



Somerville Community Preservation Act
Semi-Annual Report
November 2019



CPA Project Spending Summary

Affordable Housing*			
Project	Awarded	Spent	Percent
100 Homes FY15-FY17	\$3,131,608	\$3,131,608	100%
Mystic Water Works FY16	\$507,000	\$507,000	100%
163 Glen St. FY15	\$915,000	\$819,862	90%
CPA PASS Expansion FY15	\$89,250	21,995	25%
Better Homes PSH Leasing Differential FY15	\$35,820	\$35,820	100%
Better Homes PSH Leasing Differential FY15	\$56,868	\$53,155	93%
ShortStop Self-Sufficiency FY16	\$26,107	\$26,107	100%
Better Homes PSH Leasing Differential FY17	\$57,825	\$56,717	98%
PASS 3 FY17	\$93,728	\$0	0%
ShortStop Self-Sufficiency FY17	\$25,000	\$25,000	100%
31-35 Richardson St. FY18	\$171,000	\$0	0%
Better Homes PSH Leasing Differential FY18	\$62,532	\$52,329	84%
PASS FY18	\$199,952	\$0	0%
Heading Home FY18	\$45,000	\$2,382	5%
Homelessness Prevention Assistance Fund FY18	\$50,000	\$22,960.23	46%
100 Homes FY18	\$6,000,000	\$4,484,461	75%
Better Homes FY19	\$73,884	\$0	\$0
Heading Home FY19	\$50,000	\$0	\$0
100 Homes FY19	\$379,589	\$379,589	100%
RESPOND Housing Program FY19	\$11,412	\$0	\$0
CAAS FY19	\$50,000	\$0	\$0
Affordable Housing Total	\$12,031,575	\$9,623,806	80%

 Notes completed projects

* Preservation Restriction pending

CPA Project Spending Summary cont.

Historic Resources			
Project	Awarded	Spent	Percent
City Hall Renovation FY15	\$200,000	\$0	0%
City of Somerville Archives FY15	\$43,000	\$42,812	100%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation FY15	\$500,000	\$435,425	87%
Somerville Museum FY15	\$168,191	\$166,481	99%
Mystic Water Works windows FY15*	\$243,000	\$243,000	100%
Temple B'nai Brith FY15*	\$450,945	\$450,945	100%
LHD Property Owner Fund FY16	\$150,000	\$0	0%
West Branch Library Rehabilitation FY16	\$2,500,000	\$658,120	26%
Milk Row Cemetery FY16 & FY17	\$33,108	\$31,367	95%
Somerville Museum FY16	\$423,480	\$86,316	20%
83 Belmont St. FY17*	\$4,510	\$4,510	100%
Central Library Mold FY17	\$21,279	\$8,615	40%
Grace Baptist Church FY17	\$553,378	\$498,000	90%
Elizabeth Peabody House FY18	\$73,000	\$70,373.82	96%
Elections Records FY18	\$85,100	\$34,486	41%
Somerville Museum FY19	\$100,000	\$21,600	22%
Grace Baptist FY19	\$500,000	\$0	0%
Mission Church FY19	\$113,120	\$101,808	90%
Elizabeth Peabody FY19	\$28,000	\$25,416	91%
WPA Bas-Relief FY19	\$6,055	\$0	0%
Somerville Museum FY20 Emergency Fund	\$300,000	\$0	0%
Historic Resources Total	\$6,544,526	\$2,927,635	45%

 Notes completed projects

* Preservation Restriction pending

CPA Project Spending Summary cont.

Open Space/Recreation			
Project	Awarded	Spent	Percent
Prospect Hill Park Design FY15	\$85,000	\$80,600	95%
Community Growing Center Design FY15	\$52,090	\$52,090	100%
Healey to Mystic FY15	\$45,000	\$45,000	100%
School Garden Classrooms FY15	\$45,373	\$45,373	100%
Community Path Repaving FY16	\$140,000	\$140,000	100%
Community Path Design + Invasives FY16	\$90,000	\$0	0%
Allen St. Mixed Use Renovation FY16	\$20,000	\$20,000	100%
Hoyt Sullivan Playground Renovation FY16	\$400,000	\$400,000	100%
South Street Farm FY16	\$60,160	\$54,144	90%
Land Acquisition Study Fund FY17	\$40,000	\$2,500	6%
Community Pollinator Garden FY17	\$13,000	\$6,472	50%
Healey School Yard design FY17	\$80,000	\$40,200	50%
Winter Hill School Yard FY17	\$500,000	\$500,000	100%
Blessing of the Bay FY17	\$41,863	\$41,863	100%
Community Growing Center FY17	\$33,176	\$31,951	96%
Community Path Survey FY17	\$20,000	\$0	0%
Henry Hansen Park FY17	\$49,200	\$11,000	22%
Prospect Hill Park Construction FY18	\$797,330	\$792,867	99%
Dilboy Auxiliary Fields Design FY18	\$90,000	\$39,083	43%
Brown and West Somerville Design FY18	\$140,000	\$0	0%
35 Richardson FY18	\$210,000	\$0	0%
Community Growing Center FY18 +FY19	\$353,888	\$315,000	89%
Blessing of Bay Phase II FY18	\$155,339	\$69,903	45%
5 Palmer FY18	\$500,000	\$500,000	100%
5 Palmer Conservation Restriction FY19	\$6,000	\$6,000	100%
Kennedy School FY19	\$65,000	\$0	0%
Powderhouse School Park FY20	\$122,000	\$0	0%
Total	\$4,154,419	\$3,194,046	77%
CPA Program Total	\$22,730,520	\$15,745,487	69%



Notes completed projects

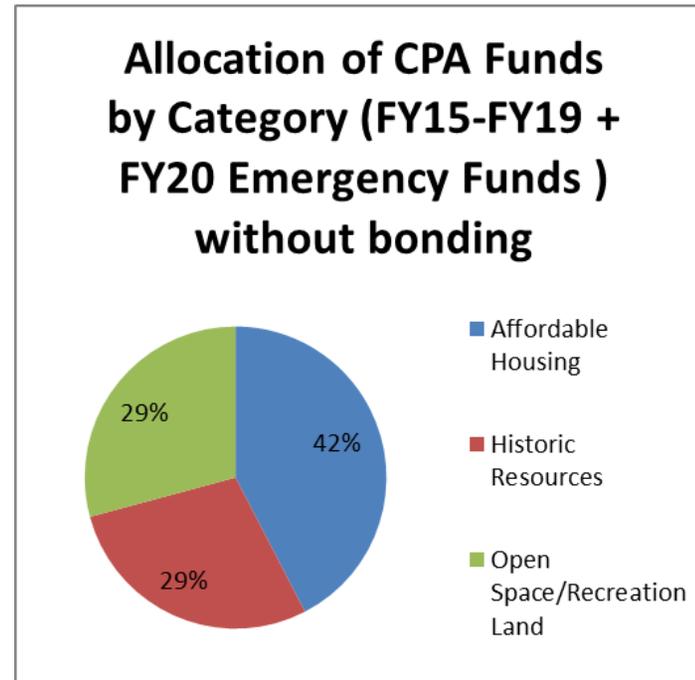
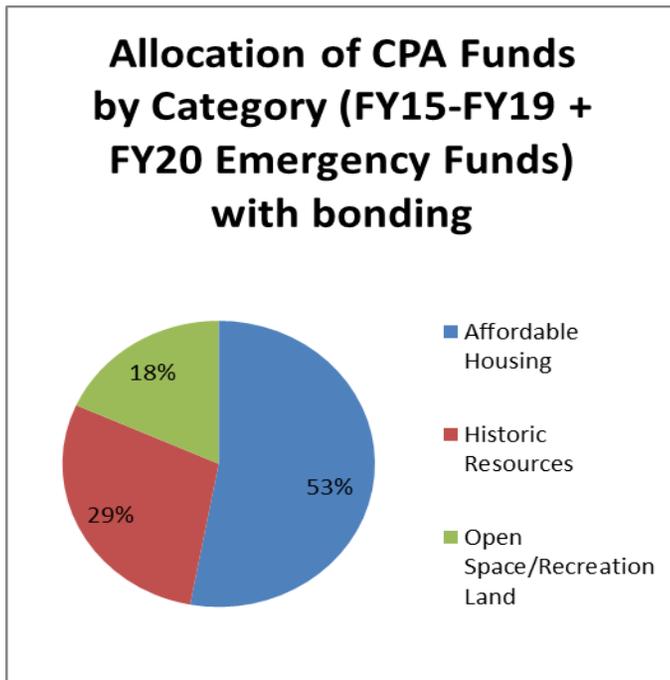
* Preservation Restriction pending

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*	\$12,031,575	52%	\$6,031,575	41%
Historic Resources	\$6,544,526	28%	\$4,044,526	27%
Open Space/Recreation Land	\$4,154,419	18%	\$4,154,419	28%
Admin	\$601,034	3%	\$601,034	4%
Total	\$23,331,554	100%	\$14,831,554	100%

“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library , which was approved in FY16, and the \$6 million bond for affordable housing acquisition through the 100 Homes project, which was awarded in FY18.

* A request from Somerville Community Corporation for \$1,820,000 approved by the Trust to purchase the 24-28 Mt. Pleasant Street property was rescinded following the failure to secured additional funding. The rescinded funds are not included in the totals.



The allocations exclude Administration

FY20 Program Highlights

- The CPC received two emergency proposals and five applications for FY20 CPA funds (4 open spaces and 3 historic resources).
- The CPC received seven applications for the FY20 CPC public seat and the candidate finalist was selected by the CPC Selection Committee.
- CPC members volunteered at eight events where the community voted for CPA funding priorities.



Community Preservation Committee



Community voting for CPA funding priorities

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			NA			x											
Milk Row Cemetery	2	Y		NA														
City of Somerville Archives	C	Y		NA		x												
Prospect Hill Tower	3	Y		NA	x		x						x					
Prospect Hill Park	3		x		x													
Somerville Museum	3				x		x											
Mystic Water Works	7	Y	x	NA	x		x							x			25	Y
Temple B'nai Birth	4	Y		NA	x		x						x					
Community Growing Center	3	Y																
Healey to Mystic Master Plan	4	Y																
School Gardens	1, 2, 4, 5, 6, & 7	Y		NA									x					
LHD Property Owners Fund	C			NA														
West Branch Library	6			NA	x		x											
Community Path Design	5&6			NA														
Community Path Repaving	5&6			NA									x					
Allen Street Mixed Use	2			NA														
Hoyt Sullivan Playground	5			NA									x					
South Street Farm	2	Y		NA									x					
100 Homes	1, 4, 7			NA										3			51	Y
163 Glen St.	1			NA										x			8	
PASS Housing Program	UNK															6		
Better Homes Leasing Differential	2, 3															13		
ShortStop Self-Sufficiency	7			NA												9		

The CPC began requiring all applicants provide measures of success in the FY17 funding round.

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		Y			x											
Land Acquisition Study	NA																	
Butterfly Garden	3												x					
Healey Schoolyard	4												x					
Winter Hill Schoolyard	4			Y									x					
Henry Hansen	5												x					
Blessing of the Bay	1&4												x					
Grace Baptist	5			Y	x		x											
5 Palmer	1	Y		Y							.04							
Elizabeth Peabody House Roof	4	Y		Y			x											
Elections Records	NA				x	x												
Brown and West Somerville Schools	6,7												x					
Dilboy Auxiliary Fields	7												x					
35 Richardson	5		x								.13						1	
Heading Home	UNK															13		
Homelessness Prevention Asst	UNK															18		
Kennedy School	5												x					
Mission Church	3						x											
Powdehouse	7												x					
Total	All 7 wards	10	3	0	6	3	10	0	0	0	.17	0	8	5	0	59	85	2

Completed Projects

- Funding condition not met
- Condition met

Prospect Hill Tower FY15 (\$500,000 awarded; \$435,425 spent)

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 was open in warm weather for docent tours.



Photo source: Graham Baker

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 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.



Funding conditions:

- Preservation Restriction
- Public access agreement

Temple B'Nai Brith FY15 (\$450,945 awarded and spent)

Temple B'Nai Brith installed a fire safety sprinkler system and an elevator in their historic building. The public access agreement is under review.



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

Mystic Water Works Historic FY15 (\$750,000 spent: \$243,000- historic; \$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.



Funding conditions: Preservation Restriction Public access agreement HPC review and comment session

City of Somerville Archives Processing FY15 (\$43,000 awarded; \$42,811 spent)

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



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

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>



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

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.



Funding conditions:



Report expenditures by school

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 completed the geo-technical work necessary to determine the feasibility of the transformative plan and completed a feasibility study for the location of a new field at the school. 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.



Healey+Mystic Transformative Plan

100 Homes Initiative Pilot FY15 (\$1,200,000 awarded (loan) and spent)

This Somerville Community Corporation program was established with the goal of creating 100 new units of affordable housing. To date, SCC 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.



Short Stop Self-Sufficiency Program FY15 (\$51,107 awarded and spent)

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.

Hoyt Sullivan Playground Renovation FY16 (\$400,000 awarded and spent)

The City of Somerville renovated the 22,000 square foot Hoyt Sullivan Playground. The renovation included 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. The contractor is now addressing final punch list items.



Funding condition: Preserve beech tree

Community Path Repaving FY16 (\$140,000 awarded and spent)

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 2019.



South Street Farm FY16 (\$60,160 awarded and spent \$54,144)

Groundwork Somerville has expanded 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 work included constructing a shade structure, wash station, bicycle parking, and tables and benches. Groundwork Somerville also made 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. Groundwork Somerville is preparing the final report.



Allen Street Mixed Use Renovation FY16 (\$20,000 awarded and spent)

The City of Somerville contracted a landscape architect to complete a design through a community process. The design improves the 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. The design firm will be engaged through the construction process in order to ensure the final park is constructed in alignment with the design.



Funding condition: Community engagement process

Allen Street Playground

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

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.

- Funding conditions:**
- Comply with Secretary of the Interior standards
 - Preservation restriction



Completed window at 83 Belmont

Blessing of the Bay Boathouse Park FY17 (\$41,863 awarded and spent)

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 completed schematic design is available at www.mysticriver.org/blessingofthebay.



- Funding conditions:**
- Collaborate with City of Somerville
 - Hold one public meeting

Winter Hill Schoolyard Construction FY17 (\$500,000 awarded and spent)

The City of Somerville has completed the construction of a new schoolyard for the Winter Hill Community Innovation School. The contractors are now finalizing the remaining punch list items.



Central Library Mold Remediation FY17 (\$21,279 awarded; \$8,614.73 spent)

Approximately 2000 pounds of unsalvageable materials in the closed stacks were identified, packed and hauled away. Equipment was set up for continuous filtration of the air in the closed stacks. The entrance to the closed stacks was sealed to prevent any particulate matter in the air from leaving the room. All surfaces were cleaned with biocide. Salvageable library materials were surface-cleaned to kill mold spores. The project was completed under budget.

Community Growing Center Construction Documents FY17 (\$33,176 awarded; \$31,951 spent)

Friends of the Community Growing Center

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>



Community Growing Center Construction FY18 +FY19 (\$353,888 awarded; \$315,000 spent)

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



Elizabeth Peabody House Roof Restoration FY18 (73,000 awarded and \$70,373.82 spent)

The roof of the historic building that is home to the Elizabeth Peabody House Association suffered from water infiltration. This project completed necessary repairs to the roof that ensure the building is water tight. The building houses a pre-school, food pantry, and other social services offered by the Association. The project was completed under budget and \$2,626 was returned to the historic resources reserve in FY19.



Funding conditions:

- Preservation Restriction
- Secretary of the Interior standards
- Permanent dedication sign

5 Palmer Acquisition FY18 (\$500,000 awarded and spent)

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.



- Funding conditions:** Conservation restriction Use of house

**Elizabeth Peabody Building Condition Assessment and Prioritized Rehabilitation Plan FY19
(\$28,000 awarded and \$25,416 spent)**

Elizabeth Peabody House Association hired consultants to conduct a full assessment of existing building conditions and create a prioritized rehabilitation plan to guide future capital improvement projects for their building. The results of the assessment was presented to their board.

- **Funding conditions:** Preservation Restriction Permanent dedication sign



5 Palmer Conservation Restriction Fee FY19 (\$6,000 awarded; \$6,000 spent)

The conservation restriction for 5 Palmer parcel was executed and is the first in Somerville's history. Demolition of the house on the parcel was completed. The City of Somerville is now moving forward to develop plans to use the parcel to expand the Glen Park community gardens.



Photo source: Google Maps

Ongoing Projects– City of Somerville

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

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 an owner’s project manager is hired.



Photo source: Eric Kilby

Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$80,600 spent)

The City of Somerville 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. The design is complete based on community input and construction is underway. The design firm will remain engaged through the completion of construction to ensure the construction follows the design.



Funding condition:

HPC review and comment session

LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)

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 is managed by the Office of Strategic Planning and Community Development’s Preservation Staff along with the Historic Preservation Commission.

Funding condition:

- Terms approved by HPC and CPC

Milk Row Cemetery Rehabilitation and Restoration—FY16 + FY17 (\$33,108 awarded and spent \$31,367)

The Milk Row Cemetery CPA Project is almost completely done, with significant restoration work undertaken on the Civil War Monument and all of the identified grave markers have been repaired and reset. The remaining \$1700 balance of funds will be used this fall (weather cooperating), to re-glue a few marker on site. This will enable them to be stabilized, and stored until additional funds are available to reset them in their original location.



Funding conditions:	<input checked="" type="checkbox"/> Preservation Restriction	<input checked="" type="checkbox"/> Public access agreement
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Community Path Design Services FY16+FY18 (\$90,000 awarded; \$0 spent)

A Landscape Design vendor for the Community Path improvements was selected, but numerous issues have prevented the contract award. All parties are interested in pursuing the work and it is expected that the design contract will be signed off in the months ahead. Meetings have been held with the MBTA (the property owner) to address the design needs.



Community Path Survey FY17 (\$20,000 awarded; \$0)

A Landscape Design vendor for the Community Path improvements was selected, but numerous issues have prevented the contract award. All parties are interested in pursuing the work and it is expected that the design contract will be signed off in the months ahead.



Funding condition:	<ul style="list-style-type: none"> Develop a repository for City plans and surveys
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West Branch Library Rehabilitation FY16 (\$2,500,000 awarded; \$658,120 spent)

Renovation of the West Branch Library is ongoing and is at 23% complete. Photographs of the well discovered at the basement floor of the library were taken and will be used for educational purposes about the history of the well through exhibition.



Funding conditions:	<input checked="" type="checkbox"/> Secure all approvals	<input checked="" type="checkbox"/> Secure funding	<input checked="" type="checkbox"/> Present final plans to CPC
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Healey Schoolyard Design FY17 (\$80,000 awarded; \$40,200 spent)

The City had four community meetings, and several other meetings with Healey Faculty and Students, Mystic Housing Residents, and the Somerville Housing Authority. The final draft of the schoolyard is complete. Next steps include significant work to understand the engineering requirement of the new U-12 field, and the approval of construction funding.

Funding condition:

- Hold at least one public meeting

SCHOOLYARD PLAN



WARNER LARSON
LANDSCAPE ARCHITECTS

Healey School - Schoolyard Plan

Land Acquisition Study Fund FY17 (\$40,000 awarded; \$2,500 spent)

To date funds were used to pay for an appraisal of a potential acquisition site.

Henry Hansen Park Design FY17 (\$49,200 awarded; \$11,000 spent)

The final design has been completed and the City is now exploring options for funding the construction of the park. The cost of the project was lower than expected, so the project was able to return \$14,200 to the CPA fund.

Funding condition:

- ☑ meetings and incorporate feedback

Hold at least three public



Community Pollinator Garden at Morse Kelly Park (\$13,000 awarded; \$6,472 spent)

The ADA path is complete, Pollinators were planted in the fall of 2018 and the fall of 2019. Remaining project funding will be used for fencing and signage.

Funding conditions:

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



**Schoolyard Design– Brown and West Somerville Neighborhood Schools FY18
(\$140,000 awarded; \$0 spent)**

A design firm; CBA Landscape Architects, has been selected and separate community meetings have been schedule for the late fall.

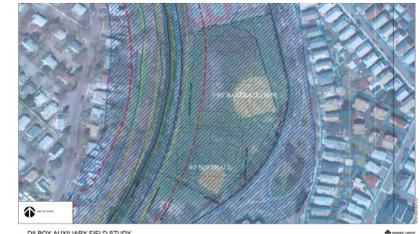


Brown School - Schoolyard

Funding condition:	<ul style="list-style-type: none">• CPA funds will only be used for CPA eligible uses
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Dilboy Auxiliary Fields Redesign FY18 (\$90,000 awarded; \$39,083 spent)

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



Funding condition:	<ul style="list-style-type: none">• Sign posted during design
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Prospect Hill Park Rehabilitation FY18 (\$797,330 awarded; \$792,867 spent)

The renovation of Prospect Hill Park is underway and scheduled to be completed in 2020. The completed park will be ADA accessible and include more interpretive features to help visitors better understand the rich history of Prospect Hill. The City received two Parkland Acquisitions and Renovations for Communities grants which total \$800,000 from the state to help complete the project.

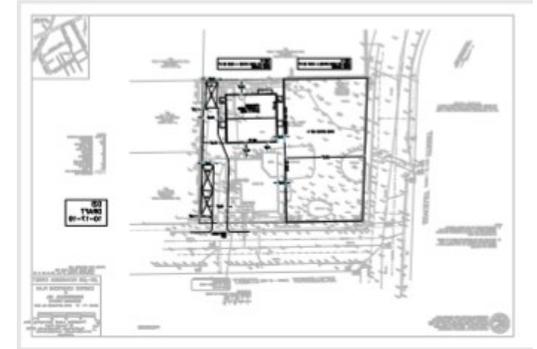
Funding condition:	<ul style="list-style-type: none">• Secretary of the Interior standards for rehabilitation• Permanent sign
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35 Richardson Parcel FY18 (\$210,000 awarded, \$0 disbursed)

The City will purchase 35 Richardson St. as perpetual open space. The plan shows 0.13 acres for open space.

Funding condition:

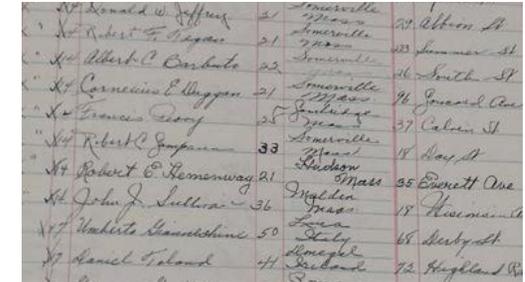
- Post CPA Sign
- Perpetual Conservation Restriction
- Transfer Parcel to City of Somerville



Draft split lot plan for 35 Richardson

Preservation and Access of Election Records FY18 (\$85,100 awarded; \$34,486 spent)

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.



Works Progress Administration Carved Wood Bas-Relief Restoration Project FY19 (\$6,055 awarded; \$0 spent)

Central Library will hire a conservator to restore their wood bas-relief, carved by a local artist through the Works Progress Administration Program in 1939. The Library will also hire a skilled firm to install the carving in a safer, more prominent location in the library.



Kennedy School FY19 (\$65,000 awarded; \$0 spent)

The Kennedy School design process is not projected to start until after the other CPA funded projects (Healey, Brown, WSNS) and other projects are further along in their development.



Funding condition:

- CPA eligible expenses
- Post temporary CPA sign

Powder House School Park FY20 (\$ 122,000 awarded; \$0 spent)

This is a public park at the former Powder House School. Demolition has begun.



Project Overview

Funding condition:

- No reduction of scope
- Post CPA sign
- CPA funds will only go towards CPA eligible aspects of the project

Ongoing Projects– Affordable Housing Trust Fund

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.

100 Homes FY15-FY17(\$3,131,608 awarded & disbursed); FY18 (\$6,000,000 awarded; \$4,484,461 disbursed); FY19 \$379,589 awarded disbursed)

Somerville Community Corporation (SCC) has acquired 51 units in 13 properties as part of the 100 Homes Program. CPA funds are drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding.

Prevention and Stabilization Services (PASS) Housing Program:

FY15 (\$89,250 awarded; \$21,995 disbursed)

FY17 (\$93,728 awarded; \$0 disbursed)

FY18 (\$199,952 awarded; \$0 disbursed)

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households at a time. FY15 and FY17 funds are fully committed, but are drawn down gradually over time. There is a waiting list that will be used for committing FY18 funds when contract is executed.

Leasing Differential Program– Better Homes:

FY15 (\$35,820 awarded and disbursed)

FY16 (\$56,868 awarded; \$53,155 disbursed)

FY17 (\$57,825 awarded; \$56,717 disbursed)

FY18 (\$62,532 awarded; \$52,329 disbursed)

FY19 (\$73,884 awarded; \$0 disbursed)

FY19 (\$73,884 awarded; \$0 disbursed)

The Somerville Homeless Coalition provides rental assistance to 17 disabled and formerly homeless Somerville households. The program also receives US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds.

ShortStop Self-Sufficiency Program:

FY16 (\$26,107 awarded and disbursed)

FY17 (\$25,000 awarded and disbursed)

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds support a portion of the cost of rent 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.

FY15 Projects

Redevelopment of 163 Glen St. (\$915,000 awarded; \$819,862 disbursed)

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 project was delayed by the National Grid strike, but is now making progress towards completion by fall 2019.



100 Homes Initiative FY16 –FY 18 \$9,302,08 awarded; \$6,319,949 disbursed

To date, the 100 Homes project has acquired 51 fully deed restricted rental units in 13 properties that preserved 28 tenancies, including 5 that were in danger of losing their Section 8 vouchers. Five units are designated for homeless households. In FY18, the City Council approved a \$6 million bond for the 100 Homes project. Debt service payments will begin for this bond in FY20.



FY18 Projects

31-35 Richardson (housing: \$171,000 awarded; \$0 disbursed; open space: \$210,000 awarded, \$0 disbursed)

Somerville Community Corporation is in the process of purchasing the 31-35 Richardson parcel from a developer. The parcel has one home that is potentially historically significant. SCC plans to build another two family home on the parcel, one will be sold at market rate and the other will be sold as an affordable unit. The 35 Richardson parcel will be transferred to the City of Somerville for conversion into a city park. The parcel is an estimated 0.13 acres. The documents to create the grant agreement for the open space funding have been shared with SCC.

Better Homes 3: Permanent Supportive Housing (\$45,000 awarded; \$2,382 disbursed)

Heading Home is providing rental assistance to chronically homeless and disabled residents with incomes below 30% AMI. Assistance pays for the gap between HUD payment for monthly rent and actual rent. Residents may have disabilities, a criminal record, or behavioral health instability.

FY19 Projects

Homelessness Prevention Assistance Fund (\$50,000 awarded; \$22,960.23 disbursed)

Community Action Agency of Somerville provides up to \$4,000 in assistance in the form of grants and loans to households facing homelessness, including first and last month's rent and security deposits. To date they have served six households made up of 15 individuals, all with incomes at or below 50% AMI. They have held 11 case management meetings.



Heading Home (\$50,000 awarded; \$0 disbursed)

Somerville Better Homes 3 will cover the gap between HUD Fair Market Rent assistance limits and actual market rent for 16 chronically homeless households). The program is currently operating using FY18 CPA funds with contract term ending in June, 2020.

Community Action Agency of Somerville (\$50,000; \$0 disbursed)

Homelessness Prevention Assistance Fund will provide up to \$3,000 of assistance to households at risk of homelessness to secure a new apartment or pay emergency rental arrears. The program is currently operating using FY18 CPA funds with a contract term ending in June, 2020.

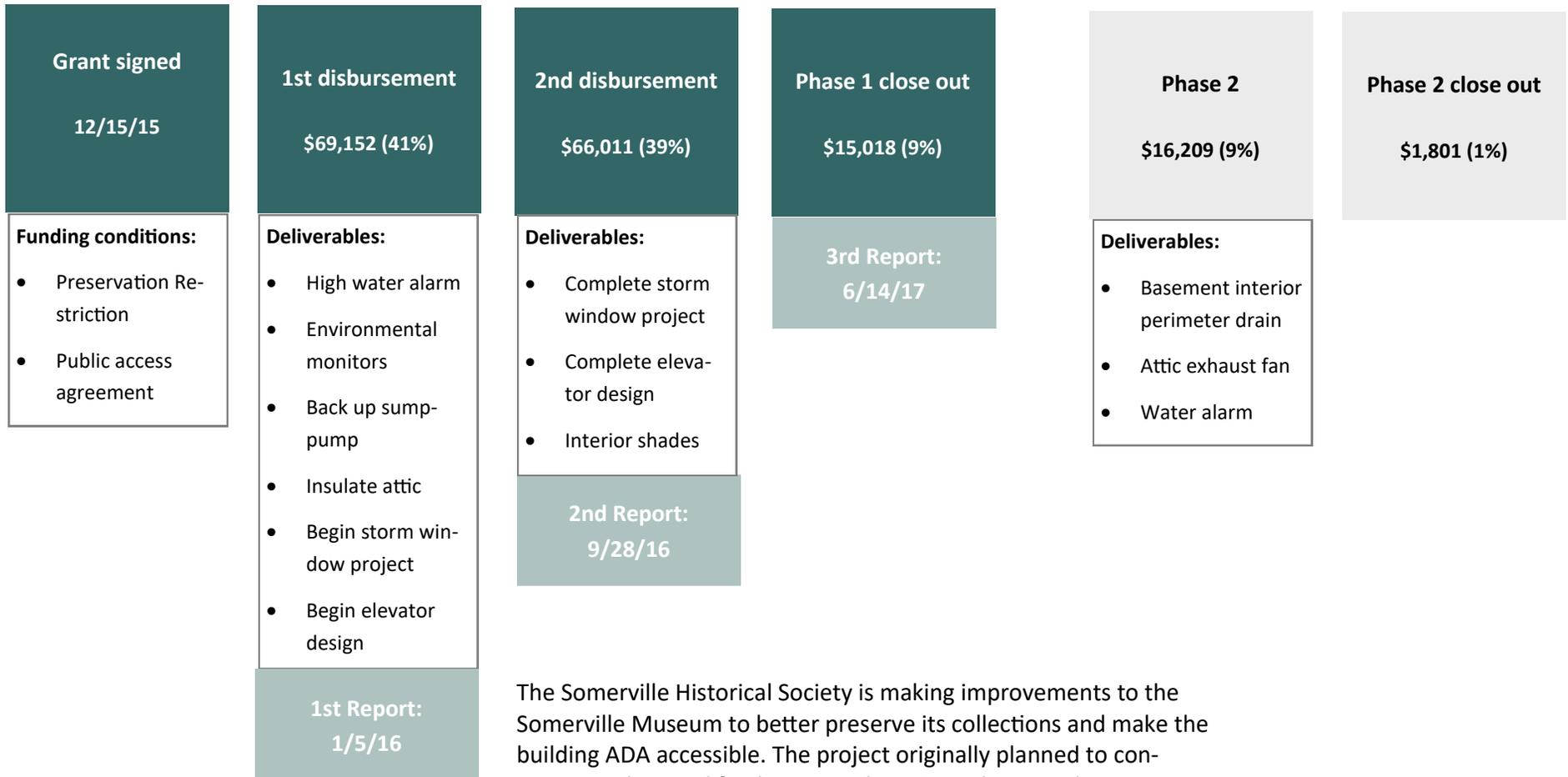
RESPOND Inc (\$11,412 awarded; \$0 disbursed)

Emergency Shelter and Homeless Program will provide flexible rental assistance for up to six months for survivors of domestic violence who meet the HUD definition of homeless). The contract for this new program is expected to be executed by December 2019.

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

Phase completed

Phase in progress



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. The Museum received approval to extend their grant term to complete the project and will be installing a perimeter drain to address moisture in the basement. The elevator project is planned to begin in 2020.



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



The project was delayed for three years by a lawsuit and appeal in Land Court. The Museum is now assembling funds to complete the project as construction costs have risen considerably since 2016. The project is anticipated to start in 2020.



Blessing of the Bay Boathouse Park FY18 (\$155,339 awarded; \$69,903 spent)

<p>Grant signed</p> <p>5/18/18</p>	<p>1st disbursement</p> <p>\$69,903 (45%)</p>	<p>Phase 2</p> <p>\$69,902 (45%)</p>	<p>Close out</p> <p>\$15,534 (10%)</p>
<p>Funding conditions:</p> <ul style="list-style-type: none"> • Collaboration with the City's Park and Open Space Office 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Phase 2 kick off meeting • Draft and execute next phase of work with consultants • Complete 50% design documents 	<p>Deliverables:</p> <ul style="list-style-type: none"> • 100% completed design and construction documents • Database of at least 300 individuals • At least three events hosted 	<p>The association has been assembling funding to determine a phasing plan for implementation, agreed upon by DCR, the City of Somerville and Mystic River Watershed Association. The association secured additional funding from Mass Trails grant on behalf of DCR (\$200k) for path reconstruction and \$50k from internal DCR funds and a plan to restore and expand the path by summer 2020. The association's design team will work with the City of Somerville to design an expanded street tree and green infrastructure buffer to expand the park acreage with underutilized road right-of-way. The association anticipates additional CPA funds in FY21 to complete this portion of the linear park.</p>
	<p>1st Report:</p> <p>2/28/2019</p>	<p>2nd Report:</p> <p>11/1/2019</p>	

Concept design study that shows the existing and proposed



Somerville Museum Collection Preservation – FY19 (\$100,000)

<p>Grant signed</p> <p>5/20/19</p>	<p>1st disbursement</p> <p>\$21,600 (22%)</p>	<p>Phase 2</p> <p>\$68,400 (68%)</p>	<p>close out</p> <p>\$10,000 (10%)</p>
<p>Funding conditions:</p> <ul style="list-style-type: none"> • Preservation Restriction • Public access agreement 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Initiate upgrade of fire alarm system • Start to clean, stabilize, and improve the housing of the museum's collection 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Upgraded fire alarm • Improved housing of the museum's collection 	
	<p>1st Report: 1/31/20</p>	<p>2nd Report: 1/15/21</p>	<p>The climate control improvements, fire safety systems improvements, and remediation of mold in the building in order to protect its historic collections are on going.</p>



Grace Baptist Church FY19 (\$500,000)

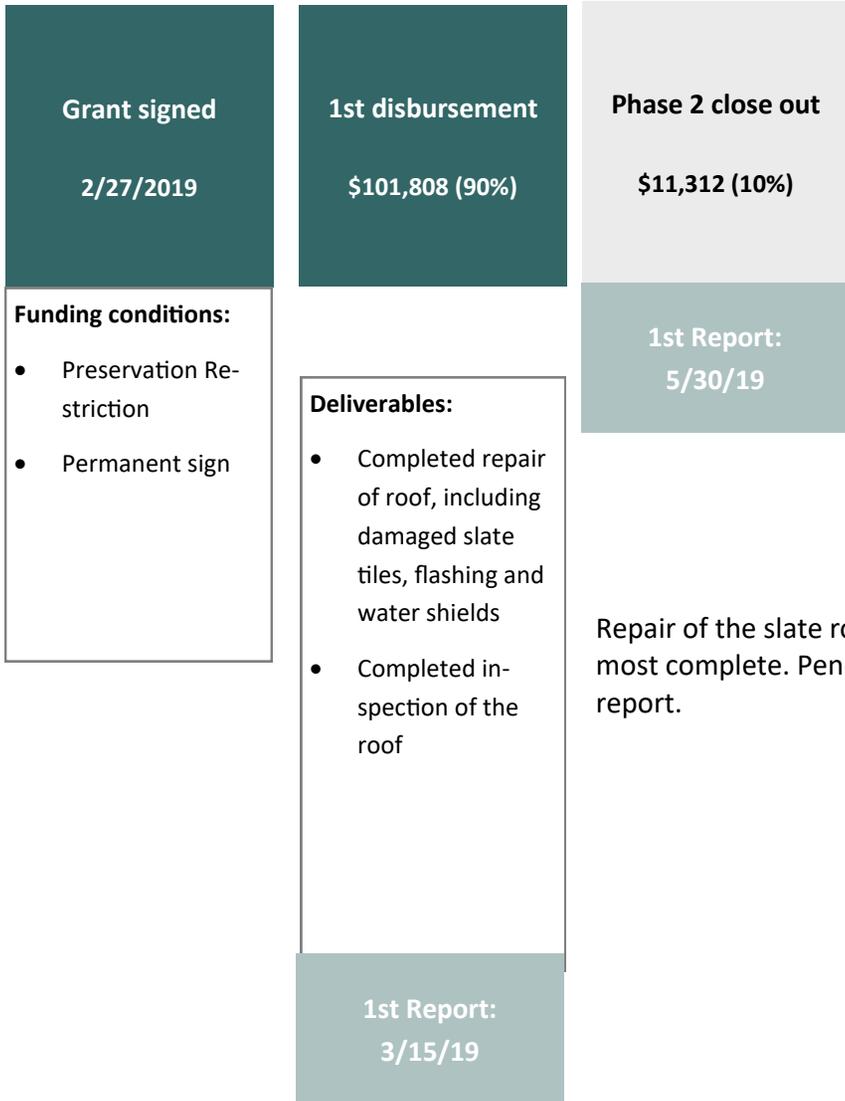
<p>Grant signed 6/27/19</p>	<p>Phase 1 \$25,000 (5%)</p>	<p>Phase 2 150,000 (30%)</p>	<p>Phase 3 125,000 (25%)</p>	<p>Phase 4 \$150,000 (30%)</p>	<p>Close out \$50,000 (10%)</p>
<p>Funding conditions:</p> <ul style="list-style-type: none"> • Preservation Restriction • Permanent sign 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Complete set of deliverables for each project phase 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Begin repairs to the existing slate roofing • Begin repairs on the associated flashing systems • Begin repairs on the sidewalk 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Progress report on repairs of the slate roofing • Progress report on repairs of the flashing systems • Progress report on the repairs of the sidewalk 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Properly installed new roof and flashing systems • New accessible sidewalk 	<p>1st Report: 11/30/20</p>
	<p>1st Report: 6/27/19</p>	<p>2nd Report: 10/15/19</p>	<p>3rd Report: 2/15/20</p>	<p>4th Report: 7/15/20</p>	



Aerial image of Grace Baptist Church

In this phase of the project, the Somerville Hispanic Association for Community Development will complete the repairs to the slate roof on the historic Grace Baptist Church. They will also create an ADA accessible ramp into the building.

Mission Church of Christ– Roof Repair and Preservation Project FY19 (\$113,120)

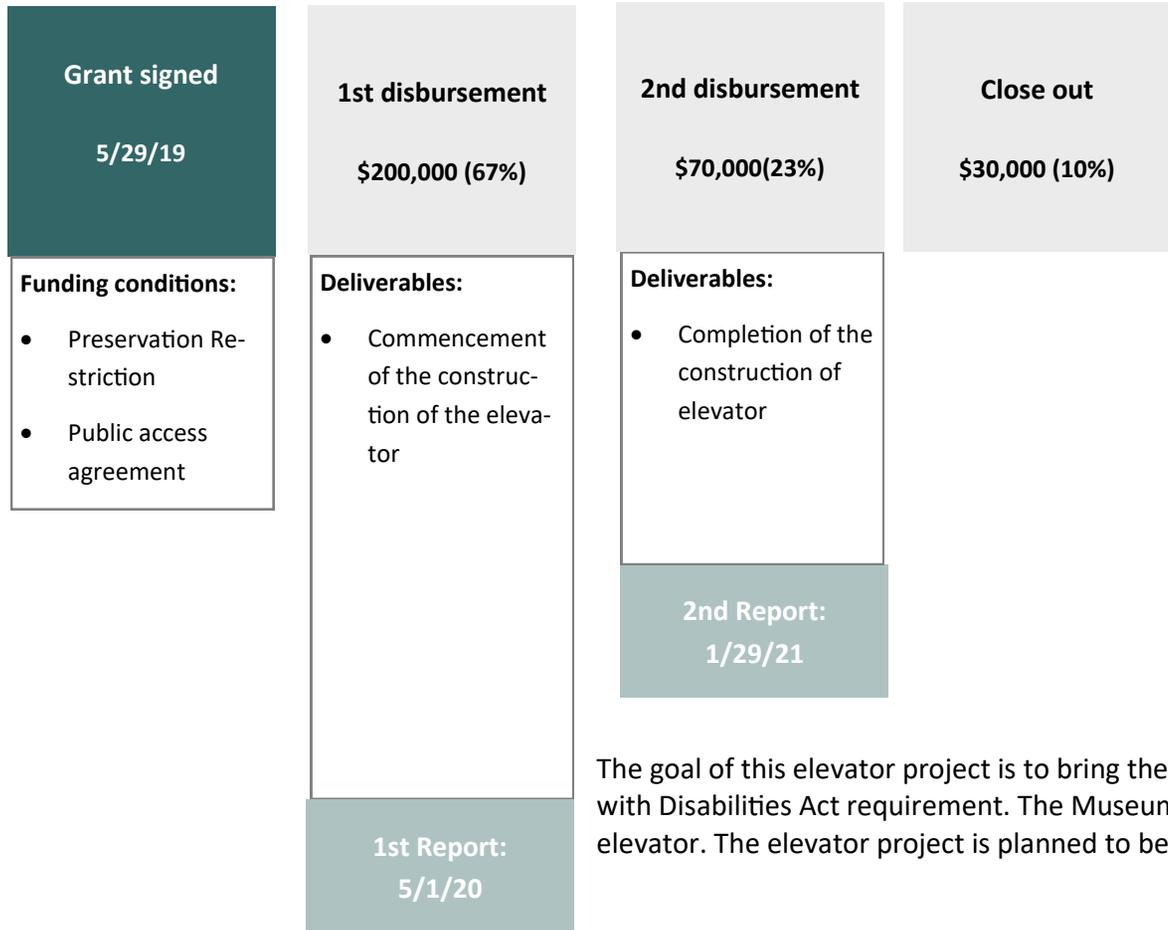


Repair of the slate roof on the Mission Church historic building is almost complete. Pending installation of a permanent sign and final report.



Photo: Michael Tarselli

Somerville Museum FY20 (\$300,000)



The goal of this elevator project is to bring the Somerville Museum into full compliance with Americans with Disabilities Act requirement. The Museum is mobilizing additional funds for the construction of the elevator. The elevator project is planned to begin in 2020



③ PROPOSED REAR ELEVATION
SCALE: 3/32" = 1'-0"