

Community Preservation Act



Hardwick, MA



Why We're Here

- Hardwick residents want to preserve the town's character, historic buildings and places, and agricultural lands.
- Results of recent Master Plan survey
 - 92% want to preserve Working Farms
 - 92% want to protect Streams and Ponds
 - 88% want to preserve Open Space
 - 83% want to preserve Historic Properties
 - 83% want to provide Community Housing
 - 79% want improved Recreational Opportunities.



Actual Survey Results

Question	% answered Extremely Important or Important
To preserve working farms	92%
To protect environmental quality (i.e. air, streams and ponds)	92%
To protect water supplies (public & private wells & aquifers)	92%
To preserve & protect open space	88%
To preserve historic properties	83%
To provide housing for the elderly & handicapped	83%
To regulate the quality & appearance of commercial development	81%
To promote commercial development & job growth	79%
To provide improved recreational opportunities	79%



BASIC OVERVIEW OF CPA



How to Make it Happen

In 2000, the Commonwealth passed a law

The Community Preservation Act

The CPA helps towns retain the character of their community by setting up dedicated funds for 3 core areas:

- *Historic Preservation*
- *Community Housing*
- *Farmland, Open Space & Recreation*



How does the CPA work?

- A small surcharge of 3% is added to our property tax bill.
- The Commonwealth provides guaranteed matching funds each year.
- CPA funds (including the state match) qualify as matching funds for other funding sources.
- The Town of Hardwick decides how to spend the total amount.



The 3% Surcharge

- A small surcharge of 3% is added to the property tax.
 - On average, the additional cost for a house valued at \$256,000 would be \$44 per year.
 - Surcharge is tax deductible in same way property taxes are



Exemptions

- First \$100,000 of Assessed Value is exempt
- 3% is calculated from the tax that would be charged on anything OVER the first \$100,000 of assessed value.



Exemptions

- Low-income Residents and low- or moderate-income Seniors are exempt

Low Income Limits (property owned and occupied by **non-senior**)*

Household size:

1	2	3	4	5	6	7	8
\$34,160	\$39,040	\$43,920	\$48,800	\$52,704	\$56,608	\$60,512	\$64,416

Moderate Income Limits (property owned and occupied by senior **60 years or older**)*

Household size:

1	2	3	4	5	6	7	8
\$42,700	\$48,400	\$54,900	\$61,000	\$65,880	\$70,760	\$75,640	\$80,520

*Low Income is 80% of median income. Moderate Income is 100% of median income.
2008 HUD Affordable Housing Income Limit Guidelines



The Matching Funds

- The Commonwealth provides guaranteed matching funds each year .
 - The state will match 70%-100% of what we raise (based on first 8 years of the act).
 - The *Act to Sustain Community Preservation* is on the legislative priority list with over 81 co-sponsors. If passed, the Act would guarantee a minimum of a 75% match each year.
 - On the States priority scale of 1-10, Hardwick is a 1, the highest. (38 out of 360 communities)
 - 3 % Surcharge maximizes match from state



Matching Funds

Town	Project	CPA \$	Other \$
Easthampton	Restore town hall	\$50,000	\$50,000 from MHC
Newton	Elderly housing	\$850,000	\$3,167,000 from HUD
Peabody	Rail-trail	\$162,000	\$1,360,000 federal grant
Hampton	166 acres of open space	\$100,000	\$400,000 from state and private sources
Grafton	Hassanamesitt Village - open space/ historic preservation	\$250,000	\$1,850,000 from state, federal, private sources
Plymouth	78 acres open space (including beach front)	\$900,000	\$3,350,000 state (DCR) and federal (NOAA)



Other Funding Sources

- CPA funds (including the state match) qualify as seed money for matching funds for other funding sources:
 - DCR
 - USDA
 - MHC
 - LAND Grants
 - Forest Legacy
 - HUD
 - APR
 - P.A.R.C (recreational grants)
- Passing the CPA Improves Hardwick Commonwealth Capital Campaign Total



Benefits for Hardwick

- State matching funds to help pay for projects we would end up paying for anyway.
- Funds for projects that the town has wanted to do but can't afford as tax revenues pay for day to day needs.
- Proactive Planning (Master Plan Recommendations)
- Local control of funds
- Every town in Commonwealth contributes to the state match fund (Deeds) – get something back

A photograph of a stone archway, likely a bridge or tunnel entrance, spanning a river. The arch is constructed from large, dark, rectangular stone blocks. The river flows through the arch, and the water is dark and reflective. The surrounding area is rocky and covered with moss and small plants. The text "WHAT WILL IT COST?" is overlaid in white, bold, sans-serif font across the lower part of the image.

WHAT WILL IT COST?



Mr. & Mrs. Joe Homeowner

Assessed Home Value	\$256,277
minus \$100,000	\$156,277
2008 Tax Rate (per \$1,000)	9.50
Amount subject to CPA surcharge	\$1,485
Total paid toward CPA (3% rate)	\$44.54

Based on this scenario, \$44.54 would be paid into the local Community Preservation Trust Fund annually



Hardwick Surcharge Table

Tax Rate \$9.50 / \$1,000

Assessed Value	Annual Tax Bill	CPA Assessed Value	Tax on CPA Value (-\$100,000)	3% CPA tax	Monthly Amount
50,000	475	-	-	-	-
75,000	713	-	-	-	-
100,000	950	-	-	-	-
125,000	1,188	25,000	238	7.13	0.59
150,000	1,425	50,000	475	14.25	1.19
200,000	1,900	100,000	950	28.50	2.38
250,000	2,375	150,000	1,425	42.75	3.56
256,277	2,435	156,277	1,485	44.54	3.71
300,000	2,850	200,000	1,900	57.00	4.75
350,000	3,325	250,000	2,375	71.25	5.94
400,000	3,800	300,000	2,850	85.50	7.13
450,000	4,275	350,000	3,325	99.75	8.31
500,000	4,750	400,000	3,800	114.00	9.50
550,000	5,225	450,000	4,275	128.25	10.69
600,000	5,700	500,000	4,750	142.50	11.88
650,000	6,175	550,000	5,225	156.75	13.06



How much could be raised?

Average Annual CPA Funds

Household Average	Est. Taxed Households	Town Total	75% State Match	Total Funds
\$44.54	978	\$43,560	\$31,799	\$75,359

A photograph of a classical building, possibly a government or institutional structure, featuring a prominent dome and columns. The building is partially obscured by the bare, dark branches of trees in the foreground. The sky is a pale, overcast grey. Overlaid on the lower-left portion of the image is the text "RULES FOR SPENDING CPA FUNDS" in a bold, yellow, sans-serif font.

RULES FOR SPENDING CPA FUNDS



How can we spend the money?

- Requirements:
 - 10% must be used for **historic preservation**
 - 10% must be used for **community housing**
 - 10% must be used for **farmland, open space & recreation**
 - The other 70% distributed among these three categories however we decide.



Who Decides?

- A committee is formed to administer the CPA Process
 - Community Preservation Committee (CPC)
- Total local control of CPA funds
- Town residents decide
- All projects are approved at a town meeting
- Town can borrow against future projected CPA revenues & funds



The CPC

- 9 Members
 - One from each of the following
 - Conservation Commission
 - Historic Commission
 - Planning Board
 - Parks and Recreation
 - One person acting in the interests of Community Housing
 - Up to 4 additional people as determined by the By-Law.



THE UPSIDE FOR HARDWICK



Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building



Redevelop into a Municipal Services Complex











Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building
 - Preserve historic town records

Hardwick's Municipal Records





Hardwick's Historical Records



DATA
PROCESSING
FORMS

Top
Collector

Book
1917 - 1919
Papers, Collector

Book
1912 - 1917
Papers, Collector

Book
1918 - 1919
Papers, Collector

Book
American Colonies
1720 - 1926

Selection of Marriage

RV52-RE/PP

RV52-RE/PP



Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building
 - Preserve historic town records
 - Energy efficiency







Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building
 - Preserve historic town records
 - Town House energy efficient
- Community Housing
 - Potentially convert old buildings to affordable housing



Restore into Affordable Housing



Ayer & Richardson
BUILDING

SAFETY
BELT USE
TODAY

YOU LOSE

POLICE OFFICE



Example of Affordable Housing in Ware



Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building
 - Preserve historic town records
 - Town House energy efficient
- Community Housing
 - Potentially convert old buildings to affordable housing
- Farmland, Open Space & Recreation
 - Gilbertville Swimming Hole





Uses for CPA Funds

- Historic Preservation
 - Gilbertville Mill Building
 - Preserve historic town records
 - Town House energy efficient
- Community Housing
 - Potentially convert old buildings to affordable housing
- Farmland, Open Space & Recreation
 - Gilbertville Swimming Hole
 - Acquisition of land to protect forests & farmland

A wide-angle landscape photograph showing a lush green field in the foreground, likely a vineyard or agricultural field, with rows of plants visible. To the right, a rustic stone wall runs along the edge of the field. In the background, there is a line of trees and a small cluster of buildings, possibly a farm or a small village, under a bright, slightly cloudy sky. The overall scene is peaceful and rural.

APR Farms

Historic Structures





Uses for CPA Funds

- CPA Projects can stimulate Hardwick's economy by providing jobs.
- Hardwick needs to get ready before for the next building boom.



Missed Opportunities

- Playground
- Covered Bridge
- Hardwick Common renovations
- Town House renovations
- Wheelwright Ball Field.



Projects Still to Come

- Town House energy efficiency
- Senior/Youth Center
- Ruggles Hill Preschool
- Veterans Memorial
- Rail Trail
- Gilbertville Swimming Hole.



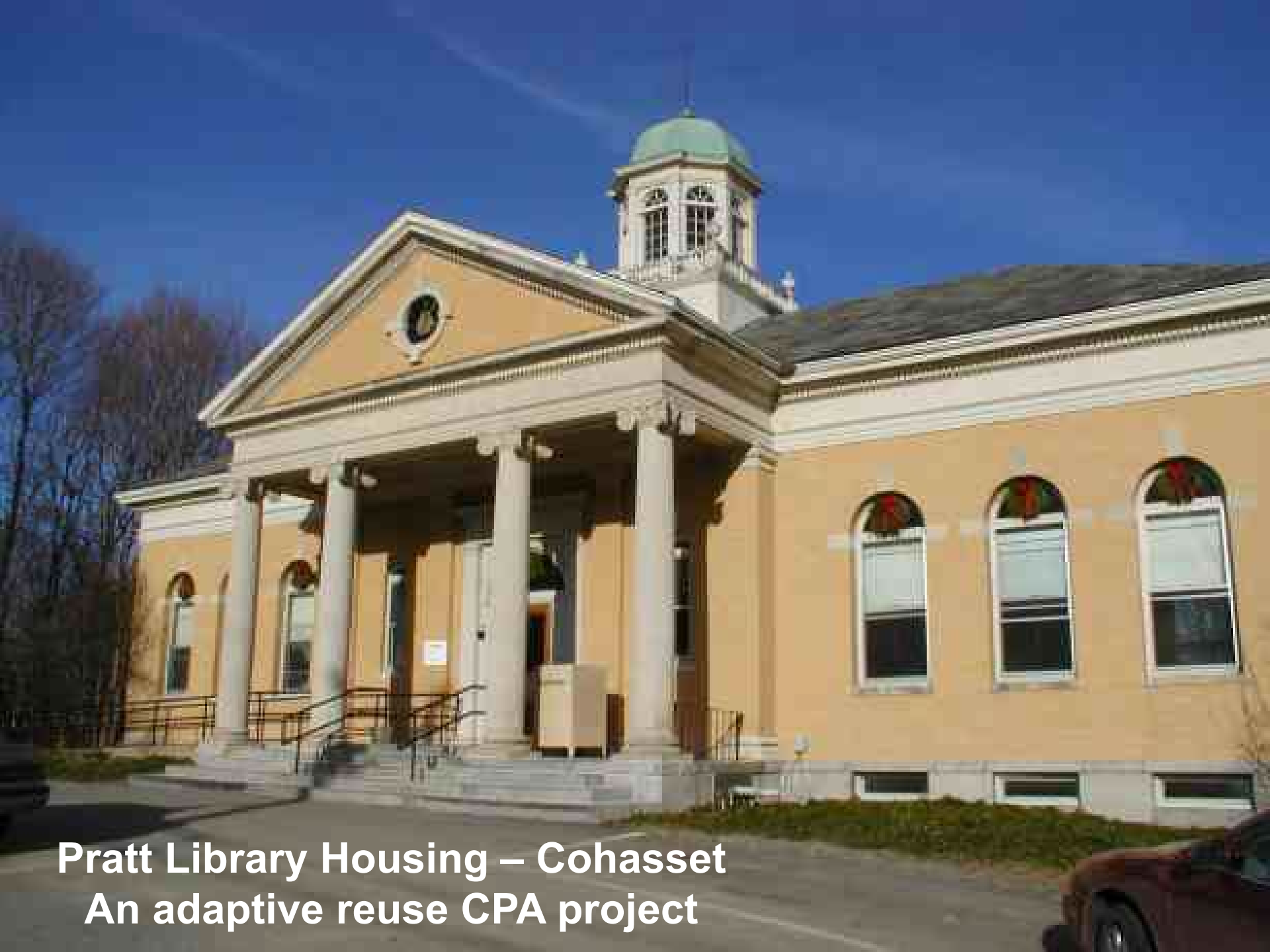
**WHAT HAVE OTHER TOWNS
DONE?**



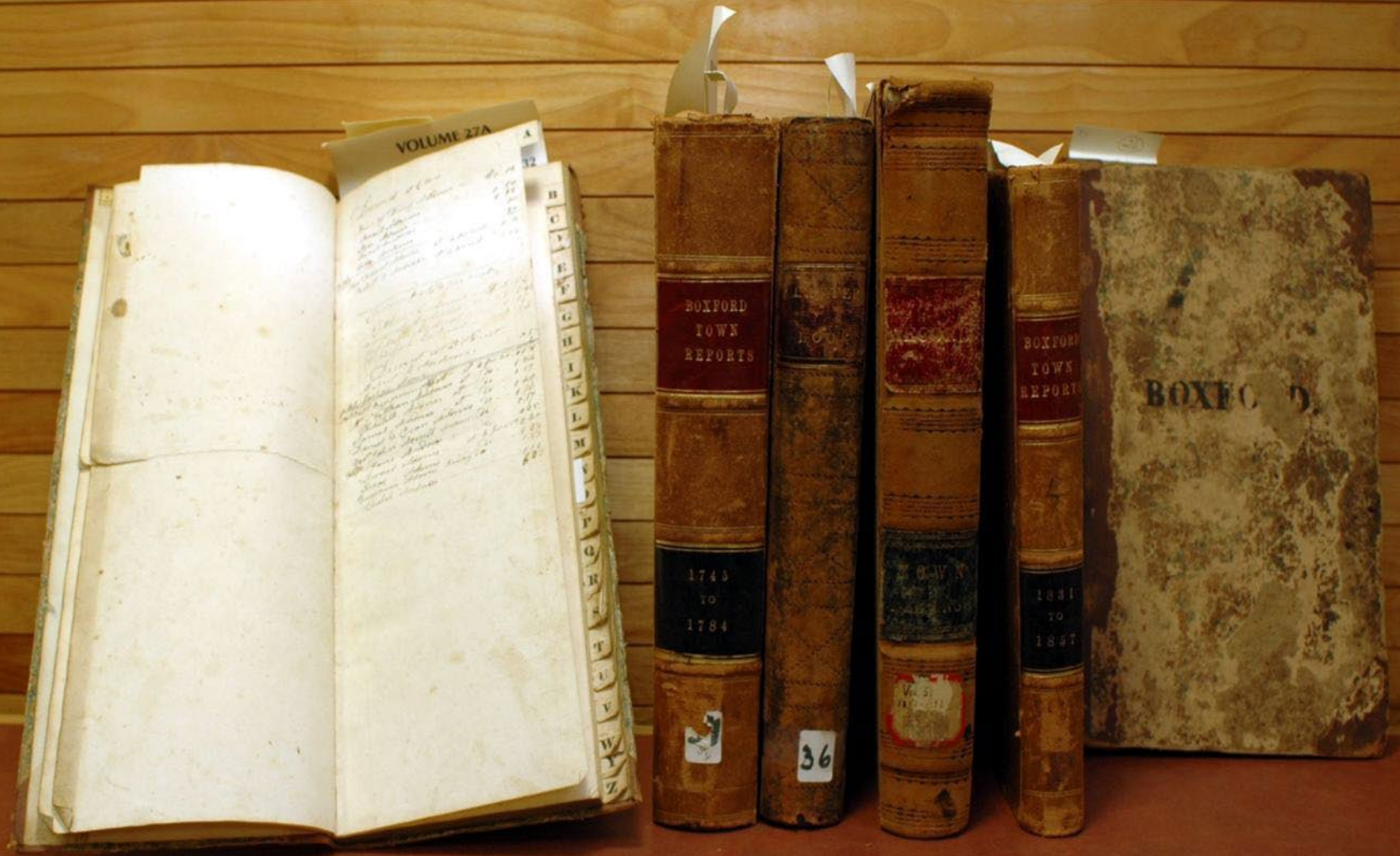
Peabody – Special Needs Playground

Splash Park, Bedford





Pratt Library Housing – Cohasset
An adaptive reuse CPA project



**Preservation of Historic Town Documents -
Boxford**



Chose Daniel Andrews
Samuel H. Batchelder
Daniel F. Harriman
Solomon Lowe
Augustus Hayward
Jonathan F. Porter

Surveyors
of
Lumber.

Chose Samuel Birby
Samuel H. Batchelder
John Beabody
Amos Carleton
Solomon Spofford
Daniel Hosmer

Measurers
of
Wood & Bark

Chose George W. Sawyer
Samuel W. Jenkins
* Moses Sorman
* William R. Kimball

Sealers
of
Leather.

* Excused

Chose Jefferson Kimball
Franklin Jaques

Pound Keepers

Voted To take up the Fourth article

Votes For Treasurer of the Co
For William F. Wade

Voted To take up the Second art

Voted That the Committee prepare
Committee?

Chose Daniel T. Gould
Samuel Kimball
Josiah Kimball
Phineas W. Barnes
Moses Kimball
Joshua T. Fay
John A. Bacon

Sc
Co

Voted That each School district
to appropriate their
of the School money in
shall think best.



Neighbors with CPA

- 140 towns have adopted the CPA
 - 40% of all the communities in Massachusetts

Amherst

Leverett

Royalston

Belchertown

Longmeadow

Shutesbury

Deerfield

Monson

Templeton

Easthampton

Northampton

West Springfield

Hadley

Northfield

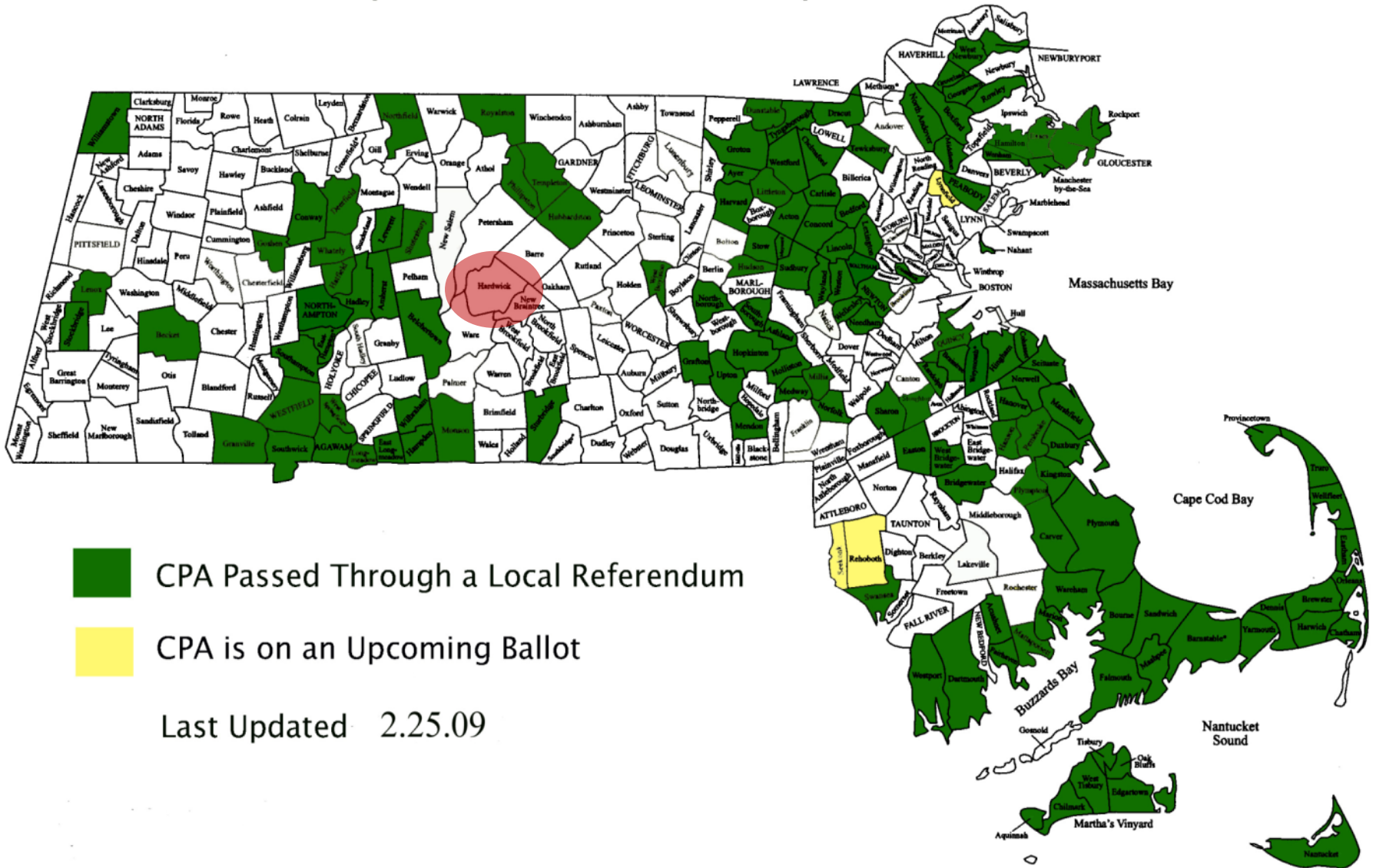
Whately

Hubbardston

Phillipston

Wilbraham

Status of Community Preservation Act Adoption





FINAL DETAILS



CPA Adoption Process

1. A petition was circulated about the CPA and generated enough signatures to go on the town ballot.
2. Ballot Initiative Question will be voted on April 13th. Majority vote is required to pass CPA.



Amending or Repealing the CPA

- The CPA must remain in place for at least five years.
- After five years, the Act can be repealed at any time using the same procedures available for passage of the Act.
- Amendments to the surcharge percentage or the authorized exemptions can be made at any time using the same procedures available for passage of the Act.

A photograph of a dense forest. In the foreground, there are many thin, vertical tree trunks. To the right, a large, stacked stone wall is visible. The ground is covered with green ferns and other low-lying vegetation. The word "QUESTIONS" is written in white, bold, sans-serif capital letters in the lower-left area of the image.

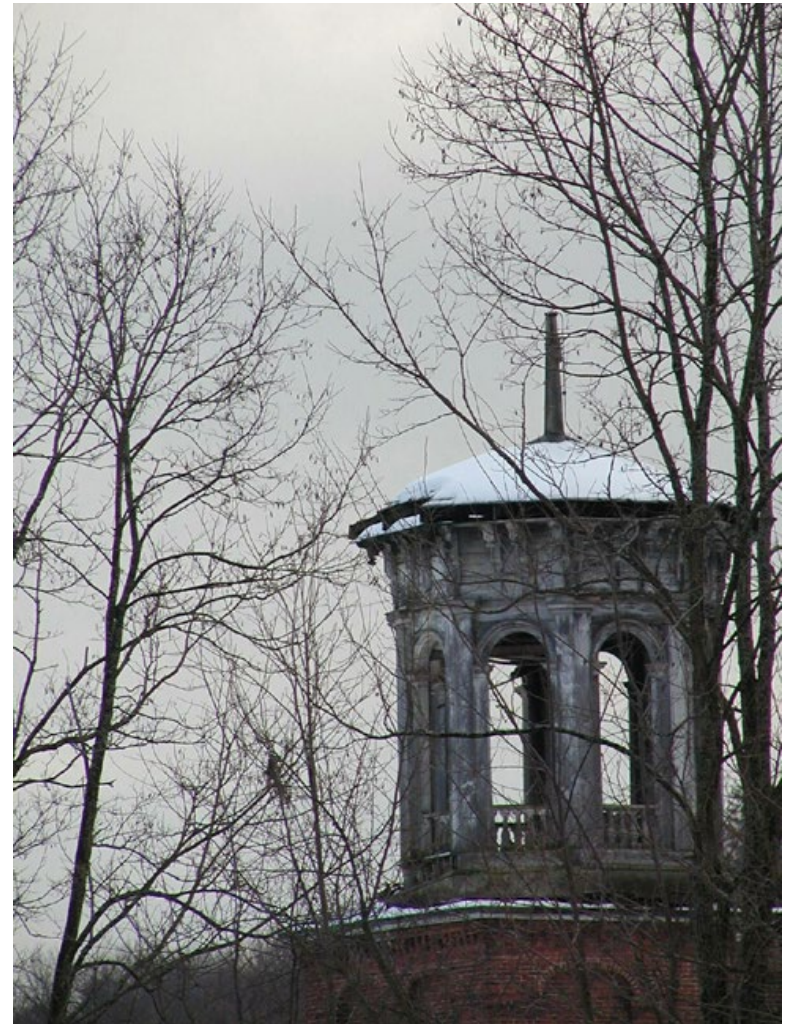
QUESTIONS



Thank you for coming!

Community Discussions

- Paige Library
 - April 4th 1:00 PM
- G'Ville Library
 - April 10th 4:00 PM
- Town Elections
 - April 13th





Thank you

Jay Rasku – NQRLP

Katherine Roth – CP Coalition

Erik Fleming	Rod Leehy
Lucinda Childs	Chris Buelow
Jenna Garvey	Ann Banach



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500,000	4,750	400,000	3,800	114.00	9.50
550,000	5,225	450,000	4,275	128.25	10.69
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