

To: Yi-An Huang, City Manager
From: Taha Jennings, Chair of Community Preservation Act Committee
Date: September 8, 2023
Re: Allocation and Appropriation of FY2024 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 FY2024 CPA funding, voted on by the CPAC on September 7, 2023.

The Committee met four times: May 31, 2023 (Organizing Meeting), June 26, 2023 (Project Recommendation Hearing), July 28, 2023 (Allocation Percentages Hearing), and September 7, 2023 (Project and Allocation Vote Meeting). The Committee's recommendations are based on public comments and City staff presentations received at the June 26, 2023 and July 28, 2023 hearings, public comment submitted electronically while the record remained open, and CPAC discussion at the September 7, 2023 meeting.

The Committee received comments as follows:

- 1 public speaker at the May 31, 2023 meeting;
- 1 public speaker at the June 28, 2023 hearing;
- 7 public speakers at the July 26, 2023 hearing;
- 3 communications received via electronic submission or telephone; and
- 1 emailed petition with a total of 243 signatures.

The Committee received 2 comments related to CPA projects:

- 1 comment supported historic preservation projects; and
- 1 comment supported open space projects.

The Committee received 250 comments on the allocation percentages:

- 7 individual comments supported an 80% allocation to affordable housing;
- 243 petition signatures supported an 80% allocation to affordable housing;

The attached FY24 Project Recommendations Book provides additional detail on the Committee's process, funding, and recommended projects for FY24.

Accordingly, on September 7, 2023, 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 \$20,610,000 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 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