

# Community Preservation Program Acton 2004 Town Meeting Article 18

- Overview of Acton's  
Community Preservation Act (CPA) Process
- Projects Recommended for Appropriation
- Conclusion



# Acton's CPA Process

- CPA adopted by Acton in 2002
- Community Preservation Fund
  - 1.5% surcharge on town real estate property tax bills
  - Matched by 100% by State funds
- CP Fund may only be used for:
  - Open space
  - Historic preservation
  - Community housing
  - Recreational uses



# Acton's CPA Process

- Acton Community Preservation Committee (CPC)
  - Required by state statute
- Purpose
  - Study needs
  - Encourage project proposal submissions
  - Facilitate an open and public deliberation process
  - Recommend appropriations from CP Fund at Town Meeting



# Acton's CPA Process

- Timeline
  - 01/03 First Convened
  - 09/03 FY2003 CP Fund \$944,456 balance confirmed:
    - \$470,991 from Acton taxpayers
    - \$473,465 from state matching funds
  - 10/03 Published plan, guidelines for proposal submission
  - 11/03 Received 14 proposals
  - 02/04 Completed 3 months public hearings on proposals
  - 02/04 Finalized FY2003 appropriations recommendations



# A: Open Space Set-Aside

Applicant: Acton Community Preservation Committee



- No eligible open space applications received
- \$200,000 set-aside for future open space purchase or protection



# B: Davis Monument Restoration

Applicant: Town of Acton



- \$50,000 for masonry restoration and repairs
- First significant maintenance in thirty years



# C: Cultural Resources List

Applicant: Acton Historical Commission

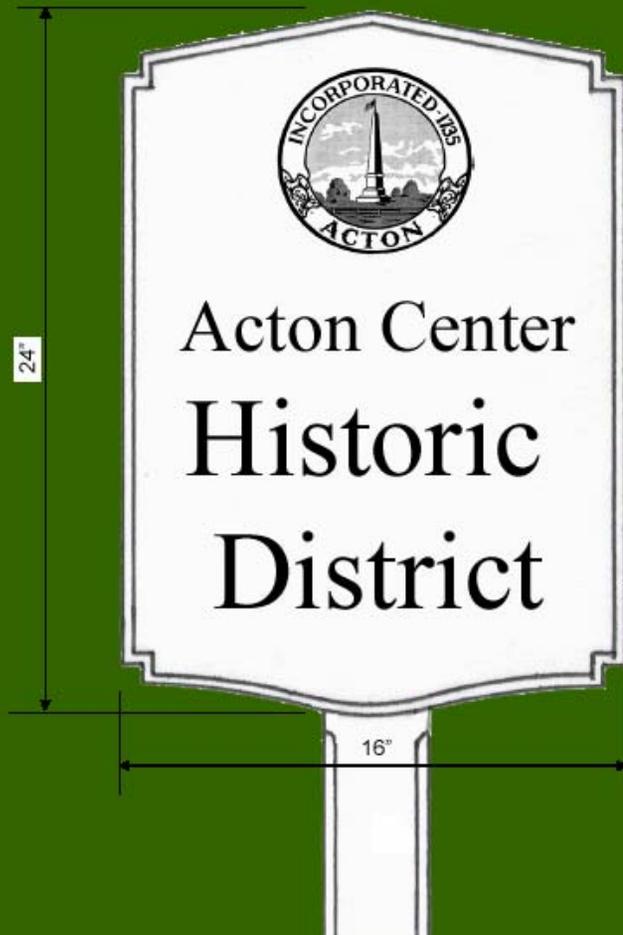


- \$20,000 to update Acton's list of historically significant properties and resources
- Work to be performed by specialists in accordance with state Historic Commission guidelines
- Last revision in early 1990s



# D: Historic District Boundary Signs

Applicant: Acton Historic District Commission



- \$8,285 to purchase and install signs identifying the borders of the historic districts in Acton Center, West Acton and South Acton



# E: Flag Preservation

Applicant: Acton Memorial Library



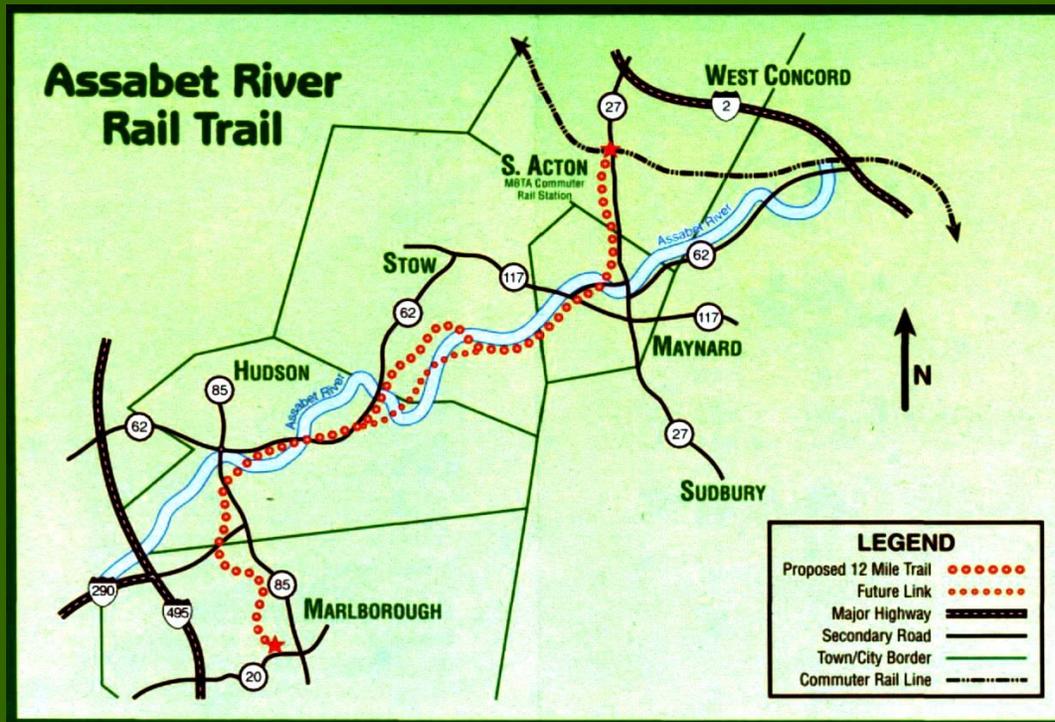
*American Flag of the Isaac Davis Post of the Grand Army of the Republic veterans organization, circa pre-1920*

- \$5,600 towards restoration, preservation and display of the flag of the Isaac Davis Post of the G.A.R.
- Total project cost est. at \$8,000; difference funded by Memorial Library trustees



# F: Assabet River Rail Trail (ARRT)

Applicant: Town of Acton



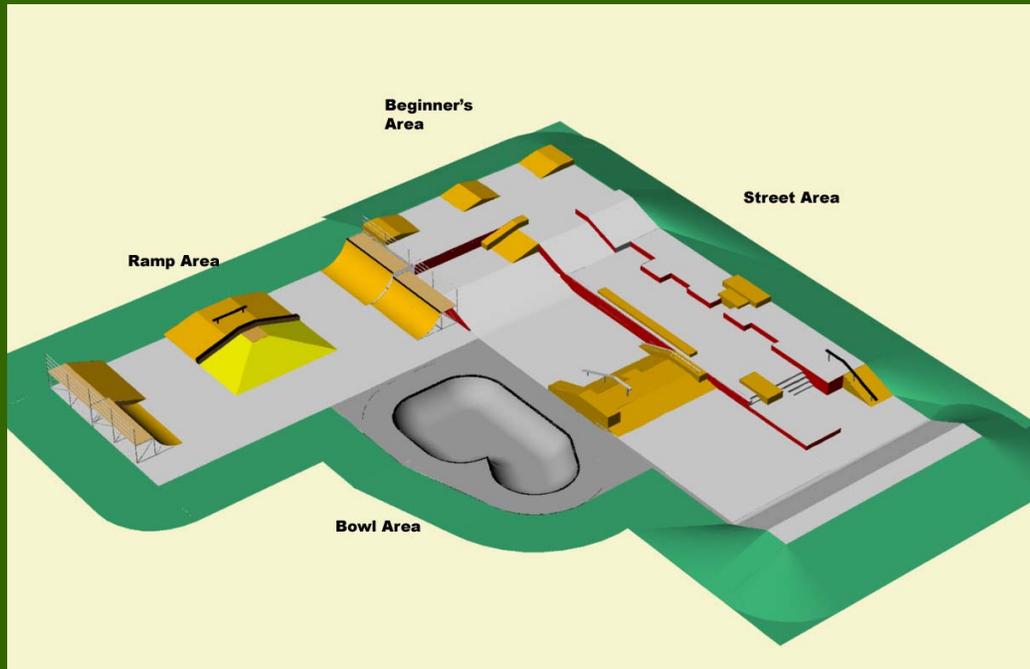
*Assabet River Rail Trail map*

- \$170,000 towards ARRT development in Acton
- This portion of Acton's local share will leverage more than seven times this amount in Federal funds



# G: T.J. O'Grady Memorial Skate Park

Applicant: T.J. O'Grady Memorial Skate Park, Inc.



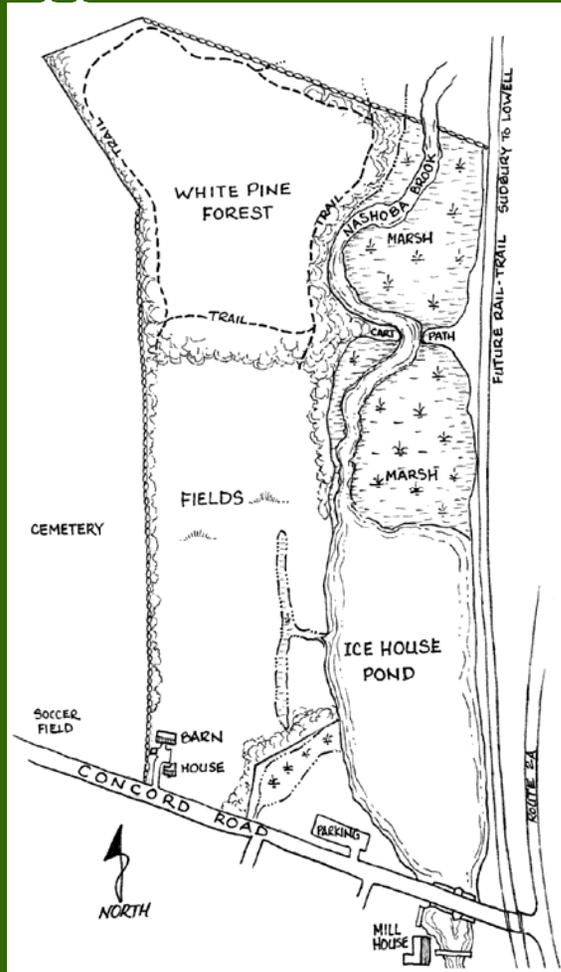
*T'J' O'Grady Skate Park (Artist's Rendering)*

- 66 Hayward Rd.
- \$67,000 enables park construction to begin
- \$90,000 in private funding committed



# H: Morrison Farm Master Plan

Applicant: Town of Acton



- \$59,800 to fund Master Plan for Morrison Farm
- Series of public meetings central to process
- Professional firm to develop plan



# I: Family Housing Initiative

Applicant: Acton Housing Authority



*Rosestone Condominiums*

- \$200,000, to be matched by a \$300,000 private contribution
- To be used towards purchase of two 2- to 3-bedroom condominiums
- Managed by AHA in accordance with MA Chapter 705 affordable housing program



# J: Central / Willow St. Feasibility Study

Applicant: Acton Community Housing Corp.



*214 Central / 28 Willow Streets*

- \$25,000 to determine feasibility of building three or more affordable housing units on the site
- In mix of single and multi-family homes, walking distance to West Acton Village



# K: Community Housing Fund

Applicant: Acton Community Housing Corp.



- \$25,000 to endow the Community Housing Fund, to be managed by the ACHC
- To be used for a variety of community and affordable housing initiatives



# Conclusion

Purpose	Recommended Amounts
A. Open Space Set-Aside	\$200,000
B. Davis Monument Restoration	\$50,000
C. Cultural Resource List	\$20,000
D. Historic District Boundary Signs	\$8,285
E. Flag Preservation	\$5,600
F. Assabet River Rail Trail	\$170,000
G. T. J. O'Grady Memorial Skate Park	\$67,000
H. Morrison Farm Master Plan	\$59,800
I. Family Housing Initiative	\$200,000
J. Central / Willow St. Feasibility Study	\$25,000
K. Community Housing Fund	\$25,000
L. Administrative Cost Reimbursement	\$42,798
Total Recommendation Appropriations	\$873,483
UnAppropriated	\$70,973

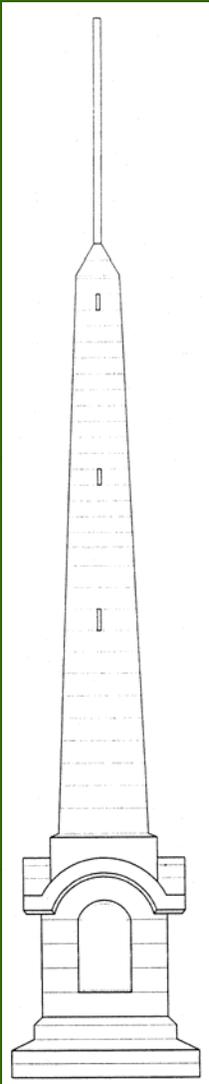
- Compelling Projects
- Thoroughly Vetted
- Public Process
- CP Funds Leveraged Wherever Possible
- Smart Growth



# Back-up Slides



*Acton Community Preservation Program  
Town Meeting 2004, Article 18*



## DAVIS MONUMENT PROJECT BUDGET

• STAGING	\$11,000
• CUT & REPOINT MORTAR JOINTS, REPAIR GRANITE	\$12,500
• CLEAN MASONRY	\$6,500
• REPLACE METAL DOOR, REPAIR TIES AND CLIPS	\$5,000
• SUBTOTAL - CONSTRUCTION COST	\$35,000
• ARCHITECT/ENGINEER FEES	\$5,000
• GENERAL CONDITIONS @ 10%	\$4,000
• CONTINGENCY @12%	\$5,280
• <b>TOTAL PROJECT BUDGET</b>	<b>\$49,280</b>



# Cultural Resource List

\$20,000 appropriation pays  
for survey of +/- 100 properties  
Average cost of survey  
per property: \$200

Surveys to be done and documented by  
Historic Preservation Specialist under contract  
to the Town of Acton



# Historic District Signs

25 signs – 22 installed, 3 in reserve

Manufacture @ \$296.20 / sign x25=	\$7,405
Installation @ \$ 40.00 / sign x22=	\$ 880
<u>Total</u>	<u>\$8,285</u>

## Materials:

- Standard exterior sing board (exterior grade, water resistant MDO plywood), painted
- Cedar posts, painted



# Flag Preservation

- Conservation treatment -  
cleaning, repairs tears, tassel etc.,  
UV filter, mount on support, frame -  
Labor & Materials +/-\$8,000
- CPA appropriation \$5,600
- Balance +/-\$2,400  
(Memorial Library - Parker Gift Fund)



# Assabet River Rail Trail

MassHighway "25% design" (Acton CPA appropriation)	\$ 170,000
Local Match Required for Federal TEA-21 Application	
Complete design (Federal TEA-21 Program)	\$ 80,000
Construction (Federal TEA-21 Program)	\$1,170,000
Total estimated cost	<u>\$1,420,000</u>

Length: 1.3 miles

Cost/mile: +/- \$1.1 million



# Skate Park

## Costs

Non-skatable costs (survey, design, clearing, driveway, parking lot, pavilion, fencing, etc.)	\$ 70,500
Street course	\$ 75-90,000
Beginner course	\$ 10,000
Ramps	\$ 30-50,000
Bowl	\$ 50,000
<u>Total estimated cost</u>	<u>+/- \$285,500</u>

## Funding

Acton '04 CPA appropriation	\$ 67,000
Acton '01 appropriation	\$ 80,000
Private/business donations	\$ 78,500
Additional fund raising	\$ 60,000



# Morrison Farm Master Plan

Base Plan	16 hours
Preliminary concepts & estimates	152 hours
Meetings (with prep. & follow-up)	152 hours
Six "what-if" scenarios	96 hours
Draft report	64 hours
Final report	32 hours
Final plan	86 hours
<u>Total estimated hours</u>	<u>598</u>
\$100 per hour	\$59,800



# Family Housing Initiative

From Acton CPA funds	\$200,000
From developer donation	\$300,000
Total funding	<u>\$500,000</u>

For the Acton Housing Authority to purchase two condominium units for affordable rental housing.

Ongoing maintenance/administrative costs will be paid for by the State under chapter 705.



# 214 Central / 28 Willow Feasibility Study

Land area of site	15,799 sq. ft.
Buildings (old garages)	+/-2,000 sq. ft.
Owner:	Town of Acton (tax taking)
Surroundings:	West Acton neighborhood with mix of single- and multi-family homes
Vision	3-4 affordable units

\$25,000 study will include:

- Neighborhood outreach & feedback
- Available funding sources
- Design options
- Unit mix
- Financial viability



# Community Housing Fund

- Seed fund to be combined with existing affordable housing donations and to be sustained with future donations, federal and state grants, surplus 40B project profits, and future CPA appropriations.
- Board of Selectmen have Fund oversight
- To subsidize affordable housing through purchases, loans, refinancing, restrictions, repair and modifications, and other means.



# Administration

Planning – committee support	\$ 4,715
Finance Department – exemptions, adjustments, refunds, reconciliations, etc.	\$26,042
Finance Department – CPA set-up	\$ 7,153
Software Support	\$ 1,600
Town Counsel – advice on proposals	\$ 3,288
Total	<u>\$42,798</u>

