



CPA Full Grant Application FY26

Project Information

Project Name: Mystic Open Space Recreation Improvements

Project Location: Mystic River/View Developments

Please indicate the primary category that applies to this project:

If this project addresses multiple CPA program areas, please select all that apply:

CPA Funding Request \$50,000.00

Total Budget for Project \$125,000.00

Please select the description that best matches your request:

Applicant Information

Is the City of Somerville the primary applicant?

Is this application for a property or asset owned by the City of Somerville?

If applicable, please describe the process of collaboration and the role that participants will have in guiding or implementing the project.

The Somerville Housing Authority hopes to implement a phased Outdoor Recreation Improvement project at our Mystic River/View developments.

Phase 1: Scattered Community raised garden beds

Phase 2: Basketball Court/Site Improvements

Phase 3: Playground Equipment upgrades.

Applicant(s) Name / Organization: Somerville Housing Authority

Does another organization or entity own the property or hold an interest in the property? (Including a condominium association)

No

Primary Contact Person: Ryan Cummiskey

Email: ryanc@sha-web.org

Phone Number: (617) 875-0085

Narrative Questions

Please respond thoroughly to each of the questions below

Description:

Mystic Open Space Recreation Improvements

Purpose:

The purpose of this project is to fully utilize the land on our property. The goal is that these improvements will be beneficial to the adults and children living in our community. A community space needs survey has been distributed to the residents. We have received helpful information from this survey on what the residents like to see. This project will be phased into our state capital improvement plan.

Status:

This project is in the planning/design phase. Please see attached our resident survey and our proposed Capital Improvement Plan that will be submitted to EOHLC.

Project Scope:

Project design and implementation will be funded by CPA funds. Actual construction of the project will be funded by our State Capital Plan as well as Operation's Funding.

Cost Estimate:

See in attachments

Funding Sources:

EOHLC Formula Funding, Somerville Housing Authority Operation's Budget

Anticipated Future Funding:

If this project does not receive CPA funding, the project will most likely be pushed back by 1 year. We anticipate the project will require CPA funding over multiple years. A ball park estimate on CPA funding needed is \$50,000.00. More information will be known once the initial study is complete. The Housing Authority on average receives \$320,000.00 from EOHLC for our capital projects. This money is usually spent to improve building infrastructure at our developments. Somerville Housing Authority is aware that a new application will have to be submitted each year.

Applicant Description:

Somerville Housing Authority has completed similar landscaping projects at the Corbett Apartments Developments, which the received good feedback from the residents.

Project Coordination:

Project Managers: Ryan Cummiskey, Brian Langton.
Contraction: Bid Process
Design: RFP Process

Has an architect, contractor, or historic preservation professional already been identified to carry out this project?

No

Timeline:

Design/Study- TBA (Once funding is received)
Phase 1 Construction (Spring 2026)
Phase 2 Construction (Spring 2027)

Project Outcome:

Once the project is complete the Somerville Housing Authority staff will maintain the improvements that were completed. Our modernization team will work to see if any other site improvements are needed.

What best describes the scope of this project?

Preservation or restoration of a landscape, open space, or monuments located in outdoor public spaces

Will this project be subject to ADA/MAAB standards?

The building or site is accessible.

Is the property currently under a deed restriction or easement? Select all that apply: (please attach a copy of the deed restriction)

Housing Affordability Restriction

Does this project involve acquiring real property?

No

Project Feasibility:

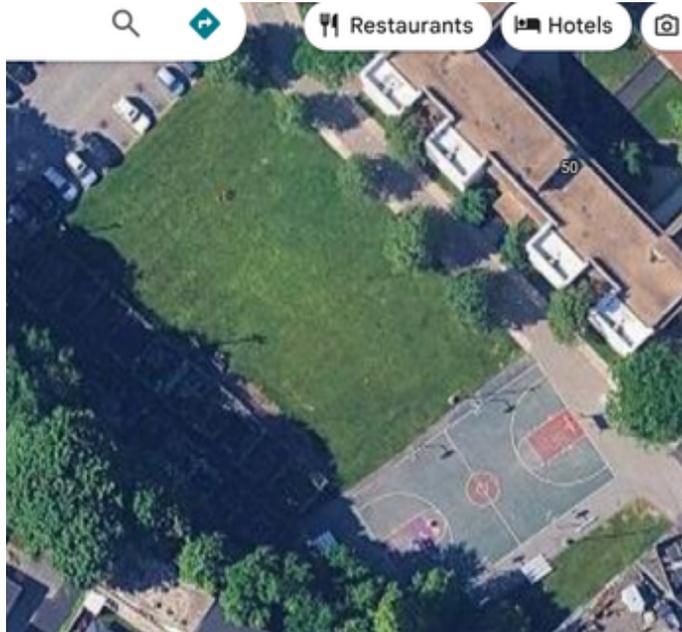
TBD

Public Access:

This project will be fully accessible to our residents at the Mystic River/View developments.

Attachments

Submit attachments here or email to rcameron@somervillema.gov. Please combine all required and optional attachments into a single PDF before uploading.



 State plan draft.xlsx

 Community Rec Survey.pdf

 CPA Budget Template_9092.xlsx

General

* Budget Form

Visual

* Please attach photos of the building or asset that this project would improve. Show the entire site, existing conditions of the elements that are proposed to be improved, and include any other relevant images.

Community Support

Documentation/summary of any previous community meetings or other public engagement pertaining to the project

Somerville Community Preservation Act Grant Application Budget Form

Project Name: Mystic Open Door Recreation Improvements
Applicant: Somerville Housing Authority

Please list your sources of funding for this project

SOURCES OF INCOME

Source	Amount	Secured? (Yes/No)	Status of Funding Source
State Capital Plan	\$50,000.00	No	Pre-Submission
Operational Budget	\$75,000.00	Yes	Secured
TOTAL	\$125,000.00		

Please explain your project costs and explain where CPA grant funds will be used

USES / EXPENSES*

	CPA Grant Funds Budget	Non-CPA-Funded Project Costs	Total Project Costs	Section Total
Soft costs line items (design and non-construction costs)				
Study/Architecture	15,000		\$15,000	
<i>Project Management (May not exceed 15% of grant award.)</i>				
Subtotal				\$15,000
Building/Construction line items				
Sitework	35,000	\$100,000		
Subtotal				\$135,000
Other				
<i>Contingency (15% contingency is strongly recommended for all construction projects.)</i>				
Subtotal				\$0
TOTAL	\$50,000.00	\$100,000.00	\$15,000.00	



State Capital Plan

YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029
Corbett Apartments Concrete Stair Replacemnets \$220K	Mystic River Roof Replacement Ph.7 \$250k	Mystic River Roof Replacement Ph.8 \$250K	Mystic River Concrete Bumpouts Repairs Ph.4 \$220K	Mystic River Site Work Phase 5 \$300K
Corbett Apartments Kitchen Modernization Ph. 4 \$30K	Corbett Apartments Bathroom Exhaust Upgrades- \$150k	Mystic River Site Work Phase 3 \$400K	Mystic River Site Work Phase 4 \$300K	Corbett Aparments Mail Room Renovation \$150K
Mystic River Roof Replacement Ph.6 \$220K	Mystic River Outdoor Recreation Ph 1 \$25K	Mystic River Out Door Recreation Ph 2 \$25K	Mystic River Roof Replacement Ph 9 \$250K	
Mystic River Concrete Bumpouts Repairs Ph.3 \$220K	Corbett Apartments Stair Replacement Ph 2 \$150K			

Timestamp	1) What kind of activities you most excited to do	2) If you selected "Other" for question 1, please tell us how often would you want activities to be conducted	3) Out of these outdoor activities, please select the 4	5) If you selected "Other" for question 4, please describe	6) Out of these indoor activities, please select the 4	7) If you selected "Other" for question 6, please describe	8) Would you be interested in helping an organization?	9) If you selected "Yes" for question 8, please give us suggestions of community organization	10) What language would you like to see these over	11) What language would you like to see these over	12) Do you have any concerns about existing
8/7/2023 13:38:24	Recreational Activities (Outdoor), Recreational Act	Every other week	Meditation, Yoga & Mindfulness, Thanksgivng Dinner	Game Night, Arts and Crafts, Financial Literacy Class	Maybe	MFA / Teen Empowerment / MAC / if possible join	English, Spanish, Haitian Creole, Portuguese	Soccer field, Redline basketball court, Small skate	English, Spanish, Haitian Creole, Portuguese	Soccer field, Redline basketball court, Small skate	None and updates
8/2/2023 14:14:11	Recreational Activities (Outdoor)	Every other week	Yoga & Meditation, Thanksgivng Dinner/Potluck, Qi	Financial Literacy Class/Workshop, Winter Holiday	No		Spanish	Soccer field, Dog-friendly area or dog park	English, Spanish, Haitian Creole, Portuguese, Chinese	Soccer field, Dog-friendly area or dog park	No, discrimination towards tenants and family, they
8/2/2023 13:51:38	Educational Activities (Classes), Educational Activit	Four times a year	Group Walk/Runs, Back-to-School Supplies Drive & I would like to see work shops for parents	Financial Literacy Class/Workshop, Job-Prep Class	Maybe	CAS	English, Spanish, Haitian Creole, Portuguese, Chinese	Sensory garden (studies show these stimulates use	English, Spanish, Haitian Creole, Portuguese, Chinese	Sensory garden (studies show these stimulates use	Every apartment should have one parking space
8/2/2023 13:51:38	Educational Activities (Outdoor), Educational Activit	Every other week, Every month	Yoga & Meditation	Game Night, Arts and Crafts, Financial Literacy Class	No		English	Pollinator garden (studies show these support biod. No dog park because people that reside outside of	English	Pollinator garden (studies show these support biod. No dog park because people that reside outside of	Need more parking
8/2/2023 14:48:23	Recreational Activities (Outdoor), Recreational Act	Every other week, Every month	Movie Night, Community Potluck, Music, Jam Session, Bingo Nights	Game Night, Arts and Crafts, Financial Literacy Class	Yes	Somerville	Spanish	Pollinator garden (studies show these support biod. No dog park because people that reside outside of	Spanish	Pollinator garden (studies show these support biod. No dog park because people that reside outside of	Debetan de marcar los parques. Porque muchos
8/7/2023 13:26:41	Educational Activities (Classes)	Every month	Group Walk/Runs	Financial Literacy Class/Workshop	Maybe		Haitian Creole	Community gathering/event space	English	Community gathering/event space	Parking lot
8/7/2023 13:21:40	Other	Worry about the sanitary issues before activities	Every other week	N/A	N/A	N/A	N/A	N/A	English	N/A	N/A
9/2/2023 8:44:53	Recreational Activities (Outdoor), Recreational Act	Every month	Movie Night, Group Walk/Runs	Game Night, Arts and Crafts	Maybe	Teen Empowerment	English, Spanish, Haitian Creole	Redline basketball court, Outdoor art or mural spac	English, Spanish, Haitian Creole	Redline basketball court, Outdoor art or mural spac	parking garage
9/2/2023 8:45:53	Recreational Activities (Outdoor)	Every month	Thanksgivng Dinner/Potluck	Game Night	Maybe		Haitian Creole	Community vegetable or herb garden	English	Community vegetable or herb garden	N/A
9/2/2023 8:46:49	Recreational Activities (Outdoor), Recreational Act	Every month	Community Potluck, Yoga & Meditation, Group Walk	Game Night, Arts and Crafts, Job-Prep Class/Work	Maybe	Project group	Spanish	Community vegetable or herb garden, Native plant!	Spanish	Community vegetable or herb garden, Native plant!	Parking lot. A lot of people without permit. All the
9/2/2023 8:50:48	Recreational Activities (Outdoor), Recreational Act	Every other week, Every month	Movie Night, Community Potluck, Yoga & Meditation	Game Night, Arts and Crafts, Financial Literacy Class	After 7pm and weekends		English, Spanish, Haitian Creole	Turf field (for casual play), Redline basketball court	English, Spanish, Haitian Creole	Turf field (for casual play), Redline basketball court	To back the black star for easier access to family
9/2/2023 8:53:10	Recreational Activities (Outdoor), Educational Acti	Four times a year	Community Potluck, Thanksgivng Dinner/Potluck	Game Night, Health Screening Event	Maybe		English	Soccer field, Community gathering/event space	English	Soccer field, Community gathering/event space	None
9/2/2023 11:51:03	Educational Activities (Classes), Educational Activit	Every other week	Yoga & Meditation, Music, Jam Session, Group Walk	Game Night, Arts and Crafts, Job-Prep Class/Work	Maybe		English, Spanish, Haitian Creole	Community vegetable or herb garden, Open grass	English, Spanish, Haitian Creole	Community vegetable or herb garden, Open grass	Parking
9/2/2023 11:51:03	Recreational Activities (Outdoor), Recreational Act	Every other month	Movie Night, Music, Jam Session, Group Walk/Runs	Game Night, Arts and Crafts, Health Screening Even	Maybe		English	Soccer field, Redline basketball court, Small skate	English, Spanish, Haitian Creole	Soccer field, Redline basketball court, Small skate	Should be more visitor parking
9/2/2023 11:32:11	Recreational Activities (Outdoor), Educational Acti	Every month	Movie Night, Yoga & Meditation, Group Walk/Runs	Financial Literacy Class/Workshop, Winter Holiday	Maybe		English, Spanish, Haitian Creole, Portuguese, Venne	Community vegetable or herb garden, Open grass	English, Spanish, Haitian Creole, Portuguese, Venne	Community vegetable or herb garden, Open grass	Parking lot is hard. Keep dumpster clean, no trash
9/2/2023 11:07:59	Recreational Activities (Outdoor), Recreational Act	Every other week, Every month	Movie Night, Community Potluck, Yoga & Meditation	Game Night, Arts and Crafts, Health Screening Even	No	I don't have any ideas	English, Haitian Creole	Sensory garden (studies show these stimulates use	English, Haitian Creole	Sensory garden (studies show these stimulates use	Parking space is a big issue for us if you need it
9/2/2023 10:25:23	Educational Activities (Workshops), Educational Acti	Every other week	Movie Night, Yoga & Meditation, Group Walk/Runs	Game Night, Financial Literacy Class/Workshop, RA	No		English	Soccer field, Dog-friendly area or dog park, Labyrinth	English	Soccer field, Dog-friendly area or dog park, Labyrinth	More parking space. Some ppl have 3 to 4 cars
9/2/2023 23:30:23	Recreational Activities (Outdoor), Educational Acti	Every other month	Movie Night, Yoga & Meditation, Back-to-School Sq	Game Night, Arts and Crafts, Resume Class/Work	No		English	Turf field (for casual play), Soccer field, Labyrinth or	English	Turf field (for casual play), Soccer field, Labyrinth or	Parking lot
9/3/2023 9:24:40	Recreational Activities (Outdoor), Recreational Act	Every other week	Movie Night, Community Potluck, Yoga & Meditation	Game Night, Arts and Crafts, Resume Class/Work	Yes		English, Spanish, Haitian Creole, Portuguese, Venne	Sensory garden (studies show these stimulates use	English, Spanish, Haitian Creole, Portuguese, Venne	Sensory garden (studies show these stimulates use	Nothing particular, just need more open space for
9/3/2023 10:30:59	Educational Activities (Workshops)	Every month	Back-to-School Supplies Drive & Diversity	Job-Prep Class/Workshop	Maybe		Haitian Creole	Soccer field	English	Soccer field	Parking Lot
9/4/2023 13:22:25	Recreational Activities (Outdoor), Recreational Act	Every month, Every other month	Movie Night, Thanksgivng Dinner/Potluck, Back-to	Financial Literacy Class/Workshop, Resume Class!	Maybe		English, Haitian Creole	Pollinator garden (studies show these support biod	English, Haitian Creole	Pollinator garden (studies show these support biod	RA
9/4/2023 16:55:17	Educational Activities (Classes)	Every other week	Movie Night, Yoga & Meditation, Music, Jam Session	Game Night, Arts and Crafts, Financial Literacy Class	No		English, Spanish	Sensory garden (studies show these stimulates use	English, Spanish	Sensory garden (studies show these stimulates use	Every apartment should have one parking spot

Denise Lauers

info@mystictenants.org

Submission Date Oct 21, 2025 2:14 PM

Full Name Denise Lauers

Organization (optional) Mystic Tenant Association

Email (optional) info@mystictenants.org

Street address (optional) 530 Mystic Avenue, Suite 112 Somerville, MA 02145

I would like to comment on the following project(s) **Mystic Development Outdoor Recreation Area Plan**

Comments on Mystic Development Outdoor Recreation Area Plan

The Mystic Development is a multi-family community with over a thousand of residents, including many children, youth, and older adults. Our community lacks a safe, accessible, and well-equipped outdoor space where residents can gather, play, and connect.

The proposed Mystic Development Recreational Area will transform an underused space into a vibrant, inclusive hub that supports physical activity, social connection, and community building. The grant is essential to make this possible because our residents do not have the resources to fund these improvements on their own.

With the grant, we will be able to:

___ Create a multi-purpose sports area that supports not just basketball, but also soccer, volleyball, pickleball, and other recreational activities for all ages.

___ Build a community garden where residents can grow fresh produce, learn gardening skills, and participate in programs that promote healthy living and sustainability.

___ Construct a covered pavilion that can serve as a space for community meetings, cultural celebrations, gatherings, and outdoor movie nights, helping strengthen neighborhood ties.

___ Install a modern, inclusive playground structure designed for children of different ages and abilities, meeting ADA accessibility standards so every child can safely play and belong.

This project will help improve quality of life, promote health and inclusion, and build stronger community connections at Mystic. Without this grant, we would not be able to create a space that truly reflects the needs and potential of our residents.

Philip Ballentine

pballent@gmail.com

Submission Date Oct 30, 2025 4:11 PM

Full Name Philip Ballentine

Email (optional) pballent@gmail.com

Street address (optional) 21 Boston St, Apt 2

I would like to comment on the following project(s)

Mystic Development Outdoor Recreation Area Plan

Blessing of the Bay Linear Park Improvement

Comments on Mystic Development Outdoor Recreation Area Plan

As a Somerville resident, I and my household utilize the areas along the mystic and would love to see these improved.

Comments on Blessing of the Bay Linear Park Improvement

As a Somerville resident, I and my household utilize the Blessing of the Bay linear park and would love to see this area improved.

Please check if you would like to receive CPA News Updates via email