



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
MINUTES
FEBRUARY 18, 2015**

MEMBERS

- Michael A. Capuano, Chair
- Dick Bauer, Vice Chair
- Tanya Cafarella
- Elizabeth Duclos-Orsello
- Michael Fager
- Arn Franzen
- Ezra Glenn
- Courtney Koslow
- Uma Murugan

STAFF

- Emily Monea

The Community Preservation Committee (CPC) held a special meeting at 7:00pm in the third floor conference room at City Hall, 93 Highland Avenue, Somerville, MA 02143. An audio recording of the meeting is available upon request.

- Members Present** Chair Michael Capuano, Vice Chair Dick Bauer, Elizabeth Duclos-Orsello, Michael Fager, and Arn Franzen
- Members Absent** Tanya Cafarella, Ezra Glenn, Courtney Koslow, and Uma Murugan
- Staff Present** Emily Monea
- Others Present** Marilynn Sager, Mark Niedergang, and Jane Regan

The Chair opened the meeting at approximately 7:07. He noted that this is the Committee’s second meeting in February to review the applications before it for CPA funds. The Committee members referenced the materials listed at the end of these minutes, all of which are available upon request.

Agenda item 1: Public comment period (10 minutes)

Marilynn Sager requested an update on the conversation about funding religious organizations that occurred at the previous CPC meeting. The Chair stated that the Committee had received a memorandum from David Shapiro from the City’s law office with the opinion that funding historic preservation of religious structures had been done in the past and is legal. The Chair also stated that Michael Fager had done additional legal research and prepared a memorandum for the Committee that is essentially in agreement with David Shapiro but that says the Committee has to examine proposed uses of CPA funds more carefully to ensure they will support CPA goals and not private goals. The Vice Chair noted that the memos are public.

Agenda item 2: Approve minutes from February 4th meeting

The Chair noted that he requested that Emily Monea identify who is speaking in the minutes to enhance their transparency.

The Vice Chair requested that Ms. Monea clarify the phrase about First Church Somerville on page 3 of the minutes to say "...including portions of the application from First Church Somerville."

In response to a question from Ms. Monea, the Committee members agreed that it is fine for Ms. Monea to identify who is speaking in the minutes moving forward.

Upon motion from Elizabeth Duclos-Orsello, seconded by Arn Franzen, the Committee voted 5-0 to approve the minutes from the February 4th meeting as amended.

Agenda item 3: Discuss and evaluate FY15 applications

Ms. Monea provided an update on the February 12th Affordable Housing Trust Fund meeting:

- They voted to fund two programs from the Somerville Homeless Coalition (SHC)
- They voted to fund a development project from the Somerville Community Corporation (SCC) at 163 Glen Street
- They voted in favor of supporting SCC's 100 Homes program. Ms. Monea noted that the goal of the 100 Homes program is for SCC to purchase 100 units on the market, rehabilitate them if needed, lease the majority of them as affordable or middle-income units, and lease the remaining units at market rate to generate internal subsidization for the program. She noted that SCC would only use CPA funds for expenses associated with providing subsidized housing to households with incomes up to 100% AMI. She said SCC's preferred strategy is for the City to issue a bond to be repaid with CPA revenue and to use that funding commitment from the City to secure additional funds from a private lender. She said that the Trust voted in favor of this strategy at its meeting, which would require an estimated \$533,482 in debt service annually. She noted that to date, the CPC has only committed to giving the Trust 10% of annual CPA revenue moving forward, a conservative estimate of which is \$160,000 per year.
- They voted to fund the Water Works in total so the Housing Authority can demonstrate that it has secured local funding in its application for Low Income Housing Tax Credits. Ms. Monea said the Trust would be happy for the CPC to fund a portion of the project.
- The Trust decided to wait to vote on a proposal from the City to start a predevelopment loan fund that would be seeded with \$300,000.

Ms. Monea noted that if the Trust funds the predevelopment loan fund and if the bonding strategy for 100 Homes is successful, the Trust will have spent less than the CPA appropriation of \$2.2 million in FY15. If the bonding strategy is not successful, the Trust would like to request additional CPA funding to get the 100 Homes project underway.

The CPC members asked for clarification around the bonding strategy for 100 Homes, noting that the Trust would not be able to cover the debt service on the program with the guaranteed amount of CPA revenue they will receive annually. They requested a written report from the Trust about the proposal and financing strategy.

Ms. Duclos-Orsello asked for a description of the SHC proposals. Ms. Monea noted that one proposal was to expand the PASS program, which provides rental assistance and supportive services to households at risk of homeless and that the other was to cover costs associated with their Leasing Differential Program, which houses at-risk families in market-rate units and covers the gap between the cost of the unit and HUD funding.

The Vice Chair speculated that the CPC likely will not be able to consider the 100 Homes program at its March 4th meeting and therefore that the Trust should know that they likely will not hear from the CPC until the spring.

The Vice Chair noted that the Historic Preservation Commission (HPC) voted at its February 17th meeting to support the comments submitted by the HPC CPA Advisory Committee on February 6th.

The Committee members discussed the proposals that were not covered at the February 4th meeting.

56 Bow Street: Exterior Restoration (Siding)

The Vice Chair noted that the HPC generally feels that this type of project should be funded and that there should be a program, run either by the HPC or a City department, that would administer small grants for private historic property owners. The HPC is considering creating such a program and applying for CPA funding next year and feels the owner of 56 Bow St. should be encouraged to apply next year for funds since he said the project could wait a year. Ms. Monea reiterated that she has asked the historic preservation plan consultants to investigate programs like this in other communities.

American Tube Works Complex National Register Nomination

The members supported this proposal. They discussed whether placement on the National Register would place restrictions on the property owners. Ms. Monea noted that Amie Hayes stated during her community meeting presentation on the proposal that property owners only face restrictions if they take advantage of the benefit programs that are open to National Register properties like historic tax credits.

City Hall Renovation – Design and Construction Management

The Chair expressed concern about funding the project given the demand on historic CPA funds, the number of proposals submitted by the City, and the City's capacity to pay for the project through its own funding. Mr. Franzen concurred, noting, however, that there is a need for the project and that it was appropriate for the Capital Projects Department to apply for funds to move the project forward.

The Chair noted that the Committee could choose to pay for a portion of the project. Ms. Monea noted that the project has two major components: \$400,000 for a design and \$200,000 for an owner's project manager. The Vice Chair noted that this is a small request to fund the design of what will be a much larger construction project. Ms. Monea noted that the design estimate is based on a needs assessment

which indicates that \$4 million is needed to address the building's envelope, systems, and accessibility. Any interior improvements or reconfigurations are not included in this estimate.

Mr. Fager argued that City Hall needs to be rehabilitated and that the CPC could fund a portion of the proposal to incentivize the City to take on the project soon. Ms. Duclos-Orsello wondered about the best way to structure the grant to ensure the City takes on the project in an expedient manner, perhaps by requiring the City to complete the project within a certain timetable. She also noted that the public comments didn't overwhelmingly speak to doing the project; Mr. Fager noted that there were four in favor and one against. The Vice Chair supported the idea of granting seed funding to the project.

City of Somerville Archives – Processing Contractor

Ms. Duclos-Orsello provided clarification on the purpose of the project, noting that this type of work lays the groundwork for historical research by describing what is contained in the record, uploading this information to library services like WorldCat, and placing the original materials in archival enclosures. Mr. Franzen spoke to the importance of the project and spoke highly of City Archivist Nadia Dixon but expressed concern about the budget for it given that it was not based on a proposal. Ms. Duclos-Orsello noted that the manner in which the budget was calculated – based on linear square feet of records – is appropriate.

Mr. Fager noted that the state requires cities and towns to keep their archives in order and wondered whether Somerville was failing to do so. Ms. Duclos-Orsello responded that this project goes above and beyond state requirements and that the reason this work often is not done is because of the cost. The Chair expressed his support for the project. Ms. Duclos-Orsello wondered whether the City could leverage this funding to apply for other grants to offset the cost of the project. She also noted that the Archivist did an excellent job selecting the most important collections to be processed.

The Vice Chair stated that he supports applicants seeking alternative funding sources but that he is not concerned about the City applying for CPA funds for projects that it previously was unable to support monetarily because one of the reasons Somerville passed the CPA was to create a new funding source for these types of projects. He said the reason he is concerned about the City Hall project is because it will be very expensive and could consume most or all of future CPA funding, not because the City did not maintain the building properly.

First Congregational Church of Somerville UCC Renovation Phase 2

The Chair spoke in favor of funding this proposal since the Church has done significant fundraising from its congregation, works with the community, and offers meeting space for community groups. While agreeing with the Church's good work, the Vice Chair stated that only one of the three parts of the project – the stained glass window – qualifies as historic preservation. He noted that the siding work is covering up the original siding with non-original materials and that the Church wants to replace the concrete entryway stairs with granite, though it is likely that the stairs were originally concrete.

Mr. Fager asked whether the CPC would be funding an allowed public purpose (historic preservation) or an essential function of the private organization (being a church).

The members discussed the Church's historic significance and the work they have done to date. The Vice Chair said the building was originally stucco and that the Church has added non-original siding over the stucco, which has compromised the building's historic integrity.

Noting that Mr. Fager was concerned about the legality of funding this project, the Chair asked whether CPA funds have been used to fund the historic preservation of religious structures in the past, and Ms. Monea said yes. Mr. Fager stated that his concern is about granting public funds to a private organization and whether the funds would go toward historic preservation – which is allowed under the state constitution – or whether the funds would support the private institution's essential function. The members generally agreed that the stained glass windows portion of the project would be historic preservation.

Ms. Duclos-Orsello noted that the application states that the project will comply with the Secretary of the Interior's Standards. The Vice Chair read the relevant portion of the application, which says that the applicant is attempting to retain the historic character of the building. He argued that the applicants are essentially saying they are not retaining the historic character of the building but trying to match the stucco with modern materials. Ms. Duclos-Orsello noted that it is important for the Committee to understand what the Standards require of applicants and what implications adhering to the Standards will have for the cost of projects. In the case of the Church, for example, if they had hired a craftsman to restore the original stucco, the CPA request would have been much larger.

Milk Row Cemetery

The Chair noted that the request is intended to leverage additional funds and spoke in favor of the project.

Mr. Fager asked whether there would be an attempt to make the cemetery open to the public if it is granted CPA funds. The Vice Chair noted that the cemetery is open at certain times to the public but that it is not feasible to staff the cemetery at all times. Mr. Fager asked why it cannot be left open and not staffed during the day. Ms. Monea noted that the CPC could consider access to the cemetery as a condition to granting the project CPA funds and suggested requesting additional information from Brandon Wilson about public access to the cemetery.

The members discussed the request and the fact that it will not cover all of the work that is needed. The Vice Chair noted that the Committee should consider that the work would be less expensive if done all at once rather than piecemeal. Ms. Monea reminded the CPC members that additional budget information for the project came in after the paper applications were submitted.

Mr. Franzen noted that it is very unlikely that the City will pay for the restoration of Milk Row Cemetery and that it would be nice to see significant work happening there rather than piecemeal improvements.

Mystic Water Works

The Chair asked what portion of the Housing Authority's request is for historic expenses. Ms. Monea noted that Paul Mackey sent her a breakdown of specific historic expenses for the entire project, including around \$30,000 for a historic consultant, that amount to approximately \$700,000.

Mr. Fager asked whether there is a preservation restriction on the building. Ms. Monea said she thinks not but that by virtue of receiving historic tax credits the project must abide by the same standard of work that it would need to if it received CPA historic funds. She said she thinks the tax credits last for 20 years. The members considered paying for one of the historic pieces of the project – for example, the historic consultant – in order to require a perpetual preservation restriction on the property and to free up affordable housing money that can be distributed to other another project or program.

Prospect Hill Tower Renovation

The Chair noted that there appeared to be unanimous support for this project, along with the Prospect Hill Park Design Services project, when they discussed it at the February 4th meeting but noted that Ms. Monea included in the materials for the members debt service estimates for the Tower and West Branch Library. He noted the debt service estimate for the Tower is roughly \$36,000 per year, so the Committee may want to consider bonding for this project in order to open up funding for other projects.

Mr. Fager argued that it would be valuable to fund the Tower project in its entirety for visibility purposes.

Somerville Museum – Capital Improvements

Mr. Fager noted that the Committee has to ask with this project, like all projects from private applicants, whether the requested funds would go toward a public purpose or toward the Museum's private purpose; he argued that the Museum's private purpose, preserving Somerville's historic resources and sharing them with the public, is a public purpose.

The Vice Chair disclosed that he is a member of the Somerville Museum and that the City's law office told him that being a member of the Museum does not require recusal. Mr. Fager noted that his wife may be a member of the Museum.

The Chair spoke in favor of funding the entire project and particularly in support of the ADA accessibility portion. Ms. Duclos-Orsello noted that there is extremely limited funding available for local history organizations except for the CPA and if the CPC does not fund this project, they should acknowledge that the Museum will likely be unable to find alternate funding. The Vice Chair spoke in favor of funding the entire proposal and noted that the Museum has done extensive fundraising for this project and other work they have done in the past. Ms. Duclos-Orsello stated that the Museum is well known

outside of Somerville in historic preservation and architectural circles and that the building and collections, including the Bulfinch staircase, are remarkable. The Vice Chair noted that the building is in a local historic district.

Temple B'nai Brith

The Chair noted that the applicant has done extensive fundraising to support this project and that the Temple has demonstrated a commitment and openness to the community. He spoke in favor of the entire project but particularly in support of the ADA accessibility portion which would make the Temple accessible not only to those who use it for religious purposes but also to those who use it for its various public purposes. The Vice Chair asked if the fire prevention system is considered historic preservation, and Ms. Monea said she thinks it is but would confirm with the Community Preservation Coalition.

The Committee members discussed whether requested CPA funds would primarily aid the Temple in carrying out its essential function, which would violate the Massachusetts Anti-Aid Amendment, or whether they would primarily serve a public purpose. Mr. Fager argued that the Temple's application requests CPA funds to make the building ADA accessible in order to better serve the individuals who attend religious services there, not to enhance its historic preservation. Several members agreed that the application does focus on making the building ADA accessible in order to serve the Temple's members but argued that the funds would also serve to enhance public access to a historic structure.

With regard to the building's historic significance, the Vice Chair noted that it was built as a synagogue in the early 1920s and that the HPC determined the building to be historically significant. Mr. Franzen asked if the building's function as a Temple is a part of its historic significance.

Ms. Duclos-Orsello wondered whether the CPC can only consider information included in the application or whether the CPC can bring additional information and considerations to its analysis. The Vice Chair wondered whether the public use or purpose of the building has to be historic preservation. He agreed that the CPC has the responsibility to satisfy the requirements of both the CPA statute and the Anti-Aid Amendment but wondered whether the CPC can satisfy them in different ways.

Mr. Fager wondered whether the CPC and the City could defend giving CPA funds to the project based on the information before the CPC if the City were sued for giving public money to a private organization primarily to serve its private purpose.

The Chair requested that the City's law office provide additional guidance on this issue.

The Vice Chair suggested that the CPC could attach a condition to a grant offer that would require the Temple to be designated as a local historic district (LHD). This could also apply to other properties seeking CPA funds that are not in a LHD.

West Branch Library

The members generally agreed that the project has worthy pieces but that the request is quite large, especially in the first year of CPA funding, and that it would consume a large proportion of CPA funding in the future if the CPC bonded to pay for the entire project.

Ms. Monea noted that the application came at an awkward time because the City just recently hired a firm to create a design for the building, so the City does not have a good cost estimate for the work. She noted that the City chose to apply for funds in spite of this timing because it wants to begin work as soon as possible after the design is complete. She suggested that the CPC could encourage the City to apply for funding in the next cycle when it has a design and better cost estimates, which would allow the CPC to decide exactly which portions of the project are eligible for CPA funds and which portions they want to fund.

Mr. Fager noted that the project received the most public support of any of the City projects. Mr. Franzen argued for waiting for additional detail on the project before funding it.

Agenda item 4: Next meeting: Wednesday, March 4th at 7pm (Visiting Nurse Association)

The Vice Chair invited the CPC members to the HPC's late holiday party on March 14th.

Marilynn Sager noted that implicit in the Temple's application is that the building is a historic community resource if one thinks about the Jewish community as a historic part of Somerville and the role the synagogue plays in that community. She emphasized that the building is completely open to the public and stated if the building cannot continue to bring people in to support it, it will be lost and no longer be a part of the history and fabric of Somerville.

The Chair noted that he hopes to vote on a set of recommendations at the March 4th meeting but that the Committee has a meeting on March 25th if needed.

Meeting Adjournment

Upon motion from the Chair, seconded by Mr. Fager, the Committee voted 5-0 to adjourn at approximately 9:20.

Documents and Exhibits:

1. Meeting agenda
2. Draft minutes from February 4, 2015 CPC meeting, prepared by Emily Monea
3. Community Preservation Plan Summary, updated January 7, 2015, prepared by Emily Monea
4. Estimated amortization schedules for West Branch Library and Prospect Hill Tower, prepared by Emily Monea and Peter Forcellese, City Treasurer
5. Summary of FY15 CPA project proposals, prepared by Emily Monea

West Branch						Prospect Hill					
Year #	Debt Service	Principal	Interest	Balance		Year #	Debt Service	Principal	Interest	Balance	
1			\$15,000			1			\$1,250		
2			\$15,000	\$6,000,000		2			\$1,250	\$500,000	
3	\$436,252	\$256,252	\$180,000	\$5,743,748		3			\$15,000	\$478,646	
4	\$436,252	\$263,940	\$172,312	\$5,479,808		4			\$14,359	\$456,651	
5	\$436,252	\$271,858	\$164,394	\$5,207,950		5			\$13,700	\$433,996	
6	\$436,252	\$280,014	\$156,239	\$4,927,936		6			\$13,020	\$410,661	
7	\$436,252	\$288,414	\$147,838	\$4,639,522		7			\$12,320	\$386,627	
8	\$436,252	\$297,067	\$139,186	\$4,342,456		8			\$11,599	\$361,871	
9	\$436,252	\$305,978	\$130,274	\$4,036,477		9			\$10,856	\$336,373	
10	\$436,252	\$315,158	\$121,094	\$3,721,320		10			\$10,091	\$310,110	
11	\$436,252	\$324,613	\$111,640	\$3,396,707		11			\$9,303	\$283,059	
12	\$436,252	\$334,351	\$101,901	\$3,062,356		12			\$8,492	\$255,196	
13	\$436,252	\$344,381	\$91,871	\$2,717,974		13			\$7,656	\$226,498	
14	\$436,252	\$354,713	\$81,539	\$2,363,262		14			\$6,795	\$196,938	
15	\$436,252	\$365,354	\$70,898	\$1,997,907		15			\$5,908	\$166,492	
16	\$436,252	\$376,315	\$59,937	\$1,621,592		16			\$4,995	\$135,133	
17	\$436,252	\$387,604	\$48,648	\$1,233,988		17			\$4,054	\$102,832	
18	\$436,252	\$399,233	\$37,020	\$834,755		18			\$3,085	\$69,563	
19	\$436,252	\$411,210	\$25,043	\$423,546		19			\$2,087	\$35,295	
20	\$436,252	\$423,546	\$12,706	\$0		20			\$1,059	\$0	
TOTAL	\$7,852,539	\$6,000,000	\$1,882,539	\$7,882,539		TOTAL	\$654,378	\$500,000	\$156,878	\$656,878	

Year 1 payment due 12 months after debt issued - debt issued in June 2015 will have Year 1 payment due June 2016.



JOSEPH A. CURTATONE
MAYOR



COMMUNITY PRESERVATION COMMITTEE
COMMUNITY PRESERVATION PLAN SUMMARY
JANUARY 7, 2015

MEMBERS
Michael A. Capuano, Chair
Dick Bauer, Vice Chair
Tanya Cafarella
Elizabeth Duclos-Orsello
Michael Fager
Arn Franzen
Ezra Glenn
Courtney Koslow
Uma Murugan

STAFF
Emily Monea

The Community Preservation Committee oversees the implementation of the Community Preservation Act (CPA) in Somerville. It is responsible for establishing priorities for how CPA funding should be spent and, based on those priorities, making recommendations to the Board of Aldermen on projects to receive funding. The Committee's priorities for the fiscal year 2015 (FY15) funding cycle, which are based on community input and the data, analysis, and recommendations contained in existing planning documents, are summarized below.

Allowable Projects

The following chart defines the types of projects that are eligible to receive funding according to the state legislation that created the CPA (M.G.L. Ch. 44b). Project applications for CPA funding that do not fit within one (or more) of the allowable uses outlined in this chart cannot be considered by the Committee.

Community Preservation Act Funding Allowable Uses				
	Community Housing	Historic Preservation	Open Space	Outdoor Recreation
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	Yes includes funding for affordable housing trust	No	No	No
Rehabilitate and/or Restore	Yes if acquired or created with CPA funds	Yes	Yes if acquired or created with CPA funds	Yes

General Priorities

The Committee will prioritize projects that:

1. Are consistent with the community's values, which includes projects that:
 - a. Improve accessibility for all members of the community
 - b. Incorporate sustainable practices and design
 - 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)
2. Use CPA funding strategically, which includes projects that:
 - a. Leverage other funds or in-kind contributions and/or implement cost-saving measures
 - b. Address long-standing or urgent needs in the community
 - c. Take advantage of exceptional, time-sensitive opportunities
 - d. Could serve as catalysts for transformative change

Open Space & Recreational Land Priorities

The Committee will prioritize projects that:

1. Support the acquisition of land for and creation of new publicly accessible open space and recreational land.
2. Expand access to and use of the Mystic River and Alewife Brook corridors.
3. Improve the health of the wetlands and shores of the City's water resources.
4. Rehabilitate and restore existing recreational land according to need.
5. Follow the recommendations of the City's recreation fields task force.
6. Creatively and coherently combine multiple uses that meet community need.
7. Expand urban agriculture opportunities.

Historic Resources Priorities

1. The Committee's first priority is to commission a consultant to create a historic preservation plan, as the City currently has no planning document to guide the prioritization of historic resources projects.
2. In the interim, the Committee will prioritize historic resources projects that address crucial, longstanding needs in Somerville's historic landmarks and properties, especially those at risk.

Community Housing Priorities

The Committee will prioritize projects that:

1. Provide for affordability in perpetuity as required the Community Preservation Act.
2. Preserve expiring-use units.
3. Support mixed-use and transit-oriented development.
4. Prevent homelessness and/or provide housing units or other support for homeless and formerly homeless households.

FY15 CPA Project Proposals

		Focus Area			Application			
Project name	Applicant	Recreational Land	Historic Resources	Community Housing	Budget	Received	Funding Amount	Notes
X 56 Bow Street: Exterior Restoration (Siding)	Lindsay and Erik Neu		Rehabilitation		\$15,000	12/1/2014		X
✓ American Tube Works Complex National Register Nomination	City of Somerville		Preservation		\$7,500	12/1/2014		✓
Partial ✓ City Hall Renovation - Design and Construction Management	City of Somerville		Preservation/Rehabilitation		\$600,000	12/1/2014		\$200k? seed money begin process within X months/years
✓ City of Somerville Archives – Processing Contractor	City of Somerville		Preservation		\$43,000	12/1/2014		✓ Can this be leveraged? other funding opportunities?
✓ Community Growing Center – Upgrade Design/Community Build Planning	Friends of the Community Growing Center	Rehabilitation			\$52,090	12/1/2014		✓
2 ✓ First Congregational Church of Somerville UCC Renovation Phase 2	First Church Somerville UCC		Rehabilitation		\$290,000	12/1/2014		stained glass; stucco material - NPS white paper
✓ Healey School to Mystic	Friends of the Healey	Acquisition/Creation/Rehabilitation			\$45,000	12/1/2014		?
✓ Milk Row Cemetery Rehabilitation & Restoration	City of Somerville		Rehabilitation		\$17,500	12/1/2014		✓ Email Brandon re: public access
Partial ✓ Mystic WaterWorks	Somerville Housing Authority		Preservation/Rehabilitation	Creation/Rehabilitation	\$500,000	11/24/2014		Get perpetual pres. restriction + sign by sending a portion
✓ Prospect Hill Park Design Services	City of Somerville	Rehabilitation	Rehabilitation		\$85,000	12/1/2014		✓
✓ Prospect Hill Tower Renovation	City of Somerville		Preservation/Rehabilitation		\$500,000	12/1/2014		✓
✓ School Garden Classrooms	Groundwork Somerville	Creation/Preservation/Rehabilitation			\$45,373	12/1/2014		✓
✓ Somerville Museum - Capital Improvements (ADA accessibility & preservation of light-sensitive collections)	Somerville Historical Society		Preservation/Rehabilitation		\$168,191	12/1/2014 (2 projects submitted together)		✓
✓ Temple B'nai Brith Fire Safety and Accessibility Project	Temple B'nai Brith		Preservation/Rehabilitation		\$450,945	12/1/2014		Talk to Coalition re: fire safety
X West Branch Library Renovations – Construction Funding	City of Somerville		Preservation/Rehabilitation		\$6,000,000	12/1/2014		wait 1 yr