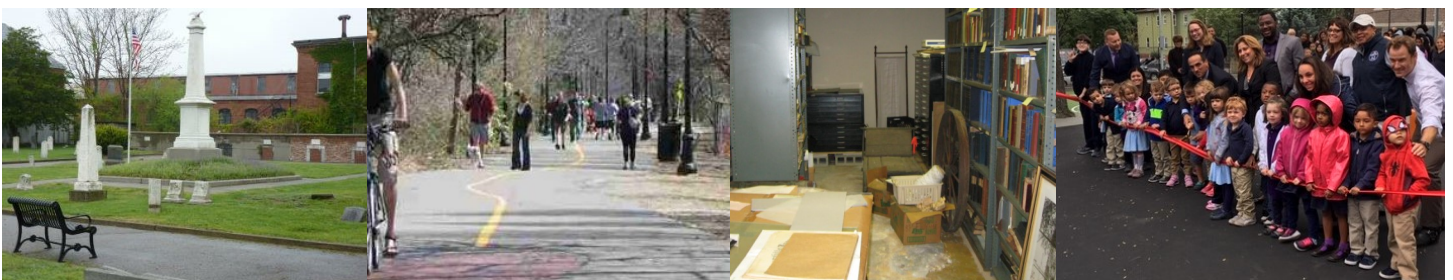




# City of Somerville Community Preservation Act FY19 Annual Report



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Unless otherwise noted, all images are provided by Somerville CPA grantees or the Somerville CPC. Cover image of Hoyt Sullivan Park provided by Klopfer Martin Design Group.

## Introduction

Since the first Community Preservation Act (CPA) funding round in FY15, more than \$23.8 million has been awarded to 70 affordable housing, historic preservation, and open space and recreation land projects. Of the 70 projects being implemented, 60% are community led and 9% are joint projects between a community organization and the City of Somerville.

This year the CPA community state-wide has been focused on supporting a campaign to secure a permanent increase to the state's CPA Trust Fund through a \$30 increase to most recording fees at the Registries of Deeds. This increase is expected to double the base match for all CPA communities beginning in November 2020. Legislative efforts have progressed farther than they have in prior years, with the House of Representatives including the increase in their FY2020 budget. We are hopeful the increase will pass this year, guaranteeing more funding for our program locally.

## CPA Background

With the adoption of the Community Preservation Act in November 2012, the City of Somerville joined now 175 other communities in the Commonwealth of Massachusetts that have a steady funding source dedicated to preserving and improving their character and quality of life. The CPA is a Massachusetts state law (M.G.L. c. 44B) that enables adopting communities to create a dedicated fund for preserving open space and historic resources and expanding community housing and outdoor recreation opportunities.<sup>1</sup> Somerville voters passed the Act by 76%, the second highest passage rate in CPA history.<sup>2</sup> This achievement made it possible for Somerville to have additional resources to make Somerville an even more exceptional place to live, work, play, and raise a family.

## The Community Preservation Committee

The Community Preservation Committee (CPC) oversees the implementation of the CPA in Somerville. The Committee, formed in January 2014, is responsible for establishing priorities for how CPA funding should be spent and, based on those priorities, making recommendations to the City Council on projects to receive funds. As established in Somerville's [Community Preservation Committee Ordinance](#), the CPC has nine members, including five ex-officio members and four mem-

bers of the general public, who may serve two consecutive three-year terms. This year Planning Board representative Michael Capuano and general public member Elizabeth Duclos-Orsello stepped down from the CPC when they reached their term limits. In addition Jessica Palacios-Yamakawa stepped down as a general public member when she moved from Somerville. Mr. Capuano was replaced by Rebecca Lyn Cooper, who stepped down in May when she resigned from the Planning Board. At the time of this report, the Planning Board is working to fill this vacancy. Ms. Duclos-Orsello and Ms. Palacios-Yamakawa were replaced through a competitive application process as laid out in the CPC ordinance. Applications are reviewed by an eight-person review committee. Ms. Duclos-Orsello was replaced by Tatiana Shannon and Ms. Palacios-Yamakawa was replaced by Ms. Beretsky. Eleanor Rances joined the committee to replace Jim McCallum as the Housing Authority representative. The current members are:

- Michael Fager (Chair), Conservation Commission representative
- Uma Murugan, (Vice-chair), general public representative
- Dick Bauer, (Historic Preservation Commission representative)
- Laura Beretsky, general public representative
- Jane Carbone, general public representative
- Luisa Oliveira, Parks and Open Space Department representative
- Eleanor Rances, Somerville Housing Authority representative
- Tatiana Shannon, general public representative

## The Community Preservation Plan

The Community Preservation Plan provides an overview of the CPA in Somerville and establishes the Committee's priorities for funding projects. The [FY20 Plan](#) was based on the City's existing planning documents and resident input and includes the CPA monitoring and evaluation plan. The CPC invited feedback on the FY20 Plan update at a public hearing on March 27, 2019 and through a written comment period. These comments are available on the [CPA website](#). FY20 was the first year the CPC asked for feedback on the plan via an online survey. Over 120 people responded. Their comments are also available on the [CPA website](#).

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

<sup>2</sup>Excludes Cape Cod communities that passed the predecessor to the CPA.

## FY19 Funding

Key sources of CPA funding include a 1.5% surcharge on net property taxes, an optional city appropriation, and a match from the Commonwealth of Massachusetts. Figure 1 shows how this money flows into the CPA Fund over the course of the fiscal year. Since CPA adoption in 2012, over \$23.8 million has been appropriated for 70 projects across the three CPA eligible categories: open space/recreational land, historic preservation, and affordable housing, including over \$2.65 million dollars in matching funds from the state (Table 3).

In FY19, the City had \$2.4 million available to spend on projects (Table 1). Up to 5% of new annual CPA revenue can be used each year to administer the CPA program. In FY19, \$99,324 was available in administrative funds.

As part of the Community Preservation Plan, the CPC dedicated a minimum of 50% of FY19 revenue for

affordable housing, to be administered by Somerville's Affordable Housing Trust Fund.<sup>3</sup> During the FY19 budget process, \$993,236 was appropriated to the Trust. \$297,971 was available for historic resources and \$397,295 was available for open space/recreational land projects. In addition, \$198,647. These funds are available for worthy projects in any CPA category that cannot be funded from the designated funds in the category specific reserves. Additional funding was added to the affordable housing, historic resources, and undesignated categories mid-FY19 as a result of higher revenue generated in FY18 than budgeted. Unallocated FY18 funds were distributed to ensure that all categories received the designated minimum allocated based on actual revenue. Because the open space category received 27% of the FY18 actual revenue, more than the 15% minimum set through the FY18 Community Preservation Plan, no additional funds were allocated to that category. In addition the Elizabeth Peabody House roof project returned \$2,626 when the project was completed under budget (Table 2).

**Table 1. FY19 CPA Budget**

<b>Total FY19 new revenue available in FY19</b>	<b>\$1,986,473</b>
Surcharge (estimate)	\$1,781,590
State match	\$204,883
<b>Total FY18 unexpended revenue (rollover)</b>	<b>\$500,000</b>
FY18 City appropriation (available for FY19)	\$500,000
Unallocated project funds	\$0
<b>Total Funding Available in FY19</b>	<b>\$2,486,473</b>
(CPC admin funds)	(\$99,324)
<b>Total Project Funding Available in FY19</b>	<b>\$2,387,149</b>

**Table 2. Minimum Allocation of CPA Funding Available in FY19**

	Unexpended FY18	Estimated FY19	Additional State Match	Returned Funds	Total FY19 CPA Funds Available
Open Space & Recreation (20%)	\$0	\$397,295	\$45,492	\$0	\$442,787
Historic Resources (15%)	\$96,674	\$297,971	\$34,119	\$2,626	\$431,390
Community Housing (50%) (appropriated to AHTF)	\$290,020	\$993,236	\$113,730	\$0	\$1,396,986
Undesignated (10%)	\$257,796	\$198,647	\$34,118	\$0	\$490,561
<b>Total</b>	<b>\$644,489</b>	<b>\$1887,149</b>	<b>\$227,459</b>	<b>\$2,626</b>	<b>\$2,861,047</b>

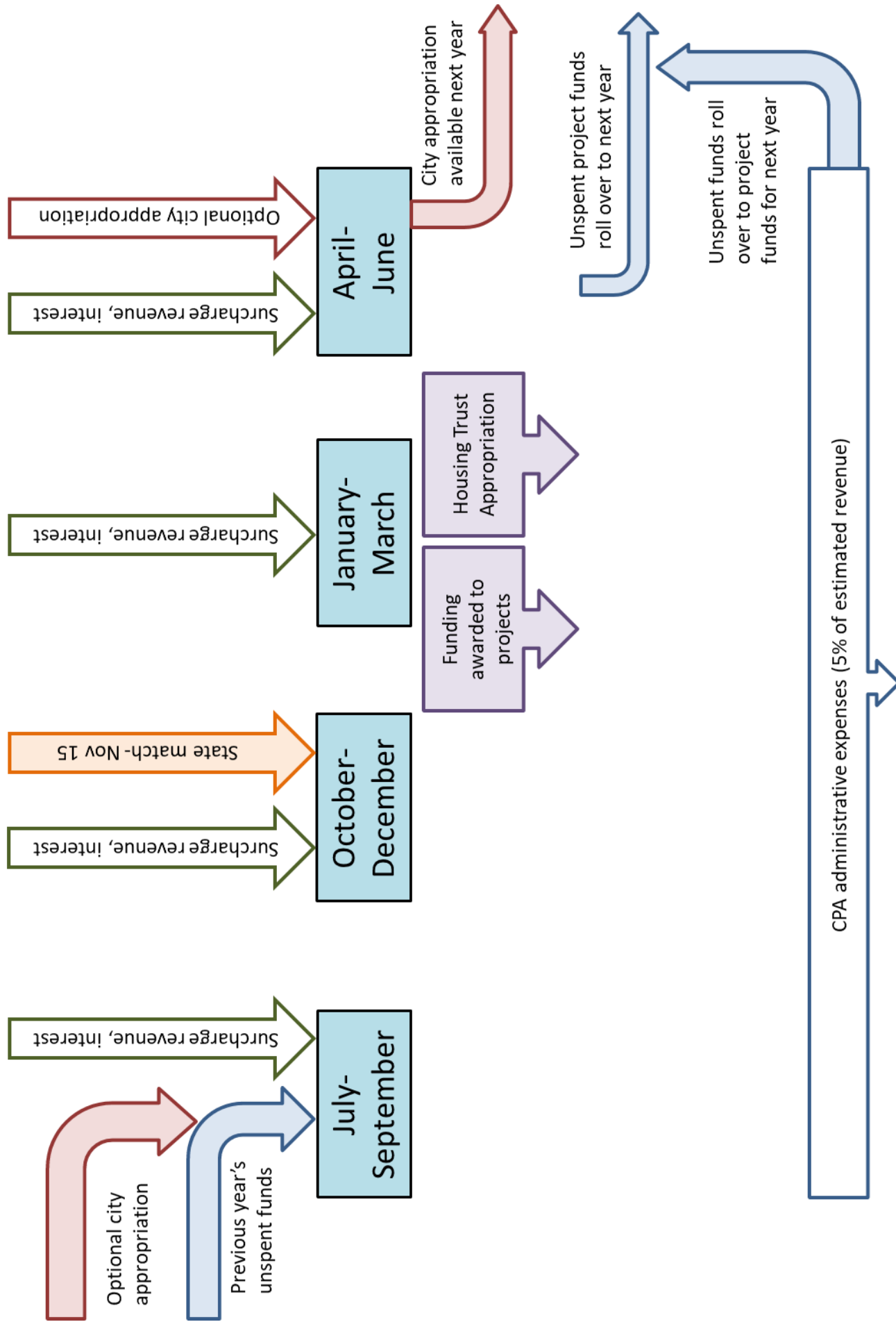
<sup>5</sup> The Community Preservation Act allows communities to allocate funding to the community's Affordable Housing Trust Fund.

Table 3. CPA Funding Since Adoption

Community Preservation Act Fund	FY14 Actual	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Thru 4/30	Total
<b>Total Funding Available</b>	<b>2,681,180</b>	<b>6,223,963</b>	<b>4,868,257</b>	<b>2,776,974</b>	<b>4,053,077</b>	<b>2,655,542</b>	<b>n/a</b>
<b>Current Fiscal Year Revenue</b>	<b>2,681,180</b>	<b>3,542,783</b>	<b>2,889,136</b>	<b>2,588,146</b>	<b>2,669,272</b>	<b>2,655,542</b>	<b>17,026,059</b>
Surcharge Revenue	1,323,320	1,430,721	1,546,198	1,664,815	1,794,507	2,208,864	9,968,425
City Appropriation**	1,355,671	1,200,000	510,844	500,000	500,000	0	4,066,515
State Match of Previous Year's Local Revenue	0	904,917	829,456	420,681	370,465	432,342	2,957,861
Interest	2,189	7,145	2,638	2,650	4,300	14,336	33,258
<b>Rollover from Previous Fiscal Year</b>	<b>0</b>	<b>2,681,180</b>	<b>1,979,121</b>	<b>188,828</b>	<b>1,383,805</b>	<b>0</b>	<b>n/a</b>
<b>Appropriations and Encumbrances</b>	<b>56,769</b>	<b>4,188,072</b>	<b>3,941,950</b>	<b>2,329,797</b>	<b>3,645,578</b>	<b>2,300,501</b>	<b>15,838,473</b>
Committee admin expenses (up to 5% of annual revenue)	56,769	93,585	61,827	86,675	84,068	81,452	590,182
Open Space and Recreation Projects	0	227,463	695,160	777,239	2,203,008	74,888	3,977,758
Historic Resources Projects	0	1,660,996	600,288	585,467	158,100	747,175	3,752,026
Community Housing Projects	0	2,206,028	1,834,675	880,416	1,200,402	1,396,986	7,518,507
<b>Funding Available for Projects in Next Fiscal Year (Rollover)</b>	<b>2,681,180</b>	<b>1,979,121</b>	<b>188,828</b>	<b>1,883,805</b>	<b>0</b>	<b>0</b>	<b>n/a</b>
Open Space and Recreation Reserve*	402,177	706,131	0	710,000	0	0	n/a
Historic Resources Reserve*	402,177	0	0	0	0	0	n/a
Community Housing Reserve*	1,206,531	594,755	0	0	0	0	n/a
Undesignated Project Funding*	670,295	678,234	188,828	673,805	0	0	n/a
Current Year's Unallocated City Appropriation	—	—	—	—	—	0	n/a

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

Figure 1. CPA Fiscal Year Funding Flows\*



## FY19 Funding Requests– Historic Resources and Open Space/Recreational Land

The CPC received 10 full applications for historic resources and open space/recreation land funding totaling \$2,036,446 in FY19.

Table 4. FY18 Open Space/Recreation Applications

	<b>Project</b>	<b>Applicant</b>	<b>Request</b>	<b>Funded</b>	<b>Project Summary</b>
<b>Open Space/ Recreation (4)</b>	5 Palmer Conservation Restriction Fee	Groundwork Somerville	\$6,000	\$6,000	The fee will cover Groundwork’s administrative costs for holding the required perpetual conservation restriction on 5 Palmer, which was acquired with CPA funds in FY18.
	ArtFarm	City of Somerville Parks and Open Space	\$1,000,000	\$410,226 cash \$589,774 bond	The City of Somerville will create a space for arts, culture, recreation, and urban agriculture. The CPC has recommended funding a total of \$1,000,000 in a mix of cash and bonding for the project. This recommendation is under consideration by the City Council.
	Kennedy School Front Schoolyard Redesign	City of Somerville Parks and Open Space /Kennedy School PTA	\$75,000	\$65,000	The City of Somerville will lead a design process to create a new play space at the front of the Kennedy School.
	Community Growing Center– Electrical Cabinet	Friends of the Community Growing Center	\$3,888	\$3,888	The Friends of the Community Growing Center requested an additional \$3,888 to replace the electrical cabinet at the Center, a necessary step in the construction of the CPA funded design, which will improve the functionality and accessibility of the Growing Center.
	<b>Total Open Space &amp; Recreational Land</b>		<b>\$1,084,888</b>	<b>\$1,074,888</b>	

**Table 5. FY19 Historic Resources Applications**

	<b>Project</b>	<b>Applicant</b>	<b>Request</b>	<b>Funded</b>	<b>Project Summary</b>
Historic Resources (6)	Grace Baptist Church	Somerville Hispanic Association for Community Development	\$637,100	\$500,000	The Somerville Hispanic Association for Community Development will repair the existing slate roof surfaces and related flashing and brick masonry. SHA4CD will also create a new accessible ramp from the sidewalk to the building.
	WPA Carved Wood Bas-Relief Restoration Project	Somerville Public Library	\$6,055	\$6,055	The Somerville Public Library will hire a conservator to restore the wood bas-relief in the Central Library, which was carved by a local artist through the Works Progress Administration program in 1939.
	Armory	Center for Arts at the Armory	\$36,000	\$0	The Center for Arts at the Armory sought funds to repair and upgrade 22 large half-moon windows in the Armory's Performance Hall. The Center for Arts at the Armory withdrew their application because the property owners were unwilling to accept a perpetual preservation restriction on the building, a funding condition of the grant.
	Somerville Museum: Collection Preservation	Somerville Museum	\$137,283	\$100,000	The Somerville Museum will make climate control improvements, improve fire safety systems, and remediate mold in the building in order to protect its historic Museum collections.
	Mission Church of Christ Roof Repair and Preservation Project	Mission Church of Our Lord Jesus Christ	\$113,120	\$113,120	The City of Somerville will remediate mold on the historic elections records and digitize them so they are accessible to all.
	Building Condition Assessment and Prioritized Rehabilitation Plan	Elizabeth Peabody House Association	\$28,000	\$28,000	The Elizabeth Peabody House Association will replace the roof on their building, which has been determined to be historically significant by the Somerville Historic Preservation Commission.
<b>Total Historic Resources</b>			<b>\$957,558</b>	<b>\$747,175</b>	
<b>Total FY19</b>			<b>\$2,042,446</b>	<b>\$1,822,063</b>	



## FY19 Funding Requests– Affordable Housing

The Affordable Housing Trust, as the housing arm of the CPC, received six applications totaling \$2,205,248 in FY19. The Housing Trust used \$652,288 in unspent funds from FY18 to award projects totaling \$2,005,296. At the end of FY19, the Trust has \$43,978 in CPA funds remaining.

Table 6. FY19 Affordable Housing Applications

Project	Applicant	Request	Funded	Project Summary
24-28 Mt. Pleasant Street	Somerville Community Corporation	\$1,820,000	\$1,820,000	The 24-28 Mt. Pleasant St. property will provide six units of rental housing that will be permanently affordable to households earning at or below 80% AMI.
Better Homes Leasing Differential	Somerville Homeless Coalition	\$73,884	\$73,884	The Better Homes Leasing Differential will cover the gap between HUD Fair Market Rent assistance limits and actual market rent for 13 formerly homeless households.
Permanent Supportive Housing Leasing Differential	Heading Home	\$50,000	\$50,000	The Somerville Better Homes 3 program will cover the gap between HUD Fair Market Rent assistance limits and actual market rent for 16 chronically homeless households.
Homelessness Prevention Assistance Fund	Community Action Agency of Somerville	\$50,000	\$50,000	The Homelessness Prevention Assistance Fund will provide up to \$3,000 in assistance to households at risk of homelessness to secure a new apartment or pay emergency rental arrears.
Housing Program for Victims of Domestic Violence	RESPOND Inc.	\$11,412	\$11,412	RESPOND will offer this emergency shelter and homeless program to provide flexible rental assistance for up to six months for survivors of domestic violence who meet the HUD definition of homelessness.
CPA PASS Expansion	Somerville Homeless Coalition	\$199,952	\$0	CPA Pass Expansion sought to provide two years of rental subsidy for six households at risk of homelessness.
<b>Total Affordable Housing</b>		<b>\$2,205,248</b>	<b>\$2,005,296</b>	

## **FY19 Application Process– Historic Resources & Open Space/Recreation**

The Community Preservation Committee manages an annual application process for historic and open space/recreational land projects. As the housing arm of the CPC, the Somerville Affordable Housing Trust Fund manages the application process for affordable housing funds. In past years CPA grantees provided feedback that receiving notice of funding in the spring was difficult for construction projects because by that time in the year contractors have already set their schedules so it is difficult to attract firms to bid on projects and bids coming in at higher costs. As a result, the CPC shifted the application process earlier in the year so funding recommendations were made in December. This was the first year that the CPC offered funding for community proposed feasibility studies. The CPC noticed that community members had good ideas for projects that needed further consideration and technical support before they were ready for submission for CPA funding. When feasibility study funding is awarded, the CPA Manager works with the applicant to develop a scope of work and select a consultant to conduct the study. The results of the study are presented to the CPC and the community during a public meeting. In FY19, the CPC awarded funding for its first feasibility study to determine possible locations for a new dog park in West Somerville.

The CPC continued its practice of asking community members proposing projects on City land to submit pre-applications to facilitate the process of City departments determining whether or not to sign on as co-applicants. In FY19, the CPC received two pre-applications– one for design services at the East Somerville Neighborhood Schoolyard and one for design services at the Kennedy School. Twelve institutions submitted eligibility determination forms in July 2018. All were determined eligible with one exception for an applicant that did not have site control over land proposed for a community garden project. Nine submitted full proposals and the Growing Center submitted an emergency application at the end of the funding round. The Somerville community commented on the applications through two public meetings, where 17 individuals spoke about their support for projects, and a written comment period, where 119 people submitted comments. The comments from both the public meetings and the written comments are available on the [CPA website](#).

During their December 11, 2018 meeting, the CPC vot-

ed to recommend fully funding six applications, including recommending paying for Groundwork Somerville's fee for holding the conservation restriction on 5 Palmer out of the open space/recreational land category. Three projects received partial funding. Two projects withdrew their applications for consideration– the Center for Arts at the Armory and the East Somerville Community School. Both projects will go forward using other funding. See tables 4 and 5 on the previous pages for details. The City Council approved the eight of funding recommendations at their January 24, 2019 meeting. They are still considering the recommendations for the ArtFarm project, which included a recommendation for \$542,675 in funds from the open space/recreational land reserve and a bond of \$457,325.

In FY19, in total to date, the CPC recommended and the City Council approved \$74,888 for Open Space and Recreational Land projects and \$747,175 for Historic Resources projects. This includes two City proposed projects, five community organization proposed projects and two joint City-community projects. Since the start of the CPA in Somerville, over to \$23.8 million has been awarded to projects across the three CPA categories: \$4.0 million for Open Space and Recreational Land projects and \$6.3 million on Historic Resources projects (including the \$2.5 million bond for the West Branch Library restoration). See table 3 on page 5 for further details.

## **FY19 Affordable Housing Funding**

In FY19, upon the recommendation of the CPC, the City Council approved allocating a total of \$1,396,986 in CPA funds to the Somerville Affordable Housing Trust Fund (AHTF or Trust; see Table 2 above).<sup>5</sup> The CPC empowered the Trust to serve as the housing arm of the CPC in FY15 given the Trust's 25 years of experience preserving and creating affordable housing units and supporting programs to assist homeowners and renters.

The Trust has prioritized preserving or increasing the supply of affordable housing in Somerville and helping low-to-moderate income households gain access to or retain housing. Projects and programs serving individuals and families at or below 100% of the area median income (AMI) are eligible for CPA-funded Trust projects. Since FY15, the Housing Trust has received \$13.5 million in CPA funds to support affordable housing. These funds have supported the creation of 85 new units of affordable housing and supporting 59 rotating families with rental assistance.

In FY19, as in previous years, the Trust released a Request for Information and then a subsequent application for proposals for CPA funds. They received one development application and five program applications for a total of \$2,205,248. All projects were fully funded with the exception of one program application which was not funded for a total of \$2,005,296. The Trust had \$652,288 remaining from their FY18 that they were able to roll over to fund the increased demand in FY19. They have \$43,978 remaining that will be available for projects in FY20 in addition to their FY20 appropriation.

## Ongoing Project Update

FY15 was the first year for CPA grantmaking in Somerville, since then 12 projects have been completed. Two projects funded in FY15 returned funding— First Church Somerville Window Restoration and American Tube Works national register nomination (City of Somerville, Planning and Zoning). Both projects are continuing with other sources of funding.

For FY15-FY18, used the following minimum funding allocations: 45% for community housing; 15% each to historic resources and open space/recreational land; and 20% flexible, which are funds that can be spent on projects in the three CPA categories based on demand. The minimum funding allocations were adjusted in FY19 to: 50% for community housing; 15% for historic

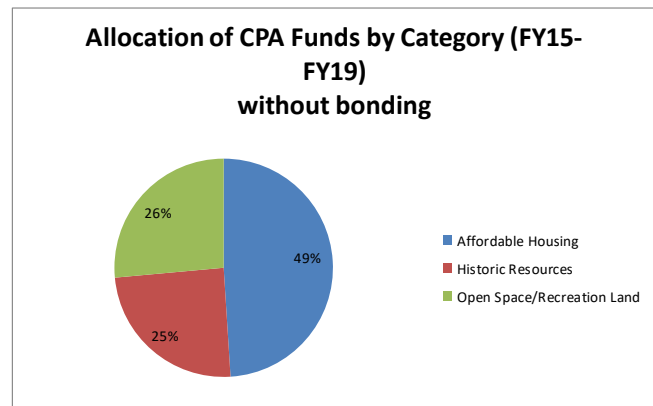
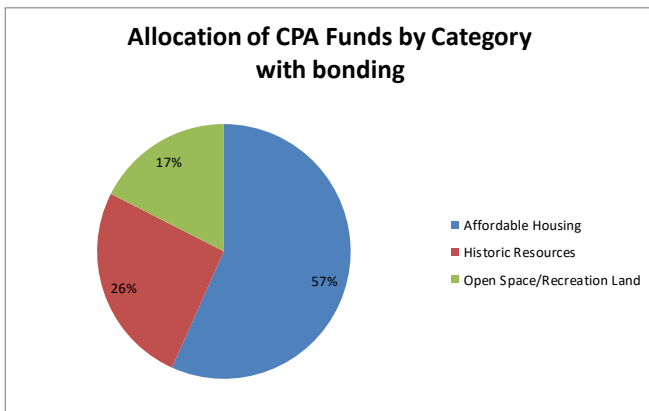
resources 20% for open space/recreational land; and 10% flexible. The remaining 5% goes to support the administration of the program. Of the program funds, to date, not considering bonding, 49% has gone to affordable housing, 25% to historic resources, and 26% to open space/recreational land. When the West Branch Library and 100 Homes bonds are included, the percentage awarded to historic resources increases to 26% and affordable housing increases to 57%; open space/recreational land decreases to 17% (see Figure 2).

Of the 70 projects that have received funding FY15-FY19:

- 60% are implemented by community organizations (42)
- 31% are implemented by City departments (22)
- 9% are jointly implemented by community organizations and City departments (6)

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

Figure 2. Total CPA Funding Allocations



## Completed Projects

### *Prospect Hill Tower Renovation*

City of Somerville, Capital Projects



Photo source: Graham Baker

Year Awarded	Amount Funded	Percent Disbursed
FY15	\$500,000	85% (\$427,425) \$72,575 returned

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

### *Milk Row Cemetery Rehabilitation and Restoration– FY15*

City of Somerville, Planning & Zoning Division



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

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

### *Milk Row Cemetery Rehabilitation and Restoration– FY16 + FY17*

City of Somerville, Planning & Zoning Division



Year Awarded	Amount Funded	Percent Disbursed
FY16	\$33,108	91%
FY17		(\$31,367)

The City of Somerville is working with a consultant to complete the restoration work of an anticipated 48 grave markers and the Civil War Monument in Milk Row Cemetery. \$6,300 from the FY16 project was spent to complete the FY15 tomb restoration project when the contractors uncovered more extensive damage than expected. The FY17 CPA award for the project will replace these funds, allowing the full project to be completed summer 2016, increasing the total amount awarded from \$26,808 to \$33,108. A celebration of the completed project was held in May 2019.

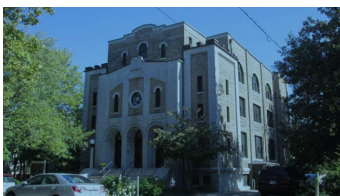
***Mystic Water Works Historic Windows***  
Somerville Housing Authority



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

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

***Temple B’nai Brith Fire Safety and Accessibility Project***  
Temple B’nai Brith



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

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

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



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

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

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



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

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

### ***Elizabeth Peabody House Roof Restoration***

Elizabeth Peabody House Association

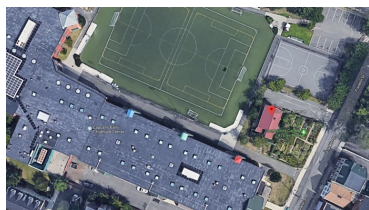


<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$73,000	96% (\$70,374)

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

### ***5 Palmer Acquisition***

City of Somerville, Economic Development Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$500,000	100%

Photo source: Google Maps

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

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

Mystic River Watershed Association



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$41,863	100%

Mystic River Watershed Association conducted community outreach in conjunction with Groundwork Somerville and hired a firm to complete a schematic design for the park. The completed schematic design is available at [www.mysticriver.org/blessingofthebay](http://www.mysticriver.org/blessingofthebay).

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY15	\$45,000	100%

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

***School Garden Classrooms***  
 Groundwork Somerville



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY15	\$45,373	100%

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

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY15	\$52,090	100%

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

**100 Homes Initiative Pilot**

Somerville Community Corporation



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY15	\$1,200,000 (loan)	100%

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

***Short Stop Self-Sufficiency Program***

Wayside Youth and Family  
Support Network

<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$51,107	100%
FY17		

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



## Ongoing Historic Projects

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



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

Photo source: Eric Kilby

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

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



Year Awarded	Amount Funded	Percent Disbursed
FY16	\$2,500,000 (bond)	0%

The City of Somerville will restore and preserve the existing library interior and exterior and ensure ADA compliance. Construction will begin in spring 2019. The CPA funding for the project will be bonded in FY20.

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



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

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

***Somerville Museum Capital Improvements– FY15***

Somerville Museum



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

The Somerville Historical Society is making improvements to the Somerville Museum to better preserve its collections and make the building ADA accessible. The project originally planned to construct an elevator lift. The Massachusetts Architectural Access Board determined this was not sufficient as it would not reach all Museum floors. The CPC and Board of Aldermen approved using the \$24,970 allocated for the lift towards the design, purchase and installation of the elevator. The Museum received approval to extend their grant term to complete the project and will be installing a perimeter drain to address moisture in the basement. The elevator project is planned to begin June 2019.

***Somerville Museum Capital Improvements– FY16***

Somerville Museum



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

This project will provide further resources for the Somerville Museum to become ADA compliant and care for its historic collections. This will include building an elevator to meet ADA requirements, reinstalling the Museum’s original Palladian window that was removed in 1986 per a deed restriction with the Massachusetts Historical Society, upgrading security systems, inventorying the Museum’s holdings, and planning for Phase 6 of the Museum’s strategic plan. The project was delayed for three years by a lawsuit and appeal in Land Court. The Museum is now assembling funds to complete the project as construction costs have risen considerably since 2016. The project is anticipated to start in June 2019.

***Somerville Museum: Collection Preservation – FY19***

Somerville Museum



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$100,000	0%

With the FY19 grant, the Museum will make climate control improvements, improve fire safety systems, and remediate mold in the building in order to protect its historic collections. The project will commence after the Museum submits its grant agreement documents.

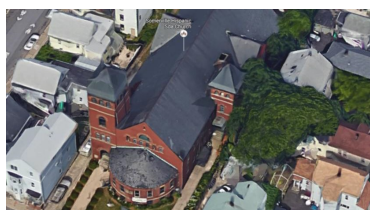
**Central Library Mold Remediation**  
Somerville Public Libraries



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

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

**Grace Baptist Church Restoration– FY17**  
Somerville Hispanic Association for Community Development



Year Awarded	Amount Funded	Percent Disbursed
FY17	\$553,378	90% (\$498,000)

This project rehabilitated the apse of the historic Grace Baptist Church. Work was originally planned to repair the roof on the entire building. However, work on the apse uncovered serious structural issues in the apse section of the building. As a result, the grant funds were repurposed to address the structural issues in the apse. The building is now home to the Somerville Hispanic Association for Community Development, which operates a food pantry from the building. The building is also home to a day care. The project work has been completed and SHA4CD is preparing the final report.

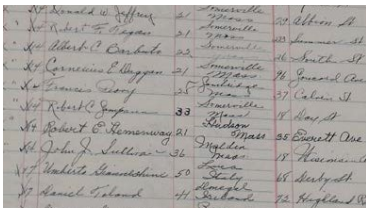
**Grace Baptist Church Restoration– FY19**  
Somerville Hispanic Association for Community Development



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$500,000	0%

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

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



Year Awarded	Amount Funded	Percent Disbursed
FY18	\$85,100	4% (\$3,230)

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

***Works Progress Administration Carved Wood Bas-Relief Restoration Project***  
 Somerville Public Library



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$6,055	0%

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

***Building Condition Assessment and Prioritized Rehabilitation Plan***  
 Elizabeth Peabody House Association



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$28,000	90% (\$25,200)

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

***Mission Church of Christ– Roof Repair and Preservation Project***

Mission Church of Our Lord Jesus Christ



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY19	\$113,120	90% (\$101,808)

Mission Church will repair the slate roof on their historic building, which is home to their congregation as well as a food pantry.

Photo: Michael Tarselli

**Open Space & Recreation Land**

***Prospect Hill Park Design Services***

City of Somerville, Parks and Open Space Division



Photo source: Eric Kilby

<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY15	\$85,000	98% (\$83,999)

The City of Somerville contracted a firm to develop a design for the Prospect Hill Park. The first step was to conduct an archeological reconnaissance survey of the park to determine if there are any archeologically sensitive areas. The survey was completed in April 2017. The design is complete based on community input and construction is underway. The design firm will remain engaged through the completion of construction to ensure the construction follows the design.

***Prospect Hill Park Construction***

City of Somerville, Parks and Open Space Division

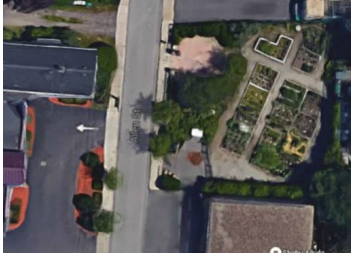


<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$797,330	1% (\$2,059)

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

***Allen Street Mixed Use Renovation***

City of Somerville Parks and Open Space Division and Stephanie Hirsch



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$20,000	100%

Photo source: Google Earth

The City of Somerville contracted a landscape architect to complete a design through a community process. The design improves the community garden plots while adding a play area for children, serving the surrounding community and the Allen Street Head Start School, which is directly across from the open space. The design firm will be engaged through the construction process in order to ensure the final park is constructed in alignment with the design.

***Hoyt Sullivan Playground Renovation***

City of Somerville Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$400,000	100%

The City of Somerville renovated the 22,000 square foot Hoyt Sullivan Playground. The renovation included improving ADA and universal access, new lighting, circulation paths, improving the tree canopy and sustainable practices, providing active and passive recreation with a focus on younger children and improved visual connections to the community path and rail corridor via a new deck overlook. The contractor is now addressing final punch list items.

***Community Path Repaving***

City of Somerville Engineering Division and Friends of the Community Path



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$140,000	100%

The Community Path from Grove St. to Cedar Street was repaved in May 2017. The section from Buena Vista Rd. to the Cambridge line will be repaved following a planned drainage improvement project that will take place summer 2019.

***Community Path Design***

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$90,000	0%
FY18		

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

***Community Path Survey***

City of Somerville Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$20,000	0%

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

***Land Acquisition Study Fund***

City of Somerville Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$40,000	6% (\$2,500)

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

### ***Healey Schoolyard Design***

City of Somerville Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$80,000	0%

The City of Somerville will hire a firm to complete a new design for the Healey Schoolyard. This project will be informed by the Healey+Mystic Master Plan that was funded by CPA in FY15. The RFP for this project has been released and the City is now in the process to select a design firm. Additional funds for the project were provided by the City of Somerville to be able to add on the design of an athletic field to the project.

### ***Winter Hill Schoolyard Construction***

City of Somerville Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$500,000	100%

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

### ***Henry Hansen Park***

City of Somerville Veterans' Services



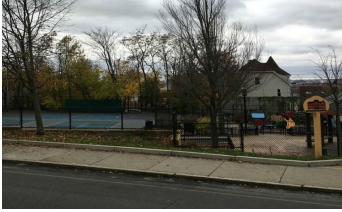
<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$49,200	81% (\$14,200 returned)

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



***Community Pollinator Garden***

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY17	\$13,000	40% (\$5,197)

The City of Somerville and Green and Open Somerville have planted a butterfly garden at the edge of Morse-Kelly Park. This spring they will be finalizing the plantings, the ADA accessible path, and interpretive signage.

***South Street Farm***

Groundwork Somerville

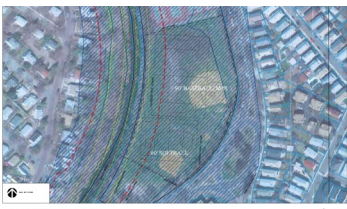


<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY16	\$60,160	90% (\$54,144)

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

***Dilboy Auxiliary Fields Design Services***

City of Somerville, Parks and Recreation Department



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$90,000	43% (\$39,083)

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

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



Year Awarded	Amount Funded	Percent Disbursed
FY17	\$33,176	90% (\$29,858)

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

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



Year Awarded	Amount Funded	Percent Disbursed
FY18	\$350,000	90% (\$315,000)

The Friends of the Community Growing Center are working with a construction company to implement the new design funded by CPA in FY15 and FY16. The ribbon cutting is scheduled for June 22, 2019.

**Community Growing Center Electrical Cabinet**  
 Friends of the Community Growing Center



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$3,888	0%

The Community Preservation Committee awarded an additional \$3,888 for the Growing Center’s construction project through an emergency request. The funds will pay for the purchase of a new electrical cabinet, necessary to complete the project.

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$155,339	45% (\$69,903)

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

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



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$140,000	0%

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

***Kennedy Schoolyard Design Services***  
City of Somerville, Parks and Open Space Division



<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY19	\$65,000	0%

The City of Somerville will hire a firm to create new designs for the front schoolyard at the Kennedy School.

**5 Palmer Conservation Restriction Fee**

City of Somerville, Economic Development Division

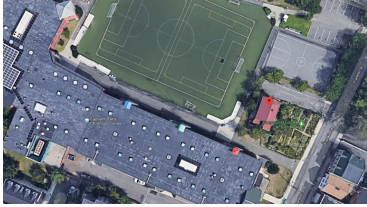


Photo source: Google Maps

<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY19	\$6,000	0%

The City of Somerville acquired the 0.04 parcel, which will add to the open space at the Capuano School/Glen Park. As required by the Community Preservation Act, the parcel will be perpetually preserved as open space through a conservation restriction. Groundwork Somerville will hold the conservation restriction and will receive a fee of \$6,000 when the conservation restriction is recorded at the Registry of Deeds. The restriction has received approval from the state to seek local approvals and is currently being reviewed by the Conservation Commission.

**35 Richardson St.**

Somerville Community Corporation



Photo source: Google Earth

<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
FY18	\$210,000	0%

Somerville Community Corporation purchased the property at 35 Richardson to be converted to a public park as part of a project on the 31-35 Richardson parcel. Following the construction of a new unit of affordable housing on the 31 Richardson side of the property, SCC will donate the 35 Richardson parcel for conversion into a public park. As required by the Community Preservation Act, the parcel will be perpetually preserved as open space.

## Ongoing Affordable Housing Projects

### *100 Homes Initiative*

Somerville Community Corporation



Year Awarded	Amount Funded	Percent Disbursed
FY16	\$9,302,608	68%
FY17	(loan)	(\$6,319,949)
FY18		

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

### *Redevelopment of 163 Glen Street*

Somerville Community Corporation

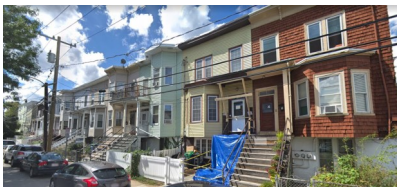


Year Awarded	Amount Funded	Percent Disbursed
FY15	\$915,000 (loan)	90% (819,862)

Somerville Community Corporation is redeveloping the former American Legion Post into eight affordable units and three market rate units. The CPA 5th anniversary walking tour began at the groundbreaking for the project in September 2017. The project was delayed by the National Grid strike, but is now making progress towards completion by fall 2019.

### *24-28 Pleasant St.*

Somerville Community Corporation



Year Awarded	Amount Funded	Percent Disbursed
FY19	\$1,620,000	0%

Photo source: Google Earth

Somerville Community Corporation is purchasing the property at 24-28 Mt. Pleasant St. It will develop six new affordable rental units that will be available to households earning at or below 80% of the area median income. Four units will be three bedrooms and two will be two bedrooms. The project could leverage up to \$1.2 million from the MA Community Scale Housing Initiative at the Department of Housing and Community Development.

**31 Richardson St.**  
Somerville Community Corporation



Year Awarded	Amount Funded	Percent Disbursed
FY18	\$171,000	0%

Photo source: Google Earth

Somerville Community Corporation purchased the property at 31 Richardson, which includes an existing home. SCC will sell this home at market rate and build a new two unit building on the property. One will be sold at market rate and the other will be sold as an affordable home to a household with an income at or below 100% of the area median income. The parcel at 35 Richardson was purchased by SCC using CPA open space funds and will be donated to the City of Somerville and converted to a public park following the construction of the new units of affordable housing.

<b><i>Prevention and Stabilization Services (PASS)</i></b>	<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
Somerville Homeless Coalition	FY15	\$382,930	0%
	FY17		
	FY18		

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

<b><i>Better Homes Program– Leasing Differential</i></b>	<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
Somerville Homeless Coalition	FY15	\$286,929	52%
	FY16		(\$150,513)
	FY17		
	FY18		
	FY19		

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

<i>Homelessness Prevention Assistance Fund</i>	<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
Community Action Agency of Somerville	FY18	\$50,000	0%
	FY19		

The Homelessness Prevention Assistance Fund provides up to \$3,000 of assistance to households at risk of homelessness to secure a new apartment or pay emergency rental arrears.

<i>Somerville Better Homes 3</i>	<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
Heading Home	FY18	\$95,000	0%
	FY19		

This project provides rental assistance for up to 16 chronically homeless households.

<i>Emergency Shelter and Homeless Program</i>	<b>Year Awarded</b>	<b>Amount Funded</b>	<b>Percent Disbursed</b>
RESPOND, Inc.	FY19	\$11,314	0%

This project provides flexible rental assistance for up to six months for survivors of domestic violence who meet the HUD definition of homeless.

## CPA Results

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

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

## CPA Applicant and Implementer Survey Results

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

On average:

- 95% of implementers and 94% of applicants found the support of the CPA Manager to be very useful
- 45% of applicants found the application process to be fairly easy and 60% found it to be very transparent
- 59% of funded projects would not have gone forward without funding from CPA
- 88% of organizations implementing a CPA project benefited from being part of CPA beyond receiving funding

## Program Improvements

Based on input from the applicant surveys, the Community Preservation Committee shifted the application cycle in FY19 so that applicants will learn if they will receive funding for their projects in the winter. This will allow them to go out to bid for construction projects while contractors are still developing their schedules for the year ahead. As a result, applicants expect to receive bids with lower costs from higher quality contractors. The CPA Manager also redesigned the report template for grantees based on survey responses. Grantees struggled with the existing template because it was all in Excel. A new template is currently under review by the Finance Department and should be released for use in FY20.

## Community Engagement

In addition to seeking community input through the annual application and Community Preservation Plan processes, the CPC seeks community feedback on the program by tabling a community events in Somerville. In FY18, the CPC agreed that each member will participate in one outreach event to expand the ability to participate in events beyond the CPA Manager's availability. Through the events like SomerStreets, CPA was represented at seven community events. 330 people participated in the voting activity that allows residents to share how they would allocate CPA funds across the three funding categories: affordable housing, historic resources, and open space/recreational land.





## Looking Ahead to FY20

The CPC projects a minimum of \$2,220,788 in new CPA funds will be available in FY20, including a minimum 11.5% match on FY19 revenue from the State (Table 6). This is a record low distribution for the second year in a row. Efforts to increase the fee on transactions at the Registries of Deeds that support the state's CPA Trust Fund have been more successful than in the past. Governor Baker has shared his support for the increase and for the first time the House of Representatives has included the increase in their budget. Should these efforts be successful, the match rate will increase in FY21.

FY20 will be the first year that the City does not elect to make its optional annual appropriation to the CPA fund. since the CPA program started collected revenue in FY14. The Community Preservation Committee is hopeful that the City will be able to make an appropriation again in FY21.

In addition, FY20 will be the first year that the Committee will pay debt service. The \$6 million 100 Homes bond was issued in FY19 and the debt service is estimated to be \$317,000 for FY20. Debt service payments for the \$2.5 million West Branch Library bond are anticipated to begin in FY21.

FY20 will be a time of transition for the Community Preservation Committee. Each member has a term limit of serving up to two three year terms. The original Committee member terms were staggered so that all members would not rotate out at the same time. The last of the original Committee members will reach their term limits on December 31, 2019. There were four new

Committee members that joined during FY19. In addition, the CPA Manager will be transitioning into the SomerStat Director role after staffing the Committee for three years. The City will be recruiting a new CPA Manager and anticipate this person will start in August 2019. The current CPA Manager will work closely with the Committee and the new CPA Manager to ensure a smooth transition for everyone.

**Table 6. Projected FY20 CPA Funding**

<b>Total FY20 New CPA Revenue</b>	<b>\$2,220,788</b>
Surcharge	\$1,944,167
State match	\$276,621
City appropriation*	\$0
(Debt service on 100 Homes bond)	(\$368,846)
(CPA admin funds)	(\$111,039)
<b>Total FY20 New Project Funding</b>	<b>\$1,740,902</b>
<b>New Project Funding Available by Category</b>	
Affordable Housing (50%)**	\$741,548
Historic Resources (15%)	\$333,118
Open Space/Recreational Land	\$444,158
Undesignated (10%)	\$222,079

\*FY20 City appropriation determined in Spring 2020.

\*\*Funding for new projects available after debt service payment for 100 Homes deducted from housing reserve.



Interior of West Branch Library, currently under renovation