

Massachusetts Historic Preservation Conference 2017



Session 2A

(1:00-2:30pm)

Adopting the Community Preservation Act: Dedicated Funding for Historic Preservation

John Dickson

*Chairman,
Pittsfield Historical Commission*

Robert McCarroll

*Board of Directors,
Springfield Preservation Trust, Inc.*

Stuart Saginor

*Executive Director,
Community Preservation Coalition*

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AttendeeHub**

- (3) Open the app. (4) Search for our event:*

2017 MA Historic Preservation Conference





Introducing the Community Preservation Act (CPA)



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

What is the Community Preservation Act (CPA)?

The Community Preservation Act is *state enabling* legislation passed in 2000



Adopted by individual communities at a local ballot election

Basics of CPA

Enables communities to establish a local dedicated fund for:



Historic
Preservation



Open Space &
Recreation



Community
Housing



CPA by the Numbers

(through FY2016)



HISTORIC PRESERVATION: Over 4,400 appropriations made



OPEN SPACE: 26,297 acres preserved



OUTDOOR RECREATION: About 1,700 projects funded



AFFORDABLE HOUSING: Over 10,000 units created or supported

- Over 9,000 projects approved & \$1.75 billion raised -

Follow the Money!

Local CPA Surcharge:

Up to 3% of the tax levy
against real property
(residential and
commercial)



Menu of CPA Exemptions to Local Surcharge

- First \$100,000 of residential property value
- First \$100,000 of commercial & industrial property value
- Low income families; low/moderate income seniors
- Full commercial and industrial exemption (with split tax rate only)

**Note: Any existing property tax exemptions apply to the CPA surcharge*

The Statewide CPA Trust Fund

- Guaranteed annual disbursement to all CPA communities
- Administered by the Department of Revenue (DOR)
- Funds come from \$10 and \$20 document recording fees charged by the state's Registries of Deeds
- CPA communities received a base match of **20.6%** in FY17.

Community Preservation Committee (CPC)

Established by
Ordinance/Bylaw

Required representation from:

- Conservation Commission
- Historic Commission
- Planning Board
- Recreation Board
- Housing Authority

➤ Plus up to 4 additional
members



How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



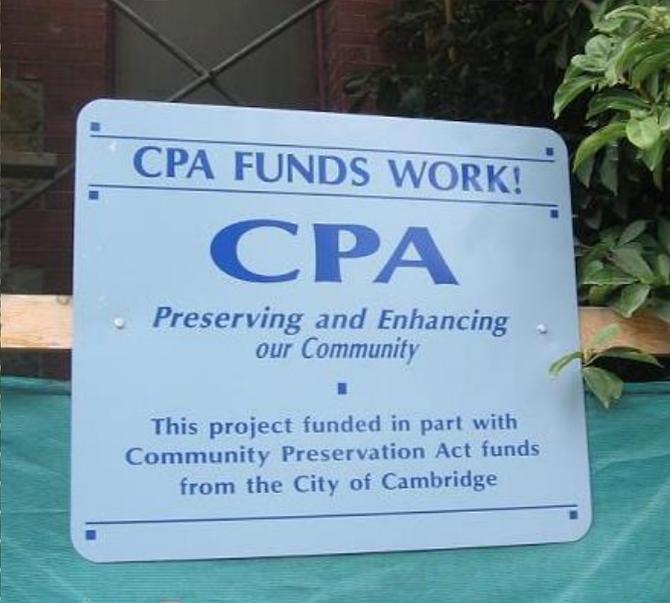
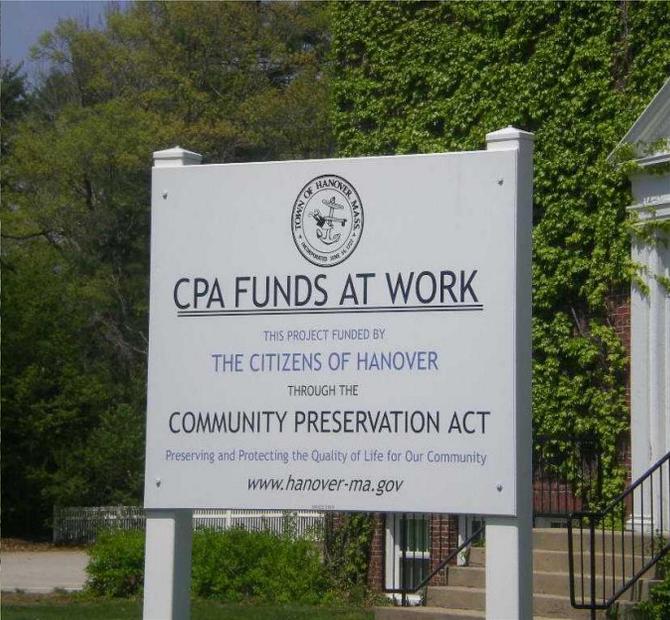
CPC recommends list of projects to Legislative Body



Majority vote of Legislative Body required for each project to get CPA \$\$\$



Potential 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



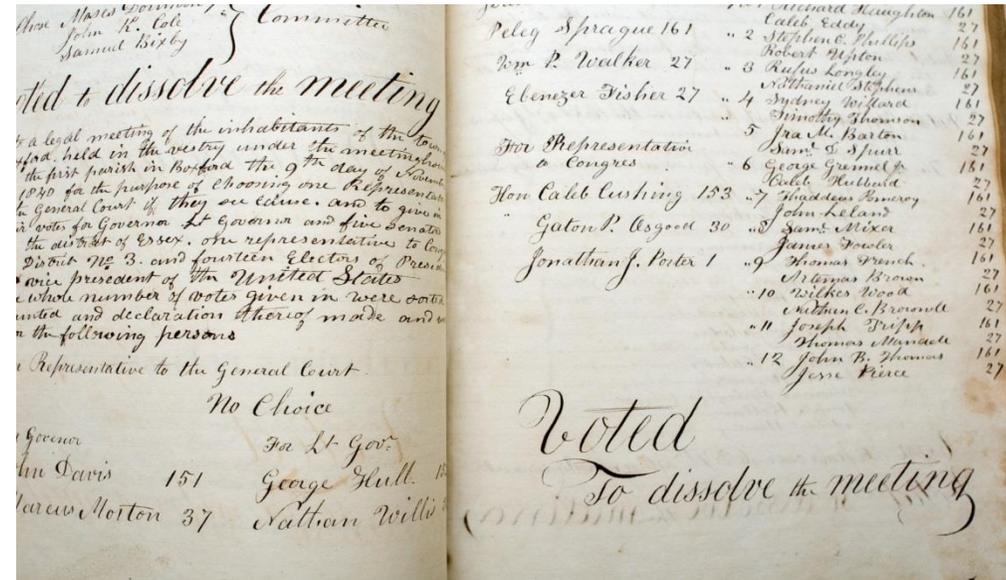
Grants to non-profit community groups
(typically with a preservation easement)



CPA and Historic Preservation



Historic Municipal Document Preservation



Other CPA Uses



Recreation



Other CPA Uses



Open Space



Other CPA Uses



Community
Housing



Overall Benefits of CPA

- Steady source of funding for local CPA needs
- CPA Trust Fund distributions make local projects affordable
- Leverages other state, federal and private funding
- Strengthens community's financial outlook
- Local economic activity and jobs



CPA Campaigns – Pittsfield



2006 – NO (7,292 vs. 5,284)

2016 – YES (11,961 vs. 7,066)

CPA Campaigns – Then & Now



2006

No on Question 4 (CPA)

The Community Preservation Act is a well-meaning program in which communities that assess a property tax surcharge to protect open space, preserve historic properties and develop affordable housing will receive state funding for those projects. Stockbridge and Williamstown have adopted the measure since it was enacted in 2000.

It is a flawed program, however, and it is not for every community. Lenox and Pittsfield voters will decide Tuesday if their communities should join the program and we do not believe it is right for either, especially Pittsfield. The Eagle advocates a No vote on Question 4.

2016

Our Opinion: CPA would make for a better Pittsfield

Adopting the state Community Preservation Act will have genuine benefits for Pittsfield. Voters should have an opportunity to make it a reality in November.

The Community Preservation Act (CPA) provides an ideal way to raise funds for many important projects, among them preserving historic buildings and creating affordable housing. **It is unfortunate that Pittsfield rejected the CPA in 2006.**

Vote Yes for Pittsfield



Setting the scene



Setting the scene



Getting started

AGENDA
ORDINANCE AND RULES
THURSDAY, JULY 14, 2016
7:00 P.M., CITY COUNCIL CHAMBERS, CITY HALL

Roll Call:

Minutes:

May 2, 2016

NEW BUSINESS:

1. A petition from the Historical Commission to amend the City Code, Article 3, Section 3-31.1, Delay of demolition for preservation of historically significant structures.
2. A petition from Councilor Connell requesting installation of handicapped spaces on North, South, Tyler, Elm and West streets at a ratio of one for every ten available parking spaces.
3. A petition from Alexander Blumin requesting the City Council stop considering petitions calling for political, legal, environmental or labor-union related resolutions.
4. A petition from Pittsfield residents an Ordinance regarding the display of non-domesticated animals for entertainment.



A6 OPINION

Friday, July 29, 2016 9 MORE AT FACEBOOK.COM/BERKSHIRE-EAGLE AND

Editorial

CPA would make for a better Pittsfield

Adopting the state Community Preservation Act will have genuine benefits for Pittsfield. Voters should have an opportunity to make it a reality in November.

The Community Preservation Act (CPA) provides an ideal way to raise funds for many important projects, among them preserving historic buildings and creating affordable housing.

Those are prominent among the goals Pittsfield is addressing and must continue to address.

Because the CPA is funded in part through a percentage of real estate fees, every municipality already contributes to it and has since its inception. Real estate broker Beth VanNess told the City Council's Ordinance and Rules Committee Tuesday night that \$43,000 in registry fees generated from home sales in Pittsfield last year went to the CPA pool shared by 161 other Massachusetts communities. (Eagle, July 28).

If adopting the CPA is approved by Pittsfield voters and takes effect on July 1, 2017, a 1 percent surcharge would be made on property after the first \$100,000 in assessed value, an increase of roughly \$54 in the first year for an average single-family homeowner according to advocates. Along with the rehabilitation of historic buildings, such as for example, the St. Mary the Morning Star building on Tyler Street, and affordable housing, the revenue raised could be used to rehabilitate parks and preserve open spaces. There would not be a lack of candidates for the funds in Pittsfield.

It is unfortunate that Pittsfield rejected the CPA in 2006. Fenimore approved it the same year and has amassed nearly \$2.5 million in the decade since.

Under the current proposal for Pittsfield, exemptions for small businesses, veterans, senior citizens and low-income residents are provided that were not included in 2006.

The Ordinance and Rules Committee voted 4-0 to ask voters to consider adopting the CPA on the Nov. 8 ballot and ideally the full City Council will make the same recommendation unanimously when it meets in August.

(North Adams should adopt the CPA as well.) The CPA has paid dividends for Lenox, Williamstown, Stockbridge and Great Barrington and it will for Pittsfield as well.

The revenue raised could also be used to rehab parks and preserve open spaces. There would not be a lack of candidates.

Campaign materials



PRESERVE PITTSFIELD
Concerned citizens joining together to serve and preserve our city through the adoption of the Community Preservation Act

HOME MAYOR TYER SUPPORTS ABOUT OUR PRESS IMPORTANT LINKS CONTACT

THANK YOU
Pittsfield State Representatives Sponsor CPA Amendment
February 1, 2017 — 0 Comments

THANK YOU
CPA comes to Pittsfield
November 9, 2016 — 1 Comment

HOW CAN I HELP?
Vote Yes on Question 5.
November 8.
August 28, 2016 — 0 Comments

A GOOD DEAL FOR PITTSFIELD
What is the Community Preservation Act?
May 24, 2016 — 0 Comments

Vote YES for CPA

Vote YES on Question #5



Vote YES to help Pittsfield join the 161 communities in Massachusetts that have already adopted the CPA and area already taking advantage of state funding for projects in their communities.

<https://preservepittsfield.org/> ~ preservepittsfield@gmail.com

Campaign social media



Tricia Farley-Bouvier, State Representative
-3rd Berkshire District at Commonwealth of Massachusetts Endorses CPA:

"Over the last dozen years, I have seen MA state taxes (that means \$\$ collected from you and me) given to communities all over the state to do great things in their cities. I want us to have the same ability here in Pittsfield."

WWW.PRESERVEPITTSFIELD.ORG



VOTE YES ON QUESTION #5!



Wynton O'Leary-Swiss Endorses CPA:

"I support CPA because I would love for Pittsfield to finally have a way to make my Dog Park dream happen. My canine friends and I need a safe environment for us to hang out, and well, be dogs. I would Vote YES on Question 5 if I could, but since I can't, please do it for me!"

WWW.PRESERVEPITTSFIELD.ORG



VOTE YES ON QUESTION #5!

CPA a big boost for Pittsfield

By Sara Clement

PITTSFIELD » Now is the time for Pittsfield to adopt the Community Preservation Act (CPA).

Next week, the Pittsfield City Council will deliberate on whether or not to place on the November ballot a question regarding the adoption of the Community Preservation Act (CPA) for our city.

We came upon the CPA as an innovative, flexible and locally controlled tool already used in 161 Massachusetts communities. As we learned about the CPA, we found how it could leverage state funding for crucial community projects that create jobs, improve neighborhoods, reduce blight, and preserve the architectural landscape necessary to foster a dynamic 21st century business community.

In the 16 years since it was introduced in Massachusetts, CPA funding has supported over 8,100 projects; preserved 23,471 acres of open space; initiated 1,500 new youth recreation programs; and created or supported roughly 10,000 units of quality housing for communities who have adopted the CPA.

The group Save St. Mary's Morning Star came together last year because of the threatened demolition of St. Mary's church, following Plunkett School's demolition and subsequent unsightly lot. Urban blight invites crime, already an important consideration. Additionally, the continual loss of our historical and architectural treasures threatens to change Pittsfield's cultural fabric and very identity.

In contrast, by improving public spaces and supporting groups that contribute to Pittsfield's development, we'll continue to create a tourist destination, which will generate income for local businesses, restaurants and establishments. Great Barrington, Lenox, Becket, Stockbridge and Williamstown have used CPA funds to help preserve their treasures, like the Mahawi, Ventfort

ter and more. Restoration work requires construction, which is an economic boost.

We heard concerned citizens ask what could be done here in Pittsfield to save these structures. In most cases, by the time public interest is generated, it's too late and the buildings have fallen too far into disrepair and cannot be saved. People say, why couldn't we have done something sooner? There has to be something to prevent these losses to our heritage. If only we had the funds...

With that in mind, we petitioned the City Council to put this measure to the voters on the ballot this November. The Community Preservation Act seemed broad and flexible enough to respond to our concerns, and to also address other issues. It's Pittsfield's best chance, and in many instances, the only chance, to save historic structures and convert them for modern use.

Variety of uses

CPA funds aren't limited to historic preservation, but may also be used for community housing, open space development, and outdoor recreation projects. The CPA can be directed for a variety of things that couldn't otherwise be done with the current budget and funds. Whether you're interested in getting a dog park, improving Little League fields and Taconic's tracks, restoring the Springside and William Russell Allen Houses, saving the fire station on Tyler St., making a community center or a new trail — CPA can be used for all of this and more.

We're proud to live in Pittsfield is, and has been paying into the fund since the CPA was enacted in the year 2000. Every city and town in Massachusetts has been paying — every time any property is bought and sold — but people just don't realize it. In the past few years alone, had we adopted CPA already, we would've had over a million dollars which could have been used to better Pittsfield. Instead, we are

the other 161 communities that have passed the CPA.

As stated on CPA's website, "Community preservation monies are raised locally through the imposition of a surcharge of not more than 3 percent of the tax levy against real property, and municipalities must adopt CPA by ballot referendum. The CPA statute also creates a statewide Community Preservation Trust Fund, administered by the Department of Revenue, which provides distributions each year to communities that have adopted CPA. These annual disbursements serve as an incentive for communities to pass CPA."

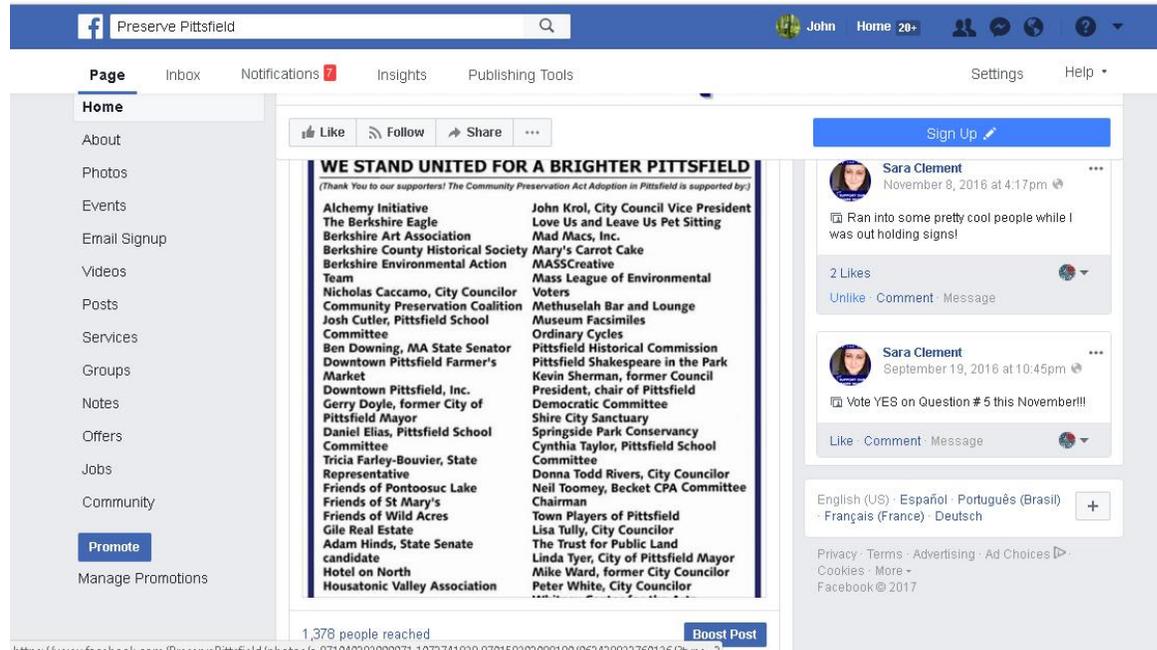
We are asking Pittsfield to adopt the conservative 1 percent, with various exemptions and we've calculated that the average single-family homeowner currently taxed at \$176,000 valuation would pay about \$14 more in the first year.

Our many supporters include but are not limited to: Friends of St. Mary's, Town Players of Pittsfield, Whitney Center for the Arts, Shakespeare in the Park, Pittsfield Historical Commission, Berkshire Environmental Action Team, Friends of Pontoosuc Lake, Hotel on North, Berkshire Historical Society, Shire City Sanctuary and Springside Park Conservancy, among others.

For those people and organizations interested in joining the campaign, you can write us at preservepittsfield@gmail.com. More information can be found on our Preserve Pittsfield group on Facebook and the preservepittsfield.org website.

We're proud to live in the Berkshires and join many Pittsfield residents who know what untapped assets we have, in our outdoors, in our parks, in our cultural venues, in our historic buildings and neighborhoods. The CPA can contribute to upgrading and improving the quality of life we are all seeking.

Sara Clement wrote this column on behalf of the CPA Committee of



Preserve Pittsfield

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Promote Manage Promotions

WE STAND UNITED FOR A BRIGHTER PITTSFIELD
(Thank You to our supporters! The Community Preservation Act Adoption in Pittsfield is supported by:)

Alchemy Initiative	John Krol, City Council Vice President
The Berkshire Eagle	Love Us and Leave Us Pet Sitting
Berkshire Art Association	Mad Macs, Inc.
Berkshire County Historical Society	Mary's Carrot Cake
Berkshire Environmental Action Team	MASSCreative
Nicholas Caccamo, City Councilor	Mass League of Environmental Voters
Community Preservation Coalition	Methuselah Bar and Lounge
Josh Cutler, Pittsfield School Committee	Museum Facsimiles
Ben Downing, MA State Senator	Ordinary Cycles
Downtown Pittsfield Farmer's Market	Pittsfield Historical Commission
Downtown Pittsfield, Inc.	Pittsfield Shakespeare in the Park
Gerry Doyle, former City of Pittsfield Mayor	Kevin Sherman, former Council President, chair of Pittsfield Democratic Committee
Daniel Elias, Pittsfield School Committee	Shire City Sanctuary
Tricia Farley-Bouvier, State Representative	Springside Park Conservancy
Friends of Pontoosuc Lake	Cynthia Taylor, Pittsfield School Committee
Friends of St Mary's	Donna Todd Rivers, City Councilor
Friends of Wild Acres	Neil Toomey, Becket CPA Committee Chairman
Gile Real Estate	Town Players of Pittsfield
Adam Hinds, State Senate candidate	Lisa Tully, City Councilor
Hotel on North	The Trust for Public Land
Housatonic Valley Association	Linda Tyler, City of Pittsfield Mayor
	Mike Ward, former City Councilor
	Peter White, City Councilor

Like Follow Share ...

Sara Clement
November 8, 2016 at 4:17pm

Ran into some pretty cool people while I was out holding signs!

2 Likes

Unlike Comment Message

Sara Clement
September 19, 2016 at 10:45pm

Vote YES on Question # 5 this November!!!

Like Comment Message

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

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1,378 people reached

Boost Post

Campaign opposition

The screenshot shows a website article with a dark navigation bar at the top containing a home icon, 'ARCHIVE', 'EURÓPOLIS MANAGEMENT', 'PLANET MEDIA BOOKS', 'ABOUT DAN VALENTI', and 'CONTACT'. Below the navigation is a yellow search bar with the text 'Search...' and a magnifying glass icon. The article title is 'COMMUNITY PRESERVATION ACT' A 'VOLUNTARILY' TAX INCREASE BY ANOTHER NAME, accompanied by a pencil icon in a circle. Below the title are social media sharing icons for Facebook, Twitter, Google+, LinkedIn, Digg, and Email. The author is identified as 'BY DAN VALENTI' and the category as 'PLANET VALENTI NEWS AND COMMENTARY'. The article text begins with '(FORTRESS OF SOLITUDE, THE WEEKEND EDITION, SEPT. 16-18, 2016) – Citizens of Pittsfield: Do you wish to voluntarily raise taxes on yourself? THE PLANET wants to know. Ward 2 city councilor Kevin "The Barber" Morandi thinks you do. He doesn't think the shave he gave you at budget time was close enough.' A second paragraph starts with 'Morandi, councilors, the Town Players of Pittsfield, and other vested interests think you can't wait to do so. Why else would they be trying sell you on a measure that will raise your present taxes 40% above the allowable 2.5% limit. This would be on top of the annual 4 to 6% increases with which city "leaders" try to annually suffocate you – which may explain the nightmares you've been having about being suffocated with a pillow...'. To the right of the article is a blue header 'THE PLANET: VOICE OF THE LITTLE GUY' and two images: a portrait of Dan Valenti and a photo of him working on a project.

Campaign endorsements



For ballot language & more information, visit: preservepittsfield.org

- Vote **YES** on Question #5 for CPA! Vote **YES** for Pittsfield!
- Vote **YES** to upgrade & clean our parks, to preserve open space & to develop outdoor recreational facilities!
- Vote **YES** to save & restore our historic buildings or convert them to modern use!
- Vote **YES** to create & improve housing alternatives!

WE STAND UNITED FOR A BRIGHTER PITTSFIELD

(Thank You to our supporters! The Community Preservation Act Adoption in Pittsfield is supported by:)

- | | |
|--|---|
| Alchemy Initiative | John Krol, City Council Vice President |
| The Berkshire Eagle | Love Us and Leave Us Pet Sitting |
| Berkshire Art Association | Mad Macs, Inc. |
| Berkshire County Historical Society | Mary's Carrot Cake |
| Berkshire Environmental Action Team | MASSCreative |
| Nicholas Caccamo, City Councilor | Mass League of Environmental Voters |
| Community Preservation Coalition | Methuselah Bar and Lounge |
| Josh Cutler, Pittsfield School Committee | Museum Facsimiles |
| Ben Downing, MA State Senator | Ordinary Cycles |
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| Gerry Doyle, former City of Pittsfield Mayor | Kevin Sherman, former Council President, chair of Pittsfield Democratic Committee |
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| Tricia Farley-Bouvier, State Representative | Springside Park Conservancy |
| Friends of Pontoosuc Lake | Cynthia Taylor, Pittsfield School Committee |
| Friends of St Mary's | Donna Todd Rivers, City Councilor |
| Friends of Wild Acres | Neil Toomey, Becket CPA Committee Chairman |
| Gile Real Estate | Town Players of Pittsfield |
| Adam Hinds, State Senate candidate | Lisa Tully, City Councilor |
| Hotel on North | The Trust for Public Land |
| Housatonic Valley Association | Linda Tyer, City of Pittsfield Mayor |
| | Mike Ward, former City Councilor |
| | Peter White, City Councilor |
| | Whitney Center for the Arts |

** Paid for by Preserve Pittsfield at preservepittsfield@gmail.com **
42 Wendell Ave. Pittsfield, MA 01201

Chairperson - Sara Clement

Treasurer - Beth VanNess

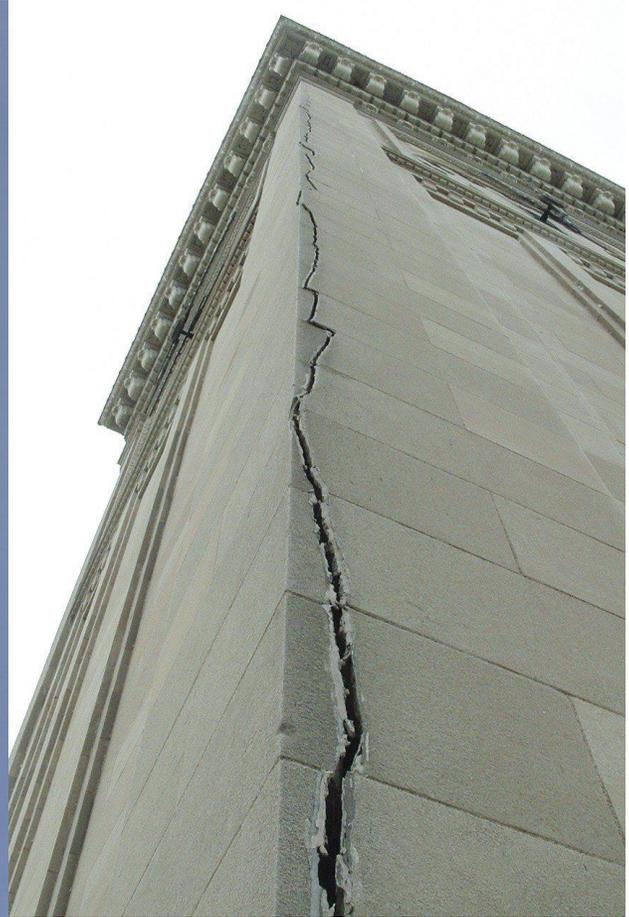
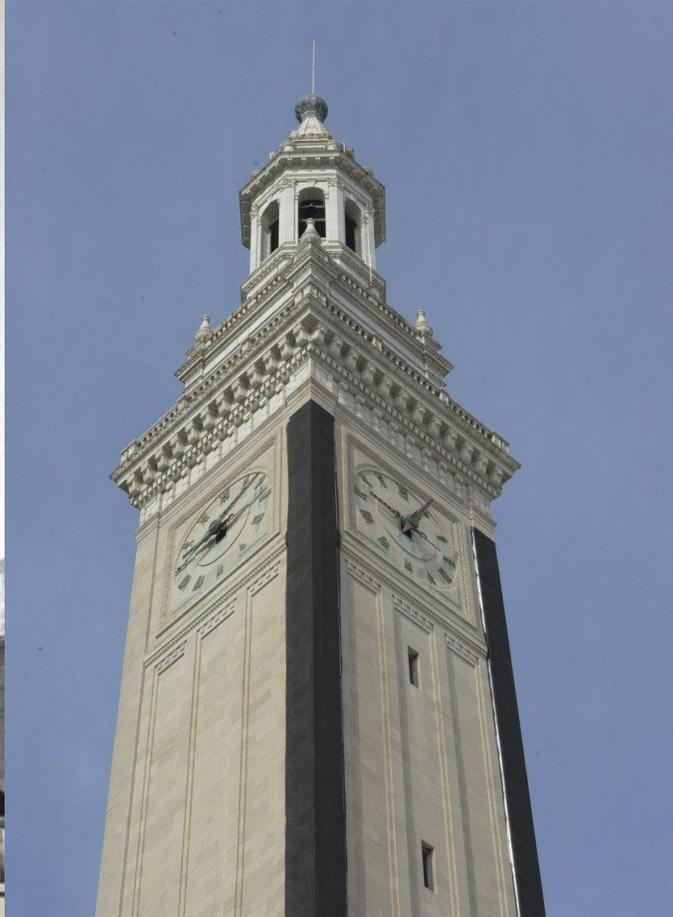
Election Day



Invest in Springfield



Deteriorated Icon



Appointed



Springfield CPAdvocacy

Springfield CPAdvocacy

The CPA is on the November ballot and it needs your support - VOTE YES!



Open Space/Recreation



Historic Preservation



Housing

What is the Community Preservation Act?

The CPA is a Massachusetts program which allows communities to create a local fund dedicated to open/recreation spaces, historic resources, and housing. It will appear on Springfield's ballot on November 8, and we hope you vote Yes!

Why should I vote for the CPA?

To invest in our city!

CPA projects - while critical - rarely get funded from the normal municipal budgeting process. That's because our tax dollars need to fund crucial services such as our schools, our police and fire departments, and important infrastructure projects like our roads. But CPA projects matter too! They support the types of physical and aesthetic characteristics that people look for when choosing a strong community in which to live - they make the community more vital and more attractive.



If you support the CPA in Springfield, please consider donating to our committee. We will use the money to purchase signs, postcards, and advertising to get the message out.

[Donate](#)



We have an [informational flyer](#) which you can print and give to your friends and co-workers. [en Español](#)



Springfield CPAdvocacy

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Springfield CPAdvocacy



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Give a little. Get a lot. *yes* on 5

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Springfield CPA Advocacy added 2 new photos.
September 13, 2016 ·

This set of rowhouses is on Maple Street. Built in 1897, they are now in rough shape. A floor on a building like this would sell for over half a million dollars in Boston, but in Springfield, we actually have to pay someone to buy and redevelop these properties because over the years, the owners sucked away any natural equity that they had, leaving them with more maintenance costs than value.

Fully redeveloped to their original historic splendor, these could be spectacular fo... See More

Community
Community See All
Invite your friends to like this Page
160 people like this
160 people follow this

About See All
Typically replies within an hour
Send Message
springfield-cpa.org
Community

Visitor Posts
Maple High Six Corners
September 16, 2016 at 4:43pm
Many thanks to Bob McCarroll for attending our meeting Tuesday to ex... See More
5 Likes 1 Share
Like Comment

People Also Like
Springfield Preservati...
Region Like
Springfield Museums Chat (Off)



Local Advertisement

Invest in Springfield



Vote **YES** on Ballot Question #5

Community Preservation Act (CPA) establishes a dedicated local fund to improve parks, playgrounds, conservation areas, bike trails, community gardens, historic buildings, and housing.

CPA has already been adopted by 161 Massachusetts municipalities, including most of the communities surrounding Springfield.

**Give a little.
Get a lot.**



ENDORSED BY:

Arise for Social Justice
Atwater Civic Association
Campus Neighbors of Springfield
Concerned Citizens for Springfield
Forest Park Civic Association
Keep Springfield Beautiful
Maple-High/Six Corners Neighborhood Council
Mattoon Street Association
McKnight Neighborhood Council
Preservation Massachusetts
ReGreen Springfield
Springfield Food Policy Council
Springfield Historical Commission
Springfield Preservation Trust, Inc.
Western Mass Jobs With Justice

<http://springfield-cpa.org> • Paid by Springfield CPA Advocacy Robert McCarroll, president; Ralph Slate, treasurer

Informational Flyer

Invest in Springfield with Community Preservation Act (CPA)

What is Community Preservation Act?

CPA is a Massachusetts program which allows communities to create a local fund dedicated to open/recreation spaces, historic resources, and housing.

CPA has been adopted by 161 communities, including Longmeadow, East Longmeadow, Hampden, Wilbraham, Agawam, West Springfield, Westfield, and Southwick. Eight more communities including Boston, Holyoke, and South Hadley have CPA on the November 8th ballot.

How is Community Preservation Act funded?

There are two sources. One is a small voter-approved surcharge on property tax bills. The other is a yearly distribution from the statewide CPA Trust Fund, whose revenues come from Registries of Deeds filing fees. To receive these funds, the City must vote to adopt CPA.

How can Community Preservation Act funds be spent?

CPA funds can be used only for open/recreation spaces, historic resources, and housing. A minimum of 10% of CPA funds must be allocated annually for each of those categories. The remaining 70% can be allocated among those categories.

What is being proposed on the November 8th ballot?

CPA will be ballot question #5. A yes vote will adopt CPA with a 1.5% surcharge on property taxes. There will be an exemption for the first \$100,000 of property value and an exemption for owner-occupants who are low income families or low/moderate income seniors.

Give a little **Get a lot**
Vote *yes* on 5



How much would Community Preservation Act cost the average Springfield homeowner?

The average homeowner would pay approximately \$10/year. To compute your CPA surcharge, go to <http://springfield-cpa.org/>

How much would Community Preservation Act generate for Springfield?

CPA would annually generate approximately \$1,000,000 from the local surcharge. By adopting CPA, Springfield will also receive an annual distribution from the statewide CPA Trust Fund.

What kinds of projects can be funded with Community Preservation Act?

CPA can assist a wide variety of projects in the three eligible categories, including:

- Creation or restoration of parks, playfields, playgrounds, and bike paths
- Creation of community gardens and preservation of conservation areas
- Restoration of historic buildings such as libraries, schools, and houses
- Creation of programs which meet local housing needs or assist first-time homebuyers.

How is Community Preservation Act administered after adoption?

The City Council will create a volunteer Community Preservation Committee, composed of members appointed by the Historical Commission, Conservation Commission, Park Commission, Housing Authority, Planning Board, and up to four others members. The Committee will review project proposals to ensure compliance with state requirements, solicit community input, and send recommendations to the City Council for approval.



For more information go to
<http://springfield-cpa.org/>

This flyer paid for by Springfield CPA Advocacy, 270 Longhill Street, Springfield
Robert McCarroll, President; Ralph Slate, Treasurer

Questions?

