



**Town of Lexington**  
**Community Preservation Committee**

**UPDATES and ERRATA**

TO THE

**REPORT TO THE**

**2014 Annual Town Meeting**

Article 8: Community Preservation Committee, Community  
Preservation Act Projects

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Released April 4, 2014

**Community Preservation Committee  
Annual Town Meeting 2014**

***Updates and Errata:***

**This document reflects the changes that have come to the CPC's attention since the March 20<sup>th</sup> date of publication of the CPC Report to Special and Annual Town Meetings. Article 8(a) for the Sidewalk Construction at the Community Center now is shown as indefinitely postponed, and LexHAB's proposal for Set-Aside Funds for the Creation/Acquisition of Community Housing at the Busa Property has been modified to more closely reflect the intent of the CPC and the wording in the revised motion that will appear before Town Meeting on April 7th. Figures related to these two modifications have similarly been made, and are shown on the table on page 48.**

**Additionally, figures have been corrected in the last paragraph of page 3 and in the Community Housing amount shown on the first line and corresponding totals on lines 6 and 8 of the CPF Account Balances Table on page 47 of the Report.**

***The following pages have been replaced and are included in their entirety in this publication:***

- Page 3 regarding project totals and the State Match percentage,***
- Page 14 regarding the Indefinite Postponement of Article 8(a),***
- Page 20 regarding the LexHAB project for Set-Aside funds for Creation/Acquisition of Housing at the Busa property, and***
- Pages 47 and 48 showing CPC tables related to Account Balances and FY15 Project Costs.***

<b>CPA STATE MATCHING FUNDS TO DATE</b>		
<b>FISCAL YEAR</b>	<b>PERCENTAGE</b>	<b>AMOUNT</b>
<b>2007</b>	<b>100.00</b>	<b>\$2,556,362</b>
<b>2008</b>	<b>69.40</b>	<b>\$1,927,708</b>
<b>2009</b>	<b>36.17</b>	<b>\$1,060,390</b>
<b>2010</b>	<b>28.22</b>	<b>\$858,729</b>
<b>2011</b>	<b>27.62</b>	<b>\$885,463</b>
<b>2012</b>	<b>27.79</b>	<b>\$929,507</b>
<b>2013</b>	<b>54.09</b>	<b>\$1,932,347</b>
<b>TOTAL</b>		<b>\$10,150,506</b>

Record of Lexington's CPA State Matching Funds  
(Source: Massachusetts Department of Revenue)

### **Community Preservation Committee**

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington By-law, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Richard Wolk from the Conservation Commission serving as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, öTown of Lexington Community Preservation Plan: A Needs Assessmentö, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures Committee and Appropriation Committee in tracking CPA fund balances and expenditures, projecting available funding for future years, and planning fund allocations for each of the areas eligible for CPA funding: community housing, historic resources, open space and recreation. CPC Administrator Nathalie Rice currently tracks 30+ ongoing CPC projects, for which updates are given in this report after the FY15 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$43,344,976 for CPA projects. These funds have supported 57 historic preservation projects, preserved 65.1 acres of open space, created or preserved 12 recreational facilities, and created or supported 173 units of affordable housing. Of this total, **\$10,150,506 or 23.4% of the Town's total project costs (exclusive of Administrative expenses) has been received from the State as matching funds.**

**ARTICLE 8 (b)**

**Project:** Sidewalk Construction at the Community Center  
**CPA Category:** Historic Resources  
**Amount Requested:** \$100,000  
**Amount Approved:** N/A

***INDEFINITELY POSTPONED***

**Project Description:**

The Town of Lexington purchased the 39 Marrett Road property from the Scottish Rite and will complete renovations to the new Community Center building as described in this CPC Report under Article 3. An extension of the existing sidewalk was part of the amended scope of work but is being considered separately under this article. The new sidewalk will extend from the parking lot to the existing sidewalk on Marrett Road.

As part of the Special Town Meeting appropriation on November 4, 2013 voters approved \$20,000 to design options for adding pedestrian access to the Community Center. Lexington's Department of Public Works, Engineering Division, developed two sidewalk concepts, both of which will require obtaining an easement from the Scottish Rite. Discussion has begun with the Scottish Rite to determine which orientation is preferred. Discussions with the Scottish Rite and finalizing the easement are anticipated in time for sidewalk construction to begin late summer of 2014.

**Project Goals and Objectives:**

- Provide a pedestrian connection to the new Community Center from Marrett Road.
- Construct the sidewalk before the Community Center opens to the public.

**Project Benefit:**

Currently the building is not accessible for pedestrians from the closest sidewalk on Marrett Road. The Marrett Road sidewalk ends just before the driveway gate and there are brick walls on either side of the gate. A sidewalk, through a new opening in the wall, will allow pedestrian access to the building and grounds without having to walk in the driveway.

**Funding Request:**

The request for CPA funds under this project is \$100,000. Any unused portion of this money will be returned to the CPF "bucket" from which it was appropriated.

**ARTICLE 8 (g)**

<b>Project:</b>	<b>LexHAB Set-Aside for the Creation/Acquisition of Community Housing at the Busa Property</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$750,000</b>
<b>Amount Approved:</b>	<b>\$750,000</b>

**Project Description:**

LexHAB seeks \$750,000 in CPA funding for FY15 to acquire and create community housing on the Busa Property on Lowell Street. This FY15 appropriation will be combined with a transfer of \$534,653 of previously appropriated funds from the FY12 and FY13 funding cycles, thereby enabling LexHAB to use \$1,284,653 in CPA funds for the construction of two affordable homes on Lowell Street, each containing three units. CPA funds will not be used for upkeep or maintenance.

Units will be designed to meet zero energy consumption status through passive measures including insulation, sealing and weatherproofing. *Full* net-zero status requires the installation of photo-voltaic panels, which the buildings will be designed to accommodate. There will be one curb-cut for the buildings, located as far as possible from the intersection of Lowell and Winchester Streets. Handicapped access will be provided from the single driveway to the ground level of both buildings.

The community housing at the Busa property will be subject to specific standards (listed on the following page) set in place by the CPC and agreed upon by LexHAB and the Board of Selectmen. All affordable units created (and acquired) with CPA funds are protected through permanent deed restrictions, and become part of the Town's Subsidized Housing Inventory (SHI).

**Project Goals and Objectives:**

The goal of this project is to acquire and create community housing at the Busa property.

**Project Benefit:**

CPA funding enables LexHAB to create and acquire affordable units in compliance with Guidelines set forth by the CPC and Board of Selectmen. LexHAB units range from 4-bedroom scattered site homes to one-bedroom condominiums. Housing is provided to persons making up to 60% of the median income for the Boston area as set by the Federal government. LexHAB's rents are no more than 30% of the family income as verified by the previous year's income tax returns. Housing on the Busa property has the benefit of increasing diversity in Lexington, enabling families who would otherwise not be able to live in Town the opportunity to take advantage of the benefits available to residents.

**Funding Request:**

This FY15 request for CPA funds for the acquisition and creation of community housing at the Busa property is \$750,000. This grant is proposed to be used in conjunction with \$534,653 in previously unspent CPA funds appropriated to LexHAB to further its goal of providing community housing in Lexington.

## CPF ACCOUNT BALANCES 2014 Annual Town Meeting

<b>APPROPRIATED TO DATE</b>	
(by category as of 11/5/13)	
<b>CATEGORY</b>	
Community Housing	\$6,496,804
Historic Resources	\$19,167,763
Open Space	\$9,643,517
Recreational Resources	\$3,717,892
Pending assignment to proper category (Busa Property and its related expenses)	<u>\$4,319,000</u>
<b>TOTAL</b>	<b>\$43,344,976</b>
Administrative Expenses	<u>\$880,000</u>
<b>TOTAL APPROPRIATIONS TO DATE</b>	<b>\$44,224,976</b>

<b>AVAILABLE FOR APPROPRIATION at ANNUAL TOWN MEETING, MARCH 2014</b>	
<b>AVAILABLE BALANCES</b>	
Community Housing Reserve	\$388,485
Historic Resources Reserve	\$82,427
Open Space Reserve	\$504,730
Unbudgeted Reserve <sup>1</sup>	\$576,991
Undesignated Fund Balance	<u>\$1,875,730</u>
<b>TOTAL</b>	<b>\$3,428,363</b>
<b>ESTIMATED REVENUES FY 2015</b>	
Property Surcharge	\$3,907,000
State Match (est. at 25%)	\$927,310
Investment Income	<u>\$14,000</u>
<b>TOTAL</b>	<b>\$4,848,310</b>
<b>TOTAL ESTIMATED CPF FUNDS</b>	
<b>AVAILABLE FOR FY 15<sup>2</sup></b>	<b>\$8,276,673</b>

<sup>1</sup> If this balance is unspent as of 6/30/14 at the close of the fiscal year, it will become part of the year-end surplus and will be available for appropriation in FY15 as a portion of the Undesignated Fund Balance calculated as of 7/1/14.

<sup>2</sup> Does not include approximately \$1,631,467 in premium payments from bond sales due to be returned to CPF.

<b>FY15 CPA PROJECT COSTS AND SUMMARY</b>			
<b>SPECIAL TOWN MEETING, Articles 2 and 3</b>		<b>VOTE</b>	<b>AMOUNT</b>
	<b>HISTORIC RESOURCES</b>		
<b>Art. 2</b>	Cary Memorial Building Upgrades	9-0	\$8,241,350
<b>Art. 3</b>	Amendment of Art. 5 of 2013 Nov. Special Town Meeting, Renovations to the Community Center	9-0	\$5,797,184
	<b>Sub Total</b> <sup>1</sup>		<b>\$14,038,534</b>
<b>ANNUAL TOWN MEETING - Article 8</b>			
	<b>HISTORIC RESOURCES</b>		
<b>Art. 8(a)</b>	Sidewalk Construction for Community Center		IP
<b>Art. 8(b)</b>	Visitor Center - Design Phase	7-0-2	\$59,332
<b>Art. 8(c)</b>	Hastings Park Gazebo Renovations	9-0	\$120,000
<b>Art. 8(d)</b>	HC Inventory Forms for Listed Buildings	9-0	\$35,000
<b>Art. 8(e)</b>	Battle Green Streetscape Improvements	9-0	\$63,000
	<b>Sub Total</b>		<b>\$277,332</b>
	<b>COMMUNITY HOUSING</b>		
<b>Art. 8(f)</b>	Vynebrooke Village Renovations	9-0	\$300,551
<b>Art. 8(g)</b>	LexHAB Set-Aside Funds for Creation/Acquisition of Community Housing at Busa Property <sup>2</sup>	9-0	\$750,000
	<b>Sub Total</b>		<b>\$1,050,551</b>
	<b>RECREATION</b>		
<b>Art. 8(h)</b>	Lincoln Park Field Improvements	9-0	\$200,000
<b>Art. 8(i)</b>	Park and Playground Improvements	9-0	\$65,000
<b>Art. 8(j)</b>	Park Improvements - Athletic Fields	9-0	\$100,000
<b>Art. 8(k)</b>	Park Improvements - Hard Court Surfacing	9-0	\$85,000
<b>Art. 8(l)</b>	Parker Meadow Accessible Trail	9-0	\$34,500
	<b>Sub Total</b>		<b>\$484,500</b>
	<b>Total ATM Projects Art. 8 (a-l)</b>		<b>\$1,812,383</b>
<b>Art. 8(m)</b>	<b>DEBT SERVICE</b>	9-0	<b>\$1,600,807</b>
<b>Art. 8(n)</b>	<b>ADMINISTRATIVE BUDGET</b>	9-0	<b>\$150,000</b>
	<b>Sub Total</b>		<b>\$1,750,807</b>
<b>TOTAL FY15 COSTS for Articles 2 and 3 of STM and Article 8(a-m) of ATM<sup>3</sup></b>			<b>\$17,601,724</b>
<b>SUMMARY</b>			
<b>FINANCING SOURCES</b>			
	AVAILABLE CASH BALANCES		\$3,428,363
	ESTIMATED FY15 REVENUE		\$4,848,310
	<b>TOTAL AVAILABLE FOR FY 15</b>		<b>\$8,276,673</b>
<b>FY15 COSTS (Special Town Meeting and Annual Town Meeting)</b>			
	PROJECT COSTS TAKEN FROM CPF CASH (includes \$2.5M for Comm. Ctr. Renovation)		\$4,312,383
	ADMINISTRATIVE EXPENSES AND DEBT SERVICE		\$1,750,807
	<b>TOTAL</b>		<b>\$6,063,190</b>
	<b>NET BALANCE (Available for FY16)<sup>4</sup></b>		<b>\$2,213,483</b>
<sup>1</sup> Obligations for payment of this total will be met through a combination of cash and debt. This total includes \$2,845,184 appropriated in CPA funds at Nov. 2013 Special Town Meeting,			
<sup>2</sup> These funds will be augmented by \$534,653 in unspent funds from Articles 8(d) of 2011 Annual Town Meeting and 8(g) from 2012 Annual Town Meeting.			
<sup>3</sup> This amount represents total project costs for STM and ATM including bonding and cash payment.			
<sup>4</sup> Does not include \$1,631,467 in premium payments from bond sales in February 2014 due to be returned to CPF.			