



Amherst Massachusetts

COMMUNITY PRESERVATION ACT COMMITTEE

January 11, 2022

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

Attached is the CPA Committee's Proposal for Funding for Fiscal Year 2023. 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 A. Marshall

Sarah Marshall, Chair



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

Recommendations for Fiscal Year 2023

The Community Preservation Act Committee is pleased to present this report to the Town Council outlining the expenditures we are recommending for Fiscal Year 2023. 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. Eighteen proposals were submitted, one was rejected by the committee and one has been withdrawn. Of the remaining sixteen, one has been deferred, and fifteen are recommended for support by the Committee. Many of these projects might never be accomplished without CPA funding.

There is a projected \$2,879,460 available for the FY2023 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 \$2,346,354 in expenditures of CPA funds, and placing the remaining \$533,105 in a general reserve.

Please note that on page 10 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 [CPA Proposals FY2023 | Amherst, MA - Official Website \(amherstma.gov\)](https://www.amherstma.gov/CPAC/CPA-Proposals-FY2023).

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 FY2023, CPAC recommends an appropriation of \$2,879,459, including new projects, debt service, administration and a budgeted general reserve.

<i>Category</i>	<i>\$ request</i>	<i>% total appropriation¹</i>
Community Housing	\$ 1,275,394	44%
Historical Preservation	\$ 456,700	16%
Open Space	\$ 31,860	1%
Recreation	\$ 557,400	19%
Administration	\$ 25,000	0.9%
Budgeted Reserve	\$ 533,105	18.5%
Total	\$ 2,879,459	100%

¹ This percentage represents total appropriations, not the 10% minimum allocation requirement on new revenues. The FY23 new revenue is estimated to be \$1,250,000. 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: \$488,720 (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 purchase of Belchertown Road property for affordable housing development, payment is year 1 of 10.
- The South East Street Rock Farm payment is year 9 of 10 for the purchase of open space.
- The Amherst Housing Authority’s Ann Whalen payment is year 9 of 10 to rehabilitate and preserve existing affordable housing in Amherst.
- The Rolling Green payment is year 8 of 10 to preserve 41 affordable housing units with a permanent affordable housing restriction.
- The Kieras Land Acquisition payment is year 5 of 5 to preserve approximately 3 acres of land for agricultural purposes.
- The Groff Park Modernization payment is year 4 of 5 for improvements to Groff Park for recreation purposes.
- The Kendrick Park Playground payment is year 3 of 5 for the creation of a downtown playground for recreation purposes.
- The Valley CDC for SRO housing on Northampton road, payment is year 1 of 10.

Belchertown Road Property (1/10)	84,000
South East Street Rock Farm Property (9/10)	6,360
Preservation of Units at Ann Whalen (9/10)	11,660
Rolling Green - Preservation of Affordable Housing Units (8/10)	136,800
Kieras Land Acquisition (5/5)	25,500
Groff Park Modernization (4/5)	103,550
Kendrick Park Playground (3/5)	45,850
Valley CDC - SRO Housing (\$500,000/10yrs, est start 2023) (1/10)	75,000
	488,720

Not included is the bond for Jones Library Special Collections Facility, a \$1,000,000, 10-year bond expected to begin in 2024.

Community Housing

Town of Amherst - Acquisition and Development of Transitional Housing: \$500,000 (Vote: 9-0-0) - This CPA grant will augment state and federal funding to acquire and rehabilitate a property for permanent supportive transitional housing. Currently, Amherst has no units dedicated to transitional housing. A majority of the CPA funds would be used for project costs such as appraisals, survey, purchase, and rehabilitation. The low- and extremely low-income individuals and families who will benefit often do not qualify for other programs and subsidies.

Town of Amherst – Part-time Housing Coordinator: \$100,000 (Vote: 9-0-0) - This grant will fund a three-year, part-time, non-benefited staff position. The individual will work with the Planning Department to support the Town's efforts to preserve and develop affordable housing. Affordable housing projects are complex and require permitting, regulatory review, and compliance monitoring. The updated inclusionary zoning bylaw creates additional work for staff, as well as housing. There is no other funding for such a position and this will build up the Town's capacity in this critical area.

Amherst Municipal Affordable Housing Trust – Funding for Affordable Housing Development: \$250,000 (Vote: 9-0-0) - CPA funds are virtually the only funds available to the Trust for its efforts to create affordable housing. Funding may be used to further the development of projects at the Belchertown Rd. and East St. School properties, to investigate other town-owned properties for suitability for housing, or for emergency efforts such as the (now-closed) Covid-19 Emergency Rental Assistance program. Having funds on-hand enables the Trust to respond quickly to opportunities.

Amherst Municipal Affordable Housing Trust – Consulting Services: \$30,000 (Vote: 9-0-0) – The Trust relies on expert consultants in the affordable housing field to provide advice, research programs relevant to the Trust's goals, and to develop requests for proposals, contracts, funding applications, and other documents.

Amherst Housing Authority – John C. Nutting Building Envelope Preservation: \$87,934 (Vote: 9-0-0) – The Nutting Apartment Complex at 32-36 Chestnut Court offers congregate-living and group-home apartment units to disabled individuals in need. The complex, built in 1980 and regularly maintained, now requires replacement of its siding, trim, and vapor barrier as these components have reached the end of their useful lives. The project has also received an equivalent grant from the state's Department of Housing and Community Development.

Historic Preservation

Conkey-Stevens House – Major Repairs: \$240,000 (Vote: 9-0-0) – This house, located at Salem Place in the East Amherst Historic District, is listed on the National Historic Register. CPA funds will be used to complete the replacement of the slate roof (specifically, flashing, ice shields, and tar paper), restore and flash the five chimneys, restore the wrap-around porch and dormers, reset granite steps, and other eligible exterior work.

Amherst Historical Society – Engineering and Structural Assessment of the Simeon Strong House: \$18,800 (Vote: 9-0-0) – This structure, the third-oldest house in Amherst and listed on the National Historic Register, requires its first-ever engineering and structural assessment to reveal what repairs and improvements may be needed for its long-term preservation and to meet ADA standards. The funds are requested now so that the assessment can be performed before construction begins at the Jones Library next door and/or potentially at the nearby town-owned parking lot. A brief reassessment after the Library work will also be made.

Amherst Woman's Club – Exterior Painting and Repair of the Alice Maud Hills House: \$135,000 (Vote: 8-0-1) – This house, listed on the National Historic Register, was built in 1864 and left to the Woman's Club in 1921. The Club has funded extensive interior upgrades and repairs in recent years and now requests CPA funds for repairs to and painting of the cupola, porches, columns, and parts of several walls of the main house. Using CPA funds to paint the Carriage House is not permitted.

Town of Amherst – West Cemetery Fence and Signs: \$50,000 (Vote: 9-0-0) – CPA funds will be used to construct an historically appropriate fence on the east side of the property that matches the fencing on the remaining sides. The existing chain-link fence is in disrepair and is a hazard. This project continues to implement the West Cemetery Preservation Plan. Funds are also requested for several welcome and interpretive signs. Use of CPA money for signs primarily addressing the Amherst History Mural, a recent work of art, is not allowed.

District One Neighborhood Association (supported by the Conservation Department) – Phase 1 Research for the Mill River Historic Interpretive Trail: \$12,900 (Vote: 9-0-0) – A group of Amherst residents wishes to develop a history trail along the Mill River on Town-owned conservation land, using existing trails, from the Mill River Recreation Area to the Cushman Common. This area contains vestiges of some of the numerous 18th- and 19th-century factories that used hydropower to produce items such as pencils, boxes, and doors. CPA funds will be used to investigate and document the history of this landscape and associated infrastructure at four specific locations, including present conditions and recommended preservation efforts. Town staff will have responsibility for managing this project, in consultation with the applicants.

Open Space

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

Recreation

Amherst Elementary Schools – Playground Improvements at the Crocker Farm Elementary School: \$50,000 (Vote: 9-0-0) – The committee recommends an award for design for replacement of or improvements to an aging playground that is not ADA-compliant.

Town of Amherst – Plum Brook Fields Irrigation Improvements: \$38,000 (Vote: 9-0-0) – The Town seeks CPA funds to drill a new, larger well to replace the smaller, now unproductive well used for irrigation of this very heavily used recreation area, as well as the necessary pumps. The existing system of water lines and sprinkler heads is non-functional and hazardous to players. Some parts of the old system will be removed and others abandoned, and moveable water cannons (not funded by CPA) will irrigate the turf when and where needed. One expected benefit of the new system is a reduction in maintenance by DPW.

Town of Amherst – Hickory Ridge Trail Improvements: \$150,000 (Vote: 9-0-0) – Contingent on ultimate purchase of this property by the Town, CPA funds are requested for development of a limited part of the trail system and for a few benches and kiosks. The public is already visiting this area for recreation and will make immediate use of the improvements.

Town of Amherst – Trail Improvements: \$50,000 (Vote: 9-0-0) – After two-plus years of heavy use of Town trails by the public during the pandemic, as well as damage from storms and treefalls, there is a large backlog of needed repairs to our trail network. CPA funds are requested for repairs to trails, bridges, bog bridges, and possibly accessibility improvements. The CPA funds will pay for materials and rental equipment to assist with this ongoing restoration and rehabilitation work.

Amherst Pickleball Supporters (supported by the Recreation Dept.) – Mill River Pickleball Courts: \$120,000 (Vote: 9-0-0) – Local pickleball players requested almost a year ago that the Recreation Department create pickleball courts and developed a CPA proposal in conjunction with the Department. CPA recommends awarding the funds for creation of 2-3 courts for this popular and rapidly growing sport at a location to be determined by DPW in consultation with the Rec Department and pickleball volunteers. Possibly, courts will not be situated at the Mill River Recreation Area as proposed.

Administration

CPA Administrative Expenses: \$25,000 (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: \$533,105 (Vote: 9-0-0) – The remainder of FY23 CPA funds are recommended to be placed in a general reserve, for use for any CPA purpose later in FY23.

Deferred Proposals

Recreation

Amherst Regional High School – Track Replacement: The High School track is in very poor shape and desperately needs repair or replacement – the surface is so poor that the school cannot host track meets. The committee will take up this proposal once updated information is provided on how the project can comply with the Athletic Fields Master Plan.

Withdrawn Proposals

Recreation

North Amherst Community Farm, Inc. – Farm and Trailhead Pavilion: The proposal for a pavilion that would be open to members of the public visiting the farm or walking on trails was not eligible for CPA funds as proposed. The applicant has withdrawn the proposal and will submit a modified proposal in the next budget cycle.

Rejected Proposals

Historic Preservation

Town of Amherst – North Cemetery Fence Improvements. This project was deemed ineligible for funding in the Historic Preservation category as there is no convincing evidence that a fence originally existed here.

Respectfully submitted,

Sarah Marshall, chair, Recreation Commission representative
Sam MacLeod, vice chair, representative at large
Ana Devlin Gauthier, Conservation Commission representative (resigned Dec. 31, 2021)
Sarah Eisinger, representative at large
Hetty Startup, Historical Commission representative
Andrew MacDougall, Planning Board representative
Tim Neale, representative at large
David Williams, Housing Authority representative
Katie Allen Zobel, representative at large

Recommended

Proposal	Aye	Nay	Abstain	Recommended				Total	
				Community Housing	Historic Preservation	Open Space	Recreation		Administration
ToA - Administration	9	0	0					25,000	25,000
TOA - Acquisition and Development of Transitional Housing	9	0	0	500,000					500,000
AMAHT - Affordable Housing Development Projects (reduced to \$250,000 from \$500,000)	9	0	0	250,000					250,000
AMAHT - Program Development	9	0	0	30,000					30,000
TOA - Housing Coordinator	9	0	0	100,000					100,000
AHA - JC Nutting Building Envelope Preservation Project	9	0	0	87,934					87,934
Salem Place HOA - Conkey-Stevens House (reduce to \$240,000 from \$352,637)	9	0	0		240,000				240,000
AHS - Simeon Strong House and Grounds	9	0	0		18,800				18,800
AWC - AM Hills House Exterior Painting and Repair	8	0	1		135,000				135,000
TOA - North Cemetery Fence Improvements (\$60,000) (rejected)	0	0	0						-
Dist One Neighborhood Assc. - Phase 1 Mill River Historic Interpretive Trail	9	0	0		12,900				12,900
TOA - West Cemetery Fence and Sign Improvements	9	0	0		50,000				50,000
TOA - Hickory Ridge Trail Improvements	9	0	0				150,000		150,000
Amherst PB Supporters - Pickleball Courts	9	0	0				120,000		120,000
NACF - Farm and Trail Head Pavilion (deferred)	0	0	0						-
TOA - Plum Brook Irrigation Improvements (less water cannon \$22,000)	9	0	0				38,000		38,000
APRH - High School Track Replacement (borrow \$800,000) (deferred)	0	0	0						-
APS - Crocker Farm Elementary School Playgrounds (reduce to \$50,000 from \$500,000 for design)	9	0	0				50,000		50,000
TOA - Trail Improvements	9	0	0				50,000		50,000
General Reserve	9	0	0						533,105
ToA - Belchertown Road Property (1/10)	9	0	0	84,000					84,000
ToA - South East Street Rock Farm Property (9/10)						6,360			6,360
AHA - Preservation of Units at Ann Whalen (9/10)				11,660					11,660
Rolling Green - Preservation of Affordable Housing Units (8/10)				136,800					136,800
ToA - Kieras Land Acquisition (5/5)						25,500			25,500
ToA - Groff Park Modernization (4/5)							103,550		103,550
ToA - Kendrick Park Playground (3/5)							45,850		45,850
Valley CDC - SRO Housing (\$500,000/10yrs, est start 2023) (1/10)				75,000					75,000
Jones Library (\$1,000,000/10 yrs, est start 2024)									-
TOTAL				1,275,394	456,700	31,860	557,400	25,000	2,879,459

%New Revenue **102%** **37%** **47%** **2%**

Estimated 06/30/2022 Fund Balance (excludes \$600K Reserved Fund Balance)	1,629,460		-
Local Surcharge (3%)	1,000,000	<u>New Revenue</u>	
State Match (25%) (FY22) to be received in FY23	250,000	1,250,000	
Estimated Funds Available FY23	2,879,460		

Total Requests for FY2023 including Debt Service (\$488,720) **(2,879,459)**

Estimated Surplus/Deficit **1**

**COMMUNITY PRESERVATION ACT
CONTINUED APPROPRIATION BALANCES
UPDATED DECEMBER 13, 2021**

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
COMMUNITY HOUSING							
5180C	577000	1912D	ACLT- FIRST TIME HOMEBUYERS	266,200.00	135,800.00	0.00	130,400.00
5180C	577000	207C	ACC- RENTAL SUBSIDY PROGRAM	116,280.00	44,045.00	72,235.00	0.00
5180C	577000	217B	VALLEY CDC- FIRST TIME HOMEBUY	234,208.00	0.00	234,208.00	0.00
5180C	577000	227A	ACC- SUPPORTIVE HOUSING	226,710.00	0.00		226,710.00
Total 5180C COMMUNITY HOUSING				843,398.00	179,845.00	306,443.00	357,110.00
OPEN SPACE							
5181C	581000	1912B	EPSTEIN PROPERTY PURCHASE	113,000.00	103,385.91	7,025.00	2,589.09
5181C	531000	1912J	DUE DILIGENCE FUNDS	25,000.00	17,541.59		7,458.41
5181C	500000	1912K	AMHERST DOG PARK	45,000.00	11,442.91	33,557.09	0.00
5181C	584000	207H	CONSERVATION LAND IMPROVEMENTS	10,000.00	2,669.08		7,330.92
5181C	584000	217G	TOA- TRAILS MAINTENANCE	25,000.00	0.00	0.00	25,000.00
5181C	531000	217H	TOA- SURVEYS & APPRAISALS	25,000.00	0.00	0.00	25,000.00
Total 5181C OPEN SPACE				243,000.00	135,039.49	40,582.09	67,378.42
HISTORIC PRESERVATION							
5182C	584000	1018J	CIVIL WAR TABLETS	65,000.00	36,268.23	0.00	28,731.77
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	AHC - HISTORIC STRUCTURE REPORT	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	229,683.00	15,000.00	0.00
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	33,091.49	16,908.51
5182C	531000	207G	AHS- DATA MIGRATION	22,760.00	21,797.50	0.00	962.50
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	227B	GOODWIN CHURCH RESTORATION	21,412.00	0.00	0.00	21,412.00
5182C	584500	227C	NORTH AMH LIBRARY WALL REPAIR	40,000.00	0.00	0.00	40,000.00
5182C	584500	227D	TOWN HALL STEPS	265,000.00	0.00	0.00	265,000.00
5182C	584500	227E	ROOFS- TOWN HALL & MUNSON LIBR	83,500.00	0.00	0.00	83,500.00
5182C	584000	227F	NORTH COMMON PROJECT	250,000.00	0.00	0.00	250,000.00
Total 5182C HISTORIC PRESERVATION				1,471,444.00	322,384.50	72,255.72	1,076,803.78
RECREATION							
5184C	584000	1610A	NORTH COMMON REHAB & RESTORATI	76,059.00	32,000.00	0.00	44,059.00
5184C	584000	1719P	GROFF PARK REHABILITATION	550,000.00	546,777.01		3,222.99
5184C	584000	1812O	NORTH COMMON- PHASE II	180,000.00	50,000.00	0.00	130,000.00
5184C	585000	1812P	MILL RIVER- PUMP & FILTER REPL	100,000.00	80,335.34	684.20	18,980.46
5184C	584000	1812Q	MILL RIVER- BASKETBALL COURTS	50,000.00	45,802.72	0.00	4,197.28
5184C	500000	1912K	AMHERST DOG PARK	45,000.00	6,321.08	38,678.92	0.00
5184C	584000	1912L	AMHERST BASEBALL- MILL RIVER	44,550.00	31,233.53	0.00	13,316.47
5184C	584000	1912M	TOA- MILL RIVER BASKETBALL COU	50,000.00	4,265.79	0.00	45,734.21
5184C	584000	207J	GROFF PARK MODERNIZATION	110,000.00	107,783.04		2,216.96
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
5184C	584000	227G	NORTH COMMON PROJECT	250,000.00	0.00	0.00	250,000.00
5184C	584500	227H	GROFF PARK LOWER PAVILION	45,000.00	0.00	0.00	45,000.00
5184C	584000	227I	MILL RIVER POOL REPAIR	65,000.00	0.00	0.00	65,000.00
Total 5184C RECREATION				1,773,109.00	904,518.51	39,363.12	829,227.37
ADMINISTRATIVE							
5183C	578200	217K	ADMINISTRATIVE EXPENSES	10,000.00	3,652.70	0.00	6,347.30
5183C	578200	227J	ADMINISTRATIVE EXPENSES	25,000.00	0.00	0.00	25,000.00
Total 5183C ADMINISTRATIVE				35,000.00	3,652.70	0.00	31,347.30

**COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED
FY2018 THRU FY2022**

FOR FY	Date	#	Category	APPROPRIATIONS MADE AT TOWN MEETING/COUNCIL	Amount
2018	4/27/2017	ATM 12S	ADM	CPA Administrative	3,500
2018	4/27/2017	ATM 12G	HP	AMHERST HISTORIC COMMISSION - Jones Library Historic Structures Report	25,000
2018	5/1/2017	ATM 12O	HP/RE	TOA - North Common Phase II HP/RE	360,000
2018	5/1/2017	ATM 12H	HP	AMHERST HISTORIC COMMISSION - West Cemetery Headstones	50,000
2018	4/27/2017	ATM 12I	HP	AMHERST HISTORIC SOCIETY - Review of Textile/Costume Inventory	8,980
2018	4/27/2017	ATM 12K	HP	NORTH AMHERST COMMUNITY FARM - Farm House/Barn study	10,000
2018	4/27/2017	ATM 12L	HP	JEWISH COMMUNITY OF AMHERST - Steeple Restoration	244,683
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
2018	4/27/2017	ATM 12M	OS	TOA - Conservation Due Diligence	20,000
2018	4/27/2017	ATM 12P	RE	TOA - Mill River Pool Filter and Pumps	100,000
2018	4/27/2017	ATM 12Q	RE	TOA - Mill River Basketball Courts	50,000
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
2018	4/27/2017	ATM 12E	AH	Amherst Municipal Affordable Housing Trust (AMAHT) Staff	20,000
2018	4/27/2017	ATM 9	OS	So East Street Rock Farm (4 of 10)	6,960
2018	4/27/2017	ATM 9	AH	AHA Ann Whalen Apt. (4 of 10)	12,760
2018	4/27/2017	ATM 9	HP	Town Hall Masonry Debt (year 8 of 10)	24,413
2018	4/27/2017	ATM 9	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 7 of 10)	55,625
2018	4/27/2017	ATM 9	AH	Amherst Housing Authority 22 Unit Rehab Project (year 6 of 10)	39,550
2018	4/27/2017	ATM 9	AH	Rolling Green (year 3 of 10)	164,100
2018	4/27/2017	ATM 12F	AH	Affordable Housing Budget Reserve (\$250,000)	-
2018	Total appropriated for FY2018				1,275,571
2019	5/9/2018	ATM 12N	ADM	Administrative	3,500
2019	5/9/2018	ATM 12K	RE	Amherst Dog Park Task Force- Dog Park	90,000
2019	5/9/2018	ATM 12B	OS	TOA- Epstein Property	113,000
2019	5/9/2018	ATM 12J	OS	TOA - Conservation Due Diligence	25,000
2019	5/9/2018	ATM 12C	AH	Amherst Community Connections- Housing Stabilization Program	112,815
2019	5/9/2018	ATM 12L	RE	Amherst Baseball, Inc - Mill River Baseball Fields	44,550
2019	5/9/2018	ATM 12D	AH	ACLT- First time home buyers	266,200
2019	5/9/2018	ATM 12G	HP	NACF - Farm House Preservation & Rehabilitation	130,000
2019	5/9/2018	ATM 12E	AH	AMAHT- Consulting support	40,000
2019	5/9/2018	ATM 12F	AH	AMAHT- Development support	150,000
2019	5/9/2018	ATM 12H	HP	Amherst Historical Society- Textiles	13,580
2019	5/9/2018	ATM 12I	HP	Amherst Historical Society- New Boiler	30,000
2019	5/9/2018	ATM 12M	RE	TOA - Mill River Basketball Courts	50,000
2019	5/2/2018	ATM 8	OS	So East Street Rock Farm (5 of 10)	6,840
2019	5/2/2018	ATM 8	AH	AHA Ann Whalen Apt. (5 of 10)	12,540
2019	5/2/2018	ATM 8	HP	Town Hall Masonry Debt (year 9 of 10)	23,738
2019	5/2/2018	ATM 8	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (year 8 of 10)	54,125
2019	5/2/2018	ATM 8	AH	Amherst Housing Authority 22 Unit Rehab Project (year 7 of 10)	38,500
2019	5/2/2018	ATM 8	AH	Rolling Green (year 4 of 10)	157,600
2019	5/2/2018	ATM 8	OS	Kieras Land Acquisition (year 1 of 5)	27,500
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
2020	6/17/2019	20 07	ADM	Administrative	10,000
2020	6/17/2019	20 07	OS	TOA - Conservation Land Improvements & Rehabilitation	10,000
2020	6/17/2019	20 08	OS	TOA - Szala Property Acquisition	188,000
2020	6/17/2019	20 07	OS	TOA - Hickory Ridge Property Acquisition	200,000
2020	6/17/2019	20 09	OS	TOA - Keet Haskins Property Acquisition	238,000
2020	6/17/2019	20 07	RE	TOA - Groff Park Modernization - Construction	110,000
2020	6/17/2019	20 07	RE	TOA - Mill River Recreation Area	25,000
2020	6/17/2019	20 07	AH	AMAHT - Development & Consulting Support	240,000
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
2020	6/17/2019	20 07	HP	AHC - Amherst Preservation Plan Update	25,000
2020	6/17/2019	20 07	HP	AHC - West Cemetery Headstone Restoration Second Phase	50,000
2020	6/17/2019	20 07	HP	NACF - Farmhouse Window restoration	30,000
2020	6/17/2019	20 07	HP	AHS - Data Migration to CollectiveAccess at the Jones Library	22,760
2020	6/3/2019	20 04	HP	Town Hall Masonry Debt (year 10/10)	22,950
2020	6/3/2019	20 04	OS	So East Street Rock Farm (6/10)	6,720
2020	6/3/2019	20 04	AH	AHA Ann Whalen Apt. (6 of 10)	12,320
2020	6/3/2019	20 04	RE/AH	Hawthorne Property - Debt Service 43% Housing, 57% Recreation (9/10)	52,625
2020	6/3/2019	20 04	AH	Amherst Housing Authority 22 Unit Rehab Project (year 8 of 10)	37,450
2020	6/3/2019	20 04	AH	Rolling Green (year 5 of 10)	152,400
2020	6/3/2019	20 04	OS	Kieras Land Acquisition (year 2 of 5)	27,000
2020	6/3/2019	20 04	RE	Groff Park Modernization (year 1 of 5)	110,000
2020	Total appropriated for FY2020				1,686,505

**COMMUNITY PRESERVATION ACT ARTICLES AUTHORIZED
FY2018 THRU FY2022**

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
2022	3/22/2021	22	07	ADM	ToA - Administration	25,000
2022	3/22/2021	22	07		Budgeted Reserve (\$600,000)	
2022	3/22/2021	22	07	CH	ACC - Supportive Housing, Phase III	226,710
2022	3/22/2021	22	07	HP	Jones Library - Revision (borrowing authorization) \$1,000,000	-
2022	3/22/2021	22	07	HP	Goodwin Church - Restoration	21,412
2022	3/22/2021	22	07	HP	ToA - North Library Wall Repair	40,000
2022	3/22/2021	22	07	HP	ToA - Town Hall Front and Side Steps	265,000
2022	3/22/2021	22	07	HP	ToA - Roof Restoration at Town Hall & Munson	83,500
2022	3/22/2021	22	07	RE	ToA - North Common Project	500,000
2022	3/22/2021	22	07	RE	ToA - Groff Park Lower Pavilion	45,000
2022	3/22/2021	22	07	RE	ToA - Mill River Pool Repair	65,000
2022	6/21/2021	22	04	CH	AHA- 22-unit Rehabilitation Project (10/10)	35,700
2022	6/22/2021	22	04	OS	ToA - South East Street Rock Farm Property (8/10)	6,480
2022	6/23/2021	22	04	CH	AHA - Preservation of Units at Ann Whalen (8/10)	11,880
2022	6/24/2021	22	04	CH	Rolling Green - Preservation of Affordable Housing Units (7/10)	142,000
2022	6/25/2021	22	04	OS	ToA - Kieras Land Acquisition (4/5)	26,000
2022	6/26/2021	22	04	RE	ToA - Groff Park Modernization (3/5)	106,000
2022	6/27/2021	22	04	RE	ToA - Kendrick Park Playground (2/5)	60,088
2022	Total appropriated for FY2022					1,659,770

**COMMUNITY PRESERVATION FUNDS RETURNED
FY2018 THRU FY2022
AS OF DECEMBER 13, 2021**

DESCRIPTION	RETURNED APPROPRIATIONS
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	\$ 2,340.92
1424F AMH HISTORICAL SOCIETY- DICKIN	\$ 694.67
1719K AMH HISTORICAL SOCIETY-REPAIRS	\$ 1,785.00
Returned FY2021 Year to Date	\$ 117,687.47
0735 REC SIGNS TWN/SCH FIELDS	\$ 20,000.00
1220E APPRAISALS & SURVEYS	\$ 13,350.25
1912G NACF- FARM HOUSE PRESERVATION	\$ 18,500.70
217C NACF- WINDOW RESTORATION	\$ 739.22
1912C ACC- HOUSING STABILIZATION PRO	\$ 19,298.38
1018L HISTORIC SIGNS	\$ 16,089.54
Returned FY2022 Year to Date	\$ 87,978.09

Debt Master

Updated: 12/12/2021

Issuance Information			FY 2022			FY 2023			FY2024			FY2025			FY2026			
Term	Original				FY 2022			FY 2023			FY 2024			FY 2025			FY 2026	
Matures	(Yrs)	Amount	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
COMMUNITY PERSERVATION ACT FUND																		
Long - Term																		
Housing Authority C	3/15/2022	9	350,000	35,000	700	35,700												
Rock Farm So. East	6/30/2024	10	60,000	6,000	480	6,480	6,000	360	6,360	6,000	180	6,180						
Ann Whalen Unit Pr	6/30/2024	10	110,000	11,000	880	11,880	11,000	660	11,660	11,000	330	11,330						
Rolling Green Unit F	6/30/2025	10	1,250,000	130,000	12,000	142,000	130,000	6,800	136,800	130,000	4,200	134,200	80,000	1,600	81,600			
Groff Park (CPA)		3	285,000	95,000	13,226	108,226	95,000	8,550	103,550	95,000	3,800	98,800						
Kendrick (CPA)		5	194,000	49,000	8,254	57,254	40,000	5,850	45,850	35,000	3,850	38,850	35,000	2,450	37,450	35,000	1,050	36,050
BANs (Rollover)																		
Kieras Land Acquisition (CPA)			125,000	25,000	1,608	26,608	25,000	500	25,500			-			-			
Belchertown Road land purchase			600,000	60,000	24,000	84,000	60,000	21,600	81,600	60,000	19,200	79,200	60,000	19,200	79,200	60,000	16,800	76,800
BANs Authorized not issued																		
Jones Library Special Collections																		
Valley CDC - SRO Studio Apts - AU			500,000	50,000	25,000	75,000	50,000	22,500	72,500	50,000	20,000	70,000	50,000	20,000	70,000	50,000	17,500	67,500
COMMUNITY PERSERVATION ACT FUND TOTAL			351,000	37,148	388,148	417,000	71,720	488,720	387,000	56,460	443,460	225,000	43,250	268,250	145,000	35,350	180,350	