

What's new with the Community Preservation Act?



**Community
Preservation Coalition**

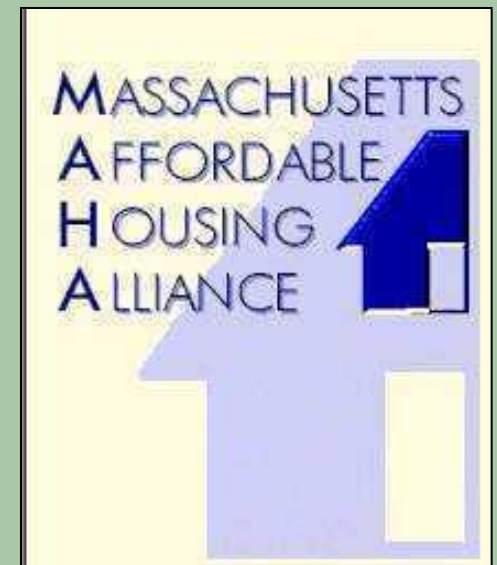
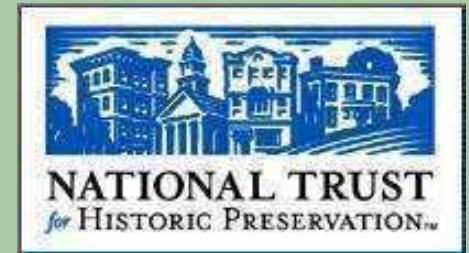
Preserving our past. Building our future.

Agenda



- The Coalition
- CPA Today and Projections for the Future
- Recent CPA Amendments
- Westport CPC Questions

Coalition Partner Organizations



Citizens' Housing And Planning Association



The Coalition

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

Supported by dues from member communities

Coalition Website

www.communitypreservation.org

The screenshot shows the website for the Community Preservation Coalition. The browser window title is "Community Preservation Coalition - Mozilla Firefox". The address bar shows "www.communitypreservation.org". The website features a logo with the text "Community Preservation Coalition" and the tagline "Preserving our past. Building our future." Below the logo is a search bar and a navigation menu with links: "About Us", "About CPA", "CPA News", "Success Stories", "CPA Projects Database", "Technical Assistance", and "Adopting CPA".

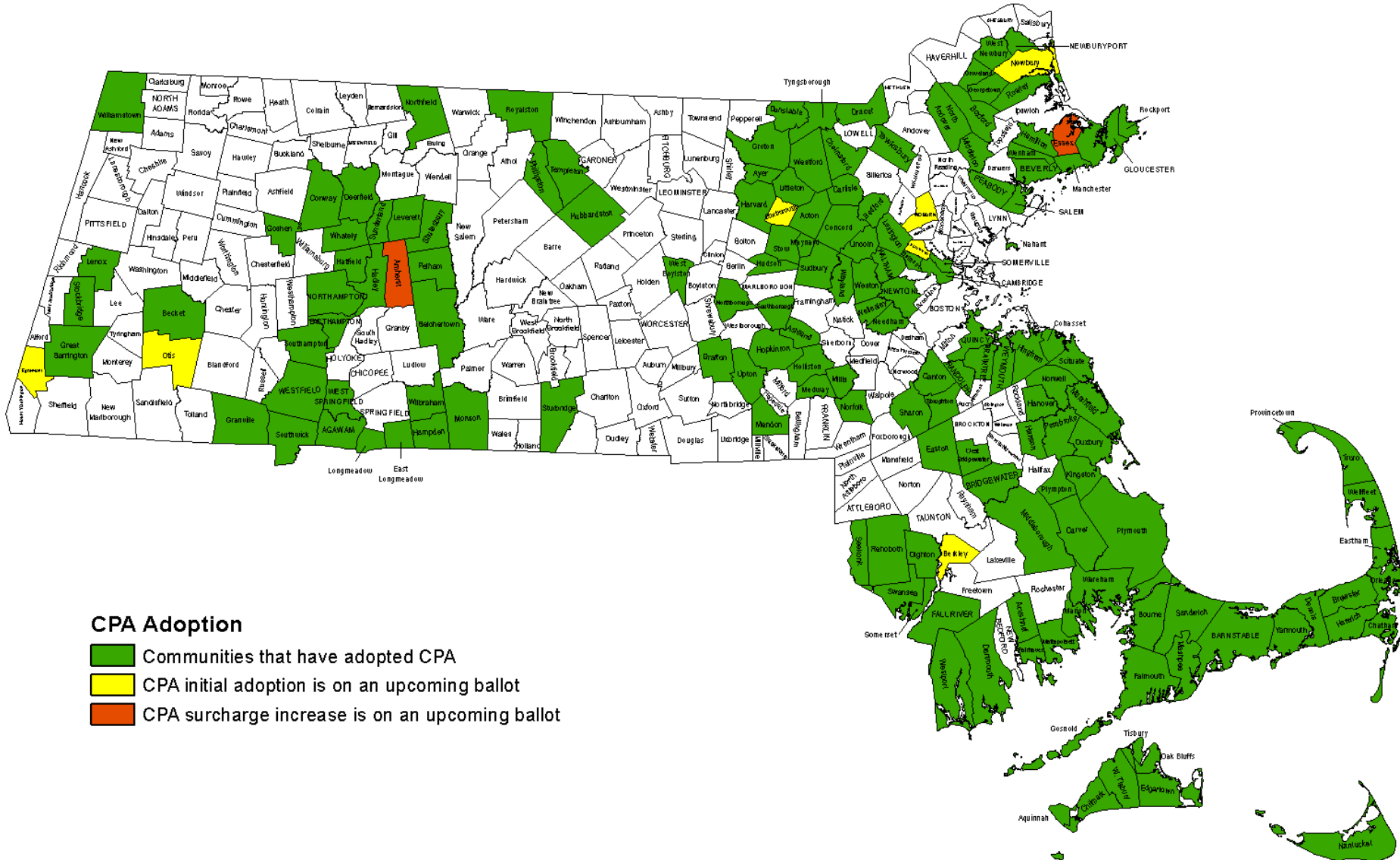
The main content area is divided into four columns, each with a title, an image, and a "Success Stories" button:

- HISTORIC PRESERVATION**: Image of a historic wooden house.
- OPEN SPACE**: Image of a grassy field with a wooden sign.
- OUTDOOR RECREATION**: Image of a colorful playground.
- COMMUNITY HOUSING**: Image of a modern apartment building.

Below these columns is a section titled "Working For The Community Preservation Act" with two paragraphs of text. To the right is a "Latest CPA News" section with a sub-heading "Worcester County Event: Learn more about adopting CPA" and a paragraph of text. At the bottom, there is a "CPA Data Center" section and a "CPA Communities" section.

The Windows taskbar at the bottom shows the Start button, several application icons, and the system tray with the time "11:54 AM".

155 CPA Communities



CPA Trust Fund Overview

- Current revenue is at a record low, but...
- Legislature just added an additional \$25M for November 2014
- What about FY16 and beyond?



Recent Changes to CPA



“An Act to Sustain
Community
Preservation”

Signed into law in
Summer 2012

Recreation



CPA funds can now be used to **rehabilitate** and **restore** land for recreational use

Recreation

Revised Allowable Uses Chart

	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 \$\$

Recreation

10% Open Space Reserve Account

- Open space reserve account may now be used for open space **and** recreation projects
- Doesn't mean you **have** to...



Recreation

Artificial Turf



Section 5(b)2:

“With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.”

Recreation

Things that haven't changed



- Outdoor recreational facilities only
- No horse or dog racing, stadiums, gymnasiums or similar structures
- Capital projects only
- No maintenance or operating costs

“Capital Improvement”

New Definition

Reconstruction or alteration of real property that:

- (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property,
- (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself and,
- (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

“Maintenance”

New Definition

...incidental repairs which neither materially add to the value of the property or appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency or readiness.



Open Space

Clarifications



- Clarifies procedure for issuing restrictions on land acquired with CPA funds
- OK to appropriate CPA funds to non-profits to hold and monitor restrictions

Open Space & Recreation

Conservation Restrictions Completed?



- Gather CRs on all parcels purchased with CPA funds
- State will want copies when applying for environmental grants
- Complete CRs on parcels that are not yet restricted

Community Housing

Guidance on meaning of “support”

	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 \$\$

Community Housing

Definition for “support”

...shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

“Historic Resources”

Clarification

... with respect to historic resources, “rehabilitation” shall ~~have the additional meaning of work to~~ comply with the Standards for Rehabilitation



“Historic Resources” Coalition Historic Flowchart

Qualifying
Historic
Projects
for CPA
Funding



Westport CPC Questions

- Annual Public Hearing Requirement
- Other CPC responsibilities
- Proactive versus reactive stance
- Affordable Housing

CPC Responsibilities

- Assess CPA needs
 - Annual public hearing
 - Confer with other boards/committees
- Solicit and screen projects
- Recommend CPA project expenditures to Town Meeting
- CPA budget development and other recordkeeping/reporting



CPC Role vis-à-vis Projects

- Some CPCs develop projects and submit CPA project applications
- Many CPCs take an active role in overseeing CPA project implementation after Town Meeting approval
- Others *only* recommend projects to Town Meeting
- What works for your community?



Initial Tasks for New CPC Members

- Read the CPA statute (MGL Chapter 44B)
- Review Open Meeting Law and Public Records Law
- Review bylaw or ordinance that created your CPC
- Review CPA project application with project selection criteria/procedures

CPA Plan

- Assess Community Preservation needs of your city (Review Master Plan, Open Space Plan, Housing Plan, etc.)
- Meet with other committees and boards
- Hold public hearing to get input on plan
- Prepare (or update) *Community Preservation Plan* (often includes **project application** and project selection criteria and procedures)

CPC Ongoing Requirements

- Hold at least one public hearing per year
- Update *Community Preservation Plan*
- Review CPA account balances
- Prepare CPA budget for legislative body
- Make project recommendations to legislative body

CPA Annual Budget

- Usually done at same time as town budget
(so for example, FY15 budget done Spring 2014)
- Final deadline for budget: Before tax rate set
- Requires CPC recommendation to legislative body

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:
 - Additional project appropriations
 - Up to 5% for administrative expenses
 - Balance goes in a “budgeted reserve”

Budget Includes: Admin. Funds

- Up to 5% of estimated annual CPA revenues
- Unspent balance returned to CPA undesignated fund at end of FY
- For CPC expenses only, not reimbursements to other municipal departments or to pay other municipal staff

Administrative Account

Common Uses

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

CPA and Affordable Housing



(REHABILITATE)

ACQUIRE

CREATE



PRESERVE

SUPPORT

CPA and Affordable Housing



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

- \$50,540 for 1 person
- \$57,760 for a couple
- \$72,200 for a family of 4



Differs from 40B in that:

- All local zoning and bylaws apply
- Town Meeting approval required
- Permanently affordable



CPA and Affordable Housing



Housing for Veterans



CPA and Affordable Housing



Conversion of
Existing Buildings



CPA and Affordable Housing



Meeting
Specialized Needs



CPA and Affordable Housing



Community
Involvement
and Non-profit
Partnerships



CPA and Affordable Housing



LEED Certification and
Sustainable Development



CPA Housing Assistance

Shelly Goehring

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Contact Us

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Questions?



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