

September 12, 2024

# FY25 Project Requests

COMMUNITY PRESERVATION ACT COMMITTEE  
CITY OF CAMBRIDGE



*This page intentionally left blank*

## Table of Contents

Community Preservation Act: History & Overview .....	1
CPA Committee Process .....	2
CPA Fund Allocations & Appropriations: FY02-24 Summary.....	3
Affordable Housing.....	4
Historic Preservation .....	5
Open Space.....	6
FY25 Project Requests .....	8
Overview & Eligibility.....	8
Affordable Housing.....	9
Continued Need.....	9
Recently Completed CPA-funded Affordable Housing .....	10
Current Developments .....	11
Upcoming New Developments.....	13
HomeBridge: Homebuyer Assistance Program .....	13
Historic Preservation .....	14
CDASH Records Preservation Project .....	15
City Hall Façade Restoration.....	15
The Dance Complex Phase 2 Capital Project: Envelope Restoration & Preservation .....	16
Fresh Pond Golf Clubhouse Restoration .....	16
Historic Entry Stairs Repair at CPL .....	17
Lexington Ave. Firehouse Window Replacement.....	17
Margaret Fuller House Restoration .....	18
Preservation Grants.....	19
River Street Firehouse Envelope Repairs .....	20
WPA Painting Restoration .....	20
Winthrop Park Marker: An Indigenous Perspective on the Settlement of Cambridge .....	20
Open Space.....	21
Alewife Reservation Restoration.....	22
Farm@CRLS .....	22
Rafferty Park Construction .....	23
Raymond Park Construction .....	23

Spatial Justice & Public Art at the Lynch Family Skate Park .....	24
Watershed Land Acquisition.....	24
Appendix A: Public Comment Summary .....	25
Appendix B: CPA Fund Allocations & Appropriations FY02-23 Detail .....	27
Affordable Housing.....	27
Historic Preservation .....	30
Open Space.....	41
Appendix C: CPA Reserve Fund Allocations.....	45
Appendix D: Non-CPA Open Space Funding.....	47

## Community Preservation Act: History & Overview

### Funding provided for:

- Affordable Housing
- Historic Preservation
- Open Space

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

The Commonwealth of Massachusetts provides matching funds in addition to those raised locally by the surcharge. The percentage of the state match varies from year to year, depending on two factors: the amount of fees paid at Registries of Deeds throughout the state, and the number of communities that have adopted the CPA locally (thereby receiving a share of the state match). 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 will vote to recommend the funding allocation percentages and certain projects for FY25 CPA funding.

The CPA Committee's recommendations will be presented, through the City Manager, to the City Council. The City Manager anticipates submitting the Committee's recommendations for consideration 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
<b>\$14,700,000</b>	<b>\$3,000,000</b>	<b>\$3,610,000*</b>

\*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
<b>Affordable Housing</b>	\$139,800,000	\$53,398,000	\$31,316,000	\$224,504,000
<b>Historic Preservation</b>	\$17,475,000	\$6,673,500	\$3,789,500	\$27,938,000
<b>Open Space</b>	\$17,475,000	\$6,673,500	\$3,789,500	\$27,938,000
<b>Total:</b>	<b>\$174,750,000</b>	<b>\$66,735,000</b>	<b>\$38,895,000</b>	<b>\$280,380,000</b>

## 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	<b>\$208,024,000*</b>
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
<b>Total</b>	<b>2,485 units</b>

\*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
<b>Total</b>	<b>\$136,565,038</b>

\* 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	<b>\$27,938,000</b>

### 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	<b>\$27,938,000</b>

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

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.



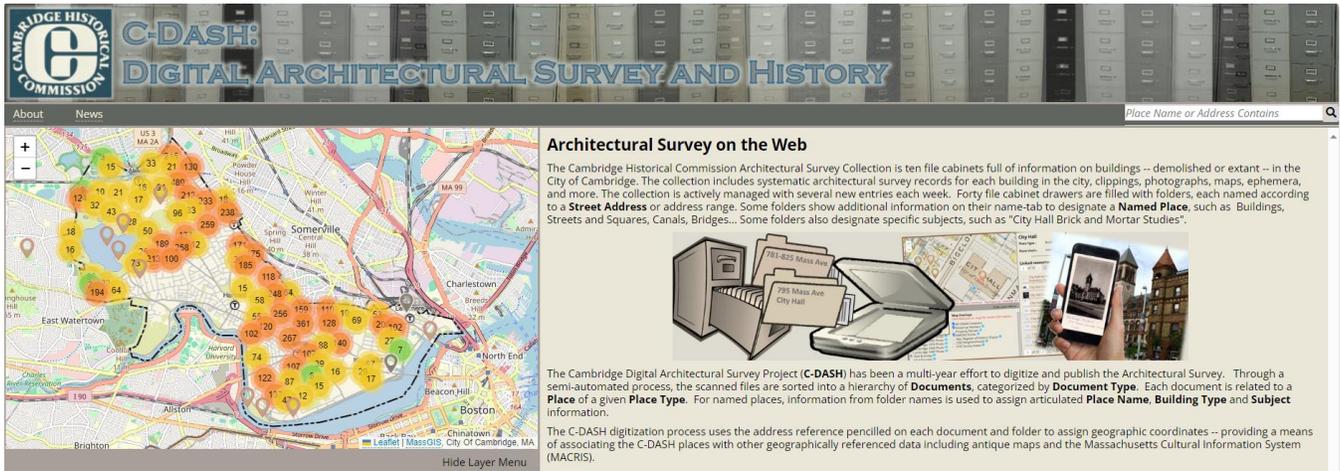
## HomeBridge: Homebuyer Assistance Program

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

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

## CDASH Records Preservation Project



The screenshot displays the CDASH website. At the top left is the Cambridge Historical Commission logo. The main header reads "C-DASH: DIGITAL ARCHITECTURAL SURVEY AND HISTORY". Below the header is a navigation bar with "About" and "News" links, and a search bar labeled "Place Name or Address Contains". The main content area is split into two columns. The left column features a map of Cambridge with various colored overlays and labels for neighborhoods like East Watertown, Somerville, and Boston. The right column is titled "Architectural Survey on the Web" and contains text describing the project's scope and digitization process. It includes an illustration of a file cabinet, a scanner, and a smartphone displaying a building image.

**Architectural Survey on the Web**

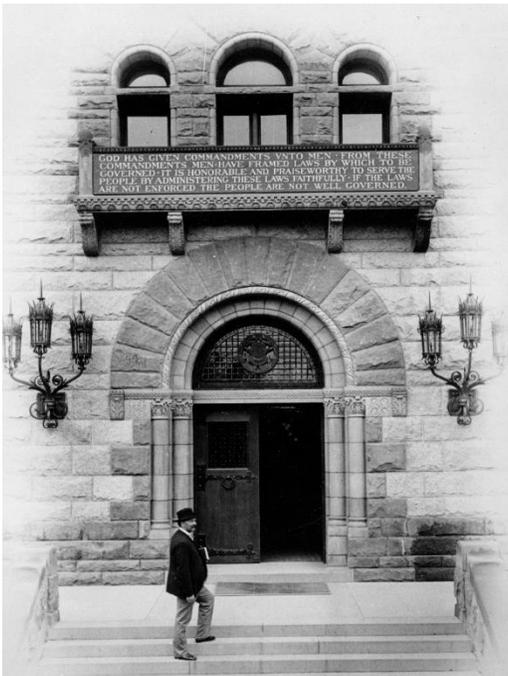
The Cambridge Historical Commission Architectural Survey Collection is ten file cabinets full of information on buildings – demolished or extant – in the City of Cambridge. The collection includes systematic architectural survey records for each building in the city, clippings, photographs, maps, ephemera, and more. The collection is actively managed with several new entries each week. Forty file cabinet drawers are filled with folders, each named according to a **Street Address** or address range. Some folders show additional information on their name-tab to designate a **Named Place**, such as Buildings, Streets and Squares, Canals, Bridges... Some folders also designate specific subjects, such as "City Hall Brick and Mortar Studies".

The Cambridge Digital Architectural Survey Project (**C-DASH**) has been a multi-year effort to digitize and publish the Architectural Survey. Through a semi-automated process, the scanned files are sorted into a hierarchy of **Documents**, categorized by **Document Type**. Each document is related to a **Place** of a given **Place Type**. For named places, information from folder names is used to assign articulated **Place Name**, **Building Type** and **Subject** information.

The C-DASH digitization process uses the address reference pencilled on each document and folder to assign geographic coordinates – providing a means of associating the C-DASH places with other geographically referenced data including antique maps and the Massachusetts Cultural Information System (MACRIS).

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

<b>FY25 CPA OPEN SPACE REQUESTS</b>		
<b>Project Title</b>	<b>Amount</b>	<b>Project Requestor</b>
<b>Alewife Reservation Restoration</b>	\$80,295	Green Cambridge
<b>Farm@CRLS</b>	\$84,630	Green Cambridge
<b>Rafferty Park Construction</b>	\$800,000	Open Space Committee
<b>Raymond Park Renovation</b>	\$1,000,000	Open Space Committee
<b>Spatial Justice &amp; Public Art at the Lynch Family Skatepark</b>	\$50,000	Charles River Conservancy
<b>Watershed Land Acquisition</b>	\$1,000,000	Water Department
<b>Open Space Requests, Total</b>	<b>\$3,014,925</b>	

### 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.

<b>FY25 CPA Public Comment Totals by Format*</b>	
<b>Public Speakers – May 29, 2024</b>	1
<b>Public Speakers – July 17, 2024</b>	6
<b>Public Speakers – July 31, 2024</b>	6
<b>Online, Email, or Other Comment</b>	209
<ul style="list-style-type: none"> <li>• Testimonials and petitions from 8 affordable housing properties owned by HRI and the Cambridge Housing Authority, totaling 199 comments</li> <li>• Ten comments received by email</li> </ul>	

\*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.

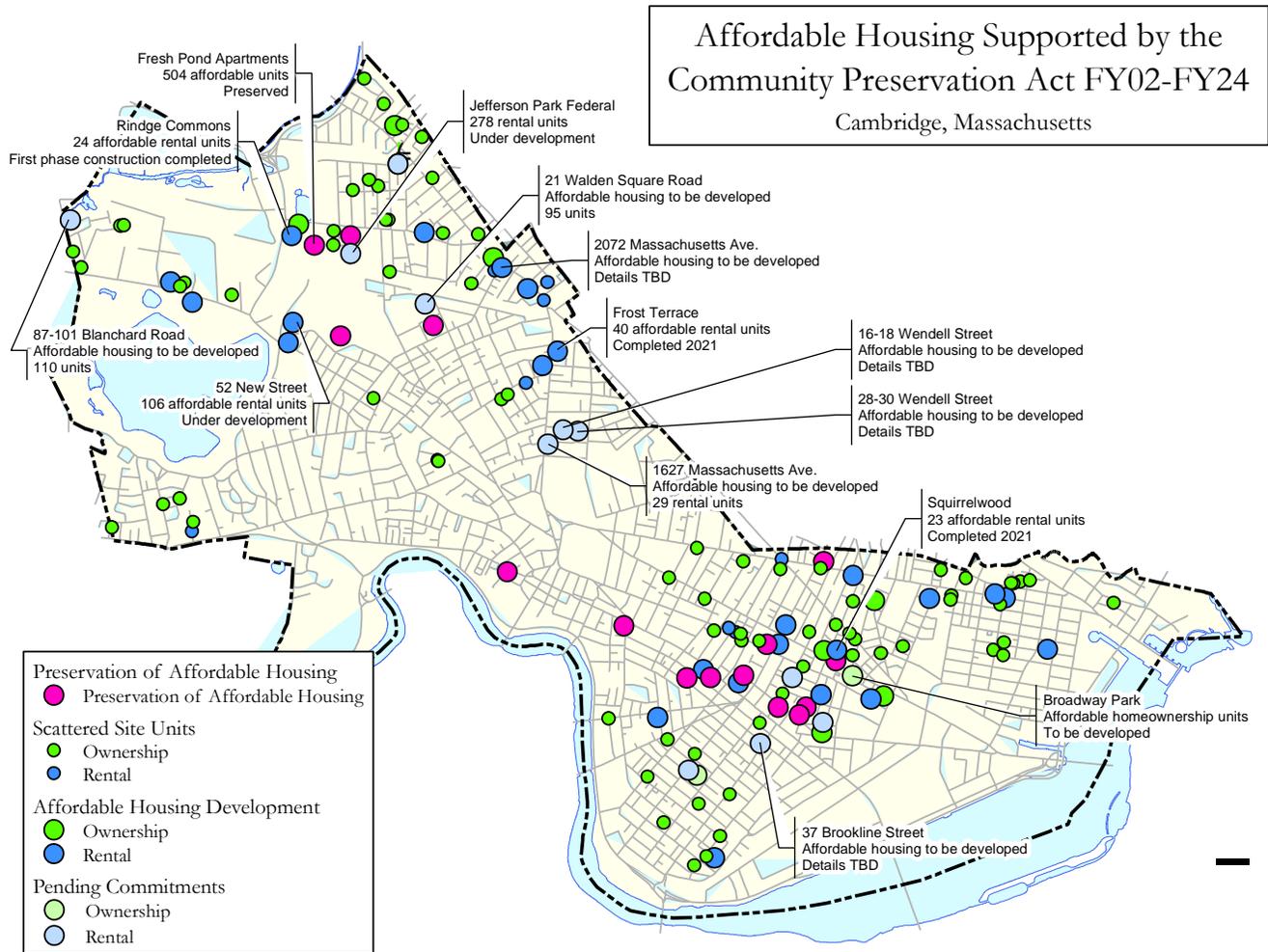
<b>FY25 CPA Public Comment – <u>ALLOCATION PERCENTAGES</u></b>	
<i>Allocation Percentage Requested</i>	<i>Comments Received</i>
<b>80% Affordable Housing – 10% Historic Preservation – 10% Open Space</b>	214
<b>Reducing Affordable Housing allocation to 78% or 75% and increasing the Open Space allocation</b>	1

**FY25 CPA Public Comment – PROJECT REQUESTS OR IDEAS**

<i>CPA Category</i>	<i>Comment Summary</i>	<i>Comments Received</i>
Affordable Housing	<b>Affordable Housing Comments</b>	
	Disability Affordable Housing	1
	General support for affordable housing projects	1
Historic Preservation	<b>Historic Preservation Project Comments</b>	
	Margaret Fuller House	2
Open Space	<b>Open Space Project Comments</b>	
	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
<b>21 Walden Square Road**^</b>	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

<b>Historic Preservation Supported by CPA Funds</b>		
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>
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
	<b>Archives and Scanning Total</b>	<b>\$310,500</b>
FY2006	Brattle St. – Craigie Park	\$200,000
FY2017	Brattle St. – Sidewalk Repair	\$150,000
FY2018	Brattle St. Sidewalk Repair	\$25,000
	<b>Brattle St. Project Total</b>	<b>\$375,000</b>
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
	<b>Cambridge Cemetery Total</b>	<b>\$563,000</b>
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2008	Cambridge Common	\$19,390
	<b>Cambridge Common Total</b>	<b>\$876,390</b>

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
	<b>Cambridge Public Library Total</b>	<b>\$1,200,600</b>
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
	<b>City Clerk vault phases 1 &amp; 2 Total</b>	<b>\$961,310</b>
FY2008	City Engineer, archives	\$140,000
FY2012	City Engineer, Document Scanning	\$20,000
FY2013	City Engineer, Document Scanning	\$15,000
	<b>City Engineer Archives Total</b>	<b>\$175,000</b>
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
	<b>City Hall Total</b>	<b>\$1,639,500</b>

FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2009	Collins Branch Library, accessibility	\$136,765
	<b>Collins Branch Library Total</b>	<b>\$236,765</b>
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
	<b>Digitization, Total</b>	<b>\$979,325</b>
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
	<b>Electrical Dept. Total</b>	<b>\$658,000</b>
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
	<b>Fire Total</b>	<b>\$1,085,500</b>
FY2019	Flagstaff Park - flagpole replacement	\$50,000
FY2022	Flagstaff Park flagpole restoration	\$175,000
	<b>Flagstaff Park Total</b>	<b>\$225,000</b>
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
	<b>Former Police Station Hdqtrs. Total</b>	<b>\$535,000</b>

FY2007	Fort Washington, Waverly St., gate	\$75,000
FY2008	Fort Washington, Waverly St, irrigation	\$40,000
	<b>Fort Washington Total</b>	<b>\$115,000</b>
FY2021	Foundry, Masonry Restoration	\$387,000
FY2021	Foundry, Women's History Project	\$50,000
	<b>Foundry Total</b>	<b>\$437,000</b>
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
	<b>Fresh Pond Golf Course Total</b>	<b>\$404,610</b>
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
	<b>Historic Markers Total</b>	<b>\$250,000</b>
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
	<b>Longfellow Park Total</b>	<b>\$180,400</b>
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2017	Lowell Park Landscape plan	\$60,000
	<b>Lowell Park Landscape Plan Total</b>	<b>\$145,000</b>
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
	<b>Magazine Beach Total</b>	<b>\$298,100</b>
FY2023	Margaret Fuller House Renovation	\$500,000

FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2015	O'Connell Library, exterior	\$325,000
	<b>O'Connell Library Total</b>	<b>\$375,000</b>
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
	<b>Old Burying Ground Total</b>	<b>\$450,000</b>
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
	<b>Historic Preservation Total</b>	<b>\$27,938,000</b>

\*See further detail on Preservation Grant spending.

Preservation Grants

**Preservation Grants for Affordable Housing (FY03-23)**

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
<b>155 Brookline St., #18</b>	Homeowners Rehab, Inc.	\$10,000
14 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$30,000
151 Clark St.	Homeowners Rehab, Inc.	\$18,000
49-53 Columbia St.	Homeowners Rehab, Inc.	\$50,000
171-173 Columbia St.	Homeowners Rehab, Inc.	\$30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$30,000
341 Columbia St.	Homeowners Rehab, Inc.	\$93,387
302-304 Concord Ave.	Homeowner's Rehab, Inc.	\$25,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$2,200
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$30,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$25,000

11 Foch St.	Homeowners Rehab, Inc.	\$15,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$35,000
45 Garfield St.	Homeowners Rehab, Inc.	\$32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$17,100
207-209 Green St.	Homeowners Rehab, Inc.	\$50,000
35 Harvey St.	Homeowner's Rehab, Inc.	\$160,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$37,675
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$40,000
13-15 Lincoln St.	Homeowners Rehab, Inc.	\$50,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$36,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$85,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$75,000
300 Prospect St.	Homeowners Rehab, Inc.	\$30,000
<b>106 Reed St.</b>	Homeowners Rehab, Inc.	\$25,000
160-164 Richdale Ave.	Homeowner's Rehab, Inc.	\$25,000
289 Rindge Ave.	Homeowner's Rehab, Inc.	\$50,000
17 Seventh St.	Homeowners Rehab, Inc.	\$10,500
58 Seventh St.	Homeowners Rehab, Inc.	\$75,000
27 Tremont Street	Homeowners Rehab, Inc.	\$30,000
37 Union St.	Homeowner's Rehab, Inc.	\$50,000
2-4 University Rd.	Homeowners Rehab, Inc.	\$50,000
25 Wendell St.	Homeowners Rehab, Inc.	\$46,750
253-255 Windsor St.	Homeowners Rehab, Inc.	\$8,200
1 Allston Ct.	Just A Start	\$30,000
2 Allston Court	Just A Start	\$40,000
237 Allston St.	Just A Start.	\$4,900
237 Allston Street (#2)	Just A Start	\$7,100
323 Allston St.	Just A Start	\$4,220
70 Bishop Allen Dr.	Just A Start	\$35,000
77 Bishop Allen Dr.	Just A Start	\$35,000
10-12 Boardman St.	Just A Start	\$8,909
12 Boardman Street	Just A Start	\$35,000
17 Boardman Street	Just A Start	\$35,000
71 Bolton St.	Just A Start	\$50,000

267 Broadway	Just A Start	\$70,000
424 Broadway	Just A Start	\$10,772
155 Brookline St. #1	Just A Start	\$10,000
15 Carlisle St.	Just A Start	\$50,000
171-173 Columbia St.	Just A Start	\$90,000
201-203 Columbia St.	Just A Start	\$50,000
209 Columbia St.	Just A Start	\$50,000
10-20 Cpl McTernan (3 units)	Just A Start	\$35,020
6 Cottage St.	Just A Start	\$15,000
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
<b>Total</b>	<b>109</b>	<b>\$3,880,875</b>

### Institutional Preservation Grants (FY05-23)

Recipient Institution	Grants Awarded	Total Amount
Agassiz Neighborhood House, 20 Sacramento St.	2	\$96,146
Cambridge Center for Adult Education, 46+52 Brattle St.	9	\$384,275
Cambridge Community Center, 5 Callender St.	2	\$144,240
Cambridge Family & Children's Services, 60 Gore St.	2	\$80,000
Cambridge Health Alliance, 16 Camellia Avenue	1	\$43,020
Cambridge Masonic Hall, 1950 Mass. Ave.	2	\$62,230
Cambridge Multicultural Arts Center, 41 Second St.	1	\$57,505
Cambridge YMCA, 820 Mass. Ave.	1	\$50,000
Cambridge YWCA, 7 Temple St.	1	\$50,000
Cambridge Zen Center, 193-199 Auburn Street	2	\$100,000
Cambridge-Ellis School, 80 Trowbridge St.	3	\$68,775
Cambridgeport Baptist Church, 130 Magazine St.	3	\$200,000
Central Square Church, 5 Magazine St.	2	\$310,000
Christ Church, 0 Garden St.	1	\$30,000
Christ the King Presbyterian Church, 99 Prospect St.	3	\$257,575
Christian Science Reading Room	1	\$100,000
Church of the New Jerusalem, 50 Quincy St.	1	\$50,000
Congregation Eitz Chayim, 136 Magazine St.	2	\$74,465

Dance Complex, 536 Massachusetts Ave.	2	\$62,480,
East End House, 105 Spring St.	1	\$26,350
Faith Lutheran Church, 311 Broadway	3	\$124,466
First Baptist Church, 5 Magazine St.	2	\$150,000
First Church of Christ Scientist, 13 Waterhouse St.	3	\$125,000
First Church, Congregational, 11 Garden St.	3	\$300,000
First Korean Church, 35 Magazine Street	1	\$25,000
First Parish Unitarian Church, 1450 Mass. Ave.	4	\$450,000
First Reformed Presbyterian Church, 51 Antrim St.	4	\$207,388
First United Presbyterian Church, 1418 Cambridge St.	4	\$131,318
Friends Meeting House, Longfellow Park	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.	2	\$165,000
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.	4	\$134,185
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.	2	\$98,555
Western Avenue Baptist Church, 299 Western Ave.	7	\$266,087
424-430 Windsor Street Condo Association	1	\$28,000
Women's Educational Center, 46 Pleasant St.	1	\$43,560
<b>Total</b>	<b>145</b>	<b>\$7,969,344</b>

Open Space

<b>Open Space Supported by CPA Funds</b>		
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>
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
	<b>Black's Nook and Black's Nook Access Area Improvements Total</b>	<b>\$930,000</b>
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
	<b>CRLS Tennis Courts Total</b>	<b>\$425,000</b>
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
	<b>Drainage Improvements Project Total</b>	<b>\$830,000</b>
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
	<b>Fresh Pond Reservation Total</b>	<b>\$266,550</b>

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
	<b>Glacken Slope Stabilization and Access Plan Total</b>	<b>\$760,000</b>
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
	<b>Golf Course - Watershed Protection Total</b>	<b>\$590,000</b>
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
	<b>Gold Star Mother (Gore Street) Park Total</b>	<b>\$1,400,000</b>
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
	<b>Haggerty School Playground Improvements Total</b>	<b>\$775,000</b>
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
	<b>Hurley Street Total</b>	<b>\$500,000</b>
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2009	Kingsley Point Restoration	\$600,000
	<b>Kingsley Point Restoration Total</b>	<b>\$625,000</b>
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
	<b>Little Fresh Pond Bank and Shoreline Restoration Total</b>	<b>\$450,000</b>
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
	<b>Magazine Beach Total</b>	<b>\$528,150</b>
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
	<b>Northeast Sector Total</b>	<b>\$1,875,000</b>
FY2019	O'Connell Branch Library Pocket Park	\$250,000
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
	<b>Old Field/Birch Grove Restoration Total</b>	<b>\$495,000</b>
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
	<b>Pacific Street/ Passive Area and Dog Park Total</b>	<b>\$170,000</b>
FY2019	Peabody School Playground Improvements	\$800,000
FY2021	Peabody School Playground Improvements	\$200,000
	<b>Peabody School Total</b>	<b>\$1,000,000</b>
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
	<b>Raymond Street (Corcoran) Park</b>	<b>\$2,795,000</b>
FY2022	Rafferty Park Design	\$360,000
FY2024	Rafferty Park Partial Construction	\$760,000
	<b>Rafferty Park Total</b>	<b>\$2,060,000</b>
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
	<b>Sacramento Field Renovations Total</b>	<b>\$850,000</b>
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
	<b>Sennott Park Total</b>	<b>\$1,932,000</b>
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
	<b>Watershed Protection and Restoration of Stream "C" Total</b>	<b>\$500,000</b>
FY2009	Watershed Slope and Soil Stabilization Project	\$250,000
FY2010	Watershed Slope and Soil Stabilization Project	\$250,000
	<b>Watershed Slope and Soil Stabilization Project Total</b>	<b>\$500,000</b>
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
	<b>Open Space Total</b>	<b>\$27,938,000</b>

## 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.

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

<b>Open Space Reserve</b>				
<b><u>Fiscal Year</u></b>	<b><u>Beginning Balance</u></b>	<b><u>Additions</u></b>	<b><u>Reductions</u></b>	<b><u>Ending Balance</u></b>
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.

## 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.

<b>Non-CPA funded Open Space Projects FY11-FY24</b>			
<b><u>Fiscal Year</u></b>	<b><u>Project Description</u></b>	<b><u>Amount</u></b>	<b><u>Funding Source</u></b>
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
	<b>Cambridge Common Enhancement Project Total</b>	<b>\$2,680,000</b>	
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2020	Clarendon Avenue Playground	\$300,000	Free Cash
	<b>Clarendon Avenue Playground Total</b>	<b>\$1,000,000</b>	
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
	<b>Danehy Park Soccer Field Total</b>	<b>\$18,570,000</b>	
2016	East Cambridge Kendall Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
2021	ECKOS	\$5,717,250	Private Developers
	<b>ECKOS Total</b>	<b>\$17,467,250</b>	
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
	<b>Fresh Pond Total</b>	<b>\$1,800,000</b>	
2020	Glacken Field	\$7,250,000	Free Cash
2016	Glacken Slope	\$500,000	Water Service
2020	Glacken Slope	\$300,000	Water Service
	<b>Glacken Total</b>	<b>\$8,050,000</b>	

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
	<b>Linear Parks Total</b>	<b>\$25,000,000</b>	
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
	<b>Kingsley Park Restoration Total</b>	<b>\$1,350,000</b>	
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
	<b>Magazine Beach Total</b>	<b>\$2,444,000</b>	
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
	<b>Russell Field Total</b>	<b>\$2,650,000</b>	
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
	<b>Universal Design Playground Total</b>	<b>\$6,500,000</b>	
2013	Waverly Street Path Construction	\$332,000	Property Tax
	<b>Total</b>	<b>\$111,833,250</b>	