

Community Preservation Act

Select Board Discussion – September 26, 2023

Thank you to Winchester Select Board for this presentation!



CPA Overview



- The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA also helps strengthen the state and local economies by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting the tourism industry through preservation of the Commonwealth's historic and natural resources.
- The CPA was signed into law on September 14, 2000 by Governor Paul Cellucci and Lieutenant Governor Jane Swift



Community Preservation Fund

- CPA allows communities to create a local Community Preservation Fund
- Cities and Towns vote to adopt the CPA and a Surcharge of not more than 3% of the tax levy against real property
- The State will provide a matching distribution from the Community Preservation Trust Fund which is administered by the Department of Revenue (DOR)
- Only communities that have adopted the CPA are eligible for the distribution
- Funds can be leveraged through bonding and leveraging



Schedule

- Firstly, Select Board must vote to establish a **Study Group**.
- The Study Group will be tasked with fact finding and information gathering between today and Fall Town Meeting.
- The Study Group will be comprised of stakeholder representatives who will write and submit a report to identify community needs, suggest possible surcharge amounts and lay out a public outreach strategy
- Recommend that Public outreach take place, leading into a Town Meeting vote and a ballot vote
- Community Preservation Coalition recommends putting on the ballot on a Presidential Election cycle



Public Outreach Phase #1: *Identifying Stakeholders*

- The first step in our public outreach plan is to identify stakeholders to **research and write** the study
- The Working Group has met and recommends no more than twelve (12) representatives from the following groups:
 - Conservation Commission
 - Historical Commission
 - Planning Board
 - Affordable Housing (Housing Partnership Board/Affordable Housing Trust, Housing Authority)
 - Field Management/Recreation
 - School Committee
 - Finance Committee
 - At large Town Members (no less than 2)



Phase 1: Additional Stakeholders

- Town Staff and Department Heads will support information requests and preparation for Phase 2, focused on communication with town meeting and residents;
- The Community Preservation Coalition will work with the Study Group to share best practices and support a strategy for town wide adoption;
- The Fund will ultimately be managed by a committee of residents, who will make recommendations to Town Meeting for project support, spending and disbursement.



Select Board Action

1. Move to create a study committee led by the working group;
2. Move to request the working group identify members for the study committee by reaching out to the groups identified;
3. Request the study committee regularly update the Select Board and relevant stakeholder groups on the study;
4. Permit the committee access to staff and resources to create a study report;
5. Request the study committee to identify next steps leading into Spring 2024 Town Meeting.