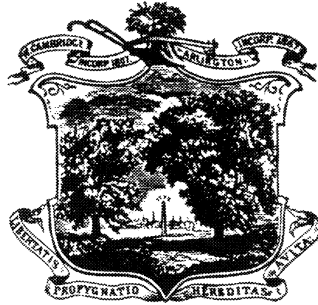


TOWN OF ARLINGTON
MASSACHUSETTS

REPORT OF THE

COMMUNITY PRESERVATION ACT COMMITTEE



TO THE
ANNUAL TOWN MEETING
April 2022

TABLE OF CONTENTS

1. Introduction..... 2
2. Recommended CPA Projects (FY2023) 3
3. CPA Budget for FY2023..... 8
4. Recommended Votes – Article 62 11

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 seven months have diligently studied the local need for CPA projects and carefully vetted each funding proposal. Further, I want to acknowledge there were a number of new members appointed to the Committee prior to this cycle who worked hard to learn about CPA generally, and its operation in Arlington. 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.

Respectfully,

Clarissa Rowe

Community Preservation Act Committee

- Susan Doctrow Select Board appointee
Alexander Franzosa Select Board appointee
Pamela Heidell Arlington Conservation Commission
Kin Lau Arlington Redevelopment Board
Leslie Mayer Arlington Park and Recreation Commission
Jo Anne Preston Arlington Housing Authority
JoAnn Robinson Arlington Historical Commission
Clarissa Rowe, Chair Select Board appointee
David Swanson, Vice Chair Select Board appointee

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

1. Introduction

The Arlington Community Preservation Act Committee (CPA Committee) is pleased to present fourteen CPA projects and a FY2023 budget to Town Meeting, including an emergency proposal related to electrical upgrades at an Arlington Housing Authority property 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 62** are presented on page 11 of this report.

The Committee is grateful to the Select Board, Finance Committee, and Capital Planning Committee for their consultation and endorsement of the proposed FY 2023 CPA projects and budget in their warrant review and hearing cycle.

The Community Preservation Act (CPA) allows participating cities and towns to reserve dedicated funds to preserve open space and historic sites, create community 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, including many 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 (FY2023)

COMMUNITY HOUSING

Menotomy Manor Window Replacement Project

Arlington Housing Authority (AHA)

Recommended funding: **\$600,000**

The Housing Authority is undertaking a multi-million dollar project to repair and restore several exterior elements of the buildings at Menotomy Manor in order to preserve the integrity of the buildings against weather infiltration and potential security issues. Menotomy Manor is a family housing property with 179 units housing more than 500 residents. The recommended CPA funding would help pay for new windows to replace those which have exceeded their life expectancy and are subjecting units to water damage, thereby helping to preserve the buildings.

The proposed CPA funding will supplement a significant contribution from the Town's American Rescue Plan Act (ARPA) allotment. AHA is exploring fundings options with state and federal partners, as well as the Housing Authority's capital budget.

Leasing Differential Program for Arlington Tenants

Somerville Homeless Coalition

Recommended funding: **\$16,290**

The Somerville Homeless Coalition (SHC) operates a program to support formerly homeless, disabled households currently living in Arlington. The goals of the program are to ensure that members of this all too often disenfranchised and vulnerable population can 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 that in 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 29 apartments in Arlington and prevent individuals 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.

Arlington Affordable Housing Trust Fund

Arlington Affordable Housing Trust Fund Board

Recommended funding: **\$250,000**

The Arlington Affordable Housing Trust Fund (AHTF) was established at a Special Town Meeting in 2020. These CPA funds will be used to stimulate creation and preservation of affordable housing in town. Working closely with the Community Preservation Act Committee, the AHTF will be able

to use these funds to act expeditiously on emerging opportunities, while advancing the Housing Production Plan and the AHTF Annual Action Plan.

Although the 2021 Town Meeting approved a Home Rule Petition for a real estate transfer fee, it remains the case that CPA funding is a primary funding source for housing trusts throughout the Commonwealth. Moving forward, the CPAC will continue to liaise with the AHTF and ensure that any disbursement of funds meets the guidelines and requirements of CPA.

Hauser Building Electrical Panel Upgrade

Arlington Housing Authority (AHA)

Recommended funding: **\$203,280**

Following an incident with a Federal Pacific Electrical Panel on February 13, 2022, the Arlington Housing Authority submitted an emergency application for review. It is clear from this incident, as well as a documented history of failures and incidents reported with this particular type of electrical panel, that the existing housing units at the Hauser Building are at risk of fire from the existing electrical infrastructure. To protect these buildings, thus providing safer housing for 160 seniors who make a low income and residents with disabilities, the electrical panels need to be replaced as soon as possible. This pressing need has been validated by Arlington's Fire Chief and Arlington's Wiring Inspector, and the CPA funds would directly support replacing the panels located inside tenant units.

OPEN SPACE AND RECREATIONAL LAND

Hurd Field Renovation, Phase II

Town of Arlington Recreation Department

Recommended funding: **\$664,244**

This is a continuation of Phase I of the long-delayed renovation of Hurd Field, which aims to 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.

Specifically, Phase II funding will be used to support elements not funded in Phase I, including field lighting and batting cages, various site amenities, parking lot lighting, plantings, and porous paving. Hurd Field is one of only four lighted fields under Park & Recreation Commission jurisdiction, so replacement of field lighting is of paramount importance to Arlington's youth and adult sports organizations that rely on and heavily utilize this recreational area.

Robbins Farm Playground

Town of Arlington Recreation Department

Recommended funding: **\$997,993**

This high-use playground has served as a destination for both residents and non-residents since it was built by volunteers in 2003. Today, the existing structures are beyond their useful life and the existing hill slides have been replaced multiple times and are again out of service. The current conditions present hazards warranting immediate capital investment. And further, there are accessibility issues with the site which could be addressed during a renovation.

This renovation 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 and visitors for years to come.

Mt. Gilboa Feasibility Study

Arlington Conservation Commission

Recommended funding: **\$57,000**

Mt. Gilboa is an important natural, cultural, and historic asset that could be better utilized. The property comprises 10.2 acres sitting atop one of the highest points in Arlington. For years, the building atop the hill has been rented out for single family occupancy.

This project seeks to evaluate how best to enhance the whole property as a conservation asset, as well as to assess other potential suitable uses for the structures sitting atop the hill. This project will enable the Town to engage the necessary consultants to assist with evaluating the property, as well as garner community input and consult with various stakeholders to develop an actionable plan for achieving the community's vision for Mt. Gilboa.

Cooke's Hollow Restoration and Rehabilitation

Town of Arlington Department of Planning and Community Development

Recommended funding: **\$70,000**

Funding for this project will create a plan for preservation and revitalization of Cooke's Hollow, an open space park along Mill Brook comprising two Town-owned parcels. The funding requested will be used to hire a consultant specializing in landscape architecture, urban planning, historic preservation, and community engagement who will advance conceptual plans, design and facilitate public forums, and provide a set of recommendations for potential changes to the park. This plan will inform future phases of work on the park, including developing construction documents that will lead to the revitalization of the park. This project would result in two benefits to the community: a vision and plan for improved and inviting access to a revitalized recreation space and a climate-resilient park designed to enhance urban habitat and simultaneously address flooding, erosion, and invasive species.

This project, led by Conservation Commission and the Department of Planning and Community Development, would build on momentum generated by past activities, planning, and notable events that have made the space into a focal point for recreation, civic functions, and appreciation of Arlington's history.

HISTORIC PRESERVATION

Jarvis House Preservation and Restoration

Town of Arlington Legal Department

Recommended funding: **\$190,000**

This project will preserve and restore the historic John Jarvis House, a Town-owned federal style, wood clapboard, two-story structure, built in 1833, which presently houses the Arlington Legal Department. The property is located within the Arlington Center and Pleasant Street Historic Districts and is registered locally, with the Commonwealth, as well as nationally as an historic resource. Funding will be used to — consistent with historic preservation requirements — properly paint, patch, and repair the wooden clapboard exterior and shutters and replace the current storm windows; all are necessary to properly seal the building envelope and restore the Jarvis House exterior appearance. Funding will also be used to install a new heat pump HVAC system to help decrease high interior humidity and prevent significant swelling in the summer months (which is so severe as to prevent windows from being opened and has resulted in cracks in historic glass windowpanes), replace inefficient and ineffective heating in winter months, and improve indoor air quality year-round for staff and visitors. Such systems are both necessary to preserve the building (a burst pipe caused by an outdated system resulted in a significant leak in the rear conference room) and consistent with the Town’s energy efficiency goals.

Dallin Museum Collections Preservation and Rehousing

Cyrus E. Dallin Art Museum, Inc.

Recommended funding: **\$31,785**

Funding for this project will improve preservation of the archival, art, and artifact collections of the Cyrus E. Dallin Art Museum, of which there are over 6,000 items encompassing a wide variety of materials and mediums. These include correspondence, sketches, journals, exhibition catalogs, clippings, and manuscripts related to Cyrus Dallin, as well as poems and manuscripts by Vittoria Dallin. This grant funding will support re-housing of its collections in archival enclosures and cabinetry and reorganization of its storage areas for long-term preservation. The project will greatly improve the Museum’s intellectual and physical control of these important cultural resources. Grant funds will support the cost of supplies and equipment, as well as the expertise and labor necessary to complete this work. Re-housing will improve the Museum’s ability to preserve the collections and make them accessible – both physically and remotely – to community members, local historians, scholars, and genealogists seeking to better understand the legacy of Cyrus E. Dallin (1861–1944), a celebrated sculptor, educator, and Indigenous rights activist who lived and worked in Arlington for over 40 years.

Historic Preservation of the Jason Russell House

Arlington Historical Society

Recommended funding: **\$150,816**

The goal of this project is the continued preservation of the historic Jason Russell House (JRH). This house was built in 1745 by an ordinary farmer, Jason Russell, and was a witness house in the first battle of the American revolution. The JRH is an important Revolutionary War site, visited by nearly every third grader in Arlington Public Schools, and open for regular public tours.

This application is the latest iteration to three previous CPA grants. The first, in 2016, enabled the Arlington Historical Society to commission a Condition Assessment and Preservation Plan (CA&PP) that laid out a blueprint for restoration of the JRH with critical items identified in yearly plans through the year 2024. A grant in 2018–2019 enabled sill and foundation work on the west side of the JRH, as well as window restoration and additional gutter work.

The current application seeks funding for sill and foundation work on the south and east sides of the JRH, as well as continued window and door restoration.

Covenant Church Accessibility Improvements

Christian Life Fellowship, Inc.

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

The Covenant Church is located at the foot of Mt. Gilboa in Arlington Heights. This project would provide an accessible entrance and restroom for the historic 1899 structure situated in the Mount Gilboa/Crescent Hill Historic District. The steeply sloping site presents challenging conditions for accessibility, so the goal is to establish an accessible route to the front doors from the Park Ave Extension sidewalk, while preserving the historic character of the building. Once inside the front lobby, guests will have access to reconfigured gender-neutral restrooms, one of which will be built as accessible.

Current conditions present limitations on the public use of the space, although the Church maintains an active role in the community and is committed to continuing to provide space and programming for various community groups and functions. The Church will be supplementing the proposed CPA funding with \$50,000 from its reserves. Further, it should be noted the Committee sought guidance from Town Counsel when reviewing this application from a house of worship to avoid any impermissible uses of funds under the “Anti-Aid” Amendment.

Old Schwamb Mill Barn Envelope Preservation & Structural Engineering Report

Schwamb Mill Preservation Trust

Recommended funding: **\$20,000**

The Old Schwamb Mill complex is another of Arlington’s historic and cultural treasures, operating year-round programming for local residents as well as many visitors from around the country and the world. With this grant funding, the clapboard siding will be replaced on the remaining two sides of the barn structure. These clapboards, on the north and west sides of the structure, are in worse condition than was originally realized.

As this is a continuing project, the applicant has experience with procuring the appropriate building materials and hiring contractors with the necessary expertise. This project will largely complete the restoration and stabilization of the barn’s envelope to preserve it for years to come as living history.

Historic Planning Records Preservation

Town of Arlington Department of Planning and Community Development

Recommended funding: **\$25,000**

Stored inside the vault located in the Department of Planning and Community Development at Town Hall is an archive of historic documents, maps, photographs, and plans dating from the late

1800s. These records provide insight in Arlington’s evolution and development and include paper records, photographs, slides and microfilm. The goal of this project is to work with an archivist to assess the exiting records and receive recommendations for both physically preserving these invaluable, impermanent public resources, but also consider digitization and eventual online access for the general public. The Community Preservation Act Committee hopes that this project will serve as a model and guide for future similar efforts, as many other Departments also house valuable resources from our past that are worth conserving.

3. CPA Budget for FY2023

The table on page 10 shows the recommended CPA budget, with available funds and proposed expenditures for FY2023, beginning July 1.

CPA Revenues and Other Available Funds

Town Meeting appropriates CPA expenditures from the Community Preservation Fund, which consists 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 \$645,750, totaling \$2,490,750.

In addition to appropriating from anticipated FY2023 revenues, Town Meeting may also access an existing Fund balance for CPA expenditures. The available balance is principally composed of any funds not yet appropriated for any CPA purpose (the “unrestricted Community Preservation 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 FY2022 there will be an estimated \$768,780 in the unrestricted Community Preservation fund balance, \$5,667 in the Historic Preservation Reserve Account, and \$337,339 in the Community Housing Reserve account. The FY2023 CPA budget draws from these balances to fully fund the slate of FY2023 projects. The remaining CPA fund balance, after all recommended FY2023 appropriations are committed, would be approximately \$160,000. That amount would remain available for appropriation to future CPA projects.

CPA Expenditures

The committee is recommending a FY2023 CPA budget of **\$3,441,624**, comprising \$3,373,128 for fourteen CPA projects and \$68,496 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

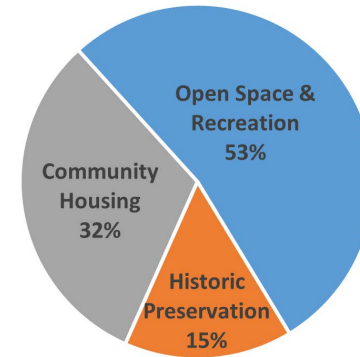
upon documentation of actual expenses incurred. Undisbursed funds remaining after the completion of a project return to the local CPA fund balance for future CPA project appropriation by Town Meeting.

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.

**FY2023 CPA Budget
AVAILABLE FUNDS**

Estimated FY2023 CPA Revenues		
Local CPA tax surcharge receipts (projected)		\$ 1,845,000
State CPA Trust Fund distribution (projected)		\$ 645,750
<i>total revenues</i>		\$ 2,490,750
Other available funds		
Anticipated Unrestricted Community Preservation Fund balance, close of FY22		\$ 768,780
Historic Preservation Reserve Account (FY19+20 10% Set Aside remaining balances)		\$ 5,667
CPA Community Housing Reserve account		\$ 337,339
TOTAL AVAILABLE FUNDS		\$ 3,602,536

**Expenditures by CPA
Program Area**



EXPENDITURES

CPA Projects	Applicants	Community Housing	Open Space & Recreation	Historic Preservation	TOTALS
Menotomy Manor Window Replacement Project	Arlington Housing Authority	\$ 600,000			\$ 600,000
Leasing Differential Program for Arlington Tenants	Somerville Homeless Coalition	\$ 16,290			\$ 16,290
Arlington Affordable Housing Trust Fund	Arlington Affordable Housing Trust Fund Board	\$ 250,000			\$ 250,000
Houser Building Electrical Panel Upgrade	Arlington Housing Authority	\$ 200,000			\$ 200,000
Hurd Field Renovation, Phase II	Arlington Recreation Department		\$ 664,244		\$ 664,244
Robbins Farm Playground	Arlington Recreation Department		\$ 997,993		\$ 997,993
Mt Gilboa Feasibility Study	Arlington Conservation Commission		\$ 57,000		\$ 57,000
Cooke's Hollow Restoration and Rehabilitation	Department of Planning and Community Development		\$ 70,000		\$ 70,000
Jarvis House Preservation and Restoration	Town of Arlington Legal Department			\$ 190,000	\$ 190,000
Dallin Museum Collections Preservation and Rehousing	Cyrus E. Dallin Art Museum, Inc.			\$ 31,785	\$ 31,785
Historic Preservation of the Jason Russell House	Arlington Historical Society			\$ 150,816	\$ 150,816
Covenant Church Accessibility Improvements	Christian Life Fellowship, Inc.			\$ 100,000	\$ 100,000
Old Schwamb Mill Barn Envelope Preservation & Structural Engineering Report	Schwamb Mill Preservation Trust, Inc.			\$ 20,000	\$ 20,000
Historic Planning Records Preservation	Department of Planning and Community Development			\$ 25,000	\$ 25,000
TOTAL PROJECTS		\$ 1,066,290	\$ 1,789,237	\$ 517,601	\$ 3,373,128
Expenses					
CPAC administrative expenses					\$ 68,496
TOTAL FY2023 CPA EXPENDITURES					\$ 3,441,624

4. Recommended Votes – Article 62

ARTICLE 62

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: (1) votes to transfer funds to temporary dedicated reserves, as explained in the vote comment; (2) votes on the fourteen CPA projects, and (3) 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 \$249,075 from FY2023 Community Preservation Fund revenues to a CPA Community Housing Reserve account for later Town Meeting appropriation for community housing purposes.

(b) Transfer the sum of \$249,075 from FY2023 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 \$249,075 from FY2023 Community Preservation Fund revenues to a CPA Historic Preservation Reserve account for later Town Meeting appropriation for historic preservation purposes; and

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. \$2,490,750) 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 FY2023 CPA projects, with each project considered a separate appropriation:

(a) Appropriate the sum of \$600,000 for the Menotomy Manor Window Replacement Project for the preservation of community housing, with \$586,414 being appropriated from the Community Housing Reserve Account and \$13,586 being appropriated from Community

Preservation Fund revenues, 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 \$16,290 from the Community Preservation Fund revenues for the Leasing Differential Program 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 \$250,000 from the Community Preservation Fund revenues for the Arlington Affordable Housing Trust Fund project for the support of community housing, subject to the condition that a grant agreement between the Arlington Affordable Housing Trust Board and the Town be executed, said funds to be expended under the direction of the Arlington Affordable Housing Trust Board and the Community Preservation Act Committee;

(d) Appropriate the sum of \$200,000 from the Community Preservation Fund revenues for the Houser Building Electrical Panel Upgrade project for the support 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;

(e) Appropriate the sum of \$664,244 for the Hurd Field Renovation, Phase II project for the preservation of open space and the rehabilitation of recreational land, with \$249,075 being appropriated from the Open Space and Recreation Reserve Account and \$415,169 being appropriated from the Community Preservation Fund revenues, said funds to be expended under the direction of the Town of Arlington Recreation Department and the Community Preservation Act Committee;

(f) Appropriate the sum of \$997,993 from Community Preservation Fund revenues for the Robbins Farm Playground project for the rehabilitation of recreational land, said funds to be expended under the direction of the Town of Arlington Recreation Department and the Community Preservation Act Committee;

(g) Appropriate the sum of \$57,000 from Community Preservation Fund revenues for the Mt. Gilboa Feasibility Study for the preservation of open space, said funds to be expended under the direction of the Arlington Conservation Commission and the Community Preservation Act Committee;

(h) Appropriate the sum of \$70,000 from Community Preservation Fund revenues for the Cooke's Hollow Restoration and Rehabilitation project for the rehabilitation of recreational land, said funds to be expended under the direction of the Town of Arlington Department of Planning and Community Development and the Community Preservation Act Committee;

(i) Appropriate the sum of \$190,000 from the Historic Preservation Reserve Account for the Jarvis House Preservation and Restoration project for the rehabilitation and restoration of

historic resources, said funds to be expended under the direction of the Town of Arlington Legal Department and the Community Preservation Act Committee;

(j) Appropriate the sum of \$31,785 from the Community Preservation Fund revenues for the Dallin Museum Collections Preservation and Rehousing project for the preservation of historic resources, subject to the condition that a grant agreement between the Cyrus E. Dallin Art Museum, Inc. and the Town be executed, said funds to be expended under the direction of the Cyrus E. Dallin Art Museum, Inc. and the Community Preservation Act Committee;

(k) Appropriate the sum of \$150,816 for the Historic Preservation of the Jason Russell House project for the preservation of historic resources, \$64,742 from the Historic Preservation Reserve Account and \$86,074 from the Community Preservation Fund revenues 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;

(l) Appropriate the sum of \$100,000 from the Community Preservation Fund revenues for the Covenant Church Accessibility Improvements project for the preservation of historic resources, subject to the condition that a grant agreement between the Christian Life Fellowship, Inc. and the Town be executed, said funds to be expended under the direction of the Christian Life Fellowship, Inc. and the Community Preservation Act Committee;

(m) Appropriate the sum of \$20,000 from the Community Preservation Fund revenues for the Old Schwamb Mill Barn Preservation Envelope Preservation & Structural Engineering 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;

(n) Appropriate the sum of \$25,000 from the Community Preservation Fund revenues for the Historic Planning Records Preservation project for the preservation of historic resources, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Act Committee;

COMMENT:

The Committee recommends the above CPA projects to Town Meeting for FY2023 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 \$68,496 from FY2023 Community Preservation Fund revenues to the CPA Administrative Expenses account for eligible FY2023 administrative expenses, such funds to be expended under the direction of the Community Preservation Act Committee.

COMMENT: These expenses are explained on page 9.

The CPA Committee's vote on all recommendations was unanimous.

APPENDIX

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

Budget sourcing for Article 62 vote language	Community Preservation Fund	10% CPA Category Reserve Transfers	Historic Preservation Reserve Account	Community Housing Reserve Account	EXPENDITURE TOTALS
RESERVE ACCOUNT TRANSFERS					
CPA Community Housing Reserve account (10%)	\$ 249,075				\$ -
CPA Open Space and Recreation Reserve account (10%)	\$ 249,075				\$ -
CPA Historic Preservation Reserve account (10%)	\$ 249,075				\$ -
PROJECTS					
Menotomy Manor Window Replacement Project	\$ 13,586	\$ 249,075		\$ 337,339	\$ 600,000
Leasing Differential Program for Arlington Tenants	\$ 16,290				\$ 16,290
Arlington Affordable Housing Trust Fund	\$ 250,000				\$ 250,000
Houser Building Electrical Panel Upgrade	\$ 200,000				\$ 200,000
Hurd Field Renovation, Phase II	\$ 415,169	\$ 249,075			\$ 664,244
Robbins Farm Playground	\$ 997,993				\$ 997,993
Mt Gilboa Feasibility Study	\$ 57,000				\$ 57,000
Cooke's Hollow Restoration and Rehabilitation	\$ 70,000				\$ 70,000
Jarvis House Preservation and Restoration		\$ 190,000			\$ 190,000
Dallin Museum Collections Preservation and Rehousing	\$ 31,785				\$ 31,785
Historic Preservation of the Jason Russell House	\$ 86,074	\$ 59,075	\$ 5,667		\$ 150,816
Covenant Church Accessibility Improvements	\$ 100,000				\$ 100,000
Old Schwamb Mill Barn Envelope Preservation & Structural Engineering Report	\$ 20,000				\$ 20,000
Historic Planning Records Preservation	\$ 25,000				\$ 25,000
EXPENSES					\$ 3,373,128
CPAC administrative expenses	\$ 68,496				\$ 68,496
TOTAL CPA EXPENDITURES					\$ 3,441,624
<i>The first three reserve transfers are not included in the expenditure totals as they are immediately appropriated in their entirety</i>					