

Town of



AMHERST *Massachusetts*

COMMUNITY PRESERVATION ACT COMMITTEE

COMMUNITY PRESERVATION ACT COMMITTEE (CPAC) REPORT TO ANNUAL TOWN MEETING APRIL 2014 RECOMMENDATIONS FOR FISCAL YEAR 2015

The Community Preservation Act Committee is pleased to present this report to Town Meeting. We have outlined below the expenditures that we are recommending this year. We reviewed proposals submitted by the various Boards and Committees related to community housing, historic preservation, open space preservation and recreation. Many of these projects are items that might never be accomplished with regular operating funds in the Town budget, so we all owe a debt of gratitude to the taxpayers for the importance that they have placed on community housing, open space, and preservation of historical resources.

We are recommending a total of \$603,058 in expenditures of CPA funds, and a \$750,000 borrowing authorization for the Rolling Green Project. The debt service for this will show up in the FY2016 budgeting cycle. There is a projected \$778,539 available in CPA funds, based on estimated tax revenues yet to be received, along with the estimated state funds and remaining estimated surplus. The CPAC's votes on specific projects are shown in parentheses.

Please note that on the last page of this packet, we have outlined the funds which have been returned to the CPA fund, either because projects were completed under budget, or because the project did not move forward due to some circumstance that was beyond the control of the CPA Committee. These funds are included in the total available for allocation.

Rationale

The CPA committee received many worthy requests this year, and was able to recommend a majority of them. Some projects that came before us were deemed "not ready for funding at this time", and our strategy in recommending that we obligate future CPA money through bonding takes into account the understanding that some of these projects may need significant funds at some future point.

In allocating the Community Preservation Act 1.5% surcharge and state funds (30% for Fiscal Year 2015), the Community Preservation Act Committee (CPAC) committed to:

- a) Advancing projects currently underway
- b) Projects broadly supported across committees and Town departments, or
- c) Meeting ongoing legal obligations, under the Community Preservation Act, cities and towns are required to spend a minimum of 10% of collected funds on each of the three following categories:
 - Affordable Housing creation and support

- Historic Building, Landscape & Resource acquisition and preservation
 - Open Space acquisition and preservation
 - The remaining 70% may be directed toward any of the above three categories and Recreation.
- d) Contributing to addressing to the particularly urgent need for more affordable housing in Amherst

For FY2015 CPAC recommends an appropriation of \$603,058

<i>Category</i>	<i>Article #</i>	<i>\$ request</i>	<i>% total ** appropriation¹</i>
Affordable Housing	20/12	\$ 315,692	52%
Historical Preservation	20/12	\$ 101,156	17%
Open Space	20/12	\$ 114,069	19%
Recreation	20/12	\$ 70,141	12%
Administration	20	\$ 2,000	0%
Total		\$ 603,058	100%

The breakdown across categories in percentage terms is as follows:

¹ Components are rounded.

² Article 12 refers to debt service as part of FY15 operating budget.

** This percentage represents total appropriations, not the 10% minimum allocation requirement on new revenues. The FY15 new revenue is estimated to be \$520,000

PROJECT DETAILS:

DEBT SERVICE

Debt Service \$181,273 total (CPAC Vote: 7-0) – Debt Service is one of the functional areas that is separately voted. These debt obligations are part of that debt service and Town Meeting votes this portion of the CPAC allocations within that functional area. The CPAC portion will show up as a financing source for a total of \$181,273.

The Plum Brook payment represents year 10 of 10 the final payment for the multi-use athletic field project. Town Hall Masonry payment represents year 5 of 10 associated with repairs to the exterior masonry of Amherst's 1889 Town Hall. Hawthorne Property payment represents year 4 of 10 for purchase of land for recreational and affordable housing purposes. The Amherst Housing Authority payment represents year 3 of 10, the rehabilitation of 22 existing affordable housing units in Amherst. The So. East Street Rock Farm payment represents year 1 of 10 for the purchase of Open Space. The Amherst Housing Authority payment represents year 1 of 10 to rehabilitate and preserve existing affordable housing in Amherst. These payments are obligated under previous votes of Town Meeting to authorize issuance of a bond to pay for the projects.

Plum Brook Recreation Area	\$32,155
Town Hall Masonry	\$26,156
Hawthorne Property	\$59,625
Amherst Housing Authority	\$42,700
So. East Street Rock Farm	\$ 7,284
Amherst Housing Authority II	<u>\$13,353</u>
	\$181,273

FY15 PROJECTS

HOUSING

Rolling Green – Preserve Affordable Housing Units, \$750,000 (Borrowing Authorization) (CPAC Vote 9-0) – The Town of Amherst is requesting \$750,000 in CPA funds to help with the acquisition and pre-development costs in an effort to preserve long-term affordable housing at Rolling Green. Rolling Green apartments is a 204 unit multi-family development owned and managed by Equity Residential. It was purchased in 2000 by its current owners for approximately \$6.5 million. Historically, there have been 41 affordable units for low and moderate income households, and the goal is to maintain at least this number in perpetuity.

To date, Equity Residential has been cooperative and remains open to a process of possible acquisition, such that negotiations are ongoing. The Town is working with the Massachusetts Housing Partnership (MHP) to help facilitate the process and has partnered with highly reputable affordable housing developers. However, the affordable housing that remains at Rolling Green is not protected by a deed restriction or regulatory agreement, and the owners have indicated that they will raise rents 5 percent per year until all these units are at market rate. The loss of these affordable housing units is a serious concern. Amherst’s Housing Production Plan (HPP) states that “young families are rapidly declining as adults age 25 to 44 decreased from 7,323 in 1990 to 4,009 by 2010, a drop of 45.3%. The widening affordability gap will continue to present a substantial obstacle to young families being able to live in Amherst.”

Pioneer Valley Habitat for Humanity – Construct Two Affordable Housing Units at 235 East Pleasant Street, \$80,000 (CPAC Vote: 9-0) – Pioneer Valley Habitat for Humanity (PVHH) requests funds to construct two affordable owner-occupied units that will be designed to both blend with the surrounding homes in the neighborhood and recall the traditional design elements of the original structure. The new units will be two stories and feature three bedrooms and 1.5 baths. They will be built for the highest level of energy efficiency and will use volunteer labor. PVHH has been selected by the Town as the developer and if awarded, expects to complete the project by fall 2015.

The units will be included on the State of Massachusetts’ Subsidized Housing Inventory and will be subject to a permanent deed restriction approved by the Massachusetts Department of Housing and Community Development. The deed restriction will set the term of the restriction “in perpetuity” and articulates the eligibility requirements for re-sale which include income limits, first time homebuyer status and owner-occupied status.

Housing Choice Voucher Program (also known as Section 8) –Assist the Amherst Housing Authority in Preserving HCVP (Section 8). \$154,000 (CPAC Vote: 9-0) - Almost two years ago the Congress and the President agreed to sequester ten percent of funding for most Federal programs as a temporary solution to the Federal FY2013 budget impasse. This included the HUD Housing Choice Voucher Program (HCVP) (also known historically as "Section 8"). This program provides rental supports to low- and moderate-income individuals and families throughout the country; the amount of support depends principally upon individual/family income and regional payment standards reflecting "Fair Market Rent". As elsewhere, in Amherst the loss of Federal funding has forced the program administrator, the Amherst Housing Authority, to seriously consider reducing the housing subsidies. For many families a lower subsidy could lead to severe consequences including the loss of present housing, loss of vouchers, and possible homelessness. Neither the families, which also face reductions in SNAP and Head start benefits nor the Amherst Housing Authority (AHA) have other sources of funding to address the gap created by the Federal budget cuts.

The Amherst Housing Authority estimates a projected deficit of \$154,000 for 2014 for the HCVP. However, there is uncertainty about exactly how large the gap in funding is both because HUD has yet to commit to specific funding for the program and because there is uncertainty about the actual program costs throughout the year. Nonetheless, the Housing and Sheltering Committee thinks it is critical that the process of establishing a commitment by the Town to supporting this program be initiated now, with the understanding that updated estimates of the deficit will be developed as better information becomes available. In the event that AHA requires less than \$154,000, the balance will be retained in the CPA Fund.

HISTORIC PRESERVATION

332 West Street Barn Restoration, \$75,000 (CPAC Vote: 9-0) – The Amherst Historical Commission, on behalf of the property owners, requests funds for the preservation and stabilization—new roof, replacement of siding, doors and windows, and structural improvements—of the barn located at 332 West Street. It was originally built as a tobacco barn in the 1900's and was then converted to a dairy barn, with the addition of a milking shed on the south, a hay loft and track inside the barn, and the silo. As one of the few original barns remaining along Route 116 in South Amherst, the barn's prominent and highly visible location has made it a landmark and an integral component of the community's landscape.

The Amherst Master Plan and Historic Preservation Plan emphasize the importance of the community' agricultural past that is embodied in the landscape and extant structures such as barns because it helps serve an economic purpose (cultural tourism) and as a physical reminder of the past, it educates the public about Amherst's agrarian roots. The Historical Commission has determined that the barn is historically significant and it has been identified as a priority to document by a consultant inventorying outbuildings as part of a Planning and Survey grant awarded from the Massachusetts Historical Commission.

Although it is too early to speculate about possible future programming or uses for the barn, the owners have indicated a willingness to discuss options for storage and events by local farmers and organizations. If preserved, the entire property—barn and house—would be placed under an historic preservation restriction to protect and maintain the structures.

OPEN SPACE

Open Space Surveys and appraisals, \$25,000 (CPAC Vote: 9-0) – Funding for required appraisals, surveys and related studies can often mean the difference between a land preservation project moving forward or not. Currently, the Conservation Department budget does not include funds for appraisals or any of the other due diligence costs. This funding is critical to get projects started and establish value. Town staff work closely with local land trusts to seek matching funds for these studies. Previously allocated CPA funds for this purpose have all been expended.

Conservation Restrictions, \$40,000 (CPAC Vote: 9-0) – Like many other cities and towns across the Commonwealth, Amherst must move forward to place permanent conservation restrictions on all property purchased with CPA funds. State agencies are now mandating that municipalities move in this direction. Although this is a requirement of the original CPA legislation (M.G.L 44B) until now most municipalities have been unable to find land trusts willing to accept these restrictions. More recently, Amherst has engaged in productive discussions with The Kestrel Land Trust (KLT) which has agreed to hold the restrictions in perpetuity. These funds would be used to establish stewardship programs for all of the CPA-funded acquisitions. Some baseline studies would also be part of this effort.

Saul Property, \$41,785 (Borrowing Authorization) (CPAC Vote 9-0) – The so called Saul property is located in the East Amherst Village Center in close proximity to the Fort River Elementary School, densely populated neighborhoods, and near public transportation. This land has been a high priority for preservation for many years and its acquisition is consistent with the goals of the Master Plan and Open Space and Recreation Plan. First and foremost this is a land conservation project that the Conservation Commission and Department have been working on for months. The 19-acres represent critical habitat for rare and endangered species and includes more than 1000 feet of frontage along the Fort River. A significant component of the vision for this property is to integrate natural resource protection with sharing gardens, active agriculture, walking trails and passive recreation—into the village center. This effort has broad community support from the Amherst Agricultural Commission, Grow Food Amherst, the Amherst Survival Center and the Amherst Schools.

The project was ranked very highly by the Massachusetts Executive Office of Environmental Affairs and has received a \$105,665 award through the Local Acquisition for Natural Diversity (LAND) Program.

RECREATION

Groff Park Wading Pool Chlorinator, \$4,000 (CPAC Vote 8-0-1) – In the summer of 2012 changes to the Community Preservation Act known as “An Act to Sustain Community Preservation” was signed into law. This amendment allows for a definition of “rehabilitation” that includes “capital improvements” and permits funding for improvements with CPA funds. These funds will install an automatic chlorinator at the Groff Park wading pool to meet Board of Health requirements.

March 20, 2014

ADMINISTRATION

Fund CPAC administrative expenses, \$2,000 (CPAC Vote: 7-0) – These funds will be used primarily to pay the annual membership dues in the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities. These funds also pay for public meeting notices and other administrative costs.

Respectfully submitted:

Peter Jessop (Chair)	Housing Authority
Mary Streeter (Vice Chair)	at Large
Ellen Kosmer	at Large
Jim Brissette	LSSE Commission
Sandra Anderson	Planning Board
Laura Lovette	Historical Commission
Paris Boice	Conservation Commission
Jim Oldham	at Large
Marilyn Blaustein	at Large

CPAC FY2015 Recommendations to Town Meeting

7-Mar-14						
TOWN OF AMHERST, MASSACHUSETTS COMMUNITY PRESERVATION ACT COMMITTEE						
FY15 FUNDING RECOMMENDATIONS - BY CATEGORY						
Project	Affordable Housing	Historic Preservation	Open Space	Recreation	Admin	TOTAL
Administrative appropriation					2,000	2,000
Rolling Green (\$750,000 Borrowing Authorization)						-
HCVP Funding Voucher Program	154,000					154,000
PVHH Hawthorne Farm	80,000					80,000
332 West Street Barn Restoration		75,000				75,000
Groff Park Wading Pool				4,000		4,000
						-
Open Space surveys, appraisals and related studies			25,000			25,000
Conservation restrictions			40,000			40,000
Saul Property purchase			41,785			41,785
						-
So East Street Rock Farm (1 of 10)			7,284			7,284
AHA Ann Whalen Apt. (1 of 10)	13,353					13,353
Town Hall Masonry Debt (year 5 of 10)		26,156				26,156
Plum Brook Debt (year 10 of 10)				32,155		32,155
Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 4 of 10)	25,639			33,986		59,625
Amherst Housing Authority (year 3 of 10)	42,700					42,700
Total Recommended FY15	315,692	101,156	114,069	70,141	2,000	603,058
% of Total Allocated by Category	52.3%	16.8%	18.9%	11.6%	0.3%	100%
ESTIMATED AVAILABLE FUNDS - FY15						
Estimated 6/30/14 Fund Balance	258,539	includes returned appr's				
Local Surcharge (1.5%)	400,000					
State Match for FY14 received in FY15	120,000	30%	520,000	New Revenue		
Total Estimated Funds	778,539		52,000	10%		
Total Recommended to Town Meeting	(603,058)					
Remaining Estimated Surplus	175,481					
Budgeted Fund Balance						
Remaining Estimated Surplus	175,481					
House Keeping items						
continued obligations - Debt Service	181,273					

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED									
for FY2011 thru FY2014									
by Fiscal Year and Category									
					Affordable Housing	Historic Preservation	Open Space	Recreation	Admin
FY2011 Appropriations									
5/10/2010	ATM	17E	AH	Habitat for Humanity - Stanley Street #4	\$ 50,000				
5/12/2010	ATM	17C	AH	<i>Amherst Housing Authority for Capital Improvements to 22 Units of Low Income Housing (borrowing authorization only not part of transfer out)</i>	\$ 350,000				
5/10/2010	ATM	17F	HP	Amherst History Museum		\$ 45,000			
5/10/2010	ATM	17G	HP	Jones Library Roof Restoration		\$ 40,000			
5/10/2010	ATM	17H	HP	North Amherst Library Rehabilitation		\$ 12,000			
5/10/2010	ATM	17I	HP	Jones Library HVAC Special Collections Climate Control		\$ 75,000			
5/10/2010	ATM	17J	HP	Kimball House Historic Preservation 575 North East street (year 4 of 5)		\$ 25,600			
5/5/2010	ATM	9	HP	Debt Service/Town Hall Renovations		\$ 29,768			
5/10/2010	ATM	17K	HP	Jones Library/Town Clerk - Archival Material Conservation & Restoration		\$ 20,000			
5/12/2010	ATM	17L	OS	Surveys and Appraisals			\$ 15,000		
5/12/2010	ATM	17D	OS	Szwacz Property Purchase			\$ 18,000		
5/12/2010	ATM	17B	OS/RE	<i>Hawthorne Property Purchase for Recreation (borrowing authorization only not part of transfer out)</i>				\$ 500,000	
5/5/2010	ATM	9	OS/RE	Debt Service/Plum brook				\$ 36,643	
5/12/2010	ATM	17M	ADM	CPAC - Administration					\$ 1,500
11/8/2010	STM	7A	OS	Stosz property			\$ 45,000		
11/8/2010	STM	7C	AH	Rolling Green Study	\$ 25,000				
Total Appropriated for FY11					\$ 75,000	\$ 247,368	\$ 78,000	\$ 36,643	\$ 1,500
									\$ 438,511

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED										
for FY2011 thru FY2014										
by Fiscal Year and Category										
					Affordable	Historic	Open Space	Recreation	Admin	
					Housing	Preservation				
FY2012 Appropriations										
5/11/2011	ATM	20E	AH	Affordable Housing appraisals and surveys	\$ 20,000					
5/11/2011	ATM	20F	AH	Hawthorne House feasibility study	\$ 10,000					
5/11/2011	ATM	20D	AH	Habitat for Humanity (Belchertown Road)	\$ 40,000					
5/11/2011	ATM	20C	OS	Stosz property			\$ 150,000			
5/11/2011	ATM	20F	HP	Hawthorne House feasibility study		\$ 10,000				
5/11/2011	ATM	20G	HP	Consultant to complete CPA historic projects		\$ 20,000				
5/11/2011	ATM	20H	HP	Amherst Historical Society Structural & Feasibility Study		\$ 35,000				
5/11/2011	ATM	20I	HP	North Amherst Community Farm repairs for large barn and structural study		\$ 25,000				
5/11/2011	ATM	20K	HP	Jones Library Historical Paintings Consenation		\$ 15,000				
5/11/2011	ATM	20O	HP	Town Clerk Archival Material Consenation		\$ 10,000				
5/11/2011	ATM	20N	HP	Kimball House final year mitigation agreement		\$ 25,600				
5/11/2011	ATM	20I	HP	Hope Church Repairs		\$ 45,000				
5/11/2011	ATM	20L	HP	North Amherst Library Foundation		\$ 10,000				
5/11/2011	ATM	20M	HP	Jones Library Chimney Repairs		\$ 113,000				
5/11/2011	ATM	20Q	ADM	CPAC - Administration					\$ 1,500	
5/11/2011	ATM	20P	RE	UMASS Bike Connector feasibility Study				\$ 50,000		
5/11/2011	ATM	14	RE	Debt Service/Plum brook				\$ 35,244		
5/11/2011	ATM	14	HP	Debt Service/Town Hall Renovations		\$ 28,350				
5/11/2011	ATM	14	RE	Debt Service/Hawthorne Property	\$ 27,952			\$ 37,055		
5/11/2011	ATM	14	AH	Debt Service/Amherst Housing Authority	\$ 47,250					
5/11/2011	ATM	20B	memo	Budgeted Reserve/ unclassified (200,000 Balance sheet entry)						
Total Appropriated for FY12					\$ 145,202	\$ 336,950	\$ 150,000	\$ 122,299	\$ 1,500	\$ 755,951

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED										
for FY2011 thru FY2014										
by Fiscal Year and Category										
					Affordable Housing	Historic Preservation	Open Space	Recreation	Admin	
FY2013 Appropriations										
5/16/2012	ATM	21Af	ADM	Administrative appropriation					\$ 2,000	
5/16/2012	ATM	21Aa	AH	Habitat for Humanity	\$ 20,000					
5/16/2012	ATM	21Ab	AH	HAP Olympia Oaks Project General Construction	\$ 250,000					
5/16/2012	ATM	21Ae	HP	West Cemetery Fencing for Dickinson plot		\$ 40,000				
5/16/2012	ATM	21Ac	HP	Amherst Historical Society Roof Repair		\$ 25,000				
5/16/2012	ATM	21Ad	HP	Amherst Historical Society Database		\$ 22,000				
5/16/2012	ATM	21Ag		Open Space Surveys and appraisals			\$ 25,000			
5/16/2012	ATM	21Ch	OS	North Amherst Community Farm (Nickerson Property)			\$ 25,000			
5/16/2012	ATM	21B		Budgeted Reserve (\$200,000)						
4/30/2012	ATM	12	HP	Debt Service - Town Hall Masonry Debt (year 3 Of 10)		\$ 27,618				
4/30/2012	ATM	12	RE	Debt Service - Plum Brook Debt (year 8 of 10)				\$ 34,215		
4/30/2012	ATM	12	RE/AH	Debt Service - Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 2 of 10)	\$ 26,660		\$ 35,340			
11/19/2012	STM	8A	OS	Ricci Property Bay Road			\$ 151,500			
11/19/2012	STM	8B	OS	Brunelle Property Potwine Lane (recommended and voted at Town Meeting contingent on receiving grant funds. The grant was not awarded at this time.)						
11/19/2012	STM	8C	RE/HP	North Common Restoration (recommended and voted at Town Meeting contingent on receiving grant funds. The grant was not awarded at this time.)						
Total Appropriated for FY13					\$ 296,660	\$ 114,618	\$ 236,840	\$ 34,215	\$ 2,000	\$ 684,333

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED										
for FY2011 thru FY2014										
by Fiscal Year and Category										
					Affordable Housing	Historic Preservation	Open Space	Recreation	Admin	
FY2014 Appropriations										
5/22/2013	ATM	24E	AH	Amherst Renters Emergency Funds	\$ 15,000					
5/22/2013	ATM	24F	HP	AHS conservation of Emily Dickinson dress and storage		\$ 21,401				
5/22/2013	ATM	24G	HP	Amherst Media- archive Amherst Historic records		\$ 53,994				
5/22/2013	ATM	24H	HP	UU Society of Amherst - Restoration of Tiffany Window		\$ 106,000				
5/22/2013	ATM	24I	HP	Jones Library roof repair		\$ 14,000				
5/22/2013	ATM	24J	OS	Open Space appraisals and surveys		\$ 10,000				
5/22/2013	ATM	24K	RE	LSSE - Mill River pool fence/water line/shade structures				\$ 60,000		
5/22/2013	ATM	24L	ADM	CPAC Administrative expenses					\$ 2,000	
5/29/2013	ATM	24B	OS	Purchase of Brunelle Property			\$ 156,000			
5/29/2013	ATM	24C	OS	Purchase 650-652 S. East street (Rock Farm) (DEBT \$60,000)						
5/29/2013	ATM	24D	AH	AHA Preservation of units at Ann Whalen (DEBT \$110,000)						
5/8/2013	ATM	16	HP	Town Hall Masonry Debt (year 4 of 10)		\$ 26,832				
5/8/2013	ATM	16	RE	Plum Brook Debt (year 9 of 10)				\$ 33,106		
5/8/2013	ATM	16	AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 3 of 10)	\$ 26,123			\$ 34,628		
5/8/2013	ATM	16	AH	Amherst Housing Authority (year 2 of 10)	\$ 43,400					
Total Appropriated for FY14					\$ 84,523	\$ 232,227	\$ 156,000	\$ 127,734	\$ 2,000	\$ 602,483

Community Preservation Act					
Ongoing Project Balances					
As of May 10, 2014					
		ORIGINAL BUDGET	TOTAL EXPENDED	OPEN ENCUMBRANCES	AVAILABLE BALANCE
AFFORDABLE HOUSING					
1117C	AMHERST HOUSING AUTHORITY (B) 22 UNIT REHAB	\$ 350,000.00	\$ 332,830.19	\$ 17,069.81	\$ 100.00
1107C	ROLLING GREEN STUDY	\$ 25,000.00	\$ 14,290.84		\$ 10,709.16
1220E	APPRAISALS AND SURVEYS	\$ 20,000.00	\$ 6,649.75	\$ 1,800.00	\$ 11,550.25
1321E	HAP - OLYMPIA DRIVE	\$ 250,000.00			\$ 250,000.00
1424E	RENTERS EMERGENCY FUNDING	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00	\$ -
1424d	AMHERST HOUSING AUTHORITY PRESERVATION OF AH (B)	\$ 110,000.00			\$ 110,000.00
	TOTAL AFFORDABLE HOUSING	\$ 770,000.00	\$ 361,270.78	\$ 26,369.81	\$ 382,359.41
RECREATION					
	RECREATION APPRAISALS/SURVEYS	\$ 20,000.00	\$ 11,010.00		\$ 8,990.00
0735	SIGNS FOR TOWN AND SCHOOL FIELDS	\$ 20,000.00	\$ -		\$ 20,000.00
1220P	BIKE PATH CONNECTOR	\$ 50,000.00	\$ 8,810.00	\$ 41,190.00	\$ -
1424K	LSSE - MILL RIVER	\$ 60,000.00			\$ 60,000.00
	TOTAL RECREATION	\$ 150,000.00	\$ 19,820.00	\$ 41,190.00	\$ 88,990.00
OPEN SPACE					
	OPEN SPACE APPRAISALS/SURVEYS	\$ 40,000.00	\$ 35,603.85	\$ 825.00	\$ 3,571.15
1321C	NORTH AMHERST COMMUNITY FARM	\$ 25,000.00			\$ 25,000.00
1424B	BRUNELLE PROPERTY	\$ 156,000.00	\$ 150,000.00		\$ 6,000.00
1424C	SOUTH EAST STREET PROPERTY (B)	\$ 60,000.00	\$ 60,000.00		\$ -
	TOTAL OPEN SPACE	\$ 281,000.00	\$ 245,603.85	\$ 825.00	\$ 34,571.15
HISTORIC PRESERVATION					
0733E	INTERPRETIVE SIGNS - DICKINSON -WEST CEMETERY	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
1018L	HISTORIC SIGNS (Writer's Walk - Dickinson, Frost, Francis, etc.)	\$ 30,000.00	\$ -		\$ 30,000.00
0733A	SURVEY, INVENTORY & DOCUMENT CONDITION AT NORH & SOUTH CEMETERIES	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
0733C	HISTORICAL RESEARCH EAST VILLAGE CENTER	\$ 10,000.00	\$ 9,000.00	\$ 1,000.00	\$ -
0733G	EXPAND EAST VILLAGE NATIONAL HISTORIC DISTRICT	\$ 10,000.00	\$ 1,207.01	\$ 8,792.00	\$ 0.99
0825F	HISTORIC REGISTER DISTRICT NOMINATIONS BAY ROAD CORRIDOR & OUTLAYING HISTORIC BUILDINGS	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
0825I	HISTORIC PRESERVATION RESTRICTIONS APPRAISALS AND SURVEYS	\$ 10,000.00	\$ 3,000.00		\$ 7,000.00
1018M	HISTORIC REGISTER DISTRICT NOMINATION (Dickinson District expansion & new Amherst Depot District)	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ -

Community Preservation Act					
Ongoing Project Balances					
As of March 10, 2014					
		ORIGINAL BUDGET	TOTAL EXPENDED	OPEN ENCUMBRANCES	AVAILABLE BALANCE
HISTORIC PRESERVATION CONTINUED					
1018N	HISTORIC RESOURCE INVENTORY (Phase II, Historic Bams/Outbuildings)	\$ 15,000.00		\$ 15,000.00	\$ -
1018C	WEST CEMETERY IRONWORK	\$ 25,000.00	\$ 25,000.00		\$ -
1018D	WEST CEMETERY TOWN TOMB	\$ 30,000.00	\$ 100.00		\$ 29,900.00
1018E	WEST CEMETERY LANDSCAPING	\$ 20,000.00			\$ 20,000.00
1018J	CIVIL WAR TABLETS	\$ 65,000.00	\$ 28,270.00	\$ 32,895.00	\$ 3,835.00
0415B	WEST CEMETERY LIGHTS & SIGNS	\$ 19,065.00	\$ 3,251.28	\$ 1,775.00	\$ 14,038.72
0610A	WEST CEMETERY RESTORATION & IMPROVEMENTS	\$ 150,000.00	\$ 146,400.00		\$ 3,600.00
1117F	AMHERST HISTORY MUSEUM	\$ 45,000.00	\$ 36,861.10		\$ 8,138.90
1321G	AMHERST HISTORICAL SOCIETY DATA BASE	\$ 22,000.00			\$ 22,000.00
1220H	AMHERST HISTORICAL SOCIETY STRUCTURAL & FEASIBILITY STUDY	\$ 35,000.00	\$ 19,435.00		\$ 15,565.00
1424F	AMHERST HISTORICAL SOCIETY CONSERVATION OF EMILY DICKINSON DRESS AND STORAGE	\$ 21,401.00			\$ 21,401.00
1424G	AMHERST MEDIA ARCHIVE AMHERST HISTORIC RECORDS	\$ 53,994.00	\$ 12,210.77		\$ 41,783.23
1424H	UNITARIAN UNIVERSALIST SOCIETY OF AMHERST RESTORATION OF TIFFANY WINDOW	\$ 106,000.00	\$ 39,962.02		\$ 66,037.98
1220K	JONES LIBRARY HISTORICAL PAINTINGS CONSERVATION	\$ 15,000.00	\$ 3,990.00		\$ 11,010.00
1424I	JONES LIBRARY HISTORICAL ROOF	\$ 14,000.00	\$ 10,766.68	\$ 3,233.32	\$ -
	JONES LIBRARY ARCHIVAL MATERIAL RESTORATION & CONSERVATION	\$ 40,000.00	\$ 24,318.37		\$ 15,681.63
	TOTAL HISTORIC PRESERVATION	\$ 776,460.00	\$ 368,772.23	\$ 87,695.32	\$ 319,992.45
ADMINISTRATIVE					
1424L	ADMINISTRATIVE EXPENSE	\$ 2,000.00	\$ 272.18	\$ -	\$ 1,727.82
	TOTAL ADMINISTRATIVE EXPENSE	\$ 2,000.00	\$ 272.18	\$ -	\$ 1,727.82
	TOTAL COMMUNITY PRESERVATION FUND APPROPRIATIONS	\$ 1,979,460.00	\$ 995,739.04	\$ 156,080.13	\$ 827,640.83

CPA Funds Returned to Fund Balance				
for FY2011 thru FY2014				
As of March 10, 2014				
Date			Description	Returned Apprn
10/28/2002	ATM	08A	Historic Preservation Appraisals & Surveys	\$ 860.00
6/14/2006	ATM	33H	Historic Preservation Appraisals & Surveys	\$ 6,700.00
6/18/2007	ATM	25D	HP Interpretive Signs - East Village District	\$ 10,000.00
11/7/2007	STM	08A	Town Hall Restoration	\$ 39,799.59
			Returned FY2011 Year End	\$ 57,359.59
5/12/2010	ATM	17B	Hawthorne Property Purchase for Recreation	\$ 552.56
		07A	Stosz Property	\$ 4,661.70
		20C	Stosz property	\$ 10,000.00
		20L	NA Library Foundation Restoration	\$ 2,500.00
			Returned FY2012 Year to Date	\$ 17,714.26
			Returned FY2013 Year End	\$0
6/18/2007	ATM	0825	Mass Historical Comm. Survey Grant Match	\$ 10,000.00
5/14/2008	ATM	1919	Community Housing - Olympia Drive	\$ 2,593.95
5/11/2009	ATM	1018	Jones Library HVAC special collections	\$ 3,858.40
5/10/2010	ATM	1117	Jones Library HVAC special collections	\$ 160.92
5/11/2011	ATM	1220	Hawthorne House Feasibility study	\$ 4,916.01
5/11/2011	ATM	1220	CPA Project Consultant	\$ 20,000.00
5/11/2011	ATM	1220	Jones Library Chimney	\$ 7,449.20
5/11/2011	ATM	1220	No. Amherst Farm Barn	\$ 24,190.00
5/16/2012	ATM	1321	Amherst Historical Society Roof	\$ 4,762.14
5/16/2012	ATM	1321	West Cemetery Fencing	\$ 7,484.00
11/19/2012	STM	1308	Ricci Property	\$ 1,500.00
			Returned FY2014 Year to Date	\$ 86,914.62