

To: Yi-An Huang, City Manager
From: David Kale, Chair of Community Preservation Act Committee
Date: September 7, 2022
Re: Allocation and Appropriation of FY2023 CPA Funds

The purpose of this memo is to summarize the process of the Community Preservation Act Committee (CPAC) and to convey the Committee's recommendations for FY2023 CPA funding, voted on by the CPAC on September 6, 2022.

The Committee met four times: May 17, 2022 (Organizing Meeting), June 29, 2022 (Project Recommendation Hearing), July 25, 2022 (Allocation Percentages Hearing), and September 6, 2022 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the June 29, 2022 and July 25, 2022 hearings, public comment submitted electronically while the record remained open, and CPAC discussion at the September 6, 2022 meeting.

The Committee received comments as follows:

- 0 public speaker at the May 17, 2022 meeting;
- 11 public speakers at the June 29, 2022 hearing;
- 8 public speakers at the July 25, 2022 hearing;
- 4 communications received via electronic submission or the mail; and
- 1 emailed petition with a total of 92 signatures.

The Committee received 15 comments related to CPA projects:

- 4 comments supported affordable housing initiatives;
- 1 comments supported historic preservation projects; and
- 10 comments supported open space projects.

The Committee received 136 comments on the allocation percentages:

- 9 individual comments supported an 80% allocation to affordable housing;
- 113 petition signatures supported an 80% allocation to affordable housing;
- 2 comments supported a 70% allocation to affordable housing and a 15%, 15% split between historic preservation and open space;
- 1 comment supported a 70% allocation to affordable housing, 10% to historic preservation, and 20% to open space; and
- 1 comment advocated for an unspecific increase to the open space allocation.

The attached FY23 Project Recommendations Book provides additional detail on the Committee's process, funding, and recommended projects for FY23.

Accordingly, on September 6, 2022, the CPAC voted on the following recommendations to the City Council, through the City Manager. The CPAC voted unanimously for an allocation of 80% for Affordable Housing, 10% for Historic Preservation projects and 10% for Open Space projects. The Committee then voted to recommend that CPA funds in the amount of \$19,710,000 be allocated and appropriated to the Affordable Housing Trust, as well as to certain historic preservation and open space projects. All recommendations were voted unanimously. The Committee votes were as follows:

VOTE 1: Fiscal Year 2023 Local Funds (\$11,900,000)

Vote 1A

80% of FY2023 CPA Local Fund revenues (**\$9,520,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 1B

10% of FY2023 CPA Local Fund revenues (**\$1,190,000**) allocated to Historic Preservation as follows:

1. \$45,000 appropriated to Digitization of Cambridge Room Collections
2. \$500,000 appropriated to the Margaret Fuller House Renovation
3. \$45,000 appropriated to the Old Burial Ground Restoration
4. \$600,000 appropriated to Historic Preservation Grants

Vote 1C

10% of FY2023 CPA Local Fund revenues (**\$1,190,000**) allocated to Open Space as follows:

1. \$100,000 appropriated to Gore Street Park Paved Area Design
2. \$940,000 appropriated to the Raymond Street (Corcoran) Park Partial Construction
3. \$150,000 appropriated to the Watertown Cambridge Greenway

VOTE 2: Fiscal Year 2022 State Funds [received in FY2023] (\$4,700,000)

Vote 2A

80% of FY2022 State Match revenues (**\$3,760,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 2B

10% of FY2022 State Match revenues (**\$470,000**) allocated to Historic Preservation as follows:

1. \$40,000 appropriated to 22-CityView Recorded Media Digitization
2. \$300,000 appropriated to the 689 Massachusetts Ave. Roof Replacement
3. \$100,000 appropriated to Historical Commission Compact Shelving and Archival Support
4. \$30,000 appropriated to the Old Burial Ground Restoration

Vote 2C

10% of FY2022 State Match revenues (**\$470,000**) allocated to Open Space as follows:

1. \$470,000 appropriated to the Raymond Street (Corcoran) Park Partial Construction

VOTE 3: CPA Fund Balance (\$3,100,000)

Vote 3A

80% of the Fund Balance (**\$2,480,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 3B

10% of the Fund Balance (**\$310,000**) allocated to Historic Preservation as follows:

1. \$310,000 appropriated to Historical Commission Compact Shelving and Archival Support

Vote 3C

10% of the Fund Balance (**\$310,000**) allocated to Open Space as follows:

1. \$310,000 appropriated to the Raymond Street (Corcoran) Park Partial Construction

VOTE 4: CPA Fund Balance - Administration (\$10,000)

Vote 4A

1. \$10,000 appropriated to Administrative Costs for Community Preservation Coalition membership dues

TABLE 1. Summary of FY2023 Recommended Appropriations by Expenditure Type

Affordable Housing	\$15,760,000
Historic Preservation	
22-CityView Recorded Media Digitization	\$40,000
689 Mass. Ave. Roof Replacement	\$300,000
Digitization of Cambridge Room Collections	\$45,000
Historical Commission Compact Shelving and Archival Support	\$410,000
Margaret Fuller House Renovation	\$500,000
Old Burying Ground Restoration	\$75,000
Historic Preservation Grants	\$600,000
Subtotal (Historic Preservation)	\$1,970,000
Open Space	
Gore Street Park Paved Area Design	\$100,000
Raymond Street (Corcoran) Park Partial Construction	\$1,720,000
Watertown Cambridge Greenway	\$150,000
Subtotal (Open Space)	\$1,970,000
Administration/ Community Preservation Coalition	\$10,000
Grand Total	\$19,710,000

TABLE 2. Summary of Recommended Appropriations by Funding

	FY2023 Local Funds	FY2022 State Funds	CPA Fund Balance	FY2023 Total
Affordable Housing Trust	\$9,520,000	\$3,760,000	\$2,480,000	\$15,760,000
Historic Preservation Projects	\$1,190,000	\$470,000	\$310,000	\$1,970,000
Open Space Projects	\$1,190,000	\$470,000	\$310,000	\$1,970,000
Admin./Community Preservation Coalition Membership Dues			\$10,000	\$10,000
Total	\$11,900,000	\$4,700,000	\$3,110,000	\$19,710,000