



To: Richard Rossi, City Manager  
From: Lisa Peterson, Chair of Community Preservation Act Committee  
Date: September 11, 2014  
Re: **Allocation and Appropriation of FY15 CPA Funds**

A handwritten signature in black ink, appearing to read "Lisa Peterson".

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee (CPAC) on September 9, 2014 and to convey its recommendations for the use of CPA funds for the FY15 appropriation. The FY15 CPA process included a CPAC working meeting on May 28, 2014, a public meeting on June 19, 2014 to solicit suggestions for specific projects from the general public, and a public hearing on August 5, 2014 to hear public input on funding category allocation preferences.

Recommendations made by the CPAC on September 9, 2014 were based on the City's goals, staff presentations and public comments heard at the CPA public meetings held on June 19, 2014 and August 5, 2014, public input from letters, emails and petitions received since the beginning of the process, and the CPAC discussions at working CPAC meetings on May 28, 2014 and September 9, 2014. The CPAC reviewed the minutes from the earlier meetings, as well as letters, emails and petitions received, in preparation for its deliberations and discussion.

Approximately 32 members of the public attended the June 19, 2014 public meeting, the purpose of which was to solicit public suggestions for projects for CPA funding. Of that number, 25 people gave testimony. In addition, written correspondence was received from four individuals who were unable to attend the meeting. The record for the meeting for receiving public comment was left open until August 5<sup>th</sup>.

With regard to affordable housing, nine people spoke/wrote in favor of continuing to allocate funding to Affordable Housing, including one person who spoke about the demolition and rebuilding of Jefferson Park, a Cambridge Housing Authority (CHA) property; one person spoke about funding Transition House, which is an emergency shelter for survivors of domestic abuse; a number of speakers talked about how creating and preserving affordable housing allows Cambridge to retain its diverse character.

Nine people spoke or wrote in favor of Open Space projects, including two in favor of acquiring the Silver Maple Forest, while several others were in favor of upgrades to the Cambridgeport School Playground. Two petitions for funding the Cambridgeport School Playground were submitted with a total of 202 signatures.

Six people spoke or wrote in favor of Historic Preservation projects, including one in favor of using Historical Preservation funds to preserve expiring use properties; one in favor of the historic preservation grants provided for St. Peter's Church; one person spoke about preservation of an antique wall in the First Parish Church; one spoke in favor

of Historic Preservation Grants to a community non-profit, the Cambridge Center for Adult Education (CCAEE); and two people spoke about using historical preservation funds to improve Magazine Beach Park.

A public hearing, held on August 5, 2014 for the purpose of hearing recommendations from the public on allocation preferences among the three CPA funding categories. At this hearing a presentation booklet was provided, which described prior year allocations and expenditures as well as proposals for FY15 CPA projects. Twenty-four people spoke at this meeting; in addition, written correspondence from fifteen individuals was received prior to the meeting. Twenty-one comments were in favor of continuing the 80% allocation to Affordable Housing. Three people spoke about how they understand the need for affordable housing in the City, but would like to see more funds allocated to open space and historical preservation. Eleven petitions, with a total of 689 signatures, were submitted in favor of an 80% allocation toward affordable housing. Four people supported funding Magazine Beach Park with historic preservation funds. Ten people recommended purchasing the Silver Maple Forest. The record for this meeting was held open until September 9<sup>th</sup>.

The CPAC met for a publicly posted working meeting on September 9, 2014. Below are the meeting minutes from that meeting.

Committee Chair Peterson (the Chair) summarized the FY15 CPA process, including the first CPAC working meeting on May 28, 2014, the June 19, 2014 public meeting where members of the community were able to propose projects to the CPAC, and the August 5, 2014 public hearing at which members of the community stated their preferences for CPA allocations for the current year. Chair Peterson outlined the order of business for the meeting, explaining that there were going to be two parts to the meeting: the first part to discuss and then vote on the percentage allocation recommendation of the CPA funds to Affordable Housing, Open Space and Historical Preservation; the second part to discuss and agree on specific projects being recommended for CPA funding, particularly under Historical Preservation and Open Space.

The Chair then read a summary of the public comments at the June 19<sup>th</sup> public meeting and the August 5<sup>th</sup> public hearing. Chair Peterson noted that eleven petitions had been received with a total of 689 signatures in favor of Affordable Housing and two petitions had been received with 202 signatures in favor of Open Space, specifically for the Cambridgeport School Playground. She read into the record the correspondence received since the August 5<sup>th</sup> CPA public hearing, all of which were in support of the 80% allocation for Affordable Housing.

The Chair moved to the next portion of the meeting asking for comments or questions about allocations, or about need in any of these three areas. CPAC member Albe Simenas asked about Open Space needs and asked, aside from CPA Open Space funds, what other sources of funding were available to purchase, for example, the Silver Maple Forest. Chair Peterson stated that there are other sources of funding outside of CPA for Open Space. She gave the example of Glacken Field, renovation of which would be bonded for \$5 million.

Chair Peterson also noted that a report on the Silver Maple Forest was submitted to the City Council and that the property is not currently for sale by its owner; she also noted that if the land were available and if the City decided to purchase portions of this land, it would be from resources not necessarily from CPA.

CPAC member Susan Schlesinger stated that Open Space has other sources of funding, whereas Affordable Housing has no other source of funding, and referred to the CPA booklet which outlined all the Open Space projects funded through sources other than CPA funds. CPAC member (and City Finance Director) Louis DePasquale gave the example of the Danehy Park project that was bonded for \$1.2 million, and the Cambridge Common, which is receiving \$2.2 million in bond funds in addition to the CPA historic preservation funds and state funds provided.

Mr. DePasquale provided a brief financial overview of anticipated available CPA funds for allocation in FY15, noting that \$12.5 million will be available this year from a combination of local receipts (\$7,800,000), state match (anticipated at \$1,700,000) and fund balances (\$3,000,000), which is up \$2,200,000 from FY14.

CPAC member, Ellen Shachter, expressed her concerns about the urgency in funding Affordable Housing and expiring use buildings. She stated that due to a large increase this year in CPA funds, voting 80-10-10 in favor of Affordable Housing would still leave a large amount of CPA funding for Open Space and Historical Preservation. CPAC member Kevin Foster stated that he was happy to see residents mobilizing for Affordable Housing, Open Space and Historical Preservation, but it was clear that the need for housing was still very important.

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

Chair Peterson then asked staff to give recommendations for projects for Open Space and Historical Preservation. Taha Jennings gave an overview of how the recommendations for Open Space projects were developed. He explained that staff from Public Works, Community Development, Conservation Commission, Animal Commission, the Electrical Department, the Arts Council and the City Manager's Office comprise the City's Open Space Committee and meet monthly to discuss the needs of Open Space projects, trends, conditions, surveys and city-wide goals throughout the City as well as the recommendations proposed by residents. The School Department also participates in discussions about school playgrounds.

CPAC member Susan Schlesinger asked if Open Space projects that were recommended and not funded by CPA, how they would be funded through other sources. Chair Peterson stated that the Glacken Field renovations and the Linear Park improvements are large projects, which would likely be funded through bonds.

CPAC member Shachter asked about the requirements for deciding to renovate a park/playground. Taha Jennings stated that the School Department gives the Open Space Committee recommendations for parks/playgrounds that need renovation and the Open Space Committee also looks at the City as whole, in a collaborative effort with the community, to assess conditions and needs of open space locations. CPAC member Shachter suggested, for next year's CPAC meeting on allocation and project funding, that information be consolidated and provided to the Committee on the total list of projects suggested by City Staff and residents along with the Staff recommendations. Chair Peterson reminded the committee that City Sprouts had sent a letter requesting \$40,000 to fund a learning gardens at the Baldwin School. Ms. Peterson has asked the City's Open Space Committee to integrate these types of requests in the future when evaluating open space needs and recommendations.

CPAC member Foster asked why Magazine Beach Park was being funded through Historical Preservation and not Open Space funds. Charlie Sullivan, Executive Director of the Historical Commission, explained that the landscape of the Magazine Beach Park is an historic landscape. Chair Peterson stated that the Cambridge Common project was also partially funded with CPA Historical Preservation funds because it, too, is an historical landscape. CPAC member Steve Winter noted how important it is to look at historical landscapes in the City. He also asked about the Linear Park improvement project and what it would entail, and suggested that it could be a part of the planning board discussion when abutting properties are being developed.

CPAC member Schlesinger noted that the Magazine Beach Park project will be costly and that the CPAC needs to be more cognizant of the cost and scope of the project. Chair Peterson stated that the project would have to be completed through a partnership with the State. Schlesinger agreed with her.

Charlie Sullivan discussed the need for preservation grants for institutions, non-profit organizations, affordable housing projects, and churches. He also gave an overview of staff recommended Historic Preservation projects for municipal properties. CPAC member Ellen Shachter asked how decisions are made when determining what project to fund. Mr. Sullivan explained the application process for the grants program, and for receiving requests received by City staff for municipal buildings. Questions were raised about the past funding for the City Clerk's vault and the need for the preservation of documents.

Accordingly, on September 9, 2014, the CPA Committee voted on the following recommendations to the City Council, through the City Manager. The CPAC voted unanimously that CPA funds be allocated and appropriated as follows:

## **Recommended FY 2015 Allocation and Appropriation of CPA Funds**

### **VOTE 1: Fiscal Year 2015 Local Funds (\$7,800,000)**

#### **Vote 1A**

80% of FY15 CPA Local Fund revenues (**\$6,240,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

#### **Vote 1B**

10% of FY15 CPA Local Fund revenues (**\$780,000**) allocated to Historic Preservation as follows:

1. *\$600,000* appropriated to the Historic Preservation Grants program
2. *\$180,000* appropriated to YWCA Shelter

#### **Vote 1C**

10% of FY15 CPA Local Fund revenues (**\$780,000**) allocated to Open Space as follows:

1. *\$420,000* appropriated to Sacramento Field
2. *\$360,000* appropriated to Cambridgeport School Playground

### **VOTE 2: Fiscal Year 2014 State Funds [received in FY15] (\$1,700,000)**

#### **Vote 2A**

80% of FY14 State Match revenues (**\$1,360,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust.

#### **Vote 2B**

10% of FY14 State Match revenues (**\$170,000**) allocated to Historic Preservation as follows:

1. *\$56,500* appropriated to Magazine Beach Landscape Plan
2. *\$31,000* appropriated to City Clerk Vault Phase 2
3. *\$30,000* appropriated to Old Burying Ground
4. *\$25,000* appropriated to O'Connell Library Branch exterior
5. *\$20,000* appropriated to YWCA Shelter
6. *\$7,500* appropriated to Rebind Historical Atlases and Directories

#### **Vote 2C**

10% of FY14 State Match revenues (**\$170,000**) allocated to Open Space as follows:

1. *\$70,000* appropriated to Pacific Street Park
2. *\$100,000* appropriated to Haggerty School Playground

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

**Vote 3A**

80% of the Fund Balance (\$2,400,000) allocated to Affordable Housing and appropriated to the Affordable Housing Trust.

**Vote 3B**

10% of the Fund Balance (\$300,000) allocated to Historic Preservation as follows:

1. \$300,000 appropriated to O'Connell Library Branch exterior

**Vote 3C**

10% of the Fund Balance (\$300,000) allocated to Open Space as follows:

1. \$75,000 appropriated to Haggerty School Playground
2. \$140,000 appropriated to Cambridgeport School Playground
3. \$85,000 appropriated to Sennott Park Basketball Courts

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

**Vote 4A**

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

**Attendance at the Community Preservation Act Committee Meeting: September 9, 2014**

Committee Members Present:

Lisa Peterson, CPA Committee Chair, Deputy City Manager  
Louis DePasquale, Assistant City Manager, Finance  
Kevin Foster (Resident)  
Susan Schlesinger (Resident)  
Ellen Shachter (Resident)  
Steven Winter (Planning Board)  
Albe Simenas (Conservation Commission)  
Gerald Clark (Cambridge Housing Authority)  
Bill Bibbins (Historical Commission)

City Staff Present:

Jeana Franconi, Budget Director, Budget Office  
Angela Pierre, Principal Budget Analyst, Budget Office  
Manisha Tibrewal, Principal Budget Analyst, Budget Office  
Michelle Monsegur, Principal Budget Analyst, Budget Office  
Charles Sullivan, Executive Director, Historical Commission  
Chris Cotter, Director of Housing, Community Development Department  
Stuart Dash, Director of Community Planning, Community Development  
Department  
Karen Preval, Senior Management Analyst, City Manager's Office  
Taha Jennings, Assistant to the City Manager, City Manager's Office  
Jennifer Letourneau, Executive Director, Conservation Commission

Attachments:

CPAC FY15 Allocations and Recommendations to City Council (Booklet)  
CPAC FY15 Meeting Notes (5/28/14; 6/19/14; 8/5/14)

Notes from CPA Committee Meeting -5/28/14 @5:30pm-Ackerman Room

CPA Committee Members Present:

Bill Bibbins (Historical Commission)  
Ellen Shachter (Resident)  
Kevin A. Foster (Resident)  
Steven Winter (Planning Board)  
Lisa Peterson (Deputy City Manager/Chair CPAC)  
Louis DePasquale (Assistant City Manager for Finance)

Attendees:

Karen Preval (Senior Management Analyst-City Managers' Office)  
Jeana Franconi (Budget Director-Budget Office)  
Angela Pierre (Budget Analyst –Budget Office)  
Charles Sullivan (Executive Director-Historical Commission)  
Chris Cotter (Director of Housing Division-CDD)  
Nancy Schlacter (Executive Director-Human Rights)  
Taha Jennings (Assistant to the City Manager-City Manager's Office)  
Jennifer Letourneau (Executive Director –Conservation Commission)

- The meeting convened at 5:40 p.m., Deputy City Manager (Committee Chair) Lisa Peterson asked all committee members and staff to introduce themselves.
- Introduction of the new CPA Committee member Steve Winter, who is a representative of the Planning Board.
- Ms. Peterson stated that she wanted to use this meeting as an organizing session to talk about the history of CPA projects and to organize the time and location of the next CPA committee meetings and hearings. She announced that the next committee hearing was already scheduled on June 19<sup>th</sup>, in which community members would have the opportunity to request FY15 projects to be funded by CPA. City staff would also put in their request for projects to be funded by CPA. She also stated that the first week of August would be a good time to have the CPA percentage allocation meeting. She then asked Louis Depasquale to do an overview of the CPA finances.
- Louis Depasquale (Assistant City Manager for Finance) provided update information regarding CPA finances, including last year's financial information, the current financial position and anticipated CPA funding for FY15. He stated that, to date, a total of \$131 million has been allocated through CPA funding, with \$105m going toward housing, \$13m for historic preservation projects and \$13m for open space projects. The CPA fund balance is approximately \$3.7m and the expected FY15 allocation will be \$12.5m. The projected state match from last year declined from 27% to 23%.

- Director of Housing Division at CDD, Chris Cotter gave an update on housing projects. He talked about focusing on preserving the affordability housing units and rehab of affordable units. He also spoke about a few recent and upcoming acquisitions on Putnam Ave, Bishop Allen apartments, units near Kendall Square, Rindge Ave., Fresh Pond apartments. He stated that there was a back log of more than 1,000 applicants applying for housing.
- Kevin Foster asked a question in relation to what the backlog is for the public housing waiting list.
- Chris Cotter said that there are over 9,000 families on the CHA list. In the Housing Division, there are 1,000 applicants looking for rental units. There was not as large a waiting list for new ownership units.
- Charles Sullivan gave a history of CPA and discussed the current projects that are underway, such as the Cambridge Common which will start construction in June, former Police headquarters received \$500K toward exterior restoration with the Cambridge Housing Authority, City Hall restoration project will be out to bid in the near future, the Blacksmith house, handicap accessibility project, Brattle House, Longy School masonry work, Cambridge Historical Society renovation, and the Magazine Beach Powder House, envelope restoration is out to bid.
- Taha Jennings- gave an update on projects funded with FY13 CPA funds. He noted that in FY13 that CPA funds allowed a greater flexibility with included recreational funding for parks and playgrounds. The open space projects funded through FY14 CPA funds are: renovation of Hurley Street Park; renovation of Elm/Hampshire Plaza and Bishop Allen and Main Street Plaza; replacement of the basketball and tennis courts at Glacken Field and Pemberton Field; accessibility improvements to the Graham and Parks School playground; improvements to the Pacific Street Park off leash area; renovations to the Haggerty School Playground; and renovations to Sacramento field. Additional funds will be needed for the Pacific Street off leash area improvements as well as for renovations to Sacramento Field.
- Jennifer Letourneau stated that the Kingsley Park Restoration Project has been designed and the first phase is under construction.
- Kevin Foster asked a question about getting feedback from residents in a community after we have funded an open space project. He inquired if the previously funded Cambridgeport park projects are being used more by people.
- Ms. Peterson and Taha both responded that the City is waiting for the residents to have a chance to use the open space area for a full summer and then look at ways of evaluating the renovated parks and getting feedback from residents on their experience with new open spaces.
- Steven Winter had a question about the Sacramento place connecting the field. He inquired about the right of way at the end of Sacramento Field.
- Ms. Peterson and Taha explained that this area will need to be looked at as part of any park renovation.

- Ms. Peterson announced that on June 19, 2014, at the City Hall Annex, 344 Broadway, a CPA public hearing will be held in which the public, boards, commissions and staff will have an opportunity to suggest projects for CPA funding.
- Ms. Peterson discussed the dates, times and purpose for the upcoming meetings and noted that recommendations to the City Council would be submitted September 15, 2014.
- The following meetings were confirmed for the summer and fall: August 5, 2014 at 6:00pm at the Senior Center, 806 Mass. Ave. - public meeting to hear the public's percentage allocation recommendations; September 9, 2014 at 6:00pm in the Ackerman Room, City Hall - committee meeting to vote on the percentage allocation to projects.

The meeting adjourned at 6:16pm.

**Notes from CPA Committee Meeting 6/19/14 @ 6:00pm - 344 Broadway 2<sup>nd</sup> floor conference room**

CPA Committee Members Present:

Bill Bibbins (Historical Commission)  
Kevin Foster (Resident)  
Susan Schlesinger (Resident)  
Ellen Shachter (Resident)  
Steven Winter (Planning Board)  
Albe Simenas (Conservation Commission)  
Gerald Clark (Cambridge Housing Authority)  
Lisa Peterson (Deputy City Manager/Chair CPAC)  
Louis Depasquale (Assistant City Manager for Finance)

Attendees:

Jeanne Franconi (Budget Director)  
Taha Jennings (Assistant to the City Manager-City Manager's Office)  
Karen Preval (Senior Management Analyst-City Manager's Office)  
Angela Pierre (Budget Analyst-Budget Office)  
Manisha Tibrewal (Budget Analyst-Budget Office)  
Charles Sullivan (Executive Director- Historical Commission)  
Kit Rawlins (Assistant Director-Historical Commission)  
John Nardone (Assistant Commissioner for Operations-DPW)  
Chris Cotter (Director of Housing Division-Community Development Department)  
Cassie Arnaud (Project Planner- Community Development Department)

Notes:

- The meeting convened at 6:04pm. CPAC Chair Lisa Peterson provided a review of prior year funding for CPA and an update on projected funding for FY15.
- Lisa read the written communications received into the record.
  - Ellen Mass (Friends of Alewife Reservation)- purchase the Silver Maple Forest
  - Patricia Wong - New playground at the Cambridgeport School
  - Amy Mertl (Group of professors @ Lesley College) -Purchase the Silver Maple Forest
  - Tim Toomey- Renovation of Cambridgeport School Playground and using funds to create the Grand Junction Multiuse Path.
- Maria Escobar-Declined to speak.
- Elaine Derosa- Requested that Historical preservation grants be used for preserving expiring use at Chapman arms. Submitted petitions.
- Patricia Casola- Resident of Cambridge, stated that community preservation funding is important and would like to prioritize and use funds for expiring use of affordable housing. Submitted a petition for preserving affordable housing.

- Christian Brocato-The Rector at St. Peters Church at 1842 Prospect St. in Cambridge, talked about being able to preserve the church building with historical preservation grants by restoring the building envelope and doing plaster work. Would like another preservation grant to fund the restoration of the church's stain glass windows to maintain the historical characteristics of the building.
- Maria Escobar, who resides at 8 Lancaster St. asked to speak with a Spanish translator, which CPAC member Ellen Shachter provided. Originally from El Salvador, Maria has lived in the U.S. for 10 years and wanted to relocate last year, but couldn't. She received a letter stating that her apartment needed to be repainted and she agreed. Lisa then asked if there was a project she wanted to propose. Maria said she needed a 2--bedroom apartment because her son is staying with her. She was advised to to speak with a member of Housing Department.
- Fred Fantini- Requested that the park adjacent to the Cambridgeport School be updated to reflect the changing age of the children attending the school. The school use to be grades k-8 and now it is k-5.
- Olivia Fisk- supported improvements to Magazine Beach Park. She stated that the riverbank is unkept and that the park feels uninviting and unsafe. Children who attend the Morse School should be able to play at the park with better landscaping and lighting. She is a member of the neighborhood association.
- Cathie Zusy- The chair of the Magazine Beach Neighborhood Association, wants to look for funds to update the Magazine Beach Park, which is owned by DCR. She referenced the changes at the western section of Magaine Beach Park near the footbridge since 2011. DCR has estimated that to complete existing landscape design for the park that it will cost \$113,000. Cathie is asking the City to provide \$56,500 in CPA funds as a 1:1 match with DCR.
- Cheryl-Ann Pizza-Zeoli- Voucher co -chair of Alliance Tenants Organization, discussed the importance of prioritizing the preservation of long-term affordable housing, such as Briston Arms which is an expiring use property and part of a competitive process, and the remodeling of Jefferson Park to provide a high quality of living.
- David Roy- Chair of First Parish's building and grounds community is currently restoring an antique north wall near the burying grounds and is expected to complete the project this summer thanks to the historical preservation grant.
- Katie Chorner-Laird, principal at Cambridgeport School. The playground there is primarily a large basketball court that takes up 1/2-3/4 of the playground. There is not enough space in the park for the younger children to play. The Cambridgeport School went from grades k-8 and now it is k-5. The current playground was designed for older kids and now needs to be redesigned for the younger student population. She submitted petitions.
- Glenn McDonald- Cambridgeport School parent in support of upgrading the playground.
- Elizabeth Liss- A resident of Cambridge and a parent of children that attend Cambridgeport School, she submitted a petition to support upgrades to the playground. She helped put the

petition together that Kate Turner submitted. She stated it was not just the kids from the school that needed a new park, but also the kids that lived in the neighborhood.

- Ellen Shacter, CPAC member, asked about the use of the school playground during off hours and the benefit for neighborhood use. Lisa Peterson stated that the park is open from dawn to dusk and the school playground is open to the public.
- Kevin Foster, CPAC member, asked if children are using the basketball courts on the weekends.
- Nancy Lippincott- said she put her name down by mistake.
- Ellen Mass- asked the city to reconsider funding the Silver Maple Forest and to reach out to Belmont and Arlington. She mentioned that it was a valuable piece of property and the city could save with flood mitigation. She asked to allocate funds for open space reserved for potential sale options.
- Zoe Weinrobe- Cambridgeport resident, spoke about the need for affordable housing preservation and that she was first a renter and is now a homeowner. She purchased her home a few years ago and because of the current market she could not afford to buy it today.
- Peter Daly- From Homeowners' Rehab, described three expiring use properties that were saved by the use of CPA funds: Chapman Arms, Putnam Square, and Inman Street. He stated that he doesn't know when expiring use properties will come up but there is a need to have funds available. Historical preservation of units also need to be preserved with grants through the Historical Commission.
- Risa Mednick-from Transition House, which is an emergency shelter for survivors of domestic violence, is also a Cambridge resident and supports affordable housing. The Transition House serves low-income residents. The shelter is always at full capacity. In 2001, the Historical Commission helped preserve the building, but it needs additional restoration, such as windows and ADA ramps, which are supported with grant funds. The transition House needs to continue to serve as a shelter home for survivors of domestic violence.
- Terry Dumas- Director of Planning and Development at Cambridge Housing Authority, stated that last year he talked about demolishing and rebuilding Jefferson Park and the CHA received an affordable housing trust grant for \$10 million to do so. Timing was crucial for Jefferson Park for funding. The Trust was able to come through. When working in a community like Cambridge, funds need to be realized quickly and the Trust has always been able to do that.
- Alden Smith- Asked to pass.
- Karla Paschlas from Antrim St.-Was not available when name was called.
- Lee Giertsen Malone- Is a Cambridgeport School parent, in support of redesign of playground.
- Jefferson Lowe- Asked to pass.

- Hassan Rashid- Is a 820 Mass Ave resident. Talked about representing a committee to restore Bread and Jams through CPA funding. The Bread and Jams organization had been in existence for 25 years in Cambridge serving 55 homeless people per day. Bread and Jams provided meals, shower, clothing, housing and job search assistance. On March 25, 2014 budget cuts impacted Bread and Jams and they had to close their doors, leaving Harvard Square without a drop-in center for the homeless. Mr. Rashid would like to see that service restored and said he would submit a petition.
- Amy Mertl-- Supports the Silver Maple Forest/-Alewife reservation. She sent a letter to the Committee in support of Ellen Mass' letter. As an educator at Lesley, she commented on the value of Silver Maple Forest. The Forest is home to different animals not normally seen in the City and it brings value to schools through student field trips. She asked for funds to be put aside for a purchase if it comes available.
- Andrew White- Asked to pass.
- Terry Byrne- Is from the Cambridge Center for Adult Education (CCAЕ), which offers over 2000 classes. The building for the CCAE is in need of maintenance, which has been deferred. The Brattle House and the Blacksmith House have received three historical preservation institutional grants through the Historical Commission and Massachusetts Historical Commission. 42 Brattle also needs a facelift including new windows. It is important for the City to stand behind non-profit organizations.
- Deborah Ruhe- Is a resident of North Cambridge and the Executive Director of Just-A-Start (JAS) and urges the city to continue to support affordable housing. The cost of real estate is increasing and for the past 7 years JAS has not created any new housing projects because of the cost of real estate. Historical Preservation of affordable housing is important and she urges the city to continue to use CPA funds to support affordable housing.
- Holly Fritz- Is a Cambridgeport School parent that left the meeting early.
- Whitney Van Pragh- Is a Cambridgeport School parent that left the meeting early.
- Charles Sullivan- Executive Director for the Historical Commission gave an update on the use of CPA Historical Preservation funds used for the Cambridge Common; \$1 million CPA funds appropriated over 10 years ago.

The Alice Wolf building received two \$250,000 grants totaling \$500,000 that were used for building restoration.

Magazine Beach Powder House received \$80,000-\$400,000 overall investment through CPA funds and state matching funds. A contract has been awarded and the project will start in the fall.

13 institutions grant cases and 6 new this year.

8 active housing projects

- Mr. Sullivan listed project requests for proposals for Historical preservation funding for City owned buildings:
  1. City Hall restoration, window sills, City Council Chamber
  2. Repointing at 344 Broadway
  3. Water Department/Gatehouse at Fresh Pond renovation
  4. O'Connell branch library external window repair (\$365,000)
  5. City Clerk has another vault that needs restoration (\$375,000)
  
- John Nardone, Deputy Commissioner of Operations discussed how on a monthly basis the Open Space Committee meets and proposed initiatives for project:
  1. Sacramento fields (\$420,000) - neighborhood park, accessibility was funded last year.
  2. Pacific St. dog park (\$150,000) - funded last year, expansions to the park include lighting along with budget increases.
  3. Cambridgeport School playground (\$400,000).
  4. CRLS tennis courts - do structural study and design.
  5. Sennott Park near area IV youth center - basketball courts and playing field.
  6. Clarendon Park playground.
  7. Glacken field - has never been renovated and top priority is ADA accessibility.
  8. Linear Park - path is deteriorating - redoing pathway, lighting and landscape.
  9. Morse School Playground - aging structures need an upgrade.
  
- Chris Cotter did an expiring use presentation on 6 affordable housing projects. 420 units over the last 3 years were preserved:
  1. Finish rehab of Chapman Arms
  2. Putnam Sq. apartments preservation and rehab of building
  3. Bishop Allen-rehab to start soon through Just-A-Start
  4. Preserving new 20-unit building on Harvard St.
  5. Looking at producing and preserving units, Temple St. 20 Unit on Howard Street (possible state funding)
  6. Like to do mixed income units
  
- Affordable Housing Preservation's top priority:
  - 700 expiring use units will expire by 2021
  - 3 buildings are for sale: 250 units of mix income at Briston Arms, competitive offers are being offered.
  - Mr. Cotter stated that the affordable trust looks at requests on a monthly basis.
  - Stated how important it is to purchase sites as they come into the market with CPA funding, however they are competing against private competitors.
  
- Lisa asked if anyone else wanted to say anything and stated the record would stay open until the next meeting on August 5, 2014, which is a public hearing at the City Wide Senior Center at 6:00pm. The public will come and propose the allocation of the FY15 CPA funds. A 10% minimum is required to be allocated to each of the project areas (Open Space, Historical Preservation, and Affordable Housing).

- The CPA website is now available to be viewed.
- The CPA committee will vote on September 9, 2014 at 6:00pm in City Hall, Ackermann Room.
- The meeting adjourned at 7:22pm.

## Notes from CPA Committee Public Hearing 8/5/14 @ 6:00pm – Cambridge Senior Center

### CPA Committee Members Present:

Kevin Foster (Resident)  
Susan Schlesinger (Resident)  
Ellen Shachter (Resident)  
Steven Winter (Planning Board)  
Albe Simenas (Conservation Commission)  
Lisa Peterson (Deputy City Manager/Chair CPAC)  
Louis DePasquale (Assistant City Manager for Finance)

### Attendees:

Taha Jennings (Assistant to the City Manager-City Manager's Office)  
Karen Preval (Senior Management Analyst-City Manager's Office)  
Angela Pierre (Budget Analyst-Budget Office)  
Chris Cotter (Director of Housing Division-Community Development Department)  
John Nardone (Deputy Commissioner-Department of Public Works)  
Manisha Tibrewal (Budget Analyst-Budget Office)  
Charles Sullivan (Executive Director- Historical Commission)  
Jennifer Letourneau (Executive Director- Conservation Commission)

### Notes:

The meeting convened at 6:05pm. CPAC Chair, Lisa Peterson, explained the purpose of the meeting, which was to have members of the community express their preference for the percentage allocation of CPA funds. Chair Peterson noted the total FY15 CPA allocation of \$12.5M.

Chair Peterson read the written communications received into the record:

- Rashid Hasson-petition received to restore funding to Bread and Jams
- Cathie Zusy-Cambridgeport Neighborhood Association request for funds for Magazine Beach Park
- Richard Krushnic-purchase of Silver Maple Forest
- Amy Mertl, Asst. Prof. Leslie University- supporting Silver Maple Forest
- Arthur Strang, Fresh Pond Parkway-set aside funds for Silver Maple Forest
- Bill Forster-Silver Maple Forest
- Doug Brown, VP Fresh Pond Residents Alliance-Silver Maple Forest
- Kathy Roberts, Huron Ave.-Silver Maple Forest
- Hunter Aldrich, support friend of Alewife Reservation-Silver Maple Forest
- Nina Dillon, Mothers out front Mobilizing for a livable climate-Silver Maple Forest
- Roberta Rubin, Cambridge resident, 17 Day St.-Email requesting strong support to maintain current allocation of 80% for Affordable Housing
- Jane Hirschi/City Sprouts-request to use CPA funds to support a project to develop the schoolyard learning garden at the Baldwin School on Sacramento Street.
- Quinton Zondervan, President of Green Cambridge- supports purchasing Silver Maple Forest
- Stuart Dash-Requested additional funds for Haggerty School playground
- Cathleen Higgins, Cambridge resident- Supports allocation of 80% for affordable housing

Attendees made the following comments:

- Carol Copeland, 24 Carmen St., is a frequent user of Magazine Beach. As a former director of the Morse School, she used Magazine Beach as a teaching center. She would like to see historic preservation funds allocated for this recreational space.
- Cathie Zusy, 202 Hamilton St., and chair of the Cambridgeport Neighborhood Association Committee, would like more money allocated to Magazine Beach Park and stated that the existing plans for the park need to be updated.
- John Henn from the Avon Hill neighborhood and President of the Board of Just-A-Start (JAS), supports maintaining the 80-10-10 allocation in favor of affordable housing.
- Deborah Ruhe, Executive Director of JAS, is a homeowner in North Cambridge and is proud to call Cambridge her home. She supports the 80-10-10 allocation in favor of affordable housing (letter submitted).
- Ethel Ampey, on behalf of JAS and Maloney Apartments, supports the 80-10-10 allocation in favor of affordable housing (submitted a petition with ## signatures).
- Kathy Watkins, 80 Fossett St., spoke in favor of 80-10-10 for affordable housing. She supports 10% of Open Space funds to be used toward the Silver Maple Forest.
- Tom Scanlon, 238 Brookline St., supports the current allocation for affordable housing but would like to see more open space and historic preservation funds allocated for Magazine Beach Park.
- Marge Amster, a Cambridgeport resident, understands the need for affordable housing but feels that open space and historic preservation are also important. CPA funds should be used to leverage other funding sources at the state and federal level.
- Cheryl Ann Pizza-Zeoli, Cambridge resident, supports the 80-10-10 allocation in favor of affordable housing.
- Amy Mertl, professor at Lesley University, spoke in favor of increasing the allocation for open space to help purchase the Maple Forest, along with Arlington and Belmont, and preserving the natural ecosystem.
- Fred Meyer, from the Agassiz neighborhood, thinks that the history of Cambridge should be promoted and protected. He would like the ratio to change from 80-10-10 to 78-11-11.
- Nancy Porcaro spoke in support of the 80-10-10 allocation for affordable housing.
- Michael Phillips stated that open space is important but affordable housing is the #1 problem we face here in Cambridge.
- Victoria Bengland lives at Lincoln Way and supports 80-10-10 in favor of affordable housing.

- Peter Munkenbeck, board member for the JAS non-profit housing agency, supports the 80-10-10 allocation in favor of affordable housing.
- Quinton Zondervan supports the 80-10-10 allocation in favor of affordable housing.
- Elizabeth Dupont, a 4<sup>th</sup> generation Cantabridgian, supports the 80-10-10 allocation for affordable housing.
- Shams Mirza has lived in Cambridge for 40 years and is in favor of the 80-10-10 allocation for affordable housing.
- Elaine Derosa, Executive Director of the Cambridge Equal Opportunity Committee, Inc. (CEOC), spoke in favor of 80-10-10 for affordable housing. Ms. Derosa also submitted a petition in support of the affordable housing allocation.
- Jason Liss-declined to speak
- Terry Dumas, the Director of Planning and Development at the Cambridge Housing Authority (CHA), spoke in favor of the 80-10-10 allocation for affordable housing.
- Glenna Wyman spoke in favor of the 80-10-10 allocation for affordable housing.
- Peter Daly, Executive Director of Homeowners Rehab, Inc. (HRI), spoke in favor of the 80-10-10 allocation for affordable housing.
- Eva Martin Blythe, Executive Director at the YWCA, spoke in favor of the 80-10-10 allocation for affordable housing.
- James Murphy spoke in favor or the 80-10-10 allocation for affordable housing.

Chair Peterson thanked everyone for their testimony and announced that the next CPAC meeting would be held September 9, 2014 in the Sophie Anastos Conference Room in City Hall at 6pm for the vote on allocation percentages and specific projects. She stated that public comment would remain open until that meeting.

The meeting adjourned at 7:06pm.

Community Preservation Act  
FY15 Allocations and Recommendations to the  
City Council

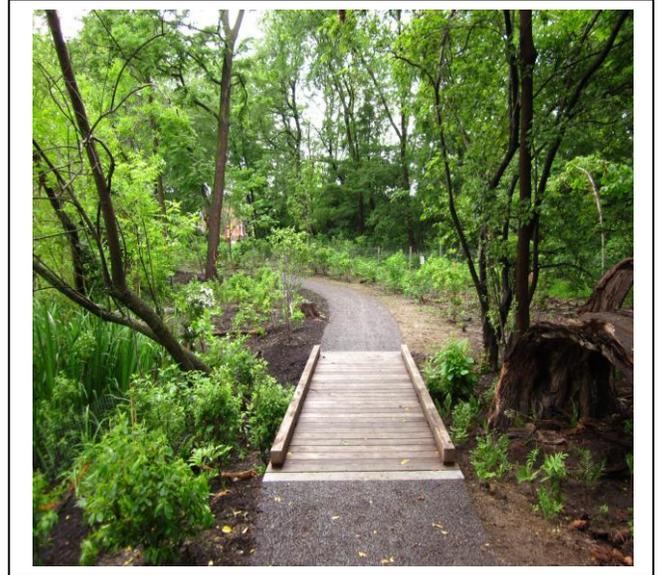
City of Cambridge

September 15, 2014

# 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 in March, 2002.

In July, 2012, amendments to the CPA legislation allowed 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.

---

## Recommended FY15 CPA Appropriations and Allocations

### \$12,500,000

Local	State Match	CPA Fund Balance
\$7,800,000	\$1,700,000	\$3,000,000

## CPA: Summary of FY02-13 and FY14 and FY15 Funds

	FY02-13 Approp. Funds (FY02-12 Local Funds + State Matches + Addt'l Fund Balance)	FY14 Approp. Funds (FY14 Local Funds + FY13 State Match Rec'd In FY14 + Addt'l Fund Balance)	FY 15 Estimate (FY15 Local Funds + FY14 State Match Rec'd In FY15 + Addt'l Fund Balance)
<b>Total</b>	<b>\$120,950,000</b>	<b>\$10,300,000</b>	<b>\$12,500,000</b>
<b>Housing</b>	\$96,760,000 (80%)	\$8,240,000 (80%)	\$10,000,000 (80%)
<b>Historic</b>	\$12,095,000 (10%)	\$1,030,000 (10%)	\$1,250,000 (10%)
<b>Open Space</b>	\$12,095,000 (10%)	\$1,030,000 (10%)	\$1,250,000 (10%)
Admin/CPA Membership Community Preservation Coalition	\$37,500	\$7,500	\$10,000

## Summary of Fund Allocations and Appropriations from all Sources (Prop. Taxes, State Match, Reserves, and Fund Balance) FY02-FY14

	FY02-14 Local Funds	FY02-14 State Match	CPA Fund Balance	FY02-14 Total Amount Allocated/ Appropriated All Sources
<b>Affordable Housing Trust</b>	\$60,200,000	\$35,200,000	\$9,600,000	\$105,000,000
<b>Historic Preservation</b>	\$7,525,000	\$4,400,000	\$1,200,000	\$13,125,000
<b>Open Space</b>	\$7,525,000	\$4,400,000	\$1,200,000	\$13,125,000
<b>Total:</b>	\$75,250,000	\$44,000,000	\$12,000,000	\$131,250,000

## Recommended Use of FY15 CPA Housing Funds:

**\$10,000,000 (80%)**

**With FY15 Funds, the City plans to preserve or create affordable housing through:**

- **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**



Chapman Arms: 25 affordable units preserved in Harvard Square. This also includes Historic Preservation funding.

# Recommended Use of FY15 CPA Historic Preservation Funds:

**\$1,250,000 (10%)**

<b>Preservation Grants (CHC)</b>	<b>\$600,000</b>
<b><i>Public Buildings</i></b>	
O'Connell Branch Library, exterior restoration, supplemental	\$325,000
YWCA Women's Shelter	\$200,000
<b><i>Historic Landscapes</i></b>	
Old Burying Ground, headstone and table tomb restoration	\$30,000
Magazine Beach Landscape Plan	\$56,500
<b><i>Archives</i></b>	
City Clerk's Vault	\$31,000
Preserve and /or rebind historic atlases and directories	\$7,500
<b>Total</b>	<b>\$1,250,000</b>

## **Preservation Grants (CHC)**

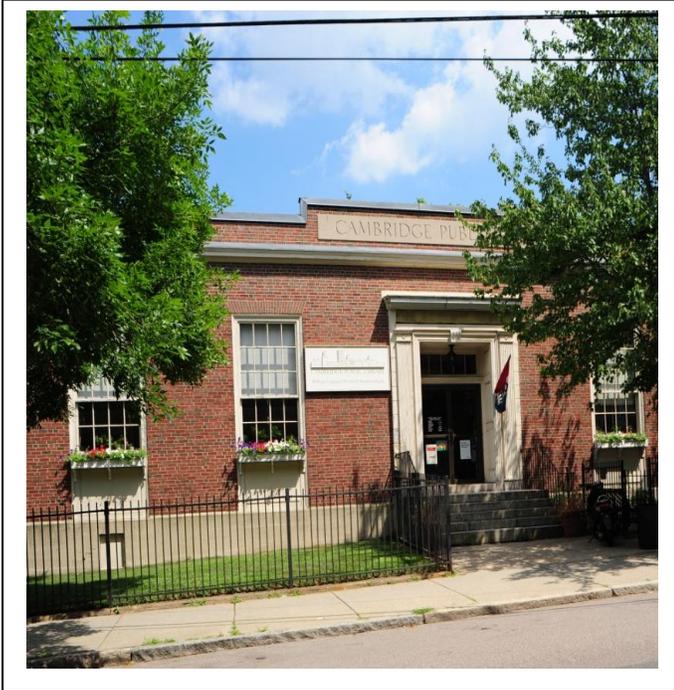
### **Affordable Housing**

- 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.

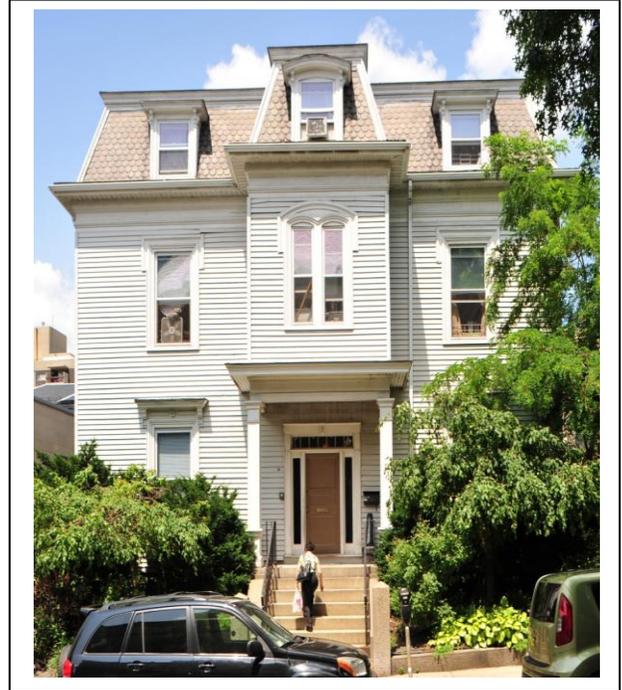
### **Institutional**

- 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.

**O'Connell Branch Library- 6<sup>th</sup> Street**  
restore exterior of Library



**Renovate emergency shelter, operated by the YWCA**



**Old Burying Ground Improvements**

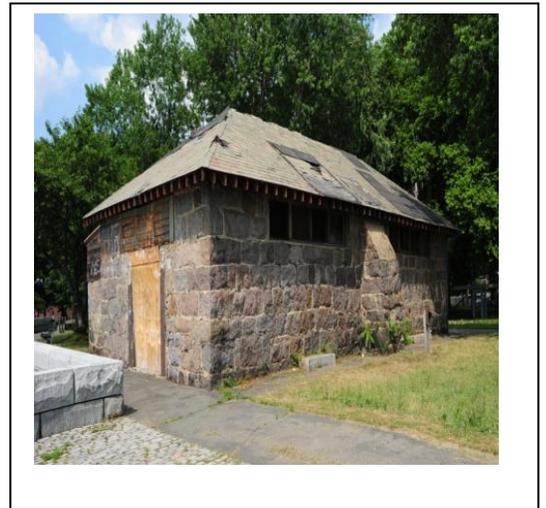
The city's oldest cemetery is in constant need of repair. This grant would continue a multi-year restoration of headstones and tombs at the cemetery



### Magazine Beach Landscape Plan

- In FY12, a \$25,000 CPA appropriation leveraged a \$50,000 contribution from the Massachusetts Department of Conservation & Recreation (DCR) for a Historic Structures Report.
- Another \$100,000 appropriation in FY14 enabled a \$300,000 project to restore the envelope of the Power House, which is now under construction.
- An appropriation of \$56,500 would be doubled by DCR and allow completion of a master plan for Magazine Beach.

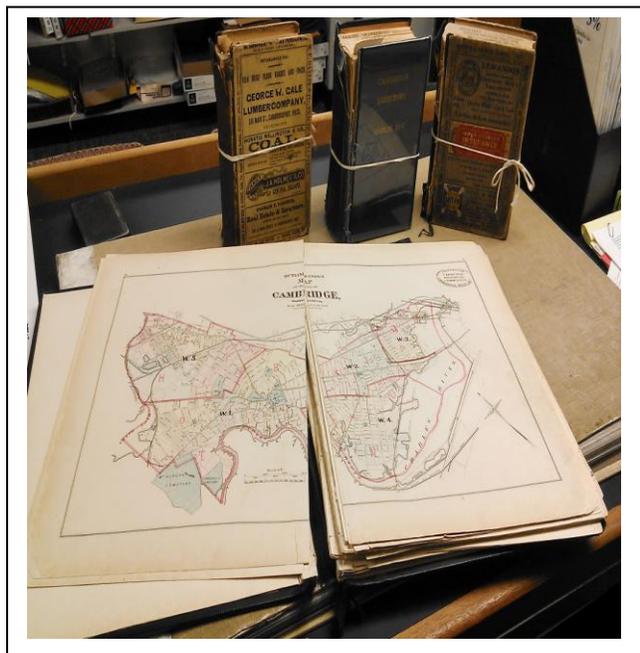
### Magazine Beach Landscape



### City Clerk's Vault



### Preserve and or bind historic atlases and directories



# Recommended Use of FY15 CPA Open Space Funds:

**\$1,250,000 (10%)**

<b>Sacramento Field</b>	<b>\$420,000</b>
<b>Haggerty School Playground</b>	<b>\$175,000</b>
<b>Pacific Street Park</b>	<b>\$70,000</b>
<b>Cambridgeport School Playground</b>	<b>\$500,000</b>
<b>Sennott Park Basketball Courts</b>	<b>\$85,000</b>
<b>Total</b>	<b>\$1,250,000</b>

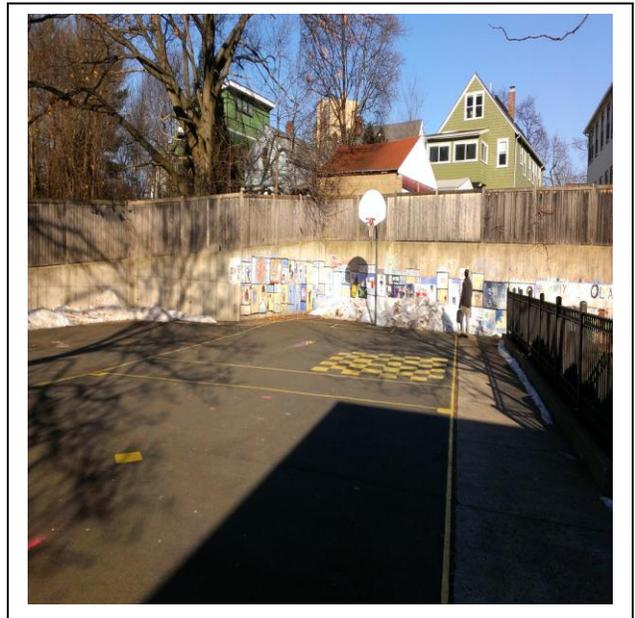
## **Sacramento Field**

Comprehensive renovations to improve access, replace park features, and establish more park like character throughout.



## **Haggerty School Playground**

Complete the renovation of the school's park. \$600,000 was funded through CPA funds in FY13



**Pacific Street Park**

Additional features and pathway improvements to the off leash area.



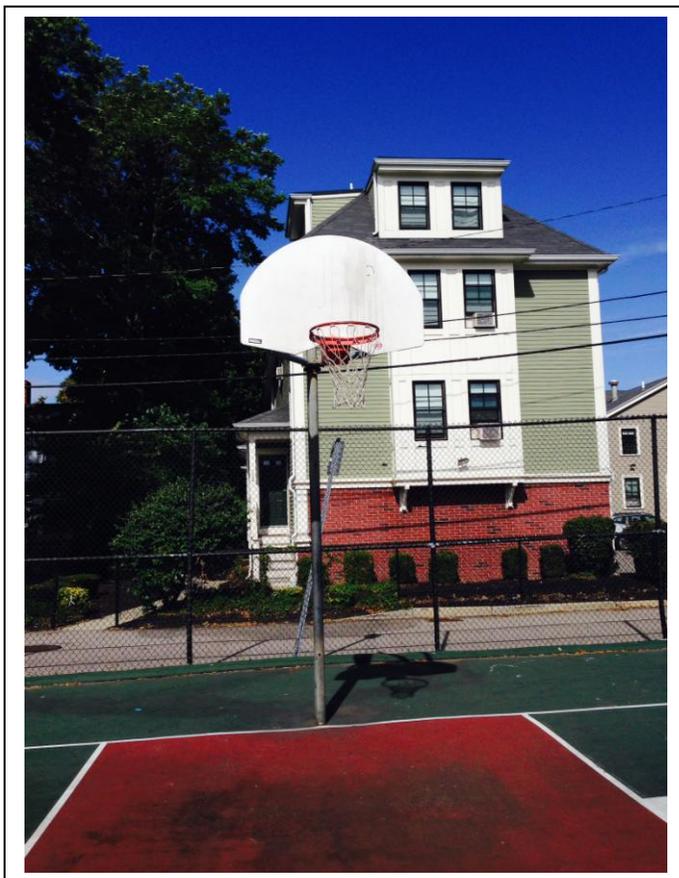
**Cambridgeport School Playground**

Renovation would include a full redesign of the play space, introducing healthy play elements and educational components.



**Sennott Park Basketball Courts**

Replace two basketball courts.



## Detail of Fund Allocations and Appropriations FY02-FY14 (From All Sources)

<b>Affordable Housing Trust</b>	<b>\$105,000,000</b>
<b>Open Space</b>	
Black's Nook	\$130,000
Black's Nook Access Area Improvements	\$800,000
Cambridge Watershed Land Acquisition (Lincoln, MA)	\$1,150,000
Community Gardens	\$100,000
Drainage Improvements Project	\$230,000
Ecological Inventory of Upland Watershed Property	\$100,000
Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
Fresh Pond Reservation - Earthen Berm	\$275,000
Fresh Pond Reservation Circulation and Access Plan	\$50,000
Fresh Pond Watershed Soil Stabilization	\$150,000
Glacken Slope Stabilization and Access Plan	\$760,000
Haggerty School Playground Improvements	\$600,000
Hurely Playground	\$400,000
Kingsley Park Slope Stabilization	\$25,000
Kingsley Point Restoration	\$600,000
Little Fresh Pond Bank Restoration	\$150,000
Little Fresh Pond Shoreline Restoration	\$200,000
Little Fresh Pond Shoreline Restoration	\$100,000
Mahoney's Site Restoration	\$800,000
Northeast Sector Final Change Order on Re-Vegetation	\$75,000
Northeast Sector/Fresh Pond Improvements Project	\$1,800,000
Old Field/Birch Grove	\$120,000
Old Field/Birch Grove Restoration	\$375,000
Pacific Street/ Passive Area and Dog Park	\$100,000
Purchase 12-14 Watson Street	\$153,655
Railroad Rights of Way	\$250,000
Replacement of Basketball and Tennis Courts	\$530,000
Replacement of School Playgrounds	\$300,000
Sacramento Field Renovations	\$430,000
Upcountry Watershed and Water Quality Improvements	\$200,000
Watershed Protection and Landscape Stabilization-Golf Course	\$260,000
Watershed Protection and Restoration of Stream "C"	\$500,000
Watershed Protection and Re-Vegetation-Golf Course	\$55,000
Watershed Protection- Parkway Community Garden	\$350,000
Watershed Slope and Soil Stabilization Project	\$500,000
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>\$13,125,000</b>

## Detail of Fund Allocations and Appropriations FY02-FY14 (From All Sources) (cont.)

<b>Historic Preservation</b>	
Brattle-Craigie Wall Repair	\$200,000
Cambridge Cemetery	\$60,000
Cambridge Cemetery Chapel Restoration	\$100,000
Cambridge Cemetery Fence Restoration	\$125,000
Cambridge Cemetery Receiving Tomb	\$25,000
Cambridge Cemetery Steps and Curbs & Stairway	\$218,000
Cambridge Common Restoration	\$876,390
Cambridge Public Library Digitization	\$110,000
City Cable TV Digitization	\$10,000
City Clerk Vaults Renovation	\$259,535
City Clerk, Records Room	\$97,000
City Council Chamber	\$75,000
City Hall Floor/ Staircase Restoration	\$784,000
City Hall Painting Project	\$105,000
City Hall Waterproofing & Associated Repairs	\$220,000
City Hall, Public Area Woodwork Restoration	\$40,000
City Hall, Replace Exterior Window Sills	\$240,500
Collins Library Accessibility	\$236,765
Design and Testing at Corporal Burns Shelter	\$21,000
Digitizing Historic Photo Collection	\$30,000
DPW City Engineer Archive, Document Scanning	\$35,000
Electrical Dept. Garage	\$80,000
Engine 5 (Inman Square)	\$235,000
Engine 6 (River St. Masonry & Paint), Including Engine 1 (Fire Headquarters)	\$119,500
Engine 9 Masonry, Roof & Door	\$238,000
Fire HQ Door Replacement	\$11,000
Former Police Department Headquarters Adaptive Reuse	\$500,000
Former Police Hdqtrs. Feasibility Study/Ironwork/ Adaptive Reuse	\$35,000
Fort Washington Park	\$40,000
Fresh Pond Golf Course Club House Tower /Clock	\$40,000
Fresh Pond Intake Structure	\$10,000
Ft. Washington Fence	\$75,000
Golf Course Clubhouse Roof & Masonry	\$170,610
Historic Marker Prototype Design	\$40,000
Historic Preservation Grants	\$5,684,000
Magazine Beach Powderhouse Preservation Repairs	\$125,000
Main Library Renovation Project	\$900,000
O'Connell Branch Library	\$50,000
Old Burying Ground	\$255,000
Restoration of Archival Collections and Public Record Restoration	\$473,700
Shady Hill Preservation Restriction	\$175,000
<b>Historic Preservation Total</b>	<b>\$13,125,000</b>
<b>Grand Total</b>	<b>\$131,250,000</b>
<b>Administrative/ CPA Membership Dues</b>	<b>\$52,500</b>

# Summary of Reserve Allocations

## Historic Preservation Reserve

	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

## 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

**(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 a FY07 allocation of \$415,000. Also includes the CPA Committee vote on 6/11/07 to approve a transfer of \$800,000 from Open Space to Open Space Reserve.

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

**(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 9/4/12 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 from Historic Preservation to the Historic Reserve.

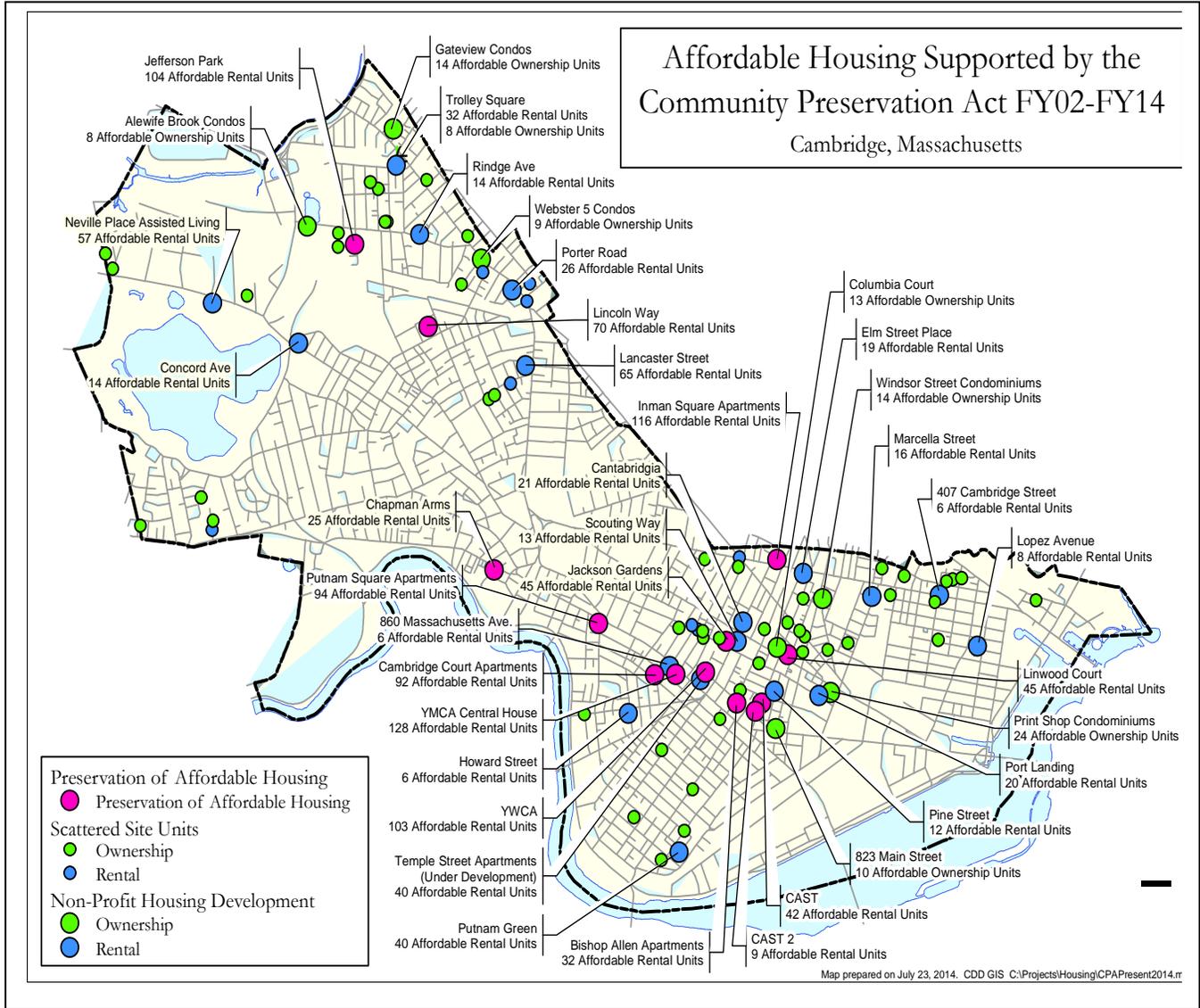
# Affordable Housing Programs

- Rental Housing
- Homeownership
- Preservation/Expiring Use
- First-Time Homebuyer (FTHB) Assistance

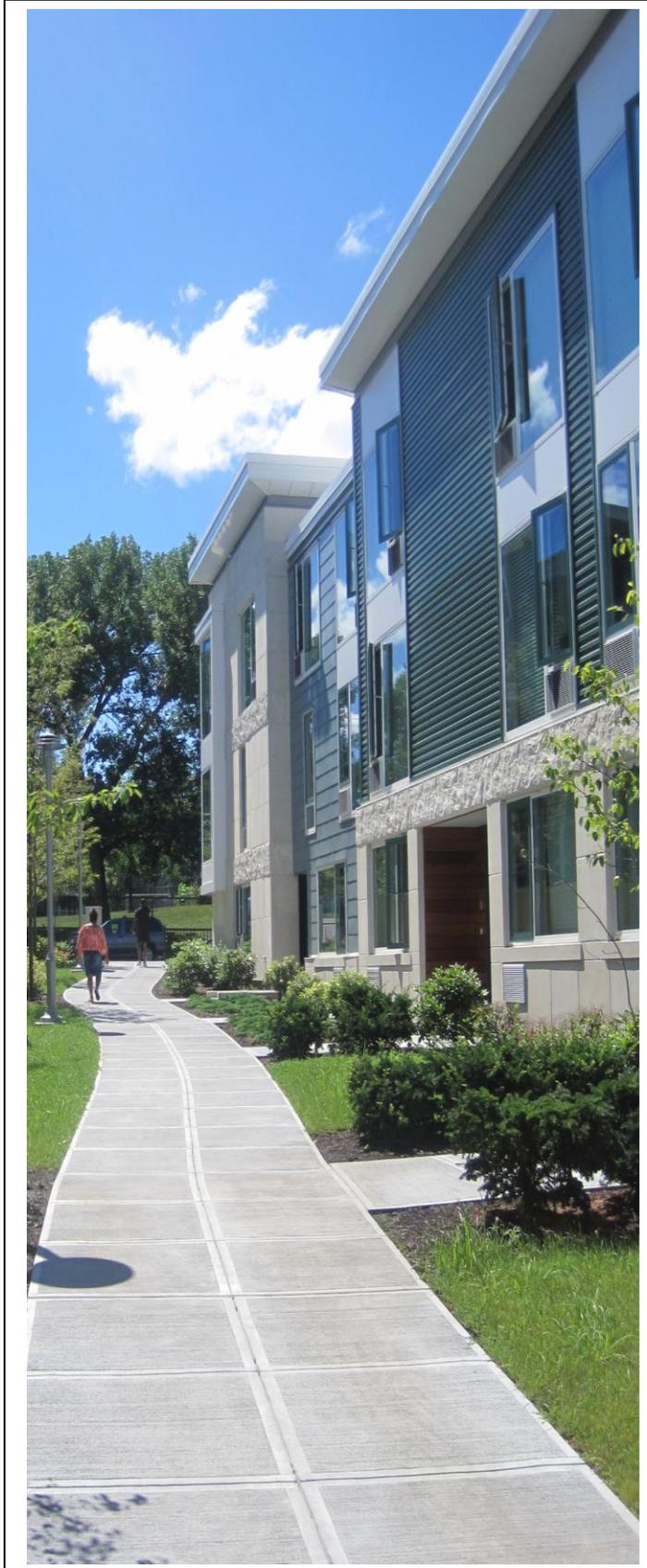


Port Landing: Construction of 20 new affordable rental units to begin in 2015.

# Affordable Housing Supported by the CPA FY02-FY14



# Trust/CPA Commitments (FY02-FY14)



- 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
- 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
- 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- 49 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
- \*\*\* under development

## Housing: Who are CPA Funds Serving?

### Rental Housing

**Families and individuals earning less than 80% of the area median income (\$67,750 for a family of four)**

1 person: \$47,450

2 persons: \$54,200

3 persons: \$61,000

4 persons: \$67,750



### Homeownership

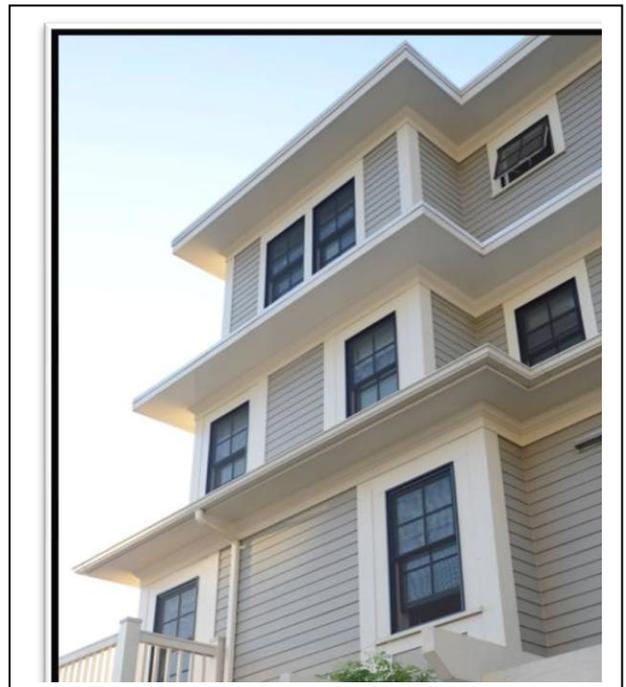
**Families and individuals earning less than 100% of the area median income: (\$94,100 for a family of four)**

1 person: \$65,900

2 persons: \$75,300

3 persons: \$84,700

4 persons: \$94,100



# Continued Need for Affordable Housing

There are 670 units facing expiring affordability restrictions before 12/31/2020.

There are 9,315 district households on waiting lists with the Cambridge Housing Authority (CHA) for affordable rental housing; there are 1,039 applicants currently in the Community Development Department (CDD) rental and homeownership applicant pools.

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 78.5 hours per week to afford the rent.

In 2013, 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.

## 2014 Median Market Asking Rents

1-bedroom	\$ 2,385
2-bedroom	\$ 3,000
3-bedroom	\$ 3,200



# Housing CPA Funds FY02-FY14 \$105,000,000

Preservation of Affordable Housing	895 units
Acquisition/Creation of Rental Units	449 units
First-Time Homebuyer Units	150 units
<b>Total</b>	<b>1,494 units</b>

CPA funds committed to affordable housing have leveraged approximately **\$364 million** from other public and private sources.



## Temple Place Apartments

- 40 affordable rental units
- \$21.5 million development
- \$ 4.5 million Trust/CPA
- \$17 million leveraged



Construction is underway on 40 new affordable rental units on Temple Place in Central Square. After many years of planning, Cambridge Affordable Housing Corp. will make these new units available to tenants in 2015.

## Bishop Allen Apartments



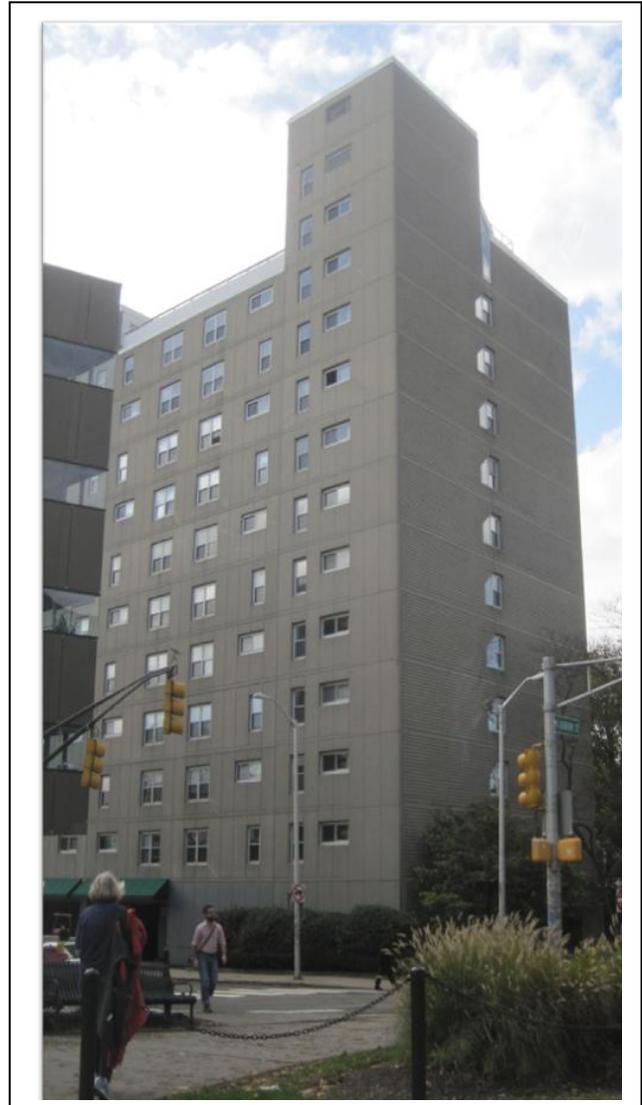
Renovations will soon be underway at Bishop Allen Apartments. Acquired by Just- A-Start Corporation (JAS) just as affordability restrictions were set to expire in 2012, JAS has completed project financing and is ready to begin renovations on these 32 affordable 2- and 3-bedroom affordable rental units in Central Square. Project includes Historic Preservation funds.

- 32 affordable rental units
- \$17 million development
- \$ 4.5 million Trust/CPA
- \$12.5 million leveraged

# Putnam Square Apartments

Affordability was preserved when Homeowner's Rehab, Inc. (HRI) acquired this building in 2013. After completing critical improvements to building systems, HRI will move forward with renovations and upgrades throughout the building.

- 94 affordable rental units for low-income senior and disabled tenants
- \$20 million development
- \$ 3.1 million Trust/CPA
- \$16.9 million leveraged



# Historic Preservation

## Eligible Activities:

Preservation, rehabilitation or restoration of eligible historic resources

## Eligible Historic Resources:

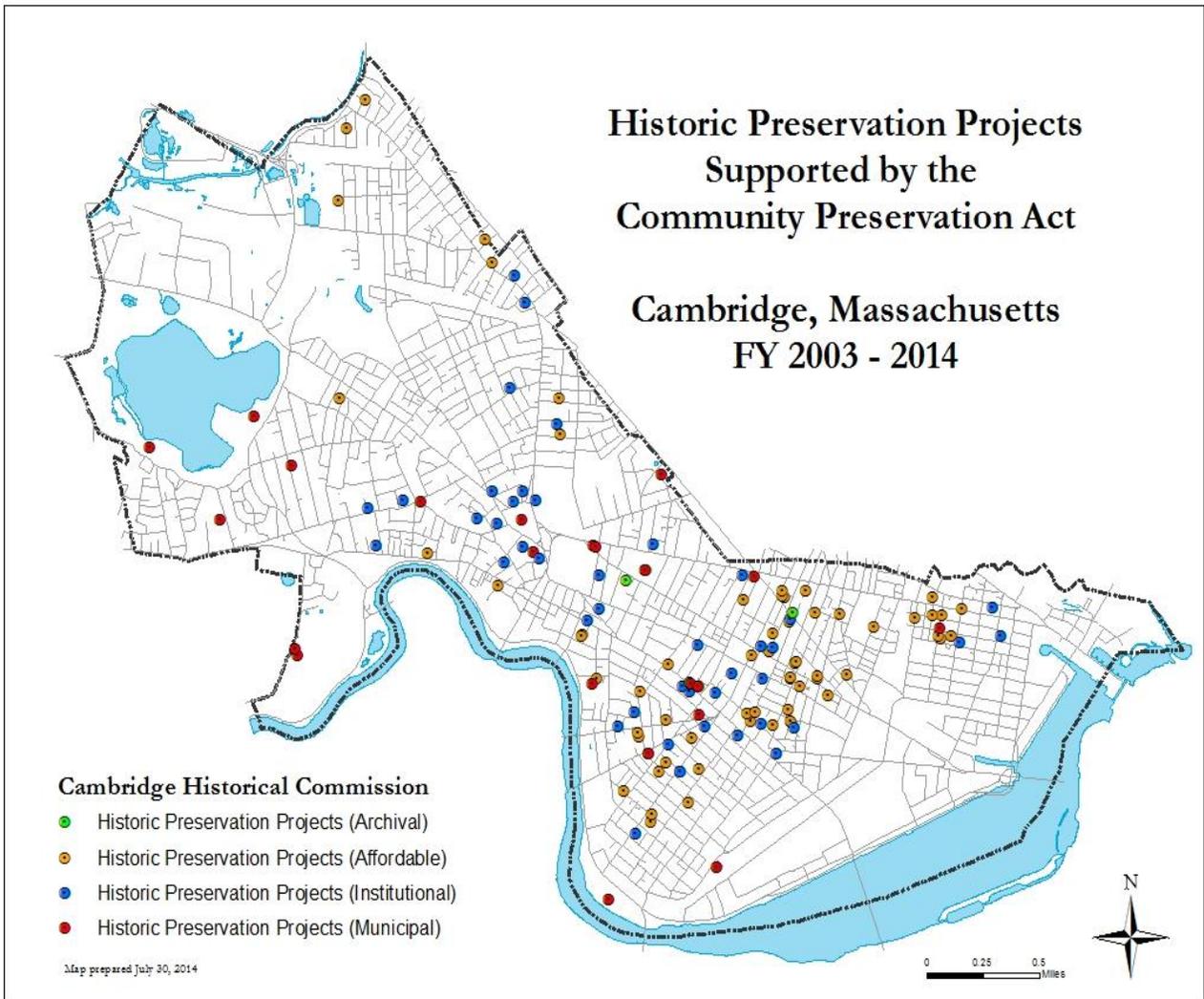
- Listed on or eligible for the Mass. Register of Historic Places
- Determined by the Cambridge Historical Commission (CHC) to be significant in the history, archeology, architecture or culture of the city

## Cambridge Projects:

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



# Historic Preservation Projects Supported by the CPA FY03-FY14



## Municipal Preservation Grant Funded Project Summary FY04-FY14

Description	Amount
Digitization of City Council Videotapes	\$ 10,000
Digitization of Historic Photo Collection	\$ 30,000
City Clerk Vault/Archives Project	\$ 420,235
Cambridge Public Library Archives Project	\$ 185,000
City Engineer Archives Project	\$ 370,000
<b>Municipal Archives Subtotal</b>	<b>\$ 1,015,235</b>
Fresh Pond Golf Course	\$ 220,610
Camb. Cemetery Chapel, 76 Coolidge Ave.	\$ 100,000
City Hall Restoration Project	\$ 1,464,500
Electrical Dept. Garage	\$ 80,000
CPL. Burns Shelter, Design and Testing	\$ 21,000
Engine 5, Project Restorations	\$ 235,000
Engine 6, Project Restorations	\$ 104,500
Cambridge Main Library, 449 Broadway	\$ 900,000
Engine 9, 167 Lexington Ave, Masonry, Roof, Doors	\$ 238,000
Eng. 1(491 Broadway)& 6(176 River), Windows & Cupola	\$ 15,000
Fire HQ Door Replacement	\$ 11,000
Collins Branch Library Improvement Project	\$ 236,765
O'Connell Library, 46 Sixth St., Windows	\$ 50,000
Former Police Station Hdqtrs, 5 Western Ave., Improvement Project	\$ 535,000
<b>Restoration of Historic Public Building Subtotal</b>	<b>\$ 4,211,375</b>
Cambridge Common Improvement Project	\$ 876,390
Cambridge Cemetery Restoration Project	\$ 428,000
Old Burying Ground Restoration Project	\$ 255,000
Brattle-Craigie Park	\$ 200,000
Shady Hill Square, Preservation Restriction	\$ 175,000
Fort Washington Restoration Project	\$ 115,000
Magainze Beach Powderhouse Restoration Project	\$ 125,000
<b>Restoration of Public Landscapes Subtotal</b>	<b>\$ 2,174,390</b>
Historic Marker Prototype Design	\$ 40,000
<b>Grand Total</b>	<b>\$ 7,441,000</b>

# Affordable Housing Preservation Grant Summary FY03-FY14

<b>Project</b>	<b>Agency</b>	<b>Amount</b>
1 Allston Ct.	Just-A-Start, Corp.	\$ 30,000
101 1/2 Inman St #2 (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. (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 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
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
4 Tremont St.	Just-A-Start, Corp.	\$ 3,000
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$ 50,000

<b>Project</b>	<b>Agency</b>	<b>Amount</b>
424-432 Windsor St.	Just-A-Start, Corp.	\$ 30,000
44 Webster Ave.	Just-A-Start, Corp.	\$ 30,000
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>\$2,196,768</b>

# Institutional Preservation Grant Summary

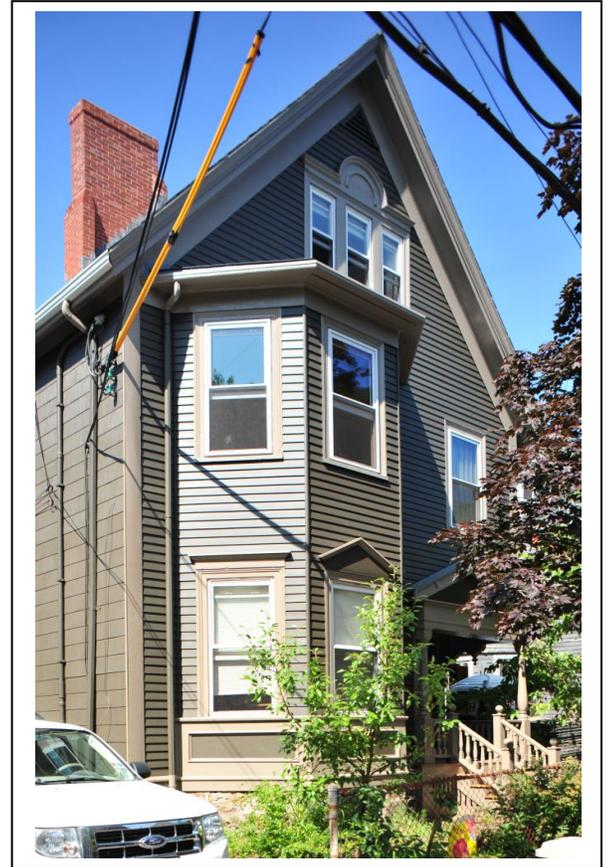
## FY05-FY14

Institution	Amount
Union Baptist Church 872 Main St.	\$ 50,000
1st United Presbyterian Church, 1418 Cambridge St. (2 grants)	\$ 64,818
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 Luthern 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
Grace Methodist Church, 56 Magazine St.	\$ 46,000
Harvard Epworth Methodist Episcopal Church (2 grants)	\$ 100,000
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 Dr.	\$ 50,000
Mercy Corps (2 grants)	\$ 80,000
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. James's Episcopal Church (2 grants)	\$ 100,000
St. Mary's Church/School Complex (3 grants)	\$ 175,000
St. Paul's Catholic Church (2 grants)	\$ 130,000
St Peter's Episcopal Church (3 grants)	\$ 84,185
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 St.	\$ 100,000
<b>TOTAL</b>	<b>\$ 3,547,186</b>

# FY2014 Historic Preservation Completed Projects



The William Brattle House (1742), headquarters of the Cambridge Center for Adult Education, was restored in partnership with the Massachusetts Historical Commission.



The exterior of this owner-occupied house in Cambridgeport was restored in partnership with Just-A-Start, Corp.



Chapman Arms was restored for affordable housing in partnership with Homeowner's Rehab, Inc.

## CPA Open Space FY13- FY14 Allocations

<b>Project</b>	<b>Amount</b>	<b>Description</b>
<b>Hurley Street Park</b>	<b>\$400,000</b>	<b>Renovation of a neighborhood park on Hurley Street in East Cambridge. Construction is estimated to start fall 2014.</b>
<b>Elm/ Hampshire Plaza and Bishop Allen/Main Street Plaza</b>	<b>\$320,000</b>	<b>Improve underutilized small scale plaza areas in Wellington Harrington and Area 4 neighborhoods. Conceptual plans in progress. Construction is anticipated to begin in fall 2014.</b>
<b>Watertown Branch purchase</b>	<b>\$250,000</b>	<b>Acquisition of former rail road right-of- way on the Watertown Branch for the purpose of developing a multi use path.</b>
<b>Glacken Field Courts and Pemberton (Rindge Field) Courts</b>	<b>\$530,000</b>	<b>Design and replacement of tennis and basketball courts at Glacken Field in West Cambridge and Pemberton Courts in North Cambridge. Construction is anticipated to begin in late summer 2014.</b>
<b>Pacific Street Park</b>	<b>\$100,000</b>	<b>Improvements to the passive areas of park, and enhancements to the dedicated off leash area. Community process in fall 2013, with construction anticipated spring 2015.</b>
<b>School Playgrounds (Graham and Parks School)</b>	<b>\$300,000</b>	<b>Accessibility upgrades to the playground area. Construction anticipated summer of 2015.</b>
<b>Community Garden</b>	<b>\$100,000</b>	<b>Expansion and enhancement of the community gardens. New plots on Hurley Street.</b>
<b>Haggerty School (Playground)</b>	<b>\$600,000</b>	<b>Renovation of playground including equipment, surfacing and other features.</b>
<b>Sacramento Field</b>	<b>\$430,000</b>	<b>Partially funded comprehensive renovations to improve access, repair features and establish more park-like character throughout.</b>

# CPA Committee Actions

1. **CPA Committee Meeting (5/28/2014)**

2. **Public Meeting (6/19/2014)**

3. **Public Hearing (8/5/2014)**

4. **CPA Committee Meeting (9/9/2014)**

**Vote on recommended projects and allocation of \$12,500,000:**

- **Local receipts of \$7,800,000 million**
- **State match of \$1,700,000 million**
- **Fund balance of \$3,000,000 million**

5. **Allocation of \$10,000 from fund balance for administrative costs.**

6. **Refer Committee recommendations to City Council for acceptance at 9/15/14 Council Meeting.**

## Appendix A- Samples of Non CPA Funded Projects

<b>Alexandria/Rogers Street Park</b>	In 2013, an approximately 2 acre parcel of public open space was acquired by the City as part of a zoning requirement.
<b>Alice K. Wolf Center</b>	\$18m renovation and rehabilitation of 5 Western Ave., the former Cambridge Police Headquarters.
<b>Broad Canal Park and Boardwalk</b>	A new boardwalk and associated passive park was opened along the Broad Canal in the spring of 2009. A new landscape plan was constructed in the fall of 2012.
<b>Cambridge Common Enhancement Project</b>	In 2014, an allocation of \$2,180,000 in bond proceeds will allow for the renovation and upgrade of the appearance and function of historic open space. The project was also funded through CPA funds, federal funds and transportation improvement program funding.
<b>Cambridge Common Tot Lot</b>	The playground space was redesigned to include all new play features, furniture, landscaping, fences, water play, play surfacing and signage.
<b>Cambridgeport Parks (Alberico, Nunes and Fulmore)</b>	The City began construction on all three parks in the summer of 2012. Construction was completed in the summer of 2013.
<b>City Hall Slate Roof Replacement Project</b>	In 2013, \$1,000,000 was used for design, engineering services and construction of the slate roof replacement at City Hall.
<b>Clement G. Morgan Park</b>	The City installed new playground equipment, furniture, pathways, plantings and other landscape features.
<b>Danehy Park</b>	In 2015, an allocation of \$1,150,000 in bond proceeds will fund the installation of artificial turf on Danehy Soccer Field number three.
<b>Danehy Park</b>	The City reconstructed the track and artificial play surface in September of 2010. Two soccer fields were reconstructed in the fall of 2012 and spring of 2013.
<b>Danehy Park Dog Run</b>	The City completed a new dog run within Danehy Park in the summer of 2009.
<b>DCR Historic Parkways Project</b>	The State is enhancing the accessibility and landscape along the Charles River between the Boston University Boathouse and the Longfellow Bridge. The next phase of this project will be constructed as part of the Longfellow Bridge Rehabilitation Project from 2013-2018.
<b>DCR Magazine Beach Project</b>	The State has completed the first phase of a multi-phase project to stabilize the bank of the Charles River, re-construct the playing fields, and upgrade the stormwater system associated with Magazine Beach, the fields re-opened in the spring of 2010 and the drainage system associated with the pool was updated in the fall of 2011.
<b>Father Callanan Playground at Tobin School</b>	The City re-designed and expanded an existing playground area to maximize the utilization by both the school and the neighborhood.
<b>Fresh Pond Reservation Master Plan</b>	Continue to fund the goals of the Fresh Pond Master Plan \$250,000 funded in FY14.
<b>Fresh Pond Reservation Improvements</b>	Perimeter path improvements, ADA compliance, fencing, benches and signage. \$175,000 was funded in FY14.
<b>Greene Rose Heritage Park</b>	The City has completed a renovation and expansion of the park located between Harvard Street and Broadway.
<b>Hoyt Field</b>	The City reconstructed the basketball courts at this location.
<b>Jill Brown-Rhone Park at Lafayette Square</b>	During the reconstruction of Massachusetts Ave. in Central Square, the City capitalized on the opportunity to create a new park at the Main Street intersection.
<b>Joan Lorentz Park</b>	The City reconstructed the park in association with the Library Project.
<b>Kingsley Park Restoration</b>	Phase 1 of a multi-phase restoration is in construction FY14-FY15.
<b>Lopez Ave and Charles St</b>	The City constructed a new community garden and passive park in the summer and fall of 2008.
<b>Maher Park</b>	The City created a new youth soccer field, passive park, and community gardens adjacent to Neville Place along Concord Avenue.
<b>New Park in Riverside</b>	The City completed the construction of a new park at the corner of Memorial Drive and Western Avenue.
<b>NorthPoint Development</b>	A new 5-acre park was deeded to the City of Cambridge as a result of the development on the east side of Monsignor O'Brien Highway.
<b>NorthPoint Park</b>	The Department of Conservation and Recreation (DCR) opened a new 5-acre park across from the Museum of Science in the fall of 2007 and the North Bank Bridge to Paul Revere Park Charlestown was completed in the summer of 2012.
<b>Pacific Street Park</b>	The City reconstructed the field in the summer of 2012.
<b>Pine Street</b>	The City reconstructed the tot lot park associated with the Clement G. Morgan Park.
<b>Riverside Press Park Community Garden</b>	The garden was constructed from spring 2012 to spring 2013. The new garden has 23 raised plots for the neighborhood residents.
<b>Sennott Park</b>	The edge of this park was reconstructed to create a passive recreation space. The field was reconstructed in mid-September 2012.
<b>Storm Water Management Plan</b>	Protect the upcountry watershed working with the upcountry municipalities, local businesses and MassDOT. \$75,000 was funded in FY14.
<b>Trolley Square Pocket Park</b>	The City created a new pocket park at the corner of Massachusetts Avenue and the Linear Bike Path to Davis Square.
<b>Watershed Protection Master Plan</b>	Engage a consultant to outline and draft a comprehensive master plan for watershed protection. \$100,000 was funded in FY14.
<b>Inclusionary Active Housing Developments</b>	
<b>Vox on Two</b>	26 completed units
<b>Atmark</b>	49 partially completed units
<b>North Point Twenty</b>	20-41 units under construction
<b>159 First Street</b>	13 units under construction
<b>22 Water Street</b>	45 units under construction

## Appendix B- Summary of Public Comments Received during the FY15 Public Comment Period for Projects and Allocations

<b>AFFORDABLE HOUSING</b>	
Roberta Rubin, Cambridge resident 17 Day St.	Requesting strong support to maintain current allocation of 80% for Affordable Housing
Rashid Hasson	Submitted additional written document on bread and jams, petition received to restore funding to Bread and Jams
Cathleen A Higgins	Supports 80% allocation for affordable housing
Carlos Fuentes	Supports affordable housing ownership
Ester Hanig	Supports 80% allocation for affordable housing
Stephanie Maggiore, Property Manager of the Tanner Residence at the YWCA	Supports maintaining the 80-10-10 allocation for affordable housing
Elaine DeRosa, Executive Director of Cambridge Economic Opportunity Committee, Inc.	Supports maintaining the 80-10-10 allocation for affordable housing
Deborah Ruhe, Executive Director of Just-A- Start Corp.	Supports 80-10-10 allocation for affordable housing
Jean Hannon	Supports 80-10-10 allocation for affordable housing
<b>OPEN SPACE</b>	
Richard Krushnic	Purchase Silver Maple Forest
Amy Mertl, Asst. Prof. Leslie University	Supports the Silver Maple Forest
Arthur Strang, Fresh Pond Parkway	Set aside funds for Silver Maple Forest
Bill Forster	Silver Maple Forest
Doug Brown, VP Fresh Pond Residents Alliance	Silver Maple Forest
Kathy Roberts, Huron Ave.	Silver Maple Forest
Hunter Aldrich, support friend of Alewife Reservation	Silver Maple Forest
Nina Dillon, Mothers out front mobilizing for a livable climate	Silver Maple Forest
Quinton Zondervan, President of Green Cambridge	Supports purchasing all or part of the Silver Maple Forest
Jane Hirschi/ City Sprouts	Request to use CPA funds to support a project to develop the schoolyard learning garden at the Baldwin School on Sacramento Street.
Ellen Mass, Friends of Alewife Reservation	Purchase Silver Maple Forest
Patricia Wong	Supports the new playground at the Cambridgeport School
Tim Tommey Jr., Cambridge City Council	Supports renovation of the Cambridgeport School Playground and for ways of CPA funds to help create the Grand Junction Multiuse Path.
Stuart Dash, Director of Community Planning, CDD	Requests additional funds for the Haggerty School playground
<b>HISTORIC PRESERVATION</b>	
Cathie Zusy, Cambridge Neighborhood Assoc.	Cambridgeport Neighborhood Association request CPA fund support for Magazine Beach Park Landscape plans to match DCR Grant funding
St. Peter's Episcopal Church	Requests funding for Church Restorations

## **Appendix C- Summary of Petitions Received during the FY 15 Public Comment Period for Projects and Allocations**

### **Affordable Housing Petitions**

- Tenant Representatives from affordable housing owned and operated by Cambridge Housing Authority (80-10-10) 64 signatures
- Fresh Pond Tenants Association support (80-10-10) 16 signatures
- Fresh Pond Tenants Association support preserving long-term affordability for the Fresh Pond Apartments & expiring use properties 194 signatures
- Residents of 80-812 Memorial Drive support (80-10-10) 108 signatures
- Residents of Inman Square/Cast II Apartment support (80-10-10) 50 signatures
- Residents of Putnam Square Apartments support (80-10-10) 71 signatures
- Residents of Chapman Arms support (80-10-10) 7 signatures
- Residents of Just-A-Start Properties support (80-10-10) 34 signatures
- CEOC Haitian Action Group support Affordable Housing 15 signatures
- Residents of Jefferson Park State support (80-10-10) 22 signatures
- Eliot Community Human Services; Homeless Services Planning Committee (HSPC) request funding to Bread and Jams 108 signatures

### **Open Space Petitions**

- Fund reconstruction of Cambridgeport School Playground 129 signatures
- Fund reconstruction of Cambridgeport School Playground 73 signatures