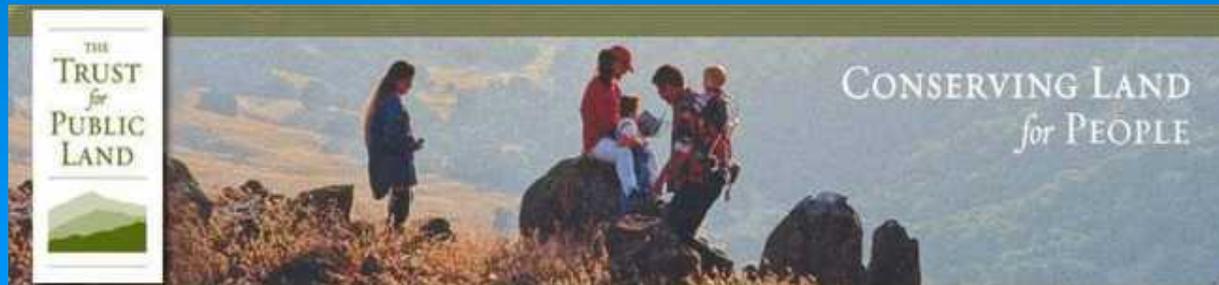
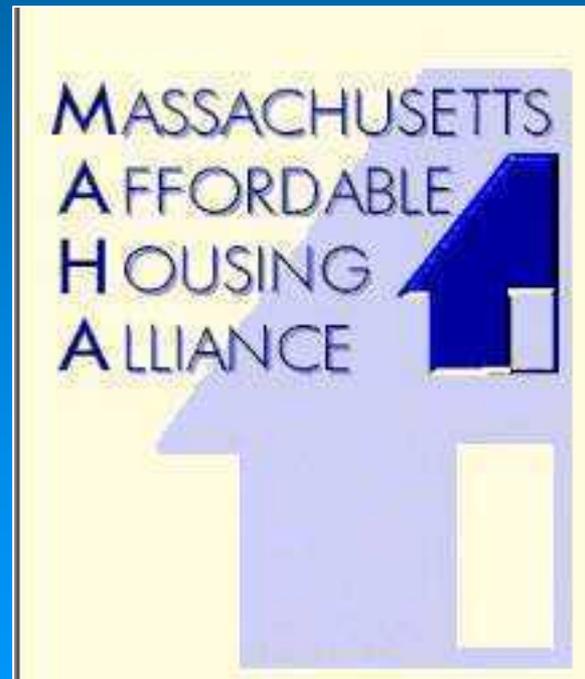




The Community Preservation Act



Community Preservation Coalition



The Community Preservation Coalition

- **Technical assistance hotline**
- **Website and *CPA Update* newsletter**
- **CPA legislative advocacy**
- **Strategy for future CPA amendments**
- **Regional CPA conferences & training**
- **CPA public relations & promotion**
...and more!

We are now a membership based organization

The new Coalition website!

The screenshot shows the Community Preservation Coalition website in a Microsoft Internet Explorer browser window. The browser's address bar displays the URL <http://communitypreservation.org/>. The website's header features the organization's logo, which consists of four overlapping squares in red, green, blue, and yellow, followed by the text "Community Preservation Coalition" and the tagline "Preserving our past. Building our future." A search bar is located to the right of the logo. Below the header is a navigation menu with links for "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 representing a different focus area:

- HISTORIC PRESERVATION:** Features an image of a large, weathered bell. Below the image is a "Success Stories" button.
- OPEN SPACE:** Features an image of a landscape with a rainbow over a body of water. Below the image is a "Success Stories" button.
- OUTDOOR RECREATION:** Features an image of a colorful playground. Below the image is a "Success Stories" button.
- COMMUNITY HOUSING:** Features an image of a two-story apartment building. Below the image is a "Success Stories" button.

Below these columns is a section titled "Working For The Community Preservation Act". The text in this section reads: "The Community Preservation Coalition is an alliance of open space, affordable housing, and historic preservation organizations working with municipalities to help them understand, adopt, and implement the Massachusetts Community Preservation Act (CPA). The Coalition was formed in the 1990s with the goal of achieving passage of the Community Preservation Act. With leadership and help from our diverse Steering Committee, the Coalition works to preserve Massachusetts communities' unique character by advocating for and supporting the Community Preservation Act, advancing smart growth and sustainable development for communities across the Commonwealth." Below this text is a link for "CPA Data Center".

To the right of the "Working For The Community Preservation Act" section is a "Latest CPA News" section. It contains two news items:

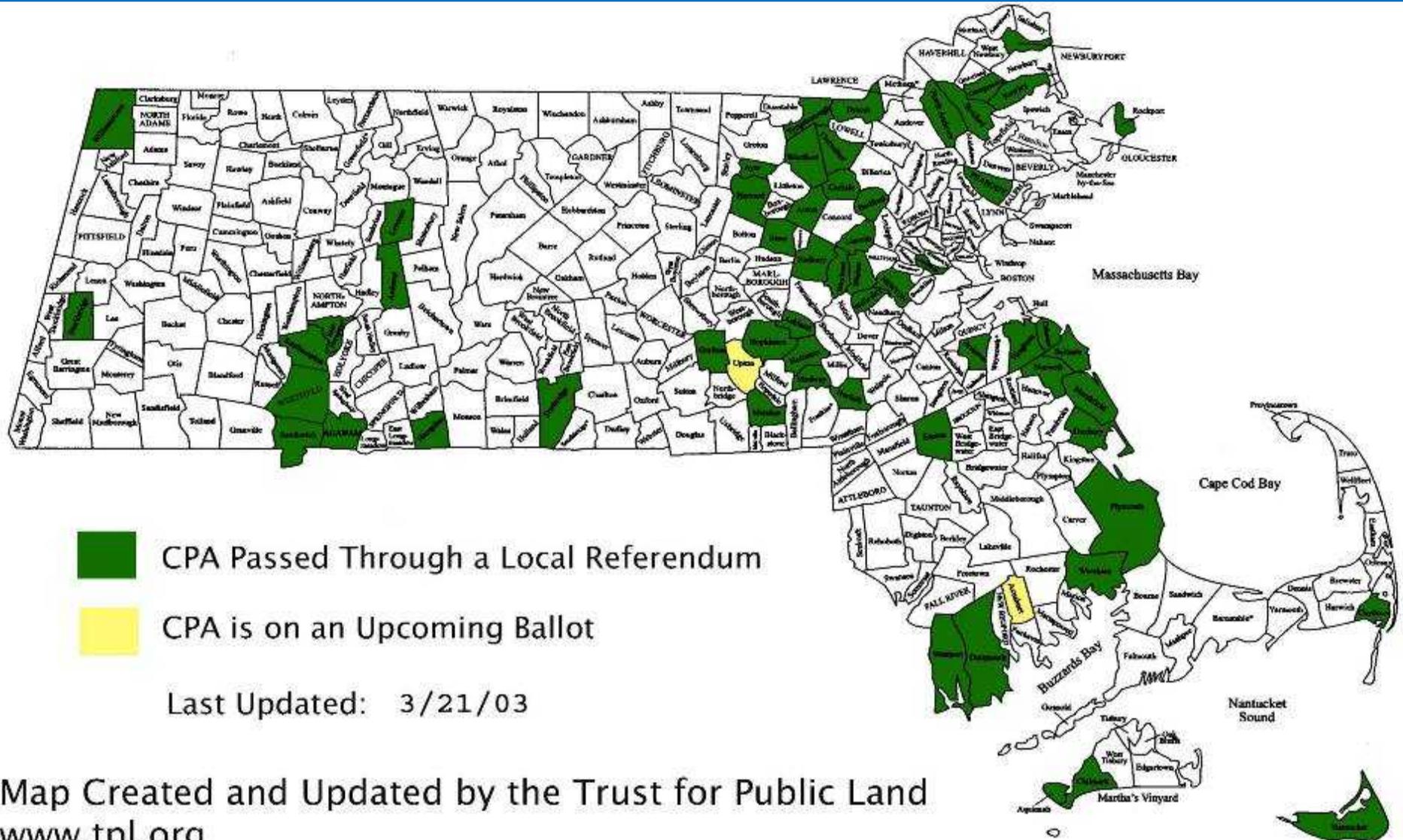
- A notice about a conference: "Join us in Bridgewater on April 2, 2011 for our spring CPA Conference. Registration and details can be [found here](#)."
- A notice about trust fund collections: "CPA Trust Fund collections are up! Trust Fund Receipts at the Registries of Deeds from Sept. to Nov. totaled \$7.3 million this year, versus \$6.7 million last year - an increase of \$600,000."

The bottom of the screenshot shows the Windows taskbar with various open applications and the system clock displaying 5:51 PM.

CPA 10th Anniversary Celebration

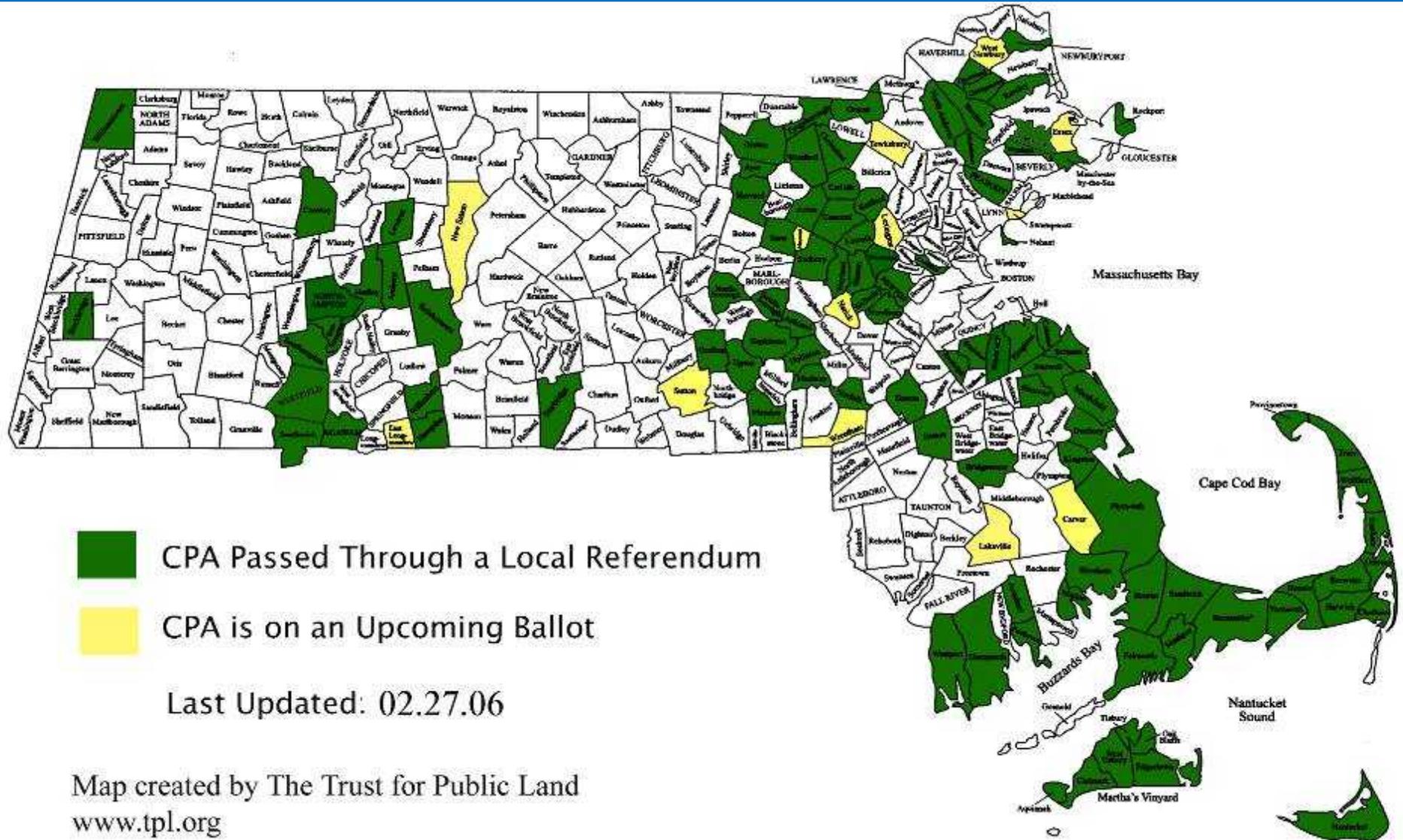


Status of Adoption: 2002

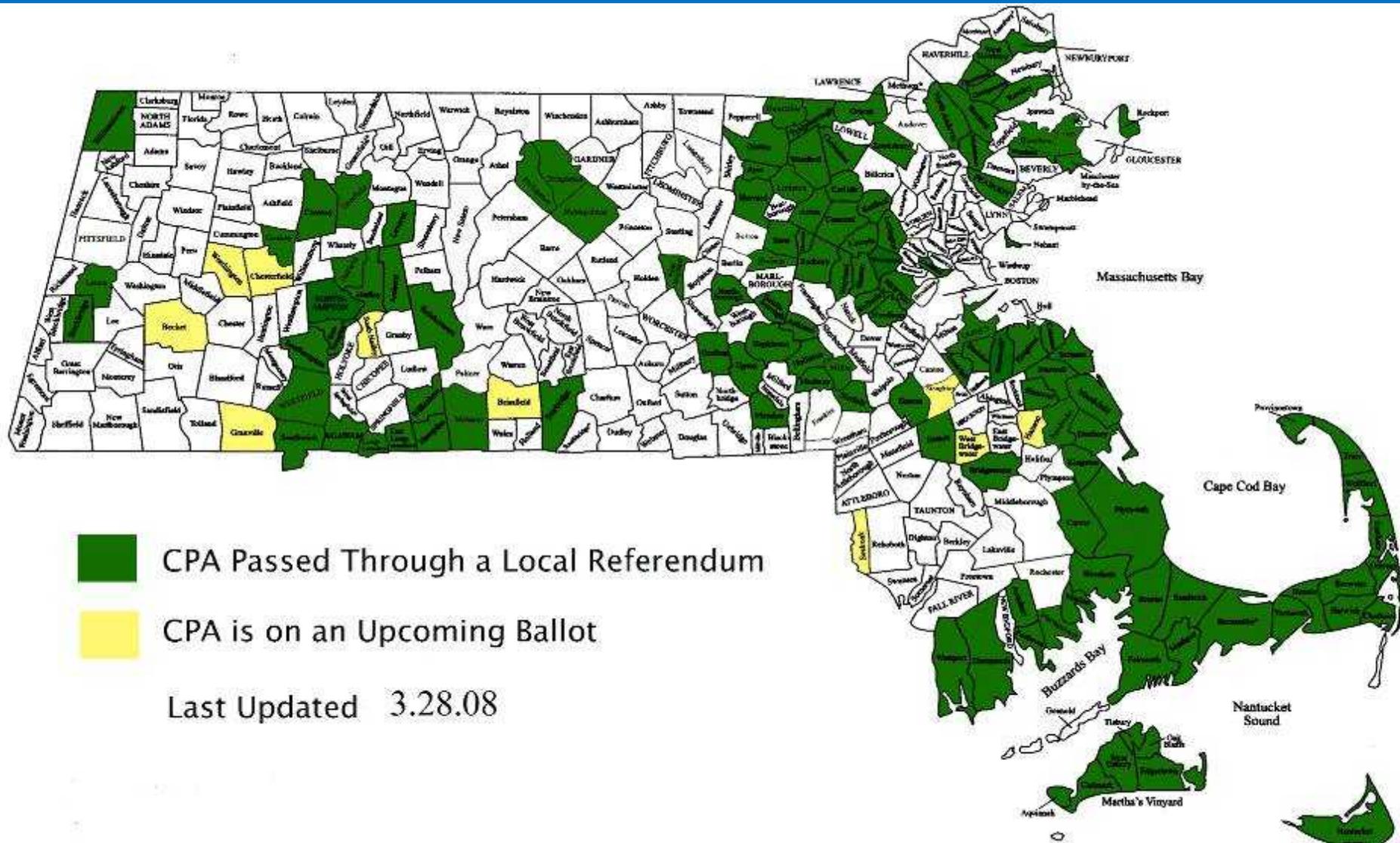


Map Created and Updated by the Trust for Public Land
www.tpl.org

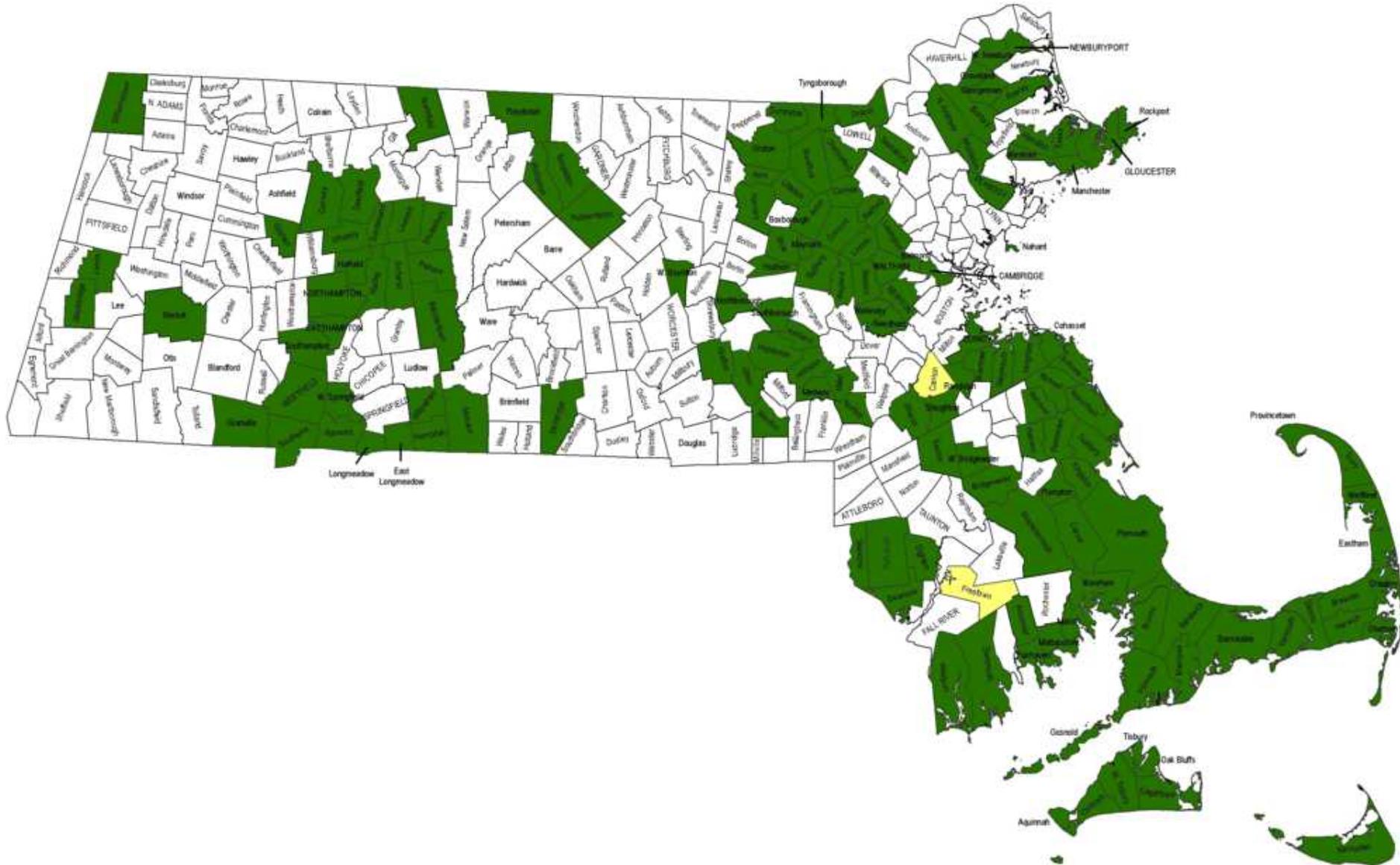
Status of Adoption: 2006



Status of Adoption: 2008



2011: 148 Communities (42%)



CPA by the numbers

(as of June 2011)

- **14,900 acres of open space preserved**
- **Funding for over 5,000 housing units**
- **2,400 separate appropriations for historic resources**
- **725 appropriations for recreation**
- **Over a billion dollars raised for CPA projects (surcharge + match)!**



COMMUNITY PRESERVATION COMMITTEE

Initial Tasks for CPC Members

- **Read the CPA statute!**
- **Review Open Meeting Law and Public Records Law**
- **Review bylaw or ordinance that created your CPC**
- **Develop project application and project selection criteria/procedures**

CPA Plan – Within First Year

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

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
- Starting Fall 2012: Review state filings created by municipal officials and input all approved projects in state CP-3 database

CPA Annual Budget

Present FY 2013 Budget at Spring 2012 TM

- **Required minimum spending (or reserve):**
 - 10% for housing projects**
 - 10% for historic projects**
 - 10% for open space projects**
- **Optional:**
 - Additional project appropriations**
 - Up to 5% for administrative expenses**
 - Balance goes in a “budgeted reserve”**

FY12 CPA Annual Budget

For the current fiscal year

- **Required reserves:**
 - 10% housing reserve**
 - 10% historic reserve**
 - 10% open space reserve**
- **Town accountant can make above reservation (by special permission for first year of CPA only)**

Administrative Account

- **Up to 5% of estimated revenues
(local surcharge plus state match)**
- **Good idea to appropriate full amount**
- **Unspent balance returned to undesignated fund at end of FY**
- **For CPC expenses only, not reimbursements to other municipal departments or to pay for support from 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**

Borrowing Permitted under CPA

- **General obligation bonds**
- **Can only bond against local surcharge, not state match**
- **Two-thirds vote needed to pass bonded projects at Legislative Body**

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 – if acquired or created w/CPA \$\$	Yes – if acquired or created w/CPA \$\$

Project Recommendations:

- **Should include amount in dollars and the funding source (which CPA account?)**
- **Should include name of board/commission or other party that is carrying out the project**
- **Should include details of the project**
- **Should include proper verbs that justify project**
- **May include specific conditions**

Sample Project

Recommendation/Warrant Article:

ARTICLE 36. To see if the Town will vote to appropriate \$53,500 from the Historic Resources Reserve of the Community Preservation Fund to fund Phase I of the Boxford Town Clerk's project for preservation of historic town records; said funds to be expended under the direction of the Community Preservation Committee and Town Clerk.

Legislative Body Actions Are 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)**

CPA Challenges

- Trust fund matching dollars
- Recreation category

CPA Trust Fund

(millions)

Revenue

FY 2002: \$41.3
FY 2003: \$53.8
FY 2004: \$50.5
FY 2005: \$37.4
FY 2006: \$36.1
FY 2007: \$31.9
FY 2008: \$27.0
FY 2009: \$25.2
FY 2010: \$26.3
FY 2011: \$26.6

Distribution

FY 2003: 100%
FY 2004: 100%
FY 2005: 100%
FY 2006: 100%
FY 2007: 100%
FY 2008: 100%
FY 2009: 68%
FY 2010: 35%
FY 2011: 27.2%
FY 2012: 26.6%

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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 – if acquired or created w/CPA \$\$	Yes – if acquired or created w/CPA \$\$

Solution: HB 765

“An Act to Sustain Community Preservation”

Major Components

- 1) Increased trust fund revenue to guarantee a 75% match on first round**
- 2) CPA rehabilitation projects on existing recreational land**

Iconic Projects: Windrush Farm, North Andover



Farmland Preservation, Hadley



Declaration of Independence, Mendon

In CONGRESS July 4, 1776. A DECLARATION
By The REPRESENTATIVES of the UNITED STATES
OF AMERICA. In GENERAL CONGRESS Assembled

When in the Course of human Events, it becomes necessary for one People to dissolve
the political Bands which have connected them with another, and to assume among
the Powers of the Earth, the separate and equal Station which the Laws of Nature
of Nature's GOD entitle them; a decent Respect to the Opinions of Mankind re-
quires, that they should declare the Causes which impel them to the Separation.

We hold these Truths to be self-evident, that all Men are created equal,
that they are indued by their Creator with certain unalienable Rights, that
among these, are Life, Liberty, and the Pursuit of Happiness: — That to secure
these Rights, Governments are Instituted among Men, deriving their just
Powers from the Consent of the Governed, that when any Form of Govern-
ment becomes destructive of these Ends, it is the Right of the People to alter-
or to abolish it, and to institute new Government, laying its Foundation
on such Principles, and organizing its Powers in such Form, as to them
shall seem most likely to effect their Safety & Happiness. Prudence, indeed,
will dictate that Governments long established should not be changed for

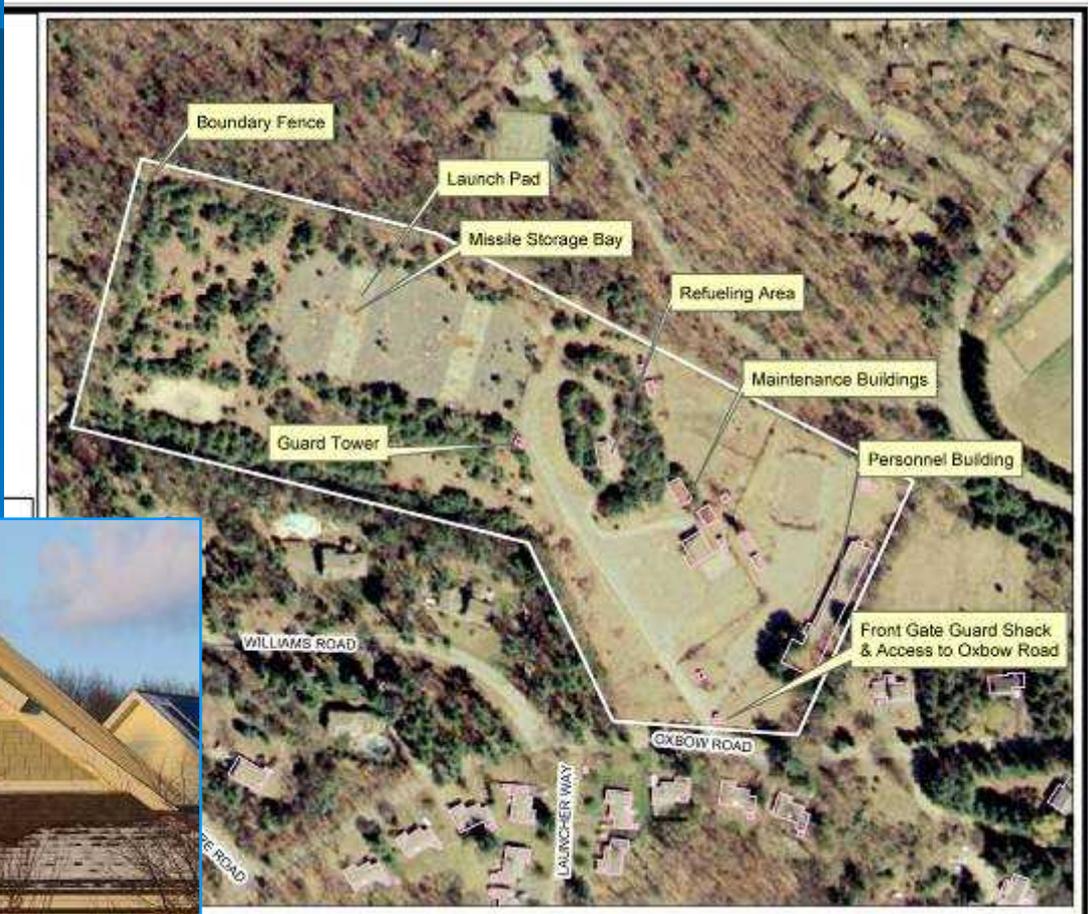
Town Hall, Needham



Lenox Library, Lenox



89 Oxbow, Wayland



Clipper City Rail Trail, Newburyport



Angino Farm, Newton



CPA Resources

Coalition Website:
www.communitypreservation.org

Mass. DOR Implementation Guidelines:

The Department of Revenue is authorized by the act to issue implementation guidelines and regulations. The Division of Local Services, which carries out the Department's responsibilities in the area of municipal taxation and finance, has issued the following guidelines addressing the municipal finance provisions of the CPA:

- | | |
|----------------|---|
| December 2000 | <ul style="list-style-type: none">• Bulletin 2000-16B <i>Implementation of Community Preservation Fund Finance Provisions</i>• IGR 00-209 <i>Community Preservation Fund</i> |
| September 2001 | <ul style="list-style-type: none">• Bulletin 2001-09B <i>FY2002 Implementation of Community Preservation Act</i>• IGR 01-207 <i>Community Preservation Fund (Amends IGR 00-209)</i> |
| September 2002 | <ul style="list-style-type: none">• Bulletin 2002-12B <i>Community Preservation Act Amendment and Information</i>• IGR 02-208 <i>Community Preservation Fund (Amends IGR 00-209)</i> |
| February 2003 | <ul style="list-style-type: none">• Bulletin 2003-04B <i>Community Preservation Act Implementation and Appropriation Votes</i> |

All materials are available on our web site: www.mass.gov/dls.