

ARTICLE CPA
(Majority vote)

**COMMUNITY PRESERVATION PROGRAM –
DIRECT APPROPRIATIONS FROM FUND BALANCES**

To see if the Town will vote to appropriate or set aside for later appropriation, and to authorize and direct the Board of Selectmen and the Town Manager to expend or set aside, from the FY 2011 Community Preservation Fund balances as set forth herein, the amounts listed below for community preservation purposes, with such expenditures to be subject to conditions listed in the Article’s Summary and to be further specified in award letters from the Community Preservation Committee, with each item considered a separate appropriation;

And further, to see if the Town will vote to appropriate, set aside and re-appropriate the amount listed in Item B-2 below, and to authorize and direct the Board of Selectmen and the Town Manager to expend up to this amounts from the current balance of the Set-Aside Fund for the Acquisition, Preservation, Rehabilitation and Restoration of Historic Resources, with such expenditure to be subject to conditions listed in the Article’s Summary and to be further specified in the award letter from the Community Preservation Committee:

FY 2011 COMMUNITY PRESERVATION FUND BALANCE	
FY 2011 Community Preservation Fund Revenues	
Community Preservation Fund Surcharge Collected in FY 2011	\$ 756,534.23
State Community Preservation Trust Fund Receipt, October 2011	\$ 202,313.00
Other FY 2011 Community Preservation Fund Components	
Interest Earned in FY 2011	\$ 21,994.22
Recapture of unspent previous years’ project appropriations (2006, 2007, and 2008)	\$ 83,832.50
Unencumbered FY 2011 Fund Balance	\$ 324,593.03
Total - FY 2011 Community Preservation Fund Balance	\$ 1,389,266.98
FY 2011 Set-Aside Fund Balance from appropriations for the Acquisition, Creation, and Preservation of Open Space, and its Rehabilitation and Restoration	
	\$ 1,395,000.00
Recapture of unspent previous years’ project appropriations (2010 – Caouette land purchase) to the Set-Aside Fund Balance for the Acquisition, Creation, and Preservation of Open Space, and its Rehabilitation and Restoration	\$ 182,537.12
Total current Set-Aside Fund Balance for the Acquisition, Creation, and Preservation of Open Space, and its Rehabilitation and Restoration	\$ 1,577,537.12
APPROPRIATIONS	
Purposes	Recommended Amounts
Set Aside Appropriations for	
A. Acquisition, Creation, and Preservation of Open Space, and its Rehabilitation and Restoration	\$ 500,000.00
Spending Appropriations	
B. 468 Main Street - Access for Persons with Disabilities	
B-1. Direct Appropriation	\$ 69,472.38
B-2. Amount recaptured as unspent CPA appropriations from 2007	\$ 527.62

and re-appropriated hereunder after first being set aside hereunder to the set-aside fund for the Acquisition, Preservation, Rehabilitation and Restoration of Historic Resources to compensate for 2007 shortfall in historic preservation spending	
C. Memorial Library - Window Restoration	\$ 12,000.00
D. Town Hall - Tower Clock Restoration	\$ 14,000.00
E. Windsor Building - Interior Restoration	\$ 50,000.00
F. Regional Housing Services Program	\$ 40,000.00
G. Development Funds - Sachem Way	\$ 300,000.00
H. T.J. O'Grady Skate Park - Improvements	\$ 210,000.00
Administrative Spending Appropriation	
I. A fund for CPC direct expenses and for reimbursing the Town of Acton for administrative services and operating expenses provided in support of the Community Preservation Committee	\$ 47,942.00
Total Recommended Appropriations from FY 2011 Community Preservation Fund Balance and Current Historic Set-Aside Fund	\$ 1,243,942.00
Remaining FY 2011 Community Preservation Fund Balance	\$ 145,324.98
Resulting Balance in the Set-Aside Fund for the Acquisition, Creation, and Preservation of Open Space, and its Rehabilitation and Restoration	\$ 2,077,537.12

, or take any other action relative thereto;

And, whereas Massachusetts General Law, Chapter 44B requires that the Town appropriate for spending, or set-aside for future spending, from the 2011 Community Preservation Fund Revenues at least 10% for open space, 10% for historic preservation, and 10% for community housing;

And, whereas the recommended appropriations for open space, historic preservation, and community housing each meet or exceed 10% of the 2011 Community Preservation Fund Revenues;

And, whereas Town Meeting may vote to delete or reduce any of the recommended amounts;

Therefore, in the event that recommended amounts are deleted or reduced, vote to appropriate as a set-aside for future spending from the FY 2011 Community Preservation Fund Balance the minimum necessary amounts to allocate not less than 10% of the FY 2011 Community Preservation Fund Revenues for open space (\$95,884.73), not less than 10% of the FY 2011 Community Preservation Fund Revenues for historic preservation (\$95,884.73), not less than 10% of the FY 2011 Community Preservation Fund Revenues (\$95,884.73) for community housing, or take any other action relative thereto.

SUMMARY

This article would make appropriations from the Town's Community Preservation Fund and from the Town's Set-Aside Fund for the Acquisition, Preservation, Rehabilitation and Restoration of Historic Resources. All items listed are recommended by the Community Preservation Committee.

In 2002, the Town adopted the Community Preservation Act, Massachusetts General Laws Chapter 44B (CPA). This established Acton's Community Preservation Fund through a 1.5% annual

surcharge on real estate property tax bills with certain exemptions, and made the Town eligible to receive annually additional monies from the Massachusetts Community Preservation Trust Fund, which are added to the Town's Community Preservation Fund. Under the CPA, the Community Preservation Fund may be used to acquire, create and preserve open space; to acquire, preserve, rehabilitate, and restore historic resources; to acquire, create, preserve and support community housing; to acquire, create and preserve land for recreational use; to rehabilitate and restore open space, land for recreational use and community housing that were acquired or created with Community Preservation Funds; and for certain related expenses in support of the foregoing. Community housing is defined as housing for low- and moderate-income individuals and families. This is the eighth year of appropriations from Acton's Community Preservation Fund.

Local adoption of the CPA established the Acton Community Preservation Committee as a statutory committee under the Act (Chapter S of the Bylaws of the Town of Acton). The Community Preservation Committee's duties under the law are to study the needs, possibilities, resources, and preferences of the Town regarding community preservation; to engage in an open and public process of deliberation and consult with other Town Boards and Committees; and to make recommendations to Town Meeting for appropriations from the Community Preservation Fund.

In September 2011, the Community Preservation Committee published its 2012 Community Preservation Plan with guidelines for the submission of projects seeking funding. The Committee received ten proposals for funding of proposed projects and programs. The Committee reviewed all proposals, interviewed proponents, and solicited legal opinions on the proposals to help evaluate their eligibility under the Act. This article represents the Committee's recommendation for appropriations for **eight** of the proposed projects and programs from the available Community Preservation Fund balance. The recommended funding levels may differ from the amounts requested by the projects' proponents and some of the proposed projects have undergone significant transformations from how they were proposed originally. All recommended amounts are "up-to" spending limits. Savings, if any, will be available for future appropriations. As in previous years the recommended appropriations include a set-aside for open space. The recommended appropriations leave a remaining Community Preservation Fund balance of **\$145,324.98** that is available for future Town Meeting appropriations in all eligible funding categories under the Act.

The Act states that Town Meeting may delete or reduce any of the recommended appropriations, but may not add new items or increase the recommended appropriations. The Act also requires that the Community Preservation Committee recommends and that Town Meeting appropriates in each fiscal year the spending of not less than 10% of the annual revenues in the Community Preservation Fund for each of the following: open space (not including land for active recreation purposes); historic resources; and community housing. The Committee may also recommend the eminent domain taking by the Town of interest in real property (not recommended this year), the borrowing of funds for Community Preservation (not recommended this year), and an appropriation of not more than 5% of the annual revenues of the Community Preservation Fund for the Committee's administrative and operating expenses (\$47,942.00 recommended).

In addition, a total of \$83,832.50 has been recaptured as unspent Community Preservation project appropriations from prior years and closed to the Community Preservation Fund as follows: 2006 (Housing Authority Rental Housing Plan and Feasibility Study - \$3,787.50), 2007 (Archeological Reconnaissance Survey - \$528.00) and 2008 (Elm Street Playground - \$75,000; and Theater III Window Restoration - \$4,517.00).

The recapture of the aforesaid \$528.00 in unspent CPA funds previously appropriated in 2007 for the Archeological Reconnaissance Survey would put the Town \$527.62 below the 10% statutory threshold for either spending or setting aside for later spending CPA funds for historic preservation, rehabilitation and restoration purposes in that year. To make up this shortfall, this article would appropriate \$527.62 to the Set-Aside Fund for the Acquisition, Preservation, Rehabilitation, and Restoration of Historic Resources. The article then would appropriate this same amount from the Historic Set-Aside fund balance to one of the recommended historic preservation projects: Item B. (468 Main Street Access for Persons with Disabilities), bringing the total recommended appropriation for this project to \$70,000.

A. Open Space Set-Aside

This item adds \$500,000 to the existing set-aside fund from which Town Meeting, with the recommendation of the Community Preservation Committee, may appropriate spending in the future for the purpose of acquisition, creation, and preservation of open space. With this appropriation the balance in the open space set-aside fund will be \$2,077,537.12. This balance includes \$182,537.12 that remained unused after the Simeone-Caouette land purchase for which \$1,000,000 has been appropriated.

Recommendations: **Board of Selectmen** **Finance Committee**

B. 468 Main Street - Access for Persons with Disabilities

The property at 468 Main Street (between Woodbury Lane and Newtown Road) contains a 1913 bungalow. The Town of Acton owns the property and uses it for offices for the Municipal Properties Department and Veteran's Services. The building also houses a small meeting room. It is located in the Acton Center Local Historic District, which is listed on the National Register of Historic Places. The Community Preservation Act specifically qualifies "Improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes" as rehabilitation of historic resources for which CPA funding may be used.

The recommended \$70,000 total appropriation funds the installation of a wheelchair lift at the bungalow. Funding of this project is subject the issuance of a Certificate of Appropriateness or Determination of Non-Applicability from the Acton Historic District Commission.

Recommendations: **Board of Selectmen** **Finance Committee**

C. Memorial Library – Window Restoration

The Acton Memorial Library is located at 486 Main Street in the Acton Center Local Historic District, which is listed on the National Register of Historic Places. The recommended \$12,000 appropriation funds the restoration of 18 original wood windows in the attic area and fireplace room of the 1889 wing of the Acton Memorial Library. This wing serves as Acton's Civil War Memorial, and the attic and fireplace room had been designated as meeting space for the Grand Army of the Republic. It is located adjacent to the Civil War exhibit area and now used for quiet study. Funding of this project is subject the issuance of a Certificate of Appropriateness or Determination of Non-Applicability from the Acton Historic District Commission.

Recommendations: **Board of Selectmen** **Finance Committee**

D. Town Hall - Tower Clock Restoration

Town Hall is located at 472 Main Street in the Acton Center Local Historic District, which is listed on the National Register of Historic Places. Town Hall was built in 1864. The tower clock on the Town Hall steeple is an iconic part of the Acton Center Historic District. The faces of the clock are no longer operational. The recommended \$14,000 appropriation will fund the restoration of the tower clock replacing the hands, electronic movement, and controller. Funding of this project is subject to the issuance of a Certificate of Appropriateness or Determination of Non-Applicability from the Acton Historic District Commission.

Recommendations: **Board of Selectmen** **Finance Committee**

E. Windsor Building - Interior Restoration

The Town owns the Windsor Building located at 18 Windsor Avenue in the West Acton Local Historic District. The Town built it in 1903 as the West Acton Fire Station. The exterior of this building was restored with CPA funds within the last two years. The recommended appropriation of \$50,000 will fund the rehabilitation of the ground floor interior space, including the installation of accessible restrooms, a maintenance closet with mop sink, and a sink counter top. This will enable use of the ground floor for “street fair events” such as the October Fest, Farmers Market, book sales, and similar uses with entry through the newly installed reproduction fire engine doors on the front of the building. The upstairs is used for storage in its as-is condition.

Recommendations: **Board of Selectmen** **Finance Committee**

F. Regional Housing Services Program

The Acton Community Housing Corporation (“ACHC”) has requested CPA funds for participation in a Regional Housing Services Program to assist the ACHC in meeting the administrative, compliance and monitoring needs for the Town’s existing affordable housing units and to further regional housing goals and efforts. The recommended \$40,000 appropriation will cover the fees of a two-year contract with the regional program. If approved, the Town of Acton will enter into an Inter-Municipal Agreement with the other program member communities for a two-year renewable term.

The Regional Housing Services Office is located in Sudbury, affiliated with the Sudbury Housing Trust, and managed by the Sudbury Community Housing Coordinator. The Office assists with affordable housing matters in the program’s founding towns - Bedford, Concord, Lexington, Lincoln, Sudbury, and Weston. This innovative regional approach to managing the administration of local affordable housing programs was developed with the assistance of the Metropolitan Area Planning Council (MAPC), funded by the State’s District Local Technical Assistance (DLTA) program, and launched on July 1, 2011.

During the term of the agreement, the Regional Housing Services Office will provide core housing services to Acton with an allocation of hours negotiated by the ACHC, and under its direct supervision. Such services may include for instance compliance monitoring of affordable housing units; reconciliation and updates of local housing inventory records with those maintained by the Department of Housing and Community Development; provide project review assistance; create and maintain ready buyer lists; and conduct affordable housing lotteries.

CPA funds can be used for the “preservation and support of community housing.” Where this funding request is for a program whose goal is to assist the local housing programs, ensure

compliance with restrictive covenants and further affordable housing solutions for the region, it is preserving and supporting community housing as provided in the Act.

Recommendations: **Board of Selectmen** **Finance Committee**

G. Development Funds - Sachem Way

The Acton Housing Authority proposes to construct 12 affordable rental units for families below 80% of the area's median income on 2.5 acres of its property on Sachem Way. This recommended \$300,000 will assist the Housing Authority to carry out the project on this site. It supplements previous CPA appropriations for this project: \$250,000 in development funding in 2010; and \$152,000 in 2009 for pre-development planning and design.

The project is now fully permitted. The Housing Authority anticipates the beginning of construction in 2012. The updated development budget is \$4,415,000. This is a \$300,000 increase from the previous 2010 estimate, which is largely due to required project design changes and updated actual costs for recent similar projects in the region. The Housing Authority has continued its conversations with the abutters as development plans were refined and updated.

Nevertheless, the project remains highly leveraged with significantly larger funding commitments from the Massachusetts Housing Partnership and the Department of Housing and Community Development. While most funding arrangements from other sources appear to be in place, as with the 2010 CPA funding, the funds in this appropriation shall be held as a pledge and shall not be released to the Housing Authority until it has obtained commitments from the State and all other sources for sufficient funding to complete the project.

Recommendations: **Board of Selectmen** **Finance Committee**

H. T.J. O'Grady Skate Park - Improvements

The existing T.J. O'Grady Skate Park at 66 Hayward Road was built in part with CPA funding from 2004. The Town owns the land that the Skate Park is on. This recommended \$210,000 appropriation will fund the addition of a beginners' skate bowl where the parking lot is presently located, the relocation of the existing parking lot, various walkways and sidewalks, fencing, light poles and drainage improvements. The Skate Park lies adjacent to the School's lower athletic fields. Separately and independently from the Skate Park project, and with funding from non-CPA sources, significant improvements are proposed for the School-owned lower fields, including the installation of a new artificial turf fields.

Recommendations: **Board of Selectmen** **Finance Committee**

I. Administrative and Operating Expenses

The recommended appropriation in the amount of \$47,942 is 5% of the FY 2011 revenues in the Community Preservation Fund as provided in the Act (local surcharge and State trust fund receipts). The funding is to help the Town with administrative and legal expenses incurred in connection with the support of the Community Preservation Committee and Program, and to pay for the Community

Preservation Committee's direct expenses such as the annual membership in the Massachusetts Community Preservation Coalition.

Recommendations: **Board of Selectmen** **Finance Committee**

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