

Belmont Annual Town Meeting 2021

**Report from the Community Preservation
Committee**

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COMMUNITY PRESERVATION COMMITTEE

Chair: Elizabeth Harmer Dionne, Select Board Appointee
 Vice-Chair: Margaret Velie, Conservation Commission Appointee
 David Kane, Recreation Commission Appointee
 Gloria Leipzig, Housing Authority Appointee
 Mark Paolillo, Board of Parks Commissioners Appointee
 Stephen Pinkerton, Planning Board Appointee
 Michael Smith, Historic District Commission Appointee

May 12, 2021

Dear Town Meeting Member,

The enclosed information summarizes the status of the past eight years of Town Meeting approved projects and describes the four projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2022. Detailed project descriptions and expense summaries for all Town Meeting approved projects can be found on the CPC webpage on the Town of Belmont website:

<http://www.belmont-ma.gov/community-preservation-committee>.

Town Meeting has the final vote on approving and appropriating funds for these recommendations. According to CPA legislation, Town Meeting actions on CPC recommendations are limited to those listed below.

- Town Meeting may approve, reduce or reject recommended funding amounts.
- Town Meeting may reserve all or part of the amount recommended for a specific project to the applicable reserve (community housing, historic resources, open space/recreation).
- Town Meeting may not increase funding amounts recommended by the CPC or initiate appropriations from Belmont's Community Preservation Fund.

This is the ninth year the CPC will make funding recommendations to Town Meeting, and we welcome your questions and suggestions. Please contact Budget Director Glen Castro at gcastro@belmont-ma.gov, or call our hotline at (617) 993-2774.

Due to the Covid-19 crisis, and to encourage social distancing, the CPC does not plan to make paper copies of this packet available. If you need a paper copy, please contact Glen Castro (gcastro@belmont-ma.gov) to make arrangements to receive one.

We look forward to discussing these recommendations with you at Town Meeting.

Elizabeth Harmer Dionne, Chair

Overview of the CPA in Belmont

Recommended Community Preservation Act Funding for FY 2022

The Community Preservation Committee (CPC) is recommending four projects for FY 2022 funding. Described in the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a CPC public hearing held (via Zoom) on November 12, 2020 and at the Warrant Committee's regularly scheduled meeting (via Zoom) on March 17, 2021. In addition, the four projects and the amendment will be presented at the League of Women Voters Warrant Briefing, held via Zoom on May 20, 2021.

Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space, and recreation. To support expenditures in these areas, the state provides a partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge and grant a total exemption from the surcharge to lower-income residents who may apply for it through the Assessors Office. In 2020, the annual surcharge averaged \$211.95 per Belmont single-family household. Belmont currently generates approximately \$1.4 million of CPA funding annually. CPA funds are restricted to their statutory uses and are not available to meet other needs or potential shortfalls in the Town's annual budget.

The State CPA Trust Fund (which provides the match to towns that have adopted the CPA) is funded by registry of deed fees, which suffered after the housing crisis and as more communities adopted the CPA. In light of this, in 2019 the state legislature approved an increase in certain registry fees to bolster the State CPA Trust Fund.

As noted in the chart below, Belmont's receipts from the Trust Fund have ranged from a high of \$470,418 (52.46% match) in 2013 to a low of \$189,960 (18.69% match) in 2018. The FY 2020 match for Belmont was \$387,503 (28.17% match). (The State match is paid after the end of the State's fiscal year.) To date Belmont has received \$2,588,359 in State matching funds.

	FY	FY	FY	FY	FY	FY	FY	FY	FY	FY	Total
Revenue	12	13	14	15	16	17	18	19	20	21	
Surcharge	\$ 858,359	\$ 890,299	\$ 917,630	\$ 963,355	\$ 1,058,166	\$ 1,095,847	\$ 1,160,347	\$ 1,147,066	\$ 1,371,769	\$ 1,300,000	\$10,762,838
Surcharge-Subsequent Year Collection	-	6,359	7,326	6,204	4,137	6,148	5,473	25,421	3,760	5,275	\$ 70,104
<i>% of Total Belmont's Receipts from Trust Fund</i>			52.46%	31.53%	29.74%	20.66%	17.24%	18.69%	24.75%	28.17%	
State Match (Based off Prior Year Collections)	-	232,884	470,418	291,615	288,337	219,502	189,960	217,934	290,206	387,503	\$ 2,588,359
Earnings On Investment	1,020	8,645	12,399	8,245	9,350	17,166	29,207	74,080	79,582	2,948	\$ 242,643
Added Interest and Costs	454	1,297	1,488	1,480	1,215	1,306	1,390	1,314	892	1,771	\$ 12,607
Total	\$ 859,833	\$ 1,139,484	\$ 1,409,261	\$ 1,270,899	\$ 1,361,205	\$ 1,339,969	\$ 1,386,376	\$ 1,465,815	\$ 1,746,210	\$ 1,697,498	\$13,676,351

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. Belmont's CPC consists of nine members, of whom three are appointed by the Select Board as at-large members and six are appointed by the following boards and commissions: the Conservation Commission, the Historic District Commission, the Housing Authority, the Parks Commission (the Select Board in Belmont), the Planning Board, and the Recreation Commission. All members are listed in the Introductory Letter on page 3 of this Report. Due to recent resignations, two of the at-large member positions are currently vacant.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it approves each year. All recommendations to Town Meeting by the CPC are made within the framework of Belmont's **Community Preservation Plan**, which was originally approved by the CPC on August 14, 2013. Each year the CPC updates the Community Preservation Plan, a process in which the public is welcome to participate. The Plan was last updated in August 2020, following the 2020 Annual Town Meeting. The most current version of the Plan is posted on the town website at:

https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/2020-08-16_final_cpa_plan_2021.pdf

Each year's updated Community Preservation Plan reflects the CPC's experience in helping projects reach a successful conclusion and ways in which to maximize or leverage the benefits of CPA funding. As a result, the CPC is particularly concerned about comprehensive, efficient long-term planning. Questions posed to project applicants in the Preliminary and Final Application Forms (as set out in the Community Preservation Plan) are intended to promote high-quality projects that are thoughtfully integrated into the Town as a whole and which will maintain their value over time.

CPA funds have made a tremendous positive difference in the quality of life of Belmont's residents. Pages 16-19 of this report list the many projects funded by Town Meeting at the recommendation of the CPC. These projects include rebuilding the Underwood Pool, rebuilding of most of the Town's playgrounds and tennis courts, ongoing culling of invasive species from open space, significant and ongoing restoration to the historic municipal buildings in Town Center, preservation of municipal records, ongoing planning regarding preservation and expansion of the Town's community housing stock, preservation and restoration of the historic front of the Police Station, and funding the significant design work necessary to access state funding for Phase I of the Community Path.

With some careful planning and juggling of construction schedules, to date there have been sufficient CPA funds for proposed projects. However, prioritizing CPA expenditures may become necessary in the near future, as the CPC evaluates increasingly expensive projects. Two important examples include design funds for Phase II of the Community Path (estimated at \$1.5- 2 million) and the possible redevelopment of the Town's entire affordable housing stock (using CPA funds as seed money to leverage access federal, state, and other construction grants). The CPC does not have a formal policy for reserving CPA funds for upcoming projects, but project sponsors may come forward to request such reservations as they anticipate significant financial need.

The CPC can allocate up to 5% of its annual revenue for administrative costs, including funding studies or design work related to CPA-eligible projects. The CPC has reached out to both the Recreation Commission and Historic District Commission, asking them to assist the CPC in sponsoring studies to create inventories of current and future CPA-eligible projects. A member of the CPC serves on Belmont's Long-Term Capital Planning Committee (LTCPC), which is creating a master list of Belmont's capital needs. Studies done in conjunction with the Recreation Commission and Historic District Commission could be a valuable addition to the LTCPC's work. Careful stewardship of CPA funds can ensure preservation of current assets, while simultaneously facilitating valuable aspects of Belmont's future.

FY 2022 CPA Project Summary

<u>No.</u>	<u>Project Title</u>	<u>CPA Category</u>	<u>Name</u>	<u>Amount Requested</u>
1	Phase I - Consulting Services for Payson Park Renovation	RC	Linda Oates / Susanne Croy	\$ 35,000.00
2	Tennis Court Expansion - Winn Brook	RC	Jon Marshall, Assistant Town Administrator	\$ 190,000.00
3	Community Path Right of Way Acquisition	RC	Russ Leino / Patrice Garvin, Town Administrator	\$ 200,000.00
4	Funds Set Aside to Belmont Housing Trust	CH	Betsy Lipson, Co-Chair / Rachel Heller, Co-Chair	\$ 250,000.00
TOTALS				\$ 675,000.00

Project: Phase I – Consulting services for Payson Park Renovation
CPA Category: Recreation
Amount Requested: \$35,000
Amount Recommended: \$35,000
CPC Vote: Unanimous favorable recommendation (9-0)
Sponsors: Linda Oates and Susanne Croy, Precinct 6 TMM, and the Belmont Department of Public Works

Project Description:

This proposal is the first phase of a two-phase plan in renovating Payson Park. Working with the Department of Public Works, this first phase seeks to hire the services of a Landscape Architectural Design Firm to conduct and administer an assessment of existing site conditions, and to develop (based on neighborhood feedback and participation) a conceptual design, and opinion of probable construction costs for renovations to Payson Park. Payson Park is located at the intersections of Payson Road and Elm Street, Elm Street and Stults Road and Stults Road and Van Ness Road.

Project Goals and Objectives:

To utilize the services of a Landscape Architectural Design Firm in order to determine the repairs and improvements, and their costs that might be best suited for the park.

Project Benefit:

This project meets the General and Specific Criteria of the Community Preservation Committee Guidelines as follows:

- Preserves or utilizes a currently owned asset
- Preserves the essential character of the Town
- Endorsed by the Department of Public Works
- Demonstrates practicality and feasibility
- Provides long-term contribution to the Town
- Supports and preserves Belmont's parks, playgrounds and recreational facilities

Project: Tennis Court Expansion - Winn Brook
CPA Category: Recreation
Amount Requested: \$190,000
Amount Recommended: \$190,000
CPC Vote: Favorable recommendation (8-1)
Sponsors: Select Board; School Committee; Jon Marshall, Assistant Town Administrator

Project Description:

The project would add an additional court to the Town's public court inventory which is currently 12 courts. In the past 10 years, the Town has made significant investments in improving the tennis courts in Town. In 2017, the existing 4 courts at Winn Brook were completely renovated. In 2016, the courts at PQ Park were completely renovated, and in 2018 the courts at Grove Street Park were completely renovated. Prior to the renovation of the Town courts, the conditions of the courts were unplayable in many instances.

Project Goals and Objectives:

The Tennis Court Expansion project at Winn Brook Park would add 1 additional tennis court for a total of 5 courts. The courts are located at the Winn Brook Park on Cross Street. The Park is under the care and custody of the Select Board acting as the Park Commissioners for the Town.

Project Benefit:

The Town has heard from the tennis community on their desire to add additional tennis courts. There are currently 3 locations that have tennis courts for a total of 12 public courts.

The High School Tennis program needs a minimum of 5 tennis courts to successfully schedule varsity tennis meets.

Project: Preparation for Community Path Right of Way Acquisition
CPA Category: Recreation
Amount Requested: \$200,000
Amount Recommended: \$200,000
CPC Vote: Unanimous favorable recommendation (9-0)
Sponsors: Russell Leino, Chair, Community Path Project Committee; Patrice Garvin, Town Administrator

Project Description:

The Town of Belmont and its Community Path Project Committee (CPPC) is requesting \$200,000 to fund the initial processes related to right of way (ROW) acquisition for Phases 1a and 1b of the Community Path project (Brighton Street to Clark Street bridge, including the Alexander Avenue underpass). The Town's design consultant (Nitsch Engineering) is nearing completion of the 25% design documents for submission to MassDOT. This submission, combined with the Right of Way plan that Nitsch will produce as a part of the 25%-75% design phase of the project, will provide the Town with sufficient information to begin the process of securing ROW for Phases 1a and 1b of the Community Path Project. Note that while state and federal highway funding will pay for the construction of the community path, the Town is responsible for securing ROW. The specific process for securing ROW is prescribed by MassDOT. The basic process is described below:

- The municipality is required to determine whether any private property will be impacted by construction, whether temporary or permanent.
- Each impacted property owner may provide written consent of their permission for contractors to access the property (called a Certificate of Donation).
- Private property owners who choose not to donate access rights can request to be compensated, prompting an appraisal of the impacted land.
- The appraisal will establish the value of the temporary impact and inform the property owner of how much they will be compensated.
- The municipality is responsible for securing the right-of-way (i.e., compensating property owners).
- Neither Mass DOT nor federal highway funding pays for appraisal services or provides funds to compensate property owners.

This request is intended to fund the first phases of this process, that is, the final determination of impacted properties, legal costs (including title searches and deed retrievals), and the appraisals of impacted land. Significantly, this request is not anticipated to fund compensation of any property owners for any needed temporary or permanent easements; the Town and the CPPC anticipate making a subsequent request for CPA funding for that purpose as the project approaches completion of 75% design (anticipated for FY23 CPA application cycle). However, in the event that there is funding remaining after all preliminary ROW activities for all impacted properties are completed, the Town and CPPC would use any remaining CPA funds to compensate property owners for impacts.

The Town and CPPC estimate that up to 40 properties may be at least minorly impacted by Phases 1a and 1b of the Community Path project. These impacts are expected to range from the temporary need for construction personnel or equipment to access or traverse a narrow strip of private property during the construction of the path (the vast majority of impacts are expected to be of this nature), to the need to permanently regrade a piece of private property to facilitate the placement of the path near (but not on) the property, to a small number of locations where the path alignment itself will permanently cross or run along a strip of private property.

Project Goals and Objectives:

The goal of this project is to complete all preliminary ROW activities for Phases 1a and 1b of the Community Path Project, including the final determination of impacted properties, legal costs (including title searches and deed retrievals), and the appraisals of impacted land. Completion of these activities will allow the Town and CPPC to continue moving forward with all aspects of the Community Path project needed to ensure that once the project is fully designed, it is able to be constructed as expeditiously as possible. Because the Town is responsible for securing ROW, this part of the project can proceed in parallel with Nitsch's continued work on design. As noted, compensation for impacted property owners necessary for the Town to secure ROW is expected to be the subject of a subsequent CPA application.

Project Benefit:

Phases 1a and 1b of the Community Path project will be an important asset for the Town – providing a safe and efficient recreational and transportation corridor, connections to regional multimodal transportation hubs, and enhancing integration with civic and business amenities. As well as functioning as a significant recreational and open space resource in its own right, the Community Path will create a connection to a vast network of open space and recreational amenities throughout the Town and the region, as further described below:

Phase 1a (Alexander Avenue underpass and connection to Concord Avenue):

Phase 1a will provide a safe, off-road connection for several hundred homes in the Winn Brook neighborhood with Belmont High School and Middle School, numerous school facilities, the Wellington neighborhood, the existing bicycle facilities on Concord Avenue. This crossing would provide a safe alternative for Belmont High School students and commuters heading to and from Alewife Station and could also reduce the traffic congestion that regularly occurs on Brighton Street and Concord Avenue during school-day mornings. Additionally, an underpass at this location will offer Winn Brook residents a more direct option to walk and bike to the Underwood Pool, Belmont Memorial Library, the Post Office, and Clay Pit Pond. The addition of a bicycle and pedestrian rail crossing at this location will help reduce parking along Concord Avenue and, more importantly, traffic at the historical bridge in Belmont Center.

Phase 1b (Brighton Street to Clark Street bridge):

Phase 1b will provide a critical connection between the existing Fitchburg Cutoff Path and Alewife Station to the Town's recreational, civic, and cultural amenities in Belmont Center and along the

Concord Avenue corridor, and ultimately a connection to Phase 2 of the Community Path (Clark Street bridge to the Waltham border) and the Mass Central Rail Trail. This component of the Community Path will also offer Town residents a safer and more direct route to the Western Greenway and Lone Tree Hill open spaces via the trailhead located on Pleasant Street. Town residents will also benefit from more a more direct connection to regional open space and recreational amenities such as Minuteman Bikeway, Alewife Greenway Bike Path, Alewife Linear Park, Somerville Community Path, and the countless recreational assets that can be accessed along each of these bicycle-pedestrian corridors.

Project: Transfer to Housing Trust
CPA Category: Affordable Housing
Amount Requested: \$250,000
Amount Recommended: \$250,000
CPC Vote: Unanimous favorable recommendation (9-0)
Sponsors: Betsy Lipson, Co-Chair; Rachel Heller, Co-Chair

Project Description:

Belmont Housing Trust is applying to CPA for \$250,000 to establish readiness for opportunities that arise in town for creating affordable housing for persons and families whose annual income is less than 80% of the areawide median income (AMI) and seniors whose annual income is less than 100% AMI. This project includes use of an already executed grant agreement between the Community Preservation Committee, the Town, and the Housing Trust.

Spending guidelines for CPA funds indicate that for each fiscal year, towns must spend or reserve at least 10% of the annual revenues in the CPA fund for community housing. This project proposes a carefully constructed mechanism to use the funds to create affordable housing that sustains the unique character of each neighborhood and serves the needs of new generations. As evidenced in other towns, transferring funds to the town Housing Trust increases the likelihood towns are in compliance with the CPA law.

The Housing Trust developed a request for proposal (RFP) that will be sent to developers to notify them of the opportunity to receive town funds for projects that advance affordable housing. A scoring matrix to assess proposal responses considers factors such as sustainability, affordability, site reuse, financing commitment, and demonstrated capacity.

Funds will likely be used for:

- Pre-development due diligence: site surveys, phase I environmental work, title search, etc.
- Leveraging state and private funds to increase number of affordable units
- Helping to purchase land with developers to build deed-restricted housing
- Buying down additional affordable units in developments

Background: This would replenish funds previously appropriated by Town Meeting for FY2018. In June 2020, Town Meeting granted permission to the Housing Trust to create a Temporary Emergency Rental Assistance Program for Belmont households who suffered significant loss of income due to Covid. This program used the FY2018 CPC \$250,000 grant previously awarded to the Housing Trust. In Fall 2020, Special Town Meeting approved an additional \$100,000 CPC grant for this emergency program. In total, Belmont's emergency rental assistance program assisted 82 Belmont households (186 people, including 68 children), two-thirds of whom were below 30% AMI.

Project Goals and Objectives:

- Funds will enable the Housing Trust to move quickly on real estate opportunities.
- Using the funds to create more affordable units will be the measure of the project's success.

Project Benefit:

The costs of land and construction in Belmont are frequently identified as the main barriers to building housing that includes affordable units. Housing costs are rising, as is the cost of living overall, and incomes are not keeping pace. Belmont's Housing Production Plan indicates that 29% of homeowners and 44% renters in town are housing cost-burdened, meaning they spend more than 30% of their household income on housing costs. Building new housing that is priced appropriately for current Belmont residents and for a full range of household income levels helps us to be a welcoming, thriving and strong community. It also helps Belmont on its goal of having 10% of our housing stock be affordable units. The CPA fund is a powerful resource that can be used to implement Belmont's Housing Production Plan.

TOWN OF BELMONT
 COMMUNITY PRESERVATION COMMITTEE
 CPA FUND
 May 10, 2021

<u>Revenue (FY2012-FY2021)</u>	Total
Local Surcharge	\$ 10,762,838
State Match	\$ 2,588,359
Surcharge-Subsequent Year Collection	\$ 70,104
Interest and Misc. Fees	\$ 255,250
Total	\$ 13,676,551
<u>Expenses (FY2012-FY2021)</u>	
Project Spending	\$ (8,619,724)
Remaining Appropriated Project Funding	\$ (2,318,351)
Admin. Expenses (see spending guidelines)	\$ (213,559)
Total Expenses	\$ (11,151,634)
<u>Proposed Appropriations June 2021 Town Meeting (FY2022)</u>	
FY22 Projects	\$ (675,000)
FY22 Admin. Budget (see spending guidelines)	\$ (80,000)
Total Proposed Appropriations (FY22)	\$ (755,000)
<u>Summary</u>	
Collections	\$ 13,676,551
Expenses	\$ (11,151,634)
Proposed Appropriations June 2020 Town Meeting	\$ (755,000)
Total Estimated CPA Fund Balance (7-1-21)	\$ 1,769,917

Status of Prior Year Projects

Administrative Fees

<u>Admin Fees</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21 Estimated</u>
Admin Salary	\$ 8,917	\$ 11,412	\$ 10,092	\$ 11,584	\$ 8,236	\$ 4,795	\$ 4,445	\$ 11,000
Procurement Training	450	1,265	-	-	-	-	-	-
Open Space Land and Housing Inventory Project	30,000	-	-	-	-	-	-	-
CPA Coalition Dues	3,000	3,500	3,500	3,500	4,350	4,350	4,350	4,350
Deed Restriction - Homer House	-	-	4,266	-	-	-	-	-
Town Hall Railings and Retaining Wall Study					5,050	-	-	-
McLean Barn Stabilization Study					15,000	-	-	-
Belmont Police Station						21,000	-	-
The Boston Chimney Study							9,671	
Belmont Municipal Light Conditions Study							25,000	
Misc. Office Supplies	154		363					
Total Admin Spending	\$ 42,521	\$ 16,177	\$ 18,220	\$ 15,084	\$ 32,636	\$ 30,145	\$ 43,466	\$ 15,350
Original Appropriated Admin Budget	\$ 58,000	\$ 56,498	\$ 56,200	\$ 50,650	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
Administrative Turnback	\$ 15,479	\$ 40,321	\$ 37,980	\$ 35,566	\$ 22,364	\$ 24,855	\$ 11,534	\$ -

COMMUNITY PRESERVATION COMMITTEE CPA Project Statuses May/10/2021								
FY 2014								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
(Belmont Village) Electric Service Upgrade Underground Wiring	Donna Hamilton	\$ 147,000	\$ 128,161	100.00%	\$ 18,839	CLOSED	UPGRADE	Community Housing
(Town Hall) Concord Avenue Door Remediation	Kevin Looney	\$ 72,000	\$ 71,871	100.00%	\$ 130	CLOSED	REMEDICATION	Historic Preservation
Building Survey and Investigation of the William Flagg Homer House	Susan Smart	\$ 10,000	\$ 9,500	100.00%	\$ 500	CLOSED	SURVEY	Historic Preservation
Comprehensive Cultural Resources Survey	Lisa Harrington	\$ 115,000	\$ 115,000	100.00%	\$ -	CLOSED	SURVEY	Historic Preservation
Irrigation Improvements at Rock Meadow Community Gardens	Mary Trudeau	\$ 10,000	\$ 9,024	100.00%	\$ 976	CLOSED	RENOVATION	Recreation Land
Joey's Park Rehabilitation	Ellen Schreiber	\$ 100,000	\$ 100,000	100.00%	\$ -	CLOSED	RESTORATION	Recreation Land
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 20,000	\$ 18,970	100.00%	\$ 1,030	CLOSED	DESIGN	Recreation Land
Preserving and Digitizing Belmont's Vital Records	Ellen O'Brien Cushman	\$ 100,000	\$ 86,604	100.00%	\$ 13,396	CLOSED	PRESERVATION	Historic Preservation
Underwood Park (Plan & Design)	Peter J Castanino	\$ 298,000	\$ 298,000	100.00%	\$ -	CLOSED	DESIGN	Recreation Land
		\$ 872,000	\$ 837,130	100.00%	\$ 34,870			
FY 2015								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Community Moving Image Archive	Jeffrey Hansell	\$ 12,000	\$ 11,964	100.00%	\$ 36	CLOSED	IMAGING	Historic Preservation
Daniel Butler School Playground Project (Phase II)	Michael McAllister, Princ	\$ 66,524	\$ 64,488	100.00%	\$ 2,036	CLOSED	CONSTRUCTION	Recreation Land
(Belmont Village) Electrical Upgrade Interior Wiring	Donna Hamilton	\$ 165,000	\$ 165,000	100.00%	\$ -	CLOSED	RENOVATION	Community Housing
First Time Homebuyer Assistance	Helen Bakeman	\$ 375,000	\$ -	100.00%	\$ 375,000	CLOSED	AFFORDABLE HOUSING	Community Housing
JV Field Irrigation Upgrade	Jim Fitzgerald	\$ 8,700	\$ 8,700	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Underwood Pool	David Kale	\$ 2,000,000	\$ 2,000,000	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Winn Brook Field Renovation	Peter Thomson	\$ 100,000	\$ 96,374	100.00%	\$ 3,626	CLOSED	RENOVATION	Recreation Land
		\$ 2,727,224	\$ 2,346,525	100.00%	\$ 380,699			

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
May/10/2021

FY 2016								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Veterans Memorial Project	Kevin Ryan	\$ 60,000	\$ 26,800	100.00%	\$ 33,200	CLOSED	RESTORATION	Historic Preservation
Electrical Upgrade	Donna Hamilton	\$ 522,500	\$ 522,500	100.00%	\$ -	CLOSED	UPGRADE	Community Housing
Digitization of Belmont Newspapers (1890-1923)	Emily Reardon	\$ 17,923	\$ 17,105	100.00%	\$ 818	CLOSED	DIGITIZATION	Historic Preservation
1853 Homer House Rehabilitation and Restoration	Wendy Murphy	\$ 100,000	\$ 99,900	100.00%	\$ 100	CLOSED	RESTORATION	Historic Preservation
Pequossette Tennis Courts Rehabilitation and Restoration	David Kale	\$ 295,000	\$ 210,047	100.00%	\$ 84,953	CLOSED	RESTORATION	Recreation Land
Wellington Station Exterior Restoration and Rehabilitation	Emilio E Mauro, Jr.	\$ 26,300	\$ 26,300	100.00%	\$ -	CLOSED	RESTORATION	Historic Preservation
		\$ 1,021,723	\$ 902,652	100.00%	\$ 119,072			
FY 2017								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Construction of Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 228,350	\$ 228,350	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
Preserving Belmont's Original Vital Records	Ellen Cushman	\$ 80,000	\$ 25,000	31.25%	\$ -	OPEN	PRESERVATION	Historic Preservation
Digitizing Belmont's Town Meeting Records	Ellen Cushman	\$ 85,000	\$ 61,827	72.74%	\$ -	OPEN	DIGITIZATION	Historic Preservation
Town Hall Exterior Railings Improvements	Gerald R. Boyle	\$ 75,000	\$ -	100.00%	\$ 75,000	CLOSED	RENOVATION	Historic Preservation
PQ Playground Revitalization (Phase I)	Julie Crockett	\$ 25,000	\$ 25,000	100.00%	\$ -	CLOSED	REVITALIZATION	Recreation Land
Winn Brook Tennis Courts	Jay Marcotte	\$ 325,000	\$ 268,000	100.00%	\$ 57,000	CLOSED	CONSTRUCTION	Recreation Land
		\$ 818,350	\$ 608,177	84.00%	\$ 132,000			

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
May/10/2021

FY 2018								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Grove Street Tennis Courts	Jay Marcotte	\$ 336,000	\$ 322,857	100.00%	\$ 13,143.36	CLOSED	REPLACEMENT	Recreation Land
Assessment and Project Redevelopment of Sherman Gardens	Jaclyn Martin	\$ 173,200	\$ 120,499	69.57%	\$ -	OPEN	REDEVELOPMENT	Community Housing
Belmont Headquarters Sons of Italy - Historical Artifacts Preservation	Cynthia Pasciuto	\$ 24,125	\$ 24,051	100.00%	\$ 74.45	CLOSED	PRESERVATION	Historic Preservation
Grove Street Park Intergenerational Walking Path Construction Site Plan	Donna Ruvolo	\$ 35,000	\$ 35,000	100.00%	\$ -	CLOSED	CONSTRUCTION	Recreation Land
PQ Playground Revitalization Project Phase 2	Julie Crockett	\$ 615,000	\$ 591,965	100.00%	\$ 23,035.11	CLOSED	REVITALIZATION	Recreation Land
		\$ 1,183,325	\$ 1,094,371	93.91%	\$ 36,252.92			
FY 2019								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Town Field Playground Restoration	Cortney Eldridge	\$ 25,000	\$ 25,000	100.00%	\$ -	CLOSED	RESTORATION	Recreation Land
Architectural Drawings for Music Bandstand at Payson Park	Tomi Olsen	\$ 5,000	\$ 3,660	100.00%	\$ 1,340.00	CLOSED	A. DRAWINGS	Recreation Land
McLean Barn Conditions Stabilization	Ellen Cushman	\$ 175,000	\$ 162,738	92.99%	\$ -	OPEN	PRESERVATION	Historic Preservation
Belmont Veterans Memorial Restoration and Enhancement	Angelo Firenze	\$ 103,000	\$ 103,000	100.00%	\$ -	CLOSED	RESTORATION	Historic Preservation
Funds Set Aside to Housing Trust	Judith Feins	\$ 250,000	\$ 250,000	100.00%	\$ -	CLOSED	RENTAL ASSISTANCE	Community Housing
Construction of Grove Street Park Intergenerational Walking Path	Donna Ruvolo	\$ 790,087	\$ 705,550	89.30%	\$ -	OPEN	CONSTRUCTION	Recreation Land
Community Path Off-Cycle Project Alexander Avenue Underpass	Patrice Garvin	\$ 400,000	\$ 185,162	46.29%	\$ -	OPEN	DESIGN	Recreation Land

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE
CPA Project Statuses
May/10/2021

FY 2020								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Belmont Police Station	Anthony Ferrante	\$ 787,575	\$ 724,346	91.97%	\$ -	OPEN	RESTORATION	Historic Preservation
Town Hall Complex Slate Roofs	Steve Dorrance	\$ 100,000	\$ -	0.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Community Path Phase 1b (Brighton Street to Clark Street Bridge) Design	Patrice Garvin	\$ 1,000,000	\$ 450,000	45.00%	\$ -	OPEN	DESIGN	Recreation Land
Clay Pit Pond: Preservation and Restoration of Vegetation	Mary Trudeau	\$ 20,000	\$ 8,847	44.23%	\$ -	OPEN	PRESERVATION	Recreation Land
Rock Meadow: Habitat Preservation Control of Non-native & Invasive Vegetation	Mary Trudeau	\$ 25,400	\$ -	0.00%	\$ -	OPEN	PRESERVATION	Open Space
Town Field Playground Restoration	Cortney Eldridge	\$ 60,000	\$ 60,000	100.00%	\$ -	OPEN	DESIGN	Recreation Land
		\$ 1,992,975	\$ 1,243,193	46.87%	\$ -			
FY 2021								
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE	PROJECT TYPE	CATEGORY
Chimney Repair	Steve Dorrance	\$ 125,000	\$ -	0.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Belmont Police Station Exterior Stairs	Anthony Ferrante	\$ 100,000	\$ 52,567	52.57%	\$ -	OPEN	PRESERVATION	Historic Preservation
Phase Two Emergency Rental Assistance Program	Besty Lipson	\$ 100,000	\$ 100,000	100.00%	\$ -	OPEN	RENTAL ASSISTANCE	Community Housing
Town Field Playground & Court Restoration	Cortney Eldridge	\$ 680,624	\$ -	0.00%	\$ -	OPEN	RESTORATION	Recreation Land
Homer House Window Restoration	Wendy Murphy	\$ 100,000	\$ -	0.00%	\$ -	OPEN	RESTORATION	Historic Preservation
Feasibility for the Redevelopment and Creation of New Affordable Housing Units at Belmont Village	Jacklyn Martin	\$ 173,000	\$ -	0.00%	\$ -	OPEN	AFFORDABLE HOUSING	Community Housing
		\$ 1,278,624	\$ 152,567	25.43%	\$ -			