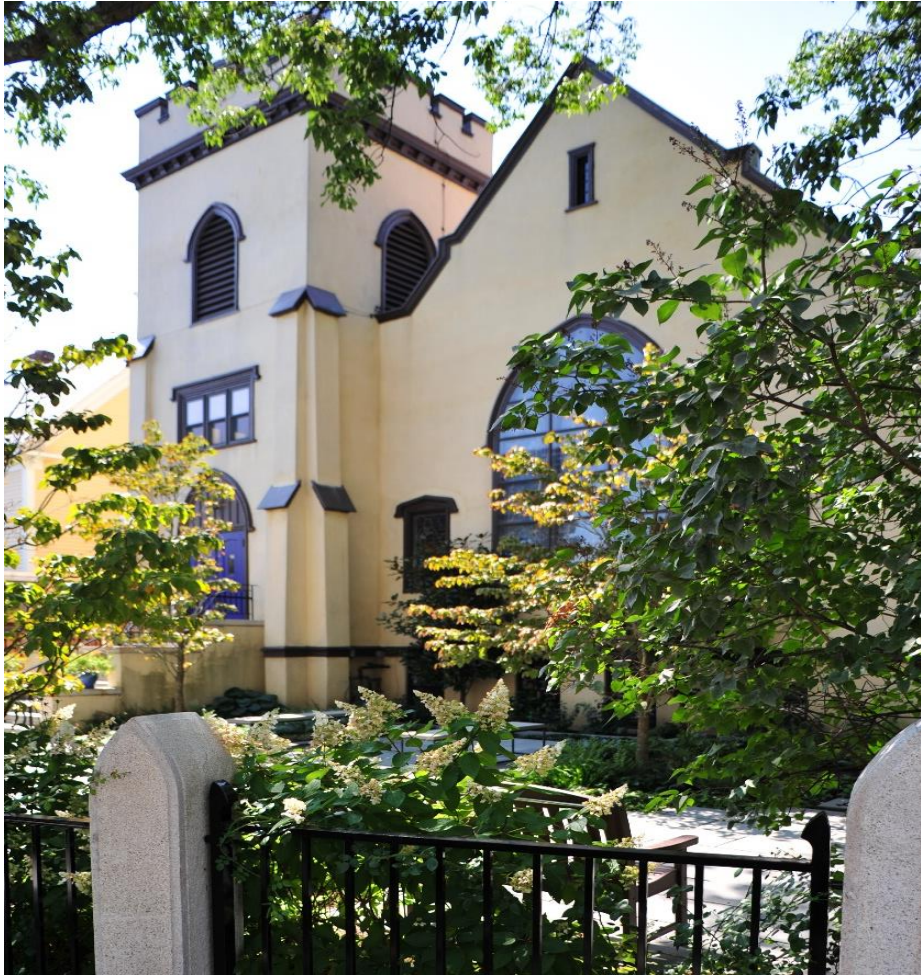
- The CHC's Preservation Grant Program has funded exterior restoration of affordable housing projects since 1975.
- The program offers up to \$30,000 to eligible homeowners through the Home Improvement Program and up to \$100,000 per project to affordable housing agencies.
- 77 Preservation Grants have been awarded since FY03; 72 projects have been completed and 5 are under construction or cleared to proceed.



Two houses in this row on Seventh Street have been restored by Just A Start with CPA Historic Preservation grants.

Institutional Preservation Grants

- Many non-profits, including churches and community groups, own deteriorating historic buildings.
- Institutional Preservation Grants (IPG) offer up to \$100,000 for overall exterior preservation, code compliance, and barrier-free access where historic fabric is directly involved.
- 98 Institutional Preservation Grants have been awarded since FY05. 80 projects have been completed and 18 are under construction or cleared to proceed.



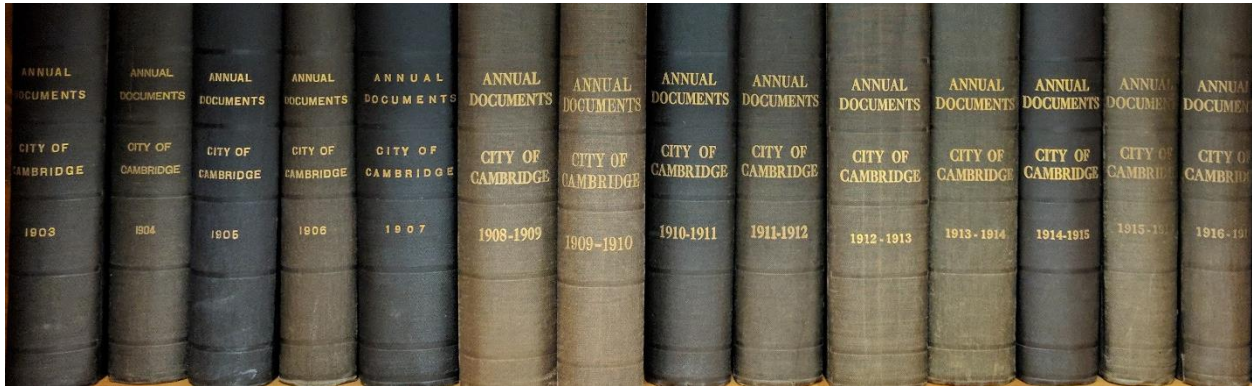
Institutional Preservation Grants funded exterior restoration and handicapped accessibility at the First United Presbyterian Church at 1418 Cambridge Street.



Exterior restoration at the Longy School of Music of Bard College located at 1 Follen Street

Cambridge Public Library

Annual Reports Digitization



The City of Cambridge has published annual reports since its establishment in 1846. By the late 19th century, these documents contained as much as 800 pages of information on the operations of city government. Digitization will unlock enormous amounts of data on the development of the city.

O'Connell Branch Library lighting



The O'Connell Branch Library at 46 Sixth Street was successfully restored with CPA funds in 2016. New lighting will enhance the usability of the interior.

Cambridge Redevelopment Authority on behalf of the City of Cambridge and Cambridge Health Alliance



The Cambridge Redevelopment Authority is requesting CPA funds for exterior restoration repairs at the former Boardman School, located at 105 Windsor Street. This building was built in 1868 and is the oldest school building in the city. A CPA grant will secure the envelope of this important historic asset.

Brattle Street Sidewalk Repair



The 1887 bluestone sidewalks on the north side of Brattle Street between Mason and Craigie streets are in serious disrepair. A FY17 CPA appropriation funded the first stage of repairs, which are currently under way. An additional grant will complete the project in FY18.

City Hall Steps Restoration



The bluestone front steps of City Hall are shifting, and open joints in the brownstone cheek walls must be sealed. The requested appropriation will enable restoration by specialized masons.

City Council Chamber Paint Restoration



The City Council chamber was last redecorated in 1980. While much of the stenciling is in good condition, water leaks (now repaired) have caused some flaking. CPA funds already appropriated will be used in FY18 to restore the woodwork; this project will complete repairs to the room.

Electrical Department Garage, 35 Third Street



Constructed as a fire house in 1895, 35 Third Street has been a municipal garage since 1979. The slate roof must be replaced to protect this significant asset.

Golf Course Clubhouse, 691 Huron Avenue



The golf course clubhouse was constructed as a WPA project in 1937. While the replacement windows installed about 1988 are in good conditions, the sills are rotting. This project will avert expensive replacement and extend the life of the windows by repairing their trim and sills.

Historic Preservation

Eligible Activities:

Preservation, rehabilitation, or restoration of eligible historic resources

Eligible Historic Resources:

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

Cambridge Projects:

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

Affordable Housing Preservation Grant Summary FY03-FY17

Project	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
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
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
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

Affordable Housing Preservation Grant Summary FY03-FY17 (Continued)

75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
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
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
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
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
296 Washington St.	Lead-Safe Cambridge	\$19,350
196-198 Auburn St.	Share Associates	\$32,316
Total		\$2,606,768

Institutional Preservation Grant Summary FY05-FY17

Institution	Amount
Union Baptist Church, 872 Main St.	\$50,000
First United Presbyterian Church, 1418 Cambridge St. (4 grants)	\$131,318
Western Avenue Baptist Church, 299 Western Ave.	\$100,000
Agassiz Neighborhood House, 20 Sacramento St. (2 grants)	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St. (6 grants)	\$260,075
Cambridge Community Center, 5 Callender St.	\$44,240
Cambridge-Ellis School, 80 Trowbridge St. (2 grants)	\$43,775
Cambridge Family & Children's Services, 60 Gore St. (2 grants)	\$80,000
Cambridge Historical Society, 159 Brattle St. (3 grants)	\$212,205
Cambridge Masonic Hall, 1950 Mass. Ave.	\$19,000
Cambridge Multicultural Arts Center, 41 Second St.	\$57,505
Cambridge YMCA, 820 Mass. Ave.	\$50,000
Cambridge YWCA, 7 Temple St.	\$50,000
Castle School, 298 Harvard St. (2 grants)	\$50,000
Cambridgeport Baptist Church, 130 Magazine St.	\$50,000
Christ Church, 0 Garden St.	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	\$57,575
Church of the New Jerusalem, 50 Quincy St.	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	\$54,465
Cooper-Frost-Austin House/Historic New England, 21 Linnaean St.	\$25,000
Dance Complex, 536 Massachusetts Ave.	\$30,000
East End House, 105 Spring St.	\$26,350
Faith Lutheran Church, 311 Broadway (3 grants)	\$124,466
First Baptist Church, 5 Magazine St. (2 grants)	\$150,000
First Church of Christ Scientist, 13 Waterhouse St. (3 grants)	\$125,000
First Church, Congregational, 11 Garden St. (2 grants)	\$200,000
First Reformed Presbyterian Church, 51 Antrim St. (3 grants)	\$187,444
First Reformed Presbyterian Church parsonage, 106 Antrim St.	\$12,500
Grace Methodist Church, 56 Magazine St.	\$46,000
Harvard-Epworth Methodist Episcopal Church, 1555 Mass. Ave. (3 grants)	\$107,500
Holy Trinity Parish House, 145 Brattle St.	\$18,100
Margaret Fuller House, 71 Cherry St. (3 grants)	\$138,080
Mass Ave. Baptist Church, 146 Hampshire St.	\$100,000
Massasoit Lodge, 55 Bishop Allen Drive	\$50,000
Mercy Corps, 9 Waterhouse St. (2 grants)	\$80,000
Mount Auburn Cemetery, 580 Mt Auburn St. (2 grants)	\$100,000
New School of Music, 25 Lowell St. (3 grants)	\$57,241
Old Cambridge Baptist Church. 400 Harvard St. (5 grants)	\$244,220
Pentecostal Tabernacle, South Campus, 56 Magazine St. (2 grants)	\$200,000

Institutional Preservation Grant Summary FY05-FY17 (Continued)

Reed Hall/ Episcopal Divinity School, 99 Brattle St.	\$48,000
Rush AME Zion Church, 82 Temple St.	\$50,000
St Francis of Assisi Church, 323 Cambridge St	\$100,000
St James's Episcopal Church, 1991 Mass. Ave. (2 grants)	\$100,000
St Mary's Church/School Complex, 134 Norfolk St. (5 grants)	\$273,050
St Paul Parish (Catholic), 29 Mt. Auburn St. (2 grants)	\$130,000
St Peter's Episcopal Church, 838 Mass. Ave. (4 grants)	\$134,185
Temple Beth Shalom, 8 Tremont St.	\$3,915
Women's Educational Center, 46 Pleasant St.	\$43,560
First Parish Unitarian Church, 1450 Mass. Ave. (2 grants)	\$100,000
Longy School of Music, 1 Follen Street (4 grants)	\$310,000
Total	\$4,800,915

FY18 Approved Use of Open Space Funds: \$1,513,507

Project Area	Amount
Sennott Park renovations	\$867,000
CRLS Tennis Courts	\$365,000
Magazine Beach- Canoe and Kayak Launch	\$25,000
Total	\$1,257,000

Sennott Park

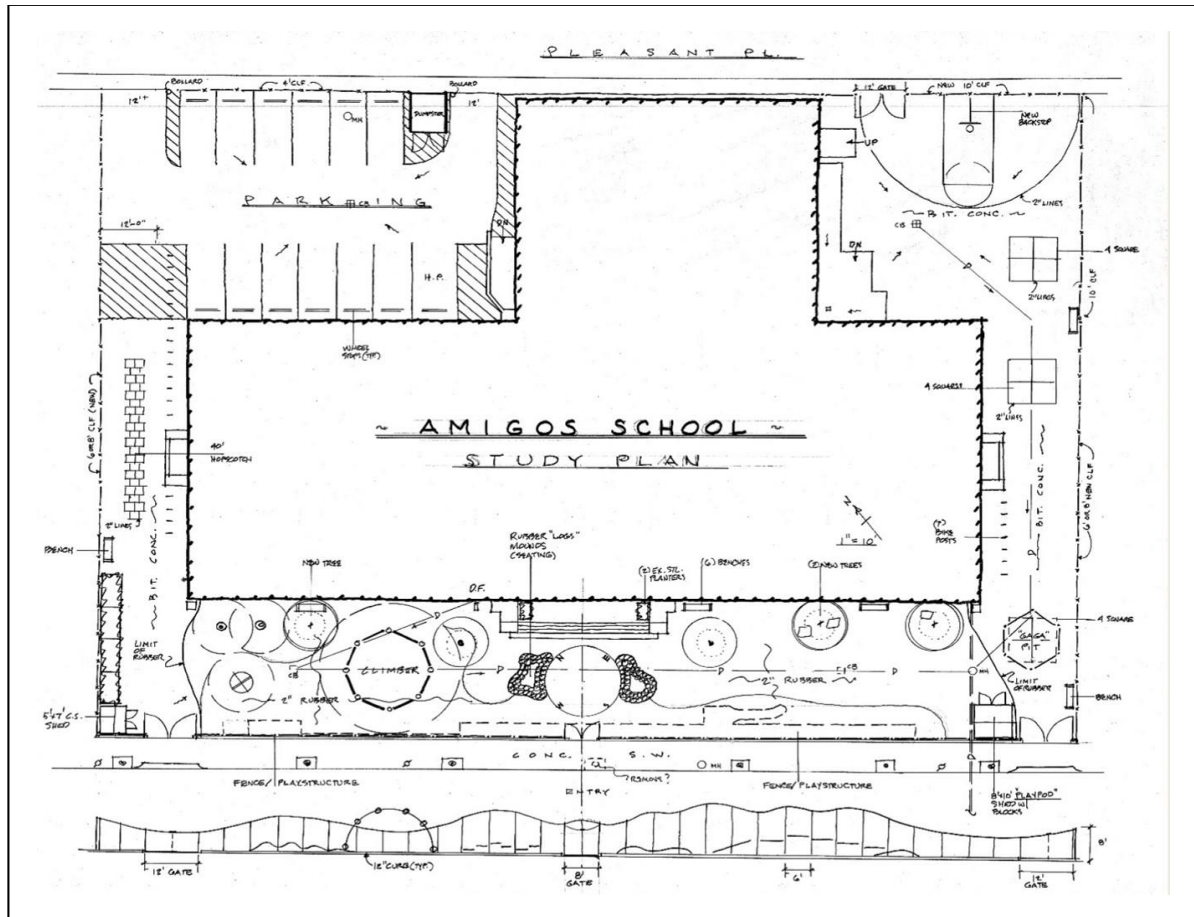
Comprehensive renovation of playground, field area, water play area, interior walks, perimeter walks, fencing and courts. The field area is heavily used. Project will include some ADA and safety upgrades, and replacement of park furniture, light fixtures, information boards, and trash receptacles. \$480,000 was funded through CPA in FY17.

In addition to the projects listed above, the CPA Committee voted to fund the project listed below through a transfer of funds from Open Space Reserve.

Amigos/ Morse playground renovations	\$50,000
Sennott Park Playground renovations	\$206,507
Total	\$256,507



Amigos School Playground



CRLS Tennis Courts

Renovation of three existing tennis courts over the garage at CRLS.



Magazine Beach - Canoe and Kayak Launch

Supplement funding to provide ADA accessibility and improvements for canoe and kayak launch at the end of the Cottage Farm Plant at Magazine Beach.



CPA Committee Actions

- 1. CPA Committee Meeting (5/19/17)**
- 2. Public Hearing (6/22/2017)**
- 3. Public Hearing (7/27/17)**
- 4. CPA Committee Vote Meeting (9/12/17)**
- 5. CPA Committee Meeting (9/19/17)**
- 6. City Council Meeting (9/25/17)**

Appendix:

Summary of public comments, recommendations and project requests received during the public comment period between 6/22/17 and 7/27/17

Number of speakers at Public Hearing for Projects on 6/22/17	12
Number of speakers at Public Hearing for Projects on 7/27/17	16
Number of petitions received supporting Affordable Housing	7
Number of signatures received supporting Affordable Housing	365
Number of project requests and communications received	25

Public Communications/ Project requests received between 6/22/- 7/27/17	
Support Affordable Housing Projects	4
Request to continue 80% allocation of CPA funds for Affordable Housing	1
Request for Historic Preservation Grants to fund exterior work at 105 Windsor Street	1
Request for Historic Preservation Grants to fund phase two of the First Church Masonry project	1
Request for Historic Preservation Grants to fund the preservation of Dance Complex building	1
Request for digital parking meters on streets	1
Request for Historic Preservation Grants for exterior restorations of the Pentecostal Tabernacle Church	1
Install placemaking in Strawberry Hill neighborhood at the corner of Mt. Auburn and Belmont Street and conduct a parking study of the metered spaces along Mt. Auburn to expand open space	1
Support an outdoor music and theatre performance space for an East Cambridge Park	1
Inventory and design development for the Pine Grove within Fresh Pond Reservation	1
Support for the Watertown-Cambridge Greenway and Grand Junction Path	1
Proposed using Open Space funds to create more multi-use paths	1
Request more Open Space parks, paths, community gardens and playing fields	1
Request Open Space funds to transform Cambridge's Charles River edge by reducing car lanes, increasing lanes for cycling, skating and running.	1
Protect bike lanes and separated bike paths for children, transportation and recreation	1
Complete the Grand Junction Path	1
Support construction of the Watertown-Cambridge Greenway including seating, lights, and art	1
Funding for bike and multi-use paths and trails	1
Enhance seating for the Watertown- Cambridge Greenway	1
Request Historic Preservation funds for restoration of the Cambridge's African American historical sites	1
Create a candy museum at 624 Main Street with the use of Historic Preservation funds	1
Request Open Space funds to complete the building of an ADA-accessible canoe/kayak launch at Magazine Beach and tree cutting and pruning work as part of the park infrastructure	1
Petitions received from 808-812 Memorial Drive, Inman Square Apartments, Putnam Square Apartments, Fresh Pond Tenant Association, Cambridge residents supporting affordable housing funds	7

Summary of Public Hearing Comments

Affordable Housing

- Preserve long-term affordability at Fresh Pond apartments and other expiring use properties
- Maintain the 80%, 10%, 10% allocation
- Supports affordable housing options for low income tenants
- Preserving expiring-use housing with CPA funds
- Continue to support affordable housing specifically first-time homebuyer's program
- Funding housing creation and preservation given recent cuts in federal funding

Open Space

- Proposed an allocation change to 60%, 20%, 20%
- Requesting funds for a new kayak launch area and improvements to accessibility on paths
- Continue investment at Magazine Beach with ADA accessible canoe launch and tree cutting and pruning work. A two to one match in funding from Department of Conservation and Recreation (DCR) will be provided
- Construction of CRLS Tennis Courts and Sennott Park

Historic Preservation

- Continue funding Historical Preservation Grant funds
- Continue the use of Historic Preservation Grants to fund restoration work at the Pentecostal Tabernacle Church
- Restoration work at Collins Branch Library and digitizing material at the Main Library
- Restoration of the bronze at Cambridge Common and restoration of historic markers through the City
- Exterior restoration of the Boardman School building at 105 Windsor Street.
- Sidewalk restoration work on Brattle Street
- Digitization of records at Cambridge Cemetery
- Contingency funds for Longfellow Park steps, restoration of City Hall steps, Council Chamber painting of walls, slate roof replacement at 35 Third Street and window replacements at the Golf Course

Non CPA funded Open Space Project appropriations between FY11-17

Fiscal Year	Project Description	Amount	Funding Source
2011	Danehy Park Soccer Field	\$700,000	Bond
2013	Danehy Park Soccer Field	\$1,540,000	Bond
2015	Danehy Park Soccer Field- installation of artificial turf	\$1,150,000	Bond
	Danehy Park Soccer Field total	\$3,390,000	
2012	Renovation of Alberico, David Nunes and Fulmore Parks	\$1,240,000	Bond
2012	Riverside Press Park Community Garden	\$60,000	Bond
2013	Pacific Street Dog Park	\$50,000	Bond
2013	Waverly Street Path Construction	\$332,000	Property Tax
2014	Cambridge Common (Total 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	
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	
2016	Morse School Playground	\$940,000	Free Cash
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2017	Fresh Pond drainage and Community Garden project	\$600,000	Water Service Charges
2015	Fresh Pond Golf Course Improvements	\$550,000	Bond
2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2016	East Cambridge Kendal Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
2017	Russell Field	\$2,300,000	Bond premiums
Total		\$ 35,497,000	