



**CPA** What makes  
it great?



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



# The Community Preservation Coalition



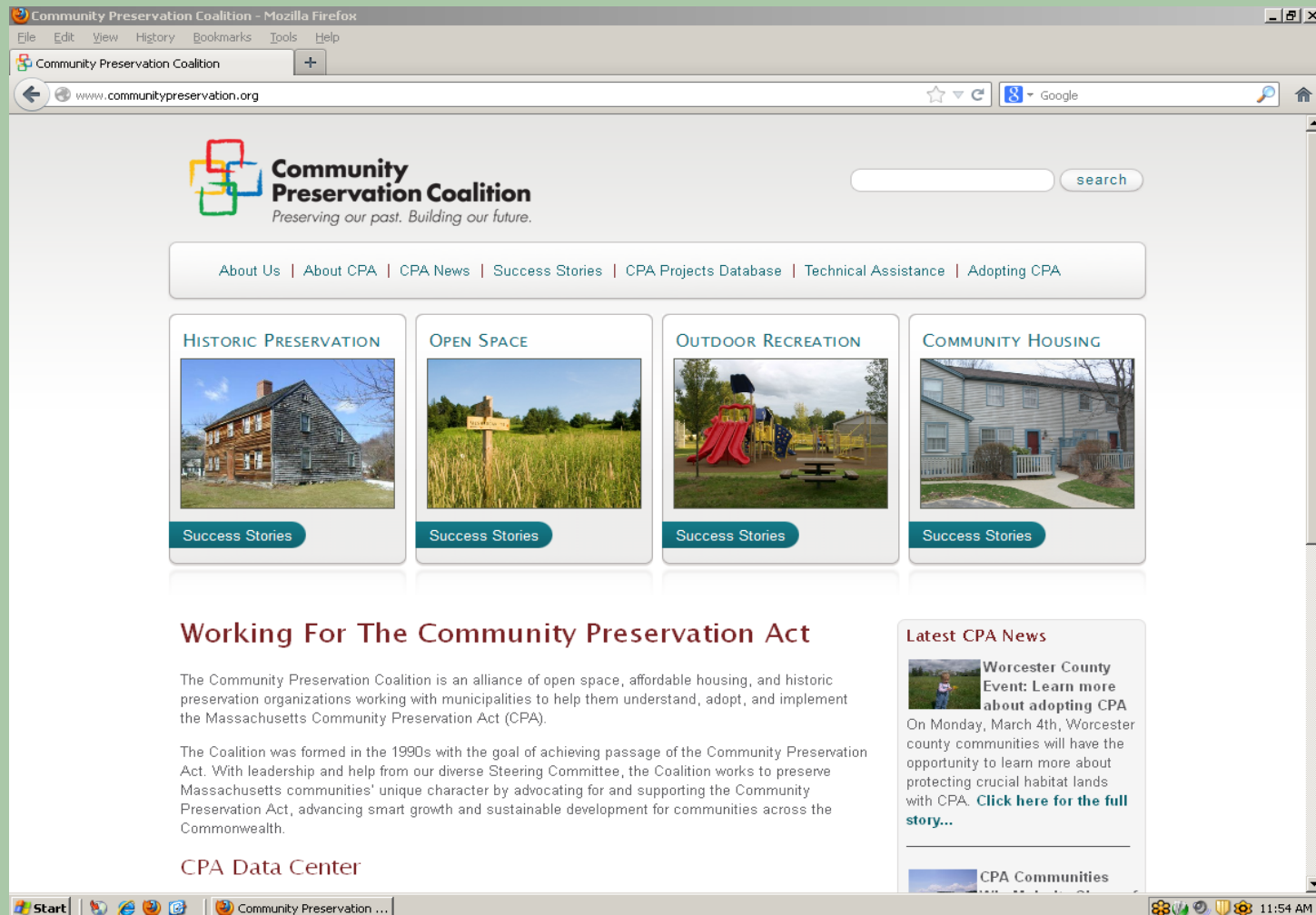
# The Coalition

- 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***

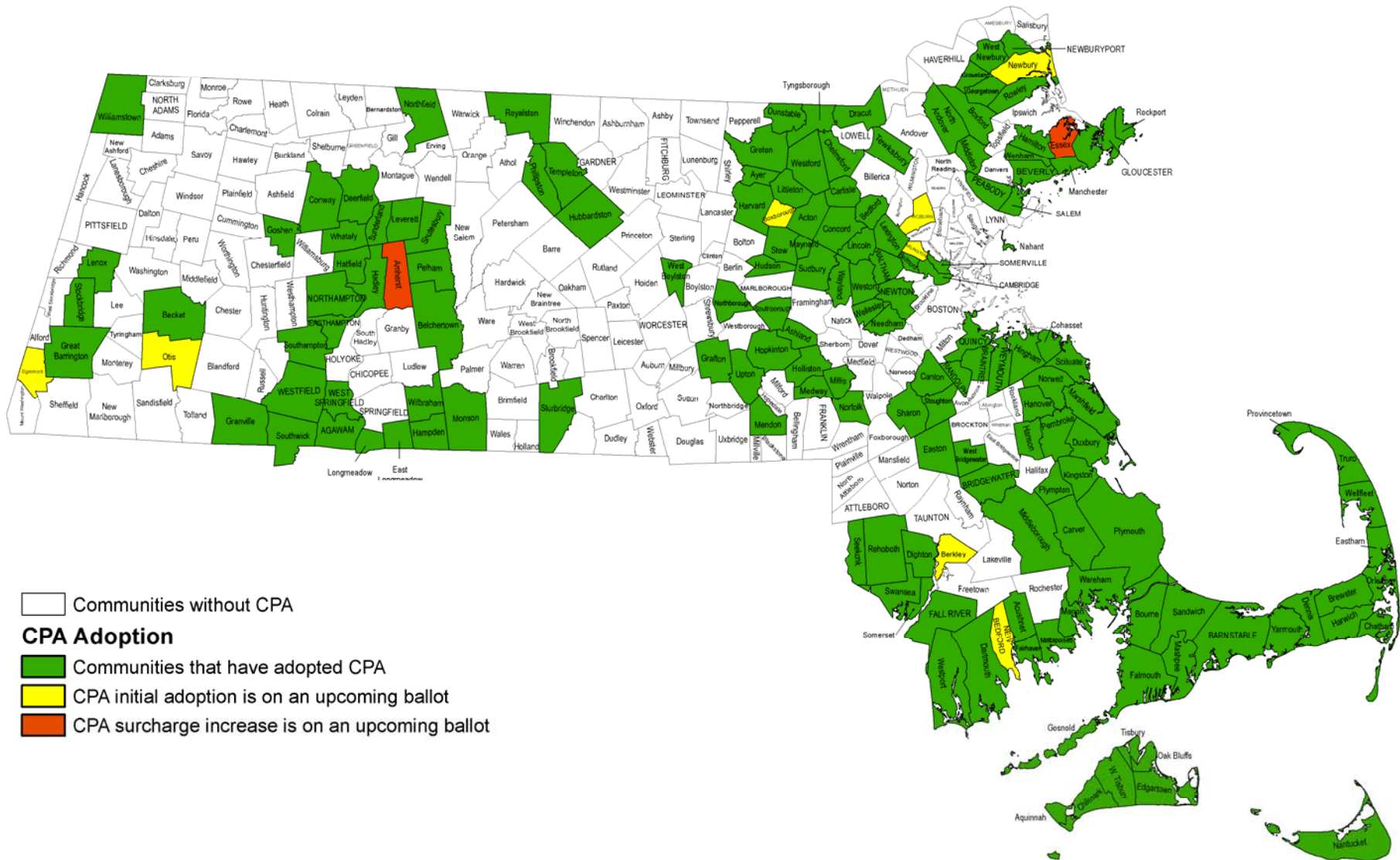
# Coalition Website

## www.communitypreservation.org



# 158 CPA Communities

## 45% of the state





# CPA by the Numbers

## (NEW! Through FY2014)



**HISTORIC PRESERVATION:** 3,600 appropriations made



**OPEN SPACE:** 21,838 acres preserved



**OUTDOOR RECREATION:** 1,250 projects funded



**AFFORDABLE HOUSING:** 8,500 units created or supported

**OVERALL:** 7,500 projects approved & \$1.4 billion raised

# CPA Funds can be used as Leverage

Thus far, CPA has leveraged over \$790 million in other funds

## Examples of Sources:

- Federal Grants
- State Grants (LAND grant, PARC grant, APR program, etc.)
- Foundations
- Private donations



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## CPA Trust Fund



Funds from \$10 or  
\$20 Fees at the  
Registries of Deeds



\$25M from FY2013  
and \$11.4M FY2014  
surplus



# CPA Trust Fund Collections

Month	Current Year	Previous Year	Change	Percent Change
November 2013	\$2,286,000	\$2,736,000	-\$450,000	-16.4%
December 2013	\$1,836,000	\$2,558,000	-\$722,000	-28.2%
January 2014	\$1,875,000	\$2,769,000	-\$894,000	-32.3%
February 2014	\$1,685,000	\$2,116,000	-\$431,000	-20.3%
March 2014	\$1,443,000	\$2,748,000	-\$1,305,000	-47.5%
April 2014	\$1,620,000	\$2,401,000	-\$782,000	-32.6%
May 2014	\$1,735,000	\$2,420,000	-\$685,000	-28.3%
June 2014	\$3,919,000	\$5,075,000	-\$1,156,000	-22.8%
July 2014*	\$0,000,000	\$0,000,000	\$0	0.0%
August 2014	\$2,102,000	\$2,695,000	-\$594,000	-22.0%
September 2014		\$2,533,000		
October 2014		\$2,144,000		
<b>Totals</b>	<b>\$18,501,000</b>	<b>\$32,592,000</b>	<b>-\$7,018,000</b>	<b>-27.5%</b>

# CPA Trust Fund

## Overview

- Current revenue is at a record low, but...
- Legislature approved an additional \$25M for Nov. 2014 distribution; \$11.4M was available
- What about FY16 and beyond?



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# Recreation



2012 Legislation:

Communities can now  
rehabilitate existing  
recreational land



# 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 – The Fine Print



## 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



# Cole School Playground, Boxford





# Herring Run Park, Weymouth





# Forge Pond Park, Hanover





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# Housing



Local control over the  
creation of new  
housing opportunities



# Housing: 2012 Legislation

Clarified “support” of  
affordable housing



# 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.



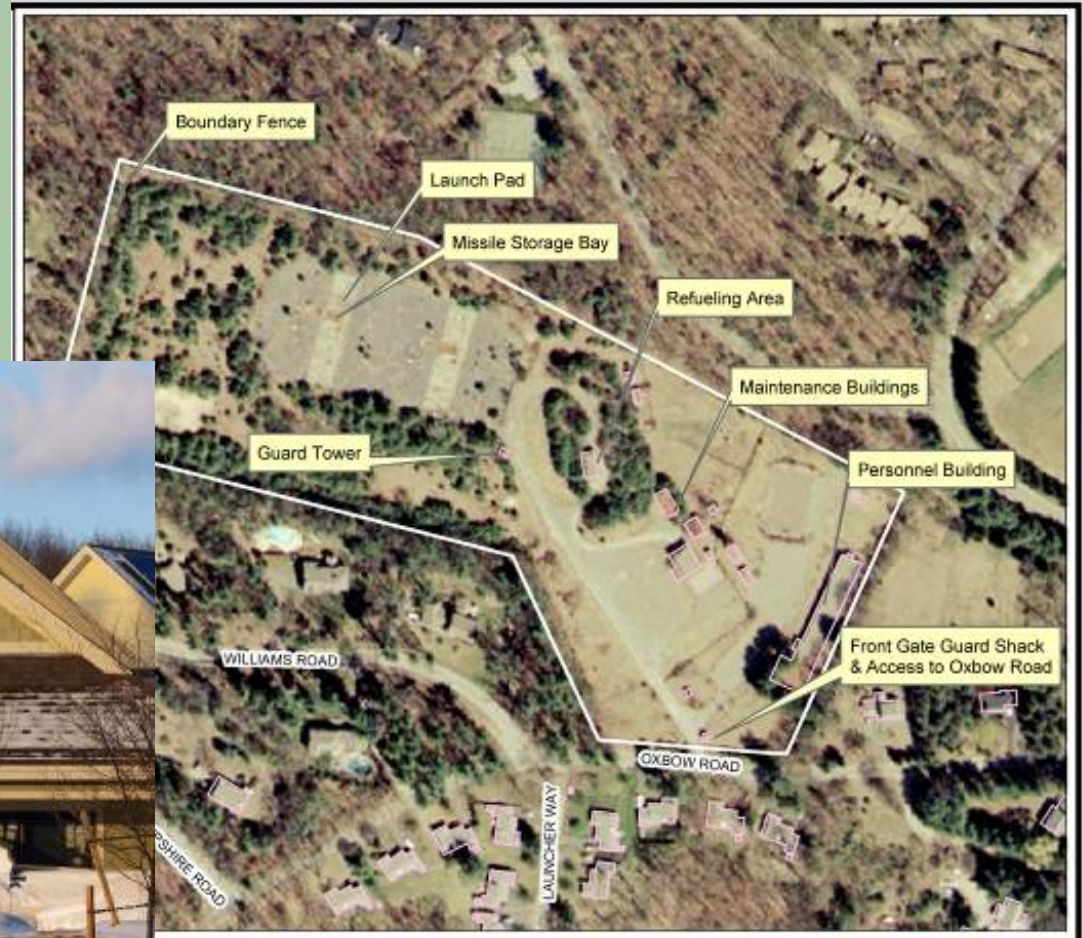
# Shovel Shop, Easton



Credit: Marc Belanger



# 89 Oxbow, Wayland





# Specialty Housing, Lexington & Hingham

Douglas House, Lexington



Vet's Housing, Hingham



# Benfield Farms, Carlisle



# Habitat for Humanity, Scituate (and dozens of other towns)





# Province Landing, Provincetown





# Cutler Heights, Holliston



# Patriot Place

## Bedford





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# Historic

Historic projects  
must be done  
according to  
Secretary of the  
Interior's  
Guidelines





# Town Hall, Needham





# 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 endowed 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



# Gillett Cigar Factory, Southwick





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## Open Space



Permanent protection of  
assets acquired with CPA

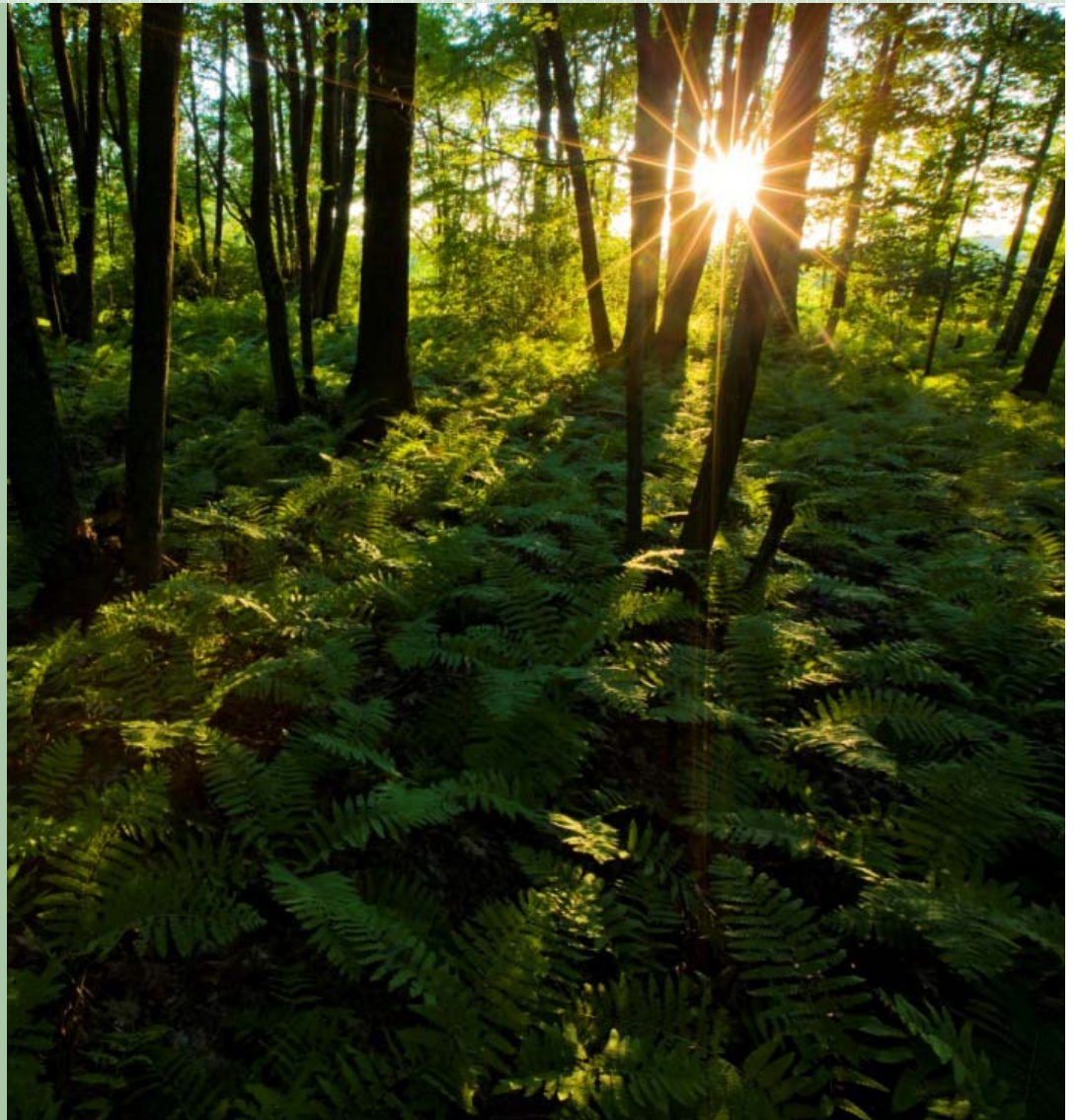
- Agricultural Restriction
- Conservation Restrict.  
(both conservation land and  
recreation land)
- Historic Restriction
- Affordable Housing  
Restriction



# 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





# Windrush Farm, North Andover/Boxford





# Cole Property, Carver





# Common Pasture, Newburyport





# Contact Us

## Technical Assistance Hotline

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# Questions?



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