

To: Louis DePasquale, City Manager  
From: Lisa Peterson, Chair of Community Preservation Act Committee  
Date: September 10, 2020  
Re: **Allocation and Appropriation of FY2021 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 FY2021 CPA funding, voted on by the CPAC on September 9, 2020.

The Committee met four times: June 10, 2020 (Organizing Meeting & Hearing on COVID-19 Housing Stabilization Program), July 1, 2020 (Project Recommendation Hearing), August 5, 2020 (Allocation Percentages Hearing), and September 9, 2020 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the July 1, 2020 and August 5, 2020 hearings, as well as public comment submitted electronically or via mail while the record remained open.

The Committee received comments as follows:

- 10 public speakers at the July 1, 2020 hearing;
- 12 public speakers at the August 5, 2020 hearing;
- 174 communications received via electronic or mail submission; and
- 3 emailed petitions with a total of 198 signatures.

The Committee received 16 comments related to CPA projects:

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

The Committee received 368 comments on the allocation percentages:

- 166 individual comments supported an 80% allocation to affordable housing;
- 198 petition signatures, from 3 petitions, supported an 80% allocation to affordable housing; and
- 4 comments supported a 60% allocation to affordable housing and a 20%, 20% split between historic preservation and open space.

All comments received by the Committee are available on the CPA website at [FY21 CPA Public Comment](#). The attached FY21 Project Recommendations Book provides additional detail on the Committee's process, funding and recommended projects for FY21.

Accordingly, on September 9, 2020, the CPAC voted on the following recommendations to the City Council, through the City Manager. The CPAC voted 7-1 for an allocation of 80% for Affordable Housing, 10% for Historic Preservation projects and 10% for Open Space projects. The Committee then voted unanimously to recommend that CPA funds in the amount of \$15,330,000 be allocated and appropriated as follows:

**VOTE 1: Fiscal Year 2021 Local Funds (\$10,500,000)**

**Vote 1A**

80% of FY2021 CPA Local Fund revenues (**\$8,400,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

**Vote 1B**

10% of FY2021 CPA Local Fund revenues (**\$1,050,000**) allocated to Historic Preservation as follows:

1. \$605,000 appropriated to the Historic Preservation Grants
2. \$330,000 appropriated to the 93-99 Bishop Allen Drive Restoration
3. \$65,000 appropriated to Digitizing the Architectural Survey, Phase III
4. \$50,000 appropriated to the Foundry, Women's History Project

**Vote 1C**

10% of FY2021 CPA Local Fund revenues (**\$1,050,000**) allocated to Open Space as follows:

1. \$600,000 appropriated to Linear Park, Design
2. \$233,000 appropriated to the Sennott Park Project
3. \$200,000 appropriated to the Peabody School Playground Project
4. \$17,000 appropriated to the Open Space Reserve Fund

**VOTE 2: Fiscal Year 2020 State Funds [received in FY2021] (\$2,150,000)**

**Vote 2A**

80% of FY2020 State Match revenues (**\$1,720,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

**Vote 2B**

10% of FY2020 State Match revenues (**\$215,000**) allocated to Historic Preservation as follows:

1. \$120,000 appropriated to the Foundry, Masonry Restoration
2. \$95,000 appropriated to the Historic Preservation Grants

**Vote 2C**

10% of FY2020 State Match revenues (**\$215,000**) allocated to Open Space as follows:

1. \$150,000 appropriated to Magazine Beach, Sunken Parking Lot Removal & Grassy Beach Creation
2. \$65,000 appropriated to the Open Space Reserve Fund

**VOTE 3: CPA Fund Balance (\$2,670,000)**

**Vote 3A**

80% of the Fund Balance (**\$2,136,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

**Vote 3B**

10% of the Fund Balance (**\$267,000**) allocated to Historic Preservation as follows:

1. \$267,000 appropriated to the Foundry, Masonry Restoration

**Vote 3C**

10% of the Fund Balance (**\$267,000**) allocated to Open Space as follows:

1. \$267,000 appropriated to the Sennott Park Project

**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 FY2021 Recommended Appropriations by Expenditure Type**

<b>Affordable Housing</b>	<b>\$12,256,000</b>
<b>Historic Preservation</b>	
93-99 Bishop Allen Drive Restoration	\$330,000
Digitizing Architectural Survey, Phase III	\$65,000
Foundry, Masonry Restoration	\$387,000
Foundry, Women's History Project	\$50,000
Historic Preservation Grants	\$700,000
<b>Subtotal (Historic Preservation)</b>	<b>\$1,532,000</b>
<b>Open Space</b>	
Linear Park Design	\$600,000
Peabody School Playground Project	\$200,000
Sennott Park Project	\$500,000
Open Space Reserve Fund	\$82,000
Magazine Beach, Sunken Parking Lot Removal & Grassy Beach Creation	\$150,000
<b>Subtotal (Open Space)</b>	<b>\$1,532,000</b>
<b>Administration/ Community Preservation Coalition</b>	<b>\$10,000</b>
<b>Grand Total</b>	<b>\$15,330,000</b>

**TABLE 2. Summary of Recommended Appropriations by Funding**

	<b>FY2021 Local Funds</b>	<b>FY2020 State Funds</b>	<b>CPA Fund Balance</b>	<b>FY2021 Total</b>
<b>Affordable Housing Trust</b>	\$8,400,000	\$1,720,000	\$2,136,000	\$12,256,000
<b>Historic Preservation Projects</b>	\$1,050,000	\$215,000	\$267,000	\$1,532,000
<b>Open Space Projects</b>	\$1,050,000	\$215,000	\$267,000	\$1,532,000
Admin./Community Preservation Coalition Membership Dues			\$10,000	\$10,000
<b>Total</b>	<b>\$10,500,000</b>	<b>\$2,150,000</b>	<b>\$2,680,000</b>	<b>\$15,330,000</b>