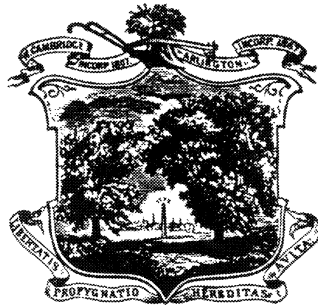


TOWN OF ARLINGTON  
MASSACHUSETTS

REPORT OF THE

**COMMUNITY PRESERVATION ACT COMMITTEE**



TO THE  
ANNUAL TOWN MEETING  
April 2021

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## Note from the Chair

Dear Town Meeting Members,

The wisdom of the Community Preservation Act is the creation of a dedicated funding stream for projects that are very important to preserving the character and livability of our community, but difficult to prioritize in year-to-year municipal budgets.

In adopting CPA, the people of Arlington chose to invest in these long-term priorities and to entrust Town Meeting and the CPA Committee with a portion of their tax dollars for projects that benefit residents throughout the community in all walks of life.

The CPA Committee is ever conscious of that trust. I am deeply grateful to our members, who for the past 7 months have diligently studied the local need for CPA projects and carefully vetted each funding proposal. I am proud to say that, while most of our members represent expertise in a particular program area, each of them engages fully in every project we consider and works hard to ensure it will succeed. It is a privilege to work alongside them.

Respectfully,

**Eric Helmuth**

### Community Preservation Act Committee

Eugene Benson	<i>Arlington Redevelopment Board</i>
Pamela Heidell	<i>Arlington Conservation Commission</i>
Eric Helmuth, Chair	<i>Select Board appointee</i>
Leslie Mayer	<i>Arlington Park and Recreation Commission</i>
Charlie McCabe	<i>Select Board appointee (resigned February 2021)</i>
Nick Mitropoulos	<i>Arlington Housing Authority</i>
JoAnn Robinson	<i>Arlington Historical Commission</i>
Clarissa Rowe, Vice Chair	<i>Select Board appointee</i>
Ann Woodward	<i>Select Board appointee</i>

The Committee gratefully acknowledges the indispensable assistance of Julie Wayman, Management Analyst, and Jim Feeney, Deputy Town Manager/Operations, in administering the CPA program.

## 1. Introduction

The Arlington Community Preservation Act Committee (CPA Committee) is pleased to present ten CPA projects and a FY2022 budget to Town Meeting, including a new emergency proposal related to COVID-19, accepted through our Special Application process.

The CPA Committee provides the main motions to Town Meeting for all CPA appropriations. These recommended votes under **Article 67** are presented on page 10 of this report.

The Committee is grateful to the Select Board, Finance Committee and Capital Planning Committee for their consultation and unanimous votes of support for the proposed FY 2022 CPA projects and budget in their warrant review and hearing cycle. The CPA Committee subsequently accepted an additional, special application for a time-sensitive need, and therefore wishes to note that these bodies did not have an opportunity to endorse this additional project, noted as such under the Community Housing category in Section 2 below.

**The Community Preservation Act (CPA)** allows participating cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable housing, and develop open space and recreational facilities. The acquisition, creation and preservation of these community assets is financed through the Community Preservation Fund, comprised of local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy), plus annual distributions from the Massachusetts Community Preservation Trust Fund.

The Town of Arlington passed the CPA in November 2014. Annual Town Meeting in 2015 set up the structure for the CPAC. The Town began collecting local tax surcharge revenue in 2015 and received the first annual state CPA distribution in 2016. The first round of CPA grants was approved by Annual Town Meeting in 2016.

The Town of Arlington is privileged to have many important community assets. Preserved open space areas contain a scenic beauty that predates the Town itself. Historic resources provide a glimpse into Arlington's past, a way of measuring our progress throughout the years, and perhaps an insight as to where the Town is headed. Recreational land provides a safe place to enjoy community-based activities and games, thereby strengthening the health and well-being of all its residents. Community housing allows a greater range of people to benefit from all aspects of Arlington, people who would otherwise not have the opportunity to contribute to the future of the Town.

The CPAC strives to help Arlington preserve the Town's precious assets through CPA funding. The CPA fund is a powerful resource for maintaining the character of Arlington. The CPA in Arlington is also a valuable fiscal tool for the Town, allowing qualifying capital projects to be funded with CPA revenues augmented by the state distribution, as well as matching grants from outside entities. To date, Arlington CPA grants have directly leveraged over \$800,000 in new outside funding for open space, recreation and historic preservation in Arlington. In addition, CPA has contributed to the required local match for over \$4 million in federal and state housing awards to date, with another \$10 million secured over the next ten years for the Downing Square Broadway Initiative.

## 2. Recommended CPA Projects (FY2022)

### COMMUNITY HOUSING

#### **Emergency Response Initiative - Homelessness Prevention Program**

*Housing Corporation of Arlington (HCA)*

Recommended funding: **\$100,000**

The Committee accepted this application in April 2021 under its Special Application Process provided for urgent needs that require consideration out of the annual application cycle.

The requested \$100,000 will bolster HCA's Homelessness Prevention Program, which provides short-term financial aid to income-eligible Arlington residents who are experiencing a housing crisis due to a temporary situation such as a job loss. The assistance is paid directly to landlords.

With the onset of the COVID-19 pandemic in March 2020, Arlington residents face unprecedented economic, social, educational and health challenges. In response to this crisis, HCA created the Emergency Response Initiative as a temporary component of the Homelessness Prevention Program to offer financial support to stabilize housing in jeopardy as a result of COVID-19's impact. Through this program, HCA has assisted three times as many residents in 2020 as in 2019, and the need only continues to grow. Most people served by the program who were laid off due to the pandemic have not been recalled or able to find other employment.

The proposed CPA funding will supplement \$260,000 in additional funding from private donations, CDBG grants from the town of Arlington and other support to ensure that the program can fully meet the anticipated needs of community members in the coming year.

More information about the program is at <https://www.housingcorporarlington.org/homelessness-prevention/>.

#### **Drake Village Cottage Renovations**

*Arlington Housing Authority*

Recommended funding: **\$251,793**

The Housing Authority is undertaking a project to repair and restore several exterior elements of the Drake Village cottages in order to preserve the integrity of the buildings against weather infiltration and other threats. The recommended CPA funding would pay for the replacement of all 8 common area external entry doors in each of the nine buildings, which have reached the end of their lifespan. Other components of the restoration project are being funded with federal DHCD funds and the Housing Authority's capital budget.

#### **Leasing Differential Program for Arlington Tenants**

*Somerville Homeless Coalition*

Recommended funding: **\$27,228**

The Somerville Homeless Coalition operates a program to support formerly homeless, disabled households currently living in Arlington. The goals of the program are to ensure that this all too often disenfranchised and vulnerable population is able to remain safely housed in Arlington, stay close to their network of providers and daily supports, and continue to contribute to the diversity

and vibrancy of the town. The project supports a wide range of households including single mothers, independent young adults and domestic violence victims.

SHC receives a limited amount of federal dollars to rent units on the open private market. Unfortunately, the amount of funding it receives from the federal government (e.g. HUD) is not sufficient to meet the high costs of the region's rental market, including Arlington. As a result, SHC, as the master lease holder of these apartments, must secure alternative funding to pay the difference in rental costs between what SHC receives from HUD and the actual asking rent of each unit (i.e., "leasing differential").

This project will allow SHC to continue to keep 46 people housed in Arlington and prevent them from falling back into homelessness. SHC has been renting some of these apartments in Arlington for nearly 19 years and has an established track record of supporting clientele that have become contributing members of the Arlington community.

## OPEN SPACE AND RECREATIONAL LAND

### **North Beach Ramp at Spy Pond Park**

*Town of Arlington Conservation Commission*

Recommended funding: **\$40,000**

The Conservation Commission's Spy Pond CPA project was initiated in 2016 with specific recreational and environmental goals, including: stabilizing the pond's banks, mitigating erosion, controlling access to the shore, increasing water recreation opportunities, enhancing ADA access, and enhancing stormwater management. Although this larger project is now complete, the North Beach switchback ramp, which was an add-alternate option in the original project, was not repaved with porous pavement material due to cost constraints. The Commission has all of the construction plans needed to renovate the ramp, and the Commission only needs funding to procure the porous pavement material and renovate the area. Renovating and repaving the North Beach ramp will tie together the Spy Pond Park Project nicely, as it currently looks unfinished when compared to the surrounding renovated pathway. It will also reduce sedimentation and erosion into the pond.

The Town will coordinate the bidding and timeline for this project with the adjacent Spy Pond Playground project, described below, in order to achieve some cost savings via coordinated contractor mobilization.

### **Hurd Field Renovation, Phase 1**

*Town of Arlington Recreation Department*

Recommended funding: **\$1,493,026**

This long-delayed restoration of Hurd Field will address the many safety issues that currently exist, meet all current ADA guidelines and best practices, and provide a safe connection from the Minuteman Bikeway through Hurd Field to the Arlington Reservoir. The current field and site conditions include uneven terrain, compaction in the grass areas, intractable weeds in the playing surface, poor drainage, inadequate safety fencing, a dangerous and outdated electrical system, a number of accessibility issues as pointed out in the Institute for Human Centered Design's (IHCD) Accessibility Audit, and an unsafe passage to the Reservoir.

This round of funding will complete Phase One of the restoration, which will replace the playing field with natural grass, do regrading and irrigation, build a new team bench area and protective fencing, build a new entrance plaza and site furnishings, and restore and upgrade a perimeter walking path and connection to the Minuteman Bikeway and Arlington Reservoir. Phase Two, estimated at just under \$900,000, will be considered for capital budget or CPA funding for the next fiscal year. That phase would upgrade the batting cages and bull pen, the sports lighting system, plant additional trees and shrubs, and install a porous path.

### **Spy Pond Playground**

*Town of Arlington Recreation Department*

Recommended funding: **\$490,883**

This high-use playground was identified in the town's 2019 playground audit as a level "Hazard 1" playground which indicates the playground needs immediate attention for safety reasons, and notes that the existing play structures are well beyond their expected lifespan and should be removed sooner rather than later as they are in very poor condition. This rebuild will present the community with an ADA-compliant playground that has play structures meeting all of today's highest safety standards, fits into the character of the park, and will be a source of enjoyment for residents for years to come.

### **Public Land Management Plan**

*Town of Arlington Department of Planning and Community Development*

Recommended funding: **\$30,000**

This project will fund a consultant to create a short- and long-term management plan for all open space, recreational land, and other natural resources owned by the Town. Although some of Arlington's large natural lands are assessed thoroughly during the Open Space and Recreation planning process, the Open Space and Recreation Plan (OSRP) does not include all open spaces and Town-owned natural resources. This plan would complement the OSRP, and create more specific land management actions for these properties. More specifically, Town-owned assets for consideration would include athletic fields, parks, playgrounds, water bodies, conservation lands, historic landscapes and cemeteries, and ornamental historic gardens. The plan would also assess these parcels for invasive species, erosion, restoration opportunities, signage, educational opportunities, trails, and connectivity.

The properties addressed in the proposed Public Land Management Plan are not currently assessed or maintained on a regular basis which has led to cumulative impacts from deferred maintenance. Most efforts to manage the sites are ad hoc and do not follow a specific management plan or connect to a broader community vision for use of these public lands. Due to the informal management of these properties, many of the sites are at risk of becoming significant liabilities due to lack of expenditures to preserve, support, rehabilitate, and restore these assets. A Public Land Management Plan would create a larger vision around the management of these properties and enable Arlington to better utilize and manage its natural resources.

## HISTORIC PRESERVATION

### **Foot of the Rocks Study and Preliminary Design**

*Allan Tosti and the Arlington Town Manager's office*

Recommended funding: **\$50,000**

Only an obscure plaque at Mass. Ave. and Lowell St. marks the site of the most intense confrontation of the famous afternoon of April 19, 1775. British soldiers, retreating from Lexington and Concord into present day Arlington, were confronted at the "Foot of the Rocks" by over 1,700 militia representing 35 companies from towns throughout the area. The British were forced to set up the two field pieces they had brought from Boston and open fire on the militia to open the way for their retreat. This began the fight known as the "bloody mile" all the way to Arlington center, including the battle at the Jason Russell House. More British soldiers and American militia died in this stretch of road than in any other fighting of the day.

But nobody knows about it. The goal of this project is to greatly expand the recognition this battle deserves and to cement Arlington's importance on that famous day. With the Hotel Lexington approved for construction only a block away, and the Town's interest in doing road safety work at a nearby intersection, the timing is right to explore how to elevate interest in this important Revolutionary War site and at the same time create an attractive new public space and stopping point that would benefit nearby local businesses. This grant would enable the hiring of a qualified landscape architect specializing in historic landscapes to propose eye-catching and informative features to document the history and give passing motorists, tour busses, and pedestrians a reason to stop by. The process would include public hearings to solicit resident input and the development of a plan, to include visual design concepts and budget estimates, that can be used for applying for historic preservation funding for actual construction.

Although the project was proposed by a private resident, the grant would be administered by the Town Manager's office and the Arlington Historical Commission will actively assist in the work.

### **Historic Preservation of the Jason Russell House**

*Arlington Historical Society*

Recommended funding: **\$249,625**

The Jason Russell House ("JRH") is an important Revolutionary War site. It is visited by virtually every third grader in Arlington Public Schools and is open for regular public tours. This proposal is for the next phase of a multi-year preservation project funded by three previous CPA grants that have enabled the Arlington Historical Society to plan and execute a comprehensive restoration of this priceless historical resource in phases planned through 2024.

Whereas each prior grant has focused on restoring a specific section of the JRH, this project seeks to preserve the entire house and its contents with a geothermal climate control system for heating and cooling. Currently, only the adjacent Caretaker's Cottage is heated at the JRH. This means that the interior temperature and humidity of the historic house itself varies with the seasons, and the house cannot be open to the public year-round. The lack of environmental control limits the artifacts that can be displayed in the JRH, and the house itself is also not being optimally preserved.

The high efficiency of a geothermal heat pump system will directly benefit the public by allowing for economical, year-round operation of the JRH and a much-expanded display of artifacts.

### **Old Schwamb Mill Barn Envelope Preservation & Structural Engineering Report**

*Schwamb Mill Preservation Trust*

Recommended funding: **\$55,000**

The Old Schwamb Mill complex is another of Arlington's historic and cultural treasures, operating year-round programming for local residents and many visitors from around the country and the world. Prior rounds of CPA funding have been used for exterior restoration on the main mill building and one of the outbuildings. This project will restore 15 windows on another historic outbuilding, the Barn. It will also fund a comprehensive structural engineering report for all three buildings in the complex, by an engineer with experience and familiarity of 19th century design and materials. The last structural engineering report was completed in 1975.

## **3. CPA Budget for FY2022**

The table on page 9 shows the recommended CPA budget showing available funds and proposed expenditures for FY2022, which begins July 1.

### CPA Revenues and Other Available Funds

Town Meeting appropriates CPA expenditures from the Community Preservation Fund, which is comprised of revenues from the CPA property tax surcharge, plus annual distributions from the state CPA trust fund. The estimated local CPA revenues for the coming fiscal year are \$1,845,000, and the estimated state distribution is \$318,600, for a total of \$2,163,600. The Committee estimates future revenues conservatively, as evidenced by a significant surplus of actual revenues over projections every year since CPA began in Arlington.

In addition to appropriating from anticipated FY2022 revenues, Town Meeting may also access an existing Fund balance for CPA expenditures. The available balance is principally comprised of any funds not yet appropriated for any CPA purpose (the "unrestricted CPA fund balance") and any funds previously appropriated to a dedicated reserve account for future projects in a specific CPA program area. It also includes surplus local or state revenues in excess of projections, and any unused or returned funds from prior appropriations.

At the end of FY2021 there will be an estimated \$692,871 in the unrestricted Community Preservation fund balance<sup>1</sup>, \$500,000 in the Community Housing Reserve account, and \$143,932 in the Historic Preservation Reserve Account in turnbacks from prior fiscal year's 10% set aside. The FY2022 CPA budget draws down \$683,454 from these balances in order to fully fund the slate of FY2022 projects. The remaining CPA fund balance after all recommended FY2022 appropriations are committed would be a projected \$653,349 (\$310,343 in the unrestricted fund balance, \$5,667 in the Historic Preservation Reserve Account and \$337,339 in the Community Housing Reserve Account.) That amount would remain available for appropriation to future CPA projects.

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<sup>1</sup> The projected unrestricted fund balance is comprised of \$666,784 in unappropriated CPA revenues, and \$26,087 in anticipated turnbacks from prior CPA projects that realized substantial savings.



### CPA Expenditures

The committee is recommending a FY2022 CPA budget of **\$2,847,054**, comprised of \$2,787,555 for ten CPA projects and \$59,499 for the CPA administrative expenses account.

State law requires that every year, Town Meeting either spends or reserves a minimum of 10% of anticipated CPA revenues for each of the three CPA areas of interest (open space/recreation, community housing, and historic preservation). We ensure annual compliance with this statutory requirement by executing temporary accounting transfers for each CPA project area in the first of the three Town Meeting votes on the CPA budget.

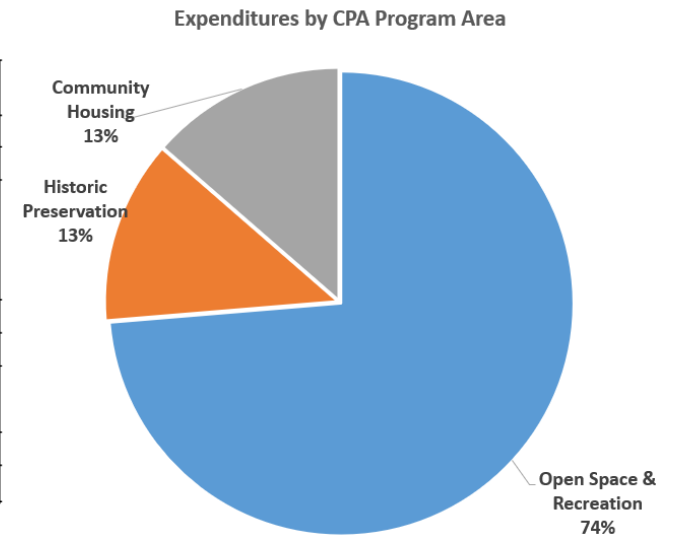
The recommended CPA projects are detailed in the prior section. All CPA awards to non-Town entities require a grant agreement between the Town and the awardee specifying terms and conditions required by the CPA Committee or otherwise required by the Town. Funds for CPA projects are progressively disbursed upon documentation of actual expenses incurred. Undisbursed funds remaining after the completion of a project return to the local CPA fund balance for future CPA project appropriation by Town Meeting.

The CPA committee is budgeting 2.75% of expected CPA revenues for program administrative expenses, a substantially smaller portion than the 5% permitted by state CPA law. The administrative expenses account protects the Town's operating budget from CPA operating costs wherever allowed by law. Such expenses could include signage and plaques, legal consultation, environmental or land surveys, or other necessary due diligence. The Committee also requires staff support for administering the CPA program; using CPA administrative funds for this purpose avoids unnecessary use of the operating budget for Town employee time. By law, the unspent balance is returned at the end of each fiscal year to Arlington's CPA fund for future projects.

# FY2022 CPA Budget

## AVAILABLE FUNDS

<b>Estimated FY2022 CPA Revenues</b>		
Local CPA tax surcharge receipts (projected)		\$ 1,845,000
State CPA Trust Fund distribution (projected)		\$ 318,600
<i>total revenues</i>		<b>\$ 2,163,600</b>
<b>Community Preservation Fund Balance (close of FY21)</b>		
Unrestricted Fund Balance, Close of FY21		\$ 666,784
Unrestricted CPA Funding Turnbacks		\$ 26,087
Historic Preservation Reserve Account (FY19+20 10% Set Aside remaining balances)		\$ 143,932
CPA Community Housing Reserve account		\$ 500,000
<b>TOTAL AVAILABLE FUNDS</b>		<b>\$ 3,500,403</b>



## EXPENDITURES

CPA Projects	Applicants	Open Space & Recreation	Historic Preservation	Community Housing	TOTALS
Drake Village Cottages Renovation	Arlington Housing Authority			\$ 251,793	\$ 251,793
Leasing Differential for Arlington Tenants	Somerville Homeless Coalition			\$ 27,228	\$ 27,228
Emergency Response Initiative	Housing Corporation of Arlington			\$ 100,000	\$ 100,000
North Beach Ramp at Spy Pond Park	Arlington Conservation Commission	\$ 40,000			\$ 40,000
Hurd Field Renovation, Phase 1	Arlington Recreation Department	\$ 1,493,026			\$ 1,493,026
Public Land Management Plan	Dept. of Planning and Community Development	\$ 30,000			\$ 30,000
Spy Pond Playground	Arlington Recreation Department	\$ 490,883			\$ 490,883
Foot of the Rocks Study and Preliminary Design	Allan Tosti and Town Manager's Office		\$ 50,000		\$ 50,000
Historic Preservation of the Jason Russell House	Arlington Historical Society		\$ 249,625		\$ 249,625
Old Schwamb Mill Envelope & Structural Engineering Report	Schwamb Mill Preservation Trust		\$ 55,000		\$ 55,000
					\$ -
<b>TOTAL PROJECTS</b>		<b>\$ 2,053,909</b>	<b>\$ 354,625</b>	<b>\$ 379,021</b>	<b>\$ 2,787,555</b>
<b>Expenses</b>					
CPAC administrative expenses					\$ 59,499

**TOTAL FY2022 CPA EXPENDITURES**

**\$ 2,847,054**

#### 4. Recommended Votes – Article 67

##### ARTICLE 67

##### APPROPRIATION/ COMMUNITY PRESERVATION FUND

To see if the Town will vote to make appropriations from the Community Preservation Fund for eligible community preservation projects; for community preservation reserve accounts for historic preservation, open space and recreation, and affordable housing; for Community Preservation Act Committee administrative expenses or other eligible expenses; or take any action related thereto.

*Recommended votes on this article are divided into three sections: (a) votes to transfer funds to temporary dedicated reserves, as explained in the vote comment; (b) votes on the ten CPA projects, and (c) a vote on administrative expenses. The moderator generally elects to address all of the sections in a single vote.*

VOTED:

(1) That the Town take the following actions regarding dedicated CPA project area reserves:

**(a) Transfer the sum of \$216,360 from FY2022 Community Preservation Fund revenues to a CPA Open Space and Recreation Reserve account, for later Town Meeting appropriation for open space and recreational land purposes;**

**(b) Transfer the sum of \$216,360 from FY2022 Community Preservation Fund revenues to a CPA Historic Preservation Reserve account for later Town Meeting appropriation for historic preservation purposes; and**

**(c) Transfer the sum of \$216,360 from FY2022 Community Preservation Fund revenues to a CPA Community Housing Reserve account for later Town Meeting appropriation for community housing purposes.**

COMMENT:

These transfers, taken immediately prior to the CPA project appropriation votes that follow, ensure that the Town complies with the state legal requirement to either appropriate or reserve at least 10% of estimated annual CPA revenues (est. \$2,163,600) in each of the three CPA project areas.

Although these transferred funds are immediately recommended for appropriation in their entirety in the next vote, this action ensures that the Town maintains compliance should Town Meeting reduce or reject the recommended appropriations, or does not become retroactively out of compliance with state law should any approved project not proceed as planned. (In such an event, the reserved funds would remain in or be returned to the dedicated account for future appropriation in that CPA project area.)

(2) That the Town take the following actions to appropriate funds for FY2022 CPA projects, with each project considered a separate appropriation:

**(a) Appropriate the sum of \$251,793 from the Community Housing Reserve Account for the Drake Village Cottages Renovation project for the preservation of community housing, subject to the condition that a grant agreement between the Arlington Housing Authority and**

the Town be executed, said funds to be expended under the direction of the Arlington Housing Authority and the Community Preservation Act Committee;

(b) Appropriate the sum of \$27,228 from the Community Housing Reserve Account for the Leasing Differential for Arlington Tenants project for the support of community housing, subject to the condition that a grant agreement between the Somerville Homeless Coalition and the Town be executed, said funds to be expended under the direction of the Somerville Homeless Coalition and the Community Preservation Act Committee;

(c) Appropriate the sum of \$100,000 from the Community Housing Reserve Account for the Emergency Response Initiative project for the support of community housing, subject to the condition that a grant agreement between the Housing Corporation of Arlington and the Town be executed, said funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Act Committee;

(d) Appropriate the sum of \$40,000 from Community Preservation Fund revenues for the North Beach Ramp at Spy Pond project for the preservation of open space and the rehabilitation of recreational land, said funds to be expended under the direction of the Conservation Commission and the Community Preservation Act Committee;

(e) Appropriate the sum of \$1,493,026 from Community Preservation Fund revenues for the Hurd Field Renovation, Phase 1 project for the rehabilitation of recreational land, said funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Act Committee;

(f) Appropriate the sum of \$30,000 from Community Preservation Fund revenues for the Public Land Management Plan for the preservation of open space, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Act Committee;

(g) Appropriate the sum of \$490,883 for the Spy Pond Playground project for the rehabilitation of recreational land, with \$216,360 being appropriated from the Open Space and Recreation Reserve Account and \$274,523 being appropriated from Community Preservation Fund revenues, said funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Act Committee;

(h) Appropriate the sum of \$50,000 from the Historic Preservation Reserve Account for the Foot of the Rocks Study and Preliminary Design project for the rehabilitation and restoration of historic resources, said funds to be expended under the direction of the Town Manager and the Community Preservation Act Committee;

(i) Appropriate the sum of \$249,625 from the Historic Preservation Reserve Account for the Preservation of the Jason Russell House project for the preservation of historic resources, subject to the condition that a grant agreement between the Arlington Historical Society and the Town be executed, said funds to be expended under the direction of the Arlington Historical Society and the Community Preservation Act Committee;

(j) Appropriate the sum of \$55,000 from the Historic Preservation Reserve Account for the Old Schwamb Mill Barn Envelope & Structural Engineer Report project for the preservation of historic resources, subject to the condition that a grant agreement between the Schwamb Mill Preservation Trust and the Town be executed, said funds to be expended under the direction of the Schwamb Mill Preservation Trust and the Community Preservation Act Committee;

COMMENT:

The Committee recommends the above CPA projects to Town Meeting for FY2022 funding, having carefully vetted each application for compliance with the CPA law, feasibility, importance, cost justification, sustainability and other criteria.

(3) That the Town take the following action regarding administrative expenses:

Appropriate \$59,499 from FY2022 Community Preservation Fund revenues to the CPA Administrative Expenses account for eligible FY2022 administrative expenses, such funds to be expended under the direction of the Community Preservation Act Committee.

COMMENT: These expenses are explained on page 8.

The CPA Committee's vote on all recommendations was unanimous, except vote 2(h) was 6-0, with one abstention.

## APPENDIX

This table summarizes the funding sources for each of the preceding transfer and appropriations votes.

Budget sourcing for Article 67 vote language	Community Preservation Fund	10% CPA Category Reserve Transfers	Historic Preservation Reserve Account	Community Housing Reserve Account	EXPENDITURE TOTALS
<b>RESERVE ACCOUNT TRANSFERS</b>					
CPA Open Space and Recreation Reserve account (10%)	\$ 216,360				\$ -
CPA Historic Preservation Reserve account (10%)	\$ 216,360				\$ -
CPA Community Housing Reserve account (10%)	\$ 216,360				\$ -
<b>PROJECTS</b>					
Drake Village Cottages Renovation		\$ 216,360		\$ 35,433	\$ 251,793
Leasing Differential for Arlington Tenants				\$ 27,228	\$ 27,228
Emergency Response Initiative				\$ 100,000	\$ 100,000
North Beach Ramp at Spy Pond Park	\$ 40,000				\$ 40,000
Hurd Field Renovation, Phase 1	\$ 1,493,026				\$ 1,493,026
Public Land Management Plan	\$ 30,000				\$ 30,000
Spy Pond Playground	\$ 274,523	\$ 216,360			\$ 490,883
Foot of the Rocks Study and Preliminary Design			\$ 50,000		\$ 50,000
Historic Preservation of the Jason Russell House		\$ 216,360	\$ 33,265		\$ 249,625
Old Schwamb Mill Barn Envelope & Structural Engineer Report			\$ 55,000		\$ 55,000
	\$ 1,837,549	\$ 649,080	\$ 138,265	\$ 162,661	\$ 2,787,555
<b>EXPENSES</b>					
CPAC administrative expenses	\$ 59,499				\$ 59,499
<b>TOTAL CPA EXPENDITURES</b>					<b>\$ 2,847,054</b>

*The first three reserve transfers are not included in the expenditure totals as they are immediately appropriated in their entirety*