



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
MINUTES
OCTOBER 26, 2016

MEMBERS

Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
James McCallum
Uma Murugan

STAFF

Kristen Stelljes

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

Members Present Chair Dick Bauer, Arn Franzen, Ezra Glenn, James McCallum and Uma Murugan

Members Absent Vice Chair Michael Fager, Michael Capuano, Elizabeth Duclos-Orsello,

Staff Present Kristen Stelljes

Others Present Heidi Burbidge and Michael Feloney, Affordable Housing Trust Fund

The chair opened the meeting at 6:37 p.m.

Agenda item 1: Public comment period

No members of the public were present.

Agenda item 2: Approve minutes from September 28, 2016

Mr. Bauer asked Ms. Stelljes to confirm the spelling of Haitian Kreyol and list the funding recommendations for each of the projects recommended for funding in the minutes.

Mr. Franzen corrected the spelling of his name in one place in the minutes.

Upon a motion by Mr. McCallum, seconded by Mr. Franzen, the Committee voted 4-0 with Ms. Murugan in abstention, to approve the minutes with corrections.

Agenda item 3: Open Space Land Acquisition Fund update and request for funds for appraisals and studies

Ms. Stelljes updated the Committee that the City is now requesting the CPC hold funds earmarked for land acquisition within the CPA fund rather than for the City to hold a separate land acquisition fund outside of the CPA fund. This is because the City learned that the Office of Strategic Planning and Community Development cannot legally hold this fund and the Board of Aldermen expressed a desire to approve all land acquisitions.

To provide a degree flexibility, the City is now requesting \$40,000 in CPA funds for a land acquisition study fund. These funds would be used to pay for appraisals, environmental studies, surveys and other studies necessary to develop an application for CPA funding for the acquisition of a parcel.

Ms. Stelljes asked the City legal counsel and finance staff how the CPC should handle this matter and they both advised her that the CPC could submit a revised recommendation given that the Board put the original recommendation on hold and the City is requesting the CPC recommend a different approach.

Mr. Glenn suggested that options be included in the land acquisition study fund. Ms. Stelljes responded that the Department of Revenue has determined that CPA funds cannot be used for land acquisition options. The City could choose to offer an option on a property but it would need to be paid for with other funds.

Mr. Franzen said that the City will be taking a strategic approach to identifying properties rather than relying solely on listings on the market.

Mr. Bauer asked if the Committee wanted to take the funds for the study fund from the \$750,000 that had been recommended for the land acquisition fund request in FY16. The Committee agreed that the funds should be taken from the \$750,000, rather than new projects funds for FY17.

Upon a motion by Mr. Franzen, seconded by Mr. McCallum, the Committee voted 5-0 to recommend \$40,000 in open space reserve funds for a City of Somerville land acquisition study fund with no project specific funding conditions.

Upon a motion by Mr. Glenn, seconded by Ms. Murugan, the Committee voted 5-0 to earmark \$710,000 for land acquisition within the CPA fund.

Mr. Glenn requested the City provide a report every six months on progress. Mr. Bauer added that he and Ms. Stelljes had agreed that she would provide a semi-annual report to the CPC and the progress on the study fund could be included in this report.

Agenda item 4: Discuss Affordable Housing Trust Fund report

Mr. Feloney provided the Committee with an overview of the contents of the report. One highlight from the report is that in the first year of the 100 Homes project, the Somerville Community Corporation has acquired 12 units in five properties. The Housing Trust has seen that the housing development projects they fund take years to complete because of the complex nature of affordable housing projects. They are also seeing large increases in construction costs, which often mean projects need to assemble additional funds before they close. CPA funds have been invaluable for the Trust. The projects described in the report would not have happened without CPA funding.

Mr. Bauer shared his appreciation for how much has happened since the last report the Trust submitted.

Ms. Murugan asked why the amount for rental support increased but the number of families stayed the same. Ms. Burbidge said that she would look into this question for the CPC but believes that both the rising rental costs in Somerville and cuts in federal Housing and Urban Development funding contributed to the increased need for funding for rental support.

Mr. Glenn asked the Trust to highlight the accomplishments of the Trust more clearly and summarize them at the start of the report, including totaling the number of new units and funding leveraged. He also asked the Trust to include information on what projects were turned down for funding.

Mr. Bauer asked that the Trust pass on any updates on funding disbursed to Ms. Stelljes for inclusion in the semi-annual CPA report that will be shared in November.

Agenda item 5: Discuss dates for November and December meetings

The Committee agreed to have the November meeting on Tuesday, November 29th and the December meeting on Tuesday, December 13th.

[Ms. Murugan departs the meeting, there is no longer a quorum]

Agenda item 6: Feedback on the FY17 application process to date

Ms. Stelljes asked the Committee if they have any feedback on the EDF phase of the application process this year. She noted that she needs to include more instructions for downloading the fillable eligibility determination form and thinks it may be worth considering establishing a deadline for community organizations to start discussions with City staff for community proposed projects on City land.

Mr. Glenn said that he was supportive of having a deadline for community proposed projects on City property to contact the City as a guideline rather than a requirement.

Mr. Bauer added that the Community Preservation Plan is not finalized until July, so there is not much time between when the plan is released and the eligibility determination forms are due.

Mr. Franzen will discuss the idea with the City's Parks and Open Space staff for creating a deadline for community organizations to propose projects on City land and determine an appropriate time to suggest for contacting the City.

Agenda item 7: Monitoring and evaluating Somerville's CPA program

Draft theory of change and logical framework

Ms. Stelljes shared the draft results chain and monitoring matrix she prepared for discussion by the Committee. The purpose is to provide information to the Committee both to know how the CPA program and projects are doing and what trends are present in the City that might inform the Committee's funding recommendations.

Mr. Glenn shared that he is most interested in the indicators that show how the CPA program is working and where it has control over the results rather than the areas where the CPA program has no direct control, such as at the outcome, goal and impact levels.

Mr. Bauer noted that the flexibility the Committee has is in how it allocates the funding across the three areas CPA areas and the information from the monitoring matrix can help the Committee make decisions.

Mr. Franzen suggested the indicators can focus on the products of CPA projects such as number of parks created, number of units of affordable housing.

Mr. Glenn suggested that to do monitoring and evaluation well, the public should be involved in deciding what the strategy is for achieving the goals of the CPA program. Ms. Stelljes said that going forward this conversation should be included in the annual Community Preservation Plan conversation.

Mr. Glenn then said that the work of the Committee should be guided by best practice in the field of planning and trust that creating more affordable housing, parks and open space, and to preserve our history will make Somerville a great place.

Draft CPA project implementer survey

Mr. Franzen said he appreciated the questions asking applicants for self-reflection about how the effort they put into the application. He also suggested a question be added to ask how applicants interacted with City staff beyond the CPA Manager and Committee.

Mr. Glenn said the question about funding conditions should be moved to after the question about whether or not the project was funded. He also suggested there be more clarity about the difference between the CPA Manager and the Community Preservation Committee, including moving the questions about interactions with the CPA Manager before the questions about the Committee.

CPA Manager reports to CPC

Mr. Bauer and Ms. Stelljes suggested that she provide a semi-annual report to the Committee in November and May so they can be better informed about the progress of CPA funded projects.

Agenda item 8: Discuss approach to funding historic preservation/rehabilitation of buildings

Ms. Stelljes asked the Committee for additional guidance to share with applicants who are applying for CPA historic resources funds.

Mr. Glenn said he thinks of historic resource projects on a sliding scale depending on the project from paying a portion of the historic premium through to paying for all CPA eligible expenses.

Mr. Bauer said that he thinks about the projects in terms of a set of interests- the Committee is interested in historic preservation and needs to consider the resources the applicant can contribute to

the project and their commitment to preservation. The Committee will weigh each of these interests in considering each case that comes before them.

Mr. Glenn said the Committee may want get as much historic preservation for the funds available. When funds go to a lower capacity organization, these funds may not go as far. He asked how the Committee would consider it if a building preserved with CPA funds were sold.

Mr. Franzen said that the Committee's decisions should be made considering the value of the building. He added that a survey and design study that would determine the needs and priorities for the building would increase the likelihood he would consider the project favorably.

Mr. Glenn said that the CPC should consider more closely what will happen if the projects are not funded.

Agenda item 9: Update on CPC General Public member search

Ms. Stelljes updated the Committee that approximately seven people have applied and the deadline has been extended to November 4.

Agenda item 10: Update on Historic Preservation Plan progress

Ms. Stelljes updated the Committee that the history section should be completed by the end of November but she does not anticipate being able to share a full draft for review until March 2017.

Mr. Bauer asked Ms. Stelljes to circulate the history section once it's complete.

Agenda item 11: Review of spending from FY15 Somerville Museum project

The Committee decided to postpone this discussion until the November meeting.

Agenda item 12: Update from CPA logo sub-committee

Ms. Stelljes shared that the sub-committee agreed that the logo should be updated. The sub-committee would like to have a logo that clearly depicts the CPA funding areas as well as how they are connected. Ms. Stelljes has approached the Somerville High School graphic design department to see if this is a project the students would like to take on. She is waiting to hear back from them and if they are not interested, there is another graphic designer she can contact.

Agenda item 13: Event update

Ms. Stelljes updated the Committee on the results from the voting activity at SomerStreets. Participants were given 10 pompoms to allocate across the following CPA categories: affordable housing, historic resources, open space/recreation land, and flexible. The results were consistent across the three events she attended with the average across the three as follows:

- Affordable Housing: 36.3%
- Historic Resources: 21.5%

- Open Space/Recreation: 35.9%
- Flexible: 5.6%

Mr. Glenn suggested for next year that people vote without being able to see how the others have voted.

Mr. Bauer asked for an update on Community Path repaving. Ms. Stelljes shared that she anticipated that the repaving could not be done this year because the City is still waiting on the approval of the MBTA for the project.

Ms. Stelljes shared that the Mystic Tenants Association has raised concerns about the Healey+Mystic Master Plan because it would encourage more people to pass through the housing community. Ms. Stelljes attended a meeting of the tenants association but there was not sufficient time to discuss their feedback on master plan. She will be following up with them in conjunction with Groundwork Somerville.

Ms. Stelljes shared that the Groundwork Somerville twine cutting at the East Somerville Community School was a very lovely event attended by school children and the Mayor.

Agenda item 14: Recognition for Courtney Koslow

Committee members signed a letter from the Mayor as well as Ms. Koslow's name card.

Next meeting: The next CPC meeting will be Tuesday, November 29th at 6:30pm at the VNA.

Meeting Adjournment

The chair declared the meeting adjourned at 8:55pm.

Documents and Exhibits

1. Agenda
2. Memo and draft funding recommendation on land acquisition study fund
3. Affordable Housing Trust Fund report
4. Draft CPA results chain and monitoring matrix
5. Draft CPA Applicant Survey
6. Draft minutes from September 28 meeting
7. Finance reports from Somerville Museum FY15 and FY16 projects
8. Results from SomerStreets voting



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE AGENDA

DATE: Wednesday, October 26, 2016
TIME: 6:30pm
PLACE: Visiting Nurse Association, Third Floor Community Room
259 Lowell St.

1. Public comment period (10 minutes)
2. Open Space Land Acquisition Fund update and request for funds for appraisals and studies
3. Discuss Affordable Housing Trust Fund report
4. Feedback on FY17 application process to date
5. Monitoring and evaluating Somerville's CPA program
 - a. Draft theory of change and logical framework
 - b. Draft CPA project implementer survey
 - c. CPA Manager reports to CPC
6. Discuss approach to funding historic preservation/rehabilitation of buildings
7. Approve minutes from September 28, 2016 meeting
8. Update on CPC General Public member search
9. Update on Historic Preservation Plan progress
10. Review of spending from FY15 Somerville Museum project
11. Update from CPA logo sub-committee
12. Event update: SomerStreets, Mystic Tenant Association presentation, Groundwork Schoolyard Garden ribbon cutting
13. Next meeting: discuss date for November and December meetings
14. Recognition for Courtney Koslow

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Uma Murugan

STAFF

Kristen Stelljes

To: The Community Preservation Committee

From: City of Somerville Office of Strategic Planning and Community Development

Subject: Request for funds to support land acquisition

Date: October 14, 2016

Background

SomerVision, our comprehensive plan for our City, established a goal of creating 125 new acres of open space by 2030. In a city as dense and developed as Somerville, this is definitely a stretch goal. The Office of Strategic Planning and Community Development identified Community Preservation Act (CPA) funds as an opportunity to help the City make progress towards this goal faster than would be possible using existing sources of funding from the City and State.

In FY16, the City of Somerville applied for Community Preservation Act funding to create a land acquisition fund under the Office of Strategic Planning and Community Development. The Community Preservation Committee (CPC) recommended \$750,000 (\$340,945 from the open space reserve and \$409,055 from the undesignated fund balance) for this project to the Board of Aldermen. The Board's Finance Committee requested the terms of the fund be presented along with the CPC's recommendation for the Finance Committee's consideration.

As a result, City staff did further research to determine the most appropriate structure for the fund. After much consideration, it is the recommendation of the City that the CPC maintain funds earmarked for land acquisition within the CPA fund. The City will make funding requests to the CPC when parcels are identified for acquisition. The approval process for these requests will be the same as for other requests for CPA funding- the CPC will make a recommendation to fund the acquisition of identified parcels and this recommendation will go to the Board of Aldermen for consideration.

Current Request

In order for the City to respond quickly to acquisition opportunities and gather the necessary information to prepare an application for CPA funding, the Office of Strategic Planning and Community Development, Parks and Open Space Division requests \$40,000 to create a fund that would be used to pay for appraisals, environmental studies, surveys and other necessary studies to determine if a parcel would be appropriate for acquisition for open space. These funds could be taken from the \$750,000 currently earmarked for land acquisition within the CPA fund.

Study: appraisals, environmental studies, surveys, etc.	\$40,000
Total requested in CPA funds	\$40,000

The success of this fund will be determined using the following measures of success:

- # of parcels studied
- % of parcels studied that go forward with the acquisition process
- Number of acres of new open space acquired



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CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR *LAND ACQUISITION STUDY FUND, CITY OF SOMERVILLE PARKS & OPEN SPACE*

PROJECT DESCRIPTION

The City of Somerville Land Acquisition Study Fund will make funds available for the City to explore the feasibility of acquiring parcels for acquisition for open space and recreation land. The fund will support 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 Board of Aldermen for funding through non-CPA sources.

ELIGIBILITY

Open space/recreation land: The Land Acquisition Study Fund would support the preliminary work necessary to acquire open space and recreation land.

RECOMMENDED FUNDING- PRELIMINARY DISCUSSION

On October 26, 2016 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$xx,xxx] for this project from the open space and recreation land reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On October 26, 2016 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$40,000
Soft costs	\$
Construction	\$
Total	\$40,000
Sources	
CPA open space/recreation land funds- requested	\$40,000
Total	\$40,000

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

This project will help the City of Somerville make progress towards the SomerVision goal of creating 125 new acres of open space in Somerville. The FY17 Plan supports acquiring land to achieve this goal.

FUNDING CONDITIONS

MEASURES OF SUCCESS

- # of parcels studied
- % of parcels studied that go forward with the acquisition process
- Number of acres of new open space acquired

The full proposal for the originally submitted land acquisition fund is available at:

http://www.somervillema.gov/sites/default/files/3%20Open%20Space%20Acquisition%20Fund_small.pdf

Somerville Affordable Housing Trust Fund—Bi-annual CPA Progress Report

October, 2016

Background and Introductory Information

As allowed under the Community Preservation Act (CPA), Somerville's Community Preservation Committee (CPC) has designated the Somerville Affordable Housing Trust Fund (SAHTF or Trust) to allocate CPA Housing funds. The designation followed an application process completed in 2014, and was based on the Trust's 25 years of experience funding the preservation and creation of affordable housing units and support programs to assist homeowners and renters in Somerville. Terms of SAHTF's work under this designation are governed by a grant agreement executed with the CPC for distribution of CPA funds, in support of community housing projects and programs; the current agreement was executed on April 11, 2016 and allocated \$1,834,675 in FY16 CPA funds to the Trust.

The Trust has nine members. Three are ex-officio, including the Mayor or designee, the President of the Board of Aldermen or designee and the Executive Director of the Somerville Housing Authority or designee. Six are appointed by the Mayor and approved by the Board of Aldermen, including two Somerville residents, one of whom is to be a tenant whose household is eligible for state or federal public housing programs, two representatives of Somerville non-profit organizations, one professional in the field of housing or real estate and one professional in the field of banking or finance.

Community housing eligibility is defined under the Community Preservation Act to include:

- *Acquisition* – to obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Eminent domain takings only as provided by G.L. c.44B.
- *Creation* – to bring into being, cause to exist.
- *Preservation* – to protect personal or real property from injury, harm or destruction.
- *Support*— to provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families eligible for community housing or to an entity that owns, operates or manages such housing for the purpose of making housing affordable.
- *Rehabilitation and Restoration* (if housing was acquired or created with CPA funds) – to make capital improvements in order to comply with federal, state or local building or access codes, or federal standards for rehabilitation of historic purposes.

Priorities and Criteria for use of CPA funds

In addition to meeting the stipulated Area Median Income (AMI) level (at or below 100% AMI) and project uses, the following priorities apply:

- Preserve or increase the supply of affordable housing in Somerville.
- Help low-to-moderate households gain access to or retain housing.

The following criteria apply:

- Measurable impact.
- Ability to continue a program beyond the funding period.
- Applications from a non-profit are preferable. If two non-profits propose similar programs, Trustees will analyze the need within the community (e.g., is the need great enough to support the work of two agencies?); preference will be given to agencies based in Somerville.
- Creation of new affordable homeownership and rental units in Somerville.
- Preservation of existing affordable homeownership and rental units.
- Acquisition and preservation of unassisted housing stock for affordable housing.
- Service of a demonstrated need within the community.
- Number and types of units involved (with priority for households of all sizes and types from diverse economic and social groups).
- Applicants have a demonstrated capacity to carry out the project for which they seek funding.
- Development budget/funding status and ability to leverage other funding.
- Mitigation of displacement of low-to-moderate income households.
- Development projects that foster SomerVision goals and other City Plans, including its 5 year Consolidated Plan required by the federal Department of Housing and Urban Development (HUD) and those of the Community Preservation Committee such as transit oriented development, mixed-use and mixed-income, and employment options, as well as sustainable design goals.

Affordable Housing Trust Fund Application Process

The Trust accepts applications for CPA Housing funding from affordable housing developers and housing programs in two ways. First, an annual Request for Information from affordable housing developers is advertised to solicit proposals. Responses require information about the proposed development, number of units, level of affordability, development and occupancy schedule, and financial sources and uses. The written application is reviewed by the Trustees, and an applicant may be asked to present the proposal in person at a Trust meeting to answer questions and provide further information. Developers who are awarded CPA funding are required to provide progress updates on a regular basis to the Trust.

The Trust also will consider proposals received over the course of the year on a rolling basis. Proposals submitted are considered for discretionary grants when funds are available. All funds must be awarded to projects or programs that meet the funding criteria and priorities of the CPA, the CPC and the Trust.

FY17 Work-to-date

To this point in FY17, the Trust has awarded \$56,868 in CPA funds to the Somerville Homeless Coalition (SHC) to support a Leasing Differential program during FY17. The Trust also voted to have the prior year's commitment of CPA funds in the amount of \$89,250 executed in an agreement with SHC to fund its PASS 2 program. A third program, Wayside Youth and Family Support Network's Leasing Differential program was also awarded \$26,107 of FY17 funding.

FY16 Affordable Housing Funding

In FY16, \$1,834,675 in CPA funds was appropriated to the Somerville Affordable Housing Trust Fund (SAHTF or Trust). A summary of projects and their status follows. Please note that allocations from other project development sources can be subject to change.

FY16 Project Update —CPA Housing						
Project	Applicant	CPA Allocation	Obligated to date	CPA Disbursement Status	Other Project Sources	Project Purpose and Other Information
100 Homes	Somerville Community Corporation (SCC)	\$1,200,000	\$248,892	CPA funds will be drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out MHIC acquisition funding; closings are expected to take place this fall.	MHIC Acquisition Credit Line: \$4,487,000 Permanent Loan: \$2,706,458 State HPSTF: \$600,000 CDBG: \$70,000	Creation of affordable units by acquisition. SCC has acquired or is in the process of acquiring 12 units in 5 properties. Note: FY14&15 CPA funds in the amount of \$1.2 million also funded acquisitions in year 1 of the program. (See FY 14 and 15 information below for further detail.)
Mystic Water Works	Somerville Housing Authority (SHA)	\$507,000 (Housing)	\$507,000	SHA closed on project financing the week of 10/17/16. Approximately 90% of CPA funds will be disbursed following submittal of SHA's first requisition prepared as part of its closing. Disbursement is expected to take place within roughly 45 days (late Nov.-early Dec.).	LIHTC Equity: \$4,815,313 Federal HTC Equity: \$2,391,381 Century Bank Permanent Loan: \$2,000,000 State HTC Equity: \$1,381,611 SHA Sponsor Loan: \$885,296 HOME: \$500,000 CDBG: \$300,000 FY16 CPA (Historic): \$243,000 Other SAHTF: \$200,000	Redevelopment of the 1.4-acre former Mystic Water Works property into a 25-unit affordable housing complex. Note: total Mystic Water Works Housing CPA commitment from FY14&15&16 is \$507,000, of which \$257,000 was originally approved from FY14&FY15 allocations.

FY16 Project Update—CPA Housing (continued)						
Project	Applicant	CPA Allocation	Obligated to date	CPA Disbursement Status	Other Project Sources	Project Purpose and Other Information
PASS 2: Prevention-and-Stabilization-Services (PASS) Housing Program (EXPANSION)	Somerville Homeless Coalition (SHC)	\$89,250	\$89,250	A grant agreement has been drafted and transmitted. This commitment will be disbursed in October, 2016.	HOME: \$85,000 SAHTF Program Grants: \$14,500 Other Resources: \$82,950	Time-limited rental assistance up to two years to serve 7 additional households (approximately 4 families and 3 individuals). 6 households are currently being served by SHC; new funding will double program size. \$4,250 is authorized for administrative expenses.
Leasing Differential Program--Better Homes	Somerville Homeless Coalition (SHC)	\$56,868	\$14,199	Pending invoice. Payment will clear after routing process.	HUD McKinney Permanent Supportive Housing: \$223,188	Assistance will benefit 17 formerly homeless and disabled Somerville households consisting of 22 people (3 families and 14 individuals); 9 of whom are chronically homeless. Funding will cover the gap in rent between what HUD can fund (up to FMR) and what the actual cost of the monthly rent is for the units in Somerville. The 17 households are currently being served by SHC.
ShortStop Self-Sufficiency Program	Wayside Youth and Family Support Network	\$26,107	\$0	City is drafting contract for FY17 using an updated template.	HUD McKinney Transitional Housing: \$240,315 Client Fees: \$12,000 Other SAHTF \$10,000	CPA funds will support a portion of the cost of rent of the building at 116-118 North Street to house 9 individuals between the ages of 18-24 for up to one year. Wayside provides transitional housing to homeless young adults. Funding will cover the gap in rent between what HUD can fund (up to FMR) and what the actual cost of the monthly rent is for the units in Somerville.

FY14 and FY15 Project Update

In FY14 and FY15, the Somerville Affordable Housing Trust Fund received a disbursement of \$2,206,028 in CPA funds which was used to fund five projects. Below and continued on the next page is a summary of projects supported with these funds and the status of each.

FY14/FY15 Project Update—CPA Housing						
Project	Applicant	CPA Allocation	Obligated to date	CPA Disbursement Status	Other Project Sources	Project Purpose and Other Information
100 Homes Initiative Pilot	Somerville Community Corporation (SCC)	\$1,200,000	\$1,200,000	See FY16 summary table for status.	See FY16 summary table for detailed information.	Pilot of the 100 Homes Initiative to secure affordability in existing housing market.
Mystic Water Works	Somerville Housing Authority (SHA)	Terms of original allocation were changed and are now part of FY16 allocation.	See FY16 summary table for status.	See FY16 summary table for status.	See FY16 summary table for detailed information.	Provide soft costs for converting the property into 25 units of affordable housing.
Redevelopment of 163 Glen Street	Somerville Community Corporation (SCC)	\$915,000	\$0 (Closing projected for 2016.)	SCC has secured construction financing. It is moving toward closing, currently projected for November, 2016.	East Boston Construction Loan: \$2,158,925 Challenge Grant Loan: \$1,000,000 CEDAC Acquisition Loan: \$931,000 HOME: \$740,000 Other SAHTF: \$239,960 SCC Acquisition Loan: \$104,000 Post-Sale Sources: \$101,664 Brownfield Tax Credit Equity: \$51,664 Polluter Settlement Equity: \$50,000	Redevelopment of the former American Legion Post into eight affordable homeownership units and three market rate homeownership units.

FY14/FY15 Project Update—CPA Housing (continued)						
Project	Applicant	CPA Allocation	Obligated to date	CPA Disbursement Status	Other Project Sources	Project Purpose and Other Information
Prevention and Stabilization Services (PASS) Housing Program	Somerville Homeless Coalition (SHC)	\$89,250	\$89,250	See FY16 status.	SAHTF Program Grants FY14 + FY15: \$29,000	Time-limited rental assistance up to 2 years to serve up to 6 households.
Leasing Differential Program--Better Homes	Somerville Homeless Coalition (SHC)	\$35,820	\$35,820	See FY16 status.	HUD McKinney Permanent Supportive Housing: \$267,588	Provide rental assistance to 17 disabled and formerly homeless Somerville households.

Lessons Learned

Three lessons from the Trust's work on behalf of the CPC over the past 2+ years are summarized below.

One lesson is that the exceptionally complex nature of funding projects, typically involving multiple sources, means that housing development work can take substantially longer reach closing than other projects that do not require such layered funding that often is available through once-yearly competitive funding rounds . The Mystic Water Works project, for example, required securing commitments from ten different financing/funding sources, and then coordinating each one with its own disparate regulations, management processes and funding cycles into one cohesive and complete development project financing package; the project was awarded the Low Income Housing Tax Credits this year, in its third attempt.

Another area for ongoing consideration is the escalating cost of development locally. One downside of a strong real estate market is the increased costs of both acquiring and building units. Increasing construction costs have had significant impacts on both the Mystic Water Works and 163 Glen Street projects, and resulted in the need for both additional design work and additional, time-consuming value-engineering, both of which also added to project soft costs.

Finally, CPA funds are a powerful and necessary resource to meet the need for affordable housing in Somerville. The projects and programs that have been awarded FY16 CPA Housing funds would not be moving forward without the allocation of CPA resources. CPA funds, used together with other sources of City, State and federal financing are a critical and necessary resource

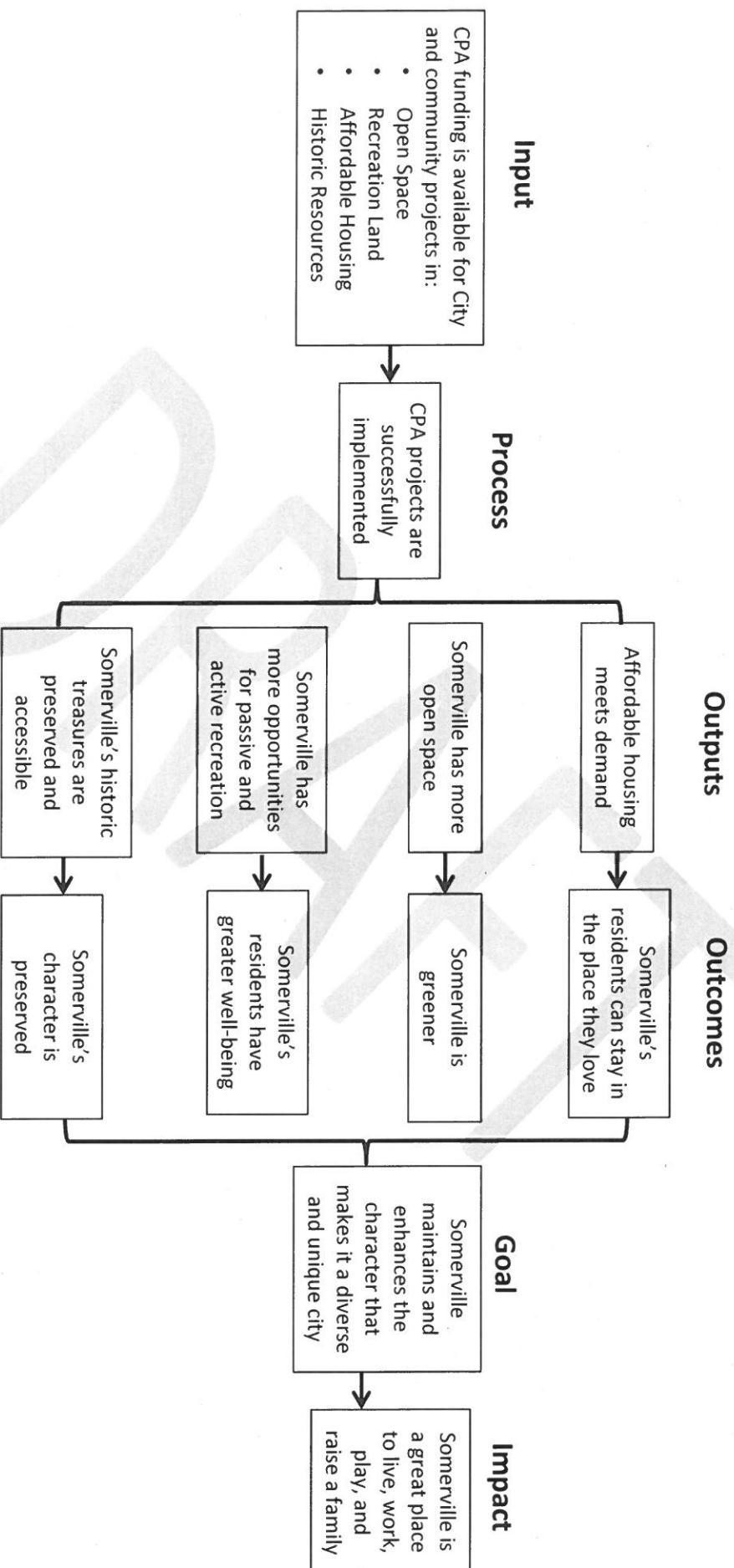
Look Ahead

This document summarizes Trust's work to date. We look forward to sharing information on pipeline projects and related efforts as we further develop that information.

CPA Photos

Number and title of photos uploaded to the CPA Flickr site: none available at this time.

CPA Results Chain



Monitoring Matrix

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Impact: Somerville is continually a greater place to live, work, play, and raise a family. ¹	Average satisfaction with Somerville as a place to live (out of 10)	8.2	N/A		Every other year	Somerville Happiness Survey	<ul style="list-style-type: none"> CPA is one of many contributors to making Somerville a great place to live, work, play, and raise a family.
	Average level of pride in being a Somerville resident (out of 10)	8.2	N/A		Every other year	Somerville Happiness Survey	
Goal: Somerville maintains and enhances the character that makes it a diverse and unique city.	Racial diversity	White non-Latino: 66.7% Black or African American: 7.5% American Indian or Alaska Native: 0.3% Asian: 9.5% Other: 3.2% Multi-racial: 3.3% Hispanic or Latino: 9.5%	N/A	N/A	Every 5 years	American Community Survey ²	<ul style="list-style-type: none"> Project implementers have sufficient resources beyond CPA to program the CPA supported spaces after CPA funding ends. CPA projects are sufficiently maintained after CPA funding ends to provide lasting community benefit. The CPC receives a sufficient diversity of proposals to make progress

¹ Foster vital, healthy, inclusive and distinctive urban neighborhoods that are the best possible places to live, work, play, do business, learn and serve.

² Last American Community Survey estimates from 2014.

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions across the CPA categories.
	Age diversity	Under 5: 5.3% 5-19: 11.1% 20-34: 42.6% 35-54: 24.0% 55-64: 7.7% 65+: 9.2%	NA	NA	Every 5 years	ACS	
	Economic diversity	Income under \$25,000: 18.9% \$25,000-\$49,999: 18.1% \$50,000-74,999: 17.2% \$75,000-\$99,999: 13.8% \$100,000- 149,999: 18.7% \$150,000+: 13.4%	NA	NA	Every 5 years	ACS	
	# of permits issued for block parties				Annually	CitizenServe	
	# of permits to rehabilitate buildings				Annually	CitizenServe	
	# of artists registered for Somerville Open Studios				Annually	Arts Council records	
	# of City organized events celebrating Somerville's history and culture				Annually	Arts Council, Historic Preservation records	
	Average satisfaction with neighborhood beauty/physical setting?	7.1	N/A		Every other year	Somerville Happiness Survey	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Outcome 1: Somerville's residents can stay in the place they love. ³	% of census tracts that experienced a loss in low-income populations (below 120% AMI) due to conditions in the housing market when, over the same time period, the City overall gained low-income households.	NA	NA	NA	Every 5 years	American Community Survey (2014 baseline year)	
	% of housing stock that is affordable (disaggregated by perpetual, time limited)	9.69%				2015 Somerville Housing Needs Assessment	
	% of households who are rent burdened (>30% of income spent on housing)	38.7% (8,114/20,947)				2015 Somerville Housing Needs Assessment	
	% of households who are severely rent burdened (>50%)	17.8% (3,722/20,947)				2015 Somerville Housing Needs Assessment	
	% of households cost burdened (>30%)	38.7% (4318/11,239)				2015 Somerville Housing Needs Assessment	
	% of households severely housing cost burdened (>50%)	19.0% (2134/11,239)				2015 Somerville Housing Needs Assessment	

³ Mitigate displacement of low and moderate income residents by retaining the existing affordable housing stock and by creating policies that allow residents to remain in their homes in the face of a changing city.

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	# homeless individuals in Somerville (disaggregated by sheltered/unsheltered)	Unsheltered: 6 Sheltered: 152				2015 Somerville Housing Needs Assessment	
Output 1: Affordable housing meets demand. ⁴	# of new units created with CPA funds (% reuse)	15 (7- 100 Homes; 8- Glen St.) 100% reuse	28 (25-MWW, 3- 100 Homes) 100% reuse		Annually	AHTF CPA report	
	Total number of affordable units (disaggregated by % of AMI)	3,178 <i>Rental</i> Voucher: 1,217 30%: 2,583 50%: 140 60% 289 80%: 54 112 <i>Ownership</i> 80%: 77 110%: 35				2015 Somerville Housing Needs Assessment	
	Annual # of households receiving rental assistance through CPA funds	24 (7- PASS, 17- Better Homes)			Annually	AHTF CPA report	
	# of affordable units expiring in next five years	285 or 279				2015 Somerville Housing Needs Assessment	
	Somerville Community Corporation average wait time	3-5 years				2015 Somerville Housing Needs Assessment	
	Average satisfaction with cost of housing	2.6	NA		Every other year	Somerville Happiness	

⁴ Preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units or households of all sizes and types from diverse social and economic groups.

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	(out of 5)					Survey	
	% of CPA funded housing projects that are mixed use	0	0		Annually	AHTF records	
	% of CPA funded housing projects that are transit-oriented				Annually	AHTF records	
Outcome 2: Somerville is greener.	# of new trees in Somerville (disaggregated by CPA, non-CPA)						
	# of acres depaved (disaggregated by CPA, non-CPA)						
	Open space as % of total land area	NA	6.8%	NA	Every five years	Somerville Open Space and Recreation Plan	
	Annual EPA grade for Mystic River	A-			Annually	US EPA	
	Annual EPA grade for Alewife Brook	D			Annually	US EPA	
Output 2: Somerville has more open space.	# of new acres of open space (disaggregated by CPA, non-CPA)	2.47 (non-CPA)	0.49 (non-CPA)		Annually	OSPCD records	
	% of households within ¼ mile (5 minutes) of open space (disaggregated by type)	NA	Total: 99.5% Playgrounds: 95.9% Passive parks: 41.4% Fields: 58.8% Plazas: 13.8% Community gardens: 49.5%		Every five years	Somerville Open Space and Recreation Plan	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Outcome 3: Somerville's residents have greater well-being.	Average level of self-reported happiness (out of 10)	7.8	NA		Every other year	Somerville Happiness Survey	
	Average level of self-reported life satisfaction (out of 10)	8.0	NA		Every other year	Somerville Happiness Survey	
	Median daily consumption of vegetables	1			Odd- middle school Even- high school	Somerville Youth Risk Behavior Survey	
	Median daily consumption of fruit	2			Odd- middle school Even- high school	Somerville Youth Risk Behavior Survey	
	Median number of days participated in physical activity for 20+ minutes	5			Odd- middle school Even- high school	Somerville Public Schools	
	Proportion of students in the healthy BMI range (disaggregated by grade) ⁵		Grade 1: 54% (183/339) Grade 4: 50% (168/334) Grade 7: 49% (119/245) Grade 10: 47% (126/266)		Annually	Somerville Public Schools	
	Output 3: Somerville has more opportunities for passive and	1- Marshall St. Playground (non-CPA)	1. Kennedy School Playground (non-CPA) 2. Argenziano		Annually	OSP/CD records	

⁵ Underweight<5%; Healthy=5%-<85%; Overweight=85%-<95%; Obese=>95%

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
active recreation. ⁶			Schoolyard (non-CPA) 3. Lincoln Park (non-CPA) 4. Hoyt-Sullivan (CPA)				
	Quality of open space (#/% poor, good, excellent)	NA	Poor: 20% (17/85) Good: 59% (50/85) Excellent: 21% (18/85)		Every five years	Somerville Open Space and Recreation Plan	
	# new open spaces (disaggregated by CPA, non-CPA)	1. Community Path extension (non-CPA) 2. Symphony Park (non-CPA)	1. Concord Square (non-CPA) 2. Gilman Square (non-CPA)		Annually	OSPCD records	
	# of new community garden plots	0	0		Annually	OSPCD records	
	Average satisfaction with appearance of neighborhood parks and squares	7.7	N/A		Every other year	Somerville Happiness Survey	
Outcome 4: Somerville's character is preserved. ⁷	# of cases HPC reviews for Local Historic District repair, alteration and renovation	56					

⁶ Create and program a network of vibrant public open spaces and shared use paths throughout the city that are multi-purpose, promote healthy living, and reflect changing recreational interests and cultural opportunities.

⁷ Preserve and enhance the character of Somerville's neighborhoods, enable sensitive, economically feasible maintenance and adaptive reuse of historic buildings, and respect neighborhood form and patterns while expanding Somerville's architectural legacy.

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	# of demolition requests (disaggregated by preferably preserved	33 (10 preferably preserved)					
	% of local historic district buildings applying for HPC grants	NA	NA		Annually	OSP CD records	
Output 4: Somerville's historic treasures are preserved and accessible.	# of historic buildings/structures preserved with CPA funds	6- City Hall, Milk Row Cemetery, Prospect Hill Tower, Somerville Museum, Mystic Water Works, Temple B'nai Brith	1- West Branch Library		Annually	CPA records	
	# of historic buildings made ADA accessible with CPA funds	0	2- Somerville Museum, West Branch Library		Annually	CPA records	
	# of historic collections preserved	2 (City Archives, Somerville Museum)	0	1 (Central Library)	Annually	CPA records	
Process: CPA projects are successfully implemented.	% of CPA projects that are completed within 3 years	NA	6%	NA	Annually	CPA records	<ul style="list-style-type: none"> Project implementers have sufficient capacity and funding to implement the projects they propose.
	% of projects that achieve their measures of success ⁸	NA	NA		Annually	CPA records	
	# of CPA applicants each year	15 (6- City	13 (4- City	13 (4- City; 7	Annually	CPA records	

⁸ Measures of success not required for CPA applicants until FY17 funding round

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	(disaggregated by type, new/previously applied)	departments; 9-Community (15 new/0 previous)	departments; 9 Community (6 new/7 previous)	community (5 new/7 funded)			<ul style="list-style-type: none"> The CPC is high functioning, in tune with community priorities, and possesses a breadth of experience across the CPA areas amongst its members. The CPC and the CPA Manager work effectively with applicants to ensure funded projects are realistic and eligible for CPA funding. Meaningful projects are proposed by City departments and community organizations.
	% of projects submitted as EDFs that receive funding	50% (12 out of 24)	45% (10 out of 22)		Annually	CPA records	
	# of preservation restrictions recorded (disaggregated by type)	0	0		Annually	CPA records	<ul style="list-style-type: none"> The CPC and the CPA Manager work effectively with applicants to ensure funded projects are realistic and eligible for CPA funding.
	% of CPA funded projects that combine multiple uses (blended)	0	7% (1)		Annually	CPA records	
	Geographic coverage of CPA projects	7/7 wards	4/7 wards		Annually	CPA records	
	% of CPA implementers that report the CPA program has benefited their organization	NA	NA		Annually	CPA applicant survey	
	% of CPA implementers that report CPA funding was very helpful to the goals of their organization	NA	NA		Annually	CPA applicant survey	

Input: CPA funding is available for City and community projects in: Affordable Housing, Open Space, Recreation Land, and Historic Resources.	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	Estimated annual CPA revenue	\$6,223,963 ⁹	\$2,878,304	\$1,924,661	Annually	CPA records	<ul style="list-style-type: none"> Funding for the Community Preservation Act continues through the support of residents, the City's administration and Board of Aldermen, and the state.
	Annual % allocation in each CPA area	45%- housing 15%- open/recreation 15%- historic 20%- flexible 5% admin	45%- housing 15%- open/recreation 15%- historic 20%- flexible 5% admin	45%- housing 15%- open/recreation 15%- historic 20%- flexible 5% admin	Annually	CPA records	
	Annual state match received	\$904,917	\$829,456		Annually	CPA records	
	Annual optional City appropriation (\$ and %)	\$2,555,671 ¹⁰ (41%)	\$510,844 (18%)		Annually	CPA records	
	Annual dollar amount awarded to projects (disaggregated by area)	\$4,179,487 (\$227,463- open/recreation; \$1,745,996- historic; \$2,206,028- housing)	\$5,630,123 (\$695,160- open/recreation; \$3,100,288- historic; \$1,834,675)		Annually	CPA records	
	# of new CPA projects funded (disaggregated by area)	17 (4- open/recreation; 8- historic; 5- housing)	14 (5- open/recreation; 4- historic; 5- housing)		Annually	CPA records	

⁹ FY15 revenue includes revenue from FY14.

¹⁰ FY15 city appropriation includes FY14 appropriation

CPA Applicant Survey

Application Experience

1. In your experience, how clear were the requirements of the application process?

1: very difficult to understand
2: somewhat difficult to understand
3: in between
4: fairly clear
5: very clear

How can we improve the clarity of the application process?

2. In your experience, how easy/difficult was the application process?

1: very difficult
2: somewhat difficult
3: in between
4: fairly easy
5: very easy

How can we increase the ease of the application process?

3. In your experience, how useful was the feedback you received during the application process?

1: not at all useful
2: somewhat useful
3: in between
4: fairly useful
5: very useful

How can we increase the usefulness of feedback you receive during the application process?

4. In your experience, how transparent was the application process?

1: not at all transparent
2: somewhat transparent
3: in between
4: fairly transparent
5: very transparent

How can we increase the transparency of the application process?

5. In your experience, how appropriate were the funding conditions placed on your project by the CPC?

1: not at all appropriate
2: somewhat appropriate
3: in between
4: fairly appropriate
5: very appropriate

Please share any feedback you have on funding conditions.

6. How much time did you spent in total on the application process?

1: Less than 5 hours
2: 5-10 hours
3: 10-15 hours
4: 15-20 hours
5: 20+ hours

7. Where did you hear about the CPA application process?

1: CPA Newsletter
2: City of Somerville social media
3: Word of mouth
4: Posted flyer
5: Other-

8. Do you have any other feedback on how to improve the application process?

Community Preservation Committee

1. How frequently did you interact with the CPC in the last year?

1: Once
2: 2-3 times
3: 3+ times

2. In what formats did you interact with the CPC? (check all that apply)

1: Community presentation as part of application process
2: Requested presentation at a CPC meeting (not part of application process)
3: Participated in CPA sponsored event
4: Other-

3. As a whole, how knowledgeable did you find the CPC in your project area?

- 1: not at all knowledgeable
- 2: somewhat knowledgeable
- 3: in between
- 4: fairly knowledgeable
- 5: very knowledgeable

4. Please share any feedback you have for the CPC.

CPA Manager

1. How frequently did you interact with the CPA Manager about your project in the last year?

- 1: 1-3 times
- 2: quarterly
- 3: monthly
- 4: weekly

2. In what formats did you interact with the CPA Manager? (check all that apply)

- 1: Meetings
- 2: Email
- 3: Phone
- 4: Site visit
- 5: Other-

3. In your experience, how useful was the support of the CPA Manager you received?

- 1: not at all useful
- 2: somewhat useful
- 3: in between
- 4: fairly useful
- 5: very useful

4. How can the CPA Manager increase the usefulness of support provided to applicants and project implementers?

Overall

1. Please share any additional feedback you have for Somerville's CPA Program.

2. Was your application funded? If no, thank you for your input. If yes, please continue to the next section.

Project Implementation Experience

1. In your experience, how clear were the reporting requirements?

1: very difficult to understand
2: somewhat difficult to understand
3: in between
4: fairly clear
5: very clear

How can we improve the clarity of the reporting requirements?

2. In your experience, how easy/difficult was it to access funds for your project?

1: very difficult
2: somewhat difficult
3: in between
4: fairly easy
5: very easy

How can we increase the ease of funding?

3. In your experience, how helpful was the reporting process in informing the CPC about your project?

1: not at all helpful
2: somewhat helpful
3: in between
4: fairly helpful
5: very helpful

How can we improve the reporting process to better inform the CPC about your project?

4. In your experience, how helpful was CPA funding to the goals of your organization/department?

1: not at all helpful
2: somewhat helpful
3: in between
4: fairly helpful
5: very helpful

Please provide any feedback you have on the value of CPA funds for achieving your organizational/departmental goals?

5. How much time did you spent in total on reporting on your project this year?

- 1: Less than 5 hours
 - 2: 5-10 hours
 - 3: 10-15 hours
 - 4: 15-20 hours
 - 5: 20+ hours
-
- 6. Have you included recognition of CPA funding on your organization's website and in other relevant materials?
 - 7. Do you have any other feedback on how to improve the reporting process?

Support to CPA project implementers

- 1. Would your CPA funded project have gone forward if it had not received CPA funds?
 - 1. Yes
 - 2. No
- 2. Has your organization benefited from being part of the Somerville CPA program beyond receiving funds?
 - 1. Yes
 - 2. No

If yes, please describe.
- 3. Are there additional ways your organization could be supported by the CPA program in the future?



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE MINUTES SEPTEMBER 28, 2016

MEMBERS

Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
James McCallum
Uma Murugan

STAFF

Kristen Stelljes

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

Members Present Chair Dick Bauer, Vice Chair Michael Fager, Michael Capuano, Elizabeth Duclos-Orsello, Arn Franzen, Ezra Glenn, James McCallum

Members Absent Uma Murugan

Staff Present Kristen Stelljes

Others Present Glenn Ferdman and Kevin O'Kelly, Somerville Public Libraries; Laura de la Torre Bueno, Hayyim Feldman, Barbara Mangum, two university students

The chair opened the meeting at 6:34p.m.

Agenda item 1: Public comment period

No members of the public had comments to share.

Agenda item 2: Approve minutes from 7/27/16

The minutes from the July 27 meeting were approved by a vote of 5-0 upon a motion by Mr. Capuano, seconded by Mr. Franzen.

[Liz Duclos-Orsello joined the meeting]

Agenda item 3: Consideration of disbursement for funds for Somerville Museum FY15 and FY16 grants

Mr. Bauer explained that when the CPC recommended funding for the Somerville Museum's FY16 grant, it placed a condition on the project that no funds would be released until all permits were received. There is now a lawsuit against the Museum appealing the Zoning Board of Appeals permit the Museum received for the elevator construction project.

Ms. Magnum clarified that the ZBA permit for the elevator stands, but if the Museum proceeds they do so at risk. If they constructed the elevator and then lost the lawsuit, they would need to tear the

elevator down. The Museum must become compliant with all building codes, including ADA access, as a result of repairs they made to their roof. The Massachusetts Architectural Access Board ruled that the Museum must construct an elevator that makes all floors of the building accessible. The Museum received approvals from the MAAB, the Somerville and Massachusetts Historic Commissions and the ZBA for the final design. Abutters are now appealing the ZBA permit.

[Ezra Glenn joined the meeting]

Ms. Mangum requested that the CPC approve the Museum to go forward with the aspects of the FY16 grant that do not involve the elevator, including the security system upgrades, inventory of the collection, and design for Phase 6 capital improvements. This amount comes to \$95,907 out of the grant, which was made for \$423,480.

Ms. Stelljes shared that the City Solicitor who advises the CPA program said that his opinion is that the CPC could release the grant funds for the aspects of the grant that are not at-risk as a result of the lawsuit.

Mr. Fager said he was not supportive of releasing funds to support aspects of the project that are at-risk because of the CPC's role in ensuring effective use of the CPA funds, which are public. Ms. Duclos-Orsello expressed her support of releasing funds for the aspects of the FY16 grant that are not at-risk as a result of the lawsuit.

Ms. Mangum shared that they had cost savings of \$10,000 in the FY15 grant that has been used to pay the higher design costs as a result of the multiple versions necessary to meet both MAAB and historic commission needs in preparation for applying for permits. Mr. Glenn said he was supportive of the Museum using cost savings in one area to support expenses in other areas that were included in the original grant.

Upon a motion by Mr. Glenn, seconded by Ms. Duclos-Orsello, the Committee voted 7-0, to release the funds for security, climate control, collection inventory, hardware for the Central St. door, and handrail for Central St. steps, from the FY16 grant to the Somerville Museum.

Ms. Duclos-Orsello clarified that the remaining funds for the FY16 would remain in the project account and would be available upon resolution of the lawsuit. Ms. Stelljes responded that the funds will be available for three years following the signing of the grant agreement. At that point, the grant agreement would need to be renewed if funds remained unspent.

Mr. Franzen asked for a report on Somerville Museum funding from the two existing grants. Ms. Stelljes responded that she would prepare a report for the Committee.

Agenda item 4: Consideration of revised Central Library Mold Remediation application

Mr. Bauer reminded the Committee that the Central Library submitted a funding request in FY16 for this project but put the application on hold while the Library determined the best way to remediate the historic materials in the Closed Stacks and ensure they will be preserved in the future. The Committee had earmarked \$100,000 of the FY16 project funds for this project.

Mr. O'Kelly described the options the Central Library considered for the project, which included two quotes for the mold remediation and two quotes for the climate control work. The mold remediation work will include cleaning the Closed Stacks and historic materials impacted by the mold outbreak. These materials will be relocated to the Local History Room. The Local History Room requires more effective climate control to ensure the materials are preserved. For the mold remediation work, the Polygon Associates proposal is the most thorough and they are internationally recognized for the quality of their work. For the climate control work, the proposal for a portable air conditioning unit was selected as the preferred option because it would be the most economical, least invasive, and most accommodating to Library patrons. Installing a new HVAC system for the room would require converting an existing office to storage for the equipment. The total request for CPA funds is \$21,279

Mr. Capuano commended the Central Library's approach in selecting contractors for this work and explaining their choices to the Committee.

Mr. Franzen asked who advised the Library in their selection of contractors and approach. Mr. O'Kelly responded that the work responds to an assessment done in 2009 by the Northeast Document Conservation Center.

Mr. Fager asked how the Central Library would manage the heat the air conditioning unit would generate. Mr. O'Kelly said he believes the venting pipe goes into the janitorial closet. Mr. Fager then asked if the maintenance and running of the unit would be included in the Central Library's budget. Mr. O'Kelly responded that it would.

Upon a motion by Mr. Capuano, seconded by Mr. Franzen, the Committee voted 7-0 to recommend \$21,279 in funding from the historic resources reserve to the Central Library mold remediation project with the funding conditions detailed in the funding recommendation.

Agenda item 5: Consideration of emergency funding application for 83 Belmont St.

Mr. Bauer provided the background that the 83 Belmont St. is being considered outside of the annual CPA funding cycle because the house was damaged in a fire and the work needs to be completed this year. The application is being considered by the CPC and not the Historic Preservation Commission local historic district fund, because the home is not a local historic district, though the owners had made efforts for it to become one.

Ms. de la Torre Bueno described her home which was completed in 1894. The home was intact when it was purchased but was significantly damaged in a fire started by an unattended candle. The window was damaged when bolts were put through the stained glass window when the window was boarded

up. Jim Anderson, who is the only glass artist in the area that does hand painting- a technique used on the original window- has been hired to recreate the window using some pieces of the original window that were salvaged. The window is visible on the side of the house when you walk up the street from Highland.

Mr. Capuano asked Ms. Stelljes to provide further detail on the email from the Community Preservation Coalition regarding CPA legislation's "no supplanting" provision. Ms. Stelljes explained that the 83 Belmont homeowners have already paid a deposit of \$1,450 for the window and are requesting funds to cover this deposit. If this were a City project, CPA funds could not be used to refund the deposit because of the "no supplanting" provision. Because the project is in a private home, it is up to the discretion of the CPC about whether or not to grant funds to reimburse the homeowners for the deposit. Ms. Duclos-Orsello said her interpretation of the email is that it would be possible for CPA funds to reimburse a private entity without raising red flags.

Mr. Fager clarified that the stained glass is only for the transom portion of the window. Ms. de la Torre Bueno added that the lower portion of the window is plate glass.

Mr. Bauer notified the Committee that the Historic Preservation Commission has not provided a recommendation on this project. The project was slated to be on the agenda for the HPC meeting the week before the CPC meeting but the HPC meeting was canceled because there was not a quorum. Mr. Bauer's assessment was that because the building is on the national historic register, an HPC determination is not necessary. The building's national register status and the documentation provided by the applicant are sufficient to satisfy Mr. Bauer in the eligibility of this project for CPA funding.

Upon a motion by Mr. Glenn, seconded by Mr. Capuano, the Committee voted 7-0 to recommend funding \$4,510 from the historic resources reserve for the restoration of the stained glass window at 83 Belmont with the funding conditions detailed in the funding recommendation.

Agenda item 6: Process for filling Courtney Koslow's seat

Ms. Koslow's resignation from the CPC has left an open general public seat. Ms. Stelljes is leading a process to fill this seat, replicating the process that was followed in the original search for general public members when the CPC was first constituted. Mr. Bauer shared that the CPC ordinance requires that the general public members be appointed by the Mayor following a public process.

Ms. Stelljes added that the new general public member will be able to complete Ms. Koslow's term, which will end December 31, 2017, and will then be able to serve a full three year term.

Mr. Franzen asked where the position will be advertised. Ms. Stelljes responded that it will be posted in CPA News and through the other regular City communication channels, including ResiStat.

Ms. Stelljes asked if there were any specific skills or areas of focus the CPC would like to see added to the Committee so it could be noted in the application materials. She noted that there would be a review

committee that would review the applications and help select the final candidate to recommend to the Mayor. Ms. Duclos-Orsello noted that she has been touting the original process and she was interested in applying because there was a well-thought out public process that was broad and flexible. Ms. Stelljes added that she has received a lot of positive feedback on the original process so she is seeking to replicate it.

Mr. Glenn will be the CPC's representative on the selection review committee.

The Committee agreed that Ms. Koslow's service to the CPC should be formally recognized.

Ms. Duclos-Orsello requested that the press release be translated and distributed in multiple languages including Haitian Kreyol, Portuguese and Spanish.

Agenda item 7: Review of request to spend CPA funds to create a Prospect Hill Tower virtual tour video

Ms. Stelljes shared that the City is requesting up to \$8,000 in unspent funds from the Prospect Hill Tower stabilization project to create a virtual tour video of the Tower as an ADA accommodation.

Ms. Duclos-Orsello asked if the project would independently eligible for CPA funds. Ms. Stelljes responded she had asked the Community Preservation Coalition and they said the video was not an eligible use of admin funds and the Coalition could not answer as to whether or not the video was eligible for project funds. She added that the video is necessary for the Tower to be open to the public, which was a reason for funding the stabilization project. Because it would not be feasible to add an elevator to the Tower, physical accommodations are not possible.

The remaining funds from the Tower stabilization will be returned to the historic preservation reserve.

Upon a motion by Mr. Glenn, seconded by Mr. Capuano, the Committee voted 7-0 to recommend spending up to \$8,000 to create a virtual tour video of the Prospect Hill Tower.

Mr. Bauer added a note of thanks to Abby Freedman, member of the Historic Preservation Commission, for her assistance in selecting the finalist to create the video.

Mr. Glenn requested that the video be available in Haitian Kreyol, Portuguese, Spanish. Ms. Stelljes responded that they will be included as subtitles.

Agenda item 8: Review of FY17 eligibility determination forms

Armory Soundproofing, Arts at the Armory: Ms. Stelljes noted that the Community Preservation Coalition provided an email saying that some CPC communities only use historic resources to preserve buildings that are at risk and others fund projects that make historic buildings usable for modern use. The soundproofing is essential to the Arts at the Armory's business model to allow them to have

functions at night. The Armory is on the State historic register and has a preservation restriction that is held by the state.

Mr. Fager questioned the eligibility of the project. Mr. Capuano responded that his assessment is the project is eligible because the definition of rehabilitation includes repairs to make assets functional for intended use. Mr. Frazen agreed.

Ms. Duclos-Orsello asked about the ability of the project to comply with the US Secretary of the Interior's standards for historic rehabilitation. Mr. Glenn said the project would be eligible to apply but the application would need to demonstrate how the work complies with the US Secretary of the Interior Standard. Ms. Duclos-Orsello asked that the applicant be informed that this information be included in the application. Mr. Glenn also asked that the requirement for support by the owner should be flagged for the applicant.

Upon a motion by Mr. Capuano, seconded by Mr. Glenn, the Committee voted 6-0 with Mr. Fager abstaining that the Amory Soundproofing project is initially eligible for CPA funding.

Rehabilitation of 59 Cross St. (Grace Baptist Church): Mr. Bauer noted that this project could be potentially eligible for the LHD Property Owners Fund. He also noted that there is a lawsuit against the Town of Acton CPC regarding the historic preservation of religious buildings, but has received an initial favorable ruling. Ms. Stelljes added that it is a local historic district building and disclosed that her son attends the day care located in the building.

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. Glenn, the Committee voted 7-0 that the 59 Cross St. project is eligible for CPA funding.

Somerville Museum Capital Improvements, Somerville Historical Society: Ms. Stelljes noted that the funding is for the elevator and asked the CPC for its advice to the applicant on how they will consider the funding given the lawsuit appealing the Museum's ZBA permit. Mr. Fager and Mr. Capuano said that the project is eligible, but they would not be likely to recommend funding given the lawsuit. Mr. Glenn said he would be in favor of showing a strong vote of support by recommending the funding so monies will be available when they can use it. If funding is not recommended this year, they could be encouraged to apply for funds in a later year. Mr. Bauer said he would be supportive of them applying this year. Ms. Duclos-Orsello said the applicants should make their own determination of risk.

Upon a motion by Mr. Capuano, seconded by Mr. Glenn, the Committee voted 7-0 that the Somerville Museum Capital Improvements Project is eligible for CPA funding.

Milk Row Cemetery Greenspace Design, City of Somerville: Mr. Fager asked if the Milk Row Cemetery would be opened to the public more frequently once the work is finished. Ms. Stelljes shared that part of the reason for the cemetery to be closed is that the gravemarkers are fragile. Because these

gravemarkers will be restored through the FY16 CPA project, the CPC should ask the applicant if the cemetery will be open more once this work is complete.

Upon a motion by Mr. Capuano, seconded by Ms. Duclos-Orsello, the Committee voted 7-0 that the Milk Row Cemetery project is eligible for CPA funding.

O Virginia Pocket Park, Groundwork Somerville: Mr. Capuano asked if pocket parks are eligible for CPA funding. Ms. Stelljes responded that they are, but temporary parklets are not eligible. Mr. Franzen said that the land area very is small and is owned by the state. Mr. Bauer raised concerns that the state is not a co-applicant on the project. Mr. Fager asked if this project would be perpetual and Mr. Franzen said that he imagines the project would last as long as Groundwork maintained it. Ms. Duclos-Orsello said that given the limited opportunities the City has for creating open space, this is an exciting project. Somerville is at the vanguard of considering how to use CPA funds for open space in dense urban communities.

[Mr. Capuano departs the meeting]

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. McCallum, the Committee voted 6-0 that the O Virginia Pocket Park is potentially eligible, pending the property owner becoming a co-applicant on the project.

ArtFarm, City of Somerville: Mr. Fager asked where this project is located. Committee members responded it is the old trash incinerator site. Ms. Stelljes noted that this project could be time-limited because it is in one of the City's transformation areas. Mr. Glenn responded that the CPC will take this into consideration when determining the level of funding it recommends. Mr. Glenn asked to confirm that none of the CPA funds would go to programming and Mr. Fager asked how large the site is. Ms. Stelljes responded that the CPA funds would only be used for the urban forest and community agriculture aspects of the site. The site is 2.2 acres and about half will be for agriculture and the urban forest. Mr. Franzen noted that ArtFarm is included in the Open Space Plan.

Upon a motion by Mr. Frazen, seconded by Mr. McCallum, the Committee voted 6-0 that the ArtFarm project is eligible for CPA funding.

Blessing of the Bay Park, Mystic River Watershed Association: Ms. Stelljes noted that the project has a letter of support from the Department of Conservation and Recreation but they are not the co-applicant as required. Mr. Fager disclosed that he must abstain from votes related to this project because he is on the board of the Mystic River Watershed Association.

Mr. Fager asked if the City had a role in the boathouse. Ms. Stelljes said it does, so the City, DCR, Groundwork and the Mystic River Watershed Association will need to work collaboratively on the project.

Upon a motion by Mr. Duclos-Orsello, seconded by Mr. Franzen, the Committee voted 5-0 with Mr. Fager abstaining, that the Blessing of the Bay Park is potentially eligible for CPA funding, pending DCR becoming a co-applicant on the project.

Butterfly Garden Pocket Park at Morse Kelly, City of Somerville and Green and Open Somerville: The City of Somerville and Green and Open Somerville are co-applicants on this project. Green and Open Somerville is not a 501c3, so the funds will need to go to the City.

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. Glenn, the Committee voted 6-0 that the Butterfly Garden Pocket Park is eligible for CPA funding.

Community Growing Center Improvements, Friends of the Community Growing Center: The Growing Center license states that the Friends of the Community Growing Center can apply for CPA funds, but requires written approval from the City to make changes. The applicant will need to include written approval from the City along with the application in order to be approved.

Upon a motion by Mr. Franzen, seconded by Mr. Duclos-Orsello, the Committee voted 5-0 that the Community Growing Center project is eligible for CPA funding. [Mr. Glenn was not in the room for the vote]

Community Path Survey, City of Somerville: The City will also contact the MBTA to determine if they have the kind of survey needed for the CPA funded design project. If a survey can be located, the City will withdraw this application.

Upon a motion by Mr. Fager, seconded by Mr. Duclos-Orsello, the Committee voted 6-0 that the Community Path Survey project is eligible for CPA funding.

Healey School Yard Design, City of Somerville: This project is the next phase of the Healey-Mystic Master Plan that received an FY15 CPA grant. Mr. Fager asked why this project is requesting CPA funds rather than asking for funds from the School Department. Mr. Franzen explained that he would like to see the City's Parks and Open Space division taking a larger role in the design of schoolyards. Mr. Bauer added that school yards are City property, rather than being owned by the School Department.

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. Glenn, the Committee voted 6-0 that the Healey School Yard Design project is eligible for CPA funding.

Henry Hansen Park, City of Somerville: Mr. Fager advocated that this parcel become a park when the parcel was acquired by the City for non-payment of taxes. It is dedicated to Henry Hansen, one of the original flag raisers at Iwo Jima, whose mother lived across the street. Mr. Franzen will support Veterans Services in implementing this project.

Upon a motion by Mr. Fager, seconded by Mr. Franzen, the Committee voted 6-0 that the Henry Hansen Park project is eligible for CPA funding.

Open Space and Recreation Land Acquisition Fund, City of Somerville: Mr. Bauer stated that the FY16 application for this fund has not yet been approved by the Board of Aldermen.

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. Fager, the Committee voted 6-0 that the Open Space and Recreation Land Acquisition Fund is eligible for CPA funding.

Winter Hill School Yard, City of Somerville: Ms. Stelljes noted this project will fund the construction of an improved schoolyard. The installation of an artificial turf field at the school is a separate project and no CPA funds are requested for this project.

Upon a motion by Mr. Franzen, seconded by Mr. Glenn, the Committee voted 6-0 that the Winter Hill Schoolyard project is eligible for CPA funding.

Healey School Lot Acquisition, City of Somerville

Upon a motion by Mr. Fager, seconded by Mr. Franzen, the Committee voted 6-0 that the Healey School Lot Acquisition project is eligible for CPA funding.

Agenda item 9: Volunteers for logo and sign design sub-committee

Ms. Duclos-Orsello and Mr. Franzen volunteered to serve on the sub-committee. Ms. Stelljes will also ask Ms. Murugan if she would be interested in participating.

Next meeting: The CPC's next meeting will be held at 6:30pm on October 26, 2016 at the Visiting Nurse Association.

Meeting Adjournment

Upon motion from Mr. Capuano, seconded by Mr. Fager, the Committee voted 6-0 to adjourn at 9:10.

Documents and Exhibits

1. Agenda
2. Minutes from July 27 meeting
3. CPA FY17 Reserve Allocations
4. Central Library Mold Remediation memo and funding recommendation
5. 83 Belmont Stained Glass Window application and funding recommendation
6. Draft application materials for open CPC general public seat
7. Memo requesting up to \$8,000 for a virtual tour video of Prospect Hill Tower
8. Eligibility Determination Forms

Somerville Museum FY15 CPA Grant- Actual and Anticipated Expenditures

Numbers in bold= CPA disbursements

Expenditures to date

Phase 1a: Completed	Budgeted	Actual	Difference	Paid? (Y/N)
Purchase and install high-water alarm	\$150.00	\$0.00	\$150.00	N project delayed
Purchase and install environmental monitors	\$708.00	\$1,416.00	-\$708.00	Paid in full
Purchase and install back-up sump pump	\$1,000.00	\$1,857.00	-\$857.00	Paid in full
Insulate attic	\$9,060.50	\$18,340.00	-\$9,279.50	Paid in full
Purchase and install exhaust fan	\$1,595.00	\$0.00	\$1,595.00	N project delayed
Begin interior storm window project	\$28,378.00	\$19,430.00	\$8,948.00	half payment
Shade project	\$18,912.00	\$0.00	\$18,912.00	N
Elevator design Nov. 1, 2015 to May 31,	\$12,485.00	\$30,451.00	-\$17,966.00	Y
R Graf oversight of projects	\$4,546.50	\$4,784.00	-\$237.50	Y
Phase 1a subtotal:	\$76,835.00	\$76,278.00	\$557.00	
Phase 1a CPA disbursement:	\$69,151.50			
Museum 10% retainage:	\$7,683.50			

Anticipated Expenditures

Phase 1b: In Progress	Budgeted	Updated Estimate of Cost	Difference	Paid? (Y/N)
Purchase and install high-water alarm	\$150.00	\$0.00	\$0.00	project delayed
Purchase and install environmental monitors	\$708.00	\$0.00	\$0.00	paid in full prior
Purchase and install back-up sump pump	\$1,000.00	\$0.00	\$0.00	paid in full prior
Insulate attic	\$9,060.50	\$0.00	\$0.00	paid in full prior
Purchase and install exhaust fan	\$1,595.00	\$0.00	\$0.00	project delayed

Complete storm window project	\$28,378.00	\$19,430.00	\$19,430.00
Shade project	\$18,912.50	\$31,700.00	\$31,700.00
Elevator design and development	\$12,485.00	\$7,547.25	\$18,465.00
R Graf oversight of projects	\$4,546.50	\$4,308.50	\$4,308.50
Totals Phase 1b	\$76,835.50	\$62,985.75	\$73,903.50
Revised budget for Phase 1b	\$73,903.50		
Revised budget minus Phase 1b carry over (-557)	\$73,346.50		
Total disbursement Phase 1b	\$66,011.40		
Somerville Museum 10% retainage	\$7,334.65	\$6,298.58	\$7,390.35
Phase 1 CPA close out payment	\$15,018.10		
Phase 2: Anticipated			
Complete installation of water alarm	\$0.00	\$300.00	\$300.00
Complete installation of attic vent and exhaust fan	\$0.00	\$3,190.00	\$3,190.00
Construction of basement interior	\$13,200.00	\$13,200.00	\$13,200.00
R Graf oversight of perimeter drain	\$1,320.00	\$1,320.00	\$1,320.00
Total Phase 2	\$14,520.00	\$18,010.00	\$18,010.00
Phase 2 Total 90% disbursement	\$16,209.00		
Phase 2 close out payment	\$1,801.00		

Total paid to Somerville Museum: FY15 CPA Grant	\$168,191.00
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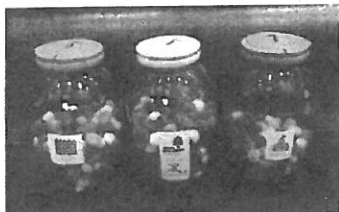
FY16 CPA Detailed Budget Form				
Somerville History Society also Somerville Museum				
Berkshire Museum				
January - December 31, 2016				
CPA application				
Accountability Project (addition with detail)	Activity	cost estimate	cost estimate	cost estimate
P Quinn Architects, June 12 proposal	SCOPE 1	This has been paid and is not included here		
	Existing building design, site, parking and landscaping, design program proposal, mechanical systems, schematic design			
SCOPE 2	Permitting Assistance	\$8,000		
SCOPE 3	Construction Documents			
Architecture Fee	\$25,000			
structural engineering fee	\$15,000			
MEP/EIR engineering fee	\$10,000			
creation of permit set				
creation of construction documents				
SCOPE 4	Construction Review	\$5,000		
30 hours				
bid assistance and analysis				
changes in drawings				
change order review				
review of requests				
ask meeting record notes by others				
Other Costs				
documents	\$2,000			
			Phase subtotal	\$63,000
Chip Sheehan construction estimate 10/28/2015				
interior master shaft permit	\$4,500			
demolition/construction	\$21,800			
excavation/construction/measure	\$21,400			
structural	\$43,900			
exterior walls and finishes	\$72,800			
electrical	\$17,500			
interior finishes	\$14,000			
LOCA permits	\$75,000			
			Sheehan subtotal	\$267,100
Other				
operated hardware and display				\$5,950
server housed on Central St. steps (MAAB)				\$1,400
2 protective barriers for Bulfinch staircase				\$3,000
			Other subtotal	\$10,400
Administration and Oversight				
Richard Graf, AIA oversight (15%)				\$18,875
B. Marquon, Project Director (15%)				\$10,125
			Administration and Oversight subtotal	\$29,000
15% contingency				\$54,675
			ABA elevation total	\$419,175
Security System Upgrades				
intrusion related				\$4,800
10% addition				\$13,100
			subtotal	\$18,077
R. Graf oversight (15%)				\$2,664
B. Marquon project director (15%)				\$1,543
10% contingency				\$1,863
			Security/Upgrades total	\$22,078
Inventory of Collections with 6 categories				
storage materials				\$4,314
conservation supplies				\$1,845
digital documentation equipment				\$1,286
computer equipment for database and storage of images				\$4,996
safety supplies and personal protection from mold and dust				\$1,708
			subtotal	\$13,149
			15% contingency	\$2,122
			Inventory total	\$15,444
Phase 6 Design (collection storage area improvements for information and improved access)				
P Quinn Architects				\$50,000
Conservation Consultant (R. Karchner) for environmental impact				\$4,000
Mechanical planning/structural consultants				\$3,000
HVAC engineer specializing in Museum environmental issues				\$4,000
			subtotal	\$41,000
Richard Graf oversight (15%)				\$2,150
B. Marquon Project Director (15%)				\$2,150
			15% contingency	\$7,950
			Phase 6 Design Total	\$54,150
Palladian Window Installation on the rear of the Museum's building as recommended by the Mass Historical Commission				
P Quinn Architects Design including engineering	\$2,000			
Contractor General Conditions	\$15,000			
Masonry rough and finish	\$10,000			
Trimming, painting (interior finish)	\$3,000			
interior finish	\$5,000			
plaster window	\$2,500			
contingency	\$5,000			
R Graf oversight (15%)	\$2,125			
			Palladian Window Restoration total	\$44,625
Indirect Costs				
Executive Director	Executive Director	3/18 FT		\$60,000
Barbara Marquon	President, Uncompensated	1/18 FT		\$18,000
Dawn Bennett	Treasurer	540 hrs x 8 hrs/week x 50 weeks		\$12,000
Archives/Collections Care volunteers	6 individuals	part-time		\$27,000
Museum overhead	15% of operating	\$3,900		\$3,900
B. Total indirect costs			Subtotal	\$118,900
B6. Total Project Costs			Direct and indirect	\$674,549
31. Project Funding				
requested from the CPA	Wallace Foundation			\$623,480
NEFF				\$47,219
reporposing of CPA FY15 funds for a when can 10 to the elevator project				\$4,850
private donations**				\$0
costs***				\$118,900
Museum shared indirect costs***				\$674,549
Total project cost				\$133,089
Museum share				
% Museum share of project				37%
% CPA FY15 share of project				63%
**P Quinn Architects pricing reflects a 10% discount for nonprofits				
*** Does not include a \$50,000 private pledge to the Museum toward related costs above what is directly historic preservation, i.e. changes such as replacement of carpet on the first floor, replacement of flooring in the 4C restrooms, painting of walls in the second floor to match the new addition, changing out the roof line on the second floor to match the addition. This work is planned to be done in conjunction with the ADA related construction.				\$50,000
*** does not include over \$45,000 in donations that the Museum has raised to pay for the costs that the ADA project has incurred between 3/1/2012 and 12/31/2015 for the new code report, permit design, current design of the elevator addition, various permits and a second building code project. If these two costs were included in the Museum's share of the project, as well as the donated time during the period of the Museum's volunteer board, the Museum's share would rise to approximately 50%.				\$45,000
Total Project Cost: historic and contemporary work				\$137,589
Museum's share				\$144,589
% Museum share				65%

CPA @ SomerStreets- Davis Square**Final Vote**

Affordable Housing: 38.2% (262)
 Open Space/Recreation: 32.9% (226)
 Historic Resources: 23.0% (158)
 Flexible: 5.8% (40)
 Total: 686 (68+ people)

CPA @ SomerStreets- Highland Ave**Final Vote**

Affordable Housing: 33.1% (202)
 Open Space/Recreation: 34.3% (209)
 Historic Resources: 22.0% (134)
 Flexible: 10.7% (65)
 Total: 610 (61 people)

CPA @ SomerStreets- Somerville Ave**Final Vote**

Affordable Housing: 37.5% (223)
 Open Space/Recreation: 41.0% (243)
 Historic Resources: 21.5% (128)
 Flexible: 0*
 Total: 595 (60 people)

* Flexible jar not used after first 30 minutes due to high winds and lack of large enough rocks

Total

	Davis	Highland	Somerville	Average
Affordable Housing	38.2% (262)	33.1% (202)	37.5% (223)	36.3%(687)
Historic Resources	23.0% (158)	22.0% (134)	21.5% (128)	21.5%(420)
Open Space/ Recreation	32.9% (226)	34.3% (209)	40.8% (243)	35.9%(679)
Flexible	5.8% (40)	10.7% (65)	0.1% (1)*	5.6%(105)
Total	686	610	595	1891

* Flexible jar not used after first 30 minutes due to high winds and lack of large enough rocks