



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

September 18, 2023

To the Honorable, the City Council:

Listed below are the recommendations of the Community Preservation Act Committee (CPAC) for FY2024. For additional information, please see attachments from the CPA Committee Chair, Taha Jennings, dated September 8, 2023.

The CPA process included a virtual public hearings held on June 26, 2023 to solicit proposals and ideas on CPA projects for FY2024 and July 28, 2023 to solicit recommendations on the percentage of CPA funds allocated to each funding category (Affordable Housing, Historic Preservation, and Open Space). The CPAC also received online submissions and emailed comments regarding potential CPA projects and the allocation percentages. The CPAC, on September 7, 2023, voted unanimously for an allocation of 80% for Affordable Housing, 10% for Historic Preservation projects and 10% for Open Space projects.

In accordance with the CPAC's recommendations, I am requesting that the City Council appropriate a total of \$20,610,000 in CPA funds raised by the City's FY2024 CPA surcharge, the FY2023 state match funds received in FY2024 and a portion of the existing CPA Fund Balance.

For this appropriation, it is estimated that the net local receipts from the CPA surcharge for FY2024 will total \$13,000,000, added to an anticipated FY2023 state match of \$3,000,000 and an additional \$4,600,000 from CPA Fund Balance. Additionally, \$10,000 from CPA Fund Balance will go to the City's annual membership in the Community Preservation Coalition.

On September 7, 2023 the CPAC made recommendations for allocation of these FY2024 funds. The CPAC recommended to the City Council, through the City Manager, that the CPA funds be allocated and appropriated as follows:

VOTE 1: Fiscal Year 2024 Local Funds (\$13,000,000)

Vote 1A

80% of FY2024 CPA Local Fund revenues (**\$10,400,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 1B

10% of FY2024 CPA Local Fund revenues (**\$1,300,000**) allocated to Historic Preservation as follows:

1. \$500,000 appropriated to 1627 Massachusetts Ave. restoration
2. \$700,000 appropriated to Historic Preservation Grants
3. \$100,000 appropriated to Preservation Projects Administrator



Vote 1C

10% of FY2024 CPA Local Fund revenues (**\$1,300,000**) allocated to Open Space as follows:

1. *\$1,300,000* appropriated to Gold Star Mothers (Gore St) Park Paved Area Renovation

VOTE 2: Fiscal Year 2023 State Funds [received in FY2024] (\$3,000,000)

Vote 2A

80% of FY2023 State Match revenues (**\$2,400,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 2B

10% of FY2023 State Match revenues (**\$300,000**) allocated to Historic Preservation as follows:

1. *\$200,000* appropriated to Legislative Records Preservation Processing
2. *\$100,000* appropriated to Stony Brook Gatehouse Masonry Restoration

Vote 2C

10% of FY2023 State Match revenues (**\$300,000**) allocated to Open Space as follows:

1. *\$300,000* appropriated to the Rafferty Park Partial Construction

VOTE 3: CPA Fund Balance (\$4,600,000)

Vote 3A

80% of the Fund Balance (**3,680,000**) allocated to Affordable Housing and appropriated to the Cambridge Affordable Housing Trust

Vote 3B

10% of the Fund Balance (**\$460,000**) allocated to Historic Preservation as follows:

1. *\$12,000* appropriated to 22-CityView Record Material preservation processing
2. *\$194,000* appropriated to Fresh Pond Clubhouse Windows
3. *\$20,000* appropriated to Sennott Park Historic Marker
4. *\$150,000* appropriated to Stony Brook Gatehouse Masonry Restoration
5. *\$84,000* appropriated to Library special collections preservation processing, including newspapers, assessor's records, and the reference collection

Vote 3C

10% of the Fund Balance (**\$460,000**) allocated to Open Space as follows:

1. *\$460,000* appropriated to the Rafferty 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	\$16,480,000
Historic Preservation	
22-CityView Recorded Media Preservation Processing	\$12,000
1627 Mass Ave Restoration	\$500,000
Fresh Pond Clubhouse Windows	\$194,000
Legislative Records Preservation	\$200,000
Preservation Grants	\$700,000
Preservation Projects Administrator	\$100,000
Sennott Park Marker	\$20,000
Stony Brook Gatehouse Masonry Restoration	\$250,000
Library - Newspaper, Assessor's Records, Reference	\$84,000
Subtotal (Historic Preservation)	\$2,060,000
Open Space	
Gold Star Mothers (Gore St) Park Paved Area Renovation	\$1,300,000
Rafferty Park Partial Construction	\$760,000
Subtotal (Open Space)	\$2,060,000
Administration/ Community Preservation Coalition	\$10,000
Grand Total	\$20,610,000

TABLE 2. Summary of Recommended Appropriations by Funding

	FY2024 Local Funds	FY2023 State Funds	CPA Fund Balance	FY2024 Total
Affordable Housing Trust	\$10,400,000	\$2,400,000	\$3,680,000	\$16,480,000
Historic Preservation Projects	\$1,300,000	\$300,000	\$460,000	\$2,060,000
Open Space Projects	\$1,300,000	\$300,000	\$460,000	\$2,060,000
Admin./Community Preservation Coalition Membership Dues			\$10,000	\$10,000
Total	\$13,000,000	\$3,000,000	\$4,610,000	\$20,610,000

I request the appropriation of funds recommended by the CPAC.

Very truly yours,

A handwritten signature in black ink, appearing to read "Yi-An Huang". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Yi-An Huang
City Manager

Attachment(s)