TOWN OF WELLESLEY
COMMUNITY PRESERVATION COMMITTEE

November 11, 2006

TO: Members of the Board of Selectmen

FROM: David Dinwoodey, CPC Chair

CC: Hans Larsen, Executive Director

On behalf of the Wellesley Community Preservation Committee ("CPC"), I enclose the CPC's Report to the Selectmen regarding the Town's experience under the Community Preservation Act since its acceptance in 2002. The Report will serve as the basis for our discussion with you at your upcoming meeting on November 14.

TOWN OF WELLESLEY
COMMUNITY PRESERVATION COMMITTEE

Report to the Board of Selectmen:

The First Five Years of Community Preservation in Wellesley

November, 2006

Report to the Board of Selectmen:

The First Five Years of Community Preservation in Wellesley

I. Purpose

This report has been prepared by the Community Preservation Committee (the "CPC") at the request of the Board of Selectmen, in order to assist the Board in reviewing the ongoing merits of the Community Preservation concept as it has been implemented in Wellesley. When the Community Preservation Act (the "CPA") was adopted at the 2002 Annual Town Meeting, the CPA Study Committee recommended that the appropriateness of continuing the Community Preservation property tax surcharge in Wellesley should be reviewed within five (5) years of the statute's adoption.

The abbreviation "CP" is used at various points throughout the Report to refer to "Community Preservation".

Attached to this Report are several appendices, including (i) a summary of specific CP revenues for Wellesley and amounts of specific grants awarded by the CPC and appropriated at Town Meeting, (ii) information from the Massachusetts Community Preservation Coalition concerning Statewide CP funding, and (iii) the CPC's Guidelines for making its decisions on funding proposals.

II. A Short Summary of the CPA

The CPA permits Massachusetts communities to establish a surcharge of up to 3% on the local property tax, and to set aside the proceeds of the surcharge in order to pursue community preservation activities, encompassing open space, historic resources, land for recreational use and community housing. Funds raised through the local surcharge are "matched" annually by monies from a Massachusetts Community Preservation Trust Fund, which is made up of revenues from increased Registry and Land Court recording fees. The State's payment to each CPA community is determined by a statutory formula.

In each year, a required minimum of 10% of all monies collected by a CPA community from its surcharge and from the State match must be expended (or earmarked and set aside) for each of the CPA's designated primary purposes of

open space (excluding recreation), community housing and historic resources. The remaining 70% of all CP funds raised annually by a community which are not so earmarked may be used currently or retained, at the municipality's discretion, for any of the three primary statutory purposes or for the fourth purpose of recreation.

CP funding proposals generally consist of capital improvements or capital expenditures for the purposes permitted by the CPA; maintenance and ordinary operating expenses are not eligible. All expenditures from a local CP fund may be made only upon appropriation adopted in the usual manner (in Wellesley's case, by vote at an Annual or Special Town Meeting), and only those projects or proposals which receive the affirmative support of the local CPC are eligible for appropriation.

The CP process in each adopting community is administered by a Community Preservation Committee, which is charged by statute with the tasks of studying the CP needs and resources of the community, consulting with other boards and committees and recommending appropriations from the local CP fund for CP purposes. Funding proposals are typically initiated by boards, committees or community organizations having an ongoing interest in the discrete activities covered by the CPA. The CPC then evaluates each proposal and makes its recommendations for funding to the appropriate body.

The CPA requires that each CPC have, at a minimum, a representative from each of five specified local boards or commissions. In addition to these five mandated members, the CPA permits up to four additional "at-large" members. In response to these statutory requirements, Wellesley's By-law provides that our CPC have representatives from five designated boards - Natural Resources Commission, Planning Board, Recreation Commission, Wellesley Housing Authority and Historic Commission -- and the permitted maximum of four additional members appointed by the Moderator (one of which is, by common understanding, appointed from the Wellesley Housing Development Corporation).

III. Wellesley's CP Experience - What We've Accomplished So Far

After acceptance of the CPA by the 2002 Annual Town Meeting, a favorable ballot vote in the regular State election in the fall of 2002 established Wellesley's surcharge at one percent (1%). Wellesley's CPC was then formed, and as its first task the Committee prepared and adopted a Community Preservation Plan for the Town, including specific Decision Guidelines and Goals to be used by the Committee in its review and decision process. To date, we have carried out three annual rounds of CP funding recommendations and appropriations, and our fourth year, for fiscal 2008, is currently underway.

Here is a descriptive summary of the projects which the CPC has supported so far:

For Open Space - The two major open space efforts to date have been the funding by the CPC of a substantial portion of the costs of developing and beginning to implement a management program for *Morses Pond* and the funding of improvements at *Clock Tower Park* in Wellesley Hills.

For *Morses Pond*, a CPC grant paid for one-half of the costs of a consultant's study and the preparation of a comprehensive multi-year Pond management plan to preserve this vital Town resource. We also awarded a grant for the entire acquisition cost of new weed harvesting equipment, the first major capital expenditure under the management plan. The Morses Pond project has a number of attributes - significant long-term benefit to the community, preservation of a resource at risk of loss, and the collaborative involvement of multiple boards - which promote the CPC's Decision Guidelines and goals.

In *Clock Tower Park*, new ornamental fencing, stone pillars, brick walkways and benches and tables have been installed at the underused west end of the park. Coupled with new plantings and landscaping, these improvements have resulted in a revitalized and exceedingly attractive public space for enjoyment by residents and nearby business patrons. This project was also assisted by financial support from the Wellesley Hills Garden Club and by services and materials from the Public Works Department, and it complements the very significant improvements to the park's east end which were earlier carried out through the generosity of the Hills Garden Club.

In another example of a collaboration with a community organization to achieve preservation objectives, the CPC has also made a small grant to the *Wellesley Conservation Council*, for new signage at each of the Council's ten open space sanctuaries scattered throughout the Town. The goal of this project is to increase awareness of the Council's properties and to discourage encroachment and dumping. A Wellesley resident generously donated his services as a skilled woodcarver to make these handsome signs, and their installation is now substantially complete.

For Recreation - The *preservation of Morses Pond*, discussed above in the context of open space, is an undertaking which will also protect and enhance important public recreation values involving swimming at the Town beach as well as boating and fishing. For this reason, the CPC's grants for the Pond consultant's study and the acquisition of the weed harvester have been allocated equally between the open space and recreation categories. The 50/50 allocation of these grants accounts for a majority of the dollar amount attributable so far to recreation.

The other recreation project for which CPC has provided partial funding has been *the revitalization of Warren School Park*. This project was carried out through the collaborative efforts of the Department of Public Works, the Recreation Commission, the Natural Resources Commission and a very active planning and fund-raising effort by a dedicated residents' group, Friends of Warren Park. Our grant monies focused on the irrigation and rebuilding of the upper and lower playing fields.

For Historic Resources - The CPC has assisted four different projects involving historic resources and preservation.

The largest grant was awarded to the Historical Commission for preservation work on the *Wellesley Farms Railroad Station*, an H.H. Richardson-designed structure built in 1894 and placed on the National Register of Historic Places in 1985. The roof replacement, masonry re-pointing and related work, all implemented under the careful supervision of the Town's previous Facilities Maintenance Administrator, Jerry McCarty, have preserved this important community asset from further deterioration and possible loss. Another much smaller grant was made to the Historical Commission for the *illumination at night of the Clock Tower* in Wellesley Hills, as the historical centerpiece of Clock Tower Park. This grant was significantly augmented by generous financial support from the Wellesley Rotary Club.

We have also provided funds to the Historical Commission for the preparation of applications for *National Historic Register designations* of four significant assets - the Katherine Lee Bates House on Curve Street, the Clock Tower, the Hills Branch Library and Fuller Brook Path. If approved at the federal level, these would be the first Wellesley properties since 1990 to achieve listing on the Historic Register. In addition to recognizing the properties' historic importance, the designations would provide eligibility for certain Federal tax incentives or Federal grants in aid of historic preservation.

Finally, the CPC has assisted the Wellesley Historical Society, the Town's most prominent nonprofit historical organization, with a grant for the replacement of the roof and preservation of the exterior of the Society's headquarters, the *Dadmun-McNamara House*, on Washington Street. The house is the repository for many important Town archives and memorabilia, and the preservation of the building envelope will contribute to the housing of the Society's collection and enhance the experience of viewing it.

For Community Housing - New initiatives in the town's efforts to increase affordable housing during the past several years have come primarily through the

efforts of the Wellesley Housing Development Corporation ("WHDC"), which has actively pursued projects using a variety of funding and development concepts. The CPC has provided important support for three of these initiatives.

We awarded a grant to WHDC to fund a portion of the costs of creating four (4) new affordable units being developed by the ***Charles River Association for Retarded Citizens*** at an existing property on Marshall Road. This project, which has been long delayed, has finally received its companion Federal financing just this month and is now ready to receive CPC's grant disbursement as well.

By utilizing a large open-ended community housing grant which the Committee made in 2005, WHDC has also been able to move quickly and acquire ***an existing single-family home*** on Highland Road for affordable housing purposes. This property is shortly to be sold to an income-qualified family under an affordability covenant.

The CPC has given a separate non-earmarked community housing grant to WHDC with the expectation that it can be used to cover certain pre-development and site preparation costs associated with the construction of a ***new modular two-unit home at 10 Boulevard Road***, to be built on property already owned by the Town and no longer needed for other municipal purposes. Construction of the house itself is to be undertaken by the developer of the Wellesley Inn property, in satisfaction of the conditions of its special permit for that project relating to the provision of affordable housing within the Town.

In addition to these specific "bricks and mortar" projects, CPC has agreed to fund ***two separate studies*** designed to help maintain or augment the Town's affordable housing inventory. One study, to be overseen by the WHDC, will develop a monitoring system to keep track of all affordable housing units within Wellesley. The second study will assist the Wellesley Housing Authority ("WHA") to assess financing alternatives for the renovation of deteriorated and unoccupied units at WHA's Linden Street property and for the addition of eight (8) new units at Barton Road.

Assessing our Work -- As we review the list of projects supported by CPC over the first three years, we are gratified by several broad trends and achievements:

-- We have had the opportunity to approve and fund at least three proposals within each of the open space, historic resources, community housing and recreation categories recognized by the CPA. We are mindful of the desirability of providing meaningful assistance to a broad array of worthy projects across the entire CP spectrum.

-- Many of the applications approved by the Committee have involved close

working relationships with and, in some cases, matching funding or donated services from Wellesley residents, citizens groups and nonprofit organizations. This partnering with parties outside of Town government, and the use of CPC funding to "leverage" financial contributions or donated services by these private parties, is a very important part of fostering the CP concept within the Town. Partnering encourages both creative ideas and the development of a stronger community consensus about a project's significance and public value, and the availability of funding from non-governmental sources allows CPC to stretch its own financial resources in support of a greater number of worthy projects.

-- Perhaps most significant for the long term, we believe that a decision-making "culture" has emerged among CPC members which has enhanced the Committee's work. Members who are Board designees are expected to explain and be advocates for those grant applications which are sponsored or endorsed by their respective boards, but not to the detriment of equitable consideration of competing applications. The members appointed by the Moderator offer a range of independent perspectives and act as a further counterweight to reduce the risk of unduly favoring one CP use category or project over another. Moreover, both Board designees and Moderator appointees to the Committee typically have significant prior experience in Town affairs, and bring broad knowledge as well as habits of careful analysis and responsible deliberation to all of the CPC's tasks. In our view, the Committee structure recommended by the CPA Study Committee and established in 2002 has served the Town's interests well.

IV. Our Challenges for the Future

The State Match - Since the inception of the CPA, there have been five annual rounds of State matching contributions made to CP communities, the most recent occurring last month. The contribution to each CP community from each of these State match rounds has been approximately 100% of the community's surcharge amount for that year.

With each succeeding year, however, the aggregate of all local CP surcharges has grown as communities adopt Proposition 2 1/2 overrides and debt exclusions which increase the base against which the respective surcharges are calculated. In addition, new municipalities continue to accept CPA, including seven communities which just voted acceptance of the CPA at this month's Statewide election. Coupled with these developments is the recent decrease in revenues from recording fees flowing into the State's CP Trust Fund, the source for all State matching payments. Last year, for the first time, the State distributed more funds out of the CP Trust Fund than were collected into the Fund.

These trends have raised the important question of how much longer the State match can continue to be maintained at the 100% level which Wellesley and all CP communities have enjoyed to date. According to a recent publication of the Department of Revenue's Division of Local Services, the State match is predicted to stay at the 100% level for calendar 2007 and 2008 (two more annual rounds), but is then expected to begin to decline. The Massachusetts CP Coalition has informally advised the CPC that it similarly expects a decline in the State match to begin in the 2008-2009 period. The major uncertainty will be whether that downward turn will be modest and gradual, or more rapid and substantial, in years 2009 and beyond.

If the State match in the future were to drop precipitously from its current full funding, Wellesley would have the option to rethink its participation under the CPA and to withdraw in the same manner as the statute was originally adopted (i.e., Town meeting action followed by a Townwide ballot vote). In considering this possibility, however, it is worth remembering that even a materially reduced State match could still constitute significant leverage for each CPA dollar raised through the local surcharge. It is also important to note that the State's source of matching funds is derived, in part, from the substantial dollar volume of real estate transactions occurring within Wellesley itself. Should the Town decide to revoke its acceptance of the CPA and not participate, Wellesley's contribution to this pool of funds would, in effect, not be recycled back into the community for CP purposes. From a planning perspective, the Town can choose to retain some flexibility on this issue by continuing to make its CP appropriations from CP funds already in hand, rather than issuing bonds or incurring other obligations which are to be paid from a dedicated stream of future CP revenues. If such future obligations are undertaken, they must be fully discharged before any final withdrawal from CPA can occur and the local surcharge can end.

Saving and Spending - Wellesley's property tax surcharge under the CPA was originally set at 1%, considerably below the 3% maximum permitted by the statute. This lower percentage was recommended by the CPA Study Committee in 2002, a time of difficult financial constraints which has certainly continued to the present. By way of comparison, of the current 118 communities which have adopted CP, one has a surcharge of 0.5 % and 19 have a surcharge of 1% like that of Wellesley; the remainder have surcharges ranging from 1.5% up to the 3% maximum. Wellesley thus adopted a relatively conservative posture in setting the amount of its surcharge, consistent with its practices in other areas of municipal finance.

Appendix 1 to this Report shows that, over the first three years of activity, we have expended approximately 30% of the Town's CP Fund revenues for the various projects summarized earlier; the remaining 70% has been "banked" for future uses, either as designated category reserves or as general reserves

available for any future CP use. The fact that the CPC has retained a substantial majority of its revenues to date is partly a reflection of the pace of applications for funding which we have received during the three years in which the Committee has awarded grants. It is also, however, a reflection of two of the policy objectives which we have adopted as part of our CP Plan: first, to support proposals for which CP funding would cover a portion of project costs and would encourage other sources of public or private funding for the remainder; and second, to keep a substantial portion of CP revenues as "dry powder" for a larger future project or opportunity which could have significant long-term benefits for the Town, perhaps involving several CP use categories.

The 30%/70% split which has occurred to date does not reflect a conscious arithmetic benchmark, and over time the balance between spending and saving is likely to evolve. The challenge each year is to assess and weigh the relative value to the Town of present CP opportunities which require current funding and potential or longer-term CP opportunities which are likely to require the reserving of substantial CP funds in order to be attainable. In any event, our experience so far suggests that the present level of the Wellesley surcharge at 1% is permitting the CPC both to fund a range of worthwhile projects within every use category and concurrently to amass reserves which would allow a meaningful CP contribution to be made toward a major project of Townwide significance.

Recreation Projects - Because Wellesley is a relatively mature, developed community, many of the opportunities for enhancing recreational resources are likely to focus on possible improvements to existing recreation land or facilities which were acquired or developed prior to the passage of the CPA in 2000. The language of the statute, however, effectively limits CP expenditures for such pre-existing recreational land or facilities to those which are for the "preservation" of the underlying resource from physical damage or loss, or to expenditures which create a new recreational use at the existing property. This statutory limitation has served to narrow the scope of projects within the recreation category of CP (and, to a similar extent, projects involving improvements to pre-existing developed open space facilities) which can clearly qualify as eligible for CP funding. An example of the effect of this limitation arose earlier this year, when we determined that the replacement of the dock at the Morses Pond swimming beach could not legally be considered for CP funding.

The Massachusetts CP Coalition has for some time been seeking legislative action which would clarify the ability under the CPA to fund certain kinds of improvements for recreational facilities which currently are of doubtful eligibility. If this should occur, the CPC's ability to consider and to fund meritorious recreation projects would certainly be enhanced.

Community Housing - The task of increasing affordable housing in Wellesley faces many difficult obstacles, including the high land and development costs which are associated with creating each additional affordable unit, the relative scarcity of appropriate locations for constructing such housing, and the State's recent lack of financial support for upgrading or expanding the subsidized housing inventory managed by the WHA. The WHDC, in cooperation with other Town governmental bodies, has been actively pursuing a number of different techniques and strategies (many of them supported by CPC and described earlier in this Report) in an effort to grow the Town's affordable housing base.

These initiatives can sometimes be expensive, and until the advent of CPA they have not been carried as a recurring part of the Town's capital budget. As a consequence, the CPC's support for community housing has involved substantial grant amounts, totaling slightly more than 15 % of the Town's collected CP revenues and more than one-half of the total grant amounts made by the Committee under the four CP use categories. By way of comparison, recent data compiled by the Massachusetts Housing Partnership shows that a substantial majority of CP communities have directed 10% or less of their total CP revenues toward the community housing category.

The challenge for the Town will be to take the experience gained from the WHDC's many recent initiatives, and thereafter focus on those strategies which appear to be the most cost-effective and practical for achieving the Town's affordable housing goals. We are aware that the WHDC expects to shortly complete and present to the Selectmen a long-range plan to address these issues. The CPC certainly hopes and expects to be an active participant in implementing any such long-range plan.

Balancing Several Roles - The CP Fund which the Committee oversees is much like an endowment fund for certain dedicated public purposes. Accordingly, and particularly in these first years of CPC's existence, we believe it has been important to establish trust and credibility among all prospective CP participants in the Committee's ability to be fair, thorough and consistent in its decision-making as the administrator of the CP process. The Committee strives to be open to a broad range of possible proposals or ideas which can meet our Decision Guidelines and goals, rather than being wedded to any fixed agenda. We also recognize the primary jurisdiction of the various Town boards in determining whether to bring forward a particular proposal - it is they, and not the CPC, which will have the necessary staff resources and expertise to successfully plan, complete and operate or maintain a given project.

Consistent with this role of even-handed administrator, however, we believe the CPC can - and should -- also legitimately act as a catalyst to promote the

timely consideration of specific ideas or opportunities which we identify as fostering the goals of the CP Plan. Indeed, the CPA and the Town's by-laws provide that the Committee is to independently evaluate the needs, possibilities and resources of the Town regarding community preservation and consult with Town boards and committees as part of that process. This can take the form of proactively funding a study to examine or foster public discussion about a future opportunity, such as the land use study for the Tailby Lot which we funded several years ago out of our annual administrative costs budget. As another example, the CPC might bring together interested parties to think through the merits of a possible project, particularly where the project cuts across several CP use categories and is not the obvious responsibility of any single Town department. Also, because the Committee includes designees from many boards having CP interests, our meetings typically include "clearinghouse" discussions involving the ongoing activities of these boards and we are often able in this way to stay in touch with plans or projects which might foster CP goals.

V. The CPC Grant Process - In the course of preparing this Report, the Committee discussed various ways in which the administration of the CPC Grant process might be improved. In particular, we talked about how best to encourage the submission at our fall application deadline of well-considered proposals which meet CP eligibility requirements. One possible idea is to hold an informational meeting for interested boards and organizations to offer guidance about CP eligibility requirements and the Committee's Decision Guidelines and to talk about project ideas. A second, and related, possibility is to identify a time period during which the CPC would entertain less formal "pre-applications" which could be reviewed with prospective applicants, in the hope that issues or questions, and possible collaborations with other interested parties, could be identified at an early stage. Our thought is that both these ideas would best be carried out during the May-July period between the close of Town Meeting and the commencement of the new budget season.

VI. Conclusion

The CPC believes that the concept of Community Preservation in Wellesley has been placed on a firm foundation since its inception almost five years ago. The CP process has already involved the collaboration and participation of many different boards, civic organizations and residents. The goals of both the CPA and the Town's CP Plan have been actively pursued. The Committee has been able to fund many beneficial projects or proposals, some of which might not otherwise have received support through the Town's budget. Through the State match, we have also been able to receive and reserve substantial amounts for future projects, including opportunities of Town-wide significance.

From our perspective, then, Community Preservation has proven its value in Wellesley.

Our Committee respectively submits this Report for your consideration, and looks forward to the opportunity to discuss its contents with you at your November 14 meeting.

Wellesley Community Preservation Committee

David Dinwoodey, Chair
Sarah Norwood, Vice Chair
Greg Mills, Secretary
Jim Conlin
Rose Mary Donahue
Joan Gaughan
Dona Kemp
Helen Robertson
John Schuler

APPENDIX 1

COMMUNITY PRESERVATION COMMITTEE
SUMMARY OF PROJECTS
FY 05-07

Project	Proposer/ Participant	Historic Preservation	Community Housing	Open Space	Recreation
FY 05 APPROVED					
Farms Station Preservation	Historical Commission	$107,500			
Clock Tower Lighting	Rotary Club	$10,000			
National Historic Registry (Katherine Lee Bates House, Clock Tower)	Historical Commission	$4,500			
4 Marshall Road (Affordable units)	WHDC, Charles River ARC		$80,000 $65,000		
Morses Pond Study (50%)	NRC, Recreation			$37,500	$37,500
Warren School Park	NRC, Recreation, DPW, Friends of Warren Park				$49,000
		$122,000	$145,000	$37,500	$86,500
FY 06 APPROVED					
Dadmun - McNamara House	Wellesley Hist. Society	$32,694			
National Historic Registry (Fuller Brook Park, Hills Branch Library)	Historical Commission	$7,450			
Open Grant to WHDC	WHDC		$450,000		
Clock Tower Park	DPW, NRC, Hills Garden Club			$51,110	
WCC Sanctuary Signage	Wellesley Cons. Council			$4,400	
		$40,144	$450,000	$55,510	- 0 -

COMMUNITY PRESERVATION COMMITTEE
SUMMARY OF PROJECTS
FY 05-07

Project	Proposer/ Participant	Historic Preservation	Community Housing	Open Space	Recreation
FY 07 APPROVED					
Weed Harvester - Morses Pond	NRC, DPW, Recreation			$125,000	$125,000
Boulevard Road Two-family House	WHDC		$125,000		
Affordable Housing Monitoring System	WHDC		$10,500		
WHA Housing Financing Study	WHDC, WHA		$25,000		
		- 0 -	$160,500	$125,000	$125,000
TOTAL FY05 through FY07		**$162,144**	**$755,500**	**$218,010**	**$211.500**

CP PROJECT TOTALS BY YEAR:

FY 2005	$391,000
FY 2006	$545,654
FY 2007	$410,500

CPC Administrative Funds:

Each year $50,000 has been appropriated for CPC administrative expenses, as permitted by the CPA. To date, the major expenditure from this fund took place in FY 2005 when the CPC allocated $35,000 for the Tailby Lot Study. $5,250 of administrative expenditures have also been allocated to two additional smaller land use studies. At the end of each fiscal year, any remaining balance of the annual administrative expenses appropriation is returned to the Town's General Fund.

CPC FINANCIAL SUMMARY
FOR FY04-07

TOTAL CP FUND REVENUES

Surcharge (levied for FY03 through FY06)	$2,298,272
State Match (received for FY 03 through FY06)	$2,307,561
TOTAL Surcharge and State Match Revenues	**$4,605,833**
Add: Interest earned through FY06	$58,510
	$4,664,343

TOTAL CP APPROPRIATIONS
(For FY05-07)

Category	Total Expended	Percent of Total
Historic Preservation	$162,144	12.0%
Community Housing	$755,500	56.1%
Open Space	$218,010	16.2%
Recreation	$211,500	15.7%
	$1,347,154	
Add: Administrative Expenditures (See Note 1)	$40,250	
	$1,387,404	

TOTAL REVENUES RECEIVED (with interest earned) through 6/30/06	$4,664,343
LESS: TOTAL APPROPRIATIONS for FY05-07 (see Note 1)	$1,387,404
UNCOMMITTED CP FUND BALANCE:	$3,276,939

Note 1 -- Excludes Unspent Administrative Expense Appropriations

APPENDIX 2

CPA Matching Funds

State CPA matching funds have been distributed at the match rate of 100% in each of the five CPA state match distribution rounds that have occurred to date, including in 2002, 2003, 2004, 2005, and 2006. Each distribution represented a 100% match of what communities raised through their local CPA surcharge during the previous fiscal year. We expect that CPA communities will continue to receive dollar for dollar matches for at least one more year, if the state match funding mechanism currently in place remains unchanged. Click below for information about the five match rounds that have occurred so far under CPA.

For more information on how the state match works, please check out our matching funds calculator or call us at 617-367-8998.

2002 Distribution - $17.8 million to 34 communities - 100% match

2003 Distribution - $27.1 million to 54 communities - 100% match

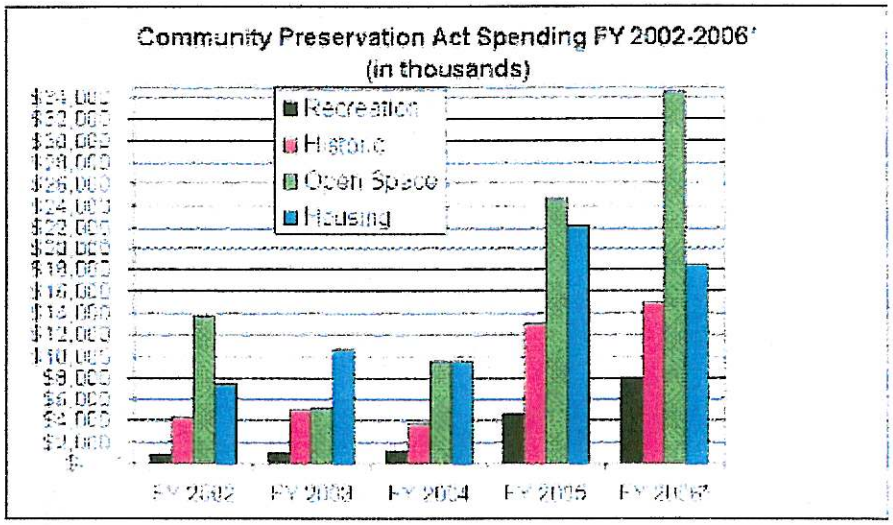
2004 Distribution - $30.8 million to 61 communities - 100% match

2005 Distribution - $46.3 million to 82 communities - 100% match

2006 Distribution - $58.6 million to 102 communities - 100% match

CPA Spending on Projects in FY 2002-2006

The figure and table below show the breakdown of CPA spending on projects in the four program areas (open space, historic preservation, community housing and recreation) during the fiscal years 2002 through 2006. Please note that the spending figures from FY2006 are not complete, as some data on CPA appropriations have not yet been collected.



**Figures for FY 2006 are not complete.*

Community Preservation Act Appropriations

Compiled by the Community Preservation Coalition

(In millions of dollars)

CPA Use	FY 2002 Amount	FY 2003 Amount	FY 2004 Amount	FY2005 Amount	FY2006* Amount	Totals* Amount
Housing	$ 7.4	$ 10.0	$ 9.5	$ 22.1	$ 18.4	$ 68.1
Open Space	$ 13.7	$ 5.2	$ 9.5	$ 24.8	$ 34.5	$ 87.5
Historic	$ 4.3	$ 4.9	$ 3.7	$ 13.1	$ 15.0	$ 41.0
Recreation	$ 0.0	$ 1.0	$ 1.3	$ 4.5	$ 7.9	$ 15.5
Annual Totals	$ 26.2	$ 21.1	$ 24.0	$ 64.4	$ 75.8	$212.1

**Data for FY2006 is not complete.*

The Community Preservation Coalition (CPC) compiles information on all community projects that are funded in whole or in part with CPA funds. Projects approved and reported to the CPC as of August 31, 2006 have provided for the development of 871 units of affordable housing, the preservation of 7,349 acres of open space, the restoration and preservation of more than 300 historic resources and sites, and the creation of 154 new recreational facilities.

To read about a particular project, check out the CPA project database.

Home
News and Updates
- Updated! ***Election News***
- ***CPA State Matches***
- ***CPA Conferences***
- ***CPA Spending***

Adopting the CPA
Implementing the CPA
Search this Site
Contact Us
Links

The Community Preservation Coalition

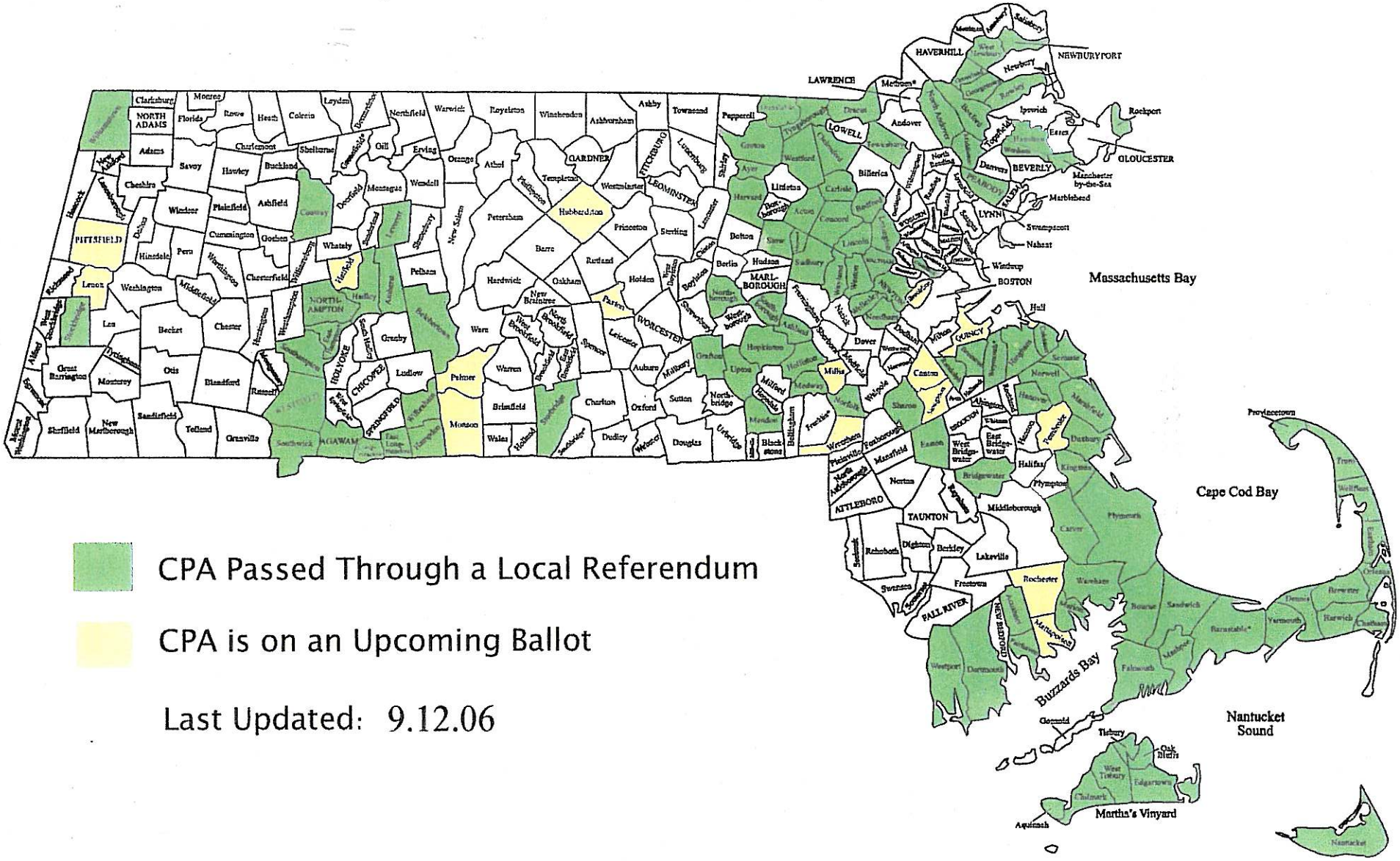
Steering Committee

- Citizens Housing and Planning Association
- Keen Charitable Foundation
- Mass. Affordable Housing Alliance
- Mass. Audubon Society
- National Trust for Historic Preservation
- Preservation Massachusetts
- Trust for Public Land

Other Members

- Appalachian Mountain Club
- Association for the Preservation of Cape Cod
- Bay State Historical League
- Boston Greenspace Alliance
- Boston Preservation Alliance
- Conservation Law Foundation
- Environmental Diversity Forum
- Environmental League of Massachusetts
- Mass. Association of CDC's
- Mass. Association of Conservation Commissions

Status of Community Preservation Act Adoption



CPA Passed Through a Local Referendum

CPA is on an Upcoming Ballot

Last Updated: 9.12.06

APPENDIX 3

Community Preservation Decision Guidelines

· Preservation of a resource or opportunity that would otherwise be lost.

· Involvement of two or more of the purposes designated for funding under the CPA.

· Preference for large projects that would have a significant long-term benefit to the community.

· Involvement of multiple sources of funding, including leveraging other public and/or private funds.

· Creation of incentives for other public and/or private projects and/or collaborations to occur.

. Demonstration that the proposal is feasible and the most reasonable plan to implement the project.

. Provision for cost/funding that is compatible with the Town's long-range financial plan. Provision for a dedicated source of funding (other than CPA) for on-going maintenance, if applicable.

· Consistency with Town-wide planning efforts/reports that have received broad-based scrutiny and input.

· Consideration of recent Town Meeting actions, supported by other Town boards and/or by the community.

· Compliance with the current or proposed Wellesley zoning by-laws and/or the laws of the Commonwealth.

The general guidelines stated above apply in combination with category-specific goals outlined in the Community Preservation Plan.