

# **Belmont Annual Town Meeting 2020**

**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  
 Floyd Carman, Select Board Appointee  
 Roy Epstein, Board of Parks Commissioners Appointee  
 Lisa Harrington, Historic District Commission Appointee  
 David Kane, Recreation Commission Appointee  
 Gloria Leipzig, Housing Authority Appointee  
 Stephen Pinkerton, Planning Board Appointee  
 Andrés Rojas, Select Board Appointee

June 16, 2020

Dear Town Meeting Member,

The enclosed information summarizes the status of the past seven 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 2021. 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>.

In addition to the four recommended projects, and as explained further below, the CPC is also recommending that Town Meeting approve an amendment to the uses outlined in a previously approved project, namely the FY 2019 \$250,000 appropriation made by Town Meeting to the Belmont Housing Trust to fund the development of community housing in Belmont.

Town Meeting has the final vote on approving and funding these recommendations. According to CPA legislation, Town Meeting actions on 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 eighth year the CPC will make funding recommendations to Town Meeting, and we welcome your questions and suggestions. Please contact Treasurer Floyd Carman at [fcarman@belmont-ma.gov](mailto:fcarman@belmont-ma.gov) or Budget Director Glen Castro at [gcastro@belmont-ma.gov](mailto:gcastro@belmont-ma.gov), or call our hotline at (617) 993-2774.

Due to the Covid-19 crisis and the compressed time-frame in which to complete the appropriations process, Town Meeting will focus on urgent appropriations during its first set of meetings in June 2020. Per the request of the Select Board and the Town Administrator, the CPC considered each

Community Preservation Committee

project and has agreed that three of the recommended projects can await consideration, approval, and appropriation by Town Meeting until a later date. However, repairs to the Town Hall chimneys are an urgent safety matter; hence, the CPC recommends immediate consideration of that project for FY 2021. The CPC also recommends that Town Meeting consider and approve the project amendment proposed by the Belmont Housing Trust, which would allow the Housing Trust to implement an emergency rental assistance program in Belmont.

To comply with social distancing guidelines, 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](mailto: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  
Community Preservation Committee

## Overview of the CPA in Belmont

### Recommended Community Preservation Act Funding for FY 2021

The Community Preservation Committee (CPC) is recommending four projects for FY 2021 funding and one amendment to a prior appropriation for FY 2019. 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 public hearing held on November 13, 2019 and at the Warrant Committee's regularly scheduled, in-person meeting on March 4, 2020. The amendment was considered at a Zoom meeting of the CPC held on May 1, 2020. In addition, the four projects and the amendment will be presented at the League of Women Voters Warrant Briefing, expected to be held via Zoom on June 10, 2020. The recording of the Warrant Committee's March 4 meeting, which included each project sponsor, may be found on the Belmont Media Center website in the archive for the Warrant Committee:

<https://www.belmontmedia.org/watch/govt-ed-access/warrant-committee>.

### 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. In 2019, the annual surcharge averaged \$190.80 per Belmont single-family household. Belmont currently generates nearly \$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 match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry of deed fees which feed the State fund have suffered. As noted in the chart below, Belmont's receipts from the Trust Fund have ranged from a high of \$470,418 (52.23% match) in 2013 to a low of \$189,960 (18.78% match) in 2018. (The State match is paid after the end of the State's fiscal year.) To date Belmont has received \$2,200,856 in State matching funds. In 2019 the state legislature approved an increase of 250% in certain registry fees to bolster the State fund. The FY 2020 match for Belmont was originally projected to be as high as approximately

\$380,000 (33% match). However, the Covid-19 crisis has disrupted registry transactions and decreased state revenues, so the amount of Belmont's FY 2020 match is highly uncertain.

|   | FY                | FY                  | FY                  | FY                  | FY                  | FY                  | FY                  | FY                  | FY                  | Total                |
|---|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Revenue                                       | 12                | 13                  | 14                  | 15                  | 16                  | 17                  | 18                  | 19                  | 20                  |                      |
| Surcharge                                     | \$ 858,359        | \$ 890,299          | \$ 917,630          | \$ 963,355          | \$ 1,058,166        | \$ 1,095,847        | \$ 1,160,347        | \$ 1,147,066        | \$ 1,371,769        | \$ 9,462,838         |
| Surcharge-Subsequent Year Collection          | -                 | 6,359               | 7,326               | 6,204               | 4,137               | 6,148               | 5,473               | 25,421              | 3,760               | \$ 64,828            |
| State Match (Based of Prior Year Collections) | -                 | 232,884             | 470,418             | 291,615             | 288,337             | 219,502             | 189,960             | 217,934             | 290,206             | \$ 2,200,856         |
| Earnings On Investment                        | 1,020             | 8,645               | 12,399              | 8,245               | 9,350               | 17,166              | 29,207              | 74,080              | 79,582              | \$ 239,695           |
| Added Interest and Costs                      | 454               | 1,297               | 1,488               | 1,480               | 1,215               | 1,306               | 1,390               | 1,314               | 892                 | \$ 10,836            |
| <b>Total</b>                                  | <b>\$ 859,833</b> | <b>\$ 1,139,484</b> | <b>\$ 1,409,261</b> | <b>\$ 1,270,899</b> | <b>\$ 1,361,205</b> | <b>\$ 1,339,969</b> | <b>\$ 1,386,376</b> | <b>\$ 1,465,815</b> | <b>\$ 1,746,210</b> | <b>\$ 11,979,053</b> |

## Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the 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. Currently Elizabeth Harmer Dionne serves as Chair of the CPC and Margaret Velie serves as Vice-Chair.

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 2019 Annual Town Meeting. The most current version of the Plan is posted on the town website at:

[https://www.belmont-ma.gov/sites/belmontma/files/uploads/fy20\\_cpa\\_plan\\_0.pdf](https://www.belmont-ma.gov/sites/belmontma/files/uploads/fy20_cpa_plan_0.pdf).)

Over the years, the CPC has learned a lot about how to help projects reach a successful conclusion and ways in which to maximize or leverage the benefits of CPA funding. As a result, last year the CPC made important revisions to Belmont's current CPA Plan. Some of the most significant changes made in the 2020 CPA Plan are summarized below.

- "CPA-funded design does not obligate the CPC to fund the construction of the subsequent proposed project." (p. 20)
- "What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget?" (p. 22)
- "The CPC, in its sole discretion, may provide guidance to applicants regarding the maximum amount it anticipates may be available or appropriate for ultimate construction of the proposed project." (p.23)
- Sponsors of privately owned projects shall provide funds equal to at least ten percent (10%) of the amount of CPA funds being provided. (p.22)
- Projects on publicly owned land or involving Town-owned assets shall not be required to provide any private funds toward the cost of the CPA project being applied for. (p.23)

CPA funds have made a tremendous difference in the quality of life of Belmont's residents. Pages 19-20 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 all of its tennis courts, ongoing culling of invasive species from open space, significant and ongoing repairs 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 most recently funding the significant design work necessary to access state funding for Phase I of the Community Path.

Prioritizing CPA projects may become increasingly important, 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 awarded over a number of years to leverage access federal, state, and other construction grants). The CPC does not have a formal policy for reserving CPA funds for upcoming needs, but project sponsors may come forward to request such reservations as they anticipate significant financial need.

## PROPOSED TOWN OF BELMONT EMERGENCY RENTAL ASSISTANCE PROGRAM

### WARRANT AMENDMENT

That \$250,000 be appropriated from the Fund Balance Reserved for Affordable Housing to fund eligible commitments by the Belmont Housing Trust that would increase housing units where new housing is being built, provide incentives to developers to develop affordable housing units, or fund pre-development work to determine if sites are suitable for community housing development. **Such funds may also be used to develop and administer an emergency short-term rental assistance program to assist eligible Belmont households who have lost income due to the covid-19 pandemic.** (Amendment language in Bold)

### PROJECT DESCRIPTION

The Belmont Housing Trust is proposing to expand the authorized uses of the \$250,000 in CPA funds (awarded in 2018) to establish a short-term emergency rental assistance program. The Trust will request that June Town Meeting approve an amendment to the 2018 award to allow the funds to be used for such a program. Rental Assistance programs are an allowed use of Community Preservation funds. A number of cities and towns across the Commonwealth are taking steps to implement such an emergency program with guidance from the Mass. Housing Partnership (MHP), including Newton, Lexington, Sudbury, Weston and Bedford. In addition to the CPA, some communities are using other town or city resources to fund these programs.

The Housing Trust is proposing an emergency rental assistance program that should provide rental funds to 60-80 Belmont households that have suffered a loss of income due to the pandemic. Participation guidelines would restrict eligibility to Belmont renter households at or below 80% of Area Median Income (AMI) (see chart below for AMI details). Applicants would be required to provide documentation on prior and current income, demonstrating loss due to the coronavirus pandemic. The program would cover about 50 percent of rent for three months and would pay landlords directly. Both eligible applicants and their landlords would be required to sign a participation agreement. Households living in public housing or having a Section 8, MRVP or other housing subsidy would not be eligible for participation, since these households are already entitled to rent reductions through those subsidy programs if income is reduced.

This emergency program would be administered by a local non-profit that would be responsible for accepting applications, determining eligibility, conducting a lottery, establishing a wait list, entering into agreements with the renter households and landlords, obtaining W-9s, disbursing monthly checks to the landlords, issuing 1099s to the landlords, and reporting to the funding source. The administrative agency would be selected through Town-approved procurement procedures.

### PROJECT BENEFIT

Due to COVID-19, unemployment continues to rise. Reductions in income and job losses are putting significant financial stress on people throughout the region. The Federal Reserve Bank of Boston estimates that 36% of renters in New England are now at risk of not being able to make their rent payments, because of lost jobs or decreased income from the COVID-19 crisis. According to the 2018 Belmont Housing Production Plan, 36.5% of Belmont households are renters (approximately 3,500 households) and—at that time— 44% of all renter households were already cost burdened, paying over 30% of their incomes on rent. Belmont's Housing Production Plan further demonstrates that 705 renter households (51% of renters) with incomes below 80% AMI are considered severely cost burdened and paying more than 50% of their incomes to rent. Renter households with low incomes have less resources available to help them remain stable in their homes if they experience a reduction in their incomes or loss of their jobs. .

Using CPA funds to establish an emergency rental assistance program will provide support to those households in Belmont in greatest need, helping ensure their housing stability. Although the federal government has provided enhanced unemployment, not all households are eligible and the increased benefits will end on July 31<sup>st</sup>. It is unknown when business will return to normal and when we can expect unemployment to drop. An emergency rental assistance program can help people hold onto their homes during this time of uncertainty..



Using CPA funds to establish such a program will help residents remain in their homes, ensuring their landlords can continue to pay their mortgages and local property taxes, supporting our local economy and the health of our community. A recent national review of these programs in an article from the Urban Institute: Housing Matters Initiative pointed out the need to serve low-income renters who live in single-family homes and the “mom and pop” landlords who tend to own them. Tenants in larger buildings may be easier to reach, and owners of these buildings may be better able to weather delayed or missed rental payments—at least in the short term. This seems especially relevant to Belmont, as so many rental units here are in single family and two-family buildings, not large apartment buildings. Evictions and possible foreclosures would be disruptive to our neighbors, our community, and our local economy.

## PROGRAM PARAMETERS

### ELIGIBILITY

The applicant must occupy a rental property in Belmont and have household income that is no greater than 80% AMI. Preference will be given to households at or below 60% AMI. The program will use current household income (i.e. wages, unemployment, pension, child support, etc.) to determine income eligibility as well as documentation on loss of income (termination of employment, reduction of hours, or furlough, etc.) due to COVID-19 circumstances to determine if a household qualifies for participation in the program. The applicant will also be asked to certify that they do not have access to other resources to cover the rent.

Household income limits are set by HUD for the Boston area and are based on family size, as follows:

|         | Household Size: 1 | Household Size: 2 | Household Size: 3 | Household Size: 4 | Household Size: 5 | Household Size: 6 |
|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 60% AMI | \$53,760          | 61,440            | 69,120            | 76,740            | 82,920            | \$89,040          |
| 80% AMI | \$67,400          | \$77,000          | \$86,650          | \$96,250          | \$103,950         | \$111,650         |

### DURATION

Three months; Payments made directly to Landlord

### MONTHLY PAYMENT

1 bedroom unit--\$950

2 bedroom unit--\$1155

3 bedroom unit--\$1440

These amounts are based on 50% of the HUD Belmont Fair Market Rent for Section 8, by bedroom size.

### MARKETING

An intense marketing campaign would last for two weeks. Marketing will be the responsibility of the Town and the Belmont Housing Trust. At a minimum, the following committees, agencies and organizations will be asked to conduct outreach, notifying potential applicants about the program and telling them how to obtain an application: Select Board, School Committee, PTOs, Food Pantry, Town Social Worker, Veteran's officer, Beech Street Center, Council on Aging, Belmont Religious Council, Belmont Helps, Belmont Citizen Herald, the Media Center, large local landlords. The Town will also provide program information on its website as will the Belmont Public Library.

### FUNDING

The Emergency Rental Assistance Program will be funded by the \$250,000 CPA grant previously awarded to the Belmont Housing Trust in 2018, if approved in the June 2020 Town Meeting. Private fund-raising efforts will also be undertaken.

### LOTTERY

The lottery will be held approximately two weeks after the start of the marketing campaign.

### BUDGET (based on 60-80 households awarded assistance)

Assistance payments estimate: \$214,000-\$223,000 (85.6%-89.2%). The actual total will depend on the mix of apartment sizes of the enrolled households.

Administration estimate: \$27,000-\$36,000 (10.8%-14.4%)

Community Preservation Committee

## FY 2021 CPA Project Summary

| No.          | Name             | Project Title   | Category              | Amount                 |
|--------------|------------------|---|-----------------------|------------------------|
| 1            | Steve Dorrance   | Repair and Weatherization of the Chimneys on Town Hall  | Historic Preservation | \$ 125,000.00          |
| 2            | Wendy Murphy     | Homer House Window Restoration  | Historic Preservation | \$ 100,000.00          |
| 3            | Cortney Eldridge | Town Field Playground & Court Restoration   | Recreation            | \$ 680,624.00          |
| 4            | Jaclyn Martin    | Feasibility Study for the redevelopment and creation of new affordable housing units at Belmont Village | Community Housing     | <u>\$ 173,000.00</u>   |
| <b>Total</b> |                  |   |                       | <b>\$ 1,078,624.00</b> |

|                            |  |
|----------------------------|--|
| <b>Project:</b>            | Repair and Weatherization of the Chimneys on Town Hall |
| <b>CPA Category:</b>       | Historic Preservation                                  |
| <b>Amount Requested:</b>   | \$125,000.00   |
| <b>Amount Recommended:</b> | \$125,000.00   |
| <b>CPC Vote:</b>           | Approved   |
| <b>Sponsors:</b>           | Steve Dorrance   |

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### **Project Description:**

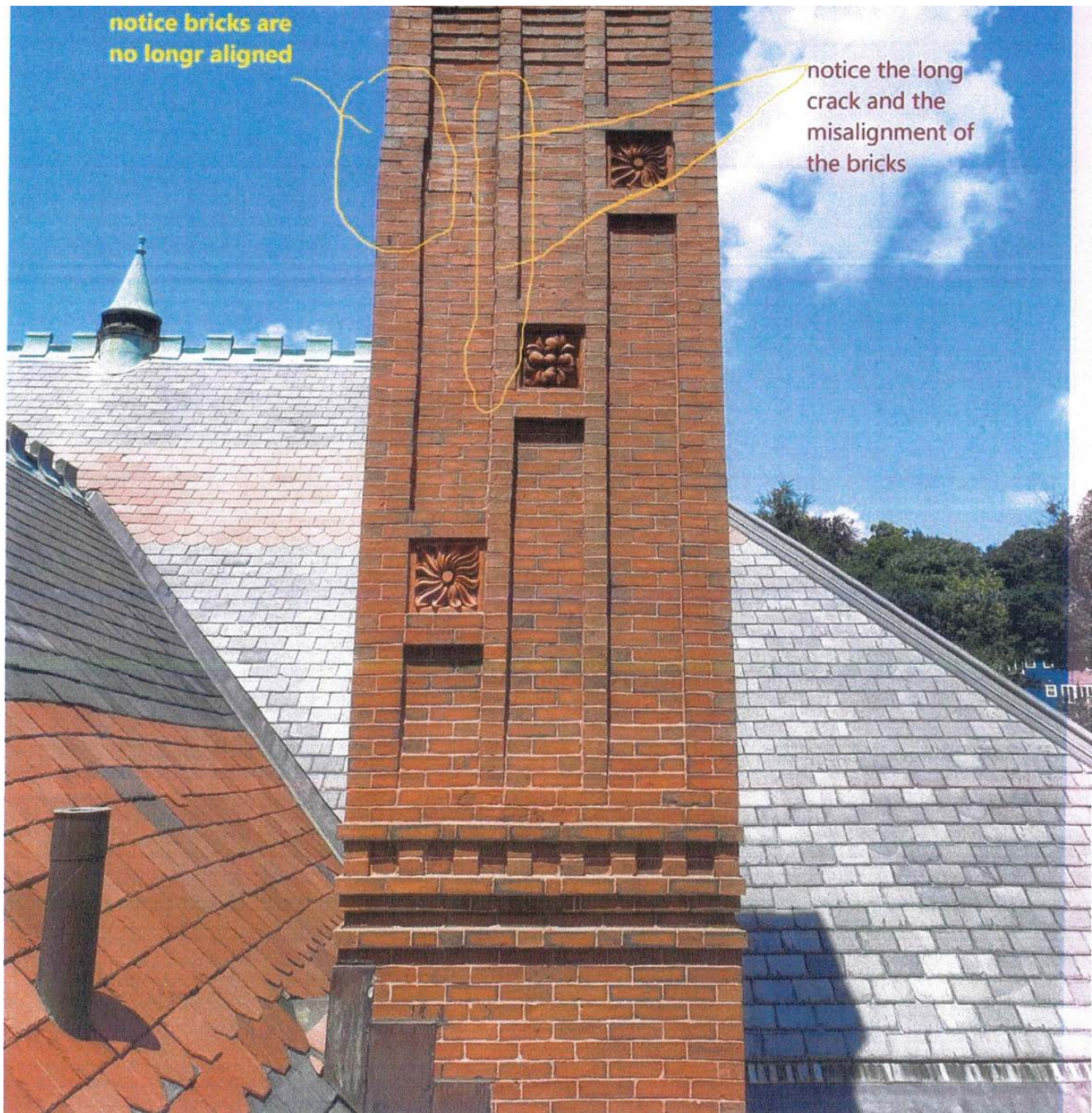
The project scope is to repair and weatherize the three chimneys on Town Hall. The majority of the work will be done on the chimney directly above the most frequently used door on the building, pictured below. The work is needed because the chimney in question has developed long vertical cracks, as well as horizontal cracks in the mortar joints. The latter cracks are typical for most brick chimneys, and occurs when the mortar joints fail. Typically, these types of cracks are seen in the top 18 inches of residential chimneys. Vertical cracks, are very different as they do not follow a joint and literally crack through the bricks in a jagged line. Very often, as is the case with this chimney, a vertical crack is symptomatic of an underlying problem. A condition assessment of the chimneys was done on a fee for services basis by a reputable firm that specializes in large and historic chimneys. Based on the survey, which was done from a crane and aerial bucket, but without the removal of any bricks, it is believed the chimney is structurally compromised. Looking from the ground at the left front edge of the chimney, it is very apparent the corner has shifted; approximately two linear feet are misaligned.

### **Project Goals and Objectives:**

The goals are to stabilize the chimneys from further deterioration, repair all the cracks, realign the bricks, and apply a long-lasting weatherproofing chemical to inhibit water penetration into the mortar joints and bricks.

### **Project Benefit:**

The Town Hall chimneys contribute to the architectural character of the building, which is important to preserve. This project will, without question, extend the longevity of the chimneys. The extent of the underlying issues with the chimney in question are not clear. If we defer this repair, and large sections of brick fall out, it could lead to catastrophic failure of the chimney. The load of these bricks could easily extensively damage the slate roof and, under the worst circumstances, injure someone making passage in and out of Town Hall. This concern is not being overstated because there is obvious movement in the brick corners, left front and right rear, looking from the parking lot. The most noteworthy benefit of the project is to avoid a catastrophic failure and cascading secondary damage to the building.



|                            |   |
|----------------------------|---|
| <b>Project:</b>            | 1853 Homer House Window Restoration Project |
| <b>CPA Category:</b>       | Historic Preservation                       |
| <b>Amount Requested:</b>   | \$100,000                                   |
| <b>Amount Recommended:</b> | \$100,000                                   |
| <b>CPC Vote:</b>           | Approved                                    |
| <b>Sponsors:</b>           | Belmont Woman's Club                        |

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### **Project Description:**

The goal is to restore the windows in the historic William Flagg Homer House located in the Pleasant Street Historic District at 661 Pleasant Street. William Flagg Homer was the uncle of famed American artist Winslow Homer, whose artwork includes many pieces depicting scenes in and around Belmont, including the Homer House. The BWC rescued the House from destruction in 1927, and its members have donated their time and resources ever since to preserve the Homer House for future generations.

Nearly all the windows in the Homer House are inoperable, as well as inefficient and dangerous. Most are original to the house and have never been repaired. Many have broken panes of glass, deteriorating wood frames, and loose glazing. All of these problems diminish the value of the House, and pose a risk of harm to the public. In addition, the fact that the windows are inoperable means fresh air does not circulate, which increases the risk of mold, and negatively affects air quality in the House. Further, many of the windows have deteriorated to a point where they have large gaps between the glass and the frames, which significantly affects heating costs during the cold weather.

The BWC is an all-volunteer 501(c)(3) charitable organization whose members donate time and resources to maintain the Homer House. Membership fees alone are inadequate to cover ordinary annual expenses, so the BWC regularly rents the Homer House for functions, which provides important additional assets that are used to pay expenses. The dangerous condition of the windows poses concerns for visitors, and deters renters from selecting the Homer House as the location for their function, especially when children are involved.

The window restoration project will restore glass, sashes, frames, glazing and hardware to make the windows more energy efficient and safe. It will also involved restoration of three stained glass windows, and exterior broken mouldings around several windows.

### **Project Goals and Objectives:**

Primary goals include restoring operability to the windows, and repairing broken parts so that the windows are safe and capable of providing proper ventilation and protection against water intrusion. This will make the Homer House more appealing to renters whose fees provide essential financial support to the BWC so they can properly maintain the property, and more accessible to the community for public events. The Belmont community has enjoyed free access to the space for a variety of purposes, such as children's literacy programming,

lectures, historic tours, and use of the space for community meetings. Restoring the windows will decrease the risk of harm to the visitors, thus allowing for even more public access and enjoyment. The project will also enhance the long-term integrity and sustainability of the Homer House, thus will contribute to the value of the community.

**Project Benefit:**

As noted above, this project will provide significant benefit to the integrity of the 1853 Homer House, while making the Homer House safer and more accessible to the public. Preservation of historic assets in town is exactly what CPA money should be used for. The 1853 Homer House is a beautiful example of period architecture, and a crown jewel in Belmont. Its location atop a hill, across from Town Hall, serves as a welcoming display of Belmont's character and reputation as "The Town of Homes."



|                            |   |
|----------------------------|---|
| <b>Project:</b>            | Feasibility study for the redevelopment and creation of new affordable housing at Belmont Village |
| <b>CPA Category:</b>       | Community Housing   |
| <b>Amount Requested:</b>   | \$173,000   |
| <b>Amount Recommended:</b> | \$173,000   |
| <b>CPC Vote:</b>           | Approved  |
| <b>Sponsors:</b>           | Belmont Housing Authority   |

**Project Description:** Belmont Village is a state-aided public housing development owned and managed by the Belmont Housing Authority. The development was built in 1949 and consists of 100 family apartments, 50 2 bedroom apartments and 50 3 bedroom apartments on 9 acres of land. The assessment and redevelopment plan will focus on the feasibility of new construction with accessibility access for families and disabled residents of Belmont and the creation of new apartments on the site. The plan would include a site and environmental review, conceptual design plans, preliminary zoning review, preparation of initial development budget and identification of potential financial resources as well as outreach to residents, abutters, and the Town.

**Project Goals and Objectives:** An assessment and redevelopment plan will focus on a new design for Belmont Village that includes additional apartments, accessible apartments and housing stock not currently available such as 1 bedroom apartments and accessible 2 and 3 bedroom apartments. Currently there are no accessible apartments at Belmont Village. The number of new apartments and the bedroom size configuration will be ascertained through the planning process. The site assessment and financial analysis will determine the optimum number of new apartments and bedroom sizes and level of affordability.

**Project Benefit:** According to Belmont's Comprehensive Plan for 2010-2020, "there is a need for a wider variety of housing types to serve young professionals and the elderly, especially near village centers. Housing suitable for the needs and moderate incomes of young professionals and the elderly is insufficient, especially smaller rental units....". The plan also cited the lack of options for young families looking to rent an affordable apartment in Belmont. In addition the Belmont Housing Production Plan approved by the Town in 2018 states that "approximately 25% of Belmont's households qualify for affordable housing and only 6.37% of the dwelling units are affordable". Creating additional affordable housing on publicly owned land is both needed and should be far more cost effective than developing on private property since the cost of land will not factor into development costs.

|                            |   |
|----------------------------|---|
| <b>Project:</b>            | Town Field Playground Restoration                   |
| <b>CPA Category:</b>       | Recreation  |
| <b>Amount Requested:</b>   | \$680,624.00  |
| <b>Amount Recommended:</b> | \$680,624.00  |
| <b>CPC Vote:</b>           | Approved  |
| <b>Sponsors:</b>           | Cortney Eldridge - Friends of Town Field Playground |

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### **Project Description:**

Town Field playground and courts are located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational space for both children and adults. The area we look to revitalize includes the current Town Field playground, four pickleball courts, one basketball court, and the tennis wall.

### **Project Goals and Objectives:**

The goal of this proposed project is to rehabilitate the Town Field playground and courts. We would like to make an already integral recreational Belmont area even more fun and improve the safety of the equipment. In addition, we would like to make it more attractive to children of a wider variety of ages.

### **Project Benefit:**

The Town Field playground is located in an area where houses are close together and residents do not have large back yards. Many neighbors meet here to play. It is a central point for our town's soccer organizations. On any given weekend, you can see Belmontonians from all parts of town use the fields and the playground while soccer is in session. Given the high utilization, this project is a benefit to a major cross-section of our town's residents and this reach, we believe, helps to fulfill the CPC guidelines even further.



TOWN OF BELMONT  
COMMUNITY PRESERVATION COMMITTEE  
CPA FUND  
May 13, 2020

|  |                       |
|--|-----------------------|
| <b><u>Revenue (FY2012-FY2020)</u></b>  | <b>Total</b>          |
| Local Surcharge  | \$ 9,462,838          |
| State Match  | \$ 2,200,856          |
| Surcharge-Subsequent Year Collection   | \$ 64,828             |
| Interest and Misc. Fees  | \$ 250,531            |
| <b>Total</b>   | <b>\$ 11,979,053</b>  |
| <hr/>  |                       |
| <b><u>Expenses (FY2012-FY2020)</u></b>   |                       |
| Project Spending   | \$ (7,137,034)        |
| Remaining Appropriated Project Funding   | \$ (2,536,792)        |
| Admin. Expenses (see spending guidelines)  | \$ (215,878)          |
| <b>Total Expenses</b>  | <b>\$ (9,889,704)</b> |
| <hr/>  |                       |
| <b><u>Proposed Appropriations June 2020 Town Meeting Part I (FY2021)</u></b>               |                       |
| FY21 Projects  | \$ (125,000)          |
| FY21 Admin. Budget (see spending guidelines)   | \$ (55,000)           |
| <b>Total Proposed Appropriations (FY21)</b>  | <b>\$ (180,000)</b>   |
| <hr/>  |                       |
| <b><u>Proposed Appropriations Town Meeting / Special Town Meeting Part II (FY2021)</u></b> |                       |
| FY21 Projects  | \$ (953,624)          |
| <b>Total Proposed Appropriations (FY21)</b>  | <b>\$ (953,624)</b>   |
| <hr/>  |                       |
| <b><u>Summary</u></b>  |                       |
| Collections  | \$ 11,979,053         |
| Expenses   | \$ (9,889,704)        |
| Proposed Appropriations June 2020 Town Meeting   | \$ (180,000)          |
| Proposed Appropriations  | \$ (953,624)          |
| <b>Total Estimated CPA Fund Balance (7-1-20)</b>   | <b>\$ 955,725</b>     |

| <b>Admin Fees</b>                             | <b>FY14</b>      | <b>FY15</b>      | <b>FY16</b>      | <b>FY17</b>      | <b>FY18</b>      | <b>FY19</b>      | <b>FY20 Estimated</b> |
|---|------------------|------------------|------------------|------------------|------------------|------------------|-----------------------|
| Admin Salary                                  | \$ 8,917         | \$ 11,412        | \$ 10,092        | \$ 11,584        | \$ 8,236         | \$ 4,795         | \$ 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                 |
| 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 Condition Study       | -                | -                | -                | -                | -                | -                | 25,000                |
| Misc. Office Supplies                         | 154              |                  | 363              |                  | -                | -                |                       |
| <b>Total Admin Spending</b>                   | <b>\$ 42,521</b> | <b>\$ 16,177</b> | <b>\$ 18,220</b> | <b>\$ 15,084</b> | <b>\$ 32,636</b> | <b>\$ 30,145</b> | <b>\$ 50,021</b>      |
|   |                  |                  |                  |                  |                  |                  |                       |
| Original Appropriated Admin Budgets           | \$ 58,000        | \$ 56,498        | \$ 56,200        | \$ 50,650        | \$ 55,000        | \$ 55,000        | \$ 55,000             |
| Administrative Turn back                      | \$ 15,479        | \$ 40,321        | \$ 37,980        | \$ 35,566        | \$ 22,364        | \$ 24,855        | \$ -                  |

|   |                           |                      |                     |                    |                   |                      |                     |                       |
|---|---------------------------|----------------------|---------------------|--------------------|-------------------|----------------------|---------------------|-----------------------|
| <b>TOWN OF BELMONT</b><br><b>COMMUNITY PRESERVATION COMMITTEE</b><br><b>CPA Project Statuses</b><br><b>May 13, 2020</b> |                           |                      |                     |                    |                   |                      |                     |                       |
| <b>FY 2014</b>  |                           |                      |                     |                    |                   |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>            | <b>APPROPRIATION</b> | <b>EXPENSES</b>     | <b>% COMPLETED</b> | <b>TURNBACK</b>   | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| (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               | REMEDIATION         | 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       |
|   |                           | <b>\$ 872,000</b>    | <b>\$ 837,130</b>   | <b>100.00%</b>     | <b>\$ 34,870</b>  |                      |                     |                       |
| <b>FY 2015</b>  |                           |                      |                     |                    |                   |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>            | <b>APPROPRIATION</b> | <b>EXPENSES</b>     | <b>% COMPLETED</b> | <b>TURNBACK</b>   | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| 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       |
|   |                           | <b>\$ 2,727,224</b>  | <b>\$ 2,346,525</b> | <b>100.00%</b>     | <b>\$ 380,699</b> |                      |                     |                       |

|   |                     |                      |                   |                    |                   |                      |                     |                       |
|---|---------------------|----------------------|-------------------|--------------------|-------------------|----------------------|---------------------|-----------------------|
| <b>TOWN OF BELMONT</b><br><b>COMMUNITY PRESERVATION COMMITTEE</b><br><b>CPA Project Statuses</b><br><b>May 13, 2020</b> |                     |                      |                   |                    |                   |                      |                     |                       |
| <b>FY 2016</b>  |                     |                      |                   |                    |                   |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>      | <b>APPROPRIATION</b> | <b>EXPENSES</b>   | <b>% COMPLETED</b> | <b>TURNBACK</b>   | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| 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 |
| Pequotsette 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 |
|   |                     | <b>\$ 1,021,723</b>  | <b>\$ 902,652</b> | <b>100.00%</b>     | <b>\$ 119,072</b> |                      |                     |                       |
| <b>FY 2017</b>  |                     |                      |                   |                    |                   |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>      | <b>APPROPRIATION</b> | <b>EXPENSES</b>   | <b>% COMPLETED</b> | <b>TURNBACK</b>   | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| 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            | \$ 56,827         | 66.86%             | \$ -              | 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       |
|   |                     | <b>\$ 818,350</b>    | <b>\$ 603,177</b> | <b>83.02%</b>      | <b>\$ 132,000</b> |                      |                     |                       |

|   |                  |                      |                     |                    |                     |                      |                     |                       |
|---|------------------|----------------------|---------------------|--------------------|---------------------|----------------------|---------------------|-----------------------|
| <b>TOWN OF BELMONT</b><br><b>COMMUNITY PRESERVATION COMMITTEE</b><br><b>CPA Project Statuses</b><br><b>May 13, 2020</b> |                  |                      |                     |                    |                     |                      |                     |                       |
| <b>FY 2018</b>  |                  |                      |                     |                    |                     |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>   | <b>APPROPRIATION</b> | <b>EXPENSES</b>     | <b>% COMPLETED</b> | <b>TURNBACK</b>     | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| Grove Street Tennis Courts  | Jay Marcotte     | \$ 336,000           | \$ 322,857          | 100.00%            | \$ 13,143.36        | <b>CLOSED</b>        | REPLACEMENT         | Recreation Land       |
| Assessment and Project Redevelopment of Sherman Gardens   | Jaclyn Martin    | \$ 173,200           | \$ 70,499           | 40.70%             | \$ -                | <b>OPEN</b>          | REDEVELOPMENT       | Community Housing     |
| Belmont Headquarters Sons of Italy - Historical Artifacts Preservation  | Cynthia Pasciuto | \$ 24,125            | \$ 24,051           | 100.00%            | \$ 74.45            | <b>CLOSED</b>        | PRESERVATION        | Historic Preservation |
| Grove Street Park Intergenerational Walking Path Construction Site Plan   | Donna Ruvolo     | \$ 35,000            | \$ 35,000           | 100.00%            | \$ -                | <b>CLOSED</b>        | CONSTRUCTION        | Recreation Land       |
| PQ Playground Revitalization Project Phase 2  | Julie Crockett   | \$ 615,000           | \$ 556,976          | 90.57%             | \$ -                | <b>OPEN</b>          | REVITALIZATION      | Recreation Land       |
|   |                  | <b>\$ 1,183,325</b>  | <b>\$ 1,009,383</b> | <b>86.25%</b>      | <b>\$ 13,217.81</b> |                      |                     |                       |
| <b>FY 2019</b>  |                  |                      |                     |                    |                     |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>   | <b>APPROPRIATION</b> | <b>EXPENSES</b>     | <b>% COMPLETED</b> | <b>TURNBACK</b>     | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| Town Field Playground Restoration   | Cortney Eldridge | \$ 25,000            | \$ 25,000           | 100.00%            | \$ -                | <b>CLOSED</b>        | RESTORATION         | Recreation Land       |
| Architectural Drawings for Music Bandstand at Payson Park   | Tomi Olsen       | \$ 5,000             | \$ 3,660            | 73.20%             | \$ -                | <b>OPEN</b>          | A. DRAWINGS         | Recreation Land       |
| McLean Barn Conditions Stabilization  | Ellen Cushman    | \$ 175,000           | \$ 162,738          | 92.99%             | \$ -                | <b>OPEN</b>          | PRESERVATION        | Historic Preservation |
| Belmont Veterans Memorial Restoration and Enhancement   | Angelo Firenze   | \$ 103,000           | \$ 103,000          | 100.00%            | \$ -                | <b>CLOSED</b>        | RESTORATION         | Historic Preservation |
| Funds Set Aside to Housing Trust  | Judith Feins     | \$ 250,000           | \$ -                | 0.00%              | \$ -                | <b>OPEN</b>          | AFFORDABLE HOUSING  | Community Housing     |
| Construction of Grove Street Park Intergenerational Walking Path  | Donna Ruvolo     | \$ 780,087           | \$ 704,470          | 90.31%             | \$ -                | <b>OPEN</b>          | CONSTRUCTION        | Recreation Land       |
| Community Path Off-Cycle Project Alexander Avenue Underpass   | Patrice Garvin   | \$ 400,000           | \$ 101,587          | 25.40%             | \$ -                | <b>OPEN</b>          | DESIGN              | Recreation Land       |
|   |                  | <b>\$ 1,738,087</b>  | <b>\$ 1,100,455</b> | <b>68.84%</b>      | <b>\$ -</b>         |                      |                     |                       |

|   |                  |                      |                   |                    |                 |                      |                     |                       |
|---|------------------|----------------------|-------------------|--------------------|-----------------|----------------------|---------------------|-----------------------|
| <b>TOWN OF BELMONT</b><br><b>COMMUNITY PRESERVATION COMMITTEE</b><br><b>CPA Project Statuses</b><br><b>May 13, 2020</b> |                  |                      |                   |                    |                 |                      |                     |                       |
| <b>FY 2020</b>  |                  |                      |                   |                    |                 |                      |                     |                       |
| <b>PROJECT</b>  | <b>SPONSOR</b>   | <b>APPROPRIATION</b> | <b>EXPENSES</b>   | <b>% COMPLETED</b> | <b>TURNBACK</b> | <b>STATUS UPDATE</b> | <b>PROJECT TYPE</b> | <b>CATEGORY</b>       |
| Belmont Police Station  | Anthony Ferrante | \$ 787,575           | \$ 189,359        | 24.04%             | \$ -            | <b>OPEN</b>          | RESTORATION         | Historic Preservation |
| Town Hall Complex Slate Roofs   | Steve Dorrance   | \$ 100,000           | \$ -              | 0.00%              | \$ -            | <b>OPEN</b>          | RESTORATION         | Historic Preservation |
| Community Path Phase 1b (Brighton Street to Clark Street Bridge) Design   | Patrice Garvin   | \$ 1,000,000         | \$ 130,550        | 13.06%             | \$ -            | <b>OPEN</b>          | DESIGN              | Recreation Land       |
| Clay Pit Pond: Preservation and Restoration of Vegetation   | Mary Trudeau     | \$ 20,000            | \$ -              | 0.00%              | \$ -            | <b>OPEN</b>          | PRESERVATION        | Recreation Land       |
| Rock Meadow: Habitat Preservation Control of Non-native & Invasive Vegetation   | Mary Trudeau     | \$ 25,400            | \$ -              | 0.00%              | \$ -            | <b>OPEN</b>          | PRESERVATION        | Open Space            |
| Town Field Playground Restoration   | Cortney Eldridge | \$ 60,000            | \$ 17,804         | 29.67%             | \$ -            | <b>OPEN</b>          | DESIGN              | Recreation Land       |
|   |                  | <b>\$ 1,992,975</b>  | <b>\$ 337,713</b> | <b>11.13%</b>      | <b>\$ -</b>     |                      |                     |                       |