



FY27 Community Preservation Plan

Somerville Community Preservation Committee

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Introduction

The Community Preservation Act, M.G.L. c. 44B, (“CPA”) is a Massachusetts state law that allows participating cities and towns to create a dedicated fund for important projects that can greatly impact a community’s character and quality of life. CPA funds support improvements in the program areas of Open Space & Outdoor Recreation, Affordable Housing, and Historic Preservation. CPA enables communities to raise money locally through a surcharge on property taxes (between 1% and 3%) which is partially matched by the state. Through the Community Preservation Act, the City of Somerville has established a steady funding source dedicated to preserving and improving the city’s character and quality of life.

Somerville adopted the Community Preservation Act by a vote in the General Election in November, 2012 with a 1.5 percent surcharge. In November 2024, Somerville voters elected to increase the surcharge to the maximum 3 percent. Somerville’s CPA program exempts the first \$100,000 of all residential and commercial property value from the surcharge, and offers an additional exemption for “low income households”, as defined by Section 2 of the Community Preservation Act.¹

¹ Those wishing to receive an income-based exemption must apply annually through the City Assessor’s office.

The Community Preservation Committee

The Community Preservation Committee (CPC) oversees the implementation of the CPA in Somerville. The Committee is responsible for establishing priorities for how CPA funding is spent and, based on those priorities, makes recommendations to the City Council on which projects should 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.

Current CPC Members (May 2026)

- Ryan Kiracofe, chair - General Public
- Eric Parkes, vice-chair - Historic Preservation Commission
- Carlos Ayala - General Public
- Mary Jo Bohart – General Public
- Jon Bronenkant - Public Spaces and Urban Forestry Division
- Joe Capuano - Housing Authority
- Rona Fischman - General Public
- Michael McNeley – Planning Board
- David Turin - Conservation Commission

The CPC has two important functions:

1. The CPC is required to study the “needs, possibilities, and resources” for community preservation and establishes priorities for how CPA funding should be spent. The CPC makes efforts to communicate its mission and goals to the general public and aims to distribute the CPA funds equitably across all parts of the city.
2. The CPC makes recommendations to the City Council on which projects will receive CPA funding. CPA funds cannot be appropriated or spent without the recommendation of the CPC and subsequent approval by City Council. The CPC is a catalyst for projects, not an initiator. To determine which projects should be considered, the CPC has established an application process whereby grants are distributed to projects that fulfill the goals and needs that the CPC has identified.

The Community Preservation Committee invites City departments, community organizations and individuals to [submit applications](#) for CPA funding annually for projects related to open space/recreation and historic preservation. For FY27, the application cycle began in the spring and is expected to be completed by the end of calendar year 2026.

Since FY14, the CPC has empowered the [Somerville Affordable Housing Trust Fund](#) (a.k.a. the Trust or SAHTF) to serve as the housing arm of the CPC, leveraging the Trust's decades of experience supporting affordable housing. Under this arrangement, the CPC grants all community housing funds to the Trust, and the Trust allocates the funds to CPA-eligible projects and programs.

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 fiscal year 2027 (FY27) Plan builds on the previous Community Preservation Plans and is based on the City's existing planning documents, coordination with various City departments, and resident input. The CPC invited input to inform the FY27 Community

Preservation Plan update at a public hearing on April 22, 2026, through an online survey, a SomerVoice page, and numerous tabling events. Results of the public engagement are provided in Appendix 1.

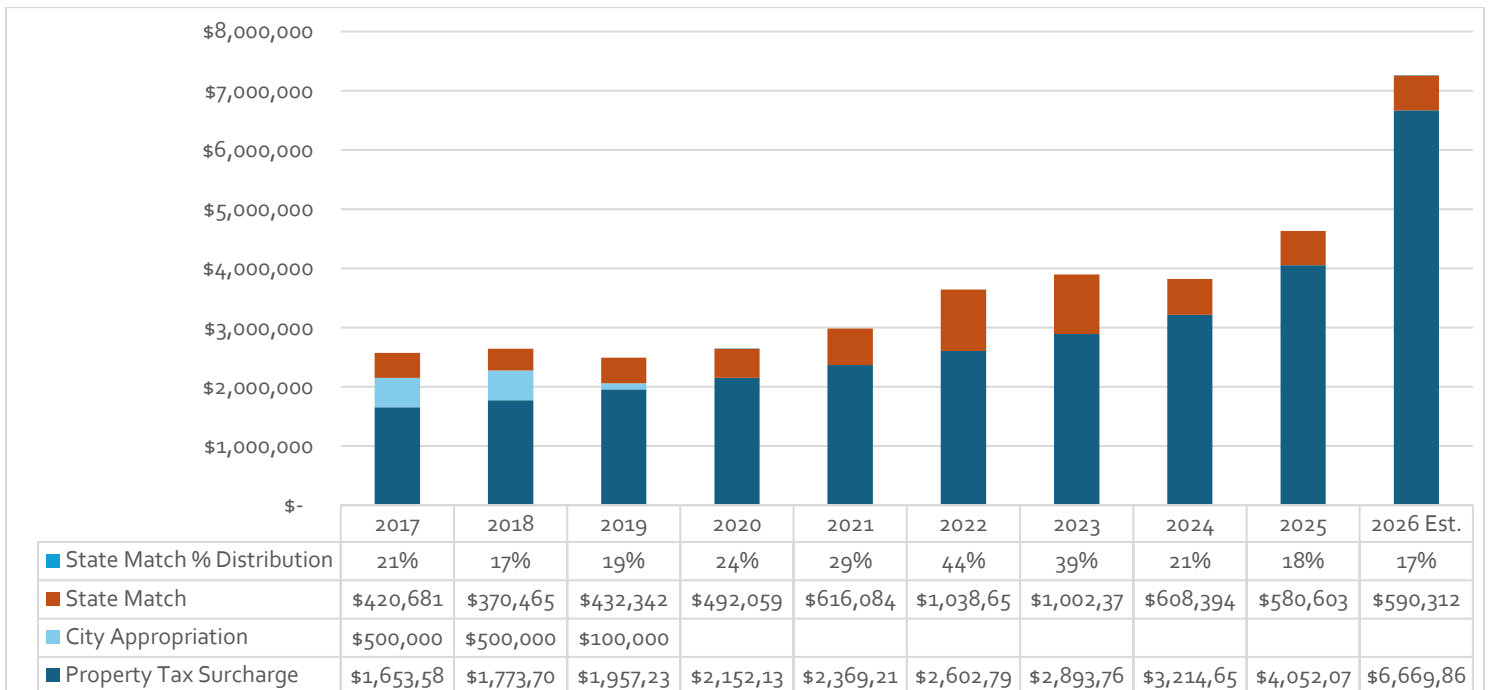
Section 1. Somerville Community Preservation Act Funding

CPA funding comes from residents, through a surcharge on local property taxes, and the Commonwealth of Massachusetts, through distributions from its Community Preservation Trust Fund. In November, 2024, Somerville voters elected to increase the property tax surcharge rate from 1.5% to 3%. The new rate went into effect starting in July, 2025. Distributions from the state match are based on the total local CPA revenue.

State funds used to match local CPA funds are collected through surcharges at the Registries of Deeds on transactions in all Massachusetts municipalities, which pay into the Commonwealth’s Community Preservation Trust Fund. The actual percentage of matching grants varies from year to year, depending on the availability of funds in relation to the local contributions of participating communities, and the number of communities participating in the CPA. Communities that have a 3% surcharge rate receive an additional distribution of state matching funds. Somerville will begin to see a boost in state matching funds beginning in the fall of 2026, matching the FY26 property tax surcharge revenue.

Between 2014-2026 the CPA program generated a total of \$41 million, including \$33 million in local revenue and \$8 million in state matching funds. In the first few years the City contributed a substantial appropriation in addition to the property tax surcharge, but then phased out this contribution.² Combined CPA revenue previously hovered around \$3 million, and now exceeds \$7 million since the surcharge increase. The state match rate has fluctuated, falling below 20% in recent years.

Figure 1, Somerville CPA Revenue, 2017-2026



² Somerville initially adopted a “blended CPA” approach which allowed the City to appropriate additional municipal revenue into its Community Preservation Fund up to the equivalent that could be generated with a 3% surcharge. Now having the maximum 3% surcharge, additional City appropriations are no longer an option.

The CPA legislation allows communities to leverage their CPA revenue by borrowing for eligible projects and using future CPA revenue to pay the resulting debt service. As such, applicants may apply for funding beyond the amount of revenue currently available. Bonded projects require the approval of two-thirds of the City Council.

To date, Somerville’s CPC has approved the bonding of CPA funds to support four projects. Three projects are in repayment: the historic rehabilitation of the West Branch Library, with a \$2.5 million appropriation in FY16; a bond of \$6 million for the Somerville Community Corporation’s 100 Homes project in 2018, and a bond of \$4 million for the Clarendon Hill housing redevelopment project in 2022. In FY26 the CPC recommended authorization for a bond of \$1.6 million for the Kennedy Schoolyard construction in FY26 which has not yet been drawn. Total annual debt service for the existing bonded projects is approximately \$726,000, while the Kennedy Schoolyard is projected to add \$140,000 in annual debt service cost.

Table 1, Bonded Projects

Bonded Projects	Year Approved	Year Issued	Amount of Bond	FY27 Debt Service
West Branch Library	2016	2019	\$2,500,000	\$128,893.76
100 Homes Project	2018	2020	\$6,000,000	\$315,750.00
Clarendon Hill Redevelopment	2022	2024	\$4,000,000	\$280,637.50
Kennedy Schoolyard	2026	TBD	\$1,600,000	\$140,131.00 (proj.)

Including the projects that have been bonded, Somerville spent or committed almost \$54 million in CPA funds between FY15 and FY26. Figure 2 shows the proportion of funds spent in each program area. A few projects have combined funds for multiple program areas, such as the Mystic Waterworks development which used Historic Preservation funds to support an affordable housing development, and restoration of the historic tower at Prospect Hill Park. Projects have been funded in every ward of the City, as illustrated in Map 1. Note that most of the affordable housing projects are not shown on the map because they are city-wide programs or scattered site affordable housing projects where the location of individual units is not shared as public information. A comprehensive list of the projects funded to date and status of completion is shown in Appendix 2.

Figure 2, CPA Project Spending FY15-FY26

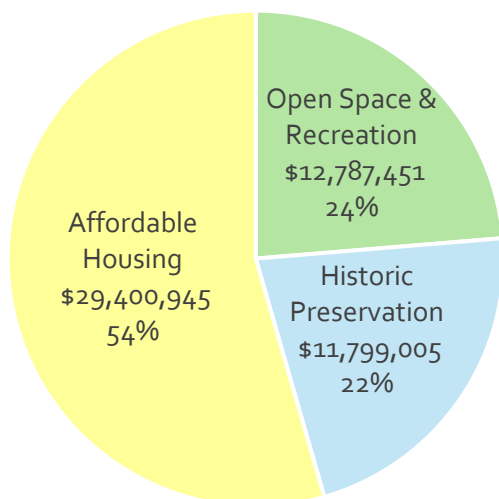
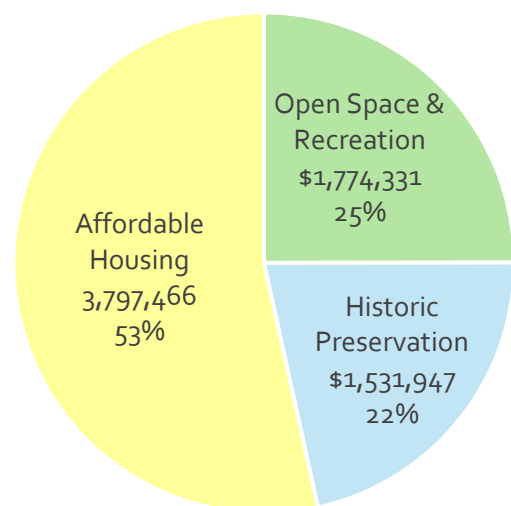


Figure 3, FY26 Funding Distribution



Map 2 illustrates the locations of CPA projects in relation to neighborhoods with vulnerable populations. “Environmental Justice Populations”, are defined by the federal government as census tracts that meet one or more of the following criteria: (1) the annual median household income is not more than 65 percent of the statewide annual median household income; (2) minorities comprise 40 percent or more of the population; (3) 25 percent or more of households lack English language proficiency, or (4) minorities comprise 25 percent or more of the population and the annual median household income of the City in which the neighborhood is located does not exceed 50 percent of the statewide annual median income.

Each year the CPC makes recommendations to use CPA funds for eligible projects. In FY26 the CPC awarded \$7.1 million. FY26 awards include a funding commitment to the SAHT, and ten projects as shown in Table 2. In addition, CPA funds also covered debt service payments for the West Branch Library, the 100 Homes Initiative, and for the Clarendon Hill project.

Funds that are not spent each year are retained in Somerville’s CPA Trust Fund and may be available to spend in future years. Funds may also be returned to the respective program area reserves if projects are completed under budget. Surplus revenue and unspent funds that have not been appropriated to a specific program area are retained in the Undesignated Fund Balance (UFB). As of November 2026, approximately \$1.6 million had been carried over from previous years, described in the [CPA FY26 Fall Report](#). The CPC aims to maintain a minimum of \$750,000 in the Undesignated Fund Balance to accommodate unforeseen circumstances. This means that approximately \$878,000 was available in the Undesignated Fund Balance to supplement the FY26 revenue.

Table 2, FY26 Funding Summary

FY26 Revenue		FY26 Funding Commitments	
Local Surcharge Revenue	\$6,669,869	SAHT (AH)	\$3,398,211
State match of FY25 Local Revenue	\$590,312	Kennedy Schoolyard (OSR)	\$1,400,000
Total FY 26 Revenue	\$7,260,181	Open Space Acquisition Fund (OSR)	\$200,000
(FY26 Administrative Budget)	(\$290,407)	Blessing of the Bay Linear Park (OSR)	\$124,331
(Debt Service for 100 Homes & Clarendon)	(\$594,888)	Somerville Housing Authority Mystic Open Space (OSR)	\$50,000
(Debt Service for Library)	(\$128,394)	Buddy’s Diner	\$74,365
Available FY26 Revenue	\$6,246,492	Vida Real 404 Broadway Windows (HP)	\$150,000
Funds drawn from OS Reserve	\$0	Elizabeth Peabody House Structural Reinforcement (HP)	\$420,566
Funds drawn from HP Reserve	\$0	Veterans Cemetery Restoration (HP)	\$306,250
Funds drawn from UFB Reserve	\$864,505	SHA4CD 59 Cross St Restoration (HP)	\$480,000
		Somerville Museum Artifacts (HP)	\$100,766
Total Reserve Funds Drawn in FY26	\$864,505	Total FY26 Spending	\$7,103,309

In its FY26 application cycle the CPC received funding requests to support a similar number of projects as funded in recent years. Two applications were from entities for project sites that are new to the CPA program in Somerville, while the other requests were for subsequent phases of projects previously funded by CPA. The total amount requested for open space/recreation and historic preservation was \$3.3 million, while the FY26 revenue available for these program areas was just \$2.8 million. The CPC opted to apply \$864,505 out of the

funds carried over from prior years toward the current application cycle. Of 10 full applications received, all received funds.

After subtracting the prior year reserve funds which the CPC recommended for FY26 projects, approximately \$750,000 remains in the Undesignated Fund Balance, which is the minimum the CPC aims to maintain as a best practice.

Grantees often match CPA funds with funding from other sources, using CPA as “seed money” to obtain grants from the state or federal government, foundations, or private donations, or to close funding gaps to ensure a project’s successful completion. Since the first funding round in 2015, CPA has leveraged approximately \$18 for every dollar spent on affordable housing construction. In addition, CPA spending for housing assistance programs, open space, recreation, and historic preservation have been matched with about \$1.60 from other sources for every dollar of CPA funds.

Table 3, Leveraged Funding FY15-FY25

	CPA Funding	Leveraged Funds	Ratio
Open Space/Recreation	\$10.2 million	\$29.4 million	2.89
Historic Preservation	\$11.9 million	\$20.7 million	1.74
Affordable Housing Support Programs	\$2.7 million	\$2.2 million	0.83
Affordable Housing Construction	\$18.1 million	\$292 million	18.7

Figure 4, CPA-funded Projects by Ward

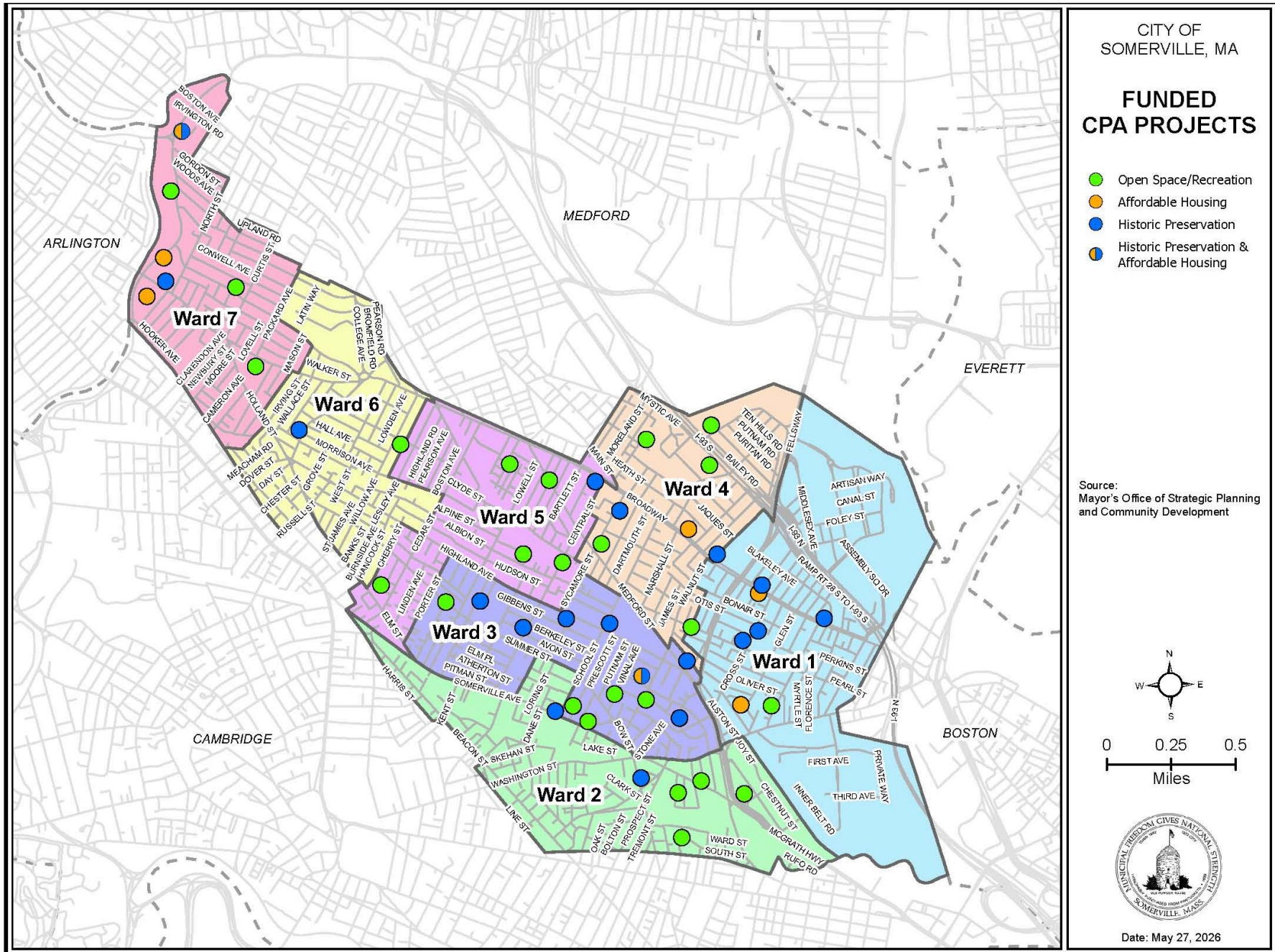
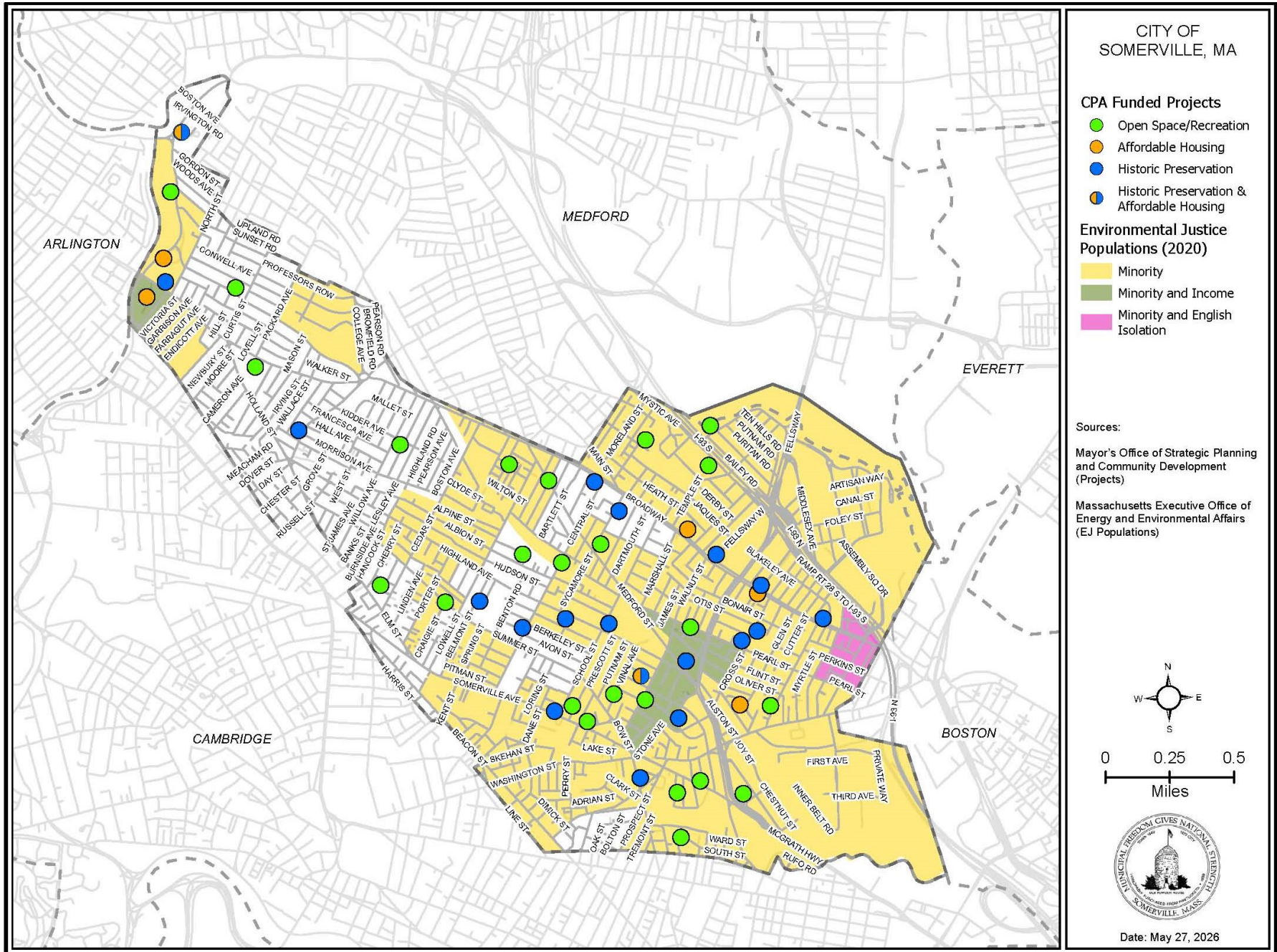


Figure 5, CPA-funded Projects by Location in Environmental Justice Neighborhood



H:\GIS\Projects\Somerville\OSPCD\CPA Project Sites 2026-05-27 K. Johnson

Section 2: Estimated Revenue Available in FY27 Funding Cycle

As noted in the previous section, the estimated available funds each year are based on the projected revenue from the property tax surcharge, along with the anticipated state match of the previous year’s revenue. Table 4 shows an estimate of the revenue that will be generated in FY27.³

Table 4, CPA FY2027 Budget

FY27 Estimated Surcharge Revenue	\$7,255,421
State match of FY27 Local Revenue	\$1,111,923
Total	\$8,367,344

While the CPA legislation, M.G.L. c. 44B, requires that communities spend or set aside a minimum of 10% of the revenues each year for each of the CPA program areas, Somerville’s Community Preservation Committee elects to reserve in advance a higher share of funding for each category, reflecting community priorities identified in the annual review process. Funds in the Undesignated or Flexible Reserve may be spent on eligible projects in any of the three program areas. The CPA legislation allows communities to spend up to 5% of annual CPA revenue on the administrative and operating expenses of the Committee. The CPA legislation does not require communities to spend all CPA revenue available each year and therefore allows communities to save revenue and spend it on projects in future years.

For FY27, the CPC has established the following funding allocations for the budgeted funds:

Table 5, FY27 CPA Funding Allocations

Use	Percent of FY27 CPA Revenue	Estimated FY27 CPA Revenue	Estimated FY27 Debt Service	Total Available in FY27 for New Projects
Community Housing Reserve	52.5%	\$4,392,856	\$750,375	\$3,642,481
Open Space and Recreation Reserve	18%	\$1,506,122	0	\$1,506,122
Historic Resources Reserve	13%	\$1,087,755	\$152,490	\$935,265
Undesignated/Flexible Reserve	12.5%	\$1,045,918	0	\$1,045,918
Admin and Operating Expenses	4%	\$334,694	-	
Total	100%	\$8,367,344	\$902,865	\$7,129,785

In deciding how to set these minimums, the Committee considered, among others, the following factors:

- There is a demonstrated need to invest in all of the CPA focus areas in Somerville, but the most critical need is for affordable housing, as established in the City’s planning documents and expressed by residents.
- Public input consistently rates open space and outdoor recreation as a high priority, given the city’s density and scarcity of public open space.

³ The [Fall Report](#) details unanticipated revenue and funds carried forward in the CPA accounts to determine the funds available for each program area.

- A significant share of requests for historic preservation funds have been to make buildings safe and accessible, supporting cultural facilities, childcare, food access and other social services, and immigrant communities. These types of projects align with the CPC’s overall priorities.
- The Undesignated/Flexible Reserve provides flexibility for the CPC to award grants that meet the greatest community need after seeing the range of applications submitted in the funding round.

Section 3. Allowable Projects

Community Preservation Act Funds must be used for projects that serve a public purpose and meet the minimum project eligibility requirements as defined in M.G.L. c. 44B. The following table summarizes the uses allowed within each program area. A more detailed matrix of allowed uses is provided in the CPA Project Application Instructions.

Table 6, Determining Project Eligibility

Activity	Open Space/Recreation	Historic	Housing
Acquire	Yes	Yes	Yes
Create	Yes	No	Yes
Preserve	Yes	Yes	Yes
Support	No	No	Yes
Rehabilitate and/or Restore	Yes – in most cases	Yes	Yes – if acquired or created with CPA Funds

M.G.L. c. 44B defines the activities and resources that are eligible for CPA funding. Projects funded with CPA should demonstrate adherence to these definitions. Alternative funding sources should be sought for activities which do not meet these criteria. In some cases, a project’s scope may be refined to align with these criteria. CPA staff can assist with identifying strategies for leveraging CPA funds with other funding sources or using CPA administrative funds where appropriate.⁴

Acquisition: Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by M.G.L. c. 44B. Resources that are acquired using CPA funds must be protected with a permanent deed restriction that ensures they will continue to be used for the purpose for which they were acquired.

Creation: To bring into being or cause to exist.

Preservation: Protect personal or real property from injury, harm or destruction.

Support: Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable

⁴ Common examples of project ideas which don’t meet eligibility criteria include historic or recreation resource inventories, interpretive signage, or impermanent repairs to buildings or structures. In some cases such activities may be considered for use of CPA administrative funds, or they may be included as a minor element in a larger eligible project.

Rehabilitation And Restoration: Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Open Space: Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, ocean, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

Recreational Land: active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include the use of land for a stadium, gymnasium, or similar structure, nor the creation of artificial turf fields.

Historic Resources: a building, structure, vessel, real property, document, or artifact that is listed or eligible for listing on the State register of historic places or has been determined by the local historical preservation commission to be significant in the history, archeology, architecture, or culture of a community.

Community Housing: low and moderate income housing for individuals and families, including low or moderate income senior housing.

M.G.L. c. 44B also prohibits CPA funds from being used for maintenance or to supplant funds that have already been committed from a different funding source. CPA funds may be used to expand or extend existing projects or programs beyond the capacity provided for by other finite funding sources, but it cannot be used to replace or reimburse funds previously committed from the City budget or other sources.

Compliance with the Anti-Aid Amendment

The Anti-Aid Amendment to the Massachusetts Constitution (Mass. Const. Amend. Article 46, § 2, as amended by Article 103) generally prohibits the granting of public funds to private organizations or individuals except when the funds are used for a designated public purpose and the benefits accrue to the public. Eligibility guidelines and grant conditions have been established to ensure compliance with the Anti-Aid Amendment.

- For historic preservation projects the public benefit may be the visibility of improvements from a public way, or projects that preserve or restore the functionality of buildings that serve a public purpose. A claw-back agreement or occasionally other forms of protection such as a right of first refusal will be required to ensure the public enjoyment of the CPA investment for a reasonable length of time.
- For open space projects the public benefit is the public use of a site for open space or recreation purposes. In addition to a clawback agreement, grants typically require a long-term commitment to maintaining the open space/recreation use of the site. In some cases public

access agreements may be required to ensure public benefit when CPA funds are applied to privately-owned assets.

Section 4. Somerville Community Preservation Act Priorities

This Community Preservation Plan fulfills the CPC's responsibility to evaluate community needs and priorities. In developing this plan and determining how to allocate the funds each year, the CPC consults with various boards and commissions and City staff and incorporates relevant plans to ensure that the use of CPA funds is consistent with community values.

The Community Preservation Act provides Somerville with an important tool in facing the challenge of how to maintain the character of the city despite the pressures of growth and development. [SomervilleVision 2040](#) identifies **Equity** as a central theme, and elevates core principles of preventing displacement, expanding civic empowerment, and supporting collective action.

Somerville's Shared Values

*Protect and foster the **Diversity** of our people, culture, housing and economy.*

*Celebrate the unique character of our neighborhoods and the strength of our **Community** as expressed in our history, cultures and vibrant civic engagement.*

*Invest in the **Growth** of a resilient economic base that is centered around transit, generates a wide variety of job opportunities, creates an active daytime population, supports independent local businesses, and secures fiscal self-sufficiency.*

*Promote a dynamic urban streetscape that embraces public transportation, reduces car dependence, and is **Accessible**, inviting and safe for all pedestrians, bicyclists and transit riders.*

*Build a **Sustainable** future through climate leadership, balanced transportation, engaging civic spaces, exceptional educational opportunities, improved health, varied and affordable housing options, and the responsible use of our natural resources.*

*Affirm our responsibility to current and future generations through continued **Innovation** in business, technology, education, arts and government.*

– SomervilleVision 2040

The CPC aims to use CPA funds in each of the program areas to benefit residents of all walks of life, across all of the City's wards. Reflecting the values outlined in SomervilleVision and Community Preservation goals and best practices, the CPC has established the following priorities for the use of CPA funds:

1. **Allocate funds to projects that are consistent with the community's values:**
 - a. Improve accessibility for all members of the community
 - b. Incorporate sustainable practices and design⁵
 - c. Receive endorsement from other Somerville boards, commissions, departments, or community groups or from city, state, or federal officials
 - d. Are consistent with the goals and priorities established in other current planning documents but not explicitly addressed in this plan
 - e. Address two or more of the CPA focus areas (i.e., blended projects)
 - f. Support Somerville's diversity, including support to immigrants regardless of their status

2. **Strategic use of CPA funding:**
 - a. Leverage other funds or in-kind contributions and/or implement cost-saving measures
 - b. Facilitate projects for which other sources of funding are not available
 - c. Address long-standing or urgent needs in the community
 - d. Take advantage of exceptional, time-sensitive opportunities
 - e. Possibly serve as catalysts for transformative change

Priorities by CPA Category

In addition to the overall priorities to fund projects that are consistent with Somerville's community values and use CPA funds strategically, the CPC has established priorities for each of the CPA areas to guide recommendations made in each category.

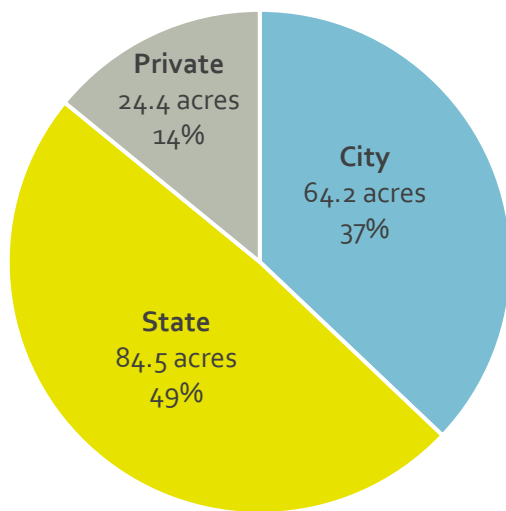
⁵ Includes but is not limited to: protecting natural resources, cleaning up contaminated land, revitalizing and reusing existing buildings and structures, using reusable and sustainable materials, using renewable energy sources, achieving high standards of energy efficiency, expanding permeable surfaces, and increasing trees and vegetation, particularly native perennial and drought-resistant species.

Open Space and Outdoor Recreation

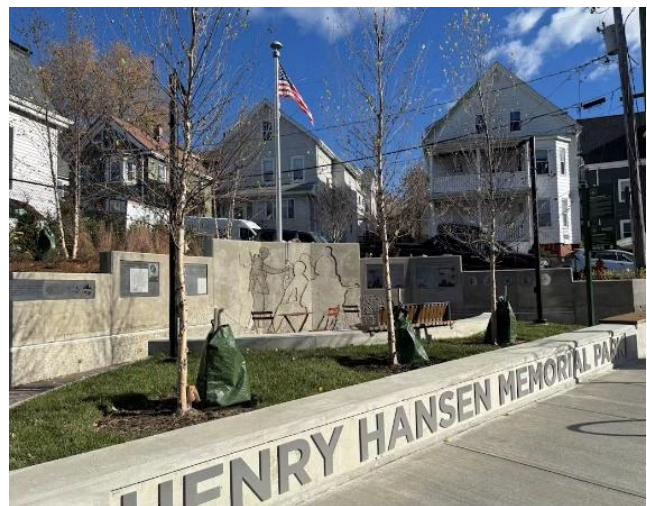
Context

Somerville’s parks and open spaces are a vital resource for individuals, neighborhoods, and the city as a whole. Approximately 175 acres, or 6.7 percent of Somerville’s 4.1 square miles meet the definition of “open space”, representing 2.1 acres of open space for every 1,000 Somerville residents. All of Somerville’s open spaces are heavily used by over 81,000 residents. Because of the lack of opportunities for dramatic expansion, each of Somerville’s parks and open spaces is a precious resource and needs to be a multifunctional landscape.⁶ Increasing and improving open space is consistently identified as a high priority in the City’s long-range and neighborhood planning processes, and by participants in CPA surveys and outreach events.

Figure 6, Somerville Open Space



Henry Hansen Park



Only 37 percent (64.2 acres) of Somerville’s open space is City-owned. Just under half of the City’s open space is owned by the state, under the jurisdiction of the Department of Conservation & Recreation (DCR) and the MBTA. Privately-owned open space primarily includes Tufts University Fields, Matignon High School, and some Privately-Owned Public Spaces (POPS). The majority of this land (90 percent) has some level of protection, including 133 acres that are protected in perpetuity and 23 acres that have some limited form of protection. Some City-owned open spaces such as schoolyards and many pocket parks or neighborhood squares have regulatory protection under the Civic District. There are also some City-owned spaces such as the Somerville Community Growing Center and South Street Farm that are managed and maintained as publicly-accessible open spaces through license agreements with community-based organizations. State-owned spaces are maintained as regional resources, although the City partners with the state, and in some cases advocacy organizations such as the Mystic River Watershed Association to seek improvements that serve Somerville’s community needs.

⁶ Somerville Draft Open Space and Recreation Plan, 2024-2031

Healey Schoolyard



Included as open space are water bodies with recreational use, namely Alewife Brook and Mystic River. Somerville's two miles of shoreline are under control of the state through DCR. The community could benefit from increased access to recreation such as walking, boating, and fishing. The health of the wetlands and shores of these waterways can be improved through efforts such as invasive species control.

In addition, there are many privately-owned parcels throughout the City, not counted in the open space inventory, which may be perceived as open space but are unprotected and do not ensure public access. Where land is privately-owned a conservation restriction and/or public access agreement will be required for public funds to be invested through CPA.

SomerVision 2040 establishes an ambitious goal of increasing the City's supply of open space by 105 acres, updating the previous goal of 125 acres by 2030 to reflect accomplishments. Between 2011 and 2025, 19.3 new acres of usable open space have been created. CPA funds have contributed to the expansion of open space through the purchase of a 0.04 acre parcel at 5 Palmer Ave, design of new or expanded parks at Ken Kelly (217 Somerville Ave) and Junction Park, reclaiming of road surface to expand Blessing of the Bay park, and construction of Lou Ann David park connected with a new housing development. CPA has also contributed toward the establishment of an Open Space Acquisition Fund which currently has \$800,000 as of spring, 2025. An [Open Space Creation Task Force Strategy Memorandum \(2019\)](#) highlights priorities and procedures for acquiring open space.

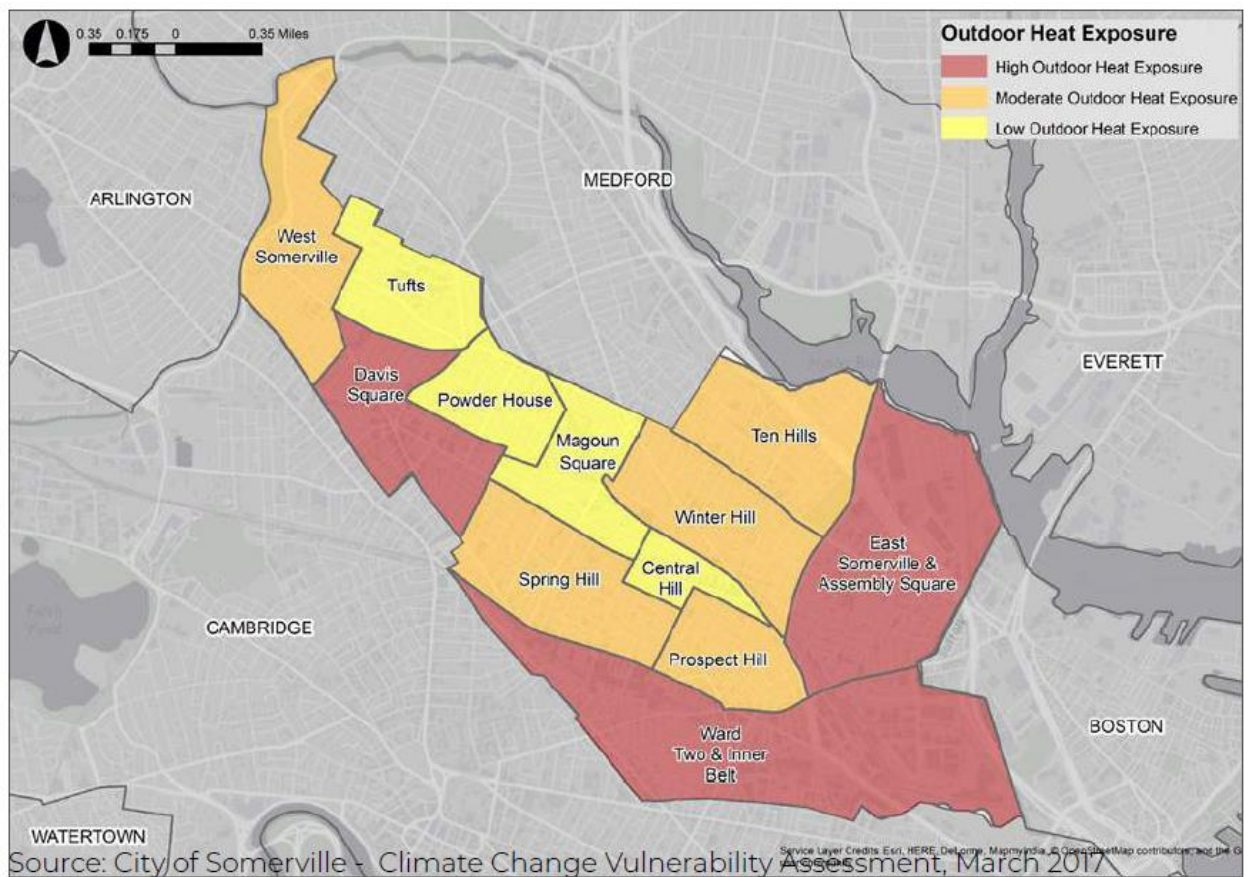
Besides creating additional open space, CPA funds have been used to make improvements to existing schoolyards and parks. Nonprofit organizations such as the Mystic River Watershed Association, Somerville Community Growing Center, and Groundworks Somerville have partnered with the City to make improvements to City- and state-owned open spaces with CPA funds.

The Public Space and Urban Forestry (PSUF) division of OSPCD is responsible for planning, constructing, and stewarding the public realm to promote environmental and public health vitality. Currently PSUF is working under its [2025-2035 Open Space and Recreation Plan](#) (OSRP) which identifies priorities, goals, and strategies with respect to the expansion, improvement, and management of Somerville's open space and recreation resources. The following goals from the OSRP overlap with CPA's open space and outdoor recreation parameters:

- **Acquire and build new open spaces** to expand Somerville's total open space acreage, meet open space variety needs, and ensure equitable distribution of open space access across the City.
 - Add to acquisition funds
 - Acquire new parcels
 - Build high quality new open spaces to address open space network gaps
- Invest in existing parks and open spaces to **preserve and enhance** what we already have.

- Fully renovate or make upgrades to existing parks and open spaces to improve those in poorest condition and ensure attractive, safe, and accessible public lands
- Protect existing open space acres, both publicly and privately owned
- Work to make open spaces **inclusive, safe, and welcoming** for all.
 - Improve safe, healthy, and comfortable access to parks and open spaces
 - Improve design processes to include more equitable representation of residents/stakeholders
- Incorporate **resilient landscape practices and amenities** in open spaces and streetscapes in response to the challenges of climate change.
 - Expand, protect, and care for Somerville’s urban canopy
 - Incorporate resilient design elements that increase community and ecological resilience to climate change
 - Enhance urban habitat on public property and encourage private property participation in ecologically valuable improvements
- Ensure recreation programs and facilities meet the needs of residents today.
 - Expand and improve facilities for Parks and Recreation Programs

Somerville has undertaken numerous initiatives to encourage environmental and social resiliency through open space improvements. With limited open space there has been a growing emphasis on incorporating green infrastructure into parks through underground installations and “performance landscapes” to facilitate stormwater management, to protect against flooding, provide relief from heat, and create native habitat. Recent planning efforts that guide open space and outdoor recreation investments include the [Pollinator Action Plan](#) (2024) and the [Urban Forest Management Plan](#) (2021) developed by the Division of Public Space and Urban Forestry (PSUF), and the [Climate Forward Community Climate Action Plan](#) (updated in 2024), developed by the Office of Sustainability and Environment (OSE) to guide the City in adapting and addressing the impacts of climate change. The [Privately Owned Public Space \(POPS\) Guidance Manual](#) (2025) identifies goals for public spaces created by private development partners. The Health and Human Services Department also collaborates with PSUF to evaluate how parks are used by vulnerable populations to strategically place amenities such as shade structures and water bottle fillers. CPA-funded projects such as Art Farm, Central Hill Playground, and Junction Park are incorporating stormwater infrastructure, water features, tree canopy to provide shade, and pedestrian and bicycle accommodations in their design, to align with these sustainability goals.



Open Space and Outdoor Recreation Priorities

1. Support the acquisition of land for publicly accessible open space and recreation.
2. Rehabilitate and restore existing recreational land according to need.
3. Increase access to water in outdoor public spaces.
4. Increase the availability of all types of trails for recreation.
5. Create multigenerational spaces and provide a range of opportunities that reflect demand for participation in outdoor recreation for people of all ages.
6. Support environmental resiliency, improving the health of wetlands and shorefronts, as well as increasing urban tree canopy and native plantings.
7. Creatively and coherently combine multiple uses that meet community needs.

Historic Resources

Context

Somerville’s historic assets include buildings, structures, documents, and artifacts spanning over 300 years. CPA funds can be used to preserve resources owned by the City of Somerville, as well as buildings or objects owned by nonprofit organizations, businesses, and individuals.

Assets

Public Facilities

Many City-owned facilities are historic neighborhood landmarks. Located throughout the City, these include buildings that currently house municipal departments and services, as well as buildings which may be adapted for future public use or to serve economic development or housing needs. Most of the historic facilities are in need of restoration and life-cycle upgrades, and several are unusable in their current condition. The City used CPA funds to renovate and expand the West Branch Library, and CPA funding contributed to the restoration of the roof and clock tower on City Hall scheduled to be completed in spring of 2025. Further City plans for historic building improvements, including the Capital Projects [Building Master Plan](#) (2021), [Community Services and Activities Plan](#) (2021), and [Armory Master Plan](#) (Draft 2024) identify additional opportunities to renovate or adaptively reuse specific City-owned historic buildings.

City-owned Historic Buildings/Local Historic Districts

- City Hall
- Tufts Field House
- Libraries – East, West, Central
- Armory
- Fire Stations Engine 6 & 7
- Cummings School
- DPW Facility
- 1895 Building
- Edgerly Building
- 45 College Ave
- 165 Broadway
- 19 Walnut
- Brown School
- 90 Union Square/SCAT



Somerville also has several City-owned historic parks and open spaces, including Milk Row Cemetery, Veteran’s Cemetery, Prospect Hill Park, and Nathan Tufts Park featuring the Powderhouse, which is the oldest stone structure in Massachusetts. CPA funds have been used to restore Prospect Hill Tower (1902) and many of the monuments at Milk Row Cemetery. Most recently, CPA funded a condition assessment of monuments at Veteran’s Cemetery and other locations across the city, which will provide a blueprint for preservation of these sites to honor Somerville veterans.

Privately-Owned Community Spaces

Many historic buildings in Somerville are used by nonprofit organizations for a range of cultural, religious, and community service activities. A majority of CPA funds for historic preservation have supported improvements to several of these buildings, including the Somerville Museum, Somerville Hispanic Association for Community Development, Elizabeth Peabody House, and some religious institutions, making critical repairs and renovations such as roof replacement, structural stabilization, handicapped accessibility, waterproofing, and fire safety.

Somerville Museum



Preservation of these buildings has helped these organizations meet priority community needs including expanding accessibility, supporting Somerville’s vulnerable populations, and providing economic assistance to low-income households through nutrition and childcare programs. Additional organizations may similarly benefit from funding to preserve their structures and to make them safe and accessible.

In some cases, historic buildings may be adapted to serve new public uses. CPA funds can be used along with other funding sources to preserve the historic features of these buildings and/or to facilitate their conversion to affordable housing or other community purpose. For example, the nonprofit developer Just A Start is using CPA funds to preserve a historic window from the building at 24 Webster Street which is being demolished to build new affordable housing. The Somerville Community Land Trust has used CPA funds for both Historic Preservation and Affordable Housing to create six new affordable units at 12 Pleasant Ave.

Private Residences and Businesses

Historic residential and commercial buildings make up the predominant character of many of Somerville’s neighborhoods. The most prolific period of construction was the later 19th and early 20th century, although a few earlier buildings remain.⁷ CPA funds can help to preserve the exterior of properties that are visible to the street. In some extraordinary cases, there may be a public interest in preserving the exterior envelope of an entire historic building, not only what is visible from the street.

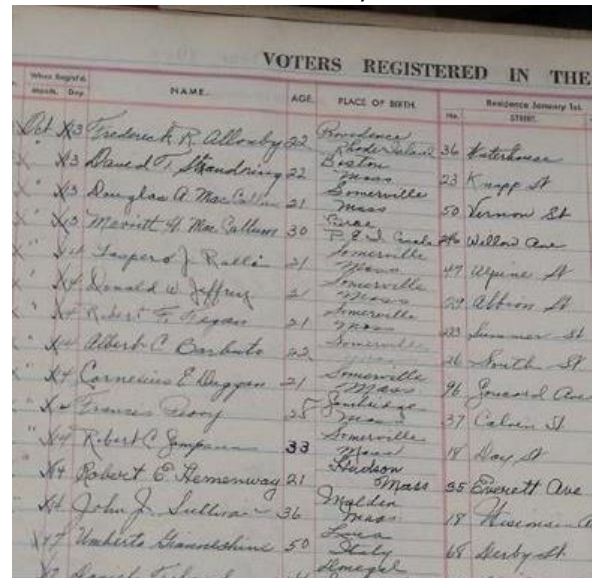
⁷ Draft Somerville Historic Preservation Plan, 2017

Generally, using CPA funds for interior renovations is not appropriate for residential and commercial buildings, as the public must be able to enjoy the benefit of the investment of public funds.

Documents, Artifacts, and Other Structures

In addition to buildings, there are also many objects which are important to Somerville's history. Examples include City records and documents, monuments and markers, works of art, and other artifacts. To be eligible for preservation or restoration with CPA funds, objects must be determined by the Historic Preservation Commission to be of historical significance. Objects should be publicly-owned or accessible to the public. Many City-owned historic objects are under the auspices of the Library, City Archive, or the Veteran's Agent. Private organizations such as the Somerville Museum also have publicly-accessible collections of historic artifacts and documents.

Elections Records, City Archive



When Registered Month, Day	NAME	AGE	PLACE OF BIRTH	Residence January 1st No. Street
Oct. 13	Frederick R. Albee	22	Boston	36 Waterhouse
X 3	David C. Henderson	22	Boston	23 Knapp St
X 3	Douglas B. MacCallum	21	Somerville Mass	59 Vernon St
X 3	Marion H. MacCallum	30	Mass P. O. Box	26 Willard Ave
X 11	Joseph J. Ralli	21	Somerville Mass	47 Wynne St
X 1	Donald W. Jeffrey	21	Somerville Mass	29 Albee St
X 1	Robert F. Rogers	21	Somerville Mass	22 Sumner St
X 1	Albert C. Barbato	22	Somerville Mass	46 South St
X 1	Cornelius E. Wagoner	21	Somerville Mass	76 Concord Ave
X 1	Francis G. Goff	25	Somerville Mass	27 Cabot St
X 1	Robert C. Gorman	33	Somerville Mass	14 May St
X 1	Robert C. Remenway	21	Somerville Mass	55 Everett Ave
X 1	John J. Sullivan	36	Somerville Mass	15 Kilmara St
X 1	Walter H. Henshaw	50	Somerville Mass	68 Derby St
X 1	Samuel T. Toland	41	Somerville Mass	

CPA funds have been used in the past to preserve City Elections records and a wooden bas-relief housed at the Central Library, as well as artifacts in the collection of the Somerville Museum.

Common Types of CPA Historic Preservation Projects

Increasing Handicapped Accessibility

Several CPA projects have focused on expanding the accessibility of historic buildings for people with disabilities or mobility limitations. For instance, CPA funds have been used to build elevators at the West Branch Library, B'nai Brith Temple, and Somerville Museum. CPA grants in combination with ARPA funding were awarded to the Somerville Hispanic Association for Community Development (SHA4CD) to make its 130-year-old building, the former Grace Baptist Church, fully handicapped accessible, ensuring that people of all ages and abilities can participate in the social services and community functions provided there.

SHA4CD - 59 Cross Street



When thinking about Historic Preservation, elevators may not be the first thing that comes to mind. However, handicapped accessibility is critically important to preserving Somerville's historic fabric by enabling buildings to be actively used and continually cared for. The Americans with Disabilities Act and Massachusetts state law requires that all programs and facilities be accessible to people with disabilities, and that existing buildings be made fully handicapped accessible when improvements are made that exceed 30% of the value of the building. It is easy to trigger this threshold when preserving the exterior envelope of historic buildings or investing in upgrades to building security, structural integrity, mechanical systems, or to repair and prevent flood damage. In addition to complying with the law, improvements to accessibility make public spaces safer and more comfortable for all users, and provide basic civil rights for people with mobility limitations.

Accessibility improvements enable historic buildings to be living assets that meet community needs today and for generations to come. With limited space for new development across Somerville, CPA funds provide an opportunity to make the best use of the community spaces we have.

Planning for Historic Preservation

Highly recommended as a first step for historic preservation projects, **Condition Assessments** can help to identify specific repairs or updates needed to restore historic buildings and bring them in line with current health and safety requirements, while ensuring that the work complies with historic preservation standards, especially if the property is located within a Local Historic District. A condition assessment may be used to identify potential projects that can be funded with CPA or other sources. In some cases, such as for the Elizabeth Peabody House and Vida Real Church, CPA funds have been used to prepare condition assessments.

Elizabeth Peabody House



City Partners and Planning Efforts

The [Historic Preservation Commission](#) (HPC) has regulatory authority under the Demolition Review Ordinance and the Local Historic District Ordinance. Housed under the Planning Division of the Mayor's Office of Strategic Planning and Community Development (OSPCD), HPC also serves as an advisory board offering advice to homeowners for undertaking work on historic properties. HPC holds the Preservation Restrictions for privately-owned properties that have been improved with CPA funds. HPC makes a designation of historic significance for assets to be deemed eligible for CPA funding for historic preservation if they are not listed on the State Register.

Historic Preservation Glossary

*Buildings, structures, or areas may be listed on the **National Register** through nomination if they meet qualifying criteria. Listing on the National Register provides recognition and eligibility for certain funding resources, but little protection.*

***Local Historic Districts (LHD)** provide regulatory protection governing changes to the exterior of buildings. Somerville has applied a unique strategy of designating single buildings rather than areas, resulting in a current inventory of over 100 LHDs.*

*The **State Register** is an inventory of significant historic resources. Sites listed on the National Register and/or included in LHDs may be included in the State Register.*

The [Capital Projects Division](#) of the Department of [Infrastructure and Asset Management](#) (IAM) works closely with OSPCD, the Office of Sustainability & Environment, the Department of Public Works, and other City departments to oversee planning, design, and implementation of construction projects to enhance the sustainability and utility of City buildings, and to improve safety and accessibility for all users. Implementation of the 2021 [Building Master Plan](#) and [Community Services and Activities Plan](#) envisioning the consolidation of the majority of administrative services to Somerville City Hall, the 1895 Building and the Edgerly Education Center, as well as the improvement or redevelopment of some ancillary buildings to provide a range of community services has been put on hold as several emergent projects such as the Winter Hill and Brown Schools and 90 Washington Street property have stretched the City's capacity to undertake major capital projects in the near term. CPA funds could be part of a strategy to address civic and community space needs through the improvement of City-owned buildings.

Somerville City Hall



Restoring historic City buildings has the potential to fulfill a need for community spaces, both for City services as well as nonprofit partners, arts and cultural spaces, and community activities. Studies such as the [Community Space Needs Assessment](#) (2020), [Somerville Arts Space Risk Assessment](#) (2022), and Anti-Displacement Taskforce [Creative Displacement Committee Report](#) (2025) identify many of the community space needs that could be served in renovated historic public buildings. These findings were echoed in the public engagement for the [5-Year Consolidated Plan](#) which took place in early 2024.

In the current real estate market, the availability of affordable and accessible space for nonprofit and public uses is highly constrained, and many existing spaces are at risk of being eliminated. Additionally, plans such as [Somerville Vision](#) (2021) and the [Somerville Climate Forward Plan](#) (2024) establish goals that

align with the preservation of historic City buildings, such as enhancing sustainability and preserving a unique sense of place.

In 2015 the CPC commissioned the creation of a Historic Preservation Plan which was never completed. The Planning Preservation & Zoning Division is preparing to undertake a Cultural Heritage Plan which will hopefully complete this work and provide more analysis based on current research, best practices, and broader community engagement.

Historic Preservation Priorities

- 1. Make historic public and institutional buildings functionally safe and accessible**
- 2. Preserve iconic Somerville landmarks**
- 3. Preserve the historic character of Somerville neighborhoods**
- 4. Preserve/enhance access to Somerville's historic assets**

Community Housing

Context

Housing prices in Somerville have escalated in recent decades, as the city has become a magnet for individuals and families of all ages who are drawn by the city's rich character, diverse housing stock, access to public transportation, and proximity to universities and jobs in the surrounding region. Housing instability is a major concern, exacerbated by a regional housing shortage, shifts in the economy and transit infrastructure. Housing market pressures threaten to displace Somerville's more vulnerable populations, including low-income, minority and immigrant households, seniors, families, and people with disabilities. Somerville residents participating in CPA surveys and tabling events have consistently identified affordable housing as the highest priority among the three CPA program areas. Meanwhile the Community Action Agency of Somerville (CAAS) identifies the need for safe and affordable housing, along with childcare and livable wages to be the highest priority strategies to address economic instability.⁸ With a stated commitment to advancing equity and preventing displacement, the SomerVision 2040 plan identifies housing security as a primary focus.

According to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), Somerville currently has 3,228 affordable units, or 8.93% of its housing stock on the state's Subsidized Housing Inventory (SHI).⁹ Many affordable housing units created through City initiatives such as Inclusionary Zoning or the 100 Homes program cannot be added to the state's SHI for a variety of reasons including Somerville's resident preference for these units. In all, Somerville has an estimated 3,994 units that are affordable to households earning less than 80% of Area Median Income (AMI), which would be 11.04% of the housing stock. In addition, 390 units are permanently deed restricted to be affordable to middle income households with incomes between 80-110 percent of AMI. Of the affordable housing in both income categories, 170 are for ownership and the remaining are rental units.¹⁰

Some of the units on Somerville's SHI are not protected in perpetuity, but have restrictions that will expire after a length of time. There are currently 370 units on the SHI which are due to expire within the next ten years (by 2035). An additional 210 units are due to expire between 2036-2037. These units may be at risk of conversion to market rate housing without the investment of subsidies to extend their affordability.

Mystic Waterworks



Over the past decade Somerville has added affordable units primarily through Inclusionary Zoning and through investment by the Somerville Affordable Housing Trust Fund (SAHTF). While other sources of

⁸ Ashley Tienken, presentation to CPC Annual Public Hearing, March 23, 2022, based on constituent survey.

⁹ DHCD Subsidized Housing Inventory (SHI), as of April 9, 2025.

¹⁰ City of Somerville Affordable Housing Inventory

revenue have contributed a larger share of revenue for the SAHTF, CPA funds remain a significant and consistent source, contributing approximately one third of recurring revenue over recent years, along with linkage and fractional payments, loan repayments, and bank interest. CPA funds have contributed to the development of 25 apartments for elderly and disabled households at Mystic Waterworks, 6 affordable homeownership units at 163 Glen Street, and 54 units created through the 100 Homes Initiative in partnership with the Somerville Community Corporation. The most recent affordable housing projects to which CPA funds have contributed include the Clarendon Hill redevelopment (38 new units) and 184 Broadway, a 100 Homes acquisition by the Somerville Community Corporation (SCC). Besides Mystic Waterworks, CPA has also contributed to historic preservation associated with affordable housing development projects by Just A Start (24 Webster Ave) and the Somerville Community Land Trust (12 Pleasant Ave). Additionally, the Trust's \$6 million to the all-affordable development proposed at 299 Broadway may include a significant portion of CPA funds. The exact amount of CPA funds will be known closer to a final construction closing for that project.

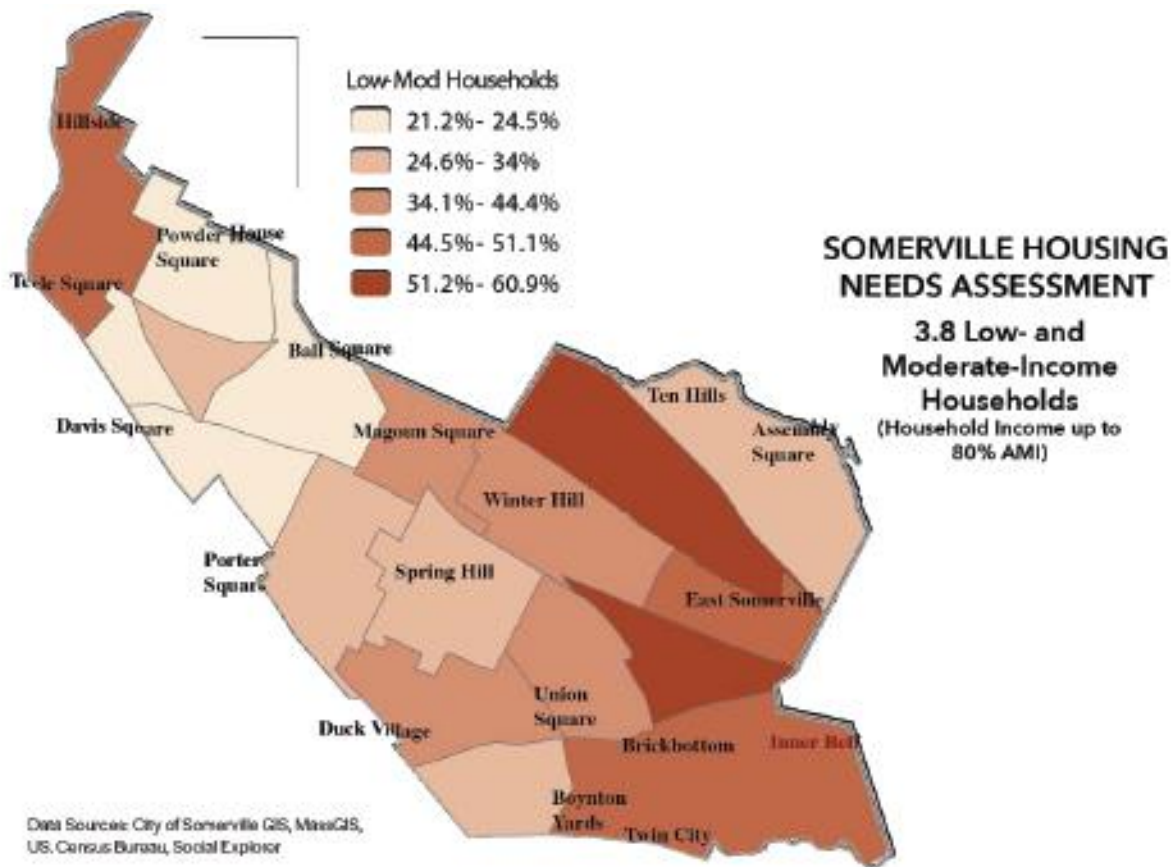
In addition to creating new deed-restricted affordable housing units, rental assistance and other housing stability programs are critical for preventing displacement of low-income households. Examples of housing initiatives that SAHTF has supported with CPA funds include:

- **Leasing Differential Program:** Agencies who operate a HUD funded Continuum of Care Permanent Supportive Housing (PSH) program use these funds to make up the differential between HUD program leasing dollars and the actual rent cost. The Somerville Homeless Coalition (SHC) is currently operating a CPA funded Leasing Differential Program.
- **Prevention and Stabilization Services (PASS) Program:** funding to provide direct rental assistance for a period of up to 24 months has helped homeless and at-risk households obtain permanent housing and achieve housing stability. Currently both SHC and CAAS operate PASS programs using CPA funds.
- **Tenancy Stabilization:** grants for income-eligible Somerville households to pay rental arrears, security deposits and first/last rent in order to lease housing.

In FY23 the SAHTF received significant one-time payments from the City totaling more than \$16 million which were dedicated specifically to create an Early Action Acquisition Fund, to match the Trust's funding commitment to the Municipal Voucher Program, to fund necessary rehab work at affordable units owned by the Somerville Community Corporation, and to continue flex rental assistance programs which had previously been funded by American Rescue Plan (ARPA) funds.

A [Housing Needs Assessment](#) completed in 2021 highlights that 41 percent of all Somerville households have low incomes. The overwhelming majority (73 percent) are renters, geographically concentrated in census tracts that fall within the East Somerville and Winter Hill, and Brickbottom neighborhoods. One third of households throughout Somerville are considered to be "cost-burdened", that is, they spend more than 30 percent of their income on housing. Among households with incomes below \$50,000, 75 percent are cost-burdened.¹¹

¹¹ ACS 5-Year Estimates 2018-2022



Dramatic increases in housing costs are reshaping Somerville, making the City increasingly out of reach for lower-income renters and would-be homeowners. SomerVision establishes a goal of ensuring that 20 percent of the City’s housing stock will be affordable by 2040. This goal highlights the need to increase existing building stock to accommodate growth in population and jobs. In order to meet this goal, it is also imperative to increase the share of housing that will be preserved as affordable forever. In particular, the 2021 Housing Needs Assessment identified the following priority housing needs:¹² An update to the 2021 Housing Needs Assessment is currently underway.

- Housing for working families with modest incomes (80-100% of AMI), especially 3-bedroom units
- Affordable housing for families between 30-60% of AMI
- Support for Section 8 voucher holders
- Housing for older adults who may wish to downsize
- First time homebuyer programs
- Units for single-person households, including single room occupancy and one-bedroom units
- Housing with supportive services
- Funding and services for housing stabilization
- Affordable units with access to affordable public transportation
- Public housing

¹² City of Somerville Housing Needs Assessment, 2021.

In its [2025 Report](#), the City of Somerville Anti-Displacement Task Force Residential Displacement Committee identified a critical need for funding to sustain the previously ARPA-funded Flexible Rental Assistance/Homelessness Prevention Program known as Flex-SAHTF, to sustain and grow Somerville’s Municipal Voucher Program, to increase opportunities for the sale of buildings to affordable housing developers, and to support the expansion of the Somerville Community Land Trust and to provide resources to organizations that create community-owned property, among other recommendations to protect Somerville residents from housing instability.

As noted above, the CPC has empowered SAHTF to serve as the housing arm of the CPC. All applicants interested in receiving CPA funding for affordable housing projects must apply to the Trust, and, with the approval of the City Council, the Committee will grant to the Trust the funds it has allocated to community housing. The SAHTF may also apply to the CPC for additional funding if needed. The SAHTF bonded CPA funds to contribute \$6M toward the 100 Homes Initiative, the largest CPA award in Somerville to date, and \$4M toward the redevelopment of the Somerville Housing Authority’s Clarendon Hill site. Bond payments for these projects are made out of the annual share of CPA funds given to the Trust.

In spring of 2023 the SAHT completed a new five-year [Strategic Plan](#). The Strategic Planning process also produced updated funding applications as part of the scope of work. The Strategic Plan articulates goals, guidelines, priorities, and procedures to help the Trustees evaluate funding proposals. The Trust aims to be a flexible funding source that can effectively respond to opportunities. Trust goals are to create, preserve, and support housing needs, and to be an advocate and voice for funding, policies and regulatory changes to facilitate housing solutions. Types of assistance include development loans, acquisition loans, closing cost assistance, and grants to fund various Housing Assistance programs including PASS and Tenancy Stabilization Programs. The SAHTF is a revolving fund. Money is awarded in the form of loans with repayment terms tailored to specific projects. In some cases loans are repaid annually, while some have deferred payments, or are converted to grants.

In 2024 the City prepared an update of its [5-Year Consolidated Plan](#) which anticipates the use of federal funds from the CDBG, HOME, and ESG programs which aim to benefit residents with low and moderate incomes, provide affordable housing, and address homelessness. The needs identified in this planning effort overlap with all three CPA program areas, particularly highlighting the critical need for affordable housing and supportive housing, as well as safe and accessible community spaces. CPA and other City funds are often combined with state and federal grants and other funding sources to facilitate affordable housing developments. Although they contribute a small share of the total cost of housing development, CPA funds often fulfill a critical role, as the different eligibility criteria enable them to cover gaps in funding or timing.

Community Housing Priorities

CPA funds for affordable housing may be used for any purposes consistent with Chapter 44B. In accordance with the needs identified by the SAHT, the CPC prioritizes housing projects and programs that:

- 1. Create new housing that is permanently affordable to households at 100% of AMI or below, with an emphasis on serving households earning below 50% of AMI.**

2. **Take advantage of opportunities to make investments that will yield affordable units with a relatively lower cost per unit.**
3. **Support equitable distribution of housing opportunities city-wide.**
4. **Develop assistance programs that do not result in overcrowding or displacement of residents.**
5. **Serve the needs of at-risk populations, in particular families, seniors, immigrants, and very low income households.**
6. **Prevent and mitigate homelessness.**

Section 5. Community Preservation Committee FY27 Action Goals

Since the establishment of Somerville's CPA program in 2014, local guidelines and procedures have been established through collaborative teamwork of the Community Preservation Committee, CPA Managers, and City staff. In recent years, the CPA program has strived to implement programmatic improvements. A major initiative in FY26 was to work with a consultant team, Community Preservation Partners, to develop new guidelines for historic preservation grants, as well as procedures for monitoring grant compliance, and program specifications for a potential historic small grant program that could be integrated into the city's existing Home Improvement Program under the Housing Division. This project resulted in a significant update of the general conditions for all CPA grants, applying a clawback provision to protect the investments made with CPA funds in place of preservation restrictions which have encountered numerous roadblocks. The next steps will be to implement new monitoring procedures for historic preservation projects to ensure their continued compliance.

Periodic program evaluations have been carried out by consultants and by teams of graduate students from the Tufts UEP program to identify opportunities to strengthen the CPA program. The 2021 Program Evaluation recommended that the CPA manager should continually coordinate with staff in other departments, provide strong documentation of processes and regulations, and facilitate discussions to ensure that the program is on track with its goals. Some additional ongoing programmatic goals include:

- Recruitment of new members to the CPC should strive to better reflect the community's diversity, to provide a deeper understanding of varying perspectives. This extends to supporting diverse recruitment to boards and committees that appoint representatives to the CPC.
- The CPA Manager and CPC strive to provide strategic support to City departments and community applicants for identifying and initiating projects, pursuing additional sources of funding to leverage CPA funds, and promoting project success overall.
- The CPA Manager and CPC continually engage in public outreach to invite input on community needs and encourage new applications for funding through efforts such as tabling events, public surveys, and newsletters.
- The CPA Manager supports community applicants in navigating City procedures to ensure compliance with grant conditions and to facilitate timely disbursement of funding.

Over coming years, some potential next steps for program improvement entail goal-setting and strategic planning to ensure that CPA funds are used as effectively as possible to meet community needs.

- The program area of historic preservation would benefit from long-term visioning through the development of a Cultural Heritage Plan which could guide public investment in historic preservation and align with broader historic preservation goals and policies. The plan will include analysis of existing conditions, policies and procedures, coordination with the City's existing plans, and innovative public engagement. An RFP for a consultant to complete this work is slated for publication in FY27.
- Interactive mapping would provide an effective tool for sharing information about the CPA program to enhance collaboration and awareness. The City is investing in tools that will enable staff to create and maintain a map that can be posted on City webpages. In addition to mapping CPA projects, a broader effort to map historical assets and their attributes will facilitate data collection and coordination of compliance tracking across City departments.

- There is potential to enhance tracking and reporting on the impact of CPA investment including leveraged funding and project benefits. The CPC might consider new metrics, and/or highlighting stories of BIPOC communities touched by CPA projects, to evaluate past and prospective projects through the lens of equitability and inclusivity.
- The CPA Historic Preservation Guidelines project identified a need to bridge coordination between the Historic Preservation Commission and the Community Preservation Commission regarding roles and responsibilities for Preservation Restrictions (PRs), Local Historic Districts (LHDs), and CPA Grant Agreements. A strategic effort is underway to refine processes and public documentation, to clarify and streamline the roles of staff and volunteers regarding pre- and post-construction, and to build capacity for monitoring through on-call technical support and/or internal restructuring.
- Updating City policies to promote the recruitment and retention of diverse, qualified, and dedicated committee members is a goal of the City's Appointments Advisory Committee, which touches all of the boards and committees that affect the CPC. As HPC is among boards that have had longstanding vacancies, there is a related need to update our historic ordinances to reflect compliance with the state's enabling legislation and to avoid placing undue burden on volunteers.

Appendix 1 – Public and Stakeholder Engagement

The Community Preservation Committee used several methods of outreach to gather input about community needs and priorities with respect to CPA funding. Opportunities to provide input were widely advertised via the City website, social media, the CPC's newsletter, Ward meetings, Slice of the City, and a legal advertisement in the Somerville Times. In addition, we facilitated the following:

- Annual Public Hearing, 4/22/2026
- Tabling at different locations and events throughout summer and fall 2025 and winter 2026
- Surveys available online and in print and on the SomerVoice page
- Meetings and collaboration with City staff from numerous departments

Annual Public Hearing

The Community Preservation Committee held its annual Public Hearing in accordance with Chapter 44B on Wednesday, April 22 by remote webinar. The Strategic Planning & Equity Manager of OSPCD and members of the public representing various neighborhoods and organizations participated in an open discussion about community needs and priorities related to CPA program areas. Some highlights of the conversation included:

- The City's OSRP provides a guide for capital improvements to parks, and ArtFarm is a high priority in the coming years. It may still be a couple of years before ArtFarm is ready to go out to bid. There may also be a push to make minor improvements by adding amenities to parks throughout the City. CPA funds could also be paired with Privately-owned Public Space (POPS) projects to enhance the amenities they offer.
- Advocates in the Davis Square neighborhood would like to see the preservation of the City-owned church at 45 College Ave, possibly converting this to a community center.
- There may be opportunities to invest in the preservation of historic assets in commercial districts as well as a residential small grant program.
- Awareness of the CPA program could be expanded by reaching out through the Chamber of Commerce and neighborhood business organizations, using school networks, and by preparing new sharable program graphics.

Tabling Events

The CPC set up tables at farmer’s markets and Somerstreets events in September through October of 2024, and at branch libraries, the winter farmer’s market, and Civic Day in March through April of 2025. Committee members and the CPA Manager engaged passersby with information about the CPA and the projects that have been funded in the past, and invited them to share their priorities and ideas by placing dot stickers and sticky notes on a poster. Participants were offered strips of five stickers to divide between the three program areas, although some chose to use fewer. Participants consistently ranked affordable housing as the highest priority among the three program areas, averaging just under 50 percent. Open space and recreation also resonated strongly with participants, who often mentioned favorite parks or improvements they would like to see in their neighborhoods. Historic preservation captured the least votes in terms of priority, although many participants concurred with the importance of historic preservation projects that have been funded.



Location	Date	Total Votes	Affordable Housing	Historic Preservation	Open Space/ Recreation
National Night Out	8/5/25	242	48%	13%	39%
Davis Square Farmer's Market	Multiple	234.5	46%	19%	35%
Tufts Community Day (Somerville Participants)	10/5/25	54	41%	17%	43%
Monster Mash, Somerville Ave	10/20/25	897	36%	22%	43%
Tufts Student Housing Fair	9/10/25	219	47%	18%	36%
Truck o Treat	10/23/25	131	21%	10%	29%
Lunar New Year Festival	2/14/26	143	42%	21%	37%
West Somerville Branch Library	3/26/26	191	51%	18%	31%
Central Library	3/19/26	177	45%	20%	35%
Winter Farmer's Market, Armory	3/21/26	376.5	46%	19%	35%
East Somerville Branch Library	4/16/26	58	50%	17%	33%
Fair Housing Commission Film-screening	4/16/26	88	58%	18%	24%
Average, all events		2,811	43%	19%	38%

Comments from Tabling Events (All Combined)

Open Space & Recreation

We are starved for open space.	Kennedy Schoolyard
Dog park	Bike paths (love them/need improvement/more)
Consider placement of trees to avoid too much shade	Need more gyms and basketball courts - especially near the Central Library
More gardens	Somerville lacks parks and open spaces and mature trees
I really appreciate the pool.	Would be nice to improve Gilman Square

Want to see more real grass	I think the City is doing a great job with parks. (x2)
Extend community path (esp. at Davis Square)	Would like to see more trees and wild/green spaces rather than pavement and astroturf.
Bike pumps on bike path	Pickleball lines at parks with courts
More playgrounds for kids	We have a lot of parks. We need to clean them up.
Winter Hill Playground is really important to the neighboring families.	Rinsing stations for plastic cups in parks with recycling bins next to them - especially in Davis Sq
Fix cracks at Morse Kelly	Pollinator garden in every parking lot and food forests
Safe biking places	There's no place to take a dog for a walk or for children to play.
Indoor park (at a school)	
Historic Preservation	
Please paint City Hall!	Prospect Hill Tower should be open to the public more
Love the West Branch Library	Combine historic preservation and affordable housing
I like food pantries	Especially old churches and significant historical buildings
YMCA	Childcare spaces should be in better quality buildings
Somerville should honor its historic past more. It's what makes it Somerville	Historic preservation makes me want to visit Somerville and patronize businesses
The look of old Somerville is not as important as having functional buildings that meet community needs	It would be good to know more about the community needs related to historic preservation (and all of the program areas) so that we can make an informed choice about what to prioritize.
More preservation to keep old buildings in good repair and affordable	Working fire escape for Teen Empowerment's building (165 Broadway)
	The CPA program is wonderful. They enabled our temple to build an elevator so that elderly people can attend their grandchildren's bar mitzvas without having to crawl up the stairs.
Housing	
Should increase the housing supply to stabilize rents	I think affordable housing is an important first step to help us solve all of these other problems.
I recognize my house! And that's where my friend lives!	Convert existing buildings into affordable housing & rental assistance
There should be a program that allows low income households to build equity	How can we make places for kids and dogs to play if they don't have places to live in Somerville?
Rents are way too high!	Increasing housing supply will help to stabilize rents.
I'm in the situation where "affordable" housing isn't affordable to me.	Would like help with financing to make it affordable to purchase a home to live in and be a small landlord
Since SNAP is gone we need to spend more to support people. This affects everyone.	The Clarendon development is a good example of gentle density mid-rise development set back from the street.
More 3-4 bedroom affordable units	More housing for families with more than 1 or 2 children
Fund multiple organizations, competition	We work here but can't afford to live here.
Low income housing at Gilman site	Pathways to ownership for local renters
Other/All Categories	
Improve Davis Square	Public transportation
Impressed with Summer St improvements	

SomerVoice Page

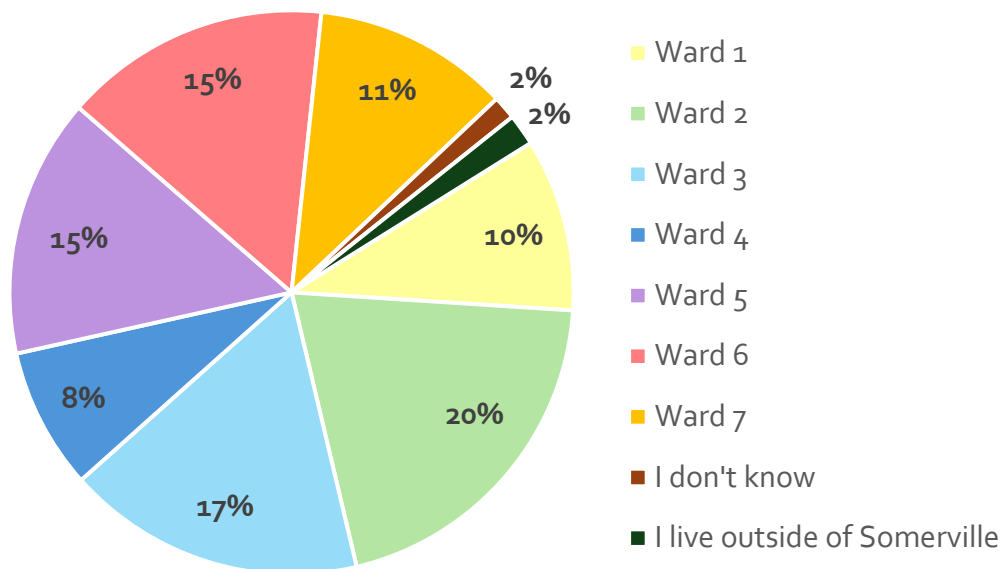
SomerVoice is an interactive engagement tool through which members of the public can learn about CPA and provide input on the CPA program throughout the year. The tool includes a survey on goals and priorities, a demographic survey, and a map inviting participants to indicate neighborhood assets and opportunities for improvement. The SomerVoice page, advertised via the CPC’s website, remains available for gathering input throughout the year.

Within the past year the tool has generated a small number of responses. One respondent commented that “Ken Kelly Park is such a benefit to the neighborhood and the native plants there are fantastic.”

Online Survey

The CPC conducted a survey online and via print copies, which were distributed at winter/spring outreach events. The survey was available in English, Spanish, Portuguese, Nepali, Chinese, and Haitian Creole. The survey results do not indicate which language the participant used. (All written comments were made in English.)

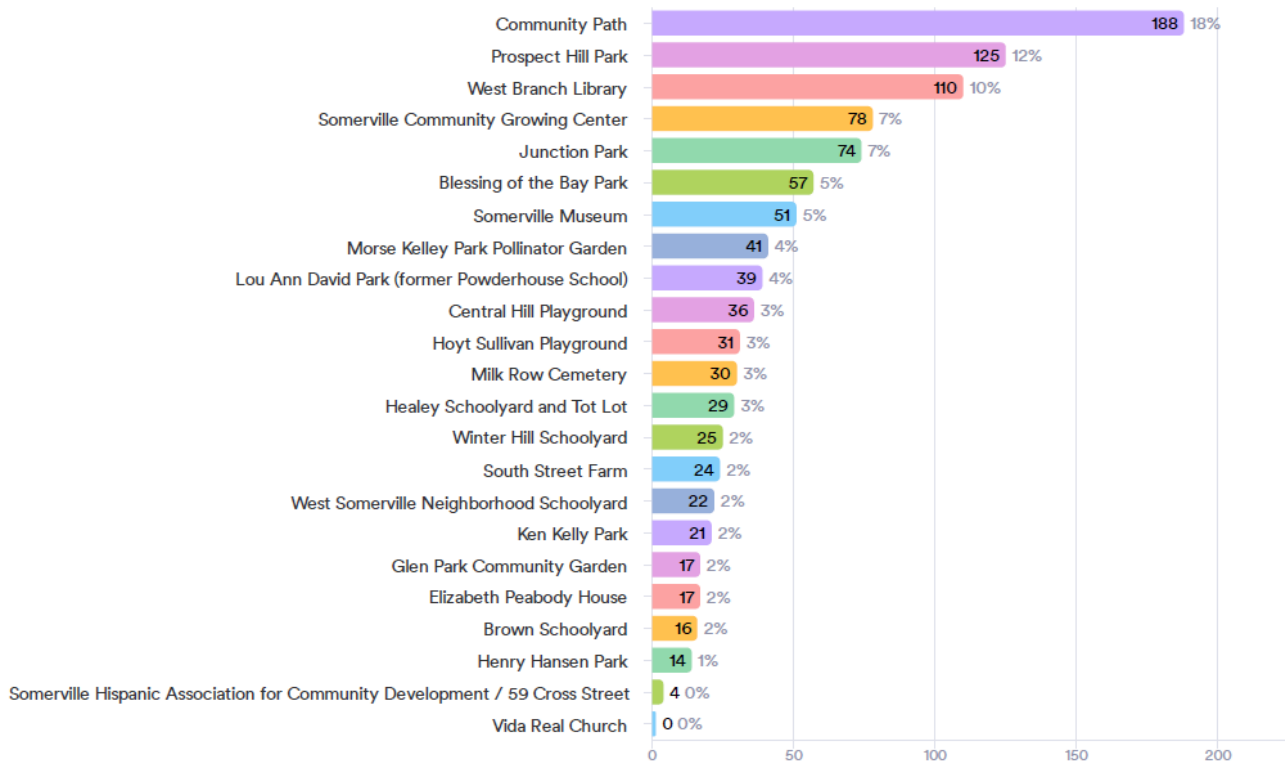
A total of 222 responses were received. There were respondents from all of Somerville’s wards, and a few who live outside of the city. (Typically people who work in Somerville.) The largest share of respondents came from Wards 2, 3, 5 and 6, with the least representation of Wards 1, 4, and 7.



The survey queried respondents about their interaction with sites, projects, or programs funded that have received CPA funds over the history of the program. A majority of respondents indicated that they have visited the Community Path, Prospect Hill Park, and the West Branch Library. The next most familiar sites include the Somerville Community Growing Center, Junction Park, Blessing of the Bay, and the Somerville Museum. Fewer respondents have participated in public engagement for park design projects. Of those who have, ArtFarm had the highest level of engagement. Respondents also expressed familiarity with housing programs and partners, in particular, Somerville Homeless Coalition, the Somerville Community Land Trust, and the Community Action Agency of Somerville.

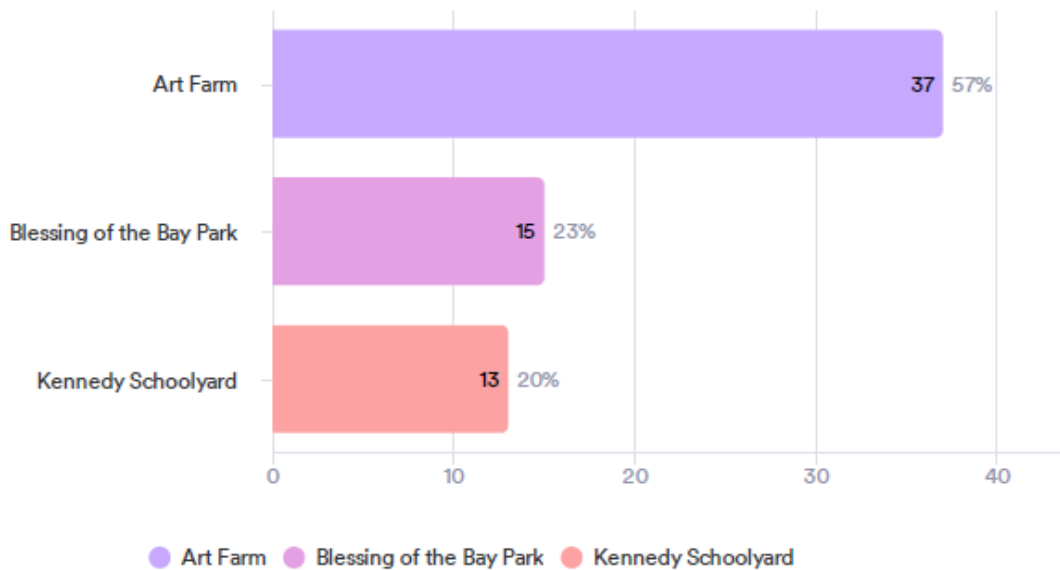
In the past year, have you visited any of these sites that have been improved with CPA funds? (Please select all that apply)

1049 Answers- 6 Empty



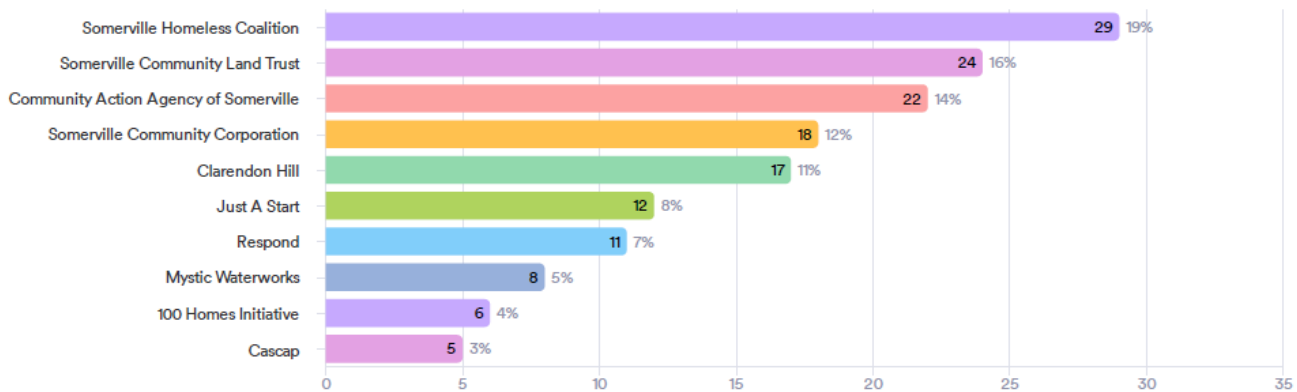
Have you participated in public engagement for design of any of the following parks? (For example, attended a public meeting or submitted comments?) (Please select all that apply)

65 Answers- 163 Empty



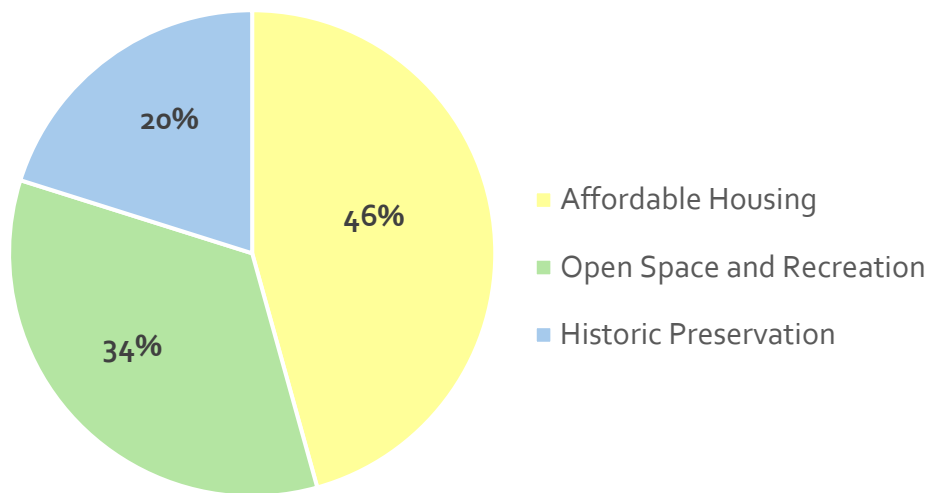
Have you or someone you know benefitted from any of the following affordable housing projects or programs? (Please select all that apply)

152 Answers- 161 Empty



Respondents were then asked how they would distribute funding between the program areas by percentage between affordable housing, open space/recreation, historic preservation, and a reserve balance that can be used for any of the above. Averaging all of the responses, respondents dedicated the largest share of funds (49 percent) to affordable housing, followed by open space and recreation (33 percent), giving 18 percent to historic preservation.

Program Area Funding Distribution



Respondents were invited to submit specific comments relating to each of the CPA program areas and the CPA program in general. Some highlights and generalizations:

Open Space/Recreation

- Many of the respondents were advocates for completing the Artfarm project or for renovating parks and open spaces throughout the community, especially the Community Path.
- Many respondents suggested that they would like to see more passive green spaces with seating, picnic tables, or spaces that offer community gathering opportunities for people of all ages.
- Increasing shade was frequently mentioned, as were trees and pollinators/native plantings.

- Many respondents would like to see facilities for teens.
- Specific amenities mentioned were public bathrooms, dog parks, splash pads, pickleball, basketball, and bocce.

Historic Preservation

- Respondents highlighted City-owned buildings they would like to see improved. There was a strong emphasis on restoring City Hall, Central Library, and the 1895 building, as well as several mentions of the Armory, former fire station on Broadway, and the Brown School.
- Several respondents indicated that they would prioritize projects which increase functionality and accessibility of buildings that provide community space.
- Some comments focused on preserving historic residential and commercial buildings.
- Some commented that they would like to see preservation of monuments and historic sites around Somerville.

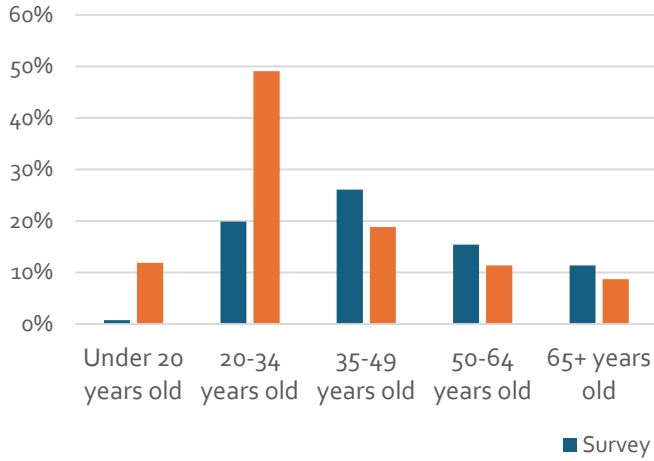
Affordable Housing

- Most comments underscore the need for more affordable housing in general, especially housing for families, as well as individuals, people who are unhoused, seniors, and residents of both lower and middle income levels.
- Some specific strategies supported by respondents include building more housing, capturing vacant/underutilized buildings, and repurposing existing buildings to affordable housing, or supporting the Somerville Community Land Trust.
- Several respondents support affordable housing but expressed concern about over-sized new development, preferring to see new development in scale with existing neighborhoods.

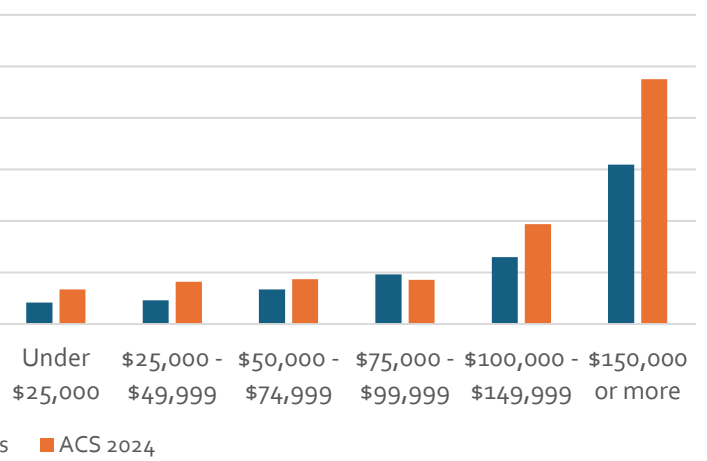
Demographic Composition

The survey included a series of questions about the demographic profile of respondents, in order to gauge how well the survey participation reflected Somerville's population. Survey responses are compared with 2024 American Community Survey (ACS) 1-year estimates for all of Somerville. A higher share of survey respondents were middle-aged or older adults than the population as a whole, and a higher share were homeowners. Survey respondents' income was roughly comparable to the population as a whole, with higher representation in the middle income brackets. The racial composition of survey respondents was skewed toward White residents, although there a proportional number of respondents identified as having "other" race. The share of responder households with children was significantly high, while a proportional share of respondents reported having seniors in their households, and fewer persons with disabilities than ACS-reported households.

Survey Respondents' Age



Household Income



Other Social Characteristics

	Survey Respondents	ACS 2024
African American/Black	1.0%	3.6%
Asian	5.6%	12.5%
White	75.3%	65.6%
More than one race	4.0%	7.2%
Other race	2.5%	2.0%
Hispanic or Latino	4.5%	9.1%
Households with children under 17 years old	20.7%	14.8%
Households with seniors over age 65	14.7%	16.4%
Persons with disabilities or mobility limitations	10.9%	20.1%

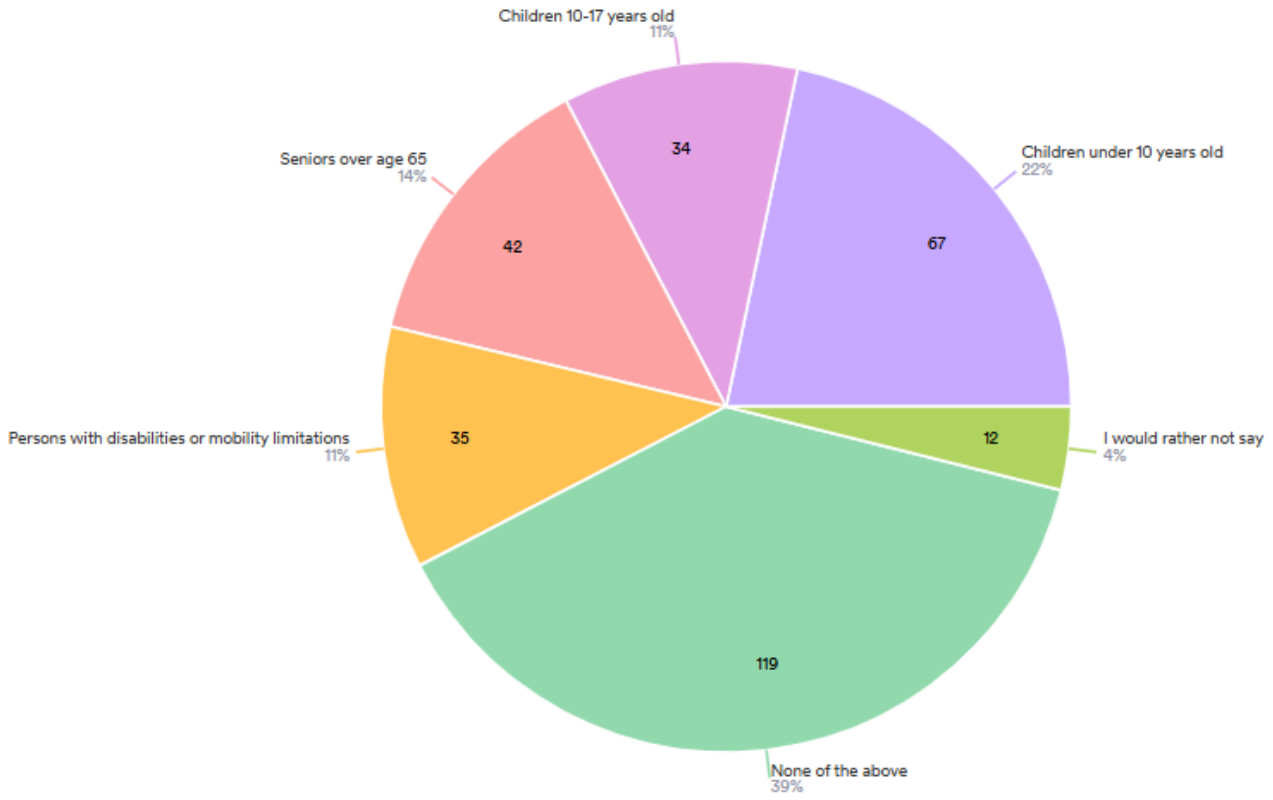
Source: ACS 1-Year Estimate, 2024

Renters vs Homeowners



Does your household include any of the following? (Select all that apply)

309 Responses- 25 Empty



- More enhancements on community path
- Bike repair stations and exercise stations
- I would love to see Art Farm move forward and have better connections in that neighborhood.
- Make existing spaces ADA compliant.
- Convert the half of the public parking lot behind republic fitness in Davis that conflicts with the community path into a park/path, or other path connection improvements through Davis.
- Thank you so much for funding Kennedy!
- Better road crossings on the community path
- Artfarm! And more access to shade and ways to cool down - mist towers, splash pads, etc.
- Marshall Street playground upgraded to tennis courts :) or something more useable
- Somerville Museum
- Corner lot on Tufts Street; Washington/Tufts Street along GLX
- ArtFarm
- ArtFarm
- Improved pedestrian and bike access to Assembly Row, improved pedestrian and bike safety at Webster and Prospect in Union. I bike through there daily and see near accidents almost everytime.
- ArtFarm
- Maybe a few more benches by the bike path
- I would like to see better dog parks. I would like to see the parks be cleaned.
- "ArtFarm or other projects at Brickbottom. Blessing of the Bay - has it been completed?"
- Also, not sure if this open space or historic preservation, but I would like to see the memorials in Somerville kept in great condition and properly displayed. They should be conserved by professionals."
- Improve Community Path, and specifically bike lanes, being able to better cross through Davis Square.
- Somerville ArtFarm
- There are not specific projects, but I am so glad that the City can continue to make investments in open spaces, parks and recreational amenities through these funds. It is a big help to the city.
- I love to come across pollinator gardens. It would be great to see some music spaces included (like the Pit was in Harvard Square) that can be utilized for Porchfest and used for busking musicians.
- I am excited about the ArtFarm
- ArtFarm
- Public art projects - murals under McGrath Highway
- ArtFarm
- ArtFarm
- ArtFarm needs better funding.
- ArtFarm finally
- ArtFarm + anything to enhance playspace for kids in the community.
- ArtFarm
- Follow through on ArtFarm please! Thanks
- ArtFarm
- Improvements to the Community Path thru Davis Sq
- Green space in Brickbottom and ArtFarm, especially necessary given surrounding concrete, roadways. Boynton Yards empty lots transformed to community pickleball courts
- ArtFarm
- Bulletin boards in Union Square plaza. It's tricky to read all the messages taped around poles everywhere!
- ArtFarm

- There is an empty lot on Broadway in East Somerville that should become a park
- A City truck to water street & park trees.
- ArtFarm - let's have something creative and inspiring, where we can gather for festivals!
- ArtFarm
- ArtFarm
- ArtFarm
- ArtFarm. Brickbottom district is overdue.
- Play structures for Winter Hill/Edgerly school
- Prospect Hill Tower could use some paint restoration. More large dog parks or off leash areas!
- Art/greenery/activations along the community path extension. Safe streets/greenway networks connecting to the community path/parks/schools.
- Davis Square area can get cleaned up and improved in a way to make it better for pedestrians and the cars
- Community Path maintenance and improvements
- There are few parks for hanging out in, everything is devoted to kids and sports. Would be nice to have somewhere to put a blanket down and read. The public bathroom accessibility is also terrible. I have a disability and would like to see more bathrooms at parks and on the path.
- We need more vegetation.
- There used to be a brick building at the corner of Willow Ave and Bike path and land around it. I would like this to be developed as a community center and land around developed into pickle ball and basketball courts
- public garden spots
- The tweens/teens are in need of third spaces to gather. The library divide between children and teens can be an awkward fit and the space shared as hangout vs study space is also awkward. And many OST programs are either sports or focus on academic catch-up -- both important, but leaving out cooperative, non-competitive spaces.
- Pedestrianize Davis Square - close it to all car traffic, try to reduce the bus traffic if not eliminate it as well.
- Greening the Sullivan square area of East Somerville in general or connecting it to the community path
- Lexington Park needs a refresh and repairs to the equipment and an upgraded water/splash pad.
- Corner of Quincy and Summer needs to be finished before someone gets hurt.
- Improvement of current areas, (Quincy St is being done), but others need maintenance and improvement."
- Additional trees on streets!
- Improve seating opportunities along the community path - that little "pavilion" at the central street crossing sucks (sorry). No hostile architecture, please give us real benches & real shade.
- Rehabilitate the plantings at Somerville High School facing Highland Ave. It is great there are native plants but it looks uncared for and weedy.
- Curling Facility (the ice sport)
- I'd love a skate park! It's hard to feel encouraged to use the recreational facilities as a childless adult. A space that can be used for teens and up mainly would be helpful to encourage me to look at the recreational facilities the city has.
- I would love to see more urban farm and community gardens. I work at Green City Growers, an urban agriculture education organization, and we work with the Somerville Public Library to provide free monthly gardening workshops in two raised beds. I'd love to bring more urban gardening to the other libraries and community spaces.
- Clean up Davis Square
- Cleaning up along the Mystic River, especially around Blessing of the Bay boathouse. The section along the highway is littered with plastic and there is a need to screen the path from the very loud highway corridor.

- Please accelerate and fund the Kennedy School playground project. Kennedy is the last school to receive a new play area AND the west portions of Somerville - Ward 6 and 7 have a dearth of open space and parks when compared to other areas of Somerville
- Seven Hills Park and Statue Park in Davis Square
- I would like for there to be more benches in green spaces - parks, by trees, off the road. I love the Community Path! Could be even greener. I bike everywhere and value bike paths.
- Food forests, more community spaces like the Growing Center
- Separated bike lanes & supportive intersections
- Adding a shade screen in some park/playground spaces
- Walking paths along Alewife Brook on Somerville side.
- Bailey Park (Lowell St / Belmont St), repair splash pad at Lexington Park, Renovate 2-5 year old area at Albion Playground.
- Landscaping the sides of the Community Path between Willow and Cedar. Dog walking wasteland, but could be such cool space. Maybe like Junction Park? Or even just benches and gardens? I know it always floods, but maybe fix that too...
- Please continue to maintain Prospect Hill Park - the lower wall is slowly starting to crumble, the fence at the bottom of the park is damaged, the fence that partitions the wildlife rehabilitation area was removed years ago and never restored leading to damage in wildlife area
- Planting native plants. There used to be a spring bulb blitz. I think having a spring planting natives would be a good replacement. The good thing about planting natives is that they would grow year after year. So each year, you could target a new area.
- Could CPA funds be used to cover the costs of portable toilets at playgrounds that get the highest use? This seems like an accessibility issue, as well as something that improves people's experience at parks and keeps parks healthy.
- Russell St playground
- Closure of Prospect Hill Parkway and expansion of that park into the current roadway; closure of Powder House Boulevard to through traffic and creation of pedestrian space instead; Foss Park upgrades;
- The stairs from Prospect Hill Park down to the parkway are treacherous. Please fix them!
- We need a "senior" parking system for people who are somewhat disabled but have not yet gotten a "handicapped" placard. Medford has a system, look there for a model. People over 65 or with mobility impairments should have many more parking options.
- Indoor areas that allow kids, seniors and grownups to pop in.
- Supposedly a teen center is being built or created from an existing building. It would be great if some outdoor recreational space was part of that plan.
- Green space around Gilman Square with trees for shade. Outdoor gym areas near playgrounds for shade. More pedestrian zones and safer crosswalks (elevated crosswalks with bright colors). Construction on bike path should be done ASAP. Better streets with less potholes. More efficient public transportation. Improve/deal with rat population.
- The teens in Somerville need more access to free outdoor (and indoor!) spaces where they can be loud, social & energetic. Basketball courts and gyms, or outdoor exercise equipment (e. pull up bars), or even picnic tables at the Central Library would go a long way!
- Playgrounds! We use many playgrounds in Somerville and public restrooms are serious problem. The Albion Porta-potties do the trick. Families want to be able to spend time at the playground with their children with small bladders and for kids to not be doing their business in the bushes.
- No but open space is my top priority

- More trees and green space, broadly speaking. Re-plant trees that have been removed from residential streets. More dog parks or mixed-use recreational spaces that allow dogs off leash.
- I'd like to see a cycle track built. There seems to be a need for speed but it doesn't belong on the Community Path.
- Dog park and finish developing/renovating fields, playgrounds, etc. at Dilboy
- Hodgkins-Curtin park improvements to playground equipment and fields. North Street Playground modernization.
- Redesign Hodgkins-Curtin Park! This huge park is sacrificed to a softball diamond that's hardly ever used. I walk by almost every day, and no one is ever playing there. It's an ecological desert, has no seating for persons who don't care to sit on the ground, no shade, nothing beneficial to the neighborhood. Trees, pollinating plants, maybe a community garden or dog park -- anything that people in this neighborhood can use! It's one of the biggest open spaces in Somerville!
- A playground at the Edgerly for the very young children that attend school there. 4 year olds need playgrounds!!!!
- Our family gets the most use out of Trum Field and the Community Path, so we'd love to see those prioritized.
- Universal design park
- I wish there were clearly marked rules about speed for bikes and yielding to pedestrians. I am a pedestrian and they speed through there like it is the Tour de France, it is dangerous and rude to other users. I know there is a powerful bike lobby in Somerville/Cambridge but the vast number of people on that path are walkers.
- ArtFarm. It is long overdue.
- Renovation of Trum Field Playground
- Perkins Street Park improvements
- More resident proposed ideas like the Morse Kelly garden
- More tree planting especially in high heat areas/neighborhoods with least green space
- Continued support for Somerville's linear parks and open spaces, as well as community playgrounds, would be great!
- Union Square public space
- Public restroom at Powderhouse park
- Inner belt area could really use something, seems like a decent amount of unused space with a lot of potential given bike path and T accessibility
- The more trees, the better! Relatedly, I was pleased to learn recently about the possibility of "adopting" a new tree and watering it. I intend to do so when settled in a home with hose, etc.
- More tennis courts as well as passive parks
- Little White Church, College Ave (Davis Sq)
- Foss park
- Expand Kennedy Park into the municipal lot on Grove Street. Connect the Community Path through Davis Square and renovate/activate Seven Hills Park. Build a new triangle-shaped parklet on the Path between Lowell Street and the tracks. Renovate the tired Lexington Playground.
- Cleaner public spaces - no rats, no people living there or littering
- A west Somerville dog friendly park please!
- Maintenance of parks that contribute to longevity- such as addressing drainage issues after a park has been established- ex. Albion spray deck, Lincoln Park fields, Community Path areas where water is known to collect near Lowell St bridge
- Community Path route through Davis, Seven Hills park
- More trees on our streets

- More pocket parks like the new one on Somerville Ave. More museum funding.
- More summer-friendly recreation, i.e. splash pads, etc.
- What are the round metal posts painted yellow in Junction park for? That area should have been used for seating. More benches along the Community Path please
- Indoor and outdoor soccer; turn temporary storage site on Cross St East into more green space
- Are there opportunities to leverage corporate-owned green space for recreation. The Verizon building on Central has some green space. Nice to have some bocce courts.
- I'd like to see increase amenities and revitalization of Davis Sq (Statue Park and Seven Hills Park)
- Edward Leathers Community Park: flower beds, public art installations, cool / more comfortable seating. Largely just feels like a place to pass through / walk by today. Could be more of a destination, especially given proximity to school / Gilman Sq stop.
- Seating to include shade, no hostile architecture, promoting accessibility to people of all ages and needs
- It would be nice if Powder House Park had some picnic tables or tables. There are restaurants across the street, and it would be nice if you could carry out food and eat it in the park. A win- win for local businesses and residents.
- More green spaces if possible
- More green/public space in the East Somerville-Inner Belt nexus, which is underserved by green space and rec facilities not tied to elementary schools
- More trees, more gardens and get streets repaired
- Public space developed at the Homans site in Gilman Square
- Linnear Park - speed up the update
- I'd like to see a gravel garden pilot project in a suitable small space. For example, an area where knotweed or other invasive is removed and native species planted in gravel or other aggregate (recycled concrete?). Potential upsides include lower long-term maintenance required of DPW, and a planting medium that rats don't like to tunnel in.
- Having a city recreation facility to be used all day for indoor and outdoor programming for all ages
- Winter Hill Schoolyard on Sycamore
- Bike path improvements
- Improved seating, trashcans, and "don't feed the pigeons" signage in Union Square
- Take "the Pit" in Teele Square and turn it into a park!
- More dog parks with bigger spaces allotted for them. I also love the Community Path and am in favor of any project that encourages construction of mixed use paths that help people get around Somerville without cars.

- Historic preservation does not include properties that are not on the cities list. Buildings that were built before 1900 are being torn down, historic neighborhoods are being destroyed. For the sake of housing we have to jam as many buildings that will fit in every open space. No more back yards, no more open space.
- The "little white church" as we've been calling the city-owned vacant church on College Ave in Davis Square
- I'm a mom with pre-walking twins and with my stroller, I can only access places that have ramps. More ramps, please.
- Obama flag on Broadway
- The Armory on Highland needs some work for sure. Also, the City Hall concourse buildings
- Somerville Museum, Somerville Public Library projects
- Just curious about the Union Sq Post Office which I'd heard was to become a performance venue
- Preservation/Restoration of the Central Street Soldiers and Sailors Civil War monument; professional conservation of the George Dilboy sculpture at City Hall, Conservation of all the gravemarkers at Milk Row Cemetery and the 1863 monument (they need to be re-conserved periodically); I would love to see the former Unitarian/Universalist Church on Highland Avenue (now a Masonic Temple) restored. City Hall should be restored. The plaque bolted to the Powder House needs restoration. The Somerville Museum continues to undertake capital projects to protect the building from decay. The Somerville Museum likewise still is working on conserving the most important pieces of its historical collection using CPA funding.
- Historic artifacts and buildings are our City's gems. Help maintain them.
- Though preserving historic buildings and artifacts and bringing buildings up to modern safety codes and make them accessible may not initially sound exciting, these investments over time make our city a better place to live. Improving community spaces and spaces for cultural uses and child care is very important! Improving and preserving spaces like the Somerville Armory and the Somerville Museum matters to our community life. Thank you for all you are doing!
- Money to help Somerville Museum with its archives and collections would be well-spent
- Davis Square old VFW
- Joy Street Studios
- Restore 1st flag mural in Union Square - would be good timing to drum up interest due to USA 250th
- Need new YMCA, repurpose huge store next to Target on Somerville Ave to pickleball complex
- The old church on Highland Ave that's abandoned (across from an active church) should become a community center, and should be historically preserved.
- Joy Street Studios building
- 32 Webster Ave in Union Square
- 1895 Building finally being fixed and put to good use.
- I don't care about old buildings "for history's sake". Obviously projects that better the community are great.
- Restore and use the White Church on College Ave near Davis Square as intended when the City purchased the building
- More care of Powderhouse Park
- Better use of empty properties (Teele Square Pit, closed Catholic School) that provided community spaces (movie theater, restaurants, etc) and making sure redevelopment doesn't ONLY include housing but includes ways for community to gather and form.
- Offer free childcare from six weeks old to all Somerville residents.
- Honestly, I don't care very much about historic preservation unless they are particularly gorgeous buildings. I don't think we should just preserve things simply because they're old. Instead, we should build new affordable housing.
- Library can always be improved.

- Do trees count?
- I don't have any specific historical preservation projects I would like to see funded. However, I would advise CPA spending for projects that already have a budget/funding for a significant part of their development budget as well as their operating budget. I wouldn't suggest funding predevelopment or early stage projects as the time to reap full benefit of this spend takes so long. Perhaps focus on more "shovel-ready" projects.
- A pictorial catalogue of all remaining barns in Somerville
- Work with Somerville Homeless Coalition and/or other relevant organizations to expand supply of housing for the homeless using buildings that are otherwise not serving any useful purpose (from being in disrepair or whatever)
- I would like to see more community spaces you don't have to pay to be in/buy something so we have places to meet and get to know each other as a community.
- Keep Brown School open and make more accessible.
- Increased Somerville Museum hours / programming for children
- Ohhhh, maybe rehab the Brown School?!
- I don't know if it's Medford or Somerville...More facilities in Powderhouse Park?
- City Hall and Library renovations
- City Hall and the vacant building next to it. Both are embarrassments.
- I worry about the conditions of the Central and East Branch libraries, especially in regards to asbestos, mold & mildew.
- I would like to see a demo moratorium on homes deemed historic in residential neighborhoods on Prospect Hill. Surely we can find a way to preserve the historic fabric of our Victorian neighborhoods while still providing room for additional housing to be built in mixed use corridors. Keeping Somerville Somerville requires maintaining our connection to Historic building practices. The current trend, without stringent protections, will lead to continued demolition of adequate historical housing stock in favor of profit driven developer based projects which are detrimental to the fabric of our community.
- Our artist studios need to be preserved.
- Maintain the public spaces we have--clean, inviting.
- Historic preservation projects that overlap with affordable housing projects. Helping homeowners of private historic homes to make preservation repairs.
- The old fire station on Broadway that houses senior programming and Teen Empowerment. It is not fully accessible or used to its fullest potential for the community.
- The Armory could use some work. I am certain it can be revenue neutral if it is more attractive/functional for events.
- PLEASE prioritize the usage of these funds for practical, hands-on projects - these funds should skew towards accessibility and safety codes, not toward aesthetics. I'd also really like to see these going toward non-denominational spaces, not houses of worship.
- The main library is very much in need of renovations and restoration.
- Somerville Public Library and City Hall
- Foss Park
- Main library branch updates
- Continued support for Buddy's rehabilitation and also for public libraries. If the Blessing of the Bay Boathouse is considered a valuable public building, I would highly support CPA funds toward its rehab or reconstruction.
- The 150th anniversary of Somerville mural at Lou Ann David park needs protection and perhaps a legend as to the people and places.

- I would love it if money was available to homeowners to remove vinyl siding and restore houses to their original materials and design
- Many members of the Davis Square Neighborhood Council would like to see the Little White Church renovated into public community space, since no community space currently exists in the Davis Square area large enough for the size of civic meetings necessary.
- Main Library - it's in sad condition and does not evoke civic pride compared to the main libraries of Medford, Cambridge, or Arlington.
- Please continue updating spaces to be up to code so the city is easier to navigate with strollers, small children, the elderly
- Please paint City Hall for the love of all that is good and holy! Such an embarrassment to have all that chipping paint for 10+ years
- Elizabeth Peabody House
- Somerville YMCA
- The brick, former newspaper one story building, on lower Walnut St., maybe #8-10, to put up a plaque identifying its importance to community news and views in publishing the newspaper.
- Not that I know of but I'd support
- Steeple of the First Universalist Church at 125 Highland Avenue. The roof has been allowed to decay for years. The City should take it over.
- Old fire station at Cross St and Broadway, where project soup and other activities are located
- I'd love to see a historically sensitive renovation of City Hall
- McGregor Ave borders a historic plot, and this alleyway is in terrible condition. Repaving needed. Also, the corner of Sunnyside & Walnut is very dangerous to turn right on. Mirrors and clearer signs to prevent parking too close to the corner would improve safety.
- Bringing existing structures up to code and improving accessibility are good. Preserving additional buildings is a pretty questionable use of funds
- Milk Row cemetery could use some love.
- Temple B'nai Brith on Winter Hill is the only synagogue building in Somerville and could do so much more as community cultural space.
- Central Library, City Hall
- Happy to see Buddy's Diner receive support
- Commercial space at the Homans site in Gilman Square
- Clean up the center of Davis Square -too many homeless people/trash scattered in the area (by JP Licks)
- Cummings School (which serves as the City's warming center, and perhaps should also be a cooling center) needs attention.
- Firehouse on Broadway; 2 city owned houses on Allen St. The roof at the Armory; the city owned church on College Ave. Cummings School
- Elizabeth Peabody House
- Upgraded HVAC and lighting in the Somerville Main Library

- The more the better!
- This above all! I'm afraid my landlord is going to raise the rent again, anything we can do to keep the average rent down is great (for reference my landlord raise it by \$800 last year!!)
- CPA should not be allowed to be used for any "affordable" housing purposes.
- MEANINGFUL affordability means affordability for people making 50% and lower MFI
- It's really not as affordable as people think.
- I am satisfied with splitting the funds with 50% going to the Housing Trust Fund. This relieves the people and organizations who are supportive of open space and historic preservation initiatives from having to more or less "bid" against them.
- More affordable housing in general, please
- Affordable housing units in large developments should be considered permanent. Restrictions should not expire after a certain time period.
- Continue the good work.
- More affordable housing needed
- Agree necessary, add artist housing
- I feel strongly that affordable housing is a concern for our city of Somerville.
- Affordable housing for low income families
- (29 yo female) I've lived in somerville my entire life and my partner and I may have to move because I can't afford to buy a house, which we'd like to start a family. But please don't allow a 26 story building to ruin our Davis sq.
- We need low income artist housing.
- We need more affordable housing for every type of AMI. The city should purchase more land to build affordable housing.
- Stop developers from buying houses and making them unaffordable to first time home buyers.
- Strategic use to help affordable projects at risk of stalling get over financing hurdles. Integrate small scale retail spaces in affordable housing developments to create active ground floors.
- We need more housing period.
- Housing that is affordable has been a dire need for the middle class for nearly 20 years. Please invest in housing for us regular folks who need help. We cannot compete with all cash outside investors to purchase a modest home in our neighborhoods.
- We have a huge garage in our driveway which with City help can be developed into a studio and be rented.
- Much of the housing seems to be on larger, clustered units...finding ways to scatter affordability through the community seems better, if harder.
- The apartments I see when I get an email about affordable housing are not affordable, they are always too expensive.
- This is the most important item to be funded by CPA funds. There's no point in having open space/ historical buildings if only rich people can live in Somerville and enjoy that space.
- Didn't vote for this. Other funding should be used for affordable housing, which I agree with, but not this.
- Just that rents are needlessly rising. Any help you can give.
- More money is needed for housing for the homeless than for recreational parks at this time.
- It helps those who can't afford it.
- More, more, more. I know you will probably hear this a lot, but I think that this is the #1 CPA fund priority.
- As much as humanly possible, please
- New housing development should always have ~20% affordable units, especially when current community members are displaced.

- Make MP mixed income. Spread affordable housing city wide.
- This is a great use of the CPA funds. The city should explore supporting both rental opportunities as well as homeownership opportunities. Should look in modular housing more as a way to reduce time, costs and neighborhood disruption.
- Consider partnering with private developers in a manner where inclusionary units can be produced offset in partnership with SAHTF and other public entities to build true family units instead of small studios and 1 Beds that tend to be the majority of units in private developments.
- Make it easier to apply
- I think affordable housing is the most pressing issue in Somerville and should be a top priority.
- We need more affordable housing. Yet, a 25-story building in Davis is too tall. It's important to hold developers to higher percentage of affordable housing commitments. Mixed income is a very successful model. Luxury housing should not be a priority in greater Boston for municipalities.
- More affordable housing is always needed.
- The house I have lived in for over 35 years is becoming increasingly unaffordable because of high taxes. Does the Trust Fund provide any help for elders who want to stay in their homes?
- This is the highest priority
- Support affordable housing to maintain diversity
- We need much more. The Land Trust is ineffective and not a helpful tool for affordability.
- Affordable housing for families is sorely needed!
- It's all been said. The need is enormous.
- I earn well above the median income for the area, and yet finding somewhere I can afford to live is a constant struggle.
- I prefer using the money for open space or historic preservation as those are enjoyed by all rather than just the developers or owners of the affordable housing.
- Need to hold developers accountable. Too many are getting around requirements with shady lot splits.
- We need more!
- Prioritize permanent supportive housing projects where possible for unhoused individuals and families. Consider a program similar to Boston's CPA funded Acquisition Opportunity Program.
- If there is confidence a large new pre-K - 8 building will be constructed on Sycamore Street, family housing in that immediate area should be prioritized. The archdiocese should be willing to give up some of the Saint Ann's property for affordable housing development and the Annex is no longer suitable for City use.
- Think about prioritizing developments that are mixed income and/or larger units with more bedrooms for families
- More affordable housing for families
- This is urgent - thank you!
- Build affordable housing in areas with under utilized land rather than change the character of existing neighborhoods.
- We need to be building units as fast as possible.
- The needs are huge. I think the best way to address them is to blanket upzone the city, as Cambridge recently did, and build a lot more housing (including IZ below-market).
- I'm always in support of more housing, especially if it's affordable. Would love to see an expansion of both base supply of housing (affordable or not) and an increase in affordable housing. It would be interesting to experiment with city-owned housing that is 100% affordable. It doesn't have to be a new build but having the building completely under city purview would make it more efficient to have good living conditions for the residents.

- The 110% marker is hard to meet. Many families in our circle are dual earner households with 2 kids in middle school + high school, now making too much money to qualify, spending more than 50% income on rent, and still never being able to participate in the dream of home ownership in this city. I don't know what to say other than we and others like us are left out.
- We always need more!
- Build as much as you can!
- Maybe planters with dwarf evergreen trees to soften the utilitarian feel of non-market rate housing projects.
- Housing is good
- Less one and two bedroom apartments and more family friendly units.
- Capsule apartments
- This is the most important area to spend on.
- Affordable housing is incredibly important and needs funding. I'm skeptical of putting it up against other community needs. Can we fully fund a separate affordable housing program so that the community can vote on open space programs without taking away potential homes?
- The city desperately needs more affordable – and market rate – housing wherever it can find it. Renovating existing spaces to accommodate more families is a very good use too.
- This should be the priority for funds given the housing crisis.
- We need community services and retail added when we add affordable housing so that community is resourced! It doesn't make sense to have more people living in Somerville if we are not providing them with opportunities to work and get their needs met.
- Davis Square area could use more affordable housing but not a 25 story building - make the buildings match what is appropriate from the neighborhood.
- Desperately need permanent supportive housing for our unhoused residents.
- More access to affordable housing to keep families in Somerville. Properties that are actually affordable
- Copper Mill needs to be approved.
- Affordable housing I have applied and the rents are still too much money. I can't afford \$2,000 a month. I'm working with housing sustainability and the inclusionary program to also try to buy affordable housing. I'm 64 and can retire at 67 but I will have to work until I'm at least 70. I live with my aunt who is selling and I'm between a rock and a hard place trying to find an affordable 1 bedroom or to purchase a 1-bedroom condo. I'm on a lot of waitlists.

Appendix 2 – Project Status Update