8-534

COMMONWEALTH OF MASSACHUSETTS
BUREAU OF ACCOUNTS
200 PORTLAND ST.
BOSTON, MASS. 02114

CAMBRIDGE
City/~~Town~~

PLEASE RETURN THIS INFORMATION TO THE BUREAU OF ACCOUNTS <u>WITH</u> THE FY92 TAX RATE OR PRO FORMA RECAPITULATION FORM

1. For the city/town, have the School Teachers' Summer Pay deferral provisions been rejected by vote of town meeting, town/city council with concurrence of the mayor where required prior to submission of the FY92 Tax Rate form?

   Please check: Yes > < No > <

   If Yes, indicate dates of vote and of Manager's ~~Mayor's~~ approval where required

   September 30, 1991 — Date of Vote

   ______ Date of ~~Mayor's~~ MANAGER'S Approval

   If No, indicate the amount deducted from the FY92 school budget appropriation

   $______ Deducted Amount

2. Please indicate the name(s) of the Regional School District(s) and the dollar reduction to the FY92 Assessment due to the School Teachers' Summer Pay deferral

Regional School District	Reduction To FY92 Assessment Due To Deferral
______	$______
______	$______
______	$______
______	$______

AGENDA ITEM 1C
CITY COUNCIL
CITY OF CAMBRIDGE

September 30, 1991

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby appropriated in the General Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Development & Maintenance	Community Development		$35,000.00			$35,000.00

BE IT FURTHER ORDERED: That the above appropriation in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Property Taxes	$35,000.00

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 8; Nays 1; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

4. The following information was derived from the LA-7. Please indicate in Column D percentages accurate to 4 digits to the right of the decimal point which result from your selected residential factor. If a residential factor of "1" has been selected, you may leave Column D blank.

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
1. Residential	$	%	%
2. Open Space			
3. Commercial			
4. Industrial			
5. Personal Property			
TOTALS	$	100.0000%	100.0000%

5. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 1992 would be held on September 23, 1991 (date), 6:30 p. m. (time), at City Hall (place), by display ad (describe type of notice)

Said hearing was continued until September 30, 1991 at 6:30 p. m. in City Hall by legal notice.

Joseph E. Connarton
Clerk

6. We hereby attest that on September 23, 1991 (date) 6:30 p. m. (time), at City Hall (place) a public hearing was held on the issue of adopting the percentages for fiscal year 19 92, that the Board of Assessors presented information and data relevant to making such a determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session September 30, 1991 (date)

7. We have been informed by the Assessors of $ 2,392,819 excess levy capacity.

For cities: City Councillors, Aldermen, Mayor
For towns: Board of Selectmen
For districts: Prudential Committee or Commissioners

Edward [illegible] Joseph S. Myers
Kenneth E. Reeves [illegible]
[illegible]

DEPARTMENT OF REVENUE

BUREAU OF ACCOUNTS

CLASSIFICATION TAX ALLOCATION

FISCAL YEAR 1992

for

CAMBRIDGE
City/Town/District

Return to:
Bureau of Accounts
Boston/Worcester/Springfield

1. The selected Residential Factor is - - - - - .65 %

IF YOU DESIRE EACH CLASS TO MAINTAIN 100% OF ITS FULL VALUE TAX SHARE INDICATE A RESIDENTIAL FACTOR OF "1" AND GO TO QUESTION 3.

- -

2. In computing your residential factor was a discount granted to Open Space? Yes ___ No X

If Yes, what is the percentage discount? - - ________ %

- -

3. Was a residential exemption adopted?

Yes X No ___

If Yes, please complete the following:

Class I Total Assessed Value / Class I Total Parcel Count *	$4,154,807,343 / 17042	X	.2 Selected Res. Exemption %.	=	48760 Residential Exemption

* Include All Parcels with a Mixed-Use Residential Designation

CCM-101

City of Cambridge

~~Agenda Item # 1A~~
Calendar Item 3A
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Manager be and hereby is authorized to use $4,400,000 in unreserved fund balance as an offset to the fiscal year 1992 tax rate.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 1; Absent 0; Present 3.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Calendar Item # 3B
~~Agenda Item # 1B~~
CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~
INTRODUCED BY CITY MANAGER ROBERT W. HEALY September 30, 1991

AN ORDER CONCERNING THE RESCINDING OF APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That a rescission to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby rescinded in the General Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
General Government	Employee Benefits (Salary Adjustment)	$200,000				$200,000

BE IT FURTHER ORDERED: That the above rescission in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Property taxes	$200,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 2; Absent 0; Present 2.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Calendar Item # 3C

~~---Agenda Item # 1C-~~

CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~
September 30, 1991

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby appropriated in the Hospital Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Human Resource Development	Hospital		$1,300,000			$1,300,000

BE IT FURTHER ORDERED: That the above appropriation in the Hospital Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Hospital Receipts	$1,300,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1D~~
Calendar Item 3D
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That this City Council go on record rejecting the provisions of an outside section of the Fiscal Year 1992 State Budget allowing for the deferral of payment of teachers summer salaries from June of Fiscal Year 1992 to July of Fiscal Year 1993.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

~~Agenda Item # 1E-1~~
Calendar Item # 3E-1
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council classify property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1E-2~~
Calendar Item # 3E-2
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council hereby adopt a minimum residential factor of 65%, the legal minimum permitted for Cambridge.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1F~~
Calendar Item # 3F
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council approve a twenty (20) percent residential exemption for owner-occupied homes.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

~~Agenda Item # 1G~~
Calendar Item # 3G
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of statutory exemptions for fiscal year 1992.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

Calendar Item # 3H
IN CITY COUNCIL

September 30, 1991

ORDERED: That the City Council adopt the maximum qualifying gross income to allow deferral of real estate taxes under Clause 41A of Section 59 of the Massachusetts General Laws.

The Commonwealth of Massachusetts FY92 Budget includes a Section which enables any city or town, by vote of its legislative body, to raise the qualifying income for Clause 41A tax deferral to as high as $40,000.

Clause 41A allows taxpayers who are at least 65 years old to defer payment of real estate taxes until their demise or until the property is sold or transferred. Interest due the City is accumulated at the rate of 8%. Without the local enabling vote, the maximum allowed income for deferral is $20,000.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk.

COMMONWEALTH OF MASSACHUSETTS
BUREAU OF ACCOUNTS
200 PORTLAND ST.
BOSTON, MASS. 02114

CAMBRIDGE
City/~~Town~~

PLEASE RETURN THIS INFORMATION TO THE BUREAU OF ACCOUNTS
<u>WITH</u> THE FY92 TAX RATE OR PRO FORMA RECAPITULATION FORM

1. For the city/town, have the School Teachers' Summer Pay deferral provisions been rejected by vote of town meeting, town/city council with concurrence of the mayor where required prior to submission of the FY92 Tax Rate form?

Please check: Yes > X < No > <

If Yes, indicate dates of vote and of Manager's ~~Mayor's~~ approval where required

September 30, 1991
Date of Vote

Date of ~~Mayor's~~ MANAGER'S Approval

If No, indicate the amount deducted from the FY92 school budget appropriation

$________________
Deducted Amount

2. Please indicate the name(s) of the Regional School District(s) and the dollar reduction to the FY92 Assessment due to the School Teachers' Summer Pay deferral

Regional School District	Reduction To FY92 Assessment Due To Deferral
	$
	$
	$
	$

4. The following information was derived from the LA-7. Please indicate in Column D percentages accurate to 4 digits to the right of the decimal point which result from your selected residential factor. If a residential factor of "1" has been selected, you may leave Column D blank.

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
1. Residential	$	%	%
2. Open Space			
3. Commercial			
4. Industrial			
5. Personal Property			
TOTALS	$	100.0000%	100.0000%

5. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 1992 would be held on September 23, 1991 (date), 6:30 p. m. (time), at City Hall (place), by display ad (describe type of notice)

Said hearing was continued until September 30, 1991 at 6:30 p. m. in City Hall by legal notice.

Joseph E. Connarton
Clerk

6. We hereby attest that on September 23, 1991 (date) 6:30 p. m. (time), at City Hall (place) a public hearing was held on the issue of adopting the percentages for fiscal year 1992, that the Board of Assessors presented information and data relevant to making such a determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session September 30, 1991 (date)

7. We have been informed by the Assessors of $ 2,392,819 excess levy capacity.

For cities: City Councillors, Aldermen, Mayor
For towns: Board of Selectmen
For districts: Prudential Committee or Commissioners

Edward ... Jonathan S. Myers
Kenneth E. Reeves ... Dulay
... K. ...

DEPARTMENT OF REVENUE

BUREAU OF ACCOUNTS

CLASSIFICATION TAX ALLOCATION

FISCAL YEAR 1992

for

CAMBRIDGE
City/Town/District

Return to:
Bureau of Accounts
Boston/Worcester/Springfield

1. The selected Residential Factor is - - - - - .65 %

IF YOU DESIRE EACH CLASS TO MAINTAIN 100% OF ITS FULL VALUE TAX SHARE INDICATE A RESIDENTIAL FACTOR OF "1" AND GO TO QUESTION 3.

- -

2. In computing your residential factor was a discount granted to Open Space? Yes ___ No X

If Yes, what is the percentage discount? - - ________ %

- -

3. Was a residential exemption adopted?

Yes X No ___

If Yes, please complete the following:

Class I Total Assessed Value	$4,154,807,343	X	.2	=	48760
Class I Total Parcel Count *	17042		Selected Res. Exemption %.		Residential Exemption

* Include All Parcels with a Mixed-Use Residential Designation

CCM-101

City of Cambridge

~~Agenda Item # 1A~~
Calendar Item 3A
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Manager be and hereby is authorized to use $4,400,000 in unreserved fund balance as an offset to the fiscal year 1992 tax rate.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 1; Absent 0; Present 3.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Calendar Item # 3B
~~Agenda Item # 1B~~
CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~
September 30, 1991

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING THE RESCINDING OF APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That a rescission to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby rescinded in the General Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
General Government	Employee Benefits (Salary Adjustment)	$200,000				$200,000

BE IT FURTHER ORDERED: That the above rescission in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Property taxes	$200,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 2; Absent 0; Present 2.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Calendar Item # 3C

~~Agenda Item # 1C~~

CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~
September 30, 1991

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby appropriated in the Hospital Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Human Resource Development	Hospital		$1,300,000			$1,300,000

BE IT FURTHER ORDERED: That the above appropriation in the Hospital Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Hospital Receipts	$1,300,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1D~~
Calendar Item 3D
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That this City Council go on record rejecting the provisions of an outside section of the Fiscal Year 1992 State Budget allowing for the deferral of payment of teachers summer salaries from June of Fiscal Year 1992 to July of Fiscal Year 1993.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

~~Agenda Item # 1E-1~~
Calendar Item # 3E-1
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council classify property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1E-2~~
Calendar Item # 3E-2
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council hereby adopt a minimum residential factor of 65%, the legal minimum permitted for Cambridge.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

~~Agenda Item # 1F~~
Calendar Item # 3F
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council approve a twenty (20) percent residential exemption for owner-occupied homes.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

~~Agenda Item # 1G~~
Calendar Item # 3G
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of statutory exemptions for fiscal year 1992.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

Calendar Item # 3H
IN CITY COUNCIL

September 30, 1991

ORDERED: That the City Council adopt the maximum qualifying gross income to allow deferral of real estate taxes under Clause 41A of Section 59 of the Massachusetts General Laws.

The Commonwealth of Massachusetts FY92 Budget includes a Section which enables any city or town, by vote of its legislative body, to raise the qualifying income for Clause 41A tax deferral to as high as $40,000.

Clause 41A allows taxpayers who are at least 65 years old to defer payment of real estate taxes until their demise or until the property is sold or transferred. Interest due the City is accumulated at the rate of 8%. Without the local enabling vote, the maximum allowed income for deferral is $20,000.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council 9/30/91 199

C. Walsh Reconsideration fails on Calendar #3

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell		✓			
Mr. Walter J. Sullivan		✓			
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			
	1	8			

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council 9/30/91 199

C. Walsh Suspension of rules on Cal #3

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh		✓			
Mayor Alice K. Wolf	✓				
	8	1			

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council Sept. 30 1991

Motion To Refer Councillor Walsh's Amendment Re: Hospital Appropriation to City Manager

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			
	4	5			

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council ____________________ 199

C. Walsh Amendment to Appropriation of Wrights 1000 to $3.300,000

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr					
Mr. Francis H. Duehay					
Mr. Jonathan S. Myers					
Mr. Kenneth E. Reeves					
Mrs. Sheila T. Russell					
Mr. Walter J. Sullivan					
Mr. Timothy J. Toomey, Jr.					
Mr. William H. Walsh					
Mayor Alice K. Wolf					

COMMONWEALTH OF MASSACHUSETTS
BUREAU OF ACCOUNTS
200 PORTLAND ST.
BOSTON, MASS. 02114

CAMBRIDGE
City/~~Town~~

PLEASE RETURN THIS INFORMATION TO THE BUREAU OF ACCOUNTS
<u>WITH</u> THE FY92 TAX RATE OR PRO FORMA RECAPITULATION FORM

1. For the city/town, have the School Teachers' Summer Pay deferral provisions been rejected by vote of town meeting, town/city council with concurrence of the mayor where required prior to submission of the FY92 Tax Rate form?

   Please check: Yes > < No > <

   If Yes, indicate dates of vote and of Manager's ~~mayor's~~ approval where required

   September 30, 1991 ______
   Date of Vote

   ______
   Date of MANAGER'S ~~Mayor's~~ Approval

   If No, indicate the amount deducted from the FY92 school budget appropriation

   $______
   Deducted Amount

2. Please indicate the name(s) of the Regional School District(s) and the dollar reduction to the FY92 Assessment due to the School Teachers' Summer Pay deferral

Regional School District	Reduction To FY92 Assessment Due To Deferral
______	$______
______	$______
______	$______
______	$______

4. The following information was derived from the LA-7. Please indicate in Column D percentages accurate to 4 digits to the right of the decimal point which result from your selected residential factor. If a residential factor of "1" has been selected, you may leave Column D blank.

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
1. Residential	$	%	%
2. Open Space			
3. Commercial			
4. Industrial			
5. Personal Property			
TOTALS	$	100.0000%	100.0000%

5. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 1992 would be held on September 23, 1991 (date), 6:30 p. m. (time), at City Hall (place), by display ad (describe type of notice)

Said hearing was continued until September 30, 1991 at 6:30 p. m. in City Hall by legal notice.

Joseph E. Connerton
Clerk

6. We hereby attest that on September 23, 1991 (date) 6:30 p. m. (time), at City Hall (place) a public hearing was held on the issue of adopting the percentages for fiscal year 19 92, that the Board of Assessors presented information and data relevant to making such a determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session September 30, 1991 (date)

7. We have been informed by the Assessors of $ 2,392,819 excess levy capacity.

For cities: City Councillors, Aldermen, Mayor
For towns: Board of Selectmen
For districts: Prudential Committee or Commissioners

Edward [illegible] Jonath S. Myers
Kenneth E. Keenan [illegible]
[illegible]

DEPARTMENT OF REVENUE

BUREAU OF ACCOUNTS

CLASSIFICATION TAX ALLOCATION

FISCAL YEAR 1992

for

CAMBRIDGE
City/Town/District

Return to:
Bureau of Accounts
Boston/Worcester/Springfield

1. The selected Residential Factor is - - - - - .65 %

IF YOU DESIRE EACH CLASS TO MAINTAIN 100% OF ITS FULL VALUE TAX SHARE INDICATE A RESIDENTIAL FACTOR OF "1" AND GO TO QUESTION 3.

- -

2. In computing your residential factor was a discount granted to Open Space? Yes ___ No X

If Yes, what is the percentage discount? - - ________ %

- -

3. Was a residential exemption adopted?

Yes X No ___

If Yes, please complete the following:

Class I Total Assessed Value / Class I Total Parcel Count *		$4,154,807,343 / 17042	X	.2 Selected Res. Exemption %.	=	48760 Residential Exemption

* Include All Parcels with a Mixed-Use Residential Designation

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda #1A - authorize the ~~see~~ use of $3,500,000 In City Council Sept. ~~23~~ 30, 1991 199
in Unreserved Fund Balance (Free Cash) and authorize the use
of $900,000 in Free Cash to offset the overlay reserve (a total authorization of
$4,400,000.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓ 1			✓ 2	
Mr. Walter J. Sullivan	✓ 1			✓ 2	
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh				✓	
Mayor Alice K. Wolf	✓				
	5	1		3	

CCM-101

City of Cambridge

~~Agenda Item # 1A~~
Calendar Item 3A
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Manager be and hereby is authorized to use $4,400,000 in unreserved fund balance as an offset to the fiscal year 1992 tax rate.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 1; Absent 0; Present 3.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

Agenda Item # 1A

IN CITY COUNCIL

September 23, 1991

ORDERED: That the City Manager be and hereby is authorized to use $4,400,000 in unreserved fund balance as an offset to the fiscal year 1992 tax rate.

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda 1B - Appropriation of $200,000 to the Salary Adjustment.

In City Council ~~September 23~~ September 30, 1991 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell				✓	
Mr. Walter J. Sullivan		✓			
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh				✓	
Mayor Alice K. Wolf	✓				
	5	2		2	

Calendar Item # 3B
~~Agenda Item # 1B~~

CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~

INTRODUCED BY CITY MANAGER ROBERT W. HEALY September 30, 1991

AN ORDER CONCERNING THE RESCINDING OF APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That a rescission to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby rescinded in the General Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
General Government	Employee Benefits (Salary Adjustment)	$200,000				$200,000

BE IT FURTHER ORDERED: That the above rescission in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Property taxes	$200,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 2; Absent 0; Present 2.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda #1C - Appropriation of $1,300,000 to the Cambridge Hospital.

In City Council ~~September 23~~ September 30, 1991 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell		✓			
Mr. Walter J. Sullivan		✓			
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh		✓			
Mayor Alice K. Wolf	✓				
	5	4			

Calendar Item # 3C

~~---Agenda Item # 1C-~~

CITY COUNCIL
CITY OF CAMBRIDGE

~~September 23, 1991~~
September 30, 1991

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1991

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1991-92 the following sum is hereby appropriated in the Hospital Fund of the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY $ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Human Resource Development	Hospital		$1,300,000			$1,300,000

BE IT FURTHER ORDERED: That the above appropriation in the Hospital Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Hospital Receipts	$1,300,000

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda Item # 1D - Vote not to accept the deferral of teacher summer salaries.

In City Council ~~September 23, 1991~~ September 30, 1991 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

CCM-101

City of Cambridge

~~Agenda Item # 1D~~
Calendar Item 3D
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That this City Council go on record rejecting the provisions of an outside section of the Fiscal Year 1992 State Budget allowing for the deferral of payment of teachers summer salaries from June of Fiscal Year 1992 to July of Fiscal Year 1993.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

Agenda Item # 1D

IN CITY COUNCIL

September 23, 1991

ORDERED: That this City Council go on record rejecting the provisions of an outside section of the Fiscal Year 1992 State Budget allowing for the deferral of payment of teachers summer salaries from June of Fiscal Year 1992 to July of Fiscal Year 1993.

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council ~~September 23~~ September 30, 1991

Agenda Item # E-1 - classify property in the five classes.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

CCM-101

City of Cambridge

~~Agenda Item # 1E-1~~
Calendar Item # 3E-1
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council classify property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

City of Cambridge

Agenda Item # 1E-1

IN CITY COUNCIL

September 23, 1991

ORDERED: That the City Council classify property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda Item # 1-E2 - Adopt a minimum residential factor of 65%

In City Council ~~September 23, 1991~~ September 30, 1991 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

CCM-101

City of Cambridge

~~Agenda Item # 1E-2~~
Calendar Item # 3E-2
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council hereby adopt a minimum residential factor of 65%, the legal minimum permitted for Cambridge.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

Agenda Item # 1E-2

IN CITY COUNCIL

September 23, 1991

ORDERED: That the City Council hereby adopt a minimum residential factor of 65%, the legal minimum permitted for Cambridge.

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council September ~~23~~ 30, 1991 199

Agenda Item #1F - Residential tax rate of $12.20 and a commercial tax rate of $22.38

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

CCM-101

City of Cambridge

~~-Agenda Item # 1F-~~
Calendar Item # 3F
IN CITY COUNCIL

~~-September 23, 1991--~~
September 30, 1991

ORDERED: That the City Council approve a twenty (20) percent residential exemption for owner-occupied homes.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

Agenda Item # 1F

IN CITY COUNCIL

September 23, 1991

STRIKE

ORDERED: That the City Council approve a twenty (20) percent residential exemption for owner-occupied homes, ~~which should result in a residential tax rate of $12.20, and a commercial, industrial and personal property tax rate of $22.83, upon approval by the Department of Revenue.~~

C. C. 106

City of Cambridge

MASSACHUSETTS

Agenda Item # 1G - vote to double the normal value of statutory exemption for FY 1992

In City Council ~~September 23~~ 30 199 1

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

CCM-101

City of Cambridge

~~Agenda Item # 1G~~
Calendar Item # 3G
IN CITY COUNCIL

~~September 23, 1991~~
September 30, 1991

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of statutory exemptions for fiscal year 1992.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk

City of Cambridge

Agenda Item # 1G

IN CITY COUNCIL

September 23, 1991

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of statutory exemptions for fiscal year 1992.

CCM-101

City of Cambridge

Calendar Item # 3H
IN CITY COUNCIL

September 30, 1991

ORDERED: That the City Council adopt the maximum qualifying gross income to allow deferral of real estate taxes under Clause 41A of Section 59 of the Massachusetts General Laws.

The Commonwealth of Massachusetts FY92 Budget includes a Section which enables any city or town, by vote of its legislative body, to raise the qualifying income for Clause 41A tax deferral to as high as $40,000.

Clause 41A allows taxpayers who are at least 65 years old to defer payment of real estate taxes until their demise or until the property is sold or transferred. Interest due the City is accumulated at the rate of 8%. Without the local enabling vote, the maximum allowed income for deferral is $20,000.

In City Council September 30, 1991.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

September 30, 1991

ADDENDUM

<u>RECOMMENDATION</u>:

9. That the City Council adopt the maximum qualifying gross income to allow deferral of real estate taxes under Clause 41A of §59 of Massachusetts General Laws.

The Commonwealth of Massachusetts FY92 Budget includes a Section which enables any city or town, by vote of its legislative body, to raise the qualifying income for Clause 41A tax deferral to as high as $40,000.

Clause 41A allows taxpayers who are at least 65 years old to defer payment of real estate taxes until their demise or until the property is sold or transferred. Interest due the City is accumulated at the rate of 8%. Without the local enabling vote, the maximum allowed income for deferral is $20,000.

C. C. 106

City of Cambridge

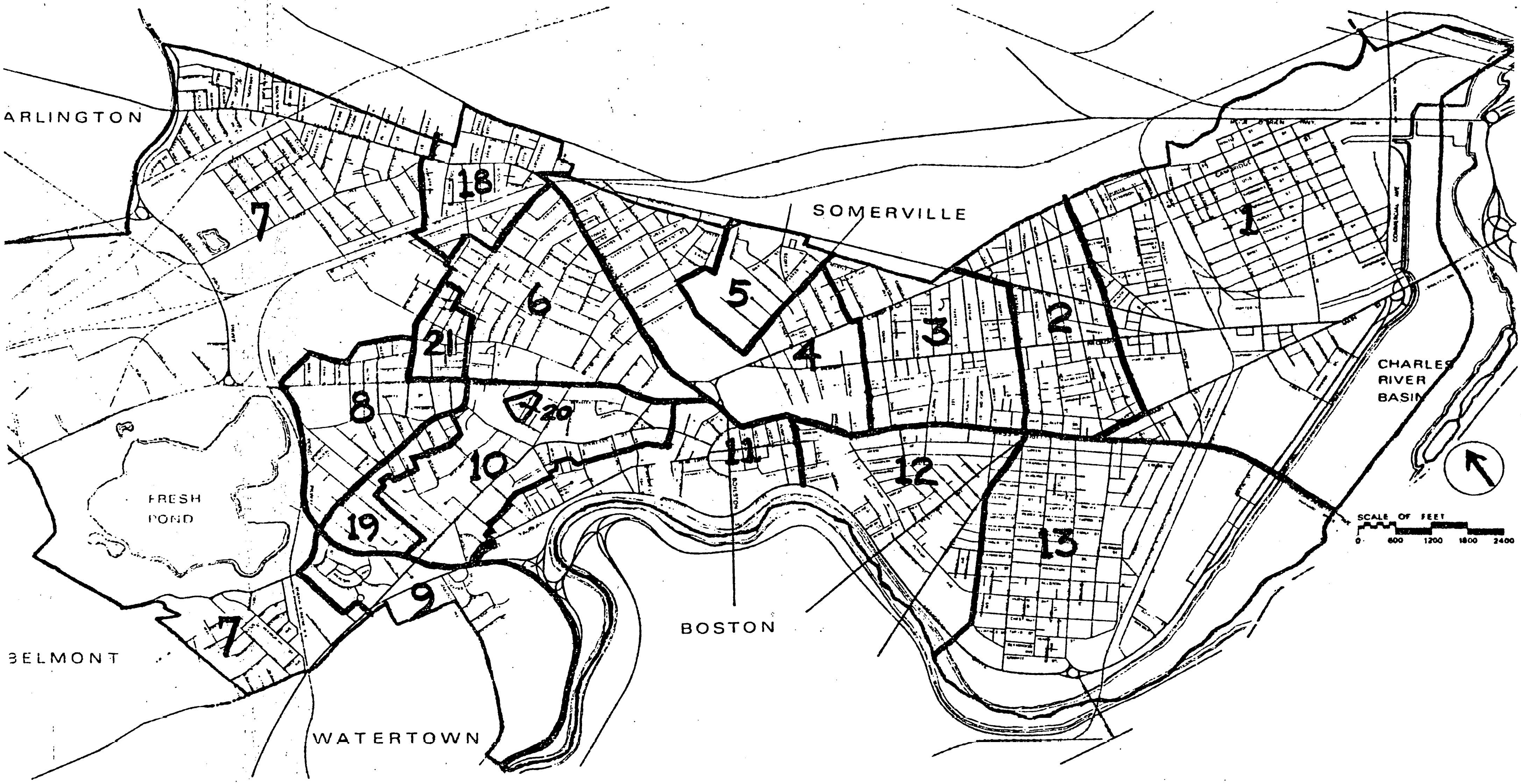
MASSACHUSETTS

In City Council ____________ 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				
	9	0			

C. Cyr
MS
NP

ASSESSMENT DISTRICTS - FY92



NOTES

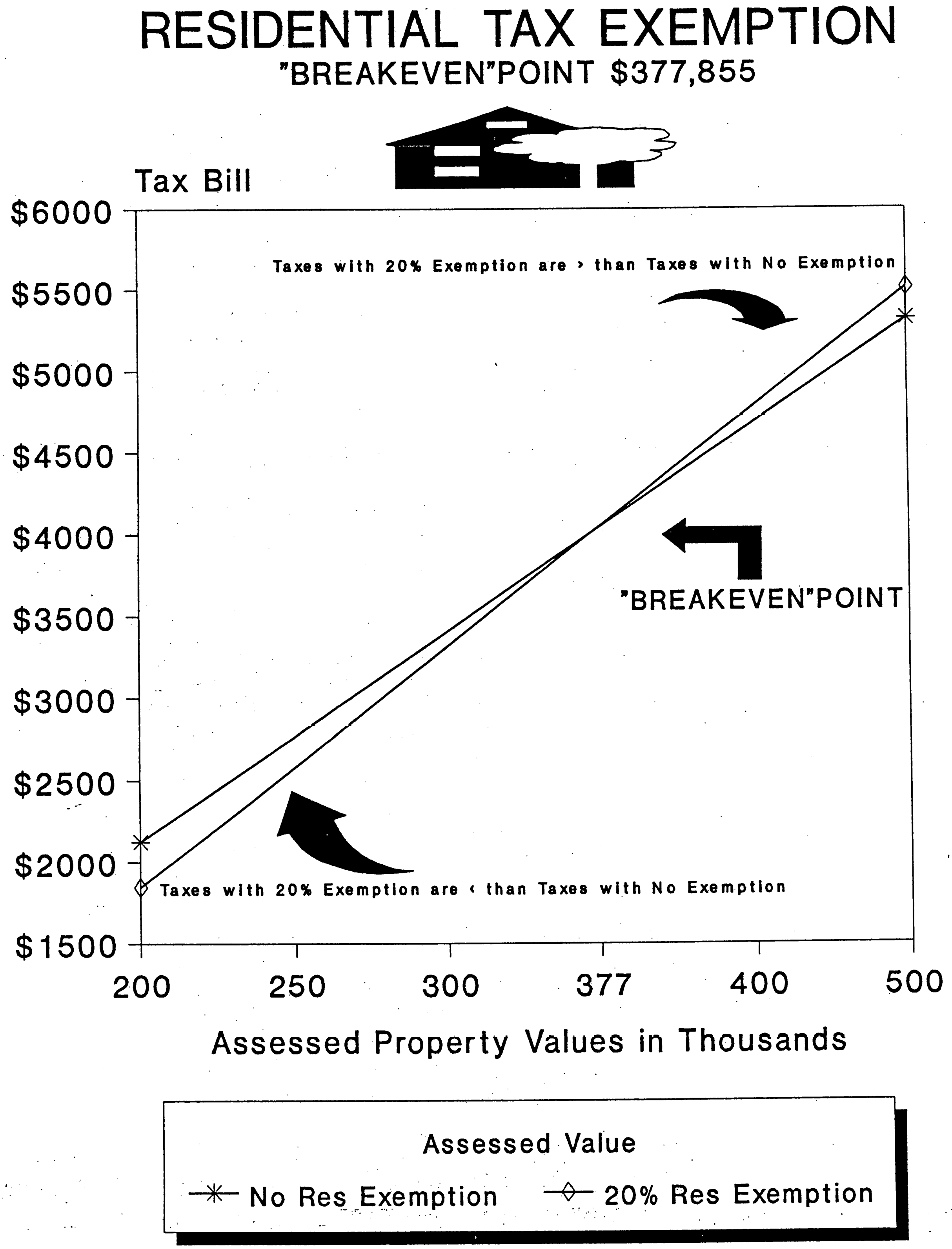
District 14 - Charles Riverfront
District 15 - Grove & Blanchard Sts.
District 16 - St. Paul St
District 17 - Walden St between Mt Pleasant and Raymond
District 18: was part of District 7 until FY85
District 19: was part of District 4 until FY86

ATT I

FY92 TREND FACTORS

DIST	CLASS 101	CLASS 104	CLASS 105	CLASS 102	CLASS 111	CLASS 112	CLASS 121	CLASS 109	CLASS 130,1	CLASS 132
1	0.93	0.93	0.98	0.90	0.90	1.00	0.88	0.90	0.90	0.95
2	0.88	0.85	0.96	0.85	0.90	1.00	0.88	0.90	0.90	0.88
3	0.87	0.87	0.99	0.90	1.00	1.00	0.88	0.90	0.90	0.90
4	0.85	0.89	0.96	0.86	1.00	1.00	0.88	0.90	0.90	0.90
5	0.89	0.89	0.89	0.90	1.00	1.00	0.88	0.90	0.90	0.89
6	0.85	0.85	0.90	0.87	1.00	1.00	0.88	0.90	0.90	0.88
7	0.82	0.85	0.93	0.96	0.90	1.00	0.88	0.90	0.90	0.85
8	0.95	0.84	0.90	1.00	1.00	1.00	0.88	0.90	0.90	0.90
9	0.80	0.80	0.85	0.90	1.00	1.00	0.88	0.90	0.90	0.85
10	0.89	0.89	0.89	0.90	1.00	1.00	0.88	0.90	0.90	0.89
11	0.85	0.85	0.90	0.90	1.00	1.00	0.88	0.90	0.90	0.85
12	1.00	0.92	1.00	0.86	0.90	1.00	0.88	0.90	0.90	0.95
13	0.87	0.85	0.92	0.91	0.90	1.00	0.88	0.90	0.90	0.87
14	0.85	0.85	0.90	0.90	1.00	1.00	0.88	0.90	0.90	0.85
15	0.85	0.85	0.85	0.90	1.00	1.00	0.88	0.90	0.90	0.85
16	0.85	0.85	0.96	0.90	1.00	1.00	0.88	0.90	0.90	0.85
17	0.90	0.90	0.95	0.90	1.00	1.00	0.88	0.90	0.90	0.90
18	0.99	0.93	0.95	0.85	1.00	1.00	0.88	0.90	0.90	0.95
19	0.90	0.91	0.96	0.93	1.00	1.00	0.88	0.90	0.90	0.91
20	0.89	0.89	0.89	0.90	1.00	1.00	0.88	0.90	0.90	0.89
21	0.85	0.85	0.90	0.87	1.00	1.00	0.88	0.90	0.90	0.85

Att. IA


RESIDENTIAL TAX EXEMPTION
"BREAKEVEN"POINT $377,855
Tax Bill
$6000
$5500
$5000
$4500
$4000
$3500
$3000
$2500
$2000
$1500
Taxes with 20% Exemption are > than Taxes with No Exemption
"BREAKEVEN"POINT
Taxes with 20% Exemption are < than Taxes with No Exemption
200
250
300
377
400
500
Assessed Property Values in Thousands
Assessed Value
No Res Exemption
20% Res Exemption

Att II

CAMBRIDGE ASSESSING DEPARTMENT CITY HALL 349-4343
TAXPAYER INFORMATION

"CLAUSE" EXEMPTIONS

The laws of the Commonwealth of Massachusetts provide for real estate tax relief for certain persons. Each category of tax relief is defined, and the allowable amount stated, in the various clauses of Chapter 59, Section 5 of General Laws. The table seen below and on the reverse side of this sheet summarizes who qualifies for these exemptions, and the amounts of the various exemptions.

State law also gives each City and Town the option of increasing the exemption up to double the amounts shown. The Cambridge City Council has elected this option each year since the State law was passed. The exemption amounts shown in the table are therefore base exemption amounts. They can be increased to double the amounts shown depending upon the amount each applicant's real estate tax bill has increased from FY91 to FY92.

Certain deductions are allowed from the income limits shown for the Clause exemptions. You should call or come into the Assessing Department in City Hall to find out details. The asset limits <u>do not</u> include the value of owner occupied condos, one, two, and three family houses.

ELDERLY

CLAUSE NO.	BASIC QUALIFICATION	OTHER QUALIFICATION	INCOME LIMITS	ASSET LIMITS	$$$ AMOUNT
17D	Age 70 or older	1. Own/occupy property 5 years	none	$40,000	$175
41C	Age 70 or older	1. Own/occupy 5 years in Mass. 2. Mass. resident 10 years	(s)$13,000 (m)$15,000	$28,000 $30,000	$500
41A	Age 65 or older	1. Own/occupy 5 years in Mass.	$20,000	none	DEFER UP TO 100%

VETERANS

CLAUSE NO.	BASIC QUALIFICATION	OTHER QUALIFICATION	INCOME LIMITS	ASSET LIMITS	$$$ AMOUNT
22	a) 10% service connected disability or b) Purple Heart or c) Parents of veterans who lost life in war service	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency	none	none	$175
22A	a) loss or loss of use of one hand or foot or b) loss of sight of one eye or c) Congressional Medal of Honor or d) Air Force Cross or Navy Cross	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency	none	none	$350

Att III

VETERANS

CLAUSE NO.	BASIC QUALIFICATION	OTHER QUALIFICATION	INCOME LIMITS	ASSET LIMITS	$$$ AMOUNT
22B	loss of two limbs or both eyes	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency	none	none	$700
22C	disability requires specially adapted housing	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency	none	none	$875
22E	100% disability, 10% of which is service connected	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency 3. File V.A. Certificate annually 4. Unemployed for all of previous year	none	none	$525*
8A of 58	Paraplegic due to wartime injury	1. Mass. resident 6 months prior to entering service or 2. 5 past years Mass. residency 3. V.A. Certificate	none	none	100%

* For veterans owning two family or larger houses, Clause 22E is reduced to the same portion as the veteran's occupancy of the property

SURVIVING SPOUSE

CLAUSE NO.	BASIC QUALIFICATION	OTHER QUALIFICATION	INCOME LIMITS	ASSET LIMITS	$$$ AMOUNT
17D	Surviving Spouse	none	none	$40,000	$175
8A of 58	Spouse of paraplegic due to wartime injury	1. Not remarried 2. Certificate from V.A. 3. Own/occupy property 5 years	none	none	100%

OTHERS

CLAUSE NO.	BASIC QUALIFICATION	OTHER QUALIFICATION	INCOME LIMITS	ASSET LIMITS	$$$ AMOUNT
17D	Minor	Parents are deceased	none	$40,000	$175
37A	Legally blind	Verification from the Division of the Blind or from a physician	none	none	$500

The qualifying date for the clause exemptions is July 1, 1991. If you think you may qualify for any of the above exemptions, do not hesitate to contact the Assessing Department. **THE APPLICATION DEADLINE IS THREE MONTHS FROM THE DATE THE BILL WAS MAILED.**

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 23, 1991

To The Honorable, The City Council:

RECOMMENDATION:

1. That the City Council authorize the use of $3,500,000 in Unreserved Fund Balance (Free Cash) to offset FY1992 expenditures as called for in the FY1992 adopted City Council budget;

2. That the City Council authorize the use of $900,000 in free cash to offset the overlay reserve accounts;

3. That the City Council reduce the appropriation of the Salary Adjustment Account by $200,000;

4. That the City Council appropriate $1,300,000 to the Cambridge Hospital;

5. That the City Council vote to not accept the deferral of teacher summer salaries;

6. That the City Council classify property within the City of Cambridge into the five classes allowed for the purpose of allocating the property tax levy. It is further recommended that the City Council adopt a minimum residential factor of 65%;

7. That the City Council approve a 20% residential exemption for owner occupied homes, which should result in a residential tax rate of $12.20 and a commercial tax rate of $22.83 upon final approval by the Department of Revenue; and

8. That the City Council, in accordance with state law, vote to double the normal value of statutory exemption for FY1992.

September 23, 1991

To The Honorable, The City Council:

RECOMMENDATION:

1. That the City Council authorize the use of $3,500,000 in Unreserved Fund Balance (Free Cash) to offset FY1992 expenditures as called for in the FY1992 adopted City Council budget;

2. That the City Council authorize the use of $900,000 in free cash to offset the overlay reserve accounts;

3. That the City Council reduce the appropriation of the Salary Adjustment Account by $200,000;

4. That the City Council appropriate $1,300,000 to the Cambridge Hospital;

5. That the City Council vote to not accept the deferral of teacher summer salaries;

6. That the City Council classify property within the City of Cambridge into the five classes allowed for the purpose of allocating the property tax levy. It is further recommended that the City Council adopt a minimum residential factor of 65%;

7. That the City Council approve a 20% residential exemption for owner occupied homes, which should result in a residential tax rate of $12.20 and a commercial tax rate of $22.83 upon final approval by the Department of Revenue; and

8. That the City Council, in accordance with state law, vote to double the normal value of statutory exemption for FY1992.

SUMMARY:

The establishment of the tax rate is the final step in the annual fiscal process that begins with the submission and adoption of the annual budget. As the City Council will recall, the FY1992 budget called for tax levy support of $127.5 million, a number that was $2.5 million below the then estimated legal levy limit of $130 million. However, since the budget was adopted, further cuts in state aid and declining real estate values have combined to require corrective action before the tax rate can be established. While most of the required steps are administrative and will not require any Council action, the City Council will have to take three budget related votes before taking votes on the items that are traditionally related to the establishment of the tax rate. Those votes involve the reduction of the Salary Adjustment Account by $200,000, a supplemental appropriation to the Hospital of $1,300,000 and the authorization of $900,000 to offset increases in the overlay reserve account.

In addition to the corrective action taken to balance the budget, the City Council is required to take votes to classify property for the purpose of taxation, establish a minimum residential factor, authorize the use of free cash as called for in the adopted budget, approve a 20% residential exemption for owner occupied homes, double the value of statutory exemptions and reject the deferral of teacher summer salaries.

The affirmative action by the City Council on the various matters before you will result in a tax levy of $128 million, $.5 million more than the original budget called for, but $2.4 million below the expected tax levy limit of $130.4 million. The resultant tax rates would be $12.20 for residential property and $22.83 for commercial. While this represents a 20 percent increase in the residential tax rate, the actual impact upon a majority of residential property owners will be substantially less. The table below lists the actual average dollar tax bill increase on the various categories of residential and commercial property.

TABLE 1

FY92 AVERAGE TAX BILLS — COMMERCIAL RATE = 22.83
M.R.F. = .65 — RESIDENTIAL RATE = 12.20

Class	Average FY91 Tax	Average FY91 Val	Average FY92 Tax	$ Change	% Change
1-Family	$ 3,000	301,500	$ 3,083	$83	2.77%
2-Family	$ 2,486	261,000	$ 2,589	$105	4.15%
3-Family	$ 2,557	286,400	$ 2,899	$342	13.37%
Condo	$ 1,237	156,300	$ 1,312	$75	6.04%
4-8 Family	$ 2,308	209,700	$ 2,558	$250	10.85%
9+ Family	$11,963	1,204,300	$14,692	$2,729	22.82%

The sections that follow discuss in greater detail the various issues that are before the Council tonight.

ISSUES:

Balancing the Budget:

When the FY1992 budget was approved by the City Council in May, it contained the assumption that state aid to Cambridge would fall by a net amount of $4 million. However, when the State budget was approved in July, the actual reduction of state aid to the City totaled $6.8 million or $2.8 million more that anticipated. In addition to this increase to the originally estimated tax levy of $127.5 million, the continued real estate slump has caused a need for an additional $.9 million to be set aside for the overlay accounts, $.4 million to cover a FY1990 deficit and $.5 million to further protect the FY1992 overlay. In total, the additional state aid cut of $2.8 million and the increased overlay need of .9 would raise the FY1992 tax levy to $131.2 million.

This past winter the City Council passed an order that the City budget for FY1992 be $2.5 million below the levy limit. Left uncorrected the levy caused by state aid cuts and the increased overlay need would be $.8 million over the levy limit. Several administrative steps along with some City Council action will be needed to reduce the levy. Even with these steps the tax levy for FY1992 will be $.5 million more than planned and will need $.9 million more free cash than originally anticipated. The table below displays the reconciliation of the tax levy from the $127.5 million original estimate to the final level of $128 million.

TABLE 2
Reconciliation of Tax Levy
(in millions)

STEP TO BE TAKEN	AMOUNT	REQUIRED ACTION
Original Levy Estimate	$127,500	
Plus State Aid Cuts	2,800	
Plus Additional Overlay	900	
Tax Levy Subtotal	$131,200	
Increase Parking Fund Allocation	500,000	Administrative
Increase in lieu-of-tax	300,000	Administrative
Additional Free Cash	900,000	Council
Hospital Fund Transfer	1,300,000	Council
Reduce Salary Adjustment Account	200,000	Council
Subtotal Corrections	$3,200,000	

TAX LEVY SUMMARY	AMOUNT
Unadjusted Tax Levy	$131,200
Minus Corrections	3,200
FY1992 Actual Tax Levy	$128,000
FY1992 Tax Levy Limit	$130,400
Minus FY1992 Tax Levy	128,000
FY1992 Excess Levy Capacity	$2,400

EXPLANATION OF ADJUSTMENTS:

Increase Parking Fund Allocation, $500,000; the estimate for Parking Fund revenue in the FY1992 adopted budget was $11 million. Based upon FY1991 actual collections it is now possible to increase this revenue estimate to $11.5 million.

Increase in-lieu-of tax, $300,000; the estimate for receipts from the in-lieu-of tax program in the FY1992 adopted budget was $1,800,000. Based upon actual receipts it is now possible to increase this revenue estimate to $2,100,000.

Additional Free Cash for Overlay, $900,000; As stated earlier $400,000 is needed to offset overlay shortfalls for FY1990 and $500,000 additional is needed for FY1992 to protect against possible liabilities ($3,500,000 will be full FY1992 overlay reserve). The use of free cash as an offset to this account is consistent with our policy of using free cash for one time non-recurring items.

Hospital Fund Transfer, $1,300,000; This year consistent with the establishment of the Hospital Enterprise Fund and the improved financial condition of the Hospital, the City's General Fund will bill the Hospital $1,300,000 for support services provided by the City to the Hospital. These services include mostly financial and administrative support. A supplemental appropriation of $1,300,000 to the Hospital Fund from Hospital receipts will be needed to allow for this transfer.

Reduce Salary Adjustment Account, $200,000; As the Council is aware, in an effort to reduce expenditures, non-union personnel received a split 4% pay raise this year which resulted in an actual cost of only 3% during the first year. The savings from this change totals $200,000.

OTHER REQUIRED ACTION:

Authorize the Use of $3,500,000 in Free Cash: The FY1992 adopted budget called for the use of $3,500,000 in free cash to offset expenditures. The funds will be used to offset capital expenses, ($2,000,000) as will as operating expenses ($1,500,000). The use of this $3,500,000 in free cash combined with the $900,000 previously mentioned for the overlay reserve and $1,000,000 for the Affordable Housing Trust which I will be recommending to the Council in a short time, brings the total authorization of free cash in FY1992 to $5,400,000, the largest one year use of free cash in the City's history. The certified free cash balance of the City as of June 30, 1991 was $16.9 million.

Reject Teacher's Summer Pay Deferral: An outside section of the FY1992 state budget contained language that would allow cities and towns to defer the payment of teachers summer salaries from June of FY1992 to July of FY1993. The deferral of those salaries would have the effect of a one time budget savings to Cambridge of $5,235,171. However, this savings is in effect nothing more than a gimmick which is in direct disregard to generally accepted accounting principles (GAAP), the City would be required to be carried on our statements as a liability for the year in which the liability occurs (which would be annually unless the City were to appropriate 13 months of teacher salaries in some future fiscal year). This deferral of teacher salaries would be a dangerous fiscal precedent which would do more harm to the City's financial condition and should be rejected as nothing more than a gimmick.

Classification of Property/Establish Minimum Residential Factor: Since FY1984, the City Council has followed the state law which allows municipalities to classify property according to use for the purpose of allocating the property tax. Under this statue a city or town may elect to tax residential property at a rate as low as 65% of what it would be if all classes of property were taxed equally. This residential reduction factor is called the minimum residential factor. Along with the City's policy to adopt classification, it has been the City's policy to adopt the minimum residential factor possible. Once again for FY1992 I am recommending that policy. The table below compares FY1991 and FY1992 values by the residential and commercial classes and the dollar amount of the levy raised from each class:

TABLE 3
Comparison of Class Values and Levy Percentage
(in millions)

FY91	Property Value	Tax Levy
Residential	4,652,403,597	41,194,388
Commercial	3,830,403,233	73,352,222
Personal	180,100,000	3,448,915
Total	8,662,906,830	117,995,525

FY92	Property Value	Tax Levy
Residential	4,156,415,868	44,173,609
Commercial	3,480,000,000	79,448,400
Personal	192,100,000	4,377,991
Total	7,828,515,868	128,000,000

As can be seen from the table, Commercial property in Cambridge is responsible for about 2 out of 3 tax dollars raised by the City. Because of the complexity involved in assessing values in the time of an economic downturn, the next two sections will give an overview of the assessment process used in determining FY1992 values.

Residential Values: The general approach of the interim revaluations for residential properties has been the development of trending factors, on an assessing district and property class basis, through sales ratio analysis.

For FY92 the City continued this methodology. However, the significant shift in the nature (and direction) of the real estate market over the past two years has painted the process in a different perspective than that prevailing for the prior seven or eight years. The shift in the direction of the market from its steadily upward direction was not dramatic during 1989; rather, the pattern was very mixed by district and type of property. However, during 1990 the down-trend became clear and strong, although there still was some variation in degree by type of property and location.

We also examined 1991 sales through late spring for additional evidence which might clarify and quantify continuing market trends. For some classes and districts, this was useful. However, it appears that market activity slowed even more during the first half of 1991 so that the number of available sales was quite limited.

Our analysis indicated most value reductions to be in the ten to fifteen percent range. Beyond these not-surprising-numbers were some interesting developments. For example, during the "boom" years in the real estate market, building condition was rarely fully reflected in prices; in other words, price discounts for properties in below average condition were not sufficient to cover renovation cost. In the recent slow market, however, with a large inventory of property available, building condition appears to affect sale price significantly. Thus for the first time we are factoring condition into our adjustments: an additional decrease of 5% or 10% for fair or poor condition respectively.

Another surprise has been the fact that during the real estate downturn rent controlled apartments have held their values. While this trend at first seems counter-intuitive, the explanation is actually straightforward. Rent controlled rents are generally assured annual increases in line with inflation in the cost of operating the property. With building net-incomes protected, rent controlled building values should remain in line with basic inflation in the economy.

Condominium values generally decreased less than one would have anticipated, given the large number of units on the market and considering the impressions one picks up from the newspapers. Condo decreases were in the range of ten to twelve percent, with a few exceptions; this range is less than the one and two family reductions.

The new luxury condos in East Cambridge and along Mass. Ave. have received much publicity. One building completed its sellout through the auction process toward the end of 1990; another reduced its inventory through an auction early in 1991. However the overall picture seems to be as follows: after very significant price reductions from late 1989 through mid-1990, prices have remained relatively level; sales rates have been very slow, but nevertheless steady.

Attachment I is a summary of the trend factors applied for FY92, along with a map delineating assessment districts.

Commercial Values:

The calendar 1990 commercial real estate market indicated a continuing downward trend from the 1986-1988 era which saw vigorous renovation and building activity going on throughout the City. The current economic slump has not left Cambridge unaffected. However, this city is bearing up under the recession better than many other Massachusetts communities.

By the time of the assessment date of January 1, 1991, several single-tenanted buildings were still in trouble, continuing the trend seen during 1989. These single-tenanted buildings are in the minority and therefore, could be reviewed on a quarterly basis.

The majority of the office building are multi-tenanted. We found through analysis of Income/Expense forms that the main issue for calendar year 1990, within this particular class, was that the rentals of some space have been reduced as leases turned over or when leases were renegotiated prior to their expiration dates. The analysis indicated, however, that the majority of the City's rental structure did not change. This finding was backed up by the experiences of local real estate brokers. Compilation of the submitted income and expense data revealed the following:

(1) While leases renewed during the 1989 and 1990 were tied to the CPI or some other measure of inflation, in some cases the renewals included concessions that were not in the original option language and resulted in a reduced rental structure;

(2) Leases under negotiation were not for immediate renewals but for future expirations. i.e., expirations occurring in 1992, 1993 and 1994; landlords needed longer term leases than the time remaining on current leases to take to lenders to renegotiate mortgage loans; any leases with under three years remaining were a hindrance in refinancing talks; and

(3) Expenses did not substantially change; however, base expense and tax stops of newly negotiated leases have increased, meaning landlords are picking up a greater portion of expenses.

No major changes have been noted in the loan to value ratio required by lending institutions or the investment insurance industry since 1989. The capitalization rates have been dropping and although some rents were lowered the values will be stable where long term tenants are in place.

Calendar year 1990 income and expense submissions, which were requested from all commercial property owners, were reviewed. In cases where the 1990 income and vacancy situation was worse than the calendar 1989 situation, downward value adjustments were made. Values of properties with stable income streams were also reduced, to reflect current market conditions.

The net change in the values of the existing commercial properties from FY91 to FY92 is 11%.

<u>Residential Exemption:</u> State law enables cities and towns to grant owner occupants of residential properties a deduction of up to 20% of the citywide average residential parcel value, off their assessed values before the tax rate is applied. I am recommending that the City Council adopt the maximum residential exemption of 20%, as it has done in the past. This will result in a deduction of $48,782 from the assessed value of each owner occupied property.

The residential exemption makes the residential levy a progressive tax. It is paid for by raising the residential tax rate sufficiently to cover the number of taxpayers claiming the residential exemption. There are currently 11,000 residential exemptions on the Assessing Department files. With the residential exemption, there is a "break-even point" at which the higher valued residential properties are assessed for higher taxes than would be the case if there were not residential exemption. Attachment II illustrates this for the 20% exemption which I am recommending.

<u>Statutory Exemptions:</u> State legislation requires cities and towns to grant a variety of tax exemptions to elderly taxpayers, blind taxpayers, veterans, and surviving spouses who qualify by virtue of residency, income and assets. The attached copy of the Assessing Department's Taxpayer Information Sheet on "Clause" Exemptions provides more detail about qualifications for the statutory exemptions (Attachment III).

In 1987, new state laws were passed which authorized cities and towns to increase the amount of these exemptions up to double the statutory amounts, for taxpayers whose tax bills have increased over the prior year's bill. The City Council must vote annually to increases the exemptions. I am recommending that the Council do this for FY92, as it has since FY1987.

CONCLUSION:

The fiscal policies that the City established and adhered to during the last decade have served the City well. While the media abounds with stories of the fiscal calamities that face many of our fellow cities and towns, Cambridge serves as an example that an active caring government and fiscal responsibility are not incompatible with each other.

While the City's strong fiscal condition is good news to our citizens and employees, there is also a danger that the Cambridge community will develop a false sense of security. No one should underestimate the enormous fiscal and economic challenges that face the City over the next few years. Since last years tax rate was set, property values in Cambridge have fallen by over $830,000,000 and not one new building has broken ground. Continuing declines in property values indicate that when the FY 1993 tax rate is set twelve months from now, the total drop in real estate value will exceed one billion dollars. The impact of this loss will soon be felt on City services as we approach the tax levy limit (now only $2.4 million away). Once this City has reached the levy limit, the City will be limited to annual property tax increases of less than $3.5 million, a number that will not cover fixed cost increases such as health insurance and pensions. By way of comparison, the tax levy increased by $8.5 million in FY 1991 and $10 million in the current year. It does not take much thought to realize the potential fiscal problems that are lurking just ahead for the City.

Unfortunately, many people choose to ignore the fiscal realities that confront the City and make arguments for the simple choice, utilize more free cash. As I have stated many times in the past, nothing would speed the fiscal downfall of Cambridge faster than the diminution of our cash reserves. The current free cash balance of $16.9 million is $1 million less than the FY 1990 level and will fall again by the close of the current fiscal year. Over the next few years, the City plans to renovate three elementary schools, build the new Area 4 Teen Center, purchase and renovate a building for a City-wide Senior Center and to continue the refurbishment of City facilities including City Hall, the Police Station and The Cambridge Hospital. These are ambitious projects even in good fiscal times. Without fiscal responsibilities now, some of these projects will be delayed or even canceled. Now is clearly not the time for Cambridge to ignore fiscal reality. Instead, by following the same responsible fiscal policies that have served us so well in the past, I am confident that the City can meet the fiscal challenges that lie ahead.

Very truly yours,

Robert W. Healy
Robert W. Healy
City Manager

RWH/dls

Cal #3

Agenda # 1 F-536

Establishment of the tax rate and relative information.

9/30/91 Orders adopted

A - 5-1-0-3

B - 5-2-0-2

C - 5-4-0-0

D - 9-0-0

E-1 9-0-0.

E-2 9-0-0

F - 9-0-0

G 9-0-0

H - 9-0-0.

In City Council,

September 23, 1991

9/23/91 Charter Right exercised by Councillor Toomey.