



Somerville Community Preservation Act
Semi-Annual Report
October 2017



CPA Project Spending Summary

Affordable Housing*			
Project	Awarded	Spent	Percent
100 Homes FY15	\$1,200,000	\$625,000	52%
Mystic Water Works FY16	\$507,000	\$456,300	90%
163 Glen St. FY15	\$915,000	\$0	0%
PASS FY15	\$89,250	\$0	0%
Better Homes FY15	\$35,820	\$35,820	100%
100 Homes FY16	\$1,200,000	\$0	0%
Better Homes FY16	\$56,868	\$0	0%
ShortStop Self-Sufficiency (FY16)	\$26,107	\$0	0%
Leasing Differential Program	\$41,976	\$0	0%
PASS 3 (FY17)	\$93,728	\$0	0%
ShortStop Self-Sufficiency (FY17)	\$25,000		
Total	\$4,190,749	\$1,117,120	27%

*Somerville Affordable Housing Trust Fund October report still pending, numbers are as of April 2017

Historic Resources			
Project	Awarded	Spent	Percent
City Hall Renovation	\$200,000	\$0	0%
City of Somerville Archives	\$43,000	\$42,812	100%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation	\$500,000	\$427,425	85%
Somerville Museum FY15	\$168,191	\$150,181	89%
Mystic Water Works windows	\$243,000	\$243,000	100%
Temple B'nai Brith	\$450,945	\$405,851	90%
LHD Property Owner Fund	\$150,000	\$0	0%
West Branch Library Rehabilitation	\$2,500,000	\$0	0%
Milk Row Cemetery FY16	\$26,808	\$8,315	31%
Somerville Museum FY16	\$423,480	\$86,316	20%
83 Belmont St.	\$4,510	\$4,510	100%
Central Library Mold	\$21,279	\$0	0%
Grace Baptist Church	\$553,378	\$75,000	14%
Milk Row Cemetery FY17	\$6,300	\$0	0%
Total	\$5,339,251	\$1,491,770	28%

CPA Project Spending Summary cont.

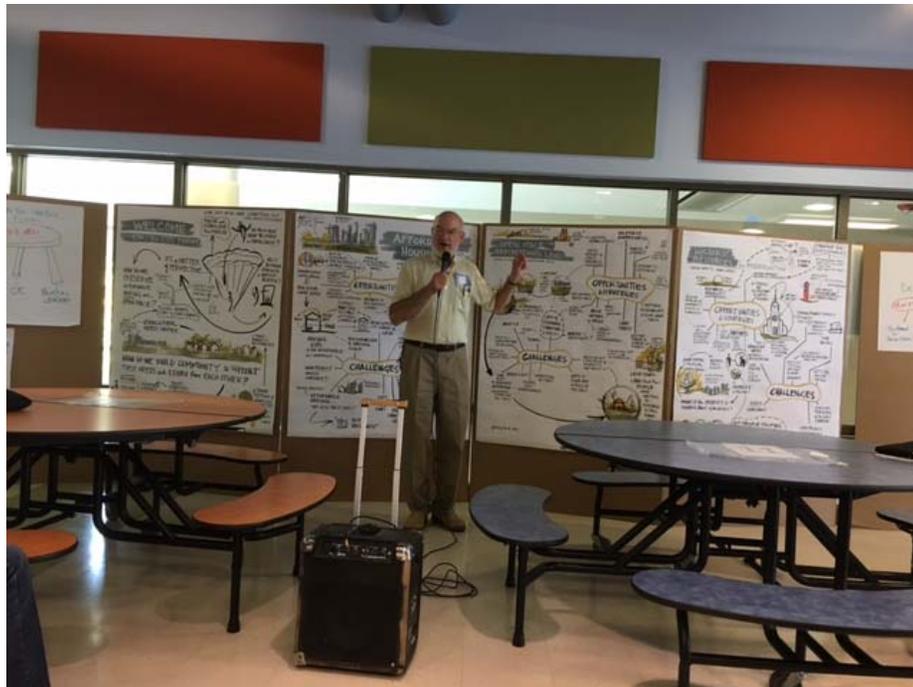
Open Space/Recreation			
Project	Awarded	Spent	Percent
Prospect Hill Park	\$85,000	\$6,799	8%
Community Growing Center	\$52,090	\$52,090	100%
Healey to Mystic	\$45,000	\$45,000	100%
School Garden Classrooms	\$45,373	\$45,373	100%
Community Path Repaving	\$140,000	\$90,000	64%
Community Path Design	\$75,000	\$0	0%
Allen St. Mixed Use Renovation	\$20,000	\$0	0%
Hoyt Sullivan Playground Renovation	\$400,000	\$400,000	100%
South Street Farm	\$60,160	\$42,112	70%
Land Acquisition Study Fund	\$40,000	\$0	0%
Community Pollinator Garden	\$13,000	\$0	0%
Healey School Yard design	\$80,000	\$0	0%
Winter Hill School Yard	\$500,000	\$0	0%
Community Path Survey	\$20,000	\$0	0%
Henry Hansen Park	\$49,200	\$0	0%
Blessing of the Bay	\$41,863	\$0	0%
Community Growing Center FY17	\$33,176	\$0	0%
5 Palmer	\$500,000		
Total	\$2,199,862	\$681,374	31%
CPA Program Total	\$11,729,862	\$3,290,264	28%

CPA Project Spending Summary

Totals by CPA category	Total Awarded with bonding	% of Total with bonding	Total Awarded without bonding	% of Total without bonding
Affordable Housing	\$4,190,749	36%	\$4,190,749	44%
Historic Resources	\$5,339,251	46%	\$2,839,251	30%
Open Space/Recreation Land	\$2,199,862	19%	\$2,199,862	23%
Admin	\$393,662	3%	\$393,662	4%
Total	\$12,123,524	100%	\$9,623,524	96%

“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library, which was approved in FY16.

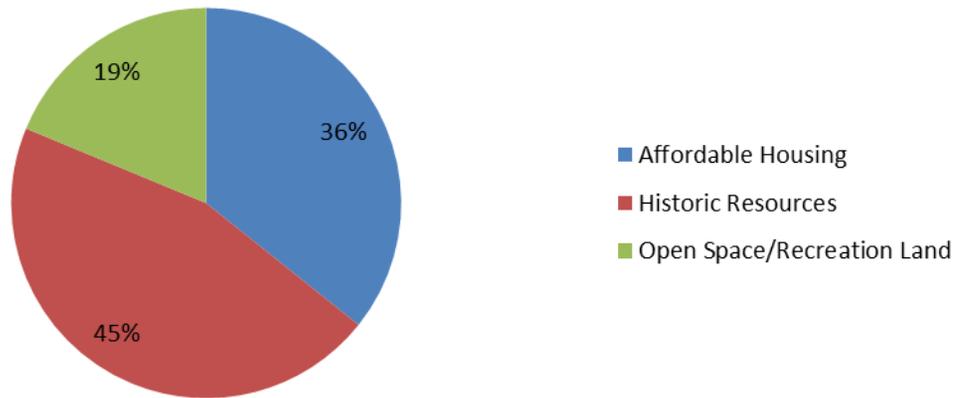
Figures include the \$500,000 recommended for the acquisition of 5 Palmer Ave, which is under consideration by the Board of Aldermen.



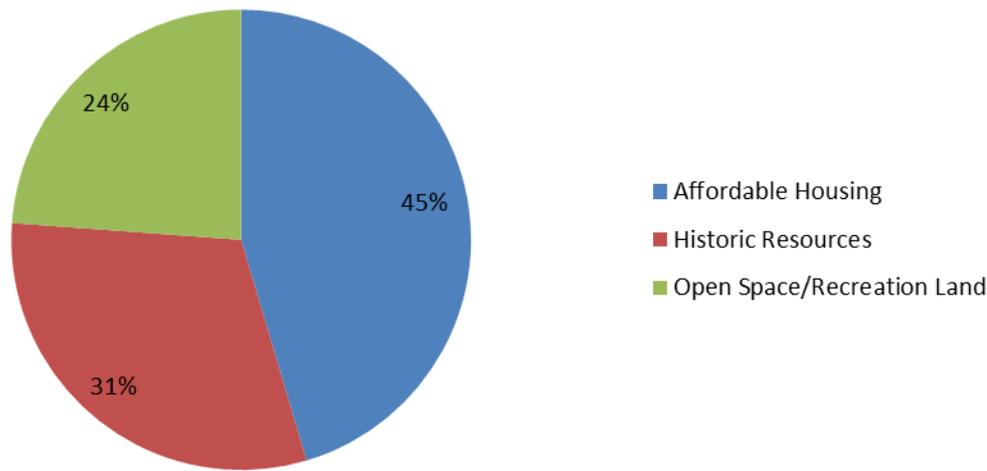
FY18 Program Highlights to Date

- Celebrated 5th Anniversary of the adoption of the Community Preservation Act in Somerville with a walking tour and celebration at Prospect Hill Park.
- Held the CPA in the City Forum with 37 representatives from 13 CPA cities present.
- Saw the completion of the FY15 Temple B’nai Brith and Community Growing Center projects.
- Completed the first evaluation of the Somerville CPA program.
- Started the process to record historic preservation restrictions on FY15-FY17 projects.

Allocation of CPA Funds by Category with bonding



Allocation of CPA Funds by Category without bonding



CPA Project Indicators Summary

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
City Hall Renovation	3						x											
Milk Row Cemetery	2	Y																
City of Somerville Archives	C	Y				x												
Prospect Hill Tower	3	Y			*		x											
Prospect Hill Park	3		x															
Somerville Museum	3				x		x											
Mystic Water Works	7	Y	x		x		x							x			25	Y
Temple B'nai Birth	4				x		x											
Community Growing Center	3	Y																
Healey to Mystic Master Plan	4	Y																
School Gardens	1, 2, 4, 5, 6, & 7	Y											x					
LHD Property Owners Fund	C																	
West Branch Library	6				x		x											
Community Path Design	5&6																	
Community Path Repaving	5&6												x					
Allen Street Mixed Use	2																	
Hoyt Sullivan Playground	5												x					
South Street Farm	2												x					
100 Homes	1, 4, 7																20	Y
163 Glen St.	1													x			8	
PASS Housing Program	UNK															6		
Better Homes Leasing Differential	2, 3															17		
ShortStop Self-Sufficiency	7															9		

CPA Project Indicators Summary continued

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
Central Library Collections	3					x												
83 Belmont St.	3	Y					x											
Land Acquisition Study	NA																	
Butterfly Garden	3												x					
Healey Schoolyard	4																	
Winter Hill Schoolyard	4												x					
Henry Hansen	5																	
Blessing of the Bay	1&4																	
Grace Baptist	5				x		x											
Total	All 7 wards	8	2	0	5	2	8	0	0	0	0	0	6	2	0	32	53	2

Completed Projects

- Funding condition not met
- Condition met

Prospect Hill Tower FY15 (\$500,000 awarded; \$427,424.83 spent on stabilization; \$8,000 spent on video tour)

The City of Somerville completed the stabilization of Prospect Hill Tower in December 2015, in time for people to enter the Tower during the First Flag event on January 1, 2016. The official opening celebration was held on September 20, 2016 and included Mayor Curtatone and Ward 3 Alderman McWatters. The stabilization of the Tower made it possible for the Somerville Historic Preservation Commission/Historic Somerville to begin offering docent tours of the Tower. Five docent tours were offered this fall following the opening celebration. Docents have two iPhones they can use to provide real-time video tours of the Tower via Skype video call for those who cannot climb the Tower. The City is also in the process of developing a virtual tour video that will be available on the City's website. The project has been highlighted in the Boston Globe, Boston Magazine and as a Community Preservation Coalition CPA Success Story. \$64,575.17 in unspent projects funds were returned to the CPA historic resources reserve.

Prospect Hill Tower at Ribbon Cutting



Funding conditions:

- Preservation Restriction
- Public access agreement
- Preventative maintenance plan every five years

Milk Row Cemetery FY15 (\$48,360 awarded and spent; additional \$6,315 used from FY16)

The City of Somerville completed the restoration of the tombs in Milk Row Cemetery this summer. The CPC approved the City taking \$6,315 from the FY16 project to complete the tomb restoration. The City discovered that during the last restoration the interior bricks in the tomb were not properly installed. The additional CPA funds and additional funds from the Massachusetts Historic Commission were used to repair this poor quality work.



Interior of Milk Row Cemetery tomb, revealing necessary repairs

Funding conditions:

- Preservation Restriction
- Public access agreement

American Tube Works (\$7,500 awarded and returned)

The City of Somerville returned the funds awarded for the proposed national historic register survey American Tube Works. The City recognized that it did not have sufficient staff time to complete the project in a timely manner and will use its own funding for the project.

Completed Projects continued...

City of Somerville Archives FY15 (\$43,000 awarded; \$42,812 spent)

This project hired a contractor to process the City of Somerville Archives' permanent collections and create record guides. The guides are available online at: <https://www.somervillema.gov/departments/city-clerk/archives>

School Garden Classrooms FY15 (\$45,373 awarded and spent)

Groundwork Somerville completed work in all eight schoolyard garden classrooms. They celebrated the completion of the project on October 25, 2016 with a twine cutting ceremony in the East Somerville Community School with Mayor Curtatone, school staff and students. Improvements to the gardens have made them easier for teachers to use and more accessible to students with disabilities. Over 700 school children have participated in garden classes in the improved gardens.



Funding conditions:



Report expenditures
by school

Mystic Water Works Historic FY15 (\$243,000 awarded and spent)

The Somerville Housing Authority (SHA) is creating 25 affordable units for Somerville's elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA also received \$243,000 in CPA historic resources funding to restore the windows. SHA raised an additional \$12.4 million to complete this project. Residents are expected to move into the building December 2017.

Funding conditions:

- Preservation Restriction
- Public access agreement
- HPC review and comment session

Community Growing Center FY15 (\$52,090 awarded and spent)

The Friends of the Community Growing Center completed the design for the Growing Center. However, their consultant did not have the capacity to turn the design documents into construction documents suitable for the low-bid construction procurement process that is required because the Growing Center is on City land. They received FY16 CPA funds to develop the necessary construction documents to put the project out to bid. The schematic design is posted online at:

<http://www.thegrowingcenter.org/redesign>.

Healey School to Mystic FY15 (\$45,000 awarded and spent)

The Friends of the Healey and GroundView developed two different visions for the Healey-Mystic community– one incremental and one transformative. The images are posted on the project website at: <http://www.healeymystic.org/>. The transformative vision would result in a new U10 soccer field, but would require significant ground engineering to cut into the bluff separating the Healey School from the Mystic Housing Community. The City will be doing the geo-technical work necessary to determine the feasibility of the transformative plan over the winter. The City received FY17 CPA funds for design services for the schoolyard and the Mystic River Watershed Association received funds for design services for the Blessing of the Bay Boathouse Park.



Funding conditions:

- Work with City's Parks and Open Space Office
- Submit final plan
- Hold one public meeting

83 Belmont Stained Glass Window FY17 (\$4,510 awarded and spent)

The homeowners at 83 Belmont requested CPA funding to recreate their stained glass window that was destroyed in a fire. The home is on the national register of historic places, but is not a local historic district. The homeowners were very excited about the prospect of a preservation restriction on the home. Because of the quality of restoration they have done to the home, both before and after the fire, they won two awards from the Historic Preservation Commission. The homeowners asked to have the carriage house and the interiors of both the main house and the carriage house included in the preservation restriction, going beyond what was required by the CPC.

Funding conditions:

- Comply with Secretary of the Interior standards
- Preservation restriction

Ongoing Projects– City of Somerville

FY15

City Hall Renovation FY15 (\$200,000 awarded; \$0 spent)

Before this project can begin, the City of Somerville must first hire an Owner’s Project Manager (OPM). This expense was not included in the CPA request and must be approved by the Board of Aldermen. The Board has postponed approving funds for the OPM until there is greater clarity on the range of improvement projects planned for Central Hill, including the new high school.

Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$6,799 spent)

The first step of this project was an archeological survey of Prospect Hill Park. The results found low sensitivity for Native American or Revolutionary or Civil War artifacts and moderate sensitivity for finding the foundation for the two houses that were located on the park before it was purchased for open space. The City is moving forward to hire the design consultant for the project and had an initial community meeting and a review and comment session with the Historic Preservation Restriction, as required by the CPC and the park’s status as a local historic district.

Funding condition: <input checked="" type="checkbox"/> HPC review and comment session
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FY16

West Branch Library Rehabilitation FY16 (\$2,500,000 awarded; \$0 spent)

The City of Somerville is still engaged in a community process regarding the final design for the West Branch Library rehabilitation. The City recently procured the church at 45 College Ave that will be able to offer the community space that was hoped to be added on to the library. Now that this issue has been resolved, the City can move forward to finalize the design for the library. The bond will not be made until the project is ready to move forward to construction.

Funding conditions:	<ul style="list-style-type: none">• Secure all approvals	<ul style="list-style-type: none">• Secure funding	<ul style="list-style-type: none">• Present final plans to CPC
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LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)

The City of Somerville Planning and Zoning Department is discussing how this fund for local historic district (LHD) property owners will be structured and is developing supporting materials.

Funding condition:
<ul style="list-style-type: none">• Terms approved by HPC and CPC

Ongoing Projects– City of Somerville, FY16 continued.

Milk Row Cemetery FY16 (\$26,808 awarded in FY16; \$6,315 spent for FY15 project, \$6,300 added in FY17 funds)

Funding condition:

Public access agreement

The City is currently developing the scope of work for this project, which is not anticipated to start until spring/summer 2017.

Community Path Repaving (\$140,000 awarded; \$90,000 spent)

The Grove to Cedar section was repaved this spring. The Buena Vista to the Cambridge line section will be repaved following the completion of drainage worked planned for that portion of the Path in spring 2018.

Community Path Design Services (\$75,000 awarded; \$0 spent)

The City is finalizing the scope of work for this project in partnership with the Friends of the Community Path, which is the co-applicant on this project.

Allen Street Mixed Use Renovation (\$20,000 awarded; \$0 spent)

The City is in the process of finalizing the scope of work for this project, which should be put out to bid shortly.

Funding condition:

- Community engagement process

Hoyt Sullivan Playground Renovation (\$400,000 awarded; \$400,000 encumbered)

Hoyt Sullivan is currently under construction.

Funding condition:

Preserve beech tree



Ongoing Projects— City of Somerville, FY17

Central Library Mold Remediation (\$21,279 awarded; \$0 spent)

The City is about to go out to bid for a vendor to complete the mold remediation work.

Land Acquisition Study Fund (\$40,000 awarded; \$0 spent)

These funds are being used to pay for an appraisal of a potential acquisition site.

Winter Hill Schoolyard (\$500,000 awarded; \$500,000 encumbered)

The construction of the new Winter Hill Schoolyard is underway and will continue into 2018.

Healey Schoolyard Design (\$80,000 awarded; \$0 spent)

The design process will begin following geotechnical study work planned for December to determine if the transformative plan proposed in the Friends of the Healey master plan is feasible.

Funding condition:

- Hold at least one public meeting

Henry Hansen Park Design (\$49,200 awarded; \$0 spent)

The City is in the process of developing the scope of work to hire the design firm who will do the work.

Funding condition:

- Hold at least three public meetings and incorporate feedback

Community Pollinator Garden at Morse Kelly Park (\$13,000 awarded; \$0 spent)

Green and Open Somerville is working with the City to finalize plans for the park and has presented an updated planting plan to the Conservation Commission.

Funding conditions:

- Include interpretive signage
- Develop a maintenance plan
- Involve the Conservation Commission

Community Path Survey (\$20,000 awarded; \$0 spent)

Survey will take place following the conclusion of drainage work on the Path west of Davis Square, which will be completed spring 2018.

Funding condition:

- Develop a repository for City plans and surveys



Ongoing Projects— Affordable Housing Trust Fund (spending amounts from April 2017)

The Affordable Housing Trust Fund (AHTF) provides funding for projects on a reimbursement basis. As a result, funds are often not released until after the closing on acquisitions or until the project is underway for support projects.

FY15

100 Homes FY15 (\$1,200,000 awarded; \$625,000 disbursed)

Somerville Community Corporation (SCC) has acquired 20 units in seven properties with FY15 and FY16 CPA funds as well as \$7.8 million in other funds. CPA funds are drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding.

Redevelopment of 163 Glen St. (\$915,000 awarded; \$0 disbursed)

Somerville Community Corporation will redevelop the site into eight affordable homeownership units and three market rate homeownership units. In addition to CPA funding, SCC has raised \$5.3 million in support of this project. The groundbreaking for the project was the first stop on the CPA 5th Anniversary Walking Tour on September 9 (see photo below).

Prevention and Stabilization Services (PASS) Housing Program (\$89,250 awarded; \$89,250 obligated; \$0 disbursed)

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households. The AHTF is in the process of signing the grant agreement.

Leasing Differential Program— Better Homes (\$35,820 awarded; \$35,820 obligated; \$0 disbursed)

The Somerville Homeless Coalition is providing rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$267,588 in US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds.

FY16

100 Homes FY16 (\$1,200,000 awarded; \$248,892 obligated; \$0 disbursed)

See FY15 update.



Ongoing Projects– Affordable Housing Trust Fund, FY16 continued

Mystic Water Works (\$507,000 awarded; \$507,000 obligated; \$456,300 disbursed)

The Somerville Housing Authority (SHA) is creating 25 affordable units for Somerville’s elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA also received \$243,000 in CPA historic resources funding to restore the windows. SHA raised an additional \$12.4 million to complete this project. Residents are expected to move into the building December 2017.



Mystic Water Works

Leasing Differential Program– Better Homes (\$56,868 awarded; \$14,199 obligated; \$0 disbursed)

The Somerville Homeless Coalition is providing rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$223,188 in HUD McKinney Permanent Supportive Housing funds. AHTF funding increased from FY15 to FY16 as a result of a decrease in HUD funding for the program and rising rents.

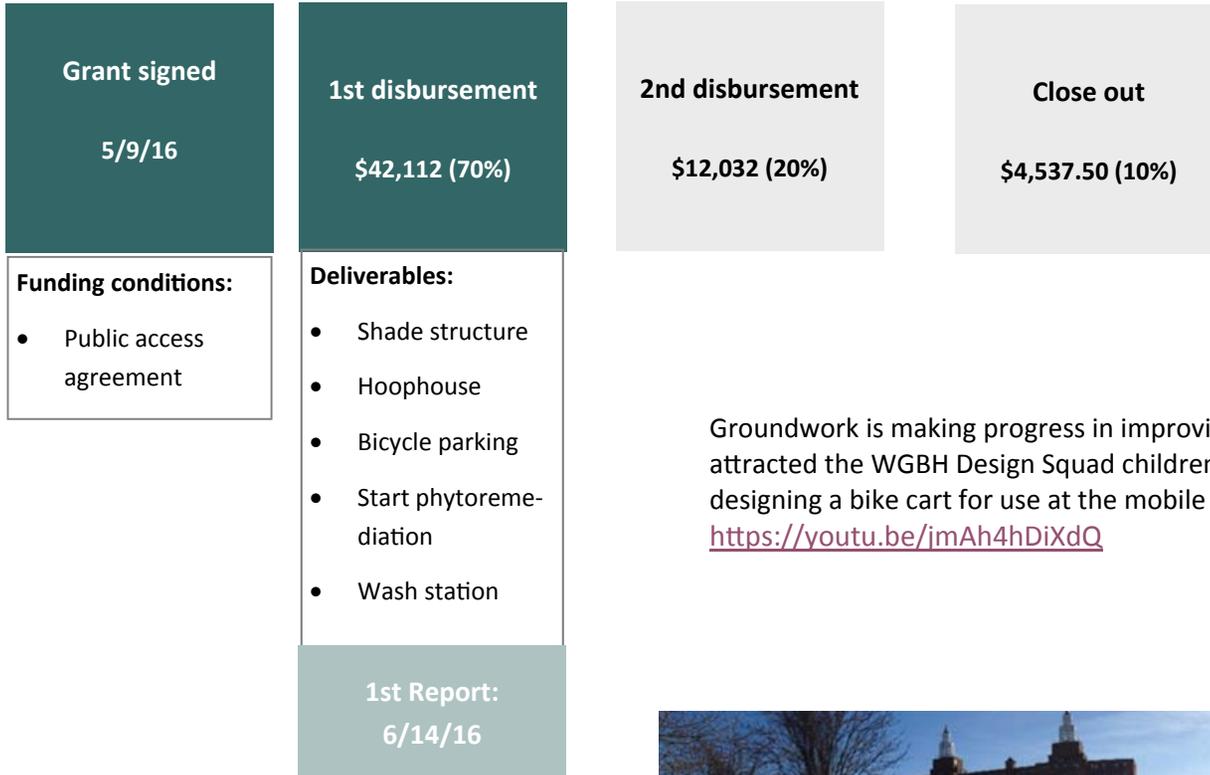
ShortStop Self-Sufficiency Program (\$26,107 awarded; \$0 obligated; \$0 disbursed)

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds will support a portion of the cost of rent at 116-118 North St. to house nine individuals between 18 and 24 for up to one year. Funding covers the gap in rent between what HUD can fund (up to fair market rent) and what the actual cost of the monthly rent is for the units.

Ongoing Projects– Community

Phase completed/in progress
 Phase completed/in progress

South Street Farm FY16 (\$60,160)



Groundwork is making progress in improving the South Street Farm. Their work attracted the WGBH Design Squad children’s engineering program to collaborate on designing a bike cart for use at the mobile markets. The video can be found at: <https://youtu.be/jmAh4hDiXdQ>



Somerville Museum Capital Improvements FY15 (\$168,191)

<p>Grant signed</p> <p>12/15/15</p>	<p>1st disbursement</p> <p>\$69,152 (41%)</p>	<p>2nd disbursement</p> <p>\$66,011 (39%)</p>	<p>Phase 1 close out</p> <p>\$15,018 (9%)</p>	<p>Phase 2</p> <p>\$16,209 (9%)</p>	<p>Phase 2 close out</p> <p>\$1,801 (1%)</p>
<p>Funding conditions:</p> <ul style="list-style-type: none"> • Preservation Re- striction • Public access agreement 	<p>Deliverables:</p> <ul style="list-style-type: none"> • High water alarm • Environmental monitors • Back up sump- pump • Insulate attic • Begin storm win- dow project • Begin elevator design 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Complete storm window project • Complete eleva- tor design • Interior shades 	<p>3rd Report:</p> <p>6/14/17</p>	<p>Deliverables:</p> <ul style="list-style-type: none"> • Basement interior perimeter drain • Attic exhaust fan • Water alarm 	<p>2nd Report:</p> <p>9/28/16</p>
	<p>1st Report:</p> <p>1/5/16</p>				

The Somerville Museum has made steady progress on their FY15 project and has been able to reduce costs across the non-elevator aspects of the project. However, there were substantial delays in finalizing the elevator design. The lift original proposed in the application was rejected by the Massachusetts Architectural Access Board (MAAB). The design process for the full elevator was lengthy as the Museum developed multiple designs based on feedback from the state and City historic commissions, MAAB, and abutters. The Museum received the final necessary approval from the Zoning Board of Appeals in August 2016. This permit was appealed by abutters in Land Court, putting any further progress on the project at risk. The abutters also filed a suit for adverse possession of the driveway. This was dismissed; however, the request for a prescriptive easement will go to trial. The Museum is using cost savings from other aspects of the project to cover the additional design expenses they incurred, but is not moving forward with the elevator project until the lawsuit is resolved.

Somerville Museum Capital Improvements FY16 (\$423,480)



Funding conditions:

- Necessary approvals

Deliverables:

- Upgrade door hardware
- Install handrail on Central St. stairway
- Install security equipment
- Purchase supplies for inventory
- Phase 6 preliminary design

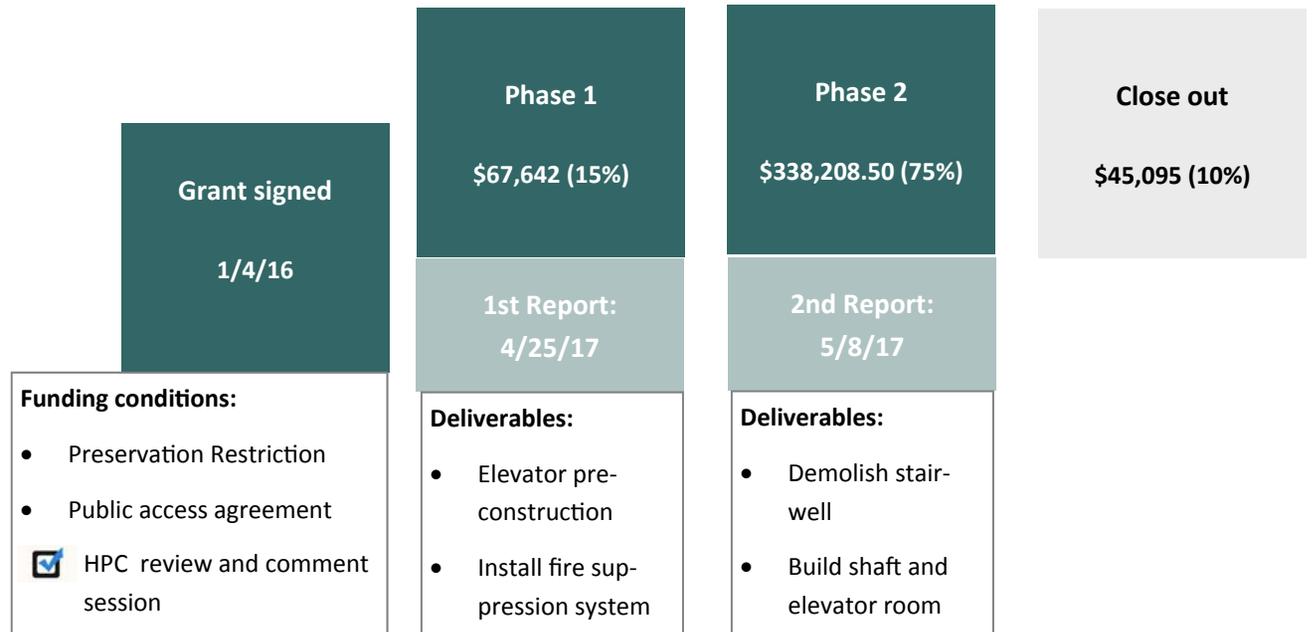
1st Report:
2/21/17

The Museum is moving forward with the non-elevator aspects of the projects while they await decision on the elevator.



Temple B'nai Brith FY15 (\$450,945)

Temple B'nai Brith has installed the elevator and fire safety system in their 1922 Byzantine Revival building. The ribbon cutting is scheduled for December 17, 2017.



Funding conditions:

- Preservation Restriction
- Public access agreement
- HPC review and comment session

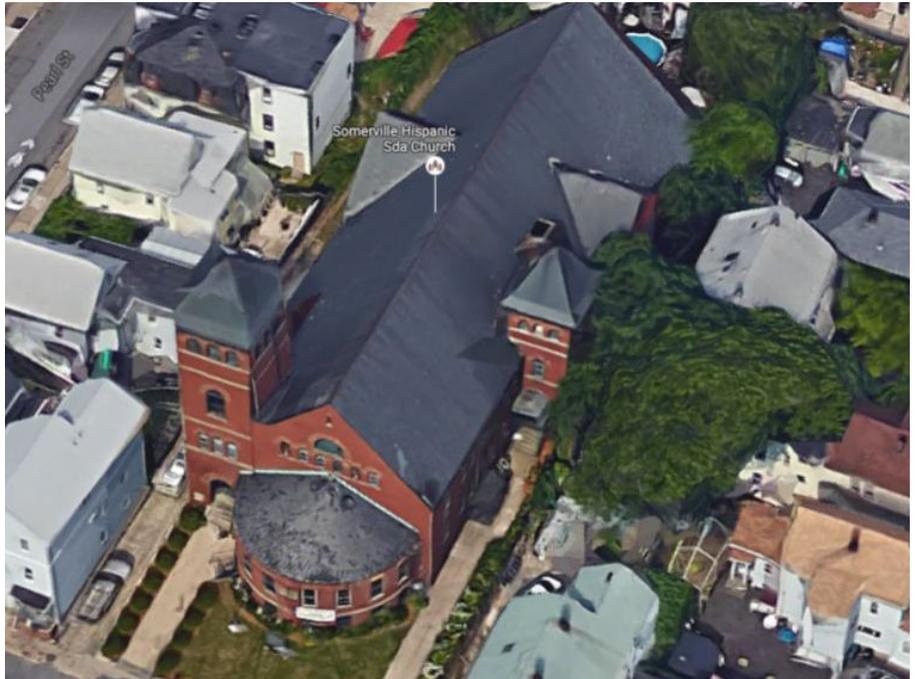
Deliverables:

- Elevator pre-construction
- Install fire suppression system

Deliverables:

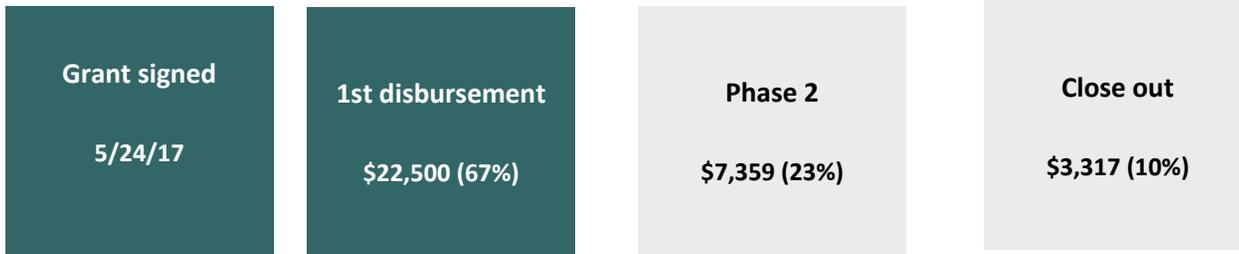
- Demolish stairwell
- Build shaft and elevator room

Grace Baptist Church FY17 (\$553,378)



The Somerville Hispanic Association for Community Development worked with their architect, Spencer and Vogt Group, to complete the preparatory work for the initial phase of roof and masonry repairs. They had a meeting with City of Somerville preservation and planning review staff to discuss potential options for increasing accessibility to the building. They are planning to present these options to the Historic Preservation Commission after incorporating the input from City Staff.

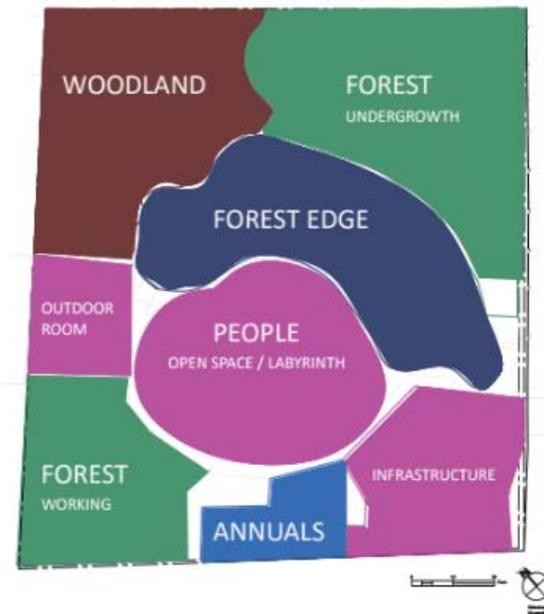
Community Growing Center FY17 (\$33,176)



- Funding conditions:**
- Comply with license

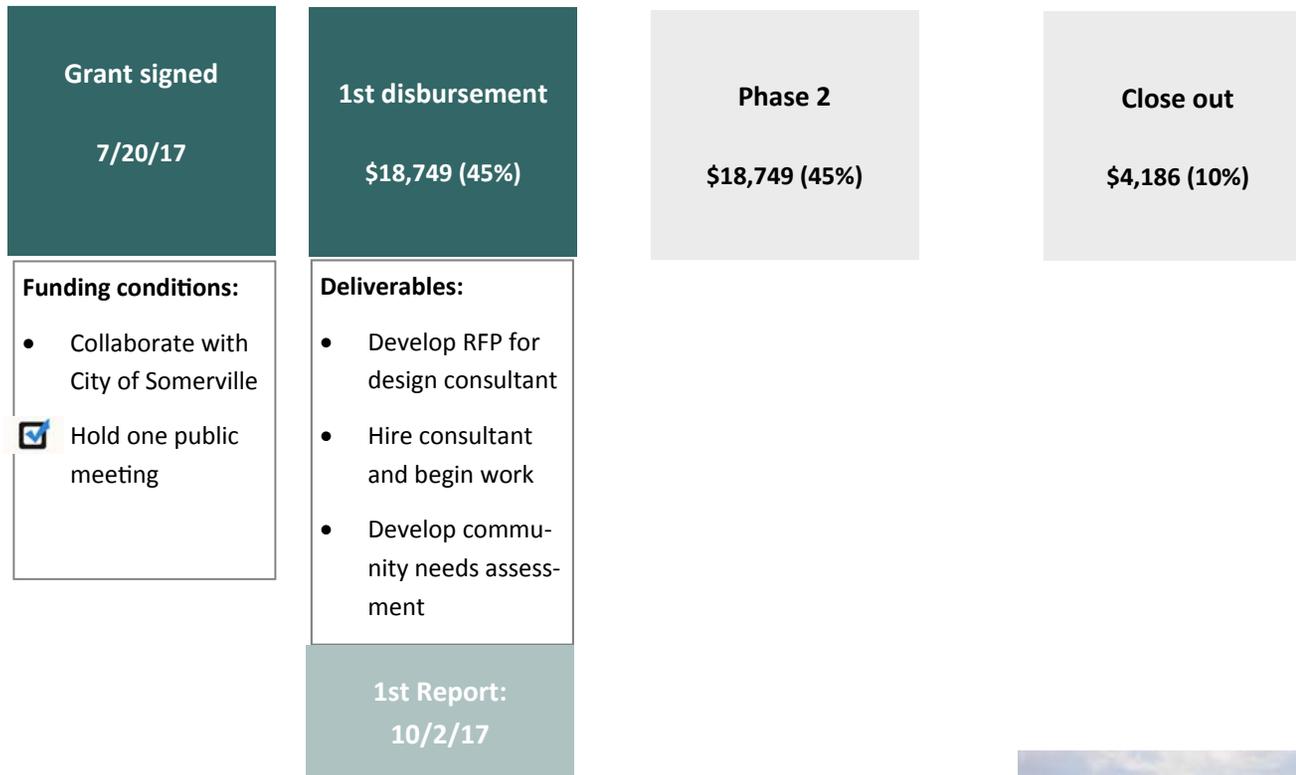
- Deliverables:**
- Hire landscape architect
 - 75% completion of construction documents and bid specs
 - 50% completion of stakeholder meetings

1st Report:
10/5/17



The Friends of the Community Growing Center are continuing their collaboration with Terra Cura to hire a landscape architecture firm to complete the construction documents and bid specifications necessary for a public construction procurement process. The CPA enabling legislation requires all projects on public land to comply with public procurement laws and the Growing Center is located on City of Somerville land.

Blessing of the Bay Boathouse Park FY17 (41,863)



Mystic River Watershed Association has begun community outreach for their design project including outreach to the Mystic Housing residents and the Ten Hills Neighborhood. They participated in six Mobile Market events at the Mystic. Groundwork went door to door in the Ten Hills neighborhood. This work was funded by grants from private foundations. With the first disbursement of CPA funding, MyRWA will begin the process to hire the design consultant who will complete the 25% schematic design for the park.

