



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES
NOVEMBER 19, 2019

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

Members Present Michael Fager Chair, Uma Murugan Vice Chair, Dick Bauer, Laura Beretsky, Luisa Oliveira, Eleanor Rances, Tatiana Shannon, Amelia Aboff, Jane Carbone

MEMBERS
Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Amelia Aboff
Jane Carbone
Eleanor Rances
Luisa Oliveira
Tatiana Shannon
Laura Beretsky

STAFF
Judith Tumusiime

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

Agenda item 1: Public comment period

No members of the public were present.

Agenda item 2: Consideration of Preservation Restriction for Temple B'nai Brith

Mr. Michael Fager informed the committee that five years ago in the first round of requests, the committee gave \$450,000 dollars to Temple B'nai Brith on Central Street from the historic preservation funds to upgrade their building including the elevator. He added that as part of the grant there was a public access requirement and five years on, the public access agreement has not yet been finalized. He informed the committee that the team from the Temple met with Mr. Fager, Ms. Murugan, Ms. Tumusiime, Ms. Stelljes, and Ms. Eileen McGettigan the City's Attorney at the Temple on Thursday November 14. Mr. Fager shared with the committee that the teams discussed a number of issues and an outline of agreement was developed which included access to non-secured spaces and non holy spaces in the temple that could be opened to meetings involving city staff such as the CPC meetings because of security concerns. He informed the committee that the Jewish holidays would be considered in the agreement and that the outline of the draft agreement was being reviewed by the City Attorney and the Temple's Attorney.

Mr. Fager told the committee that because the agreement had taken long, there were concerns about payback provisions in the draft agreement should the building be destroyed or transferred or sold within certain period of time. He said that those provisions were being negotiated. Mr. Fager informed the committee that Ms. Tumusiime had included the outline of the agreement from the Temple's Attorney.

Ms. Tumusiime advised the committee that the outline agreement from the Temple's Attorney should not be used as reference or shared and Mr. Fager agreed that there was no agreement yet.

Ms. Aboff reminded the committee that the Jewish holidays start at sunrise until sunset and Mr. Fager suggested that each holiday should be marked as two days on the calendar. Ms. Oliveira asked about the next steps and Mr. Fager responded that Ms. Eileen M. McGettigan (City Attorney) had asked those who were present at the meeting to make a recollection of what was discussed and give input into the agreement outline. He added that Ms. McGettigan was reviewing it and that she was going to get in touch with the Temple's Attorney and continue the negotiations. He further informed the committee that the outstanding issues in the agreement would not be resolved until next year. Ms. Aboff inquired if the committee had been involved in the negotiation and Mr. Fager responded that they had always been involved and that they always met with the City Attorney who informed them of the progress and considered the opinions of the committee.

Agenda item 3: Discussion of Affordable Housing Trust Fund (AHTF) report

Ms. Tumusiime presented the AHTF report and stated that the FY20 allocations are likely to change after the confirmation of the State match. She said that the city had received preliminary State Match allocations on November 18, 2019. Ms. Murugan commended the report and said that the report was the richest the committee had ever received. Mr. Fager asked if the committee could incorporate the report in the committee's records. Mr. Bauer moved a motion to accept the AHTF report and Ms. Murugan seconded it. The report was accepted by a vote of 9:0.

Agenda item 4: Discuss November CPA Semi Annual report

Ms. Tumusiime presented the semi-annual report and highlighted the progress of the projects and the expenditure in the three categories of community housing, open space and recreational land, and historic resources. Ms. Oliveira asked about the emergency fund allocated to the Growing Center and whether it had been used. Ms. Tumusiime responded that she had not received an update on the fund utilization before the meeting and said she would give an update at the next meeting. Mr. Fager asked about the FY16 Community Path project and why that money has not been spent. Ms. Oliveira responded that it was due to capacity issues and that also the Engineering department was doing work on it and wanted them to first finish the Engineering work and that the project was going to start next year. Mr. Fager asked about the Healey school yard and Ms. Oliveira responded that the designs had been finalized and that the project was going to start soon. Mr. Fager asked that if they were finalizing the designs why some money hadn't been used and Ms. Oliveira responded that some money had been used. Ms. Tumusiime added that the design was being finalized but that she had not received updates on the fund utilization. Ms. Oliveira added that a number of meetings had been held and that the design was almost complete and would go to bidding soon.

Ms. Murugan asked whether the GLX design would affect the community path and Oliveira responded that the design would not affect the path. Ms. Tumusiime requested Ms. Oliveira to give highlights on the pending open space projects. Ms. Oliveira informed the committee that the communities around Prospect Hill wanted the sidewalks open immediately but that it was not possible because the concrete

needed to be cured. Ms. Tumusiime informed the committee that there was a draft split lot for 35 Richardson which confirmed the 0.13 acres. Ms. Oliveira informed the committee that the Art Farm project had moved to the capital projects team and that there were certain legal requirements, for example a project manager. She said that they were working through the final designs which will be submitted to the City Council for funding allocation. Ms. Tumusiime informed the committee that the Mystic River project was still mobilizing funds and that the Association hoped to seek CPA funding next fiscal year. Ms. Oliveira informed the committee that the Powderhouse project would begin in spring and that the certificate of occupancy was tied into the park being finished.

Mr. Bauer moved the motion to accept the report with amendments and was seconded by Ms. Murugan. The report was accepted by a vote of 9:0.

Agenda item 5: Project updates

Ms. Tumusiime informed the committee that the project updates were covered under agenda item 4 above. She said that the Growing Center had requested renewal of its license agreement which was expiring on December 31. The committee referred the issue to the City Attorney and requested that the conditions of public access and signage should be incorporated into the agreement.

Agenda item 6: Accept additional state match funds and approve revised budget for FY20 projects

Ms. Tumusiime informed the committee that the city had received preliminary state match fund of \$289,304 and that there was potential for additional funding from the \$20 million state budget surplus fund allocated to the trust fund. She informed the committee that she had shared with them the communication on the preliminary releases from the Community Preservation Coalition. She said that based on the preliminary information, all the CPA communities had received a 14.1% match on round one of the trust fund distribution.

Ms. Tumusiime presented the proposed mid-year budget adjustments for the additional FY19 revenue which included \$100,000 city appropriation and FY20 additional state match revenue of \$12,683 received to bring the budget in alignment with the Community Preservation Plans for FY20. Mr. Bauer requested clarification on the funding request of the four proposals which was more than the available funding. Mr. Fager informed the committee that the numbers he had used were different from the numbers in the new table. Ms. Tumusiime apologized for the mix up and said that the funding categories presented at the previous meeting which were for FY19. She informed the committee that the new tables had the funding for FY20. The committee confirmed the FY20 funding from the city budget.

Agenda item 7: Discuss FY20 applications

Ms. Tumusiime presented the funding requests for the FY20 applications.

Visiting Nurse Association

Mr. Fager informed the committee that the VNA had withdrawn their funding request. Ms. Murugan asked if it was because of the public access and Mr. Fager responded that the VNA was concerned about the issues of public safety of the residents.

City of Somerville Open Space Acquisition and Improvements Stabilization Fund

The Committee was supportive of fully funding the funds requested for the open space acquisition and improvements stabilization fund.

Upon a motion by Ms. Aboff seconded by Ms. Murugan, the Committee voted 9-0 to recommend \$200,000 from open space and recreation budget and budget reserve for the open space acquisition and improvements stabilization fund.

Central Hill Campus Phase I

The Committee was supportive of fully funding the funds requested for the renovation of Central Hill including the Central Hill playground, Memorial Walk East, and Gold Star Plaza.

Upon a motion by Ms. Aboff seconded by Ms. Murugan, the Committee voted 9-0 to recommend \$300,000 from open space/recreation budget for the renovation of Central Hill including the Central Hill playground, Memorial Walk East, and Gold Star Plaza.

Elizabeth Peabody House, Addressable Fire Alarm System

The Committee was supportive of fully funding the funds requested for the Installation of an addressable fire alarm system.

Upon a motion by Ms. Aboff seconded by Ms. Murugan, the Committee voted 9-0 to recommend \$38,000 from the historic budget for the Installation of an addressable fire alarm system.

Somerville Museum, Access for All (Part 2)

Ms. Oliveira and Ms. Carbone were concerned about the frequency of the funding request from the museum and the public benefit. Mr. Bauer responded that the elevator had been a major obstacle and that if it was built it would improve access. Ms. Shannon added that being ADA accessible makes the museum eligible for state, federal and private funding. Ms. Rances asked if the request was for renovation of the elevator and Mr. Fager clarified that it was for building of a new elevator. After an extensive discussion Mr. Bauer moved a motion to fully fund the proposal of the Museum and was seconded by Ms. Shannon, the committee voted 2-7.

Upon a second motion by Ms. Murugan seconded by Ms. Carbone, the Committee voted 9-0 to recommend \$209,935 from the historic and budgeted reserve for the building of an elevator so that Museum can be accessible on all three floors.

Agenda item 8: Notice of Chair/Vice Chair elections in December

Mr. Fager reminded the committee that the term of the chair and vice chair as members of the committee was up. He requested members who were interested in the two positions to start preparing and express their interest at the next meeting.

Agenda item 9: CPC general public member search updates

Ms. Carbone informed the committee that Ms. Heather Heimarck was selected as the CPC public member and that she was very knowledgeable in the three CPA areas and had been involved in other CPA communities. She added that Ms. Heimarck had experience in affordable housing and the construction industry.

Agenda item 10: Review of minutes from September and October meetings

Upon a motion by Ms. Murugan seconded by Ms. Beretsky, the Committee approved the minutes as amended from the September 25 meeting by a vote of 8-0.

Upon a motion by Ms. Murugan, seconded by Ms. Oliveira, the Committee approved the minutes as amended from the October 23 meeting by a vote of 8-0.

Agenda item 11: Other business

Ms. Beretsky asked if the CPC meetings would revert back to the fourth Wednesday of the month and Mr. Fager responded that the last two meetings had been changed because of the holidays but that other meetings would be held on the fourth Wednesday of the month.

Next meeting: The next meeting of the CPC will be held at 6:30pm on December 17, 2019.

Meeting Adjournment

Upon motion by Ms. Beretsky seconded by Ms. Murugan, the Committee voted 9-0 to adjourn at 9:30pm.

Documents and Exhibits

1. Agenda
2. Minutes from September and October meetings
3. AHTF report
4. Draft November CPA Semi Annual report



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



AGENDA

DATE: Tuesday, November 19, 2019
TIME: 6:30pm
PLACE: Visiting Nurse Association, Third Floor Community Room
259 Lowell St.

Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Laura Beretsky
Jane Carbone
Amelia Aboff
Luisa Oliveira
Eleanor Rances
Tatiana Shannon

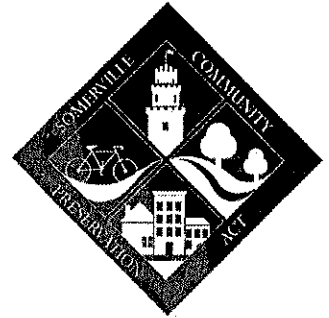
STAFF
Judith Tumusime

- a. Public comment period (10 minutes)
- b. Consideration of Preservation Restriction for Temple B'nai Brith
- c. Discuss AHTF report
- d. Discuss November CPA Semi Annual report
- e. Project updates
- f. Accept additional state match funds and approve revised budget for FY20 projects
- g. Discuss FY20 applications
- h. Notice of Chair/Vice Chair elections in December
- i. CPC general public member search updates
- j. Review of minutes from September and October meetings
- k. Other business
- l. Next meeting: Tuesday , December 17, 2019 at 6:30pm (Visiting Nurse Association)



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



MINUTES
SEPTEMBER 25, 2019

The Community Preservation Committee (CPC) held a regular meeting at 6:37pm in the third floor conference 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 Michael Fager, Vice Chair Uma Murugan, Dick Bauer, Laura Beretsky, Luisa Oliveira, Eleanor Rances, Tatiana Shannon, Amelia Aboff
- Members Absent** Jane Carbone
- Staff Present** Kristen Stelljes, Judith Tumusiime
- Others Present** Kat Rutkin

- MEMBERS**
Michael Fager, Chair
Uma Murugan, Vice Chair
Amelia Aboff
Dick Bauer
Laura Beretsky
Jane Carbone
Luisa Oliveira
Eleanor Rances
Tatiana Shannon

- STAFF**
Kristen Stelljes
Judith Tumusiime

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

Agenda item 1: Introductions and Public comment period

Mr. Fager introduced himself and gave a broad overview of the CPA and CPC. He also requested the other committee members to introduce themselves and the bodies they represent. There were no public comments.

Agenda item 2: Welcome Judith Tumusiime

Ms. Kristen Stelljes introduced Ms. Judith Tumusiime as the New CPA Manager. Mr. Fager thanked Ms. Stelljes on behalf of the committee for the great work over the last three years.

Agenda item 3: Approve minutes from July 24 meeting

Mr. Bauer informed the committee that Ms. Amelia Aboff was present at the July 24 meeting and that also Mr. Kevin's last name was incorrect. Upon a motion by Mr. Fager, seconded by Ms. Murugan, the Committee voted 8-0 to approve the minutes with amendments.

Agenda item 4: Project updates

5 Palmer St Conservation Restriction:

Ms. Stelljes informed the committee that the Conservation Restriction had been officially executed and that it was the first in the City of Somerville. She said that the building on the site had been brought down and that the next step was the planning for the site.

Mission Church:

Ms. Stelljes informed the committee that the church had finished the project but that they had not submitted the final report. She also said that the preservation restriction was in the process of review by the Massachusetts Historic Commission.

Temple Bi'nai Birth

Ms. Stelljes informed the committee that there was progress in the discussion of the preservation restriction and that the City Special Counsel had reviewed the feedback from the Massachusetts Historic Commission.

West Branch Library:

Ms. Stelljes informed the committee that the West Branch Library had an interesting discovery of a well at the basement which was uncovered when they opened up the floor. She said that the architectural photographer of 83 Belmont house had been procured to also take the photographs of the well. She informed the committee that the CPA would contribute the funds for taking the photographs because the well was going to be used for educational purposes about the history of the well through an exhibition. Mr. Bauer asked if there had been archeological studies on the well and Ms. Stelljes responded that there were no archeologists to study the well but that the Project Manager thought that the well was used to store water for the construction of the library. She said that the photographs would be taken before the well was covered up.

Missing Project Applications:

Ms. Stelljes reported that the three projects which had submitted eligibility determination forms did not submit applications. She said that Mission church decided that they did not have enough time to put the proposal together in time for the application but that they anticipated submitting a more comprehensive request next year. Ms. Stelljes reported that Mystic River Watershed Association was interested in building trails along the Mystic River. She said that the association had worked with the department of parks and recreation land to apply for a mass trail grant and that they were successful. She reported that the rehabilitation of the park required millions of dollars and that the association and the city decided to do it in phases. She reported that in the first phase the DCR was going to build the path on the side it owned and that association was going to use the CPA funds to design the extension of the path on the city land. She informed the committee that because of those changes the association did not submit an application for the FY20 CPA funds.

Milk Row Cemetery:

Ms. Shannon informed the committee that Ms. Mangum did a quick survey of the cemetery about a month ago to see how the things were settling and how the treatments were aging and discovered a small number of grave stone that had been knocked off the bases. She reported that it seemed there had been a mechanical force which had been caused by lawn mowers and various machines that Department of Public Works (DPW) used to maintain the lawn of the cemetery. She added that the damaged grave stones had been treated a year ago. She informed the committee that there was a meeting at the cemetery with the DPW where Ms. Mangum showed them the damage and why she

believed the damaged had been caused by the machines. She reported that there was no video documentation of what could have happened but that the DPW would talk to the operators to be more careful. Ms. Stelljes said that damages could not be supported by the CPA funds.

Prospect Hill Park Construction:

Ms. Oliveira informed the committee that Prospect Hill Park was a challenging project which had generated a number of emails (complaints) but that the landscape and planting would be finished in the fall. Ms. Oliveira said that the city was working to create a panel that would go around the wall which would mention the historical significance of the park. She said that the bottom wall of the Prospect Hill and parkway had been repainted and that they anticipate opening next spring because they wanted to give the plants enough time to flourish. She informed the committee that the January opening would not be possible but overall the progress was good and that they had moved some of the curb stones. Mr. Fager asked about the interaction with the Conservation Commission and requested Ms. Oliveira to have a conversation with the commission about the public process for the design. Ms. Oliveira confirmed that there would be a public process although that there was not much to design.

Agenda item 5: South Street Farm public access

Ms. Stelljes introduced the proposal she had received from Ms. Rutkin for the public access and informed the committee that the license agreement would allow Groundwork to occupy the site. Mr. Fager asked if there had been access in the past. Ms. Rutkin confirmed that there had been access in the past and that most people utilized the bench and had lunch from there. She informed the committee that they had started having issues with a man who was living under the table. She said the man had left tonnes of trash and that it was like a recycling plant had been put there. Ms. Rutkin reported that they were concerned for the young female staff and other young people. She informed the committee that the man at the farm got into a fight with another man near the farm, a situation they wouldn't want to have with the younger folks around particularly the younger staff. Ms. Oliveira asked about the public awareness of the use of site and Ms. Rutkin said that most people were not aware but that they would allow access when one of the staff was present. She said that there was no farm manager because of the funding challenges but that there was a candidate who had been identified and they had discussed some of the plan with him. Ms. Rutkin said she was confident that once the farm manager was recruited the situation would be managed.

Ms. Rutkin informed the committee that the plan was aimed at balancing the work of her organization and the needs of the public and that she would like more public access of the farm. She said they were organizing more public events where the Mayor and more volunteers would be invited to the farm. Mr. Fager asked about the number of times the farm would be open to the public and Ms. Rutkin responded that it would be quarterly but emphasized that over the summer the farm was open every day. She said that over the fall if there was a team, it could open for three hours a day and about two days a week but that it usually closed in November and opened in March to protect the farm from the trash nuisance. Ms. Oliveira asked if the hours were posted publically and if there was signage directing the public to the website. Ms. Rutkin responded that the hours would be added to the signage but that in the interim

they could be posted on white board or laminated post. Ms. Stelljes requested that if the committee was okay with the plan they needed to vote on it.

Ms. Shannon was concerned about committee approving the plan when the farm manager had not yet been recruited. Ms. Rutkin said that the plan had been shared during the recruitment process. She said that the information would also be included in the job description of the farm manager. Ms. Oliveira said she was okay with approving the plan as long as the access was publically stated. Mr. Fager asked if they had a calendar and Ms. Stelljes responded that they had a calendar on their website. Upon a motion by Ms. Murugan, seconded by Ms. Beretsky, the Committee voted 8-0 to approve the plan with amendments.

Agenda Item 6: 5 Palmer St

Ms. Stelljes requested Mr. Fager to flip the 5 Palmer St discussion because Ground Work held the conservation restriction. Mr. Fager agreed and Ms. Stelljes informed the committee that she had sent the restrictions by email because the committee had requested to see the restriction once it was finalized. Ms. Oliveira asked why Mr. John Long had signed many times and the Mr. Fager responded that because he was the notary. Mr. Fager asked if the committee needed to give an approval and Ms. Stelljes said that the role of the committee was to implement the restriction. Mr. Fager requested that the restriction be adopted into the committee record.

Agenda Item 7: Community Preservation Coalition Dues and Request for Presentation

Mr. Fager asked about the dollar amount and Ms. Stelljes said it was in the \$7000 range. Ms. Stelljes said that she shared the email with the committee because last year the dues were in the \$4000 range but that this year the coalition sent a bill that was in the \$7000 range. She said that it was because of the revenue increase which put the city in the next category which was a higher amount. Ms. Stelljes informed the committee that the amounts required to top up the fees required approval of the committee. Mr. Fager asked about benefit of the increase and Ms. Stelljes responded that the coalition's advocacy would increase the state match by over 8000 dollars. Ms. Stelljes also informed the committee that sometimes the City Special Counsel asks her to refer issues to Mr. Stuart Saginor for his opinion. Mr. Fager asked if they were responsive to regulations that Ms. Stelljes may not understand and she responded that the coalition was very responsive. Mr. Fager asked if all the CPA communities belong to it and Ms. Stelljes said that not all the communities (especially towns) have administration budgets and that she was not sure if they paid membership fees. She informed the committee that the CPA communities across the state had different models and that some had proactive staff and others carried out only the supervisory role.

Ms. Murugan asked what it meant to move to the next level of dues and Ms. Stelljes responded that the next level was for larger cities such as Boston which had large revenues. Mr. Fager asked if there were plans by the city to raise the surcharge from 1.5 to 3.0 dollars and Ms. Stelljes responded that, that was the plan. Ms. Stelljes informed the committee that the money was available in the administration budget to cover the increase. Upon a motion by Mr. Bauer, seconded by Ms. Beretsky, the Committee voted 8-0 to approve the fee increment for the Coalition.

Ms. Stelljes informed the committee Mr. Saginor wanted to connect with the committee but that October was a busy month with application reviews. Ms. Stelljes asked if the presentation could be done in January after the turnover. Upon a motion by Mr. Fager seconded by Ms. Murugan, the Committee voted 8-0 to approve the presentation for January.

Agenda item 8: Car Pooling to Meetings

Ms. Tumusiime informed the committee that some members of the committee carpool for example Ms. Murugan and Ms. Rances but that Ms Murugan's term ends in December. The committee discussed the various options of accommodating Ms. Rances including the shift of meetings to locations such as Somerville library but Ms. Murugan informed the committee that Ms. Rances would still need a ride to the library venue. Ms. Murugan asked if it was okay to allocate a portion of the administration funds for Ms. Rances' transportation. Ms. Stelljes requested Ms. Tumusiime to check with Ms. Nancy Salmon who receives request for reasonable accommodation. Ms. Stelljes added that there were restrictions on the membership of the committee and that members could not receive any compensation.

Agenda item 9: Meeting dates for October November and December

Mr. Fager presented the meeting schedule for October, November, and December. Ms. Stelljes advised the committee to meet after November 15th because the city hoped to receive the state match on November 15th. She said that it would be appropriate for the committee to approve the state match at its November meeting and then submit the recommendation to council to accept it at the meeting on the November 26st before the tax cap. The committee approved the meetings to take place on Tuesday November 19 and Tuesday December 17. Ms. Stelljes informed the committee that December will make the end of an era and that there were resources available to make a celebration. Ms. Stelljes informed the committee that Mr. Fager the Chair, Ms. Murugan the Vice Chair, and Mr. Bauer would be stepping down and that it was important for the committee to start thinking about the position of Chair and Vice Chair. Ms. Stelljes said that Ms. Oliveira could not take on any of the two positions because she is a City Staff.

Agenda item 10: FY20 Application Review

Ms. Stelljes informed the committee that there were five FY20 applications - three for open space (Visiting Nurse Community, City of Somerville Stabilization Fund, and Central Hill Campus Phase I) and two for historical preservation (Elizabeth Peabody House Association and Somerville Museum). She reported that the total funding requests were over the allocated funds but that there was funding in the reserve and the anticipated state funds which could cover the deficit. Ms. Stelljes informed the committee that the analysis of FY19 revenue had not been released and that there could also be additional revenue. Ms. Beretsky wondered if there was a possibility of funding all the proposals. Ms. Stelljes said that the final amount would be known by the November meeting. Mr. Fager asked if all the applicants would be available on Wednesday October 23 and Ms. Stelljes responded that they would be available. Ms. Stelljes requested the committee to let Ms. Tumusiime know if they had any questions before the presentations or if they wanted anything added to the presentation.

Mr. Fager asked if the Somerville Museum had started utilizing the funds and Ms. Stelljes responded that they had not started utilizing the fund. She informed the committee that the Museum was still raising the funds and that the museum had received a large donation from a private donor and was also seeking donations from other individuals. She informed the committee that the museum was in conversation with the Massachusetts Cultural Council to find ways to close out the existing funds and were seeking additional funding because the project was expensive. Mr. Bauer asked why the number of applications had reduced compared to the previous years. He was concerned that every year the application pool was reducing. Ms. Stelljes responded that City may have reached a point where it was running out of community projects. She informed the committee that there were not so many non-profits working in historic buildings in the city and that she had reached out to SomerViva and asked the liaisons to reach out to the Portuguese and Spanish speaking organizations. Ms. Stelljes reported that there were historic churches which could be eligible for funding but that most did not want to have preservation restrictions. She further informed the committee that the city had been very respectful of the committee priorities and that it prioritized community projects but had not received many applications.

On the open space side, Ms. Stelljes reported that there were two organizations which had licenses to operate South Street Farm and the Growing Center. She reported that the Growing Center had expanded the land that CPA paid for. Ms. Stelljes emphasized that the city didn't have a robust nonprofit owned land or private land in order to apply for CPA funds. She suggested that there was need for a conversation about improving outreach to target more potential projects. She also suggested the need to improve the partnerships between the city and community. Mr. Bauer asked about the status of the projects that the committee had approved over the years. He wondered where the large construction projects were in the planning cycle. Ms. Stelljes responded that most construction projects would be coming from the city and that the city was still deciding on projects to request CPA funding for. Ms. Stelljes informed the committee that for City projects, there are multiple yards to consider because the CPC didn't have enough money to pay for all the projects. She said that overtime some of the design projects the CPC had supported might come back for CPA funding. Ms. Oliveira informed the committee that much as school yards were important, people were considering other projects equally important. She informed the committee that the city listens to the advocacy and that it was the city's role to consider the school yards holistically with other competing projects. She said that the city also considered the capacity. Ms. Shannon reminded the committee that there were projects which could not be logistically submitted this year but would be submitted next year. She gave an example of the Elizabeth Peabody which had requested a fire alarm as part of a larger project which might be submitted for funding next year.

Agenda item 11: Other business

Ms. Stelljes informed the committee that the city was having CPC information session and that there was need for a member of the committee to attend. She informed the committee about the change of date from the October 9 to October 7 because of the Yom Kippur holiday. Mr. Bauer volunteered to attend. Ms. Shannon asked about Pizza for the public meeting but Ms. Stelljes responded that dinner would be provided during application reviews because they are longer meeting. She also said that using

pizza as incentive for public to attend meetings had not worked in the past. Mr. Fager guided that dinner should be provided for the November meeting.

Next meeting: The next meeting of the CPC will be held at 6:30pm on October 23.

Meeting Adjournment

Upon motion from Mr. Fager, seconded by Ms. Oliveira, the Committee voted 8-0 to adjourn at 8:10pm.

Documents and Exhibits

1. Agenda
2. Minutes from July 24 meeting
3. South Street Farm Plan
4. FY20 applications
5. 5 Palmer Conservation Restriction



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES
OCTOBER 23, 2019

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 Michael Fager, Vice Chair Uma Murugan, Dick Bauer, Jane Carbone, Luisa Oliveira, Amelia Aboff, Tatiana Shannon, Eleanor Rances, Laura Beretsky

MEMBERS
Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Laura Beretsky
Jane Carbone
Eleanor Rances
Luisa Oliveira
Tatiana Shannon
Amelia Aboff

STAFF
Judith Tumusiime

Staff Present Heidi Burbidge, Kiely Barnard - Webster

The chair Mr. Michael Fager opened the meeting at approximately 6:30p.m with an introduction of the CPC members.

Agenda item 1: Introduction to CPA and the CPC

Ms. Tumusiime gave a presentation describing the Community Preservation Act and the FY20 application process.

Agenda item 2: Presentations of FY20 CPA applications:

Central Hill Campus Phase I: Renovation of Central Hill including the Central Hill Playground, Memorial Walk East, and Gold Star Plaza

Ms. Courtney Kirk presented the application which would fund Renovation of Central Hill including three areas - the Central Hill Playground, Memorial Walk East, and Gold Star Plaza. Mr. Fager asked about the fate of the Spanish American Memory. Ms. Kirk responded that the Spanish American Memory would be put in storage for the future phase of the Western half of central hill and would seat in the middle of the City Hall Campus. Mr. Fager asked about additional trees at the library and Ms. Kirk responded that the project included planting 73 trees on the Central Hill campus which would comprise mostly native species and preservation of most of the trees. Ms. Beretsky asked about the age groups for the playground and Ms. Kirk responded that the play ground was divided between different ages (2-5 years and 5-12 years). She said that the upper space was for 5-12 year olds and the lower side for 2-5 year olds and a hang out area for the teenagers and young adults. She added that the front area would have equipment to accommodate ages from 2-75 year olds and some spaces would be in closed fenced area and others in open areas to accommodate all the ages using the library and hanging out. Mr. Fager

asked about the parking space at the library and Ms. Kirk responded that the parking space quantity was determined by the high school project and zoning board which considered the whole campus. She said for phase one all parking behind the library was staying the same and that the high school campus had are twelve spaces that would be accessible including drop off at the library. Ms. Murugan asked about the slots assigned for the library and Ms. Kirk responded that the current slots were for staff but that there were discussions to have the slots open to the public.

Mr. Fager asked about future plans for requesting additional CPA funding and Ms. Kirk responded that there were possibilities for future plans but that the design and construction of the 1885 phase of City Hall campus was not yet scheduled. Mr. Fager asked about the rest of the City Hall campus and Ms. Kirk responded that it had not been quite determined. She said that after the schedules for design and construction of 1885 and City Hall are worked out, the open space between the two buildings would be part of the design process. Ms. Kirk said that phase could require CPA funding but that she was not very sure. Ms. Carbone asked why there was a difference between the request in the application and the request included in the presentation and Ms. Kirk clarified that there was a typo in the application but that the funding request was \$300,000.

City of Somerville Stabilization Fund: To seed the Open Space Acquisition Fund

Ms. Oliveira presented a funding request to acquire more public open spaces. She said that the fund was set up to make money available to support the City goal of acquiring 125 acres of open space in the next 20 years. Mr. Fager asked if the city council created the fund and Ms. Oliveira responded that the council had voted on it. Mr. Fager asked if any money had been allocated to fund and Ms. Oliveira responded that FY20 application would be the first funds towards the reserve. Mr. Fager asked if there was any plan for other funds besides the CPA funds and Ms. Oliveira responded that she was not aware of any other plans. Ms Beretsky asked if the parcels of land had already been identified and Ms. Oliveira responded that no parcels had been identified but that the requested funds would be the first step in the process of making it easier for the city to acquire the parcels. She informed the committee that the current acquisition price is 2 million dollars per acre and that the city would not be buying large parcels soon but that smaller ones could be purchased.

Visiting Nurse Community: Rehabilitate and repurpose the VNA Garden into a Community Healing Garden

Ms. Linda Cornell presented a funding request to transform the existing garden into a community healing garden for all. The proposal included creation of a safe and accessible pathway, replacement of the fence and lining the walkway with pollinator and herbal plants. Ms. Beretsky asked about the long term plans for maintaining the garden and if there were plans for contracting it out. Ms. Cornell responded that the VNA maintains the current garden and that the plan was to continue maintaining the healing garden with support from volunteers although the VNA had brought in landscapers from time to time to do a big cleanup. She said that the VNA had garden days once or twice a year where they got residents involved. Ms. Murugan asked about the ownership of the building and Ms. Cornell responded that the land was owned by Visiting Nurse Community Inc. a nonprofit, which was an affiliate

of the VNA. Ms. Murugan further asked how long the VNA would continue to operate and Ms. Cornell responded that the building was built in perpetuity and that nothing else could be built on the land.

Ms. Oliveira asked if the soils had been tested and Ms. Linda responded that the whole site was contaminated before the construction of the VNA. She said that it was cleaned to acceptable standards and that the VNA had received a certificate of fitness. Ms. Oliveira further asked about the type of public access and if there was a signage showing visiting hours that could not inconvenience the residents. Ms. Cornell responded that normally the public used it when they stumbled upon it especially the neighbors but that she would like to have a signage on it near the pathway. She said that there would be ground rules on the hours and that security would be paid for by the VNA. She also said that the path would be extended because they wanted the Somerville community to use the gardens and feel that sense of ownership.

Mr. Fager asked about accessibility and said that he had known about the site even before the VNA considered buying it but didn't know the garden existed. He was concerned that privately owned public open spaces especially the ones Somerville residents pay for don't create a welcoming atmosphere like publically owned open spaces. He referred to the sign in the proposal which did not show public access. Ms. Cornell clarified that the design could only allow a certain number of letters and that it was only an illustration. She agreed with Mr. Fager's concerns and said that was what the VNA wanted to address. She said that the VNA wanted to make people feel welcome. Mr. Fager asked how the VNA was going to ensure that people understood that the path was not an extension of the bike path. Ms. Cornell said she was not sure and welcomed suggestions.

Mr. Bauer asked about the impact of the GLX extension and Ms. Cornell responded that the VNA planned on replacing the fence with a cedar fence and that hopefully that would protect the front. She raised concerns about the constant construction of the GLX. Ms. Murugan asked about maintenance supplies for the garden and the maintenance budget. Ms. Linda responded that they planned to put an irrigation system which could be supported by rain water. Ms. Murugan asked if the irrigation system was discussed with the architect and Ms. Cornell responded that it was built into the cost. Mr. Bauer appreciated the VNA for hosting the CPC meetings for all years the CPC has been meeting. Ms. Cornell was grateful for the compliment and said that the VNA hosted a number of community meetings. Ms. Oliveira asked if the proposed project would be willing to work with city on issues such as signage to ensure that it was considered a public space. Ms. Linda welcomed the idea and said that the VNA was considering setting up an advisory committee to discuss such issues and acknowledged that the VNA building would not have been built without the support of the City of Somerville.

Elizabeth Peabody House: Installation of addressable Fire Alarm System

Ms. Aucella presented a funding proposal for the installation of an addressable fire alarm system which would allow firefighters to see exactly where an alarm was being set off and reduce the potential damage to the building. Ms. Carbone asked if the system had a sprinkler. Ms. Aucella responded that the proposal was still under consideration but that the funding proposal was only for replacing the fire alarm

system. Mr. Bauer asked about the incorporation of the sprinklers and Ms. Aucella responded that she would need to double check but that the requested funds were to replace the old fire system.

Somerville Museum (Part 2): Additional funding for the construction of an elevator

Ms. Mangum presented a funding proposal for additional funding for the construction of an elevator to increase the overall accessibility of the Museum. She said that the cost of the elevator they received in 2016 was reasonable but that it had increased from 750,000 dollars to 1.2 million dollars over the years in part due to the law suit. She said that the increase was also due to changes in the scope of services which included the foundation work in the basement, design, renovation of the roof and the preservation restriction. Ms. Beretsky asked if the Museum followed up with other foundations such as Peabody which could support them. Ms. Mangum responded that they had followed up. She said that they had been trying to hire a part time development Director from the funds donated to the Museum who would help raise funds for operations and capital projects. Ms. Mangum said that she had also talked to the Massachusetts Culture Facility fund and they were open to the idea of her using the \$40,000 the facility gave the museum in 2015. She said the museum had already spent \$96,000 on the design phase and would apply in January for the reminding 25% of the project fund.

Ms. Aboff asked about the preservation restriction and Ms. Mangum responded that they had to go through the Massachusetts Historic Commission and that the preservation restriction was very strict. Ms. Oliveira asked if the museum was free, number of hours of operations, and the number visitors. Ms. Mangum responded that the museum was not free because they needed operation costs and that the museum didn't have any endowment except for \$50,000. She said that the museum depended mostly on volunteers and part time staff. She said the museum administered a five dollar fee for membership which admits members for free and that there was one free day per month opened to the public and was part of the preservation restriction. She said that the number of visits depended on the construction time and number of exhibitions and ranged between 1500 and 3000 visits per year. She said that the museum opened on Thursdays (2:00-7:00pm), Fridays (2:00-9:00pm), Saturdays (12:00-9:00pm), and that many activities took place there on Sundays and that this information was posted on their website.

Agenda item 3: Public Comment Period

Mr. Fager invited public comments from the people who had registered to speak.

Ms. Dyan Blowoff thanked the CPA for all the support it had given the museum and reiterated that museum supported a number of community actives and that the museum membership had gone up. She emphasized the need for access for all including the people with disabilities. She said that the museum could not apply for certain grants because it was not handicap accessible and that it could not hold certain events because it was not handicapped accessible.

Mr. Stephen Mackey a member of the board of the museum gave a background of his passion for the museum which went back to his high school days. He emphasized the need for the museum to be accessible to everyone including the volunteers and that with increased accessibility, it would be eligible for funds from the American Alliance of Museums and federal funding agencies for the museums. He

believed that over time there would a return on the capital investment and that it would also increase support even outside Somerville. He requested the CPC to consider the funding proposal of the Somerville Museum.

Ms. Eileen Schofield the president of Historic Somerville said that they were housed in the Somerville Museum. She said that she was a volunteer in the museum and supported the request for funding proposal. She said that there were large artifacts at the basement of the museum which were locked away from the public and were not being taken care of as required. She said that volunteers try and do some work over the weekend but it was hard. She said that there was need to bring those objects upstairs because they were being affected by floods when it rained and that they were great pieces which needed to be accessed by the Somerville community.

Ms. Anna Warrock a 40 year resident of Somerville spoke in strong support of the museum proposal for her family, friends, elders and veterans to be part of the great museum. She emphasized the community aspect of the museum and said that she knew nothing about the Greek community until she attended an exhibition at the museum. She added that she didn't know about the union square businesses and the families behind them until that exhibition. She said that her most important part of the exhibition was when they asked Somerville residents to bring stuff to the museum which are important. The second important issue to her was accessibility and said that her sister was disabled and couldn't enjoyed such events and a 90 year old friend who would have loved to visit the museum couldn't use the steps.

Ms. Kate Zebrose said that she was a full time volunteer helping with the website and that before she got disabled she would help with cleaning the objects in the basement. Ms. Zebrose said that she had a trajectory of increasing her disabled overtime and that it would be good if she had access to continue the work at the basement. Ms. Zebrose said that she could not take her wheel chair to the museum and that if she wanted to access it, she had to get her friends to get upstairs which was still difficulty for her to move the stairs and get around once she got there. She said that there had been plans for an elevator since the 1980s and that the more there are delays the more expensive it becomes to construct one.

Ms. Janet Wood-Spagwoli said that she supports the funding proposal for the museum. She said that it was very difficult if one had a disability or an extra physical need to access the toilets. She said such individuals find it hard to attend all the community events, exhibitions and even volunteer at the museum. She requested the CPC to help the community access that treasure (museum) so they can be able to learn about Somerville, interact with community members, and volunteer.

Mr. Jeff Myers said that he was a long term resident of Somerville and a volunteer at the museum. He said that he understood the frustration when the museum keeps asking for money because of the history that had already been presented. Mr. Myers emphasized the open studios which are opened at the museum every year but were not accessible to every member of the community. He requested the CPC consider the funding the proposal.

Mr. Lawrence Willwerth presented a written statement highlighting his life-long residence and business. He said that the proposed renovations, current improvements, and employment hires were key to the long-term preservation and restoration of their history and heritage. He said that he is a Trustee of the Somerville museum and that the trustees of the museum long ago recognized the need for those improvements and instituted a long term plan and program to repair and upgrade the museum to make it accessible for all and be able to properly maintain and preserve Somerville's history and its artifacts. He appreciated the previous CPA support. He provided the history of the museum and said that the 100 year old museum needed extensive renovation to make it compliant to the current codes and regulations and be accessible to all. He supported the request for funds which he said would ensure that the museum to be compliant and able to continue the historic activities of the community well into the future.

Mr. Charm Devereaux talked about some of the activities of the museum and said that she was community curator. She said that the museum invites the community to make exhibits at the museum. Ms. Devereaux said that she was going to curator an event which was going to happen next month about faith in the city exhibiting the various religions. She said there were going to be photographs from 20 communities in East Somerville and some of outside Somerville where Somerville residents go to worship. She emphasized that the museum mission is to mirror the community and that it reflected who the residents were and what they stood for and that it was a very important place in the community.

Mr. Fager asked the public present to share their priorities (High, moderate, and low) of the presentations and reminded them about the written public comments that were due November 1.

Meeting Adjournment

Upon a motion by Mr. Fager seconded by Ms. Murugan, the Community Preservation Committee voted 9-0 to adjourn the meeting at approximately 8:25.

Next meeting: Tuesday, November 19th at 6:30pm (Visiting Nurse Association).

Documents and Exhibits

1. Agenda
2. Presentation Community Preservation Act, the FY20 application process and funds available
3. Presentations of FY20 CPA applications:
 - a. Central Hill Campus Phase I: Renovation of Central Hill including the Central Hill Playground, Memorial Walk East, and Gold Star Plaza
 - b. City of Somerville Stabilization Fund: To seed the Open Space Acquisition Fund
 - c. Visiting Nurse Community: Rehabilitate and repurpose the VNA Garden into a Community Healing Garden
 - d. Elizabeth Peabody House: Installation of addressable Fire Alarm System
 - e. Somerville Museum (Part 2): Renovation of elevator to increase the overall accessibility of the Museum

Somerville Affordable Housing Trust Fund

Semi-annual Community Preservation Act Progress Report

Prepared for Somerville Community Preservation Committee October, 2019

Background

Somerville's Affordable Housing Trust Fund (known alternately as the Trust and SAHTF) is pleased to transmit this semi-annual update on Trust-funded activities to Somerville's Community Preservation Committee (CPC). For general information about the Trust, please see the appendix following the report.

Summary of FY20 Somerville Affordable Housing Trust Funds

Recent CPA Housing Funds appropriated to the Trust

Estimated FY20 Community Preservation Act funds

On June 27, 2019 the City Council voted to appropriate \$1,160,394 of estimated FY20 Community Preservation Act funds for Community Housing Purposes in the City of Somerville. Of that amount, \$848,241 will be administered by the Trust support of affordable housing projects and housing support programs, and \$312,153 will be used for debt service on bond financing for the 100 Homes Program, with \$110,000 for principal and \$202,153 for interest payments.

FY20 non-CPA revenue for the AHTF

Expected non-CPA revenue sources for FY20 are summarized in Table 1 immediately below, with detailed information by source and project address in Tables 2 and 3, respectively.

Table 1 – FY20 AHTF Non-CPA Revenue

FY20 AHTF Non-CPA Revenue Sources		Notes
Linkage payments	\$1,363,408.90	See Table 2 for further detail
Inclusionary Fractional payments	Estimates pending information available toward project completion	See Table 3 for further information
Loan repayments (not including payments based on cash flow)	\$25,346.67	
Total Non-CPA Projected Revenue	\$1,388,755.57	

Linkage

The linkage payment due from Federal Realty Investment Trust (FRIT) to the Trust for the Block 5A Row Hotel project in Assembly Square was made in August, 2019. Linkage payments for six other FRIT projects in Assembly Square are scheduled to be made December, 2019. They will be the second set of five sets of annual payments for the six projects.

A third linkage payment for Greentown Labs in Union Square will also be due in December, 2019. The fifth and final payment for the Partners HealthCare project is scheduled for May, 2020. Table 2 below lists all linkage payments expected in FY20.

Table 2 – Linkage payments received or expected in FY20

FY20 Linkage payments		Projected or Actual Timeframe	Notes
FRIT Block 5A Row Hotel	\$127,358.47	August, 2019	2 nd of 5 payments
FRIT Block 3	\$143,080.19	December, 2019	2 nd of 5 payments
FRIT Block 10	\$3,519.00	December, 2019	2 nd of 5 payments
FRIT Block 1	\$53,491.93	December, 2019	2 nd of 5 payments
FRIT Block 2B	\$103,966.90	December, 2019	2 nd of 5 payments
FRIT Block 4	\$33,299.12	December, 2019	2 nd of 5 payments
FRIT Block 2A	\$2,693.21	December, 2019	2 nd of 5 payments
Greentown Labs	\$26,374.18	December, 2019	3 rd of 5 payments
Partners HealthCare	\$869,625.90	May, 2020	4 th of 5 payments
Total Linkage Payments	\$1,363,408.90		

Inclusionary Fractional Payments

For projects consisting of a minimum of six residential units where the number of affordable units required under the ordinance results in a fraction of less than .5, a “fractional payment” is due to the Trust. The ordinance calls for payments to be made at the time of certificate of occupancy. A fractional payment for the 400 Mystic Avenue project was made on October 16, 2019. Seven residential projects that were permitted under the inclusionary housing ordinance are yet to make a fractional payment, as summarized in Table 3.

Table 3 – Inclusionary Fractional payments

Project Address	Notes
400-406 Mystic Ave.	\$66,676.84 received on 10/16/19
231 Lowell St./29 Woodbine St.	\$177,276.75 due (Certificate of occupancy is expected shortly)
44-46 Medford St.	Other projects listed are under construction. Fractional payments are calculated and due before a certificate of occupancy is issued for a project.
13 Alpine St.	
10-12 Ward St.	
17-27 Holland St.	
17-25 Murdock St.	
32 Glen St.	

History of CPA Allocations to the Affordable Housing Trust Fund

Prior fiscal years’ CPA revenue designated for housing is summarized in Table 4 on the following page, “CPA Allocations by Fiscal Year”.

Table 4 – CPA Allocations by Fiscal Year

CPA Funding allocated to Trust for Affordable Housing	Appropriation Amount
FY14 + FY15	\$2,206,028
FY16	\$1,834,675
FY17	\$880,416
FY18	\$1,200,402
Bond revenue for 100 Homes	\$6,000,000
FY19	\$1,396,986
FY20 (estimated)	\$1,160,394
100 Homes debt service (from FY20)	-\$312,153
Total CPA	14,366,748

FY19 CPA Community Housing Requests for Proposals

In December 2018 the Trust issued two Requests for Proposals for FY19 CPA Community Housing funds as listed below:

- The CPA FUNDING OPPORTUNITY FOR DEVELOPMENT PROJECTS RELATED TO HOUSING UNITS, designated for projects that acquire, create or preserve affordable housing units. One proposal was received in response to the RFP.
- The CPA FUNDING OPPORTUNITY FOR HOUSING PROGRAMS, designated for programs that either create affordable housing units or provide rental assistance or other financial assistance to income eligible households for the purpose of making housing affordable. Five proposals were received in response.

CPA Community Housing Proposals received in FY19

Table 5 lists the Housing Development Project proposal received in response to the FY19 CPA Funding Opportunity for Development Projects Related to Housing Units, with notes on funding decisions.

Table 5 – FY19 CPA Development Project Proposal submitted, and status of funding decisions

FY19 CPA Development Projects Related to Housing Units Proposal Received		
Somerville Community Corporation (SCC)	24-28 Mt. Pleasant Street (for acquisition and development of six new affordable units at 80% AMI)	\$1,620,000 \$200,000
Decision/status: A request from SCC for \$1,620,000 was approved by the Trust on April 11, 2019. On May 9 th the Trust approved an additional allocation of \$200,000 for a total of \$1,820,000 in CPA funds for the project. Unfortunately, a funding request SCC subsequently submitted to the state Department of Housing and Community Development (DHCD) was not funded. SCC consequently had to withdraw its offer to purchase the property, which was contingent on the funding award. On September 12 th the Trust therefore voted to rescind its funding commitments to the project.		

Table 6 on the following page lists Housing Program Proposals received in response to the FY19 CPA Funding Opportunity for Housing Programs.

Table 6 – FY19 CPA Housing Program Proposals submitted

FY19 CPA Housing Program Proposals Received		
Agency: RESPOND, Inc.	Program: Emergency Shelter and Homeless Program (to provide flexible rental assistance for up to six months for survivors of domestic violence who meet the HUD definition of homeless)	Amount requested: \$11,412
Decision/status: The Trust voted to approve the request from RESPOND Inc. for \$11,412 of CPA funds to support its Housing Program for Victims of Domestic Violence. The contract with RESPOND for this new program is expected to be executed by December 2019.		
Agency: Somerville Homeless Coalition	Program: Leasing Differential –Better Homes (to cover the gap between HUD Fair Market Rent assistance limits and actual market rent for 13 formerly homeless households)	Amount requested: \$73,884
Decision/status: The Trust voted to approve the request from the Somerville Homeless Coalition for \$73,884 of CPA funds to support the Leasing Differential Program. The contract was executed and the program is currently operating using FY19 CPA funds with a contract term ending in June, 2020.		
Agency: Community Action Agency of Somerville	Program: Homelessness Prevention Assistance Fund (to provide up to \$3,000 of assistance to households at risk of homelessness to secure a new apartment or pay emergency rental arrears)	Amount requested: \$50,000
Decision/status: The Trust voted to hold in reserve \$50,000 of CPA funds requested by CAAS to support the Homelessness Prevention Program until Trustees can review program progress reporting later in the current contract’s term. The program is currently operating using FY18 CPA funds with a contract term ending in June, 2020.		
Agency: Heading Home	Program: Somerville Better Homes 3 (to cover the gap between HUD Fair Market Rent assistance limits and actual market rent for 16 chronically homeless households)	Amount requested: \$50,000
Decision/status: The Trust voted to hold in reserve \$50,000 of CPA funds requested by CAAS until Trustees can review program progress reporting later in the current contract term. Program is currently operating using FY18 CPA funds with contract term ending in June, 2020.		
Agency: Somerville Homeless Coalition	Program: CPA PASS Expansion (to provide two years of rental subsidy for six Somerville households at risk of homelessness)	Amount requested: \$199,952
Decision/status: The Trust voted to hold in reserve \$199,952 of CPA funds until later deliberation by Trustees after CPA funds previously awarded to the program have been spent down. Program is currently operating using FY15-FY18 CPA funds with contract term ending in June, 2021.		

Total requested for projects and programs: \$2,205,248

Total of awards and commitments: \$385,248

FY19 CPA Housing funds that have not yet been committed will be made available through the Trust's FY20 RFP process. The FY20 RFPs were made available on October 23, 2019 and proposals are due on December 9, 2019. RFP documents were posted online and also were available at the Community Preservation Committee public meeting on the evening of October 23rd. The RFP opportunities will be advertised in the Somerville Times.

Updates on CPA Funded Projects

100 Homes Program

Prior Trust reports to the CPC provided background and updates on Somerville's 100 Homes initiative, which is based on a partnership between the City of Somerville and the Somerville Community Corporation (SCC). This semi-annual report offers a brief summary of the program and information on two funding allocations made by the Trust to pay carrying cost expenses incurred by SCC. The report also provides updates to changes in the status of 100 Homes units.

As background, the Somerville Affordable Housing Trust's support that is possible through Community Preservation Act funding sustains the initiative's work toward a goal to create 100 new affordable units through the acquisition and renovation of existing properties. The introduction of deed restrictions on each unit ensures sustained housing affordability provided to households at a variety of income levels.

Table 7 shows each tranche of CPA Community Housing funds committed by the Trust to the 100 Homes Program and the date of allocation.

Table 7 – CPA funding allocations to the 100 Homes Program

Trust allocations of CPA funds to 100 Homes Program	
Date	Amount
6/25/2015	\$1,200,000
5/12/2016	\$1,200,000
9/14/2017	\$731,608
2/8/2018	\$6,000,000
11/8/2018	\$275,709
9/12/2019	\$103,880
Total	\$9,511,197

Recent new funding allocation to 100 Homes

On September 12, 2019 the Affordable Housing Trust approved a SCC request from SCC for \$103,880 of CPA funds to compensate SCC for additional expenses incurred beyond those budgeted during the initiative's pilot phase of the 100 Homes Program. Specifically, the funds will provide reimbursement for costs incurred by bridge loan interest payments for three properties: 72 Marshall St. which had a City of Somerville CDBG Acquisition Bridge Loan; and 355 Broadway and 11 Austin St., both of which were purchased partially with bridge loans from East Boston Savings Bank.

Update on program progress

Table 8 below offers a summary of properties acquired and affordable units created.

Table 8 – Summary of 100 Homes units acquired to date

100 Homes Program progress	
# of scattered site residential properties acquired to date	13
# of scattered site units acquired to date (total)	51
# of scattered site rental units	48
# of scattered site homeownership units	3
# of new affordable units occupied	39
# of units undergoing renovation	8

Table 9 shows commitments made to each 100 Homes property to create the 51 units acquired to date, and the amount drawn down to date from the Trust CPA Housing account for 100 Homes units. Funding commitments have provided an average subsidy of \$181,730.86 per unit to ensure the affordability of all units in perpetuity.

Table 9 – Distribution of CPA funds committed by the Trust to 100 Homes properties

CPA funds committed to 100 Homes by project as of 10/1/19			
<u>PROJECT</u>	<u>TOTAL</u>	<u>DRAWN DOWN</u>	<u>BALANCE</u>
52 Sydney + 293 Alewife	487,219	487,219	0
29 Jackson	693,658	625,000	68,658
31-33 Cross Street	498,000	498,000	0
94-96 Grant Street	430,000	430,000	0
35 Merriam Street	600,000	600,000	0
18-20 Illinois Ave.	315,559	315,559	0
Sydney Alewife additional	196,621	196,621	0
11 Austin St.	460,250	460,250	0
355 Broadway	3,135,000	3,135,000	0
72 Marshall St.	772,300	772,300	0
Pilot Phase shortfall	275,709	275,709	0
FY17-FY18 100 Homes Operating	200,000	200,000	0
210 Highland Ave	209,078	0	209,078
31-35 Richardson	171,000	0	171,000
27 Everett Ave.	620,000	0	620,000
FY19 100 Homes Operating	100,000	0	100,000
Pilot Phase additional funding	103,880	0	103,880
TOTAL	9,268,274	7,995,658	1,168,736.0

Since submittal of the spring 2019 semi-annual report to the CPC, five additional households have moved into 100 Homes rental units. Occupancy of two rental units at 18-20 Illinois was scheduled for November 2019 upon completion of renovations; residents moved in the week ending November 16th. Renovations are expected to be completed at 72 Marshall soon after turn of the New Year, enabling five more households to take occupancy.

One unit at 27 Everett is also undergoing renovation now and a unit at 35 Merriam was just vacated and is undergoing turnover maintenance. Homeownership units are vacant until sold.

100 Homes – additional information and selected stories

Households are selected through a lottery process and all households who have taken occupancy had priority status - meaning that they were facing imminent displacement. Four were experiencing homelessness before moving into their unit and eight were facing no-fault evictions. Remaining households had rental assistance vouchers that were going to expire if they could not use find a unit whose owner would accept them. Some of their experiences and stories are noted below.

- DZ had been living at the VA for years before moving in to a 100 Homes property.
- AA was at a shelter with her two kids and mother for over a year before their move.
- YD was served a no-fault eviction because the property owner was going to sell. She was facing the prospect of having to leave the city before her two kids could finish at Somerville High.
- GA was also served a no fault eviction notice and had no idea where he and his family of seven were going to be able to move until they were able to move into a 100 Homes apartment.
- JF is a bus driver who was also served a no fault notice and feared he would have to take his three kids out of Somerville schools because he wouldn't be able to find a family sized apartment affordable on his salary.

163 Glen Street

163 Glen Street is an eleven-unit mixed-income condominium project currently under construction. Eight units will be available to low- and moderate-income first-time homebuyers. Of those 8 units, four will be available to low-income households (defined as households earning <80% of the Area Median Income). Two units will be available to moderate income households (defined as earning between 81% - 100% of the Area Median Income) and two units will be available for moderate income households up to 110% of AMI (defined as households earning between 101-110% of the Area Median Income). The affordable condominium units will be available for sale in a price range from \$198,214 up to \$330,000. The remaining three units will be sold as unrestricted market rate units and are now under agreement.

Final construction completion for the project has been delayed by utility work beyond the contractor's control to complete. As of the date of this report, National Grid has completed the gas work and Eversource has completed the first of three stages of the electrical connection. Each stage of the Eversource work to get full permanent power to the building involves a different division and work crew. The project team has estimated that approximately one month of construction remains till completion, which can be conducted once permanent electric power is installed.

Clarendon Hill

As noted in previous semi-annual Trust reports to the CPC, in 2017 the Somerville Housing Authority (SHA), working with Preservation of Affordable Housing and SCC, requested funds for replacement of 216 deeply affordable public housing units and the creation of 70 additional low- and moderate income units at Clarendon Hill. The project would draw from multiple subsidy sources to replace all existing affordable units with upgraded apartments, and provide temporary relocation with a guaranteed right of all tenants in good standing to return.

Progress at Clarendon Hill has continued since the spring 2019 report was transmitted to the CPC, with that work focusing on efforts to close an estimated \$15 million funding shortfall. As previously noted, this shortfall resulted from an amendment to one of two Home Rule Petitions approved by the state legislature. The amendment required prevailing wages to be paid to workers on the entire project, rather than solely the portion of the project funded with public resources (as had been proposed by the Housing Authority and its nonprofit and private partners). DHCD extended the commitment of state funding to allow time for the development team to explore strategies to meet the implications of the full prevailing wage requirement.

Since that time, a term sheet for project financing was signed by an equity investor willing to accept a slightly below-market return, and the project team engaged the project architect to prepare detailed design drawings. The project team provided a revised plan to the City for review that increased the overall number of units in the project – with a proportional increase in the number of affordable units. Another feature of the revised plan is a new modular construction type that will result in a shorter relocation time for residents and reduced costs to help address cost-related challenges.

The project team has met with residents and with the community to review these proposed revisions. Residents sought assurance that an agreement negotiated with the project team – concerning the size and scope of the project and relocation during the project's construction would remain in place. A Clarendon resident who is an officer of the Clarendon resident council (and was recently appointed to the Trust) reported last summer that that residents had expressed satisfaction with the revised plans and the preservation of prior commitments by the development team.

Other community concerns have included the configuration of bike lanes, one-way streets, and plans for parking within and around the project. Discussions of these plans is ongoing. The project will also involve creation of a signaled intersection at the traffic circle. The project team expects that there will be additional community meetings; meanwhile, a request for zoning relief was submitted in late October.

Updates on CPA funded housing programs

The FY19 RFPs represent the fifth year that the Trust has made CPA Housing funding awards. Previously, between FY15 and FY18, the Trust issued four CPA Housing RFPs specifically for Housing Support Programs. During that period, funds were awarded to five housing programs through eleven separate awards. Table 10 on the following page summarizes previous housing program-related requests up to FY18.

Table 10 – Housing Support Programs supported by CPA funding up to FY18

TRUST CPA HOUSING RFP AWARDS FY15 to FY18					
Fiscal Year CPA Funds	Agency	Program	Amount funded	Amount disbursed	Balance
FY14-FY15	SHC	CPA PASS Expansion	\$89,250	\$21,995	\$67,255
	SHC	Better Homes Leasing Differential	\$35,820	\$35,820	\$0
FY16	SHC	Better Homes Leasing Differential	\$56,868	\$56,868	\$0
	Wayside	Shortstop Leasing Differential	\$26,107	\$26,107	\$0
FY17	SHC	CPA PASS Expansion	\$93,728	\$0	\$93,728
	SHC	Better Homes Leasing Differential	\$57,825	\$57,825	\$0
	Wayside	Shortstop Leasing Differential	\$25,000	\$25,000	\$0
FY18	SHC	Better Homes Leasing Differential	\$62,523	\$52,329	\$10,194
	SHC	CPA PASS Expansion	199,952	\$0	\$199,952
	CAAS	CAAS Homelessness Prevention	\$50,000	\$8,268	\$41,732
	Heading Home	PSH Leasing Differential	\$45,000	\$1,546	\$43,454
			\$742,082	\$285,758	\$456,315

Selected CPA-funded housing program descriptions and housing program stories

CPA PASS Program Expansion

The Prevention and Stabilization Services Program provides rental assistance to make housing affordable for income eligible Somerville residents and offers them supportive case management services to promote housing stability. The rental assistance is typically utilized as a two-year deep housing subsidy for each household. The Somerville Homeless Coalition (SHC) has operated the PASS Program since 2002. This year, financial support from the City of Somerville’s CPA funds have allowed SHC to provide rental assistance to five additional Somerville households for up to two years in order to make housing affordable. Each household had income below 50% AMI at the time they entered the program.

In conjunction with receiving rental assistance, each participant meets with a case manager on a regular basis. During these meetings, participants work on searching and applying for alternative affordable housing options in preparation for when PASS rental assistance concludes; budgeting; and when appropriate, clients are referred to job training programs or other vocational rehabilitation services. Participants also craft an individual service plan outlining any other housing barriers and a plan to address those obstacles. Case management services provided by the program are funded using a

completely separate outside source; CPA funds are applied only to rental assistance, with up to 15% of CPA funds allowed for administrative costs.

SHC's PASS program is the only program in Somerville that provides two years of rental assistance to income eligible households as a way to keep housing affordable in our community. The Somerville Housing Authority's (SHA) state and federal family housing waitlists have been closed for years. Over 10,000 households are on the SHA public housing waitlist—2,600 are Somerville residents; and 5,500 people are on the SHA Section 8 waitlist—over 3,000 are Somerville residents.

As a result, families facing displacement have very few options to secure affordable housing in the near future. It is extremely difficult to locate suitable housing that has lower asking rents; they also face the prospect of having to "double up" in housing situations that are overcrowded and potentially unsafe. By providing support to low- and moderate-income households that struggle to make ends meet and feel pressure to leave Somerville, the PASS program helps keep them in their homes and in their community, and allow them time to explore a variety of other housing options.

Previous and current households served by the PASS program include:

- One family received a PASS subsidy due to an eviction from the SHA. The household consists of a single mother with two children; the mother works full-time. The family lives in a market rate apartment. The PASS subsidy has assisted in maintaining the household's housing while they address their arrearages with SHA. The mother meets with a case manager twice a month to apply for alternative housing and address any other needs. At the time the report was presented to the Trust in spring 2019, the family was in their second year of subsidy.
- One household consists of a single mother with one child and the grandmother. The grandmother works full time, while her daughter completes her degree in a health related field; the goal is for mom to use her education to increase her income. PASS assists the family in maintaining their housing. Mom meets with a case manager every two weeks to apply for alternative housing and address any other needs. Participant is in their second year of PASS.
- One household consists of a couple with 2 children. One household member was in need of a kidney transplant; he left for Nigeria where he later passed away due to kidney failure. The PASS program helps the family maintain housing in a market rate unit while mom works full time. The mother meets with a case manager twice a month for housing search assistance.
- Another household consists of a couple with four children. The PASS program helps the family maintain their housing in a market rate apartment. The father works two jobs. They meet with a case manager twice a month for housing search assistance. The household was referred to a First Time Homebuyers Program. The family is in their second year of PASS.
- One household being served reports having been able to focus on prioritizing their bills and paying down their debts and has been able to do this without the additional challenge of being extremely rent burdened. The household has also been consistently applying for affordable housing opportunities.
- As a part of the PASS program assistance SHC has made referrals to area providers for PASS participants. Households have attended the First Source Jobs program through SCC, accessed

assistance from Cambridge and Somerville Legal Services, requested clothing from Second Chances, connected with Elder Services, and participated in on-line credit counseling.

CPA Homelessness Prevention Program

The Community Action Agency of Somerville's (CAAS) Homelessness Prevention Program operates its Assistance Fund to help families and individuals achieve safer, more stable living situations. The program provides housing assistance payments on behalf of eligible households who have a documented need for financial support to stabilize their housing situation and prevent homelessness. Assistance can be in the form of a security deposit, first and last month's rental payments, or emergency rental assistance to cover rent arrearages.

All assistance is limited to eligible uses of Community Preservation Act Housing Support funds, and all assistance is paid directly to the tenant's landlord.

Grant amounts are limited to up to \$3,000. The amount of assistance granted is based on financial need when considered together with other available resources. The assistance provided is targeted to be sufficient to resolve the need based on income certification. The presenting need should not be indicative of a continuing need that will result in continuing requests for financial assistance. The program primarily assists individuals with incomes at or below 50% AMI. However in cases where adhering rigidly to that cutoff would result in significant hardship, they accept applications from clients with incomes up to 80% of AMI.

From April to June 2019, CAAS was able to provide monetary housing assistance to six households comprised of 15 individuals. Four households were able to avoid eviction and maintain stable housing, while two households were able to secure new, stable housing.

By way of example, CAAS worked with a young mother residing in an inclusionary zoning unit with her child in Somerville. She came to CAAS looking for financial assistance to cover one month of arrears. She became behind on her rent when her household experienced a sudden loss of income due to her partner leaving. The client had received a Notice to Quit and was facing eviction. The client is working hard to pay back her debt; working extra hours and diligently saving a portion of her income. She is also hoping to get her GED. Assistance from this program brought the client's balance down to \$0 and enabled her continued progress towards economic security.

Affordable Housing Trends

The Housing Division works with the City of Somerville Planning and Zoning Division to commission a housing needs assessment (HNA) every 3 to 5 years. (The City's Inclusionary Zoning Ordinance requires that a needs assessment be conducted at least every 5 years.) In December, 2018 the City contracted with the Barrett Planning Group to prepare a Housing Needs Assessment; the firm will also analyze the effect to date of changes to the City's Inclusionary Zoning Ordinance adopted in May, 2016. Housing Division staff will share updated housing trend data when it is available.

Somerville Affordable Housing Trust Fund

Semi-annual Community Preservation Act Progress Report

Appendix: General Background Information

The City of Somerville Community Preservation Committee has designated the Somerville Affordable Housing Trust Fund (SAHTF or Trust) to administer Community Preservation Act (CPA) Community Housing funds. The Trust was created in 1989 by city ordinance, and its first programs began in 1991. Its purpose is to preserve and create affordable rental and homeownership units in Somerville and carry out programs to assist homeowners and renters directly. All of its activities must benefit low and moderate-income households (with incomes at or below 110% of area median income).

The Trust was initially capitalized by a \$400,000 allocation of municipal funds and federal program income. All linkage fees from commercial development in Somerville are administered by the Trust, as are payments made in lieu of units pursuant to the city's Inclusionary Zoning Ordinance. Repayment of loans provided by the Trust to affordable housing developers, first time homebuyers and renters receiving security deposit, arrearage or other loans are reinvested by the Trust into new affordable housing projects and programs.

The projects and programs receiving CPA funds must constitute a CPA allowable spending purpose as defined by the state Department of Revenue. CPA Community Housing eligible uses include the following five categories:

- *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* - protect personal or real property from injury, harm or destruction.
- *Support* - provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families 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* – eligible if property was acquired or created with CPA funds. Capital improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic purposes.

Priorities and Criteria

Housing developed with CPA funds may be offered to those persons and families whose annual income is less than 100% of the area-wide median income, as determined by HUD. The following priorities apply when CPA funds are allocated by the Trust:

- Preserve or increase the supply of affordable housing in Somerville.
- Mitigate displacement of low-to-moderate income households.

The following criteria are used when the Trust considers project- and program-funding requests:

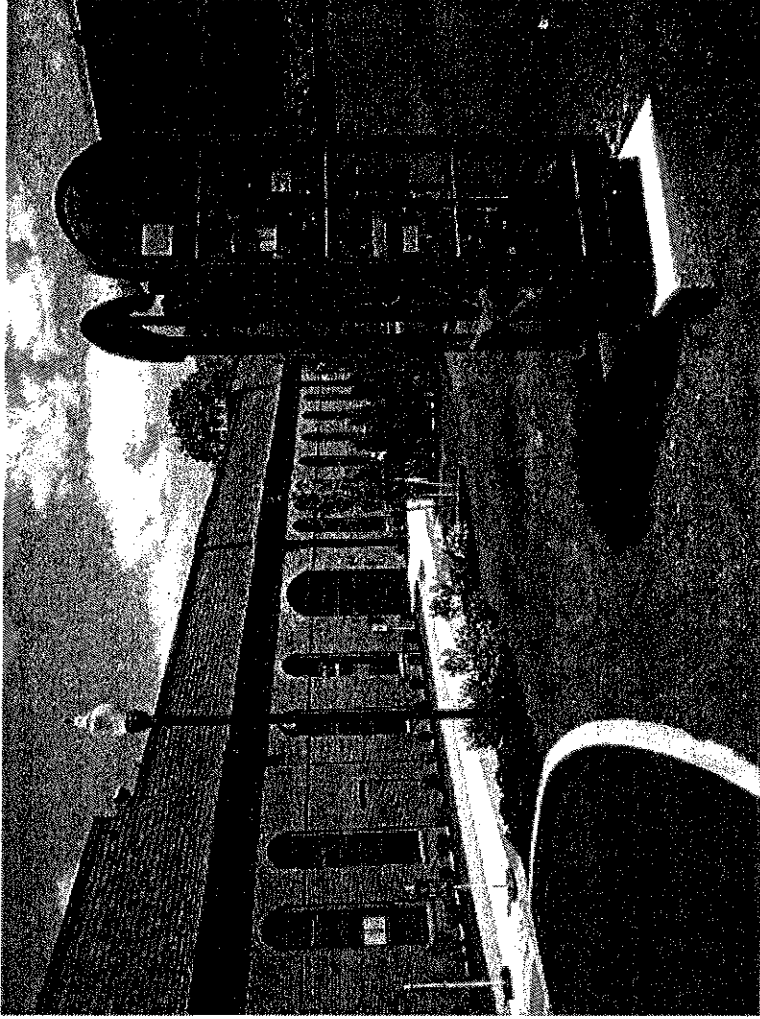
- Demonstrated capacity to carry out the project/program and ability to continue the project/program beyond the funding period.
- Preference for non-profit applicants. If two non-profits propose similar projects/programs, Trustees assess the need within the community (i.e., is the need great enough to support the work of two agencies?).
- Preference for agencies based in Somerville.
- Viable development/program budget and secure funding status, with ability to leverage other funding.
- Ability to document a measurable impact.
- Development projects and housing programs that foster SomerVision goals and other City plans, including those of the Community Preservation Committee.

In addition, the Declaration of Trust for the AHTF requires that:

- at least 20% of the trust funds must serve households with incomes between 0-50% of median
- at least 20% must serve households with incomes between 51-80% of median
- at least 10% must serve households with incomes between 81-110% of median.

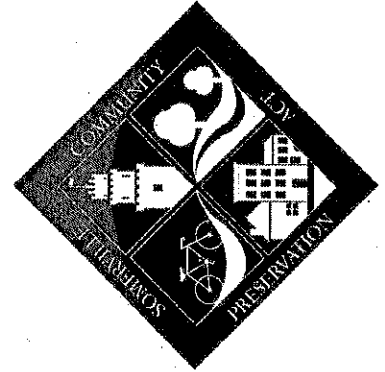
Fifty percent (50%) of Trust funds are discretionary and can be allocated over these three target income categories. The Trust regularly reviews its allocation of funds by income category to ensure that the income requirements of the Trust are met. The Trust encourages deeper affordability where possible, to the extent it is consistent with project feasibility. Many housing development loans and grant-funded programs serve households with incomes below 30% of AMI. The Trust also seeks to encourage projects and programs that serve homeless households. Trustees also require a commitment to the preservation of affordability in perpetuity.

For more information about the Trust, contact the City of Somerville Office of Strategic Planning and Community Development, Housing Division.



Somerville Community Preservation Act Semi-Annual Report

November 2019



CPA Project Spending Summary

Project	Awarded	Spent	Percent
100 Homes FY15-FY17	\$3,131,608	\$3,131,608	100%
100 Homes FY18	\$6,000,000	\$4,484,461	75%
100 Homes FY19	\$379,589	\$379,589	100%
Mystic Water Works FY16	\$507,000	\$507,000	100%
163 Glen St. FY15	\$915,000	\$819,862	90%
CPA PASS Expansion FY15	\$89,250	21,995	25%
Better Homes PSH Leasing Differential FY15	\$35,820	\$35,820	100%
Better Homes PSH Leasing Differential FY15	\$56,868	\$53,155	93%
ShortStop Self-Sufficiency FY16	\$26,107	\$26,107	100%
Better Homes PSH Leasing Differential FY17	\$57,825	\$56,717	98%
PASS 3 FY17	\$93,728	\$0	0%
ShortStop Self-Sufficiency FY17	\$25,000	\$25,000	100%
31-35 Richardson St.	\$171,000	\$0	0%
Better Homes PSH Leasing Differential FY18	\$62,532	\$52,329	84%
PASS FY18	\$199,952	\$0	0%
Heading Home FY18	\$45,000	\$2,382	5%
Homelessness Prevention Assistance Fund	\$50,000	\$22,960.23	46%
Affordable Housing Total	\$11,846,279	\$9,618,985	81%



Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.

Historic Resources	Awarded	Spent	Percent
Project			
City Hall Renovation	\$200,000	\$0	0%
City of Somerville Archives	\$43,000	\$42,812	100%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation	\$500,000	\$427,425	85%
Somerville Museum FY15	\$168,191	\$150,181	89%
Mystic Water Works windows *	\$243,000	\$243,000	100%
Temple Binai Brith*	\$450,945	\$450,945	100%
LHD Property Owner Fund	\$150,000	\$0	0%
West Branch Library Rehabilitation	\$2,500,000	\$0	23%
Milk Row Cemetery FY16	\$26,808	\$26,808	100%
Milk Row Cemetery FY17	\$6,300	\$6,300	100%
Somerville Museum FY16	\$423,480	\$86,316	20%
83 Belmont St *	\$4,510	\$4,510	100%
Central Library Mold	\$21,279	\$0	0%
Grace Baptist Church FY17	\$553,378	\$498,000	90%
Elizabeth Peabody House FY18	\$73,000	\$70,373.82	96%
Elections Records	\$85,100	\$3,230	4%
Somerville Museum FY19	\$100,000	\$0	0%
Grace Baptist FY19	\$500,000	\$0	\$0
Mission Church FY19	\$113,120	\$101,808	90%
Elizabeth Peabody FY19	\$28,000	\$24,916.40	89%
Somerville Museum FY20	\$300,000	\$0	0%
WPA Bas-Relief FY20	\$6,055	\$0	0%
Historic Resources Total (23)	\$6,544,526	\$2,058,261	31%

Notes completed projects

* Notes restriction pending

CPA Project Spending Summary cont.

Open Space/Recreation	Awarded	Spent	Percent
Project			
Prospect Hill Park Design FY15	\$85,000	\$83,999	99%
Community Growing Center Design FY15	\$52,090	\$52,090	100%
Healey to Mystic FY15	\$45,000	\$45,000	100%
School Garden Classrooms FY15	\$45,373	\$45,373	100%
Community Path Repaving FY16	\$140,000	\$90,000	64%
Community Path Design + Invasives FY16	\$90,000	\$0	0%
Allen St. Mixed Use Renovation FY16	\$20,000	\$18,000	90%
Hoyt Sullivan Playground Renovation FY16	\$400,000	\$380,330	95%
South Street Farm FY16	\$60,160	\$54,144	90%
Land Acquisition Study Fund FY17	\$40,000	\$2,500	6%
Community Pollinator Garden FY17	\$13,000	\$5,197	40%
Healey School Yard design FY17	\$80,000	\$0	0%
Winter Hill School Yard FY17	\$500,000	\$499,152	100%
Community Path Survey FY17	\$20,000	\$0	0%
Henry Hansen Park FY17	\$49,200	\$11,000	22%
Prospect Hill Park Construction FY18	\$797,330	\$2,059	0%
Dilboy Auxiliary Fields Design FY18	\$90,000	\$39,083	43%
Brown and West Somerville Design FY18	\$140,000	\$0	0%
Community Growing Center Construc. FY18	\$350,000	\$315,000	90%
Blessing of Bay Phase II FY18	\$155,339	\$69,903	45%
Blessing of the Bay FY17	\$41,863	\$41,863	100%
Community Growing Center FY17	\$33,176	\$29,858	90%
5 Palmer FY18	\$500,000	\$500,000	100%
5 Palmer Conservation Restriction FY19	\$6,000	\$6,000	100%
35 Richardson FY18	\$210,000	\$0	0%
Kennedy School FY19	\$65,000	\$0	0%
Growing Center FY19	\$3,888	\$0	0%
Powderhouse School Park FY20	\$121,000	\$0	0%
28 Total	\$4,153,419	\$2,290,551	55%
CPA Program Total	\$22,349,931	\$9,008,901	40%

Notes completed projects

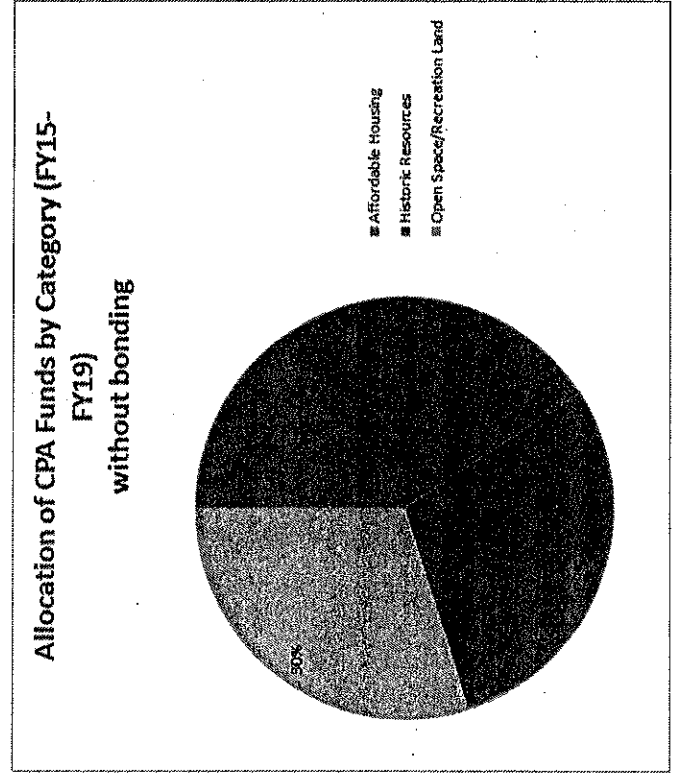
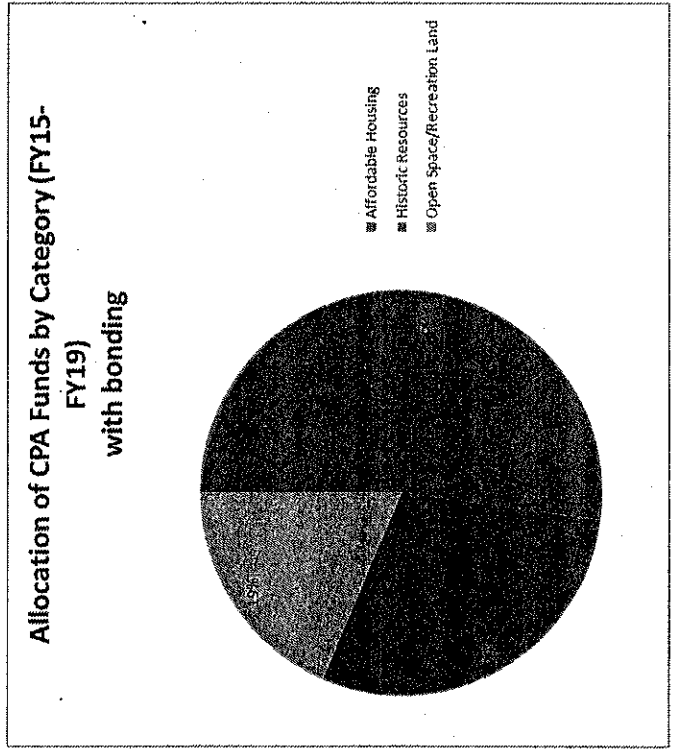
* Notes restriction pending

CPA Project Spending Summary

Totals by CPA category	Total Awarded with bonding	% of Total with bonding	Total Awarded without bonding	% of Total without bonding
Affordable Housing	\$11,651,986	51%	\$5,651,986	39%
Historic Resources	\$6,544,526	29%	\$4,044,526	28%
Open Space/Recreation Land	\$4,153,419	18%	\$4,153,419	29%
Admin	\$489,995	2%	\$489,995	3%
Total	\$22,839,926	100%	\$14,339,926	100%

“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library, which was approved in FY16, and the \$6 million bond for affordable housing acquisition through the 100 Homes project, which was awarded in FY18.

The allocations include the FY20 Emergency Funds



FY20 Program Highlights to Date

- Received five applications for the CPA FY20 applications—Three for open spaces and Two for historic resources.
- Received seven applicants for the CPC FY20 public seat and the candidate finalist was selected by the CPC Selection Committee.
- CPC members volunteered at eight events where the community voted for CPA funding priorities.



Community Preservation Committee



Community voting for CPA funding priorities

CPA Project Indicators Summary

	Ward	Done < 3 yrs	Blended	Achieved measures*	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse
City Hall Renovation	3	N		NA			x											
Milk Row Cemetery	2	Y																
City of Somerville Archives	C	Y				x												
Prospect Hill Tower	3	Y	x	NA *			x					x						
Prospect Hill Park	3				x													
Somerville Museum	3	N			x		x											
Mystic Water Works	7	Y	x	NA	x		x							x			25	Y
Temple B'nai B'rith	4	Y		NA	x		x					x						
Community Growing Center	3	Y																
Healey to Mystic Master Plan	4	Y		NA														
School Gardens	1, 2, 4, 5, 6, & 7	Y		NA								x						
LHD Property Owners Fund	C			NA														
West Branch Library	6			NA	x		x											
Community Path Design	5&6			NA														
Community Path Repaving	5&6			NA									x					
Allen Street Mixed Use	2																	
Hoyt Sullivan Playground	5											x						
South Street Farm	2			NA								x						
100 Homes	1, 4, 7													3			51	Y
163 Glen St.	1													x			8	
PASS Housing Program	UNK																	6
Better Homes Leasing Differential	2, 3																	13
ShortStop Self-Sufficiency	7																	9

The CPC began requiring all applicants provide measures of success in the FY17 funding round.

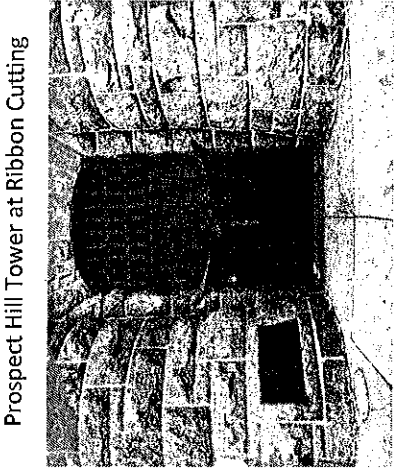
CPA Project Indicators Summary continued

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Reuse	
Central Library Collections	3					x													
83 Belmont St.	3	Y					x												
Land Acquisition Study	NA																		
Butterfly Garden	3								x										
Healey Schoolyard	4																		
Winter Hill Schoolyard	4								x										
Henry Hansen	5																		
Blessing of the Bay	1&4																		
Grace Baptist	5			x			x												
5 Palmer	1										.04								
Elizabeth Peabody House Roof	4						x												
Elections Records	NA				x	x													
Brown and West Somerville Schools	6,7																		
Dilboy Auxiliary Fields	7																		
35 Richardson	5		x								.13						1		
Heading Home	UNK															13			
Homelessness Prevention Asst Fund	UNK															18			
Kennedy School																			
Mission Church							x												
Total	All 7 wards	10	3	0	6	3	10	0	0	0	.17	0	8	5	0	59	85	2	2

Completed Projects

- Funding condition not met Condition met

Prospect Hill Tower FY15 (\$500,000 awarded; \$427,424.83 spent on stabilization; \$8,000 spent on video tour)



Prospect Hill Tower at Ribbon Cutting

The City of Somerville completed the stabilization of Prospect Hill Tower in December 2015, in time for people to enter the Tower during the First Flag event on January 1, 2016. The official opening celebration was held on September 20, 2016 and included Mayor Curtatone and Ward 3 Alderman McWatters. The stabilization of the Tower made it possible for the Somerville Historic Preservation Commission/Historic Somerville to begin offering docent tours of the Tower, which are now offered twice a month from April to October. Docents have two iPhones they can use to provide real-time video tours of the Tower via Skype video call for those who cannot climb the Tower. The City also developed a virtual tour video (www.somerville.ma.gov/prospecthilltour). The project was highlighted in the Boston Globe; Boston Magazine and as a Community Preservation Coalition CPA Success Story. \$64,575.17 in unspent projects funds were returned to the CPA historic resources reserve.

Funding conditions:

- Preservation Restriction Public access agreement Preventative maintenance plan every five years

Milk Row Cemetery FY15 (\$48,360 awarded and spent; additional \$6,315 used from FY16)

The City of Somerville completed the restoration of the tombs in Milk Row Cemetery this summer. The CPC approved the City taking \$6,315 from the FY16 project to complete the tomb restoration. The City discovered that during the last restoration the interior bricks in the tomb were not properly installed. The additional CPA funds and additional funds from the Massachusetts Historic Commission were used to repair this poor quality work. The Massachusetts Historic Commission holds a preservation restriction on the cemetery through the Massachusetts Preservation Project Fund grant the City received. Regular docent tours are held under the public access agreement.

Interior of Milk Row Cemetery tomb, revealing necessary repairs

Funding conditions:

- Preservation Restriction Public access agreement

American Tube Works (\$7,500 awarded and returned)

The City of Somerville returned the funds awarded for the proposed national historic register survey American Tube Works. The City recognized that it did not have sufficient staff time to complete the project in a timely manner and will use its own funding for the project.

Completed Projects continued...

City of Somerville Archives FY15 (\$43,000 awarded; \$42,812 spent)

This project hired a contractor to process the City of Somerville Archives' permanent collections and create record guides. The guides are available online at: <https://www.somervillema.gov/departments/city-clerk/archives>

School Garden Classrooms FY15 (\$45,373 awarded and spent)

Groundwork Somerville completed work in all eight schoolyard garden classrooms. They celebrated the completion of the project on October 25, 2016 with a twine cutting ceremony in the East Somerville Community School with Mayor Curtatone, school staff, and students. Improvements to the gardens have made them easier for teachers to use and more accessible to students with disabilities. Over 700 school children have participated in garden classes in the improved gardens.



School garden ribbon cutting at East Somerville Community School

Funding conditions:



Report expenditures by school

Mystic Water Works Historic FY15 (\$750,000 spent; \$243,000- historic; \$507,000- housing)

The Somerville Housing Authority (SHA) created 25 affordable units for Somerville's elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA raised an additional \$12.4 million to complete this project. Residents moved into the building December 2017. The preservation restriction that includes the public access agreement is under review by SHA. The project received a preservation award from the City of Somerville.

Funding conditions:

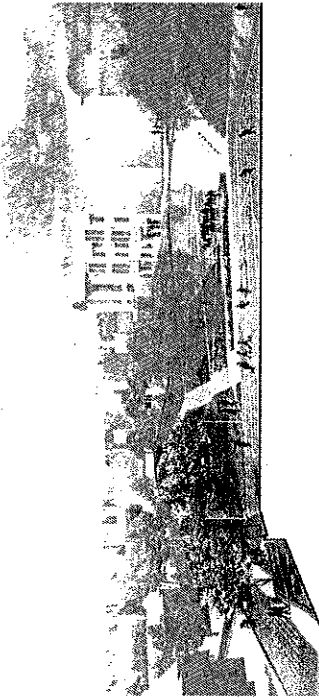
- Preservation Restriction
- Public access agreement
- HPC review and comment session

Community Growing Center FY15 (\$52,090 awarded and spent)

The Friends of the Community Growing Center completed the design for the Growing Center. However, their consultant did not have the capacity to turn the design documents into construction documents suitable for the low-bid construction procurement process that is required because the Growing Center is on City land. They received FY16 CPA funds to develop the necessary construction documents to put the project out to bid. The schematic design is posted online at: <http://www.thegrowingcenter.org/redesign>.

Healey School to Mystic FY15 (\$45,000 awarded and spent)

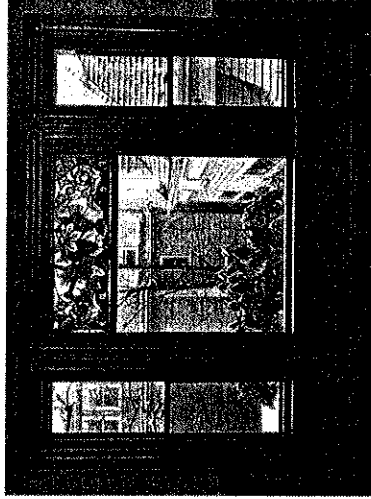
The Friends of the Healey and GroundView developed two different visions for the Healey-Mystic community— one incremental and one transformative. The images are posted on the project website at: <http://www.healeymystic.org/>. The transformative vision would result in a new U10 soccer field, but would require significant ground engineering to cut into the bluff separating the Healey School from the Mystic Housing Community. The City completed the geo-technical work necessary to determine the feasibility of the transformative plan and completed a feasibility study for the location of a new field at the school. The City received FY17 CPA funds for design services for the schoolyard and the Mystic River Watershed Association received funds for design services for the Blessing of the Bay Boathouse Park.



Healey+Mystic Transformative Plan

Funding conditions:

- Work with City's Parks and Open Space Office
- Submit final plan
- Hold one public meeting



Completed window at 83 Belmont

83 Belmont Stained Glass Window FY17 (\$4,510 awarded and spent)

The homeowners at 83 Belmont requested CPA funding to recreate their stained glass window that was destroyed in a fire. The home is on the national register of historic places, but is not a local historic district. The homeowners were very excited about the prospect of a preservation restriction on the home. Because of the quality of restoration they have done to the home, both before and after the fire, they won two awards from the Historic Preservation Commission. The homeowners asked to have the carriage house and the interiors of both the main house and the carriage house included in the preservation restriction, going beyond what was required by the CPC. The preservation restriction is under review. An architectural photographer was procured to take the exterior photographs of the entire house in the fall as requested by the Massachusetts Historic Commission.

Funding conditions:

- Comply with Secretary of the Interior standards
- Preservation restriction

Temple B'nai Brith FY15 (\$450,945 awarded and spent)

Temple B'nai Brith installed the elevator and fire safety system in their 1922 Byzantine Revival building. The ribbon cutting was held December 17, 2017. The preservation restriction is under review by Temple B'nai Brith.

- Funding conditions:**
- Preservation Restriction HPC review and comment session
 - Public access agreement

Blessing of the Bay Boathouse Park FY17 (\$41,863 awarded and spent)

Mystic River Watershed Association completed the 25% design phase during this phase. MyRWA received additional CPA funding in FY18 to complete the design of the park.

- Funding conditions:**
- Collaborate with City of Somerville
 - Hold one public meeting

Elizabeth Peabody House Roof Replacement FY18

(73,000 awarded and \$70,373.82 spent)

The Elizabeth Peabody House Association replaced the roof on their historic building. The preservation restriction is under review.

- Funding conditions:**
- Preservation Restriction Secretary of the Interior standards
 - Permanent dedication sign

5 Palmer Acquisition FY18 (\$500,000 awarded and spent)

The City of Somerville purchased the 0.04 acre parcel at 5 Palmer that will extend Glen Street Community Garden in response to the need for community gardening plots. The conservation restriction was executed and is the first in the City of Somerville's history. Demolition of the house on the parcel was completed. The conservation restriction will be held by Groundwork Somerville. The City of Somerville is now moving forward to develop plans to use the parcel to expand the Glen Park community gardens.



5 Palmer St

- Funding conditions:**
- Conservation restriction
 - Use of house

Ongoing Projects— City of Somerville

FY15

City Hall Renovation FY15 (\$200,000 awarded; \$0 spent)

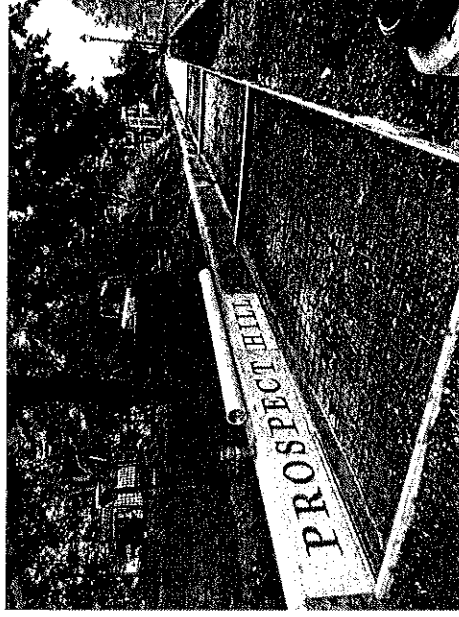
Before this project can begin, the City of Somerville must first hire an Owner's Project Manager (OPM). This expense was not included in the CPA request and must be approved by the Board of Aldermen. The Board has postponed approving funds for the OPM until there is greater clarity on the range of improvement projects planned for Central Hill, including the new high school. The City plans to request these funds again in winter 2018 once the City's building master plan is finalized.

Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$65,000 spent)

The first step of this project was an archeological survey of Prospect Hill Park. The results found low sensitivity for Native American or Revolutionary or Civil War artifacts and moderate sensitivity for finding the foundation for the two houses that were located on the park before it was purchased for open space. The City completed the design and construction is in progress. It will be completed in spring of 2020.

Funding condition:

HPC review and comment session



Funding condition:

- Terms approved by HPC and CPC

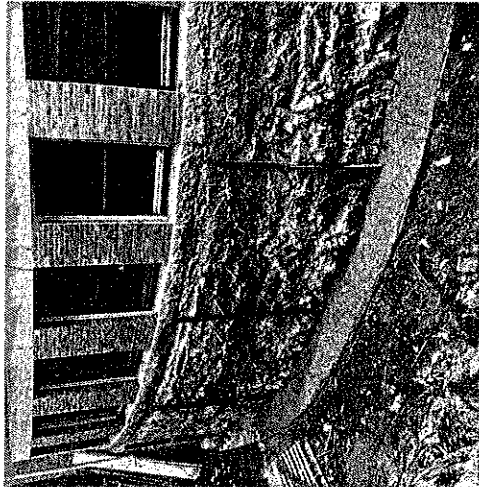
LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)

The City of Somerville Planning and Zoning Department is discussing how this fund for local historic district (LHD) property owners will be structured and is developing supporting materials. The Historic Preservation Commission has formed a subcommittee to begin work on the terms of the grant program.

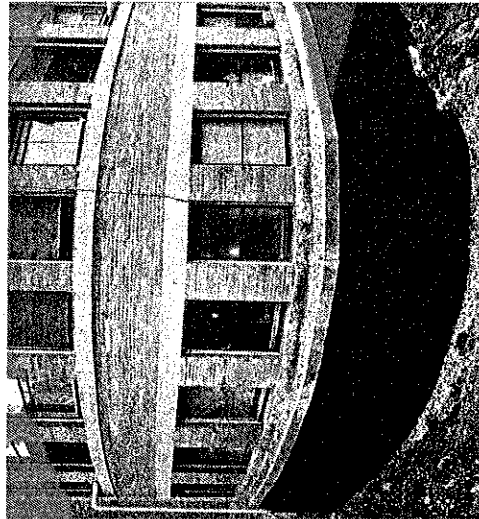
West Branch Library Rehabilitation FY16 (\$2,500,000 awarded)

Renovation of the West Branch Library is ongoing and is at 23% complete. Photographs of the well discovered at the basement floor of the library were taken and will be used for educational purposes about the history of the well through exhibition.

- Funding conditions:
- Secure all approvals
 - Secure funding
 - Present final plans to CPC



Before

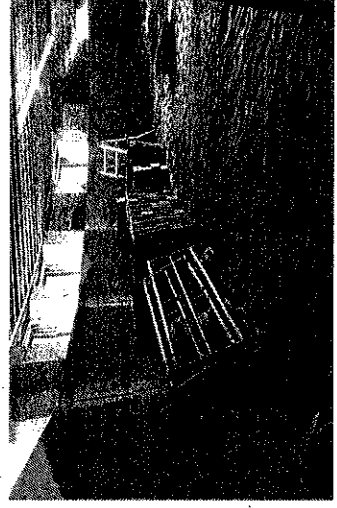


After

Before & After of the Exterior encapsulation wall

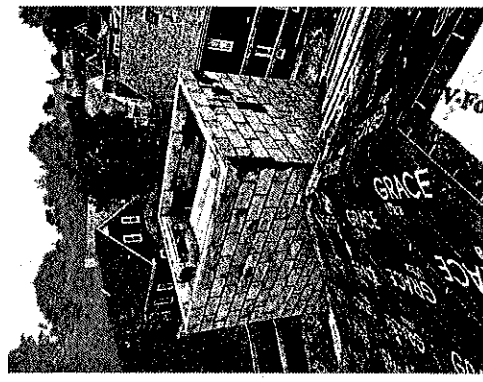
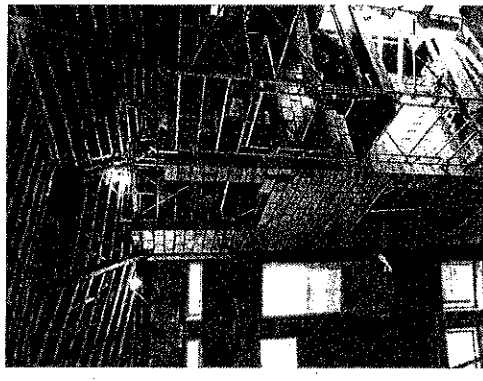


Before



After

Before & After of the Interior encapsulation wall



Interior Elevator Shaft & Top of the Elevator Shaft



Well discovered at the basement floor

Ongoing Projects— City of Somerville, FY16 continued.

Milk Row Cemetery FY16 (\$26,808 awarded in FY16; \$6,315 spent for FY15 project, \$6,300 added in FY17 funds)

Funding condition:

Public access agreement

The Milk Row Cemetery CPA Project is almost completely done, with significant restoration work undertaken on the Civil War Monument and all of the identified

Community Path Repaving (\$140,000 awarded; \$90,000 spent)

The Grove to Cedar section was repaved this spring. The Buena Vista to the Cambridge line section will be repaved following the completion of drainage work underway. The final repaving of this western section of the Path will be completed in spring 2019.

Community Path Design Services (\$75,000 awarded in FY16, \$15,000 added in FY18; \$0 spent)

A Landscape Design vendor for the Community Path improvements was selected, but numerous issues have prevented the contract award. All parties are interested in pursuing the work and it is expected that the design contract will be signed off in the months ahead. Meetings have been held with the MBTA (the property owner) to address the design needs.

Allen Street Mixed Use Renovation (\$20,000 awarded; \$11,073 spent)

The CPA funded design is complete. The project was put out to bid early summer of 2019, but bids can back very high. The City rebid the project in September and a vendor has just been selected to construct the new garden. Work will be complete in July 2020.

Funding condition:

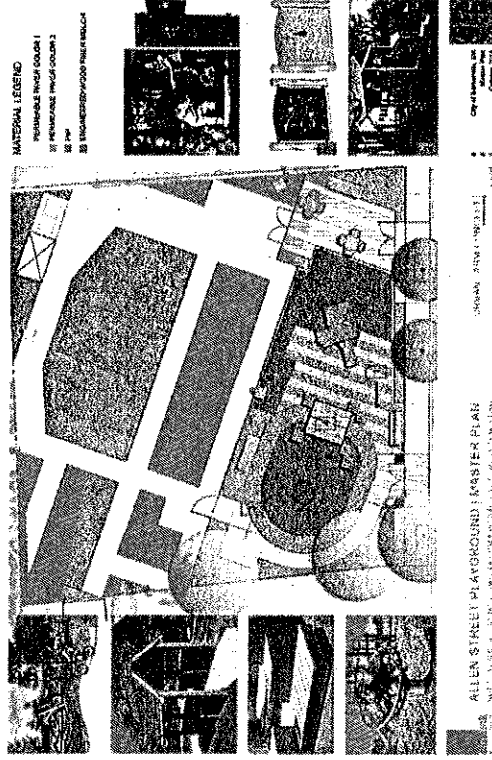
Community engagement process

Hoyt Sullivan Playground Renovation (\$400,000 awarded; \$380,330

The Hoyt Sullivan Playground Design was completed in 2018 and the park was opened to the public in September 2018, and won a BSLA Design Award in the spring of 2019

Funding condition:

Preserve beech tree



Allen Street Playground and Community Garden

Ongoing Projects— City of Somerville, FY17

Central Library Mold Remediation (\$21,279 awarded; \$0 spent)

The Library has closed the project and will not utilize the funds.

Land Acquisition Study Fund (\$40,000 awarded; \$2,500 spent)

To date funds were used to pay for an appraisal of a potential acquisition site.

Winter Hill Schoolyard (\$500,000 awarded; \$398,927 spent)

Construction of the Winter Hill Schoolyard is complete. The ribbon cutting ceremony was held September 10, 2018.

Healey Schoolyard Design (\$80,000 awarded; \$0 spent)

The City had four community meetings, and several other meetings with Healey Faculty and Students, Mystic Housing Residents, and the Somerville Housing Authority. The final draft of the schoolyard is complete. Next steps include significant work to understand the engineering requirement of the new U-12 field, and the approval of construction funding.

Henry Hansen Park Design (\$49,200 awarded; \$22,905 spent)

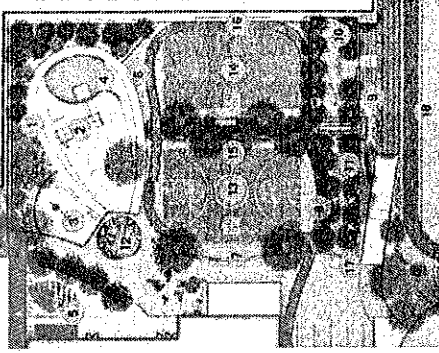
The final design has been completed and the City is now exploring options for funding the construction of the park.

Community Pollinator Garden at Morse Kelly Park (\$13,000 awarded; \$450 spent)

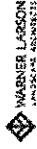
The ADA path is complete, Pollinators were planted in the fall of 2018 and the fall of 2019. Remaining project funding will be used for fencing and signage.

Funding conditions:	<input checked="" type="checkbox"/> Involve the Conservation Commission
	<input type="checkbox"/> Include interpretive signage
	<input type="checkbox"/> Develop a maintenance plan

SCHOOLYARD PLAN



1. ACCESSIBLE LOOPING SIDWALK
2. CLIMBING STRUCTURE WITH BRIDGE CONNECTOR
3. BASKET SWINGS
4. OVERTOP AND CLIMBING WALL
5. MULTI-USE SHELTER (STAGE, OUTDOOR LEARNING, PICKING GROVE)
6. SLIPPED ASPHALT SEATING
7. MURAL WALL WITH SLIPPED TURF SEATING (SPECTATORS)
8. TURF PATH
9. SPECTATOR SEATING
10. ADULT FITNESS ZONE
11. GROVE
12. PAINTED GRAPHICS/GAMES
13. MULTI-SPORT COURT
14. BASKETBALL COURT
15. YOUTH HOOP
16. BALL WALL
17. SCULPTURE
18. FIELD



Healey School - Schoolyard Plan

Funding condition:	<input type="checkbox"/> Hold at least one public meeting
---------------------------	---

Funding condition:	<input checked="" type="checkbox"/> meetings and incorporate feedback
Hold at least three public	



Morse Kelly Park:—Sassafras (2), black eyed Susan, evening primrose, wild bergamot, Blue vavain, Ohio spiderwort

Ongoing Projects– City of Somerville, FY17 cont.

Community Path Survey (\$20,000 awarded; \$0 spent)

A Landscape Design vendor for the Community Path improvements was selected, but numerous issues have prevented the contract award. All parties are interested in pursuing the work and it is expected that the design contract will be signed off in the

Funding condition:

- Develop a repository for City plans and surveys



Community Path

Ongoing Projects— City of Somerville, FY18

Preservation and Access of Election Records (\$85,100 awarded; \$0 spent)

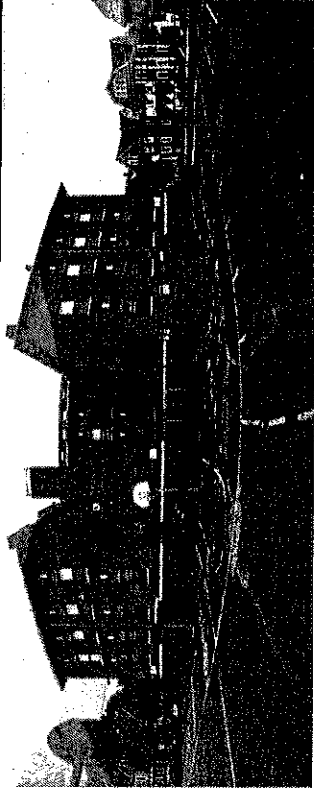
The City of Somerville Archives will preserve and protect our historical elections-related documents, including the digital archiving of our City's election results prior to 1967 and mold remediation for voter ledgers.

Schoolyard Design— Brown and West Somerville Neighborhood Schools (\$140,000 awarded; \$0 spent)

A design firm; CBA Landscape Architects, has been selected and separate community meetings have been scheduled for the late fall.

Funding condition:

- CPA funds will only be used for CPA eligible uses



Brown School - Schoolyard

Dilboy Auxiliary Fields Redesign (\$90,000 awarded; \$0 spent)

Natural grass refurbishment, adding lights and irrigation. The design and construction documents are 90% completed. Funding needed.

Funding condition:

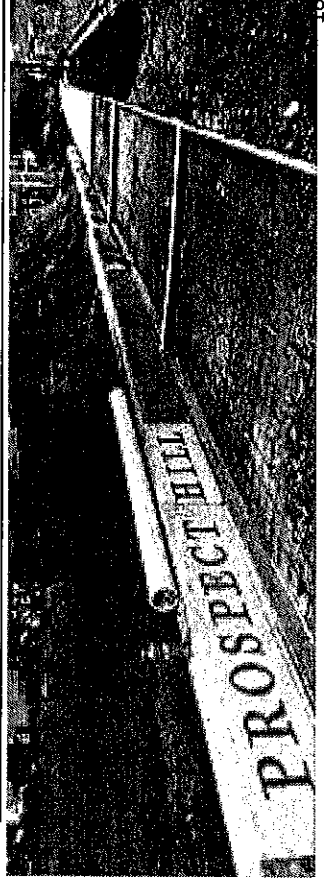
- Sign posted during design

Prospect Hill Park Rehabilitation (\$797,330 awarded; \$1,399 spent)

The project is in construction and is closed to the public. All utilities and hard-scape work was completed and plantings will be installed. On schedule to open the Spring of 2020.

Funding condition:

- Secretary of the Interior standards for rehabilitation
- Permanent sign

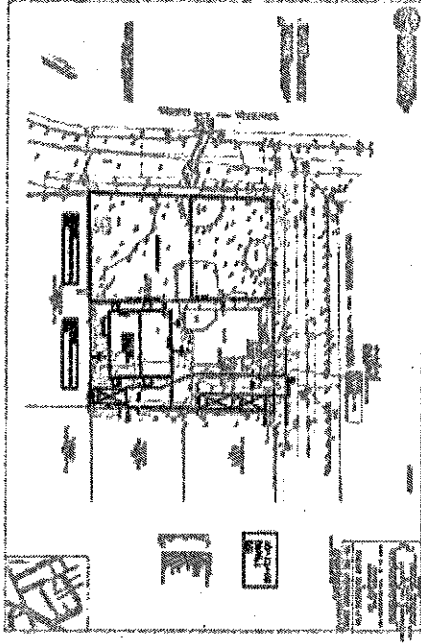


Ongoing Projects— City of Somerville, FY18

35 Richardson Parcel (\$210,000 awarded, \$0 disbursed)

The plan shows 0.13 acres for open space.

Funding condition:	<ul style="list-style-type: none">• Post CPA Sign• Perpetual Conservation Restriction
<ul style="list-style-type: none">• Transfer Parcel to City of Somerville	



Draft split lot plan for 35 Richardson

Ongoing Projects— City of Somerville, FY19

5 Palmer Restriction (\$6000 awarded; \$0 spent)

The conservation restriction for 5 Palmer parcel was executed and is the first in Somerville's history. Demolition of the house on the parcel was completed. The City of Somerville is now moving forward to develop plans to use the parcel to expand the Glen Park community gardens.

Kennedy School (\$65,000 awarded; \$0 spent)

The Kennedy School design process is not projected to start until after the other CPA funded projects (Healey, Brown, WSNS) and other projects are further along in their development.

Funding condition:	<ul style="list-style-type: none">• CPA eligible expenses• Post temporary CPA sign
---------------------------	---

ArtFarm

Capital Projects is managing the design and construction of the building and site for the Northern portion of the site. The southern portion is being used by the Engineering Department for staging and they are working on infrastructure for that portion. The project funds are pending approval by the City

Funding condition:	<ul style="list-style-type: none">• CPA eligible expenses• Install permanent CPA sign and temporary during construction
---------------------------	--

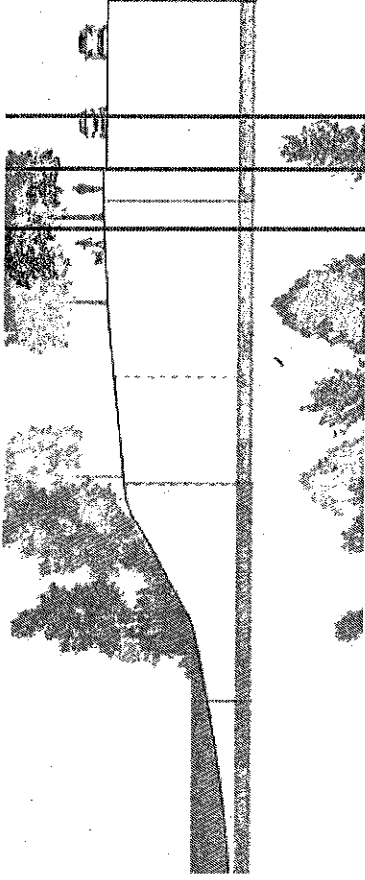
Ongoing Projects– City of Somerville, FY19

Mystic River Watershed Association (\$155,339 awarded; \$0 spent)

The association has been assembling funding to determine a phasing plan for implementation, agreed upon by DCR, the City of Somerville and Mystic River Watershed Association. After the initial 2018 concept design and report, the general consensus was that the park would be redesigned/built starting with the path alongside Shore Drive. The association secured additional funding from Mass Trails grant on behalf of DCR (\$200k) for path reconstruction and \$50k from internal DCR funds and a plan to restore and expand the path by summer 2020. The association's design team will work with the City of Somerville to design an expanded street tree and green infrastructure buffer to expand the park acreage with underutilized road right-of-way. The association anticipates that will need additional CPA funds in 2020-2021 to complete this portion of the linear park.

Funding condition:

- Collaboration with the City's Park and Open Space Office



Ongoing Projects– City of Somerville, FY20

Powder House School Park (\$ 122,000 awarded; \$0 spent)

Demolition has begun.

Funding condition:

- No reduction of scope
- Post CPA sign
- CPA funds will only go towards CPA eligible aspects of the project

Ongoing Projects— Affordable Housing Trust Fund

The Affordable Housing Trust Fund (AHTF) provides funding for projects on a reimbursement basis. As a result, funds are often not released until after the closing on acquisitions or until the project is underway for support projects.

Ongoing Projects

100 Homes FY15-FY17 (\$3,131,608 awarded; \$3,131,608 disbursed); FY18 (\$6,000,000 awarded; \$4,484,461 disbursed)

Somerville Community Corporation (SCC) has acquired 51 units in 13 properties as part of the 100 Homes Program. CPA funds are drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding.

Prevention and Stabilization Services (PASS) Housing Program:

FY15 (\$89,250 awarded; \$21,995 disbursed)

FY17 (\$93,728 awarded; \$0 disbursed)

FY18 (\$199,952 awarded; \$0 disbursed)

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households at a time. FY15 and FY17 funds are fully committed, but are drawn down gradually over time. There is a waiting list that will be used for committing FY18 funds when contract

Leasing Differential Program— Better Homes:

FY15 (\$35,820 awarded and disbursed)

FY16 (\$56,868 awarded; \$53,155 disbursed)

FY17 (\$57,825 awarded; \$56,717 disbursed)

FY18 (\$62,532 awarded; \$52,329 disbursed)

FY19 (\$73,884 awarded; \$0 disbursed)

The Somerville Homeless Coalition provides rental assistance to 17 disabled and formerly homeless Somerville households. The program also receives US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds.

ShortStop Self-Sufficiency Program:

FY16 (\$26,107 awarded and disbursed)

FY17 (\$25,000 awarded and disbursed)

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds support a portion of the cost of rent house nine individuals between 18 and 24 for up to one year. Funding covers the gap in rent between what HUD can fund (up to fair market rent) and what the actual cost of the monthly rent is for the units.

Ongoing Projects– Affordable Housing Trust Fund

FY15

Redevelopment of 163 Glen St. (\$915,000 awarded; \$819,862 disbursed)

Somerville Community Corporation is redeveloping the site into eight affordable homeownership units and three market rate homeownership units. In addition to CPA funding, SCC has raised \$5.3 million in support of this project. The groundbreaking for the project was the first stop on the CPA 5th Anniversary Walking Tour on September 9, 2017 (see photo below).

FY18

31-35 Richardson (housing: \$171,000 awarded; \$0 disbursed; open space: \$210,000 awarded, \$0 disbursed)

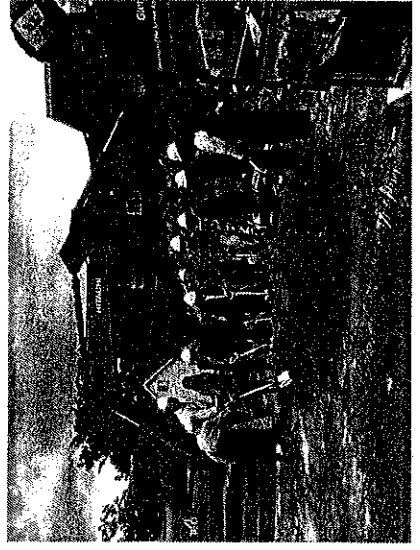
Somerville Community Corporation is in the process of purchasing the 31-35 Richardson parcel from a developer. The parcel has one home that is potentially historically significant. SCC plans to build another two family home on the parcel, one will be sold at market rate and the other will be sold as an affordable unit. The 35 Richardson parcel will be transferred to the City of Somerville for conversion into a city park. The parcel is an estimated 0.13 acres. The documents to create the grant agreement for the open space funding have been shared with SCC.

Better Homes 3: Permanent Supportive Housing (\$45,000 awarded; \$2,382 disbursed)

Heading Home is providing rental assistance to chronically homeless and disabled residents with incomes below 30% AMI. Assistance pays for the gap between HUD payment for monthly rent and actual rent. Residents may have disabilities, a criminal record, or behavioral health instability.

Homelessness Prevention Assistance Fund (\$50,000 awarded; \$22,960.23 disbursed)

Community Action Agency of Somerville provides up to \$4,000 in assistance in the form of grants and loans to households facing homelessness, including first and last month's rent and security deposits. To date they have served six households made up of 15 individuals, all with incomes at or below 50% AMI. They have held 11 case management meetings.



FY19

FY19 Housing Support Program awards			
Somerville Homeless Coalition	Better Homes Leasing Differential		\$73,884
Heading Home	Permanent Supportive Housing Leasing Differential		\$50,000
Community Action Agency of Somerville	Homelessness Prevention Assistance Fund		\$50,000
RESPOND Inc.	Housing Program for Victims of Domestic Violence		\$11,412
Total CPA funds awarded (both Housing Development and Housing Programs)			\$2,005,296

Ongoing Projects—Community

Phase completed

Phase in progress

South Street Farm FY16 (\$60,160)

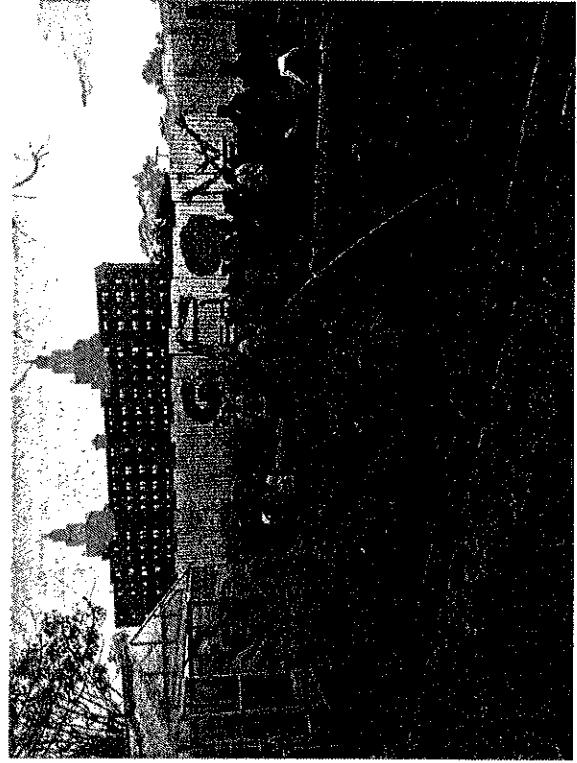
Grant signed 5/9/16	Funding conditions: <ul style="list-style-type: none"> Public access agreement
-------------------------------	--

1st disbursement \$42,112 (70%)	Deliverables: <ul style="list-style-type: none"> Hoophouse Bicycle parking Rainwater catchment system Visitor kiosk Signage 	1st Report: 6/14/16
---	---	-------------------------------

2nd disbursement \$12,032 (20%)	Deliverables: <ul style="list-style-type: none"> Shade structure Stormwater management Wash station Soil improvement 	2nd Report: 6/17/18
---	---	-------------------------------

Close out
\$6,016 (10%)

Cider Days 2018 at South Street Farm



The South Street Farm public access plan was approved by the CPC on September 25, 2019.

Somerville Museum Capital Improvements FY15 (\$168,191)

	Phase 2	Phase 2 close out
Grant signed 12/15/15 Funding conditions: <ul style="list-style-type: none"> • Preservation Restriction • Public access agreement 	Phase 2 \$16,209 (9%) Deliverables: <ul style="list-style-type: none"> • Basement interior perimeter drain • Attic exhaust fan • Water alarm 	Phase 2 close out \$1,801 (1%)
1st disbursement \$69,152 (41%) Deliverables: <ul style="list-style-type: none"> • High water alarm • Environmental monitors • Back up sump-pump • Insulate attic • Begin storm window project • Begin elevator design 1st Report: 1/5/16	2nd disbursement \$66,011 (39%) Deliverables: <ul style="list-style-type: none"> • Complete storm window project • Complete elevator design • Interior shades 2nd Report: 3/28/16	Phase 1 close out \$15,018 (9%) 3rd Report: 6/14/17

The Somerville Museum Received Council approval to extend grant an additional 3 years.

Somerville Museum Capital Improvements FY16 (\$423,480)

Grant signed
1/11/17

- Funding conditions:**
- Necessary approvals

1st disbursement	Phase 1 close out	Phase 2	Phase 2 close out
\$86,316 (20.4%)	\$9,591 (2.3%)	\$294,816 (69.6%)	\$32,757 (7.7%)

- Deliverables:**
- Upgrade door hardware
 - Install handrail on Central St. stairway
 - Install security equipment
 - Purchase supplies for inventory
 - Phase 6 preliminary design

1st Report:
2/21/17

The Museum received the first disbursement for the non-elevator aspects of the projects. No progress has since been reported.

Grace Baptist Church FY17 (\$553,378)

Grant signed
5/24/17

- Funding conditions:**
- Necessary approvals
 - Perpetual restriction
 - Maintenance plan

1st disbursement
\$75,000 (14%)

- Deliverables:**
- Site survey
 - MPPF grant
 - Schematic design alternatives for handicapped access ramp
 - Prepare contract documents for roof and masonry work

1st Report
6/15/17

2nd disbursement
\$200,000 (36%)

- Deliverables:**
- Bidding
 - Construction and project administration
 - Structural repairs: roof and masonry

2nd Report
10/5/17

Phase 3
\$223,000 (30%)

- Deliverables:**
- Completion of structural repairs:
 1. slate roof and copper gutter
 2. window frames and sills

2nd Report
10/5/17

Close out
\$55,338 (10%)
Final report
3/29/2019



Aerial image of Grace Baptist Church

Project completed. \$8,415 was returned to the historic reserve.

Community Growing Center FY17 (\$33,176)

Grant signed 5/24/17	Funding conditions: <ul style="list-style-type: none"> Comply with license
-------------------------	--

1st disbursement \$22,500 (67%)	Deliverables: <ul style="list-style-type: none"> Hire landscape architect 75% completion of construction documents and bid specs 50% completion of stakeholder meetings 	1st Report 10/5/17
------------------------------------	---	-----------------------

Phase 2 \$7,359 (23%)	Deliverables: <ul style="list-style-type: none"> 100% completed project specifications and design documents Completed bid documents Project coordination 	2nd Report 5/5/18
--------------------------	--	----------------------

Close out
 \$2093 (10%)
 3rd Report
 5/29/2019



Growing Center Design Charette

Project completed. Returned \$1,225 to the open space/recreational land reserve.

Community Growing Center FY18 (\$350,000)

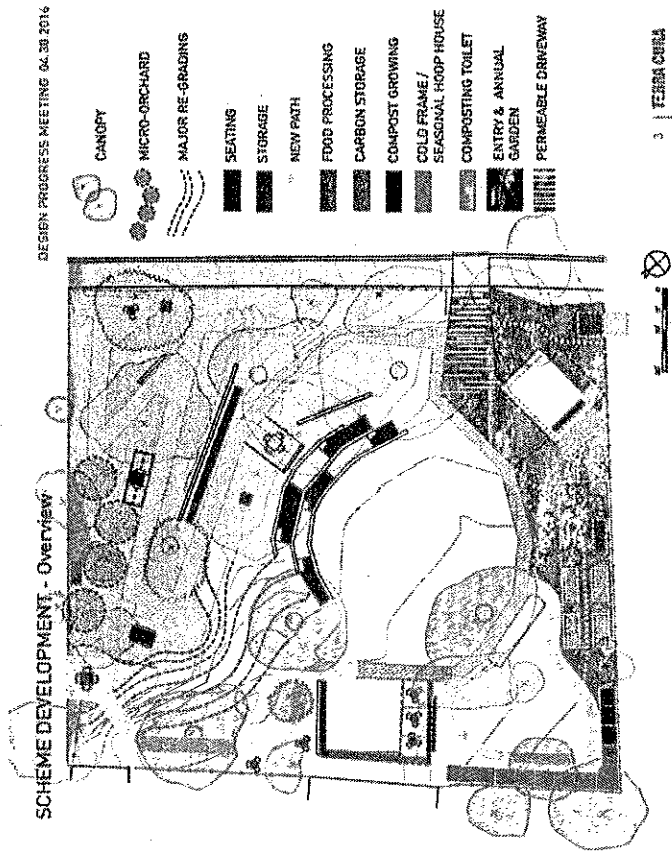
Grant signed
6/5/18

1st disbursement Close out
\$315,000 (90%) \$35,000 (10%)

<p>Funding conditions:</p> <ul style="list-style-type: none"> • Public access • Permanent sign • Work collaboratively with City of Somerville 	<p>Deliverables:</p> <ul style="list-style-type: none"> • Construction bid • Construction preparation • 95% construction completed by mid-December • Construction completed by May 2019.
---	---

1st Report
6/8/18

Design for Revitalized Growing Center



See FY17 page for project details.

Blessing of the Bay Boathouse Park FY18 (15,339)

Grant signed
5/18/18

1st disbursement	Phase 2	Close out
\$69,903 (45%)	\$69,902 (45%)	\$15,534 (10%)

Funding conditions:

- Collaborate with City of Somerville

Deliverables:

- Phase 2 kick off meeting
- Draft and execute next phase of work with consultants
- Complete 50% design documents

1st Report
6/7/2018

See details of the progress under FY19

Concept design study that shows the existing and proposed

