

Town of



Amherst Massachusetts

COMMUNITY PRESERVATION ACT COMMITTEE

Monday, December 7, 2020

To the: Town Manager
Town Council
Town Council Finance Committee:

Attached is the CPA Committee's Proposal for Funding for Fiscal Year 2022. We hope you will find these particular projects worthy of your endorsement and approval.

We welcome your questions and we thank you in advance for your support of the Community Preservation Act.

Respectfully submitted,

Sarah Marshall

Sarah Marshall, Chair



Amherst Massachusetts

COMMUNITY PRESERVATION ACT COMMITTEE

Community Preservation Act Committee (CPAC) Report to the Town Council

Recommendations for Fiscal Year 2022

The Community Preservation Act Committee is pleased to present this report to the Town Council outlining the expenditures we are recommending for Fiscal Year 2022. We reviewed proposals submitted by the various Town boards, committees and departments as well as members of the public related to community housing, historic preservation, open space preservation and recreation. Twelve proposals were submitted, one was rejected as ineligible by Town staff. Of the remaining eleven, one was withdrawn by the proposer, one has been tabled, and nine are recommended for support by the Committee. Many of these projects might never be accomplished without CPA funding.

There is a projected \$2,277,177.86 available for the FY2022 CPA budget. This is based on estimated tax revenues yet to be received, along with estimated State funds as new revenue, estimated surplus, and reserved funds. We are recommending a total of \$1,659,770.00 in expenditures of CPA funds and an additional \$1,000,000.00 in borrowing authorizations for one project. We recommend placing the remaining \$600,000.00 in a general reserve.

Please note that in Appendix D we have outlined the funds awarded in prior years that have been returned to the CPA, either because projects were completed under budget, or because the project did not move forward. These funds are included in the total available for allocation.

The following report summarizes the proposals received and shows the CPAC votes on each request. Full project requests are available for review on the CPAC page of the Town's website at <https://www.amherstma.gov/3562/CPA-Proposals-FY2022>.

Rationale

The CPAC received many worthy proposals this year, and was able to recommend most of them. In allocating CPA funding, the Committee committed to:

1. funding projects broadly supported across communities, Town departments, and the public;
2. meeting ongoing legal obligations under the Community Preservation Act, including spending at least 10% of collected funds on each of:
 - a. affordable housing creation and support,
 - b. historic building, landscape, and resource acquisition and preservation, and
 - c. open space acquisition and preservation, including recreation land;
3. addressing the particularly urgent need for more affordable housing in Amherst; and
4. supporting projects with specific results achievable in a timely manner.

For FY2022, CPAC recommends an appropriation of \$1,659,770.00, including new projects, debt service, and administration.

<i>Category</i>	<i>Recommended Funding</i>	<i>% Total Appropriation</i>
Community Housing	\$416,290.00	25.1%
Historical Preservation	\$659,912.00	39.8%
Open Space	\$32,480.00	2.0%
Recreation	\$526,088.00	31.7%
Administration	\$25,000.00	1.5%
Total	\$1,659,770.00	100%

FY22 new revenue is estimated to be \$1,110,000.00. These recommendations satisfy the obligation to spend at least 10% of new revenue in each of the categories of community housing, historical preservation, and open space & recreation.

Project Details

Debt Service

Debt Service: \$388,148.00 (Vote: 9-0-0) – Debt service is one of the functional areas that is separately voted. These debt obligations are the annual payments on previously approved projects. These payments are obligated under previous votes of Town Meeting and the Town Council to authorize issuance of a bond to pay for the projects.

- The Amherst Housing Authority’ Rehabilitation Project payment is year 10 of 10 for the rehabilitation of 22 existing affordable housing units in Amherst.
- The South East Street Rock Farm payment is year 8 of 10 for the purchase of open space.
- The Amherst Housing Authority’s Ann Whalen payment is year 8 of 10 to rehabilitate and preserve existing affordable housing in Amherst.
- The Rolling Green payment is year 7 of 10 to preserve 41 affordable housing units with a permanent affordable housing restriction.
- The Kieras Land Acquisition payment is year 4 of 5 to preserve approximately 3 acres of land for agricultural purposes.
- The Groff Park Modernization payment is year 3 of 5 for improvements to Groff Park for recreation purposes.
- The Kendrick Park Playground payment is year 2 of 5 for the creation of a downtown playground for recreation purposes.

AHA Rehab Project (year 10 of 10)	\$35,700.00
South East Street Rock Farm (year 8 of 10)	\$6,480.00
AHA Ann Whalen Apartments (yea 8 of 10)	\$11,880.00
Rolling Green (year 7 of 10)	\$142,000.00
Kieras Land Acquisition (year 4 of 5)	\$26,000.00
Groff Park Modernization (year 3 of 5)	\$106,000.00
Kendrick Park Playground (year 2 of 5)	\$60,088.00
	<u>\$388,148.00</u>

Not included is the bond for Valley Community Development Corporation's SRO Housing, a \$500,000, 10-year bond expected to begin in 2023.

Community Housing

Amherst Community Connections – Supportive Housing, Phase III: \$226,710.00 (Vote: 9-0-0) – This proposal seeks to continue a rental subsidy program for individuals in Amherst who experience housing insecurity. The program will provide six rental subsidies, each worth up to \$950 per month, to help pay for rent. Housing is to be in Amherst, on a bus route, and in a village center. ACC will provide case management to assist beneficiaries in obtaining permanent housing, increasing their income, and addressing their housing obstacles.

Historic Preservation

Jones Library – Special Collections Facility: \$1,000,000.00 and to bond this amount (Vote: 8-0-1) – This proposal seeks to assist the rehabilitation of the historic 1928 Jones Library building and the preservation of the Special Collections/Archives housed there. As part of a larger renovation/expansion of the Library, the project will dedicate most of the ground floor to one of its original uses by expanding space for Special Collections and providing fire suppression, climate control, and storage and work areas.

Goodwin Church – Restoration: \$21,412.00 (Vote: 9-0-0) – This proposal seeks to contribute to the restoration of the church building. Funding would go to re-shingling the roof and rebuilding the chimney. CPA funding will be supplemented with money from the church's own restoration account. The 1910 Church building is on the National Register of Historic Places, is named in the Amherst Preservation Plan, and was the recipient of CPA funds in 2015 for a capital needs assessment.

Town of Amherst – North Library Wall Repair: \$40,000.00 (Vote: 9-0-0) – This proposal seeks to remove temporary shoring and correct previous alterations to the south wall under the main entrance of the building, which is currently rolling inward. This project is part of a series of upgrades and repairs being planned for the library, which is a key feature of the North Amherst Village Center.

Town of Amherst – Town Hall Front and Side Steps: \$265,000.00 (Vote: 9-0-0) – This proposal seeks to repair and restore the steps at two entrances to Town Hall. The granite steps will be removed, repaired, and restored, with additional work to the handrails and adjoining sidewalk. This project will maintain accessibility and the historic character of this important and heavily used Town building for years to come.

Town of Amherst – Roof Restoration at Town Hall and Munson Library: \$83,500.00 (Vote: 9-0-0) and to fund this in part from the \$50,000.00 Historic Preservation reserve (Vote: 9-0-0) – This proposal seeks to restore the roofs at two historic municipal buildings, replacing approximately 150 slates between the two sites along with other restoration work. The roofs of both buildings are approaching the end of their lifespan and this work is critical to preventing future leaks and protecting the interiors of these buildings.

Historic Preservation and Recreation

Town of Amherst – North Common Project: \$500,000.00 (\$250,000 in each category) (Vote: 9-0-0) – This proposal seeks funds for the historic rehabilitation of the North Common. The design consists of pedestrian and vehicular circulation, seating areas, parking, and a plaza, and will make the Common the crown jewel among proposed downtown projects. Funding for this project will be combined with previous CPA awards for the Common.

Open Space

There were no new proposals in the Open Space category this year.

Recreation

Town of Amherst – Groff Park Lower Pavilion: \$45,000.00 (Vote: 8-1-0) – This proposal seeks to remove the pavilion on the lower level of Groff Park and to replace it with a prefabricated one similar to the new pavilion near the spray park

and playground. The current pavilion is at least 30 years old and is becoming unsafe for public use in one of the most widely used recreation areas in the Town.

Town of Amherst – Mill River Pool Repair: \$65,000.00 (Vote: 9-0-0) – This proposal would repair and paint the concrete at Mill River Pool. The current, failed, coating system would be removed, concrete would be repaired, caulking replaced, and two coats of high bond epoxy paint applied. The pool currently will not take new paint and the pool will degrade further without action.

Administration

CPA Administrative Expenses: \$25,000.00 (Vote: 9-0-0) – These funds will be used to pay the annual membership dues of \$4,500 to the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities, and to create signage highlighting CPA projects. These funds also pay for public meeting notices and legal and administrative costs.

General Reserve

General Reserve: \$600,000.00 (Vote: 9-0-0) – The remainder of FY22 CPA funds are recommended to be placed in a general reserve, for use for any CPA purpose later in FY22 or in future years.

Tabled Proposals

District One Neighborhood Association – Mill River Trail: \$16,500.00 – This proposal seeks to create an archaeological reconnaissance project that would study the mills and other buildings that once sat in the Mill River Recreation Area. This work would lay the groundwork for developing an interpretive program and creating a history trail.

Respectfully submitted,

Sarah Marshall, chair, LSSE Commission representative
Sam MacLeod, vice chair, representative at large
Ana Devlin Gauthier, Conservation Commission representative
Sarah Eisinger, representative at large
Robin Fordham, Historical Commission representative
Andrew MacDougall, Planning Board representative
Diana Stein, representative at large
David Williams, Housing Authority representative
Katie Allen Zobel, representative at large

Appendix A: FY22 Recommendation

#	Proposal	Vote			Approved						
		Aye	Nay	Abstain	Community Housing	Historic Preservation	Open Space	Recreation	Administration	Total	
1	ACC - Supportive Housing, Phase III	9	0	0	\$ 226,710.00						\$ 226,710.00
4	Jones Library - Revision (borrowing authorization)	8	0	1							\$ -
5	Goodwin Church - Restoration	9	0	0		\$ 21,412.00					\$ 21,412.00
8	ToA - North Library Wall Repair	9	0	0		\$ 40,000.00					\$ 40,000.00
9	ToA - Town Hall Front and Side Steps	9	0	0		\$ 265,000.00					\$ 265,000.00
10	ToA - Roof Restoration at Town Hall & Munson	9	0	0		\$ 83,500.00					\$ 83,500.00
11	ToA - North Common Project	9	0	0		\$ 250,000.00		\$ 250,000.00			\$ 500,000.00
12	ToA - Groff Park Lower Pavilion	8	1	0				\$ 45,000.00			\$ 45,000.00
13	ToA - Mill River Pool Repair	9	0	0				\$ 65,000.00			\$ 65,000.00
R	General Reserve	9	0	0							
0	ToA - Administration	9	0	0					\$ 25,000.00		\$ 25,000.00
DS	AHA- 22-unit Rehabilitation Project (10/10)				\$ 35,700.00						\$ 35,700.00
DS	ToA - South East Street Rock Farm Property (8/10)						\$ 6,480.00				\$ 6,480.00
DS	AHA - Preservation of Units at Ann Whalen (8/10)				\$ 11,880.00						\$ 11,880.00
DS	Rolling Green - Preservation of Affordable Housing Units (7/10)				\$ 142,000.00						\$ 142,000.00
DS	ToA - Kieras Land Acquisition (4/5)						\$ 26,000.00				\$ 26,000.00
DS	ToA - Groff Park Modernization (3/5)							\$ 106,000.00			\$ 106,000.00
DS	ToA - Kendrick Park Playground (2/5)							\$ 60,088.00			\$ 60,088.00
DS	Valley CDC - SRO Housing (\$500,000/10yrs, est start 2023)	9	0	0							
TOTAL					\$ 416,290.00	\$ 659,912.00	\$ 32,480.00	\$ 526,088.00	\$ 25,000.00		\$ 1,659,770.00
%New Revenue					37.5%	59.5%		50.3%	2.3%		
Estimated 06/30/2021 Fund Balance					\$ 1,167,177.86						
Local Surcharge (3%)					\$ 1,000,000.00						
State Match (11%) (FY21) to be received in FY22					\$ 110,000.00						
Estimated Funds Available FY22					\$ 2,277,177.86						
Total Requests for FY2022 including Debt Service					\$ 1,659,770.00						
Estimated Surplus/Deficit					\$ 617,407.86						
RESERVE FUND BALANCES AVAILABLE											
Community Housing					\$ -						
Historic Preservation					\$ -						
Open Space					\$ -						
Budgeted Reserve (needs to be voted each year)					\$ 600,000.00						

New Revenue
\$1,110,000.00

Appendix B

COMMUNITY PRESERVATION ACT CONTINUED APPROPRIATION BALANCES UPDATED OCTOBER 20, 2020

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
COMMUNITY HOUSING							
5180C	531000	1220E	APPRAISALS & SURVEYS	20,000.00	6,649.75	0.00	13,350.25
5180C	577000	1912C	ACC- HOUSING STABILIZATION PRO	112,815.00	71,711.62	41,103.38	0.00
5180C	577000	1912D	ACLT- FIRST TIME HOMEBUYERS	266,200.00	0.00	0.00	266,200.00
5180C	577000	207C	ACC- RENTAL SUBSIDY PROGRAM	116,280.00	10,080.00	106,200.00	0.00
5180C	500000	217A	AMAHT- PROJECT FUNDS	200,000.00	0.00	0.00	200,000.00
5180C	577000	217B	VALLEY CDC- FIRST TIME HOMEBUY	234,208.00	0.00	0.00	234,208.00
Total 5180C COMMUNITY HOUSING				949,503.00	88,441.37	147,303.38	713,758.25
OPEN SPACE							
5181C	584000	1812N	CONSERVATION LAND IMPROVEMENTS	30,000.00	12,342.47	0.00	17,657.53
5181C	581000	1912B	EPSTEIN PROPERTY PURCHASE	113,000.00	91,100.60	2,485.00	19,414.40
5181C	531000	1912J	DUE DILIGENCE FUNDS	25,000.00	10,270.59	9,030.00	5,699.41
5181C	500000	1912K	AMHERST DOG PARK	45,000.00	10,116.56	34,883.44	0.00
5181C	584000	207H	CONSERVATION LAND IMPROVEMENTS	10,000.00	5,903.32		4,096.68
5181C	531000	217H	TOA- SURVEYS & APPRAISALS	25,000.00	0.00	0.00	25,000.00
5181C	584000	217G	TOA- TRAILS MAINTENANCE	25,000.00	0.00	0.00	25,000.00
Total 5181C OPEN SPACE				273,000.00	129,733.54	46,398.44	96,868.02
HISTORIC PRESERVATION							
5182C	584000	1018J	CIVIL WAR TABLETS	65,000.00	29,125.00	0.00	35,875.00
5182C	530500	1018L	HISTORIC SIGNS	30,000.00	1,810.00	700.00	27,490.00
5182C	584000	1610A	NORTH COMMON REHAB & RESTORATI	114,089.00	32,000.00	0.00	82,089.00
5182C	531000	1719N	APPRAISALS, SURVEYS & RELATED	10,000.00	1,800.00	0.00	8,200.00
5182C	531000	1812G	JONES LIBRARY HISTORIC STRUCTU	25,000.00	835.77	24,164.23	0.00
5182C	584000	1812J	NORTH COMMON- PHASE II	180,000.00	0.00	0.00	180,000.00
5182C	584500	1812L	JCA- STEEPLE RESTORATION	244,683.00	218,956.43	25,726.57	0.00
5182C	584500	1912G	NACF- FARM HOUSE PRESERVATION	130,000.00	111,499.30	0.00	18,500.70
5182C	531000	207D	AHC- PRESERVATION PLAN UPDATE	25,000.00	0.00	0.00	25,000.00
5182C	584000	207E	AHC- WEST CEMETERY HEADSTONES	50,000.00	0.00	0.00	50,000.00
5182C	531000	207G	AHS- DATA MIGRATION	22,760.00	15,547.50	0.00	7,212.50
5182C	531000	217D	AHC- HISTORIC RESOURCE INVENTO	25,000.00	0.00	0.00	25,000.00
5182C	584000	217E	AHC- WEST CEMETERY HEADSTONE	50,000.00	0.00	0.00	50,000.00
5182C	584500	217C	NACF- WINDOW RESTORATION	4,500.00	0.00	0.00	4,500.00
Total 5182C HISTORIC PRESERVATION				976,032.00	411,574.00	50,590.80	513,867.20
RECREATION							
5184C	530500	0735	SIGNS TWN/SCH FIELDS	20,000.00	0.00	0.00	20,000.00
5184C	584000	1610A	NORTH COMMON REHAB & RESTORATI	76,059.00	32,000.00	0.00	44,059.00
5184C	584000	1617J	AMHERST BASEBALL INC FIELD IMP	127,351.00	123,980.54	3,370.46	0.00
5184C	584000	1719P	GROFF PARK REHABILITATION	550,000.00	541,534.44	8,390.00	75.56
5184C	584000	1812O	NORTH COMMON- PHASE II	180,000.00	0.00	50,000.00	130,000.00
5184C	585000	1812P	MILL RIVER- PUMP & FILTER REPL	100,000.00	79,769.24	684.20	19,546.56
5184C	584000	1812Q	MILL RIVER- BASKETBALL COURTS	50,000.00	0.00	0.00	50,000.00
5184C	500000	1912K	AMHERST DOG PARK	45,000.00	5,733.27	39,266.73	0.00
5184C	584000	1912L	AMHERST BASEBALL- MILL RIVER	44,550.00	0.00	1,508.54	43,041.46
5184C	584000	1912M	TOA- MILL RIVER BASKETBALL COU	50,000.00	0.00	0.00	50,000.00
5184C	584000	207J	GROFF PARK MODERNIZATION	110,000.00	68,998.23	20,758.98	20,242.79
5184C	584000	207K	MILL RIVER BASKETBALL COURTS	25,000.00	0.00	0.00	25,000.00
5184C	531000	217I	TOA- RECREATION PRE-DEVELOPMEN	25,000.00	0.00	0.00	25,000.00
5184C	531000	217J	ARPS- HIGH SCHOOL TRACK	157,500.00	0.00	0.00	157,500.00
Total 5184C RECREATION				1,560,460.00	852,015.72	123,978.91	584,465.37
ADMINISTRATIVE							
5183C	578200	217K	ADMINISTRATIVE EXPENSES	10,000.00	0.00	0.00	10,000.00
5183C	578200	207L	ADMINISTRATIVE EXPENSES	10,000.00	8,661.40	0.00	1,338.60
Total 5183C ADMINISTRATIVE				20,000.00	8,661.40	0.00	11,338.60

Appendix C

COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED FY2018 THRU FY2021

FOR FY	Date	#	Category	APPROPRIATIONS MADE AT TOWN MEETING/COUNCIL	Amount
2018	4/27/2017	ATM 12S	ADM	CPA Administrative	3,500.00
2018	4/27/2017	ATM 12G	HP	AMHERST HISTORIC COMMISSION - Jones Library Historic Structures Report	25,000.00
2018	5/1/2017	ATM 12O	HP/RE	TOA - North Common Phase II HP/RE	360,000.00
2018	5/1/2017	ATM 12H	HP	AMHERST HISTORIC COMMISSION - West Cemetery Headstones	50,000.00
2018	4/27/2017	ATM 12I	HP	AMHERST HISTORIC SOCIETY - Review of Textile/Costume Inventory	8,980.00
2018	4/27/2017	ATM 12K	HP	NORTH AMHERST COMMUNITY FARM - Farm House/Barn study	10,000.00
2018	4/27/2017	ATM 12L	HP	JEWISH COMMUNITY OF AMHERST - Steeple Restoration	244,683.00
2018	5/1/2017	ATM 12B	OS	TOA - Cole Property Acquisition (\$75,000 borrowing)	-
2018	5/1/2017	ATM 12B	OS	TOA - Kieras Property Acquisition (\$125,000 borrowing)	-
2018	4/27/2017	ATM 12N	OS	TOA - Conservation Land Improvements	30,000.00
2018	4/27/2017	ATM 12M	OS	TOA - Conservation Due Diligence	20,000.00
2018	4/27/2017	ATM 12P	RE	TOA - Mill River Pool Filter and Pumps	100,000.00
2018	4/27/2017	ATM 12Q	RE	TOA - Mill River Basketball Courts	50,000.00
2018	5/1/2017	ATM 12D	RE	TOA - Groff Park Modernization Phase II (\$500,000 borrowing)	-
2018	4/27/2017	ATM 12R	RE	TOA - Community Field and Regional Schools Master Plan	50,000.00
2018	4/27/2017	ATM 12E	AH	Amherst Municipal Affordable Housing Trust (AMAHT) Staff	20,000.00
2018	4/27/2017	ATM 9	OS	So East Street Rock Farm (4 of 10)	6,960.00
2018	4/27/2017	ATM 9	AH	AHA Ann Whalen Apt. (4 of 10)	12,760.00
2018	4/27/2017	ATM 9	HP	Town Hall Masonry Debt (year 8 of 10)	24,413.00
2018	4/27/2017	ATM 9	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 7 of 10)	55,625.00
2018	4/27/2017	ATM 9	AH	Amherst Housing Authority 22 Unit Rehab Project (year 6 of 10)	39,550.00
2018	4/27/2017	ATM 9	AH	Rolling Green (year 3 of 10)	164,100.00
2018	4/27/2017	ATM 12F	AH	Affordable Housing Budget Reserve (\$250,000)	-
2018	Total appropriated for FY2018				1,275,571.00
2019	5/9/2018	ATM 12N	ADM	Administrative	3,500.00
2019	5/9/2018	ATM 12K	RE	Amherst Dog Park Task Force- Dog Park	90,000.00
2019	5/9/2018	ATM 12B	OS	TOA- Epstein Property	113,000.00
2019	5/9/2018	ATM 12J	OS	TOA - Conservation Due Diligence	25,000.00
2019	5/9/2018	ATM 12C	AH	Amherst Community Connections- Housing Stabilization Program	112,815.00
2019	5/9/2018	ATM 12L	RE	Amherst Baseball, Inc - Mill River Baseball Fields	44,550.00
2019	5/9/2018	ATM 12D	AH	ACLT- First time home buyers	266,200.00
2019	5/9/2018	ATM 12G	HP	NACF - Farm House Preservation & Rehabilitation	130,000.00
2019	5/9/2018	ATM 12E	AH	AMAHT- Consulting support	40,000.00
2019	5/9/2018	ATM 12F	AH	AMAHT- Development support	150,000.00
2019	5/9/2018	ATM 12H	HP	Amherst Historical Society- Textiles	13,580.00
2019	5/9/2018	ATM 12I	HP	Amherst Historical Society- New Boiler	30,000.00
2019	5/9/2018	ATM 12M	RE	TOA - Mill River Basketball Courts	50,000.00
2019	5/2/2018	ATM 8	OS	So East Street Rock Farm (5 of 10)	6,840.00
2019	5/2/2018	ATM 8	AH	AHA Ann Whalen Apt. (5 of 10)	12,540.00
2019	5/2/2018	ATM 8	HP	Town Hall Masonry Debt (year 9 of 10)	23,738.00
2019	5/2/2018	ATM 8	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 8 of 10)	54,125.00
2019	5/2/2018	ATM 8	AH	Amherst Housing Authority 22 Unit Rehab Project (year 7 of 10)	38,500.00
2019	5/2/2018	ATM 8	AH	Rolling Green (year 4 of 10)	157,600.00
2019	5/2/2018	ATM 8	OS	Kieras Land Acquisition (year 1 of 5)	27,500.00
2019	5/2/2018	ATM 8	RE	Groff Park Modernization (year 0 of 5) starts in FY20	-
2019	Total appropriated for FY2019				1,389,488.00
2020	6/17/2019	20 07	ADM	Administrative	10,000.00
2020	6/17/2019	20 07	OS	TOA - Conservation Land Improvements & Rehabilitation	10,000.00
2020	6/17/2019	20 08	OS	TOA - Szala Property Acquisition	188,000.00
2020	6/17/2019	20 07	OS	TOA - Hickory Ridge Property Acquisition	200,000.00
2020	6/17/2019	20 09	OS	TOA - Keet Haskins Property Acquisition	238,000.00
2020	6/17/2019	20 07	RE	TOA - Groff Park Modernization - Construction	110,000.00
2020	6/17/2019	20 07	RE	TOA - Mill River Recreation Area	25,000.00
2020	6/17/2019	20 07	AH	AMAHT - Development & Consulting Support	240,000.00
2020	7/1/2019	20 10	AH	Valley CDC - Amherst Studio Apartment Supportive Housing (borrowing \$500,000)	-
2020	6/17/2019	20 07	AH	ACC - Rental Subsidy Program	116,280.00
2020	6/17/2019	20 07	HP	AHC - Amherst Preservation Plan Update	25,000.00
2020	6/17/2019	20 07	HP	AHC - West Cemetery Headstone Restoration Second Phase	50,000.00
2020	6/17/2019	20 07	HP	NACF - Farmhouse Window restoration	30,000.00
2020	6/17/2019	20 07	HP	AHS - Data Migration to Collective Access at the Jones Library	22,760.00
2020	6/3/2019	20 04	HP	Town Hall Masonry Debt (year 10/10)	22,950.00
2020	6/3/2019	20 04	OS	So East Street Rock Farm (6/10)	6,720.00
2020	6/3/2019	20 04	AH	AHA Ann Whalen Apt. (6 of 10)	12,320.00
2020	6/3/2019	20 04	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (9/10)	52,625.00
2020	6/3/2019	20 04	AH	Amherst Housing Authority 22 Unit Rehab Project (year 8 of 10)	37,450.00
2020	6/3/2019	20 04	AH	Rolling Green (year 5 of 10)	152,400.00
2020	6/3/2019	20 04	OS	Kieras Land Acquisition (year 2 of 5)	27,000.00
2020	6/3/2019	20 04	RE	Groff Park Modernization (year 1 of 5)	110,000.00
2020	Total appropriated for FY2020				1,686,505.00

**COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED
FY2018 THRU FY2021**

FOR FY	Date	#	Category	APPROPRIATIONS MADE AT TOWN MEETING/COUNCIL	Amount
2021	6/2/2020	21	07 ADM	Administrative	10,000
2021	6/2/2020	21	07 CH	AMAHT - Project Funding	200,000
2021	6/2/2020	21	07 CH	Valley CDC - First Time Homebuyers & Mortgage Subsidy	234,208
2021	6/2/2020	21	07 HP	NACF - Window Restoration	4,500
2021	6/2/2020	21	07 HP	Jones - Special Collection Facility(BORROWING RESCINDED)	-
2021	6/2/2020	21	07 HP	AHC - Update Historic Resource Inventory	25,000
2021	6/2/2020	21	07 HP	AHC - West Cemetery Headstone Restoration	50,000
2021	6/2/2020	21	07 OS	ToA - Trial Maintenance & Access	25,000
2021	6/2/2020	21	07 OS	ToA - Surveys, Appraisals & Studies	25,000
2021	6/2/2020	21	07 RE	ToA - Recreation Pre-development Funds	25,000
2021	6/2/2020	21	07 RE	ARPS - High School Track & Field Replacement	157,500
2021	6/2/2020	21	07 HP	Historical Preservation Reserve	50,000
2021	6/2/2020	21	07	Budgeted Reserve (\$377,000)	-
2021	7/14/2020	21	04B CH/RE	ToA - Hawthorne Property (year 10/10)	21,903
2021	7/14/2020	21	04B CH	AMAHT - 22-unit Rehabilitation Project (9/10)	65,435
2021	7/14/2020	21	04B OS	ToA - South East Street Rock Farm Property (7/10)	6,600
2021	7/14/2020	21	04B CH	AMAHT - Preservation of Units at Ann Whalen (7/10)	12,100
2021	7/14/2020	21	04B CH	Rolling Green - Preservation of Affordable Housing Units (6/10)	147,200
2021	7/14/2020	21	04B OS	ToA - Kieras Land Acquisition (3/5)	26,500
2021	7/14/2020	21	04B RE	ToA - Groff Park Modernization (2/5)	108,000
2021	7/14/2020	21	04B RE	ToA - Kendrick Park Playground (1/5)	62,150
2021	Total appropriated for FY2021				1,256,096.00

Appendix D

COMMUNITY PRESERVATION FUNDS RETURNED

FY2017 THRU FY2021

AS OF DECEMBER 4, 2020

DESCRIPTION	RETURNED APPROPRIATIONS
1719I FIRST CONGREGATIONAL FIRE SYSTEM	\$ 200,000.00
20F 332 WEST STREET BARN RESTORATION	\$ 75,000.00
1424E RENTERS EMERGENCY FUNDS	\$ 3,605.00
1220K JONES LIB HISTORIC PAINTINGS	\$ 260.00
1617E STRONG HOUSE ARCHAEOLOGY SURVEY	\$ 2.00
1617G GOODWIN MEM ZION CHURCH ARCHAE	\$ 1.00
1018D WEST CEMETERY TOWN TOMB	\$ 0.88
1220P BIKE PATH CONNECTOR FEASABILITY	\$ 15,841.68
1520I GROFF PARK WADING POOL	\$ 1,000.00
Returned FY2017 Year to Date	\$ 295,710.56
1719F ACC- HOMELESS HOUSING	\$ 40,000.00
1719B STOSZ & STOWES LAND PURCHASE	\$ 1,684.21
1719J NO PROSPECT/LINCOLN/SUNSET HISTORIC DISTRICT	\$ 190.00
0733G EXPAND EAST VILLAGE NATIONAL HISTORIC REG	\$ 0.99
Returned FY2018 Year to Date	\$ 41,875.20
1424B BRUNELLE PROPERTY	\$ 6,000.00
1520G CONSERVATION DEED RESTRICTIONS	\$ 2,800.00
0415B WEST CEMETERY LIGHTS & SIGNS	\$ 15,813.72
0610A WEST CEMETERY RESTORATION & IMPROVEMENTS	\$ 531.67
0733E INTERPRETIVE SIGNS - DICKINSON -WEST CEMETERY	\$ 10,000.00
1018E WEST CEMETERY LANDSCAPING	\$ 20,000.00
1117K JONES LIBRARY ARCHIVES	\$ 17.24
Returned FY2019 Year to Date	\$ 55,162.63
Returned FY2020 Year to Date	\$ -
1117F AMHERST HISTORY MUSEUM	\$ 4,000.00
1719K AMHERST HISTORICL SOCIETY - REPAIRS	\$ 3,000.00
1912I AMHERST HISTORICL SOCIETY - NEW BOILER	\$ 5,970.00
1719F ACC- HOMELESS HOUSING STABILI	\$ 29,117.01
1617F STRONG HOUSE PAINTING	\$ 878.79
1719M AMH HISTORICAL COMM- THOMPSON	\$ 2,212.00
1812K NACF- FARM HOUSE/BARN STUDY	\$ 1,336.59
0921B APPRAISALS/SURVEYS PURCHASES	\$ 636.17
1424K LSSE- MILL RIVER REC AREA	\$ 5,127.46
1617I NO AMHERST FIELD IMPROVEMENTS	\$ 50,000.00
1812R ARHS FIELDS MASTER PLAN	\$ 5,200.00
1117F AMHERST HISTORY MUSEUM	\$ 3,691.21
1220H AMH HISTORICAL SOCIETY FEASABI	\$ 1,697.65
1321G AMH HISTORICAL SOCIETY DATABASE	\$ 247.17
1424F AMH HISTORICAL SOCIETY- DICKIN	\$ 694.67
1719K AMH HISTORICAL SOCIETY-REPAIRS	\$ 1,785.00
Returned FY2021 Year to Date	\$ 115,593.72

Appendix E

Updated 11/16/2020	FIVE YEAR OUTSTANDING DEBT SERVICE SCHEDULE															
	FY2022			FY2023			FY2024			FY2025			FY2026			
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
COMMUNITY PERSERVATION ACT FUND																
Long - Term																
Town Hall Exterior repair CPA																
Amherst Housing Authority CPA	35,000	700	35,700													
Hawthorne Property			-													
Rock Farm So. East Street CPA	6,000	480	6,480	6,000	360	6,360	6,000	180	6,180							
Ann Whalen CPA	11,000	880	11,880	11,000	660	11,660	11,000	330	11,330							
Rolling Green Affordable Housing	130,000	12,000	142,000	130,000	6,800	136,800	130,000	4,200	134,200	80,000	1,600	81,600				
			-			-			-			-				
			-			-			-			-				
			-			-			-			-				
Roll - Over																
Kieras Land Acquisition	25,000	1,000	26,000	25,000	500	25,500			-			-				
Groff Park	100,000	6,000	106,000	100,000	4,000	104,000	100,000	2,000	102,000			-				
Kendrick Park Grant Match	51,800	8,288	60,088	51,800	6,216	58,016	51,800	4,144	55,944	51,800	2,072	53,872				
			-			-			-			-				
BANs Authorized not issued																
** Valley CDC - SRO Studio Apts				50,000	25,000	75,000	50,000	22,500	72,500	50,000	20,000	70,000	50,000	17,500	67,500	
CPA SUBTOTAL (already approved)	358,800	29,348	388,148	373,800	43,536	417,336	348,800	33,354	382,154	181,800	23,672	205,472	50,000	17,500	67,500	
PROJECTED																
** AMAHT Land Purchase				80,000	32,000	112,000	80,000	28,800	108,800	80,000	25,600	105,600	80,000	22,400	102,400	
** Jones Library							100,000	40,000	140,000	100,000	36,000	136,000	100,000	32,000	132,000	
ESTIMATED GRAND TOTAL WITH TWO	358,800	29,348	388,148	453,800	75,536	529,336	528,800	102,154	630,954	361,800	85,272	447,072	230,000	71,900	301,900	