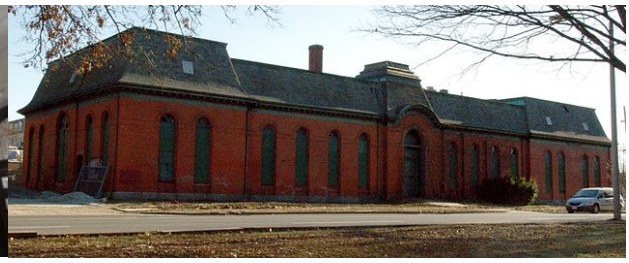
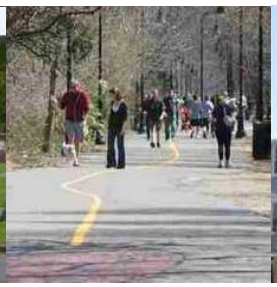


# City of Somerville Community Preservation Act FY18 Annual Report



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# Introduction

Since the first Community Preservation Act (CPA) funding round in FY15, more than $21.4 million has been awarded to 55 affordable housing, historic preservation, and open space and recreation land projects. 2017 marked the fifth anniversary of Somerville's adoption of the Community Preservation Act. The Community Preservation Committee (CPC) celebrated with the city through a walking tour of CPA sites and a party at Prospect Hill Park.

Two other milestones for CPA in Somerville were the acquisition of the first open space/recreational land parcel– the 0.04 acre 5 Palmer parcel, which will add to the Capuano Schoolyard/Glen Park– and the approval of a $6 million bond for the 100 Homes project by the Board of Aldermen.

Of the 55 projects being implemented, 53% are community led and 11% are joint projects between a community organization and the City of Somerville.

The CPC organized the first state-wide forum for CPA cities, bringing together 37 CPC members and their staff from 15 communities. This effort led to the Community Preservation Coalition committing to hold its first CPA conference since 2012 and including a track for CPA cities, in recognition of the unique challenges cities face in implementing the Community Preservation Act.

## CPA Background

With the adoption of the Community Preservation Act in November 2012, the City of Somerville joined now 172 other communities in the Commonwealth of Massachusetts that have a steady funding source dedicated to preserving and improving their character and quality of life. The CPA is a Massachusetts state law (M.G.L. c. 44B) that enables adopting communities to create a dedicated fund for preserving open space and historic resources and expanding community housing and outdoor recreation opportunities.[1] Somerville voters passed the Act by 76%, the second highest passage rate in CPA history.[2] This achievement made is possible for Somerville to have additional resources to make Somerville an even more exceptional place to live, work, play, and raise a family.

## The Community Preservation Committee

The Community Preservation Committee (CPC) oversees the implementation of the CPA in Somerville. The Committee, formed in January 2014, is responsible for establishing priorities for how CPA funding should be spent and, based on those priorities, making recommendations to the Board of Aldermen (BOA) on projects to receive funds. As established in Somerville's Community Preservation Committee Ordinance, the CPC has nine members, including five ex-officio members and four members of the general public, who may serve two consecutive three-year terms. This year general public member Ezra Glenn and Arn Franzen stepped down from the CPC when they reached their term limits. Mr. Glenn was replaced by Jane Carbone through a competitive application process as laid out in the CPC ordinance. Her appointment is pending confirmation. Mr. Frazen was replaced by Luisa Oliveira. Jim McCallum stepped down as the Somerville Housing Authority and his replacement in pending. The current members are:

- Michael Fager (Chair), Conservation Commission representative
- Uma Murugan, (Vice-chair), general public representative
- Dick Bauer, (Historic Preservation Commission representative
- Michael A. Capuano, Planning Board representative
- Jane Carbone, general public representative (confirmation pending)
- Elizabeth Duclos-Orsello, general public representative
- Luisa Oliveira, Parks and Open Space Department representative
- Jessica Palacios Yamakawa, general public representative

## The Community Preservation Plan

The Community Preservation Plan provides an overview of the CPA in Somerville and establishes the Committee's priorities for funding projects. The FY18 Plan was based on the City's existing planning documents and resident input and includes the CPA monitoring and evaluation plan. The CPC invited feedback on the FY18 Plan update at a public hearing on June 28, 2017 and through a six-week written comment period. Comments received from residents during the FY18 public comment period are available on the CPA website.

[1] The CPA legislation uses the term community housing to refer to housing for individuals and families with incomes below 100% of area median income (AMI). This report uses the terms community housing and affordable housing interchangeably.

[2] Excludes Cape Cod communities that passed the predecessor to the CPA.

# FY18 Funding

Key sources of CPA funding include a 1.5% surcharge on net property taxes, an optional city appropriation, and a match from the Commonwealth of Massachusetts. Figure 1 shows how this money flows into the CPA Fund over the course of the fiscal year. Since CPA adoption in 2012, over $21.4 million has been appropriated for 55 projects across the three CPA eligible categories: open space/recreational land, historic preservation, and affordable housing, including over $2.5 million dollars in matching funds from the state (Table 3).

In FY17, the City had $2.5 million available to spend on projects (Table 1). Up to 5% of new annual CPA revenue can be used each year to administer the CPA program. In FY18, $99,224 was available in administrative funds.

As part of the Community Preservation Plan, the CPC dedicated a minimum of 45% of FY18 revenue for affordable housing, to be administered by Somerville's Affordable Housing Trust Fund (Table 2).[3] In FY18, $1,200,402 was appropriated to the Trust. $304,634 was available for historic resources and open space/recreational land projects. The Henry Hansen Park design contract came in under budget, so the project returned $14,200 to the CPA open space/recreational land reserve, increasing the amount available for open space projects to $318,834 with an additional $210,000 available for acquisition. In addition, $1,082,303 was available in flexible funds, including $673,805 in unspent project funds that rolled over from FY17. These funds are available for worthy projects in any CPA category that cannot be funded from the designated funds in the category specific reserves.

**Table 1. FY18 CPA Budget**

| | |
|---|---|
| ***Total FY18 new revenue available in FY18*** | **$1,924,661** |
| Surcharge (estimate) | $1,660,425 |
| State match | $324,064 |
| ***Total FY17 unexpended revenue (rollover)*** | **$1,883,805** |
| FY17 City appropriation (available for FY18) | $500,000 |
| Unallocated project funds | $1,383,805 |
| **Total Funding Available in FY18** | **$3,808,466** |
| (CPC admin funds) | ($99,224) |
| **Total Project Funding Available in FY18** | **$3,709,242** |
| | |
| FY18 City appropriation (available to spend in FY19) | TBD |

**Table 2. Minimum Allocation of CPA Funding Available in FY18**

| | Unexpended FY17 | Estimated FY18 | Returned Funds | Total FY18 CPA Funds Available |
|---|---|---|---|---|
| Open Space & Recreation (15%) | $710,000 | $304,634 | $14,200 | $1,028,834 |
| Historic Resources (15%) | $0 | $304,634 | $0 | $304,634 |
| Community Housing (45%) (appropriated to AHTF) | $0 | $1,200,402 | $0 | $1,200,402 |
| Undesignated (25%) | $673,805 | $408,498 | $0 | $1,082,303 |
| Total | $1,383,805 | $2,218,168 | $14,200 | $3,616,173 |

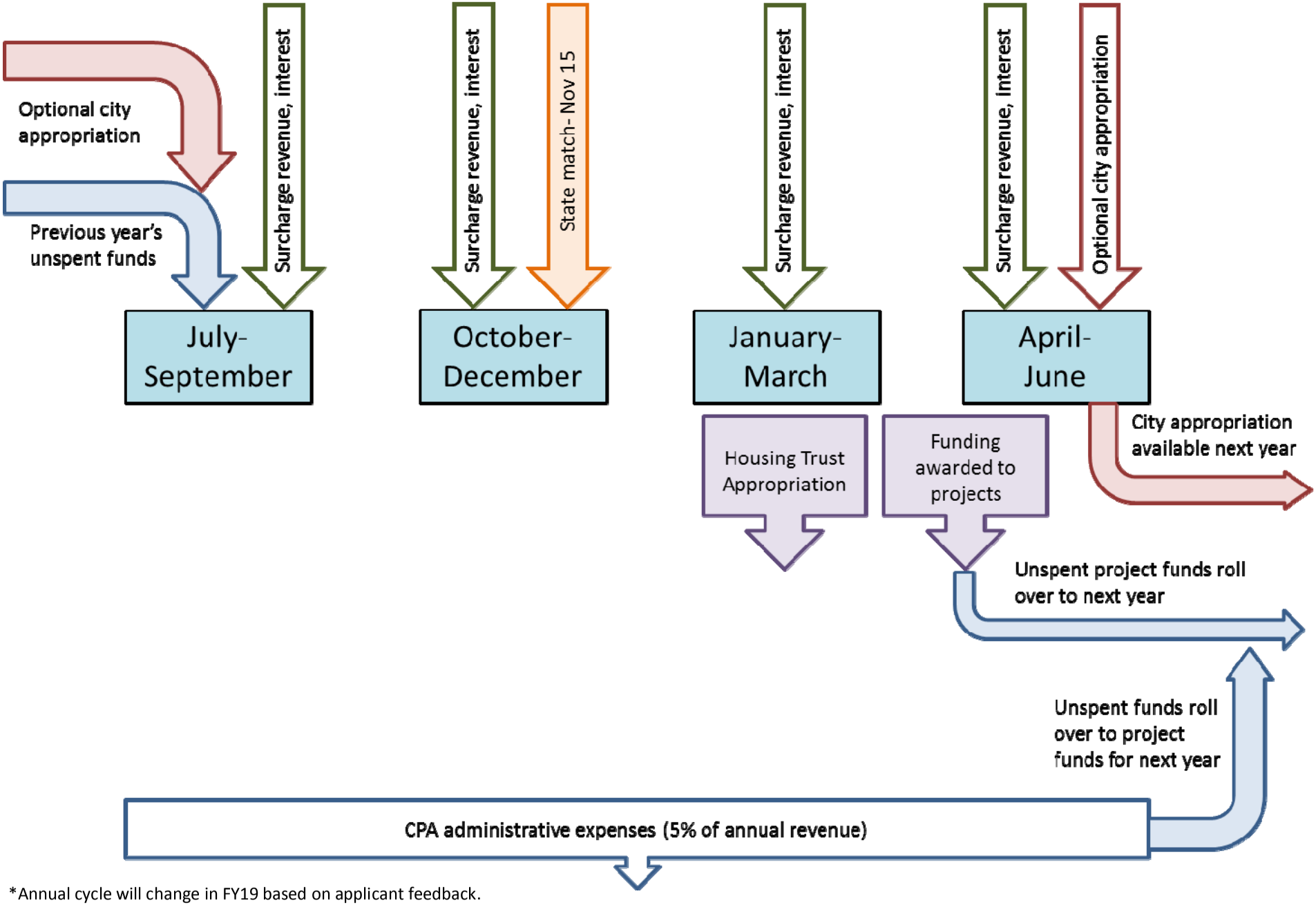
[5] The Community Preservation Act allows communities to allocate funding to the community's Affordable Housing Trust Fund.

Table 3. CPA Funding Since Adoption

| Community Preservation Act Fund | FY14 Actual | FY15 Actual | FY16 Actual | FY17 Actual | FY18 Thru 5/10 | FY19 Est. | Total |
|---|---|---|---|---|---|---|---|
| **Total Funding Available** | **2,681,180** | **6,223,963** | **4,868,257** | **2,776,974** | **3,976,324** | **2,126,403** | **n/a** |
| **Current Fiscal Year Revenue** | **2,681,180** | **3,542,783** | **2,889,136** | **2,588,146** | **2,092,519** | **1,916,403** | **15,710,167** |
| Surcharge Revenue | 1,323,320 | 1,430,721 | 1,546,198 | 1,664,815 | 1,718,747 | 1,718,747 | 9,402,549 |
| City Appropriation** | 1,355,671 | 1,200,000 | 510,844 | 500,000 | 0 | 0 | 3,566,515 |
| State Match of Previous Year's Local Revenue | 0 | 904,917 | 829,456 | 420,681 | 370,465 | 197,656 | 2,723,175 |
| Interest | 2,189 | 7,145 | 2,638 | 2,650 | 3,307 | 0 | 17,929 |
| **Rollover from Previous Fiscal Year** | **0** | **2,681,180** | **1,979,121** | **188,828** | **1,883,805** | **210,000** | **n/a** |
| | | | | | | | |
| **Appropriations and Encumbrances** | **56,769** | **4,188,072** | **3,941,950** | **2,329,797** | **3,653,344** | **95,820** | **13,515,752** |
| Committee admin expenses (up to 5% of annual revenue) | 56,769 | 93,585 | 61,827 | 86,675 | 91,834 | 95,820 | 486,510 |
| Open Space and Recreation Projects | 0 | 227,463 | 695,160 | 777,239 | 2,203,008 | | 3,902,870 |
| Historic Resources Projects | 0 | 1,660,996 | 600,288 | 585,467 | 158,100 | | 3,004,851 |
| Community Housing Projects | 0 | 2,206,028 | 1,834,675 | 880,416 | 1,200,402 | | 6,121,521 |
| | | | | | | | |
| **Funding Available for Projects in Next Fiscal Year (Rollover)** | **2,681,180** | **1,979,121** | **188,828** | **1,883,805** | **210,000** | | n/a |
| Open Space and Recreation Reserve* | 402,177 | 706,131 | 0 | 710,000 | 210,000 | | n/a |
| Historic Resources Reserve* | 402,177 | 0 | 0 | 0 | | | n/a |
| Community Housing Reserve* | 1,206,531 | 594,755 | 0 | 0 | | | n/a |
| Undesignated Project Funding* | 670,295 | 678,234 | 188,828 | 673,805 | | | n/a |
| Current Year's Unallocated City Appropriation | — | — | — | — | 0 | | n/a |

*FY18 funding available for FY18 projects; ** FY18 City appropriation not final when report finalized; FY19 City appropriation determined in Spring 2019.

**Figure 1. CPA Fiscal Year Funding Flows***




*Annual cycle will change in FY19 based on applicant feedback.

# FY18 Funding Requests– Historic Resources and Open Space/Recreational Land

The CPC received 12 full applications for historic resources and open space/recreation land funding totaling $3,712,016 in FY18.

Table 4. FY18 Open Space/Recreation Applications

| | Project | Applicant | Request | Funded | Project Summary |
|---|---|---|---|---|---|
| **Open Space/ Recreation (8)** | 5 Palmer Acquisition | City of Somerville Economic Development | $500,000 | $500,000 | The City of Somerville will acquire the 0.04 acre parcel that will add to the recreational land at the Capuano School/Glen Park. |
| | ArtFarm | City of Somerville Parks and Open Space | $1,000,000 | $0 | The City of Somerville will create a space for arts, culture, recreation, and urban agriculture. The project was invited to re-apply in FY19, closer to the time when construction is expected to begin. |
| | Blessing of the Bay Park Design– Phase II | Mystic River Watershed Association | $174,305 | $155,339 | MyRWA will lead a robust community engagement process and continue the design process through construction documents for the Blessing of the Bay Boathouse Park. |
| | Community Growing Center Construction | Friends of the Community Growing Center | $456,932 | $350,000 | The Friends of the Community Growing Center will implement the CPA funded design to improve the functionality and accessibility of the Growing Center. |
| | Community Path– Invasive Species and Tree Canopy | City of Somerville Parks and Open Space | $15,000 | $15,000 | The City of Somerville will expand the planned redesign for the Community Path to include developing a plan to manage invasive species and the tree canopy along the Path. |
| | Dilboy Auxiliary Design | City of Somerville Parks and Rec | $140,000 | $90,000 | The City of Somerville will procure design services to renovate the Dilboy Auxiliary grass playing fields. |
| | East Somerville Community Schoolyard Enhancement | City of Somerville Department of Public Works | $286,000 | $0 | The City of Somerville will add irrigation, a retaining wall, and plantings to rehabilitate the schoolyard. The project was invited to reapply in FY19 with a more defined scope if funds are still needed. |
| | Schoolyard Design– Brown and West Somerville | City of Somerville Parks and Open Space | $160,000 | $140,000 | The City of Somerville will hire a firm to develop new designs for the schoolyards at the Brown and West Somerville Schoolyards. |
| | **Total Open Space & Recreational Land** | | **$2,728,416** | **$1,250,339** | |

**Table 5. FY18 Historic Resources Applications**

| | Project | Applicant | Request | Funded | Project Summary |
|---|---|---|---|---|---|
| Blended Historic Resources & Open Space/ Recreation (1) | Prospect Hill Park Construction (Blended) | City of Somerville Parks and Open Space | $800,000 | $797,330 | The City of Somerville will implement the new design for the park, which was funded by CPA. |
| | **Total Blended** | | **$800,000** | **$797,300** | |
| Historic Resources (2) | Preservation and Access of Elections Records | City of Somerville Elections | $85,100 | $85,100 | The City of Somerville will remediate mold on the historic elections records and digitize them so they are accessible to all. |
| | Elizabeth Peabody House Roof Replace-ment | Elizabeth Peabody House Association | $73,000 | $73,000 | The Elizabeth Peabody House Association will replace the roof on their build-ing, which has been determined to be historically significant by the Somerville Historic Preservation Commission. |
| | **Total Historic Resources** | | **$158,100** | **$158,100** | |
| | **Total FY18** | | **$3,712,016** | **$2,205,769** | |

## FY18 Application Process– Historic Resources & Open Space/Recreation

The Community Preservation Committee manages an annual application process for historic and open space/recreational land projects. As the housing arm of the CPC, the Somerville Affordable Housing Trust Fund manages the application process for affordable housing funds. FY18 was the first year the CPC instituted a pre-application process for individuals and organizations interested in submitting a project for CPA funding on City land. The purpose of this process is to identify these projects early in the application process so that the relevant City department can determine if they will sign on as a co-applicant with sufficient time to be able to develop the project idea and full application in partnership with the community applicant. The CPC received one pre-application for design services at the West Somerville Neighborhood Schoolyard. The Parks and Open Space Division agreed to take on the application as a submission from the division. Seventeen institutions submitted eligibility determination forms in September 2017 and were determined eligible. Ten submitted full proposals and the ArtFarm project submitted an update to their FY17 submission. The Somerville community commented on the applications through two public meetings, where 23 individuals spoke about their support for projects, and a written comment period, where 123 people submitted comments. The comments from both the public meetings and the written comments are available on the CPA website.

During their March 28, 2018 meeting, the CPC voted to recommend fully funding three applications and partially funding five. Three projects were not recommended for funding, including ArtFarm which was invited to resubmit in FY19 with the final design. See tables 4 and 5 on the previous pages for details. The Board of Alderman approved the CPC's eight funding recommendations at their April 26, 2018 meeting.

In FY18, in total, the CPC recommended and the Board of Aldermen approved 2,047,669 for Open Space and Recreational Land projects, $158,100 for Historic Resources projects, and $7,201,640 in Community Housing projects through the Affordable Housing Trust Fund. This includes five City proposed projects, four community organization proposed projects and one joint City-community projects. Since the start of the CPA in Somerville, over to $21.4 million has been awarded to projects across the three CPA categories: $3.7 million for Open Space and Recreational Land projects, $5.5 million on Historic Resources projects (including the $2.5 million bond for the West Branch Library restoration) and $12.1 million on Community Housing projects (Table 3).

## FY18 Affordable Housing Funding

In FY18, upon the recommendation of the CPC, the Board of Aldermen approved allocating $1,200,402 in CPA funds to the Somerville Affordable Housing Trust Fund (AHTF or Trust; see Table 2 above).[5] The CPC empowered the Trust to serve as the housing arm of the CPC in FY15 given the Trust's 25 years of experience preserving and creating affordable housing units and supporting programs to assist homeowners and renters.

The Trust has prioritized preserving or increasing the supply of affordable housing in Somerville and helping low-to-moderate income households gain access to or retain housing. Projects and programs serving individuals and families at or below 100% of the area median income (AMI) are eligible for CPA-funded Trust projects.

In FY18, the Trust requested the CPC recommend bonding up to $10 million for the 100 Homes project implemented by the Somerville Community Corporation (SCC). and the Clarendon Hill Apartments development implemented by Preservation of Affordable Housing (POAH), SCC, and the Somerville Housing Authority. These projects applied for funding from the Trust in FY17. The CPC recommended, and the BOA approved, a $6 million for the 100 Homes project. The CPC will consider recommending bonding for the Clarendon Hill project when plans are finalized.

In FY18, as in previous years, the Trust released a Request for Information and then a subsequent application for proposals for CPA funds.

# Ongoing Project Update

FY15 was the first year for CPA grantmaking in Somerville, since then nine projects have been completed. Two projects funded in FY15 returned funding– First Church Somerville Window Restoration and American Tube Works national register nomination (City of Somerville, Planning and Zoning). Both projects are continuing with other sources of funding.

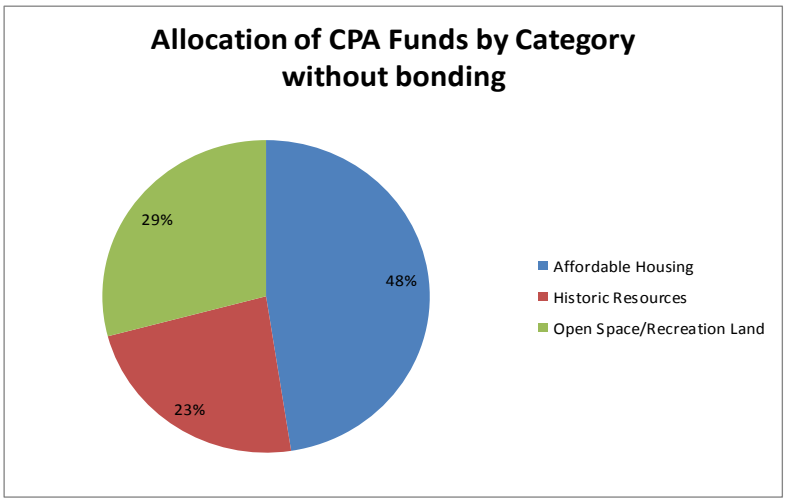
In FY15-FY18, the CPC has determined that a minimum of 45% of funding will go to community housing and 15% each to historic resources and open space/recreation; 20% of funds are flexible and can be spent on projects in the three CPA categories based on demand. The remaining 5% goes to support the administration of the program. Of the program funds, to date, not considering bonding, 48% has gone to affordable housing, 23% to historic resources, and 29% to open space/recreational land. When the West Branch Library and 100 Homes bonds are included, the percentage awarded to historic resources increases to 26% and affordable housing increases to 57%; open space/recreational land decreases to 17% (see Figure 2).

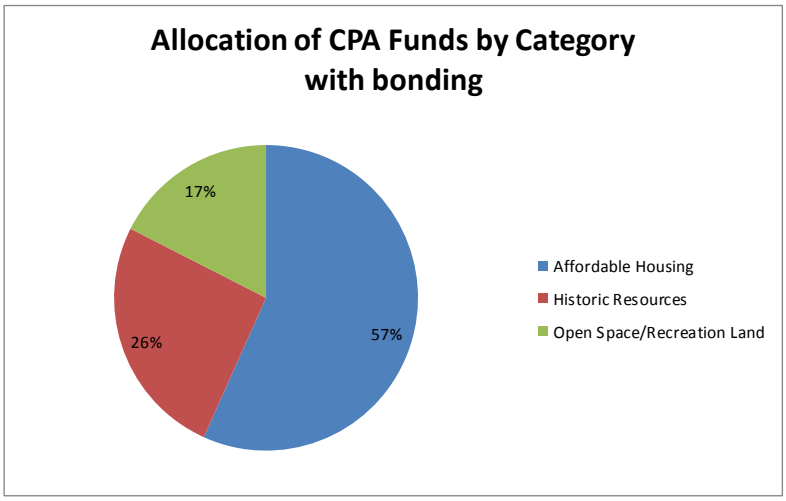
Of the 55 projects that have received funding FY15-FY18:

- 53% are implemented by community organizations (29)
- 36% are implemented by City departments (20)
- 11% are jointly implemented by community organizations and City departments (6)

Non-City grantees receive their project funding in tranches established at the beginning of the project. The final 10% of the budget is released upon the completion of the project and submission of a final report.

**Figure 2. Total CPA Funding Allocations**



## Completed Projects

### *Prospect Hill Tower Renovation*
City of Somerville, Planning & Zoning Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $500,000 | 85% ($427,425)<br>$72,575 returned |

Photo source: Graham Baker

The Prospect Hill Tower Renovation is the Somerville CPA's first completed project. The Tower was officially reopened during the First Flag ceremony on January 1, 2016 and the CPA celebration was held on September 20, 2016. To ensure that all Somerville residents can experience the Tower, CPA supported the creation of a virtual tour video, *George Washington … on Prospect Hill?* which is available on the City's website with subtitles in English, Spanish and Portuguese (Haitian Kreyol is coming soon). The Tower is now open in warm weather for docent tours.

### *Milk Row Cemetery Rehabilitation and Restoration– FY15*
City of Somerville, Planning & Zoning Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $48,360 | 100% |

The City of Somerville contracted a firm to complete the rehabilitation and restoration work of the tombs in Milk Row Cemetery. They completed their work summer 2016. Following receiving CPA funding, the project received matching funds from the Massachusetts Historical Commission and the City of Somerville Planning and Zoning Department.

### *City of Somerville Archives Processing Contractor*
City of Somerville Archives

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $43,000 | 100% |

The Somerville Archives contracted a consultant to process permanent collections and create record guides. These documents are available on the Archives website.

### *Mystic Water Works Historic Windows*
Somerville Housing Authority

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $243,000– historic | 100% |
| FY16 | $507,000– housing | |

The Mystic Water Works project provides affordable housing for 25 seniors and persons living with disabilities. The Community Preservation Committee provided funding to preserve the historic windows; the Affordable Housing Trust Fund provided funding for the housing component in FY16. Residents moved into the building in February 2018.

### *Temple B'nai Brith Fire Safety and Accessibility Project*
Temple B'nai Brith

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $450,945 | 100% |

Temple B'Nai Brith installed a fire safety sprinkler system and an elevator in their historic building.

### *83 Belmont St. Window Restoration*
Laura de la Torre Bueno

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $4,510 | 100% |

This project provided resources for the property owners at 83 Belmont St. to replace the original stained glass window in their home which was damaged in a fire. The home is on the national register of historic places. The restoration of the home was featured in the Boston Globe and received a Director's Preservation Award from the Somerville Historic Preservation Commission.

### *100 Homes Initiative Pilot*
Somerville Community Corporation

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $1,200,000 (loan) | 100% |

This Somerville Community Corporation program was established with the goal of creating 100 new units of affordable housing. To date, SCC has acquired has acquired 20 units. The CPA funds are a subsidy that will be released when the SCC secures permanent financing to make the units affordable.

***Healey School to Mystic***
Friends of the Healey

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $45,000 | 100% |

The Friends of the Healey hired a firm to develop a master plan for the open and recreation space around the Healey School, Mystic Housing Authority and Blessing of the Bay Boat House. The goal was to better connect the three places, which are geographically very close but difficult to access from each location. The City of Somerville supported the Friends in implementing a competitive selection process for the design firm. The design team developed two options for the Healey+Mystic Master Plan, which can be seen at: http://healeymystic.org. In FY17, design funds were awarded for the design of the Healey Schoolyard (City of Somerville) and the Blessing of the Bay Boathouse Park (Mystic River Watershed Association). Both will build on the Healey+Mystic Master Plan.

***School Garden Classrooms***
Groundwork Somerville

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $45,373 | 100% |

This Groundwork Somerville improved eight school yard garden classrooms in Somerville. The project has received in-kind materials from the Somerville School District, which allowed the full vision of the project to be completed. Over 1,000 Somerville students have benefited from the project. Students at the East Somerville Community School held the ribbon cutting for the project in October 2016 with Mayor Curtatone and Superintendent Skipper.

***Community Growing Center Design***
Friends of the Community Growing Center

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $52,090 | 100% |

The Friends of the Community Growing Center hired a firm to create a new design for the Community Growing Center. More information about the project is available at: http://www.thegrowingcenter.org/#!redesign/tof3d

## Ongoing Historic Projects

***Somerville City Hall Renovation, Design, and Construction Management***
City of Somerville, Capital Projects Department

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $200,000 | 0% |

Photo source: Eric Kilby

This project will contract a design firm to develop a design to restore the exterior of Somerville City Hall, upgrade mechanical and life safety systems, and ensure accessibility. This project will begin once the owner's project manager is hired.

***West Branch Library Restoration***
City of Somerville, Capital Projects Department

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $2,500,000 (bonded) | 0% |

The City of Somerville will restore and preserve the existing library interior and exterior and ensure ADA compliance. The design has been finalized and construction will begin in late 2018.

***Local Historic District Property Owner Preservation Fund***
City of Somerville, Planning & Zoning Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $150,000 | 0% |

This project will provide resources for the City of Somerville to create a dedicated fund that will provide small grants to owners of local historic district designated properties for the restoration and preservation of their structures. The City plans for the fund to be multi-year and renewable. The fund will be managed by the Office of Strategic Planning and Community Development's Preservation Staff along with the Historic Preservation Committee.

### *Milk Row Cemetery Rehabilitation and Restoration– FY16*
City of Somerville, Planning & Zoning Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $48,360 | 94% |
| FY17 | | ($31,367) |

The City of Somerville is working with a consultant to complete the restoration work of an anticipated 48 grave markers and the Civil War Monument in Milk Row Cemetery. $6,300 from the FY16 project was spent to complete the FY15 tomb restoration project when the contractors uncovered more extensive damage than expected. The FY17 CPA award for the project will replace these funds, allowing the full project to be completed summer 2016.

### *Somerville Museum Capital Improvements– FY15*
Somerville Historical Society

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $168,191 | 90% |
| | | ($150,181) |

The Somerville Historical Society is making improvements to the Somerville Museum to better preserve its collections and make the building ADA accessible. The project originally planned to construct an elevator lift. The Massachusetts Architectural Access Board determined this was not sufficient as it would not reach all Museum floors. The CPC and Board of Aldermen approved using the $24,970 allocated for the lift towards the design, purchase and installation of the elevator. An additional $423,480 for the project was approved for FY16 CPA funding by the Board of Aldermen upon the CPC's recommendation.

### *Somerville Museum Capital Improvements– FY16*
Somerville Historical Society

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $423,480 | 20% |
| | | ($86,316) |

This project will provide further resources for the Somerville Museum to become ADA compliant and care for its historic collections. This will include building an elevator to meet ADA requirements, reinstalling the Museum's original Palladian window that was removed in 1986 per a deed restriction with the Massachusetts Historical Society, upgrading security systems, inventorying the Museum's holdings, and planning for Phase 6 of the Museum's strategic plan. Abutters are challenging the Museum's permit from the Zoning Board of Approvals in Land Court. Until this matter is resolved, no funds related to the construction of the elevator will be released to the Museum. The other aspects of the project are moving forward.

***Central Library Mold Remediation***
Somerville Public Libraries

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $21,279 | 0% |

This project will provide resources for the City of Somerville to remediate historic materials damaged by mold in the Closed Stacks, move them to the Library's Local History Room, and install a 10,000 BTU air conditioning unit in the Local History Room to ensure the historic materials are appropriately stored and preserved.

***Grace Baptist Church Restoration***
Somerville Hispanic Association for Community Development

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $553,378 | 50% ($275,000) |

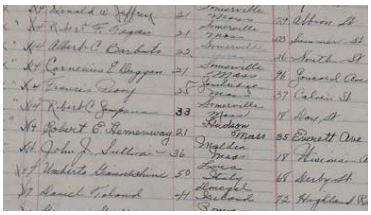
This project will rehabilitate the historic Grace Baptist Church, which is now home to the Somerville Hispanic Association for Community Development, which operates a food pantry from the building. The building is also home to a day care. The first phase of the project will focus on the roof and initial steps to make the building accessible for all.

***Elizabeth Peabody House Roof Restoration***
Elizabeth Peabody House Association

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $73,000 | 0% |

The roof of the historic building that is home to the Elizabeth Peabody House Association currently faces water infiltration. This project will make necessary repairs to the roof to ensure the building is water tight. The building houses a pre-school, food pantry, and other social services offered by the Association.

***Preservation of and Access to Election Records***
City of Somerville, Elections Department



| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $85,100 | 0% |

This project will remediate historic election records damaged by mold. It will also digitize them so they are easily accessible to all. CPA funds are supporting the preservation and digitization of the historic records from 1884 to 1967 and the City is funding the digitization of records from 1967 to the present. The records include voter lists used at polls, indices of registered votes, general registers, voter annual registers by ward and precinct, preliminary and general elections results, poll taxes, and lists of women voters.

## Open Space & Recreation Land

***Prospect Hill Park Design Services***
City of Somerville, Parks and Open Space Division

Photo source: Eric Kilby

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $85,000 | 98% ($83,999) |

The City of Somerville has contracted a firm to develop a design for the Prospect Hill Park. The first step was to conduct an archeological reconnaissance survey of the park to determine if there are any archeologically sensitive areas. The survey was completed in April 2017. Due to the slope of the hill and historic soil disturbance, there is low archeological sensitivity for Native American, Revolutionary War, or Civil War artifacts. There is moderate sensitivity for locating the foundation of two homes that were present on the hill before the land was turned into a park. The City is in the process of hiring a construction firm and anticipates work will begin summer 2018.

***South Street Farm***
Groundwork Somerville

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $60,160 | 90% ($54,144) |

Groundwork Somerville is expanding the capacity of the South Street Farm to be used as public space and an outdoor classroom, in addition to its current function as an urban farm. This will include constructing a shade structure, wash station, bicycle parking, and tables and benches. Groundwork Somerville will also make improvements such as conducting a phytoremediation project, creating new rain collection surfaces and storage, installation of composting structures, and improving on-site water and drainage management.

***Allen Street Mixed Use Renovation***

City of Somerville Parks and Open Space Division and Stephanie Hirsch

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $20,000 | 100% |

Photo source: Google Earth

The City of Somerville has contracted a landscape architect to develop a design to rebuild the Allen Street Open Space and is currently engaging the community through a public process. The design will seek to maintain or expand the 16 existing community garden plots while adding a play area for children, serving the surrounding community and the Allen Street Head Start School, which is directly across from the open space.

***Hoyt Sullivan Playground Renovation***

City of Somerville Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $400,000 | 100% |

The City of Somerville is renovating the 22,000 square foot Hoyt Sullivan Playground. The renovation will include improving ADA and universal access, new lighting, circulation paths, improving the tree canopy and sustainable practices, providing active and passive recreation with a focus on younger children and improved visual connections to the community path and rail corridor via a new deck overlook. Construction on the park began in May 2017 and is anticipated to be complete Fall 2018.

***Community Path Repaving***

City of Somerville Engineering Division and Friends of the Community Path

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $140,000 | 100% |

The Community Path from Grove St. to Cedar Street was repaved in May 2017. The section from Buena Vista Rd. to the Cambridge line will be repaved following a planned drainage improvement project that will take place summer 2018.

***Community Path Design***

City of Somerville Parks and Open Space Division and Friends of the Community Path

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16<br>FY18 | $90,000 | 0% |

The City of Somerville and the Friends of the Community Path will lead a design process that will make improvements to the existing Community Path and add additional features. The design will emphasize adding green infrastructure to the Grove to Cedar section to improve drainage. Additional funds were added to the project in FY17 to include plans to manage invasive species and the tree canopy. The City has identified the design firm that will lead the process.

***Community Path Survey***

City of Somerville Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $20,000 | 0% |

The City of Somerville will hire a design firm to complete a survey of the Community Path, a necessary input for the design process.

***Land Acquisition Study Fund***

City of Somerville Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $40,000 | 6%<br>($2,500) |

This project provides resources for the City of Somerville to explore the feasibility of acquiring parcels for acquisition for open space and recreation land. The fund supports appraisals, environmental studies, surveys, and other preliminary studies necessary to determine if a parcel is a good candidate for acquisition and gather the necessary information to prepare a full proposal for submission to the Community Preservation Committee for CPA funding or directly to the Board of Aldermen for funding through non-CPA sources.

***Healey Schoolyard Design***

City of Somerville Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $80,000 | 0% |

The City of Somerville will hire a firm to complete a new design for the Healey Schoolyard. This project will be informed by the Healey+Mystic Master Plan that was funded by CPA in FY15.

***Winter Hill Schoolyard Construction***

City of Somerville Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $500,000 | 100% |

The City of Somerville is in the process of completing the construction of a new schoolyard for the Winter Hill Community Innovation School. The project will be completed Summer 2018.

***Henry Hansen Park***

City of Somerville Veterans' Services

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $49,200 | 71%<br>($14,200 returned) |

The City of Somerville has hired a firm to develop a new design for Henry Hansen Park, which honors the Somerville resident who participated in the first raising of the American flag at Iwo Jima during World War II. The City is now gathering community input on the proposed design. The cost of the project was lower than expected, so the project was able to return $14,200 to the CPA fund.

***Community Pollinator Garden***

City of Somerville Parks and Open Space Division and Green and Open Somerville

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $13,000 | 0% |

The City of Somerville and Green and Open Somerville will create a butterfly garden at the edge of Morse-Kelly Park. Work has started to prepare the space for planting in the fall.

***Community Growing Center Construction Documents***

Friends of the Community Growing Center

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $33,176 | 68% ($22,500) |

The Friends of the Community Growing Center hired a landscape architect to complete the construction documents and bid package for the design funded by CPA in FY15. More information about the project is available at: http://www.thegrowingcenter.org/#!redesign/tof3d

***Blessing of the Bay Park Design– Phase 1***

City of Somerville Veterans' Services

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY17 | $41,863 | 90% ($37,498) |

Mystic River Watershed Association conducted community outreach in conjunction with Groundwork Somerville and hired a firm to complete a schematic design for the park. The community process is ongoing.

### *5 Palmer Acquisition*

City of Somerville, Economic Development Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $500,000 | 100% |

Photo source: Google Maps

The City of Somerville acquired the 0.04 parcel, which will add to the open space at the Capuano School/Glen Park. The parcel will be perpetually preserved as recreational land per the requirements of the Community Preservation Act.

### *Prospect Hill Park Construction*

City of Somerville, Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $797,330 | 0% |

Photo source: Eric Kilby

The City of Somerville will implement the a redesign for the park that was funded by the CPA. Construction will begin Summer 2018. The new park will include accessibility for all, interpretive elements to educate visitors about the historic significance of Prospect Hill, improved lighting for the park and the Tower, and native species.

### *Dilboy Auxiliary Fields Design Services*

City of Somerville, Parks and Recreation Department

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $90,000 | 0% |

The City of Somerville will hire a firm to redesign the Dilboy Auxiliary fields. The project will include renovating the soil profile and reorganizing the space to add a U12 soccer field. Irrigation and lighting will also be added to the fields.

***Brown and West Somerville Schoolyards Design Services***
City of Somerville, Parks and Open Space Division

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $140,000 | 0% |

The City of Somerville will hire a firm to create new designs for the schoolyards at the Brown and West Somerville schools.

***Community Growing Center Construction***
Friends of the Community Growing Center

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $350,000 | 0% |

The Friends of the Community Growing Center will hire a construction company to implement the new design funded by CPA in FY15 and FY16.

***Blessing of the Bay Park Design– Phase II***
Mystic River Watershed Association

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY18 | $155,339 | 0% |

The Mystic River Watershed Association will work with their selected design firm to complete the design through to construction documents with active community input.

## Ongoing Affordable Housing Projects

***Redevelopment of 163 Glen Street***
Somerville Community Corporation

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $915,000 (loan) | 90% (819,862) |

Somerville Community Corporation is redeveloping the former American Legion Post into eight affordable units and three market rate units. The CPA 5th anniversary walking tour began at the groundbreaking for the project in September 2017. The target for full occupancy is June 2018.

***100 Homes Initiative***
Somerville Community Corporation

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16<br>FY18 | $6,931,608 (loan) | 25% ($1,707,056) |

To date, the 100 Homes project has acquired 45 fully deed restricted rental units in 10 properties that preserved 23 tenancies, including 5 that were in danger of losing their Section 8 vouchers. Five units are designated for homeless households.

***Prevention and Stabilization Services (PASS)***
Somerville Homeless Coalition

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $182,978 | 0% |
| FY17 | | |

This project provides rental assistance for up to 12 households for up to two years, including rental and move-in assistance, case management and stabilization services. The program is designed to serve households of incomes at or below 60% of area median income (AMI) and to help Somerville residents who are experiencing a housing crisis that may have resulted from burdensome rental increases or losses in income to allow them to stay in the City. The grant contract is being finalized.

***Short Stop Self-Sufficiency Program***
Wayside Youth and Family Support Network

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY16 | $51,107 | 50% |
| FY17 | | ($25,553) |

The Short Stop program provides transitional housing for homeless young adults. CPA funds cover the gap between what HUD can fund (up to fair market rent) and what the actual cost of monthly rent is for nine individuals at a time. To date the program has served 18 young adults. Nine have left the program, of which seven are living independently, one left the program for other opportunities, and one began a four year college program. Educational stability has increased– during participation in the program and once youth have left the program.

***Better Homes Program***
Somerville Homeless Coalition

| Year Awarded | Amount Funded | Percent Disbursed |
|---|---|---|
| FY15 | $150,513 | 59% |
| FY16 | | ($88,975) |
| FY17 | | |

CPA funding for the Better Homes Program fills the gap between HUD Fair Market Rent reimbursements and the actual market rents at 12 scattered-site apartments leased by the Somerville Homeless Coalition. This program has supported 22 people (three families and 14 individuals), nine of whom qualify as chronically homeless. The program is designed to serve households of incomes at or below 60% of area median income (AMI) and to help Somerville residents who are experiencing a housing crisis that may have resulted from burdensome rental increases or losses in income to allow them to stay in the City.

## CPA Results

As a result of Somerville's CPA projects, which are located in all seven of Somerville's wards:

- 9 historic buildings are being preserved
- 5 historic buildings and one collection are being made more accessible to all Somerville residents
- 3 historic collections are being preserved
- 7 parks and playgrounds are being improved
- 78 new affordable housing units are being created
- 2 transit oriented affordable housing developments are being built
- 32 households are receiving rental assistance

## CPA Applicant and Implementer Survey Results

Since FY16, the CPA program has surveyed applicants and implementers about their experience with CPA. On average:

- 93% of implementers and 100% of applicants found the support of the CPA Manager to be very useful
- 40% of applicants found the application process to be fairly easy and very transparent
- 62% of funded projects would not have gone forward without funding from CPA
- 84% of organizations implementing a CPA project benefited from being part of CPA beyond receiving funding

## Program Improvements

The information gained from the annual surveys has helped the CPA program improve in Somerville. Additional resources have been developed to help applicants through the process and the CPA Manager holds application workshops with the video from the session available online for those who cannot attend. A new pre-application process was added in FY18 to help connect community members and organizations with an idea for a CPA project on City land will the relevant department to develop their application as partners, if the department agrees to sign on as a co-applicant. The new FY19 application timeline will help applicants hire firms before they are booked for the construction season. A feasibility study funding program was also launched.

## Community Engagement

In addition to seeking community input through the annual application and Community Preservation Plan processes, the CPC seeks community feedback on the program by tabling a community events in Somerville. In FY18, the CPC agreed that each member will participate in one outreach event to expand the ability to participate in events beyond the CPA Manager's availability. Through the SomerStreets events and the Spring Cleanup, 276 people voted on how they would allocate CPA funds. The CPC also invited the community to celebrate the fifth anniversary of the adoption of CPA In Somerville in September. There was a walking tour to five CPA projects in east and central Somerville that ended with a procession to Prospect Hill Park lead by the Desperate Measures Street Band. The celebration at the park included more music, lawn games, tours of Prospect Hill Tower, and of course, cake. Board of Aldermen President William White and State Representative Mike Connolly spoke about the benefits of CPA to Somerville along with community members representing each aspect of the CPA program.

## CPA & the City Forum

The Somerville CPC has recognized the unique challenges faced by cities implementing CPA such as greater density and rapid development putting pressure on affordable housing. Somerville hosted a forum for cities that have adopted CPA so these communities could get together to meet each other and share their challenges and strategies for addressing them. Thirty-seven CPC members and their staff from 15 communities attended. The conversations were documented via graphic facilitation by Somerville resident Kelvy Bird. Her images will be shared with CPA communities across the state in the fall 2018, at the first state-wide CPA conference since 2012. The success of the CPA and the City Forum inspired the Community Preservation Coalition to hold this conference and to include a special track for cities.

# Looking Ahead to FY19

The CPC projects a minimum of $1,986,473 in new CPA funds will be available in FY19, including a minimum 11.5% match on FY18 revenue from the State (Table 6). This is a record low distribution, in part because this is the first year that Boston and Springfield will be receiving matching funds. The CPC is hopeful that efforts to stabilize the CPA trust fund at the state level will be successful, ensuring high rates of state match going forward. In addition to new funds for FY19, $210,000 in funds earmarked for open space acquisition are available from unspent funds from the previous year.

With the experience of four funding rounds to draw on, in FY19 the Community Preservation Act Program will build on its strong foundation to make improvements that will improve the quality of projects and facilitate the work of the CPC. Program improvement goals for FY19 include:

- Increase the diversity of CPC general public member and funding applicants through expanding community outreach
- Pilot the feasibility study funding program to make resources available to people with ideas that need some support to ensure the likelihood of success of their project
- Foster connections between the CPA and Local Cultural Council applicant processes to connect applicants with resources for capital improvements as well as programming and public art

**Table 6. Projected FY18 CPA Funding**

| | |
|---|---|
| **Total FY19 New CPA Revenue** | **$1,916,403** |
| Surcharge | $1,781,590 |
| State match | $204,883 |
| City appropriation** | $0 |
| (CPA admin funds) | ($99,324) |
| **Total FY19 New Project Funding** | **$1,887,149** |
| **Total FY18 Unexpended Revenue** | **$210,000** |
| FY18 City appropriation | $0 |
| Land acquisition earmark | $210,000 |
| **Total Available in FY19** | **$2,097,149** |

**FY18 City appropriation not finalized when report was finalized; FY19 City appropriation determined in Spring 2019.

City of Somerville, 1925