Community Preservation Coalition

Our mission is to help communities understand, adopt, and implement the Community Preservation Act

www.communitypreservation.org
617-367-8998
The Community Preservation Coalition

• Technical assistance
• Website
• Email newsletter
• CPA advocacy and legislation
• Regional CPA conferences and training
• CPA public relations & promotion
• And more…

*We are now a membership organization*
Status of Community Preservation Act Adoption

- **Green**: CPA Passed Through a Local Referendum
- **Yellow**: CPA is on an Upcoming Ballot

Last Updated 9.03.08
CPA by the numbers
(as of end of FY2007)

• 8377 acres of open space preserved
• Funding for over 1300 housing units
• Over 700 appropriations for historic resources
• Over 350 appropriations for recreation projects
• Half a billion dollars (surcharge + match)!
CPA Challenges

• Defend the Act from proposed legislative amendments not in the best interest of existing CPA communities
### CPA Bills Filed in Current Legislative Session

<table>
<thead>
<tr>
<th>Bill</th>
<th>Bill</th>
<th>Bill</th>
</tr>
</thead>
<tbody>
<tr>
<td>HB31</td>
<td>HB3147</td>
<td>HB1263</td>
</tr>
<tr>
<td>HB2931</td>
<td>HB3407</td>
<td>HB1834</td>
</tr>
<tr>
<td>HB3905</td>
<td>HB3756</td>
<td>HB2351</td>
</tr>
<tr>
<td>HB151</td>
<td>SB157</td>
<td>HB2847</td>
</tr>
<tr>
<td>HB163</td>
<td>SB751</td>
<td>HB2931</td>
</tr>
<tr>
<td>HB177</td>
<td>SB1193</td>
<td>HB3060</td>
</tr>
<tr>
<td>HB655</td>
<td>SB1196</td>
<td>HB3106</td>
</tr>
<tr>
<td>HB776</td>
<td>SB1708</td>
<td>HB3131</td>
</tr>
</tbody>
</table>
CPA Challenges

• Adoption patterns (Western Mass/Cities)

• Trust fund matching dollars

• Recreation category
Status of Community Preservation Act Adoption

- **Green**: CPA Passed Through a Local Referendum
- **Yellow**: CPA is on an Upcoming Ballot

Last Updated 9.03.08
CPA Trust Fund

Trust Fund Revenue

- FY 2002: $41.3 Million
- FY 2003: $53.8 Million
- FY 2004: $50.5 Million
- FY 2005: $37.4 Million
- FY 2006: $36.1 Million
- FY 2007: $37.4 Million
CPA Trust Fund

Trust Fund Revenue

FY 2002
41.3 Million

FY 2003
$53.8 Million

FY 2004
$50.5 Million

FY 2005
$37.4 Million

FY 2006
$36.1 Million

FY 2007
$31.9 Million

FY 2008 (est)
$27.0 Million
CPA Trust Fund

Match Distributed Every October 15

FY 2002
$17.8 Million

FY 2003
$27.2 Million

FY 2004
$31.4 Million

FY 2005
$46.3 Million

FY 2006
$58.6 Million

FY 2007
$68.1 Million

FY 2008 (est)
$72 Million
### Determining Project Eligibility

It’s all about the VERBS!

<table>
<thead>
<tr>
<th></th>
<th>Open Space</th>
<th>Historic</th>
<th>Recreation</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquire</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Create</strong></td>
<td>Yes</td>
<td>-</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Preserve</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Support</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Rehabilitate and/or Restore</strong></td>
<td>Yes – if acquired or created w/CPA $$</td>
<td>Yes</td>
<td>Yes – if acquired or created w/CPA $$</td>
<td>Yes – if acquired or created w/CPA $$</td>
</tr>
</tbody>
</table>
Solution: Amend CPA 
HB 4820

- More attractive adoption option for cities
- Increase trust fund revenue to guarantee a 75% match on first round
- Clarify recreation language
Determining Project Eligibility

It’s all about the VERBS!

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Historic</th>
<th>Recreation</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquire</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Create</td>
<td>Yes</td>
<td>-</td>
<td>Yes</td>
</tr>
<tr>
<td>Preserve</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Support</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rehabilitate and/or Restore</td>
<td>Yes – if acquired or created w/CPA $$</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Questions

1. What percentage of CPCs have set some form of priority for project submission, and what are the types of priority guidelines used? (e.g., rank ordering the four areas; setting dollar targets; stating guidelines that weight some areas more than others); what are the pros and cons to doing?
Overall Project Selection Criteria

Proposals can rank higher if they:

- Demonstrate community support
- Serve more than one CPA purpose
- Produce highest cost/benefit value
- Leverage other public/private funds
- Save resources that would be lost
- Target an underserved population
- Match community planning goals
Sample Category Selection Criteria

Community housing proposals rank higher if they:

• Contribute to 10% affordability goal
• Promote reuse of existing buildings or construction on previously developed sites
• Convert market rate to affordable units
• Target particular groups (qualified municipal employees, families, etc)
Question 2

Knowing that we can't bond as all our local revenues are spent until 2020, what are CPCs doing about holding large sums in reserve to enable major projects, rather than spending down their annual revenues?
Three Choices:

1. Leave funds in undesignated fund balance (best method)

2. Reserve funds in category specific reserve accounts (not a good idea, and probably not reversible. CPC recommendation required)

3. Create a warrant article to appropriate funds to a specific use (ie: for historic building rehabilitation fund) CPC recommendation required, reversible, rare, unclear if CPC recommendation is needed to reverse
Question 3

What have been some examples of major multi-use projects, and how have towns prepared for them? Do towns always have the plan in place before purchasing the piece of land?
Mixed Use Land Acquisitions

“The genius of CPA”

• Buy now, decide later!
• Helps diversify funding sources (CPA and other grants)
• Win over multiple constituencies
• Smart growth principles
Bradstreet Project - Rowley
Haynes Land-Boxford

- Open Space, Trails, Wildlife Habitat, and sensitive Wetlands Area
- Community Housing
Question 4

What are some best practices by CPCs in encouraging the leveraging of other funds?
Using CPA to Leverage Other Funding

<table>
<thead>
<tr>
<th>Town</th>
<th>Project</th>
<th>CPA ($)</th>
<th>Other ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peabody</td>
<td>Rail-trail</td>
<td>$162,000</td>
<td>$1.36 million federal grant</td>
</tr>
<tr>
<td>Bedford</td>
<td>Archeological survey</td>
<td>$10,000</td>
<td>$15,000 from MHC</td>
</tr>
<tr>
<td>Easthampton</td>
<td>Restore Town Hall</td>
<td>$50,000</td>
<td>$50,000 from MHC</td>
</tr>
<tr>
<td>Newton</td>
<td>Elderly housing</td>
<td>$850,000</td>
<td>$3.167 million from HUD</td>
</tr>
<tr>
<td>Grafton</td>
<td>Hassanamesitt Village – open space/historic preservation</td>
<td>$250,000</td>
<td>$1.85 million from state, federal and private sources</td>
</tr>
<tr>
<td>Hampden</td>
<td>166 acres open space</td>
<td>$100,000</td>
<td>$400,000 from state and private sources</td>
</tr>
</tbody>
</table>
Question 5

• What is the breakdown for numbers of rounds of proposals per year (for towns that work with town meeting approval)? Do many CPCs have a rolling proposal process or do most set a fixed schedule? How do towns manage a rolling process with no comparative process rather than a fixed schedule?
Question 6

Have any CPCs developed some special process or fund for small projects, e.g., those under $5,000, that is different from larger proposals? Have any CPCs developed a process for privately owned Historic Preservation project proposals and is that even legal to treat it differently?
Answer

http://www.cambridgema.gov/~Historic/grants.html