

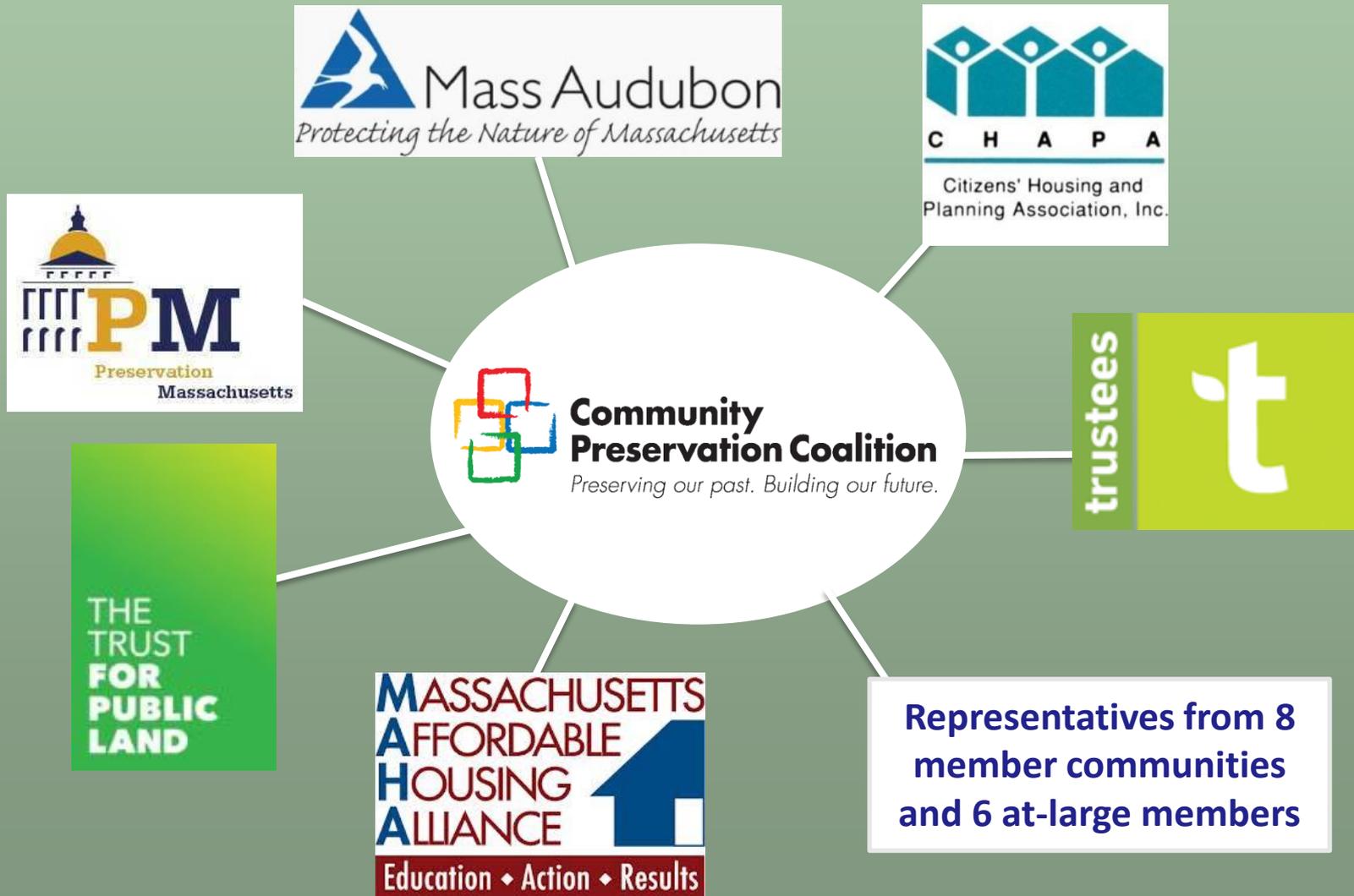


Implementing the Community Preservation Act



**Community
Preservation Coalition**
Preserving our past. Building our future.

The Community Preservation Coalition



Coalition Services

- Technical assistance
- Website
- Email newsletter & bulletins
- CPA advocacy and legislation
- Ballot measures (adoption, changes)
- Training conferences, webinars, presentations, publications, workshops

Supported by membership dues from CPA communities

Coalition Website

www.communitypreservation.org

The screenshot displays the homepage of the Community Preservation Coalition website. At the top, the logo features four overlapping squares in red, blue, green, and yellow, with the text "Community Preservation Coalition" and the tagline "Preserving our past. Building our future." to its right. A search bar is located in the top right corner. Below the logo is a teal navigation bar with links for "About", "News", "CPA Databank", "Technical Assistance", and "Adopting CPA". A callout box on the right of the navigation bar states "175 CPA Communities" with a "Learn More >" link. The main banner image shows a grassy field with trees in the background and two children running. Overlaid on this image is the text: "The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts". Below the banner, there are two columns of content. The left column features a quote from Governor Charlie Baker, dated 10/20/2018, with a photo of him speaking at a podium. The right column is titled "CPA News Feed" and contains a list of news items, including "Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation" and "November 2018 Statewide Trust Fund Distribution Announced". A "More CPA News >" link is at the bottom right of the news feed.

Community Preservation Coalition
Preserving our past. Building our future.

Search

175
CPA Communities
[Learn More >](#)

[Home](#) [About](#) [News](#) [CPA Databank](#) [Technical Assistance](#) [Adopting CPA](#)

The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts

"Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA].

We would support that mechanism being increased... We would support it and we would sign it."

- Governor Charlie Baker,
10/20/2018

Governor Baker Supports CPA Trust Fund Legislation

CPA News Feed

- Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation
In the weeks following the 2018 CPA Trust...
- November 2018 Statewide Trust Fund Distribution Announced
The Massachusetts Department of Revenue (...)
- CPA Adoption Update: Two New CPA Towns Bring the Total to 175
Year after year, CPA continues to make...

[More CPA News >](#)

Technical Assistance Resources

The screenshot shows the homepage of the Community Preservation Coalition website. The browser address bar displays <https://www.communitypreservation.org>. The logo features four overlapping squares in red, blue, green, and yellow, with the text "Community Preservation Coalition" and the tagline "Preserving our past. Building our future." below it. A search bar is located in the top right corner. The navigation menu includes "About", "News", "CPA Databank", "Technical Assistance" (highlighted with a red circle), and "Adopting CPA". A badge in the top right corner indicates "175 CPA Communities" with a "Learn More >" link. The main content area is divided into three columns: "Our Most Popular Articles" with links to "Is Our Project Allowable?", "CPA Restrictions", "CPA Plans & Applications", "CPA Income Limits", "Sec. of Interior's Standards", and "Dept. of Revenue Information"; "Tech. Assistance Articles" with links to "Main Menu", "Open Space", "Recreation", "Historic", "Housing", and "Administrative"; and "Have A Specific Question?" with a call to action to "Ask the Coalition staff using our Technical Assistance Request Form (Coming Soon!)". Below this is a large banner image of a construction site. The bottom section features a quote from The Boston Globe: "The Community Preservation Act is so popular for a simple reason: It works, and taxpayers who vote for it can see the tangible results in their parks and neighborhoods. It's improving the quality of life in Massachusetts, and well worth additional investment from the state." Below the quote is a link to "Read the Boston Globe Editorial on Preserving the CPA Program". To the right is a "CPA News Feed" with three news items: "Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation", "November 2018 Statewide Trust Fund Distribution Announced", and "CPA Adoption Update: Two New CPA Towns Bring the Total to 175". A "More CPA News >" link is at the bottom right.

<https://www.communitypreservation.org>

Community Preservation Coalition
Preserving our past. Building our future.

Search

175
CPA Communities
[Learn More >](#)

About News CPA Databank **Technical Assistance** Adopting CPA

Our Most Popular Articles

- [Is Our Project Allowable?](#)
- [CPA Restrictions](#)
- [CPA Plans & Applications](#)
- [CPA Income Limits](#)
- [Sec. of Interior's Standards](#)
- [Dept. of Revenue Information](#)

Tech. Assistance Articles

- [Main Menu](#)
- [Open Space](#)
- [Recreation](#)
- [Historic](#)
- [Housing](#)
- [Administrative](#)

Have A Specific Question?
Ask the Coalition staff using our
Technical Assistance Request Form
(Coming Soon!)

The Boston Globe

"The Community Preservation Act is so popular for a simple reason: It works, and taxpayers who vote for it can see the tangible results in their parks and neighborhoods. It's improving the quality of life in Massachusetts, and well worth additional investment from the state."

[Read the Boston Globe Editorial on Preserving the CPA Program](#)

CPA News Feed

- [Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation](#)
In the weeks following the 2018 CPA Trust...
- [November 2018 Statewide Trust Fund Distribution Announced](#)
The Massachusetts Department of Revenue (...)
- [CPA Adoption Update: Two New CPA Towns Bring the Total to 175](#)
Year after year, CPA continues to make...

[More CPA News >](#)

The State of CPA Today

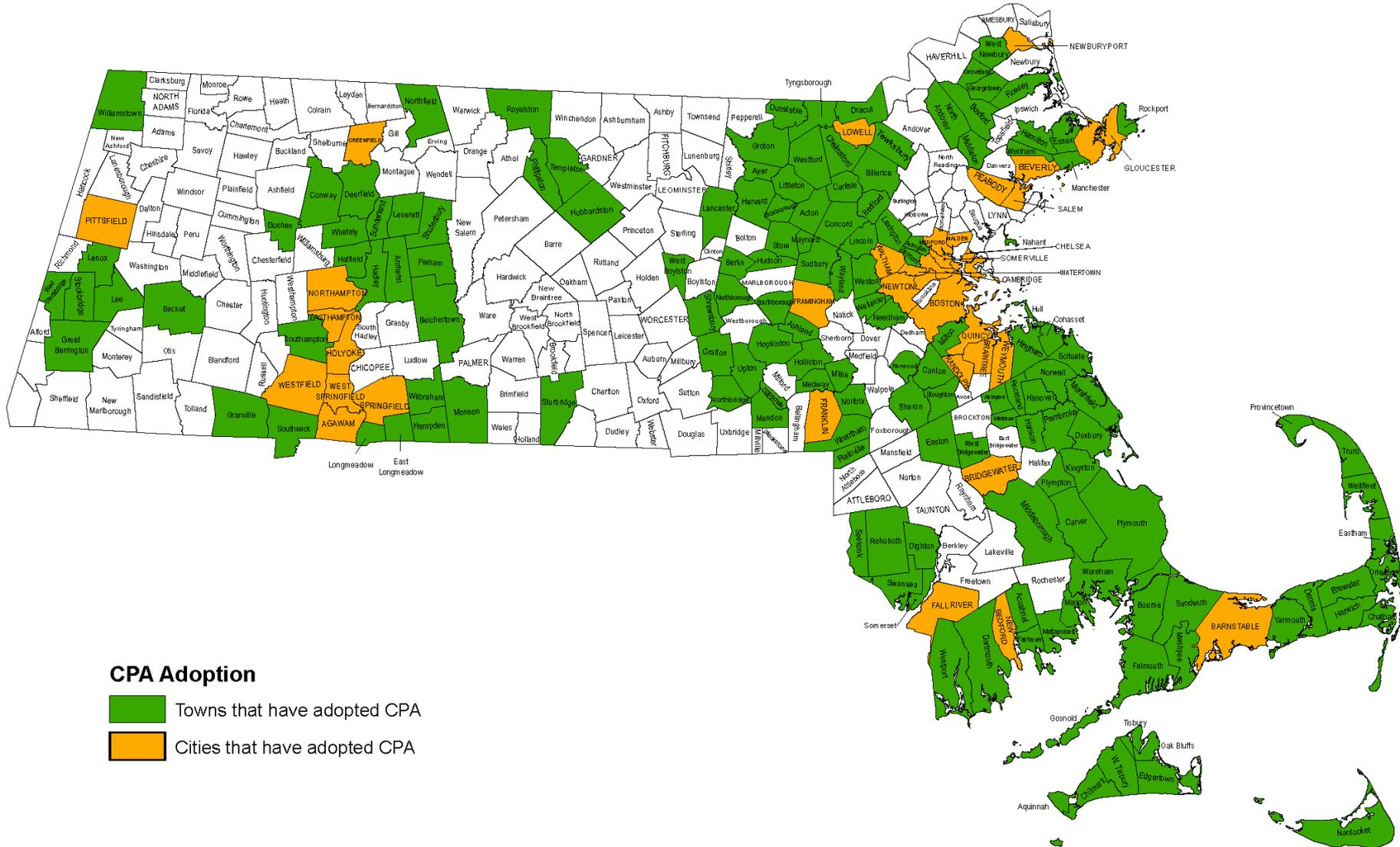
Total of **186** Cities and Towns

53% of municipalities

65% of Massachusetts residents

0 communities have revoked

186 CPA Communities



CPA by the Numbers

(through FY2020)



HISTORIC PRESERVATION: 5,800 appropriations made



OPEN SPACE: 31,861 acres preserved



OUTDOOR RECREATION: 2,700 projects funded



AFFORDABLE HOUSING: 20,000 units created or supported

- Over 12,800 projects approved & \$2.5 billion raised -

The Community Preservation Committee



CPC – First Year Responsibilities

- Assess Community Preservation needs of your town (Review Master Plan, Open Space Plan, Housing Plan, etc.)
- Meet with other committees and boards
- Hold public hearing to get input on CPA priorities
- Prepare *Community Preservation Plan*

CPC Ongoing Requirements

- Hold at least one public hearing per year
- Update *Community Preservation Plan*
- Review CPA account balances & spending to ensure compliance with the Act allowable uses
- Prepare CPA budget for City Council
- Make project recommendations to City Council

Suggested Timeline for Franklin

- **Now:** Begin work on CPA Plan and application materials; submit FY22 Budget to City Council
- **Fall 2021:** Begin accepting applications
- **Spring 2022:** First projects approved at City Council

CPA Revenue and Expenses



CPA Annual Budget Overview

- Usually done at same time as city budget
- Requires CPC recommendation to city council
- Total budget is based on:

Estimated local surcharge revenue

plus

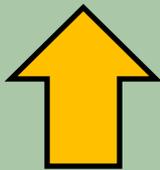
Estimated Trust Fund Distribution (November)

The Statewide CPA Trust Fund

- Guaranteed annual disbursement to all CPA communities
- Administered by the Department of Revenue (DOR)
- Funds come from fees charged on documents filed at the Registries of Deeds (\$50 and \$25 as of December 31st, 2019)
- November 2020 base match was 28.6% of what communities raised at the local level
- Future looks bright!

The State of the CPA Trust Fund – Then & Now

Nov. 2019	Nov. 2020	2021 To-Date
\$23,292,000	\$56,920,000	\$27,298,000



12 Months
with Old Fee
Structure

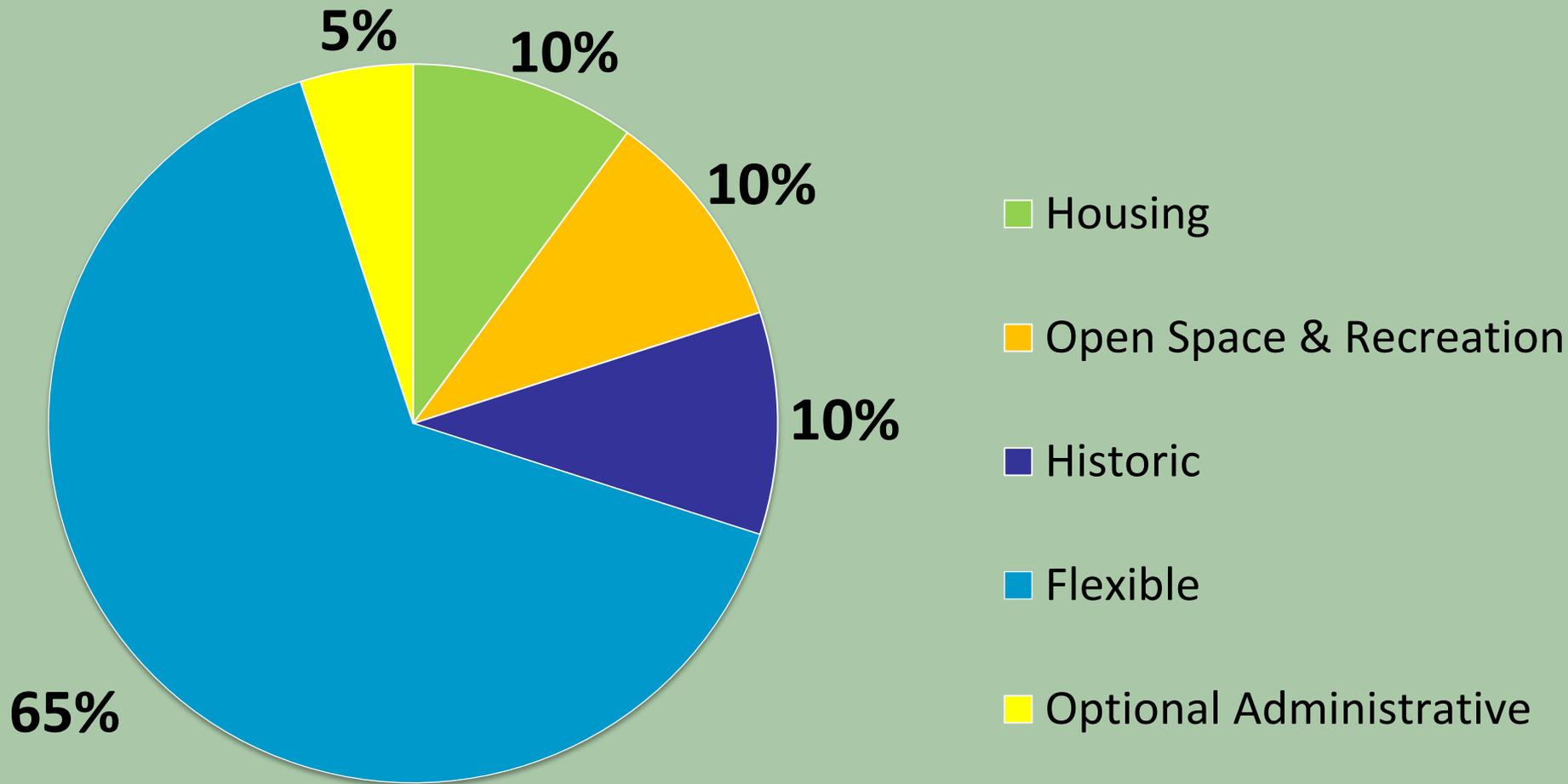


10 Months
with New Fee
Structure



4 months with New
Fee Structure
(+131.7% from last
year)

CPA Annual Spending/Set-aside Requirements



CPA Annual Budget

Required minimum spending (or reserve):

- 10% of total revenue for housing projects
- 10% for historic projects
- 10% for open space & recreation projects

Optional:

- Up to 5% for administrative expenses
- Appropriations for new CPA projects
- Balance goes in a “budgeted reserve”

CPA Annual Budget (FY22)

- CPC must recommend a budget for FY22 to City Council
- City Council must vote to approve the budget
- Starting Point: An estimate of local CPA surcharge revenue for FY22

CPC Administrative Account

- CPC can request up to 5% of estimated revenues for expenses to run CPC
- Unspent balance returned to undesignated fund at end of each Fiscal Year
- For CPC expenses only, not reimbursements to other municipal departments or to pay other municipal staff

Administrative Account

Common Uses

- Hire administrative assistance
- Professional help: Appraisals, consultants, legal assistance, general studies
- Due diligence on project recommendations
- Newspaper ads for public hearing
- Misc. expenses

Borrowing Permitted under CPA

- Can only bond against local surcharge, not state match
- Two-thirds vote needed to pass bonded projects at City Council
- Cannot pay debt service on non-CPA bonds

Determining Project Eligibility

It's all about the VERBS!

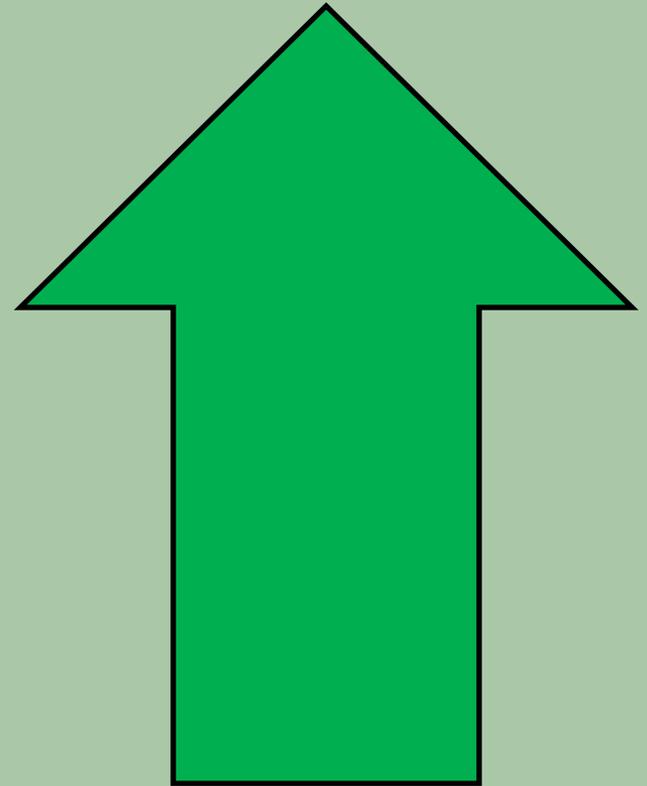
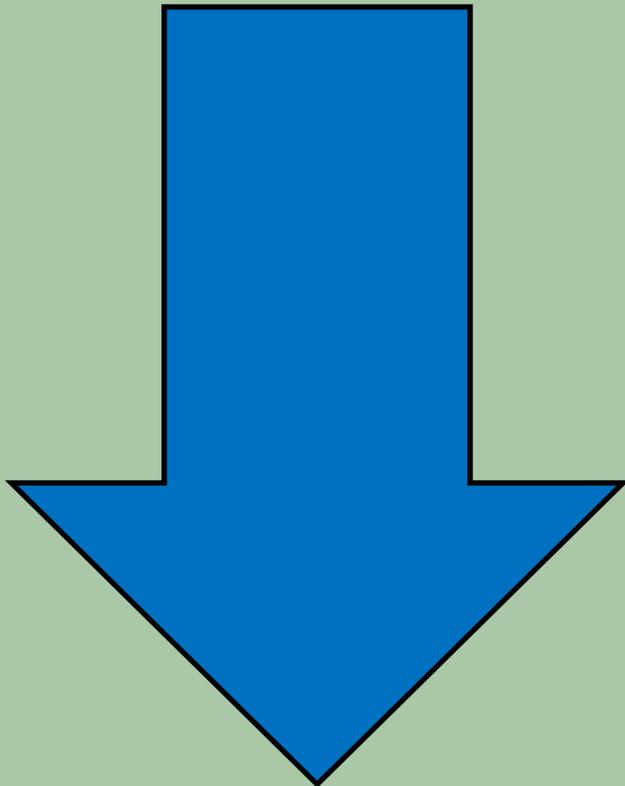
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	-	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
Rehabilitate and/or Restore	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Relationship between CPC and the City



Difference Between CPA and City Budget

City Budget
100%



CPA Funds
2%

How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



CPC recommends list of projects to City Council



Majority vote of City Council required for each project to get CPA \$\$\$



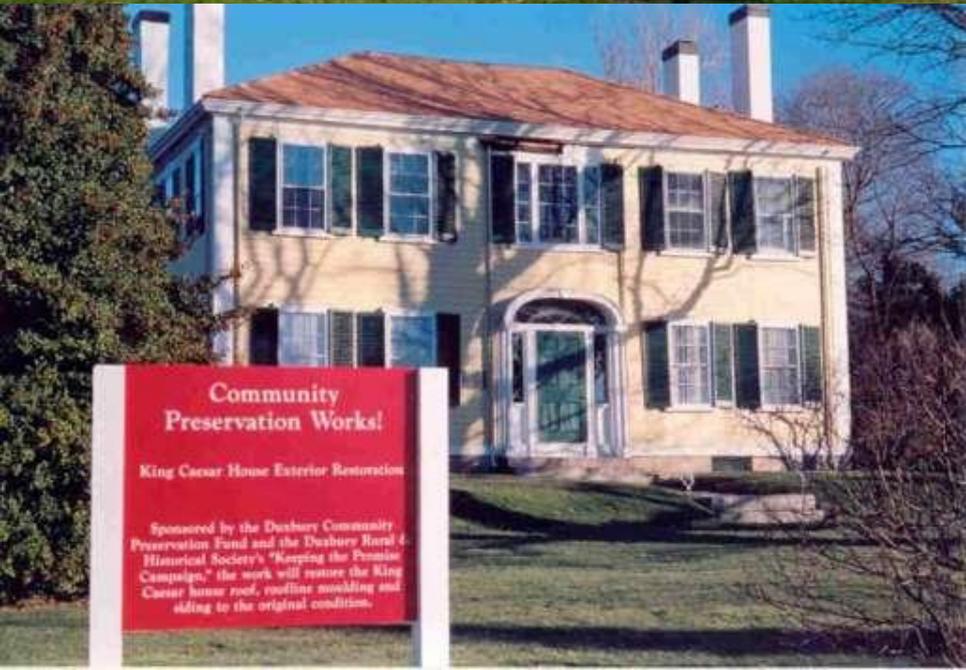
City Council's Role is Limited

- Approve recommendations of CPC
- Reject recommendations of CPC
- Reduce amount recommended by CPC
- Reserve amount recommended by CPC to applicable reserve account, rather than approving the project (rarely used)

Review: Basic Tenets of CPA

- No supplanting general municipal revenue
- No maintenance or operating expenses
- Recreation – Outdoor projects only
- Land Purchases – Must file permanent restriction with the state, held by 3rd party
- Projects may not be voted on by City Council unless CPC has first issued a positive recommendation

Most Popular Uses of CPA Funds



CPA and Historic Preservation



Restoration of historic
municipal buildings



CPA and Historic Preservation



Adaptive Reuse
of Historic
Buildings



CPA and Historic Preservation



Grants to non-profit community groups (typically with a preservation easement)



CPA and Historic Preservation



Historic Municipal Document Preservation



CPA and Open Space/Recreation



Playgrounds



CPA and Open Space/Recreation



Athletic Fields



CPA and Open Space/Recreation



Off Road Biking Trails



CPA and Open Space/Recreation



Parks



CPA and Open Space/Recreation



Community Gardens



CPA and Affordable Housing



For families & individuals earning up to 100% of areawide median income:

- \$83,300 for 1 person
- \$95,200 for a couple
- \$119,000 for a family of 4



- All local zoning and bylaws apply
- City Council approval required
- Permanently affordable

CPA and Affordable Housing



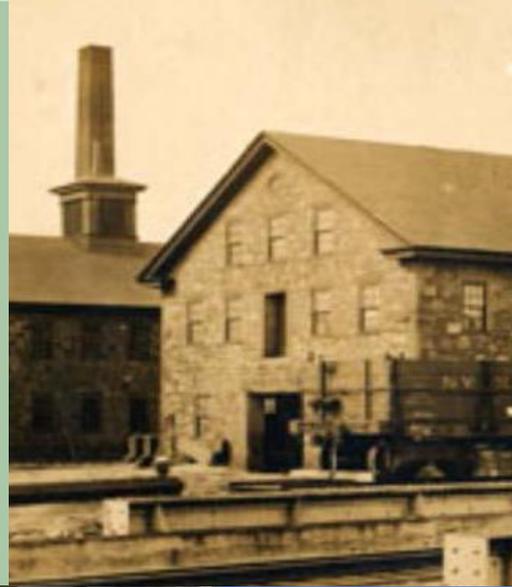
Housing for Veterans



CPA and Affordable Housing



Adaptive Reuse of Existing Buildings



CPA and Affordable Housing



Meeting
Specialized
Community Needs



CPA and Affordable Housing



Community
Involvement
and Non-profit
Partnerships



The Coalition is here to help you!

**Technical Assistance
Hotline**

617-367-8998

Stuart Saginor

Executive Director

Chase Mack

Communications Director





Community Preservation Coalition

Preserving our past. Building our future.

Questions?