



To: Richard Rossi, City Manager

From: Lisa Peterson, Chair of Community Preservation Act Committee

A handwritten signature in cursive script, appearing to read "Lisa Peterson".

Date: September 16, 2015

**Re: Allocation and Appropriation of FY16 CPA Funds**

The purpose of this memo is to summarize the process of the Community Preservation Act Committee (CPAC) and to convey its recommendations for the use of CPA funds for the FY16 appropriation. The FY16 CPA process included a public meeting on June 16, 2015 to solicit suggestions for specific projects from the general public in the categories of Affordable Housing, Open Space and Historic Preservation, and a public hearing on August 25, 2015 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 15, 2015 were based on the City's goals, staff presentations and public comments heard at the CPA public meetings held on June 16, 2015 and August 25, 2015 as well as public input from letters, emails, online project requests and petitions received since the beginning of the process, and the CPAC discussions at working CPAC meetings on June 4, 2015 and September 15, 2015.

Approximately 27 members of the public attended the June 16, 2015 public meeting, the purpose of which was to solicit public suggestions for projects for CPA funding. Of that number 18 people spoke. In addition, eight e-mails (or letters) were received from people who were unable to attend. Many of the speakers and some of the writers spoke/wrote in favor of multiple projects which are stated below.

With regards to Affordable Housing, members of the public spoke about preserving long-term affordability at Fresh Pond apartments and other expiring use properties. Petitions were received from residents supporting the 80-10-10 allocation along with preserving affordability for housing in Cambridge. Multiple people spoke and or wrote in favor of continuing to support housing options for low income tenants and continued supporting the First-Time Homebuyers Program. Members of the public also spoke about continuing to work on projects that address homelessness.

In regards to Open Space and Historic Preservation projects, several public speakers favored funding the Historic Preservation rehabilitation project at Lowell Memorial Park, and the restoration of Greenough Boulevard Path/ Hell's Half Acre project.

A public hearing, held on August 25, 2015, was posted for discussion of the allocation preferences among the three CPA funding categories. At that hearing, a presentation booklet was provided which described prior year allocations and expenditures as well as project proposals for FY16 CPA projects. Committee Chair Peterson (the Chair) explained the purpose of the meeting, which was to enable community members to express their preferences for percentage allocation of CPA funds. Fifteen people spoke at this meeting and all advocated for the CPAC to continue the 80% allocation to Affordable Housing. Additional petitions were received at this meeting as well.

The CPAC met for a publicly posted working meeting on September 15, 2015. Below is a summarized set of notes from that meeting.

The Chair summarized the FY16 CPA process, including the June 16, 2015 public meeting where members of the community were able to propose projects to the CPAC, and the August 25, 2015 public hearing at which members of the community stated their preferences for CPA allocations for the current year. The Chair outlined the order of business for the meeting; explaining that there were going to be three votes: one to allocate the percentage of the CPA funds to Affordable Housing, Open Space and Historical Preservation; the second vote would pertain to specific projects being recommended for CPA funding and third vote to transfer unexpended available Open Space fund balances into other open space projects.

The Chair then read two emails received by a Cambridge resident in support of not funding the Hell's Half Acre project along with a request for a study be done to inventory the urban wild at Hell's Half Acre.

The Chair summarized all public comment received through September 15, 2015.

Nine petitions were received with a total of 543 signatures in favor of Affordable Housing, 23 emails were submitted and 191 projects were submitted through an online form. It was noted this was the first year the public had access to submit project requests online. Out of the 191 requests, 34 supported the Lowell Memorial park landscape plan and wall restoration project, 95 supported the Greenough, Blvd. Hell's Half Acre project, 22 supported both the Hell's Half Acre and Lowell Memorial projects, 9 supported affordable housing projects, 17 supported open space projects and the remainder supported a variety of other projects.

CPAC member (and City Finance Director) Louis DePasquale provided a brief financial overview of anticipated available CPA funds for allocation in FY16, noting that \$11.7 million will be available this year from a combination of local receipts (\$8,200,000), state match (anticipated at \$1,475,000) and fund balances (\$2,025,000). CPAC member DePasquale discussed three open space projects with project costs over \$1 million that are not recommended for CPA funds at this time, since the City can fund using other financing (free cash or bonds). The projects are Linear Park pathway, Glacken Field and Sennott Park. CPAC member DePasquale also mentioned that the City had bonded \$7m over the last five bond issues for open space projects and that the City had the capacity to bond larger projects. CPAC member Shachter, asked if the City had a particular bond allocation set up for these projects. CPAC member DePasquale explained that the City has a five year bond schedule which is revised semi-annually. He also

mentioned that although the City has the capacity to bond large open space projects; these projects are not currently in the City's capital plan.

The Chair, asked if any of the CPAC members had any questions and would like to move to vote on the allocation vote percentage into each category.

CPAC member Simenas asked if the City tracks the status of projects recommended from year to year that were not funded with CPA funds. CPAC member Shachter asked for an explanation on how these Open Space projects were prioritized. CPAC member, Schlesinger, followed up with a question of how each project was part of the city's plan. The Chair explained that the projects came from interdepartmental staff recommendations based on the needs of the City. The Chair and CPAC member DePasquale, stated that there were many non-CPA funded Open Space projects that have been funded by the City in the past and this information can be included in the booklet to the CPAC in the future. It was mentioned that Danehy Park and the Cambridge Common, with project costs of approximately \$5 million were recently funded outside of CPA funds through bond proceeds.

CPAC member Shachter stated that what she heard from the community during testimony at the last public hearings, the 80-10-10 allocation was aligned with the needs for funding and supported the continued allocation with no reason to change history.

CPAC member Simenas then moved to vote the percentage allocation of CPA funds as 80% to Affordable Housing, with 10% each to Open Space and Historic Preservation. CPAC member, Schlesinger, seconded the vote. The Chair then requested a voice vote, which was unanimously in favor of an 80% allocation for Affordable Housing.

CPAC member Shachter proposed having a meeting with the Affordable Housing Trust to discuss how the trust prioritized projects and to better understand its process. CPAC member, Schlesinger, suggested CPAC members be invited to a meeting of the Affordable Housing Trust. CPAC member Simenas agreed that he would like to understand the Affordable Housing Trust's process.

The Chair stated that the next section of the meeting would be used to discuss recommended projects for the 80-10-10 allocation. Since all of the funds for affordable housing are allocated to the trust, a discussion on proposed projects specifically for open space and historic preservation was proposed.

Open space proposals totaled \$1,150,000 which was \$20,000 less than the 10% allocation of \$1,170,000. A suggested to split the \$20,000 difference equally between Clarendon Ave. playground and Morse playground considering these projects would require additional funding for construction. CPAC member, Mr. Pasquale, mentioned that the construction cost of these two projects would be funded from either bond proceeds or free cash.

The Chair also discussed the amount being funded for Greenough Blvd. Hells Half Acre project. This project is fully designed, permitted and construction has commenced. The state committed \$700k and \$500k was being matched through private funds leaving the project short by \$198,000. The Solomon Foundation has pledged additional money to the project and requested \$90,000 from CPA funds.

Director of the Cambridge Conservation Commission Jennifer Letourneau, described the Hell's Half Acre project. She mentioned that the permitting process was complete and it would provide a path giving access to the river edge. Cambridge Plant and Garden Club have been tagging plants and in are in the process of working in collaborative effort between many organizations.

CPAC member Simenas stated that Department of Conservation Recreation (DCR) provided a plan within the Conservation Commission's notice of intent, which would bring people closer to the river. He mentioned that was poison ivy on the paths that will be removed and cleared, allowing students access to use the paths for cross country running.

The Chair opened the discussion to the CPAC on what projects would be funded with the \$1,170,000 for Historic Preservation allocation.

Charles Sullivan, Director of the Historical Commission, stated that all of the recommended projects could be funded except for the fire headquarters replica engine bay doors. He mentioned that the fire headquarters bay doors need to be replaced every 10 years and is not a capital or permanent improvement that qualifies for the use of CPA funds. CPAC member Mr. DePasquale stated that this project, if a priority, could be supplemented with other sources of funding. Continuation of digitizing the Cambridge newspapers, restoration to historic landscapes, such as Kingsley Park, Longfellow park staircase, Lowell Park landscape plan and wall restoration project and ongoing improvements to the Old Buying Ground, creation of a new vault in a climate controlled room with the need for the preservation of documents are all proposed projects for the FY16 CPA funds. It was also mentioned that the preservation grant program would be available for use in two categories: Affordable Housing and Institutional (non-profit). Some of the projects included repairs or restoration to windows at churches, roof replacements. The grants are normally awarded in the amounts between \$30,000 to \$50,000.

Accordingly, on September 15, 2015, the CPA Committee voted on the following recommendations to the City Council, through the City Manager. The CPAC voted unanimously that the CPA funds be allocated and appropriated as follows and also voted unanimously on the transfer of available unexpended balances from appropriated Open Space projects, which have been completed to other projects. The following is a list of transfers, which were requested.

## **Recommended FY 2016 Allocation and Appropriation of CPA Funds**

### **VOTE 1: Fiscal Year 2016 Local Funds (\$8,200,000)**

#### **Vote 1A**

80% of FY16 CPA Local Fund revenues (**\$6,560,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

**Vote 1B**

10% of FY16 CPA Local Fund revenues (**\$820,000**) allocated to Historic Preservation as follows:

1. \$600,000 appropriated to the Historic Preservation Grants program
2. \$220,000 appropriated to the City Clerk vault construction

**Vote 1C**

10% of FY16 CPA Local Fund revenues (**\$820,000**) allocated to Open Space as follows:

1. \$500,000 appropriated to the Amigos School Playground
2. \$260,000 appropriated to the Clarendon Avenue Playground design
3. \$60,000 appropriated to the CRLS Tennis Courts Structural Study

**VOTE 2: Fiscal Year 2015 State Funds [received in FY16] (\$1,475,000)**

**Vote 2A**

80% of FY15 State Match revenues (**\$1,180,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

**Vote 2B**

10% of FY15 State Match revenues (**\$147,500**) allocated to Historic Preservation as follows:

1. \$93,325 appropriated to the continuation of digitizing Cambridge Newspapers
2. \$26,675 appropriated to the City Clerk vault construction
3. \$27,500 appropriated to creating a database of Cambridge Cemetery burials

**Vote 2C**

10% of FY15 State Match revenues (**\$147,500**) allocated to Open Space as follows:

1. \$90,000 appropriated to Greenough Blvd./ Hell's Half Acre
2. \$57,500 appropriated to the Morse School Playground design

**VOTE 3: CPA Fund Balance (\$2,025,000)**

**Vote 3A**

80% of the Fund Balance (**\$1,620,000**) allocated to Affordable Housing and appropriated to the Affordable Housing Trust.

**Vote 3B**

10% of the Fund Balance (**\$202,500**) allocated to Historic Preservation as follows:

1. \$7,500 appropriated to creating a database of Cambridge Cemetery burials
2. \$50,000 appropriated to the Longfellow Park, staircase restoration

3. \$85,000 appropriated to Lowell Park, landscape plan and wall restoration
4. \$30,000 appropriated to Kingsley Park overlook restoration
5. \$30,000 appropriated to Old Burying Ground, headstone and tomb restoration

**Vote 3C**

10% of the Fund Balance (\$202,500) allocated to Open Space as follows:

1. \$202,500 appropriated to the Morse School Playground design

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

**Vote 4A**

1. \$10,000 appropriated to Administrative Costs for Community Preservation Coalition Membership Dues.

Periodically, the CPA Committee requests to transfer available unexpended balances from appropriated Open Space CPA projects, which have been completed to other projects or to reserves. The following is a list of transfers, which were requested and approved by the Committee.

**A. Open Space**

1. Requesting that the Community Preservation Act Committee approve the transfer of \$20,000 in available unexpended funds from the FY12 CPA Lincoln Land Acquisition appropriation to the Hurley Playground Renovation Project. This transfer will allow for changes to the final design based on feedback from the community.
2. Requesting that the Community Preservation Act Committee approve the transfer of \$30,369.50 in available unexpended funds from the FY07 Fresh Pond Reservation- Earthen Berm project to the Parkway Community Gardens' Project. This transfer will allow the design of the FY12 Drainage and Community Garden project to move forward, which will allow this project to move into construction.

A favorable vote for these transfers by the CPA Committee does not require further action by the City Council.

Community Preservation Act  
FY16 Allocations and Recommendations  
to the City Council

City of Cambridge

September 21, 2015

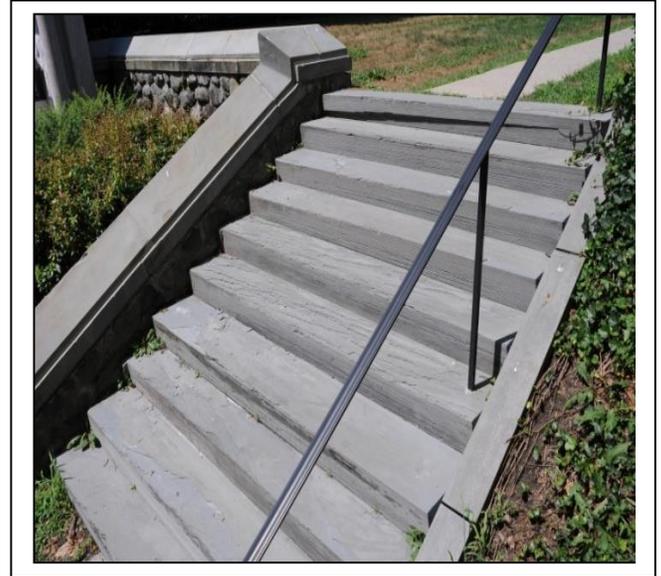
# Community Preservation Act (CPA)

Funding provided for:

**Affordable Housing**

**Historic Preservation**

**Open Space**



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# 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.

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## Recommended FY16 CPA Appropriations and Allocations

**\$11,700,000**

<b>Local</b>	<b>State Match</b>	<b>CPA Fund Balance</b>
<b>\$8,200,000</b>	<b>\$1,475,000</b>	<b>\$2,025,000</b>

**Summary of Fund Allocations and Appropriations from all Sources (Prop. Taxes, State Match, Reserves, and Fund Balance) FY02-FY15**

	<b>FY02-15 Local Funds</b>	<b>FY02-15 State Match</b>	<b>CPA Fund Balance</b>	<b>FY02-15 Total Amount Allocated/ Appropriated All Sources</b>
<b>Affordable Housing Trust</b>	\$66,440,000	\$36,560,000	\$12,000,000	\$115,000,000
<b>Historic Preservation</b>	\$8,305,000	\$4,570,000	\$1,500,000	\$14,375,000
<b>Open Space</b>	\$8,305,000	\$4,570,000	\$1,500,000	\$14,375,000
<b>Total:</b>	\$83,050,000	\$45,700,000	\$15,000,000	\$143,750,000

**Detail of Fund Allocations and Appropriations FY02-FY15  
(From all sources)**

**Affordable Housing Trust** **\$ 115,000,000**

<b>Historic Preservation</b>		
<b>Fiscal Year</b>	<b>Project Description</b>	<b>Amount</b>
FY2007	Archives rest.DPW, Main Library, Clerk	\$ 195,000
FY2006	Brattle-Craigie Park	\$ 200,000
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
FY2004	Cambridge Common	\$ 350,000
FY2005	Cambridge Common	\$ 227,000
FY2006	Cambridge Common	\$ 280,000
FY2008	Cambridge Common	\$ 19,390
FY2004	Cambridge Main Library, 449 Broadway	\$ 900,000
FY2008	Cambridge Public Library, archives	\$ 75,000
FY2010	Cambridge Public Library, digitization	\$ 50,000
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
FY2011	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
FY2008	City Engineer, archives	\$ 140,000
FY2012	City Engineer, Document Scanning	\$ 20,000
FY2013	City Engineer, Document Scanning	\$ 15,000
FY2005	City Hall, floors	\$ 369,000

**Detail of Fund Allocations and Appropriations FY02-FY15  
(From all sources) (cont.)**

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	\$ 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
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$ 100,000
FY2009	Collins Branch Library, accessibility	\$ 136,765
FY2013	Cpl. Burns Shelter, design and testing for hazardous materials	\$ 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
FY2007	Electrical Dept. Garage	\$ 80,000
FY2011	Eng. 1(491 Bway.)& 6(176 River), 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
FY2008	Engine 6, 176 River St	\$ 50,000
FY2014	Engine 6, 176 River St	\$ 54,500
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

**Detail of Fund Allocations and Appropriations FY02-FY15  
(From all sources) (cont.)**

FY2006	Fresh Pond Golf Course, clubhouse cupola	\$ 40,000
FY2008	Fresh Pond Golf Course, clubhouse roof	\$ 170,610
FY2013	Fresh Pond intake structure	\$ 10,000
FY2013	Historic Marker Prototype Design	\$ 40,000
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$ 25,000
FY2014	Magazine Beach Powderhouse	\$ 100,000
FY2015	Magazine Beach Landscape Plan	\$ 56,500
FY2007	O'Connell Library, 46 Sixth St., windows	\$ 50,000
FY2015	O'Connell Library, exterior	\$ 325,000
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
FY2002 - FY2015	Preservation Grants	\$ 6,284,000
FY2015	Preserve and/ or rebind historic atlases and directories	\$ 7,500
FY2009	Shady Hill Square, preservation restriction	\$ 175,000
FY2015	YWCA shelter	\$ 200,000
	<b>Historic Preservation Total</b>	<b>\$ 14,375,000</b>

**Detail of Fund Allocations and Appropriations FY02-FY15  
(From all sources) (cont.)**

<b>Open Space</b>		
<b>Fiscal Year</b>	<b>Project Description</b>	<b>Amount</b>
<b>FY2006</b>	Black's Nook and Black' Nook Access Area Improvements	\$80,000
<b>FY2008</b>	Black's Nook and Black' Nook Access Area Improvements	\$250,000
<b>FY2010</b>	Black's Nook and Black' Nook Access Area Improvements	\$250,000
<b>FY2011</b>	Black's Nook and Black' Nook Access Area Improvements	\$350,000
<b>FY2015</b>	Cambridgeport School Playground	\$500,000
<b>FY2005</b>	Cambridge Watershed Land Acquisition (Lincoln, MA)	\$1,150,000
<b>FY2013</b>	Community Gardens	\$100,000
<b>FY2009</b>	Drainage Improvements Project	\$75,000
<b>FY2010</b>	Drainage Improvements Project	\$155,000
<b>FY2009</b>	Ecological Inventory of Upland Watershed Property	\$100,000
<b>FY2013</b>	Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
<b>FY2004</b>	Fresh Pond Watershed Soil Stabilization	\$150,000
<b>FY2007</b>	Fresh Pond Reservation - Earthen Berm	\$275,000
<b>FY2009</b>	Fresh Pond Reservation Circulation and Access Plan	\$50,000
<b>FY2007</b>	Glacken Slope Stabilization and Access Plan	\$60,000
<b>FY2011</b>	Glacken Slope Stabilization and Access Plan	\$350,000
<b>FY2012</b>	Glacken Slope Stabilization and Access Plan	\$350,000
<b>FY2014</b>	Haggerty School Playground Improvements	\$600,000
<b>FY2015</b>	Haggerty School Playground Improvements	\$175,000
<b>FY2013</b>	Hurley Playground	\$400,000
<b>FY2007</b>	Kingsley Park Slope Stabilization	\$25,000
<b>FY2009</b>	Kingsley Point Restoration	\$600,000
<b>FY2004</b>	Little Fresh Pond Bank and Shoreline Restoration	\$150,000
<b>FY2006</b>	Little Fresh Pond Bank and Shoreline Restoration	\$200,000
<b>FY2007</b>	Little Fresh Pond Bank and Shoreline Restoration	\$100,000
<b>FY2006</b>	Mahoney's Site Restoration	\$800,000
<b>FY2005</b>	Northeast Sector/Fresh Pond Improvements Project	\$1,800,000
<b>FY2008</b>	Northeast Sector Final Change Order on Re-vegetation	\$75,000

**Detail of Fund Allocations and Appropriations FY02-FY15  
(From all sources) (cont.)**

<b>FY2006</b>	Old Field/Birch Grove	\$120,000
<b>FY2007</b>	Old Field/Birch Grove Restoration	\$375,000
<b>FY2013</b>	Pacific Street/ Passive Area and Dog Park	\$100,000
<b>FY2015</b>	Pacific Street/ Passive Area and Dog Park	\$70,000
<b>FY2006</b>	Purchase 12-14 Watson Street	\$153,655
<b>FY2013</b>	Railroad Rights of Way	\$250,000
<b>FY2013</b>	Replacement of Basketball and Tennis Courts	\$530,000
<b>FY2013</b>	Replacement of School Playgrounds	\$300,000
<b>FY2014</b>	Sacramento Field Renovations	\$430,000
<b>FY2015</b>	Sacramento Field Renovations	\$420,000
<b>FY2015</b>	Sennott Park Basketball Courts	\$85,000
<b>FY2011</b>	Upcountry Watershed and Water Quality Improvements	\$200,000
<b>FY2008</b>	Watershed Protection and Restoration of Stream "C"	\$250,000
<b>FY2010</b>	Watershed Protection and Restoration of Stream "C"	\$250,000
<b>FY2011</b>	Watershed Protection and Re-vegetation- Golf Course	\$55,000
<b>FY2012</b>	Watershed Protection- Parkway Community Garden	\$350,000
<b>FY2012</b>	Watershed Protection and Landscape Stabilization- Golf Course	\$260,000
<b>FY2009</b>	Watershed Slope and Soil Stabilization Project	\$250,000
<b>FY2010</b>	Watershed Slope and Soil Stabilization Project	\$250,000
<b>FY2012</b>	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)
	<b>Open Space Total</b>	<b>\$14,375,000</b>

## 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	\$22,607 (6)		\$41,357
FY15	\$41,357			\$41,357
FY16	\$41,357			\$41,357

### 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

(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.

(6) Includes the CPA Committee vote on 9/10/13 to approve a transfer of \$22,607 (Historic Preservation) to Historic Reserves.

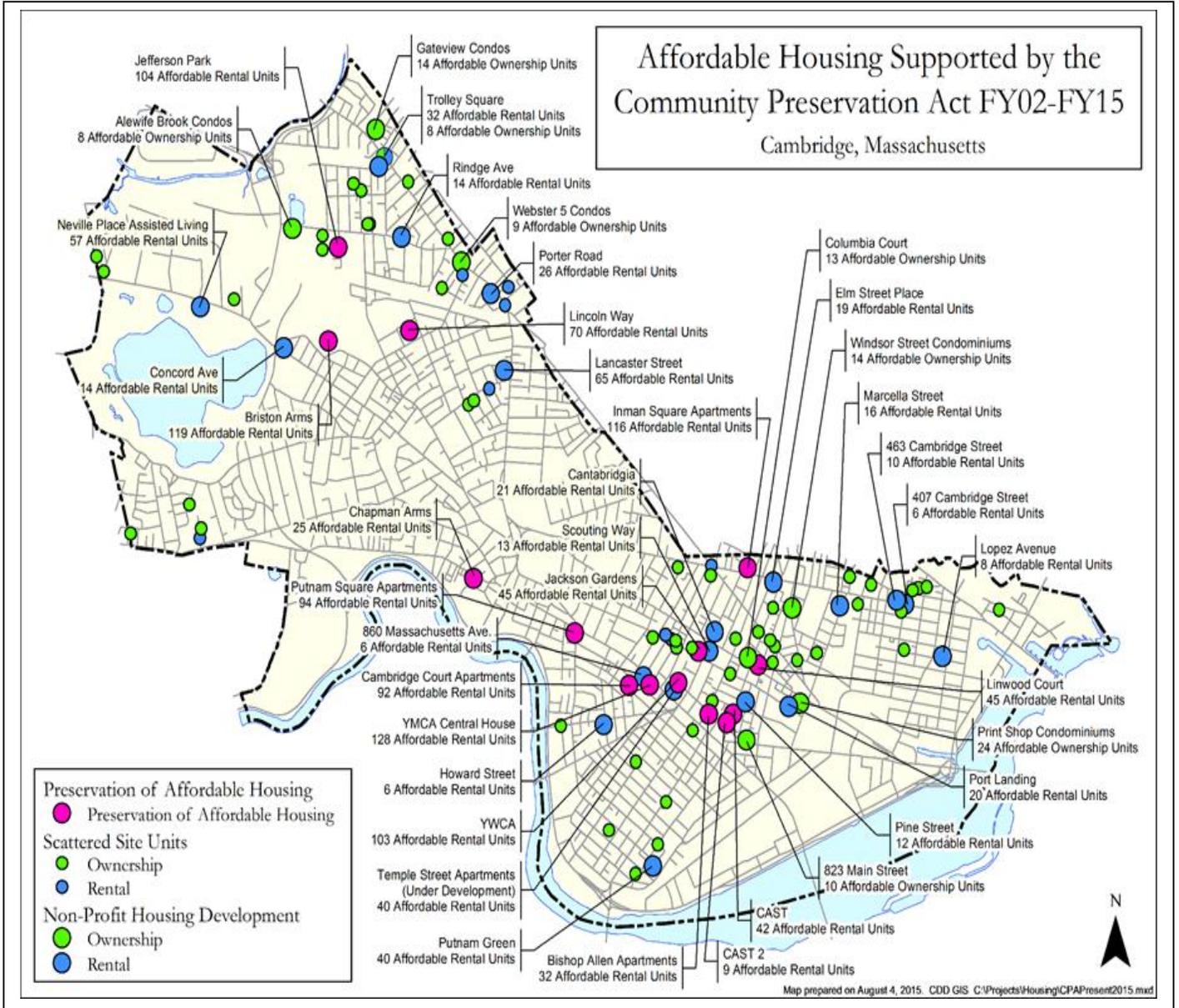
## Recommended Use of FY16 CPA Housing Funds:

**\$9,360,000 (80%)**

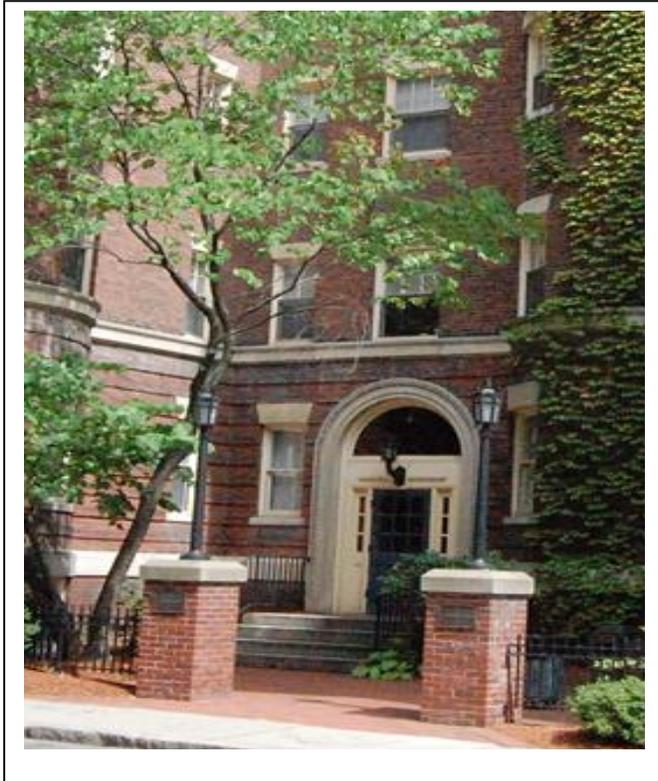
- **Preservation of affordable housing with expiring use restrictions**
- **Acquisition of existing multi-family rental buildings to create affordable units**
- **New construction of affordable housing**
- **Conversion of commercial, industrial, and institutional properties into affordable housing**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



# Affordable Housing Supported by the CPA FY02-FY15



# Trust/CPA Commitments (FY02-FY15)



- 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
- 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
- \* rehab underway
- \*\* under construction

# Continued Need for Affordable Housing

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

The waiting lists with the Cambridge Housing Authority (CHA) for affordable rental housing are closed. And not expected to be reopened for 2 years. At the time of closure there were 11,009 distinct applicants. Currently in the Community Development Department (CDD) applicant pools, there are:

- 1232 applicants in the rental pool
- 282 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 2014, the median market price for a condominium in Cambridge was more than \$510,000, which would require an income of more than \$120,000 per year to purchase without a significant down payment.

## 2015 Median Market Asking Rents

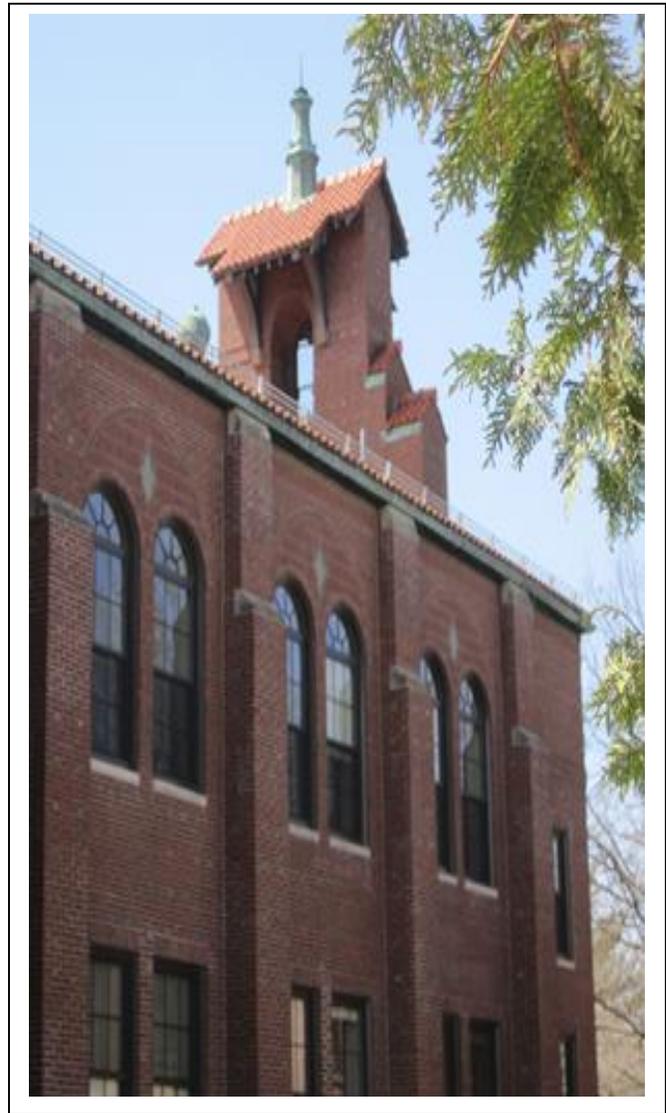
1-bedroom	\$ 2,583
2-bedroom	\$ 2,950
3-bedroom	\$ 3,400



# Housing CPA Funds FY02-FY15 \$115,000,000

Preservation of Affordable Housing	999 units
Acquisition/Creation of Rental Units	459 units
First- Time Homebuyer Units	153 units
<b>Total</b>	<b>1,611 units</b>

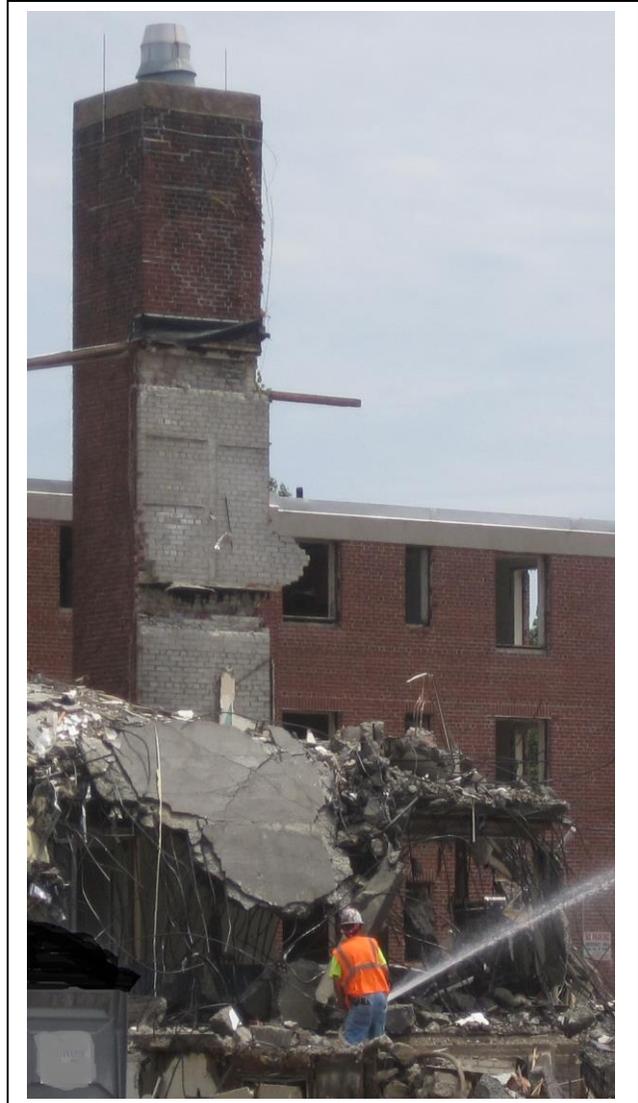
CPA funds committed to affordable housing have leveraged approximately **\$434 million** from other public and private sources.



## Jefferson Park - State

The Cambridge Housing Authority is in the process of redeveloping its Jefferson Park State development. Demolition of the existing four buildings from the 1950s has been completed. CHA will soon start construction of new energy efficient buildings that will result in 104 affordable units. The site will also be improved by restoration of the original street grid, connecting the site to the neighborhood.

- 104 affordable rental units
- \$ 57,059,276 million development
- \$6,370,000 million Trust/CPA
- \$50,689,267 million leveraged



# Briston Arms

Renovations will soon be underway at Briston Arms Apartments, a 154-unit former expiring-use property recently purchased and preserved by Preservation for Affordable Housing (POAH). POAH has completed project financing and is ready to begin site improvements and building upgrades. POAH will continue to operate the 35 market rate units in the property and will increase the affordable units from 105 to 119 apartments.

- 119 affordable rental units
- \$ 66,275,040 million development
- \$ 4,252,286 million Trust/CPA
- \$62,022,754 million leveraged



## Port Landing/131 Harvard Street

- 20 affordable rental units
- \$9.9 million development
- \$2.9 million Trust/CPA
- \$7 million leveraged



Construction is beginning on the transformation of this long-vacant parcel into 20 units of affordable rental housing. When completed, Port Landing will provide family-sized and one-bedroom rental units for low- and moderate-income tenants close to all the amenities of Kendall Square.

## 463 Cambridge Street



Homeowners Rehab, Inc. has acquired this ten-unit building in East Cambridge from a seller who wanted to ensure that these units will remain as a housing resource for the community for years to come. The building was fully occupied at the time of purchase, and units will be renovated upon turnover. Units provide a mix of one-bedroom and family-sized units, preserving the diversity of this neighborhood as rents continue to rise.

- 10 affordable rental units
- \$4.3 million development
- \$3.1 million Trust/CPA
- \$1.2 million leveraged

# Recommended Use of FY16 CPA Historic Preservation Funds: \$1,170,000 (10%)

***Archives:***

Continue digitizing Cambridge newspapers	\$93,325
Create database of Cambridge Cemetery burials	\$35,000

***Historic Landscapes:***

Kingsley Park overlook restoration	\$30,000
Longfellow Park staircase restoration	\$50,000
Lowell Park landscape plan and wall restoration	\$85,000
Old Burying Ground, headstone and table tomb restoration	\$30,000

***Public Buildings:***

City Clerk Vault Construction	\$246,675
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<b><i>Preservation Grants:</i></b>	\$600,000
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<b>Total</b>	<b>\$1,170,000</b>
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**Preservation Grants (CHC)**

**Affordable Housing**

- The CHC's Preservation Grant Program has supported affordable housing since 1975 by funding exterior restoration.
- The program offers up to \$30,000 through the Home Improvement Program and up to \$100,000 per project to affordable housing agencies.

**Institutional**

- 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.
- 79 IPG's have been awarded since FY05, 67 projects have been completed and 12 are under construction or cleared to proceed.

## Archives

The Cambridge Public Library has used CPA funds to digitize 77 years of Cambridge newspapers, from 1846 through 1923. Internet usage in FY15 averaged 270 sessions per day and over 1 million page views. The FY 16 project will digitize an additional 92 years of publication.



John W. Lyons was Cambridge's last directly-elected mayor, before the adoption of Plan E in 1941. Cambridge Sentinel, Sept. 9, 1939

## Historic Landscapes

### Kingsley Park Overlooks Restoration

This is part of the original Frederick Law Olmsted design, the overlooks require repointing for appearance and safety.



### Longfellow Park Staircases

The bluestone staircases in Longfellow needs to be rebuilt for appearance and safety.



### **Lowell Park Landscape Plan and Wall Restoration**

The Cambridge Plant & Garden Club will contribute \$5,000 and has requested \$85,000 to prepare a landscape restoration plan and restore the deteriorated brick wall along Brattle Street. The Massachusetts Dept. of Conservation and Recreation will double local contributions and execute a project worth \$180,000.



### **Old Burying Ground Improvements**

The city's oldest cemetery is in constant need of repair. This grant would continue a multi-year restoration of headstones and tombs at the cemetery.



## **Public Buildings**

### **City Hall – New vault for City Clerk**

Many irreplaceable city records are stored in unsafe conditions. Conversion of a former boiler room in the basement of City Hall will provide climate-controlled high-density storage for years to come.



# 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-FY15

Project	Agency	Amount
1 Allston Ct.	Just-A-Start, Corp.	\$ 30,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$ 50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$ 37,675
101 1/2 Inman St (2 grants)	Homeowners Rehab, Inc.	\$ 87,675
10-12 Boardman St.	Just-A-Start, Corp.	\$ 8,909
11 Foch St.	Homeowners Rehab, Inc.	\$ 15,000
11 Speridakis Ter.	Just-A-Start, Corp.	\$ 14,865
124 Thorndike St.	Just-A-Start, Corp.	\$ 18,500
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$ 30,000
135 Western Ave.	Just A Start, Inc.	\$ 30,000
135 Western Ave.	Just A Start, Inc.	\$ 30,000
135 Western Ave. (2 grants)	Just-A-Start, Corp.	\$ 60,000
139 Spring St.	Cambridge Community Housing Development	\$ 59,150
14 Carlisle St.	Homeowners Rehab, Inc.	\$ 30,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$ 2,200
14 Upton St.	Just-A-Start, Corp.	\$ 21,075
146-152 Prospect St.	Just-A-Start, Corp.	\$ 50,000
151-157 Allston St.	Homeowners Rehab, Inc.	\$ 50,000
151 Clark St.	Homeowners Rehab, Inc.	\$ 18,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$ 28,250
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
19 Howard St.	Just-A-Start, Corp.	\$ 30,000
196-198 Auburn St.	Share Associates	\$ 32,316
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
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$ 100,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$ 25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$ 36,000
237 Allston St.	Just-A-Start, Corp.	\$ 4,900
2-4 University Rd.	Homeowners Rehab, Inc.	\$ 50,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$ 35,000
25 Tremont St.	Just-A-Start, Corp.	\$ 25,000
25 Wendell St.	Homeowners Rehab, Inc.	\$ 46,750
25-27 Howard St.	Cambridge Community Housing Development	\$ 50,000
253-255 Windsor St.	Homeowners Rehab, Inc.	\$ 8,200
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$ 32,191
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
296 Washington St.	Lead-Safe Cambridge	\$ 19,350
300 Prospect St.	Homeowners Rehab, Inc.	\$ 30,000
323 Allston St.	Just A Start, Inc.	\$ 4,220
341 Columbia St.	Homeowners Rehab, Inc.	\$ 93,387
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
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$ 50,000
424-432 Windsor St.	Just-A-Start, Corp.	\$ 30,000
44 Webster Ave.	Just-A-Start, Corp.	\$ 30,000
45 Garfield St.	Homeowners Rehab, Inc.	\$ 32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$ 17,100
45 Garfield St. (2 grants)	Homeowners Rehab, Inc.	\$ 49,300
49-53 Columbia St.	Homeowners Rehab, Inc.	\$ 50,000
51 Norfolk St.	Just-A-Start, Corp.	\$ 35,000
56 Sixth St.	Just-A-Start, Corp.	\$ 30,000
58 Seventh St.	Homeowners Rehab, Inc.	\$ 75,000
6 Cottage St.	Just-A-Start, Corp.	\$ 15,000
62 Norfolk St.	Just-A-Start, Corp.	\$ 35,000
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$ 35,000
70 Bishop Allen Dr.	Just-A-Start, Corp.	\$ 35,000
77 Bishop Allen Dr.	Just-A-Start, Corp.	\$ 35,000
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$ 23,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$ 85,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$ 75,000
96 Gore St.	Just-A-Start, Corp.	\$ 18,530
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$ 40,000
17 Seventh St.	Homeowners Rehab, Inc.	\$ 10,500
<b>Grand Total</b>		<b>\$ 2,301,768</b>

## Institutional Preservation Grant Summary FY04-FY15

Institution	Amount
Union Baptist Church, 872 Main St.	\$ 50,000
1st United Presbyterian Church, 1418 Cambridge St. (4 grants)	\$ 214,818
Western Avenue Baptist Church, 299 Western Ave.	\$ 100,000
Agassiz Neighborhood House (2 grants)	\$ 96,146
Cambridge Center for Adult Education (5 grants)	\$ 210,075
Cambridge Community Center (2 grants)	\$ 99,240
Cambridge-Ellis School (2 grants)	\$ 43,775
Cambridge Family & Children's Services (2 grants)	\$ 80,000
Cambridge Historical Society (3 grants)	\$ 212,205
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 (2 grants)	\$ 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 (2 grants)	\$ 102,211
First Baptist Church (2 grants)	\$ 150,000
First Church of Christ Scientist (3 grants)	\$ 125,000
First Church, Congregational, 11 Garden St.	\$ 100,000
First Reformed Presbyterian Church, 51 Antrim St.	\$ 62,444
Grace Methodist Church, 56 Magazine St.	\$ 46,000
Harvard Epworth Methodist Episcopal Church (3 grants)	\$ 107,500
Holy Trinity Parish House, 145 Brattle St.	\$ 18,100
Margaret Fuller House (2 grants)	\$ 100,000
Masonic Temple, 1950 Massachusetts Ave.	\$ 20,000
Mass Ave. Baptist Church, 146 Hampshire St.	\$ 100,000
Massasoit Lodge, 55 Bishop Allen Drive	\$ 50,000
Mercy Corps (2 grants)	\$ 80,000
Mount Auburn Cemetery, 580 Mt Auburn St.	\$ 50,000
New School of Music (2 grants)	\$ 39,841
Old Cambridge Baptist Church (4 grants)	\$ 194,220
Pentecostal Tabernacle, South Campus, 56 Magazine St.	\$ 100,000

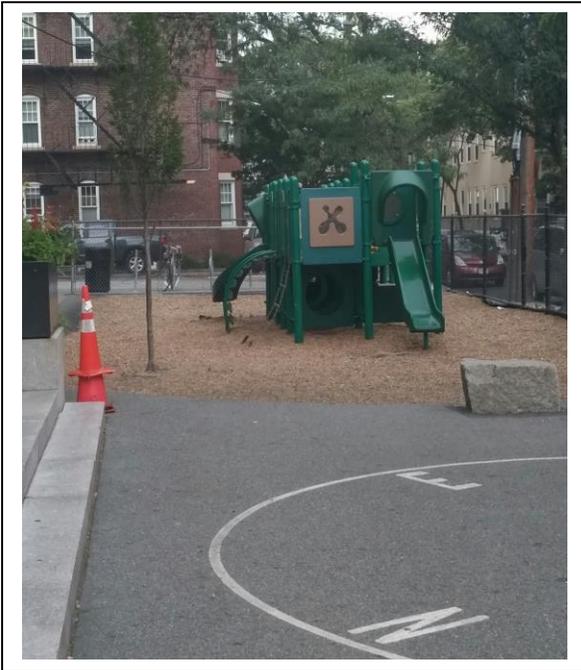
Reed Hall/ Episcopal Divinity School, 99 Brattle St.	\$ 48,000
St Francis of Assisi Church, 323 Cambridge St	\$ 100,000
St. James's Episcopal Church (2 grants)	\$ 100,000
St. Mary's Church/School Complex (4 grants)	\$ 224,025
St Paul AME Church, 31 Bishop Allen Drive	\$ 50,000
St. Paul's Catholic Church (2 grants)	\$ 130,000
St Peter's Episcopal Church (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 (2 grants)	\$ 200,000
<b>TOTAL</b>	<b>\$4,166,155</b>

# Recommended Use of FY16 CPA Open Space Funds: \$1,170,000 (10%)

<b>Morse School Playground</b>	<b>\$260,000</b>
<b>Amigos School Playground</b>	<b>\$500,000</b>
<b>CRLS Tennis Courts Structural Study</b>	<b>\$60,000</b>
<b>Clarendon Avenue Playground</b>	<b>\$260,000</b>
<b>Greenough Blvd. Hell's Half Acre</b>	<b>\$90,000</b>
<b>Total</b>	<b>\$1,170,000</b>

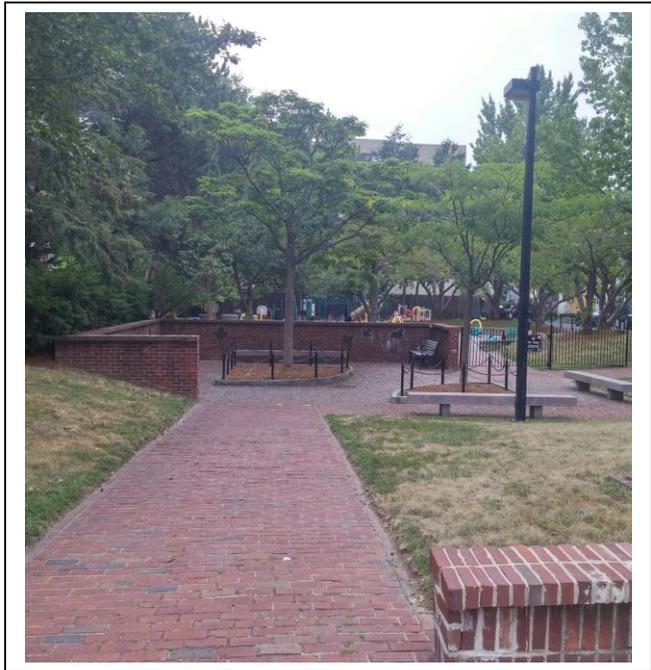
**Amigos School Playground**

Renovation would include a full redesign of the play space including new features and of playground area, including new play structures.



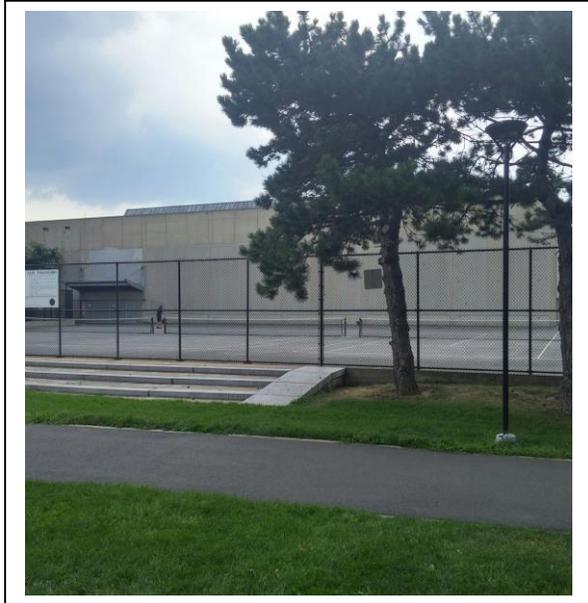
**Clarendon Avenue Playground**

Comprehensive redesign and renovation equipment, surfacing, seating areas, passive features and landscaping.

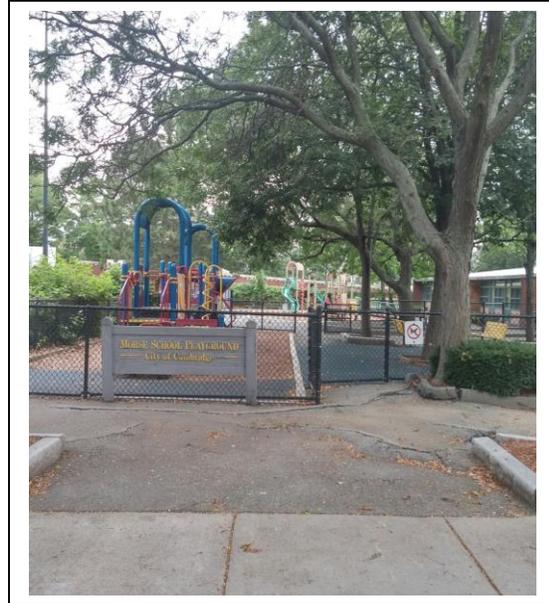


**CRLS Tennis Courts**

Structural engineering study for new tennis courts on top of the garage at CRLS and planning and design of new facilities.

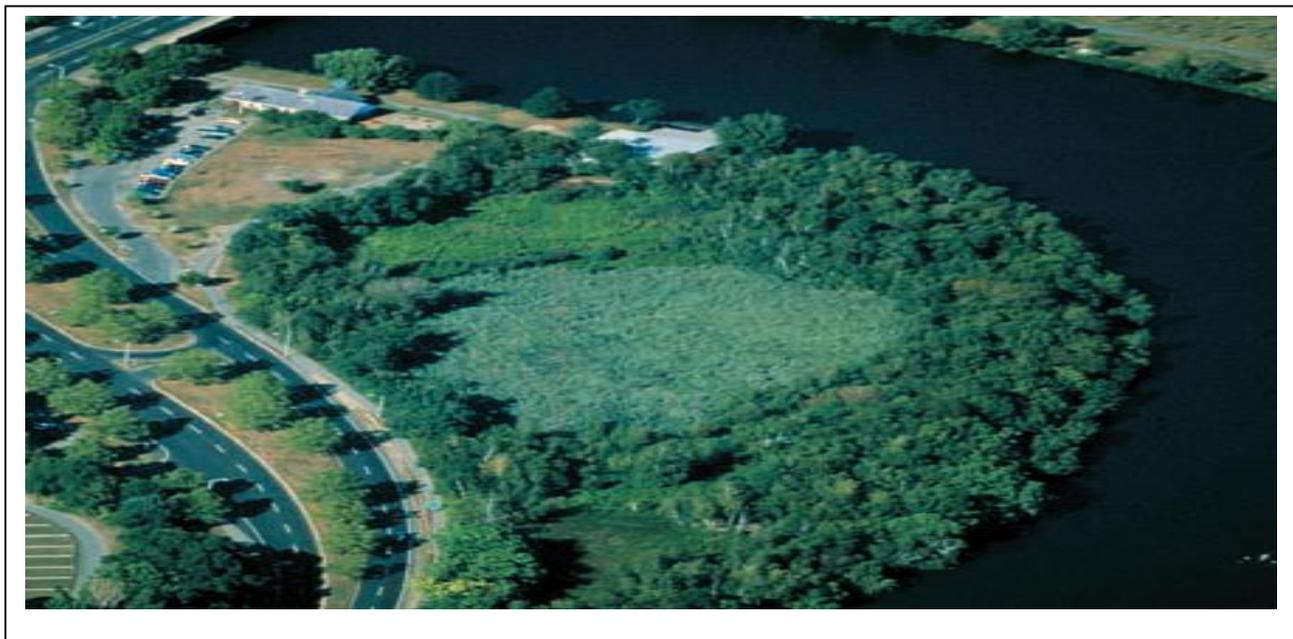


**Morse School Playground** Comprehensive redesign of playground and outdoor spaces including court and swings. As well as addressing surfacing and accessibility issues.



**Greenough Blvd. Hell's Half Acre**

Supplement funding to complete an accessible path and woodland restoration project around the Hell's half acre marsh along the Charles River.



# **CPA Committee Meetings**

- 1. CPAC Meeting (6/4/2015)**
- 2. Public Meeting (6/16/2015)**
- 3. Public Hearing (8/25/2015)**
- 4. CPAC Voting Meeting (9/15/2015)**
- 5. Refer Committee recommendations to City Council for acceptance at 9/21/15 Council meeting**

## Appendix:

### **Summary of public comments on projects from the public hearing and recommendations received during the public comment period between 6/16/2015 and 9/15/15**

#### **Summary**

Number of speakers on 6/16/15	18
Number of speakers on 8/25/15	13
Number of petitions received supporting Affordable Housing	9
Number of e-mails submitted	23
<b>Number of online project requests received and listed below</b>	<b>191</b>
Lowell Memorial park	34
Hell's Half Acre	95
Lowell Park and Hell's Half Acre	22
Support Affordable Housing Projects	9
Support Open Space Projects	17
Expiring Use	2
Pedestrian routes	1
80-10-10 allocation	1
Support Historic Preservation Projects	1
Extra planting on DCR land	1
Keeping History and Heritage of Cambridge	1
Watertown Cambridge Greenway paths	1
Supports more bike parking and paths	3
Inventory the urban wild and do a study at Hell's Half Acre	1
Dog Park	1
Restoration of trees and grass at the site of Clement G. Morgan historical marker	1

#### **Detail summary of speakers and documents received from June 16, 2015 through September 15, 2015**

##### **Affordable Housing**

- Preserve long-term affordability at Fresh Pond apartments and other expiring use properties (4 speakers 2 petitions submitted with a total of 91 signatures)
- 80-10-10 allocation (13, speakers, 10-emails, 7 petitions submitted with a total of 452 signatures)
- Supports Affordable Housing options for low income tenants (6 speakers, 1 e-mail, submitted)
- Hiring a consultant to help homeless people find housing (1 speaker)

- Continue to work on projects that address homelessness (1 speaker)
- Continue to support Affordable Housing specifically First-time Homebuyer's Program (2-emails)
- Interested in using municipal parking lots to create affordable housing units (1 speaker)

### **Open Space**

- Restoration of Greenough Boulevard Path (Hell's Half Acre) (2 speakers, 5 e-mails, 3 documents submitted)
- Perform a study to inventory the urban wild at Hell's Half Acre and to deny funding for this project (1-email)

### **Historic Preservation**

- Historic preservation project at Lowell Memorial Park ( 3 speakers, 4 e-mails and 1 document submitted)