Welcome & Introduction
Janine da Silva
Community Preservation Committee Chair

Presentation
An overview of CPA in New Bedford, the CPA plan and next steps

Breakout Groups
Public input on New Bedford’s needs, possibilities and resources related to:
- Outdoor Recreation
- Open Space
- Historic Preservation
- Community Housing
CPA Overview
The Community Preservation Act (CPA) Overview

CPA Legislation

- Massachusetts state law (MGL Ch. 44B) passed in 2000
- Considered a “smart growth” tool
- Enables cities and towns in MA to raise funds and create a local dedicated fund to:
  - Preserve open space
  - Preserve historic sites
  - Create affordable housing
  - Develop outdoor recreational facilities

As of May 2018, 173 Massachusetts cities and towns have adopted CPA.
CPA Overview

CPA Sources of Funding

• CPA is financed by a voter-approved property tax surcharge along with matching funds from the statewide CPA Trust Fund:

  **Local**
  A 1.5% surcharge is paid by residential and commercial property owners annually (included in real estate tax bills).

  **State**
  The state’s CPA Trust Fund provides annual matching funds, distributed according to a formula that ranges from 5% to 100% of what is raised locally. In FY 2019 the anticipated match is 11.5%.

• There are two surcharge exemptions available:
  - The first $100,000 of taxable value
  - CPA assessment for low-income households
CPA Overview

Surcharge Calculation Example

Using an assessed valuation of $190,000 (average single-family home in NB) and based on the city’s FY17 tax rate:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY2017 Assessment</td>
<td>$190,000</td>
</tr>
<tr>
<td>CPA Exemption</td>
<td>($100,000)</td>
</tr>
<tr>
<td>CPA Taxable Value</td>
<td>$ 90,000</td>
</tr>
<tr>
<td>FY2017 Tax Rate ($per $1,000)</td>
<td>$16.69</td>
</tr>
<tr>
<td>CPA Tax Basis ($90,000 x .01669)</td>
<td>$1,502.10</td>
</tr>
<tr>
<td>1.5% CPA Surcharge ($1,502.10 x .015)</td>
<td>$22.53</td>
</tr>
</tbody>
</table>

The surcharge is divided equally per quarterly tax bill

In this case: $22.53/4 = $5.63 per quarter
Community Preservation Committee

• Each community that adopts CPA is required to establish a Community Preservation Committee (CPC) to administer the program.

• New Bedford’s CPC was established in the Spring of 2016 and consists of nine (9) volunteer members: four (4) members of the general public appointed by the Mayor, and (5) five required members from each of the following entities:
  - Conservation Commission
  - Historical Commission
  - Park Board
  - Planning Board
  - The New Bedford Public Housing Authority
New Bedford’s CPC Membership

<table>
<thead>
<tr>
<th>NAME</th>
<th>REPRESENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>JANINE DA SILVA, CHAIR</td>
<td>Historical Commission</td>
</tr>
<tr>
<td>ARTHUR GLASSMAN</td>
<td>Planning Board</td>
</tr>
<tr>
<td>PAUL PACHECO</td>
<td>Conservation Commission</td>
</tr>
<tr>
<td>ELAINE SAFIOLEAS</td>
<td>Park Board</td>
</tr>
<tr>
<td>TIM WALSH</td>
<td>Housing Authority</td>
</tr>
<tr>
<td>CHRISTOPHER AMARAL</td>
<td>General Public</td>
</tr>
<tr>
<td>JESSICA BAILEY, CLERK</td>
<td>General Public</td>
</tr>
<tr>
<td>SYLVIA GOMES</td>
<td>General Public</td>
</tr>
<tr>
<td>ROSS NUNES, VICE CHAIR</td>
<td>General Public</td>
</tr>
</tbody>
</table>
Community Preservation Committee

CPC Responsibilities

- **Assess Community Preservation needs of New Bedford** by soliciting input from city boards and commissions and hold an annual public hearing to gain public input;

- **Develop and maintain a community preservation plan** which establishes the committee's priorities for recommending projects to the City Council to receive CPA funding;

- **Prepare an annual budget for the City Council**, which establishes how the committee intends to allocate annual CPA revenue;

- **Make project recommendations to the City Council**. The committee will make recommendations to the City Council regarding the allocation of CPA funding following a competitive application process.
CPA Overview

CPA Project Approval Process

- Project applicants submit **Eligibility Determination Form**
- If project is eligible, CPC invites applicant to submit full application
- CPC reviews projects
- CPC recommends list of projects to City Council
- Majority vote of City Council required for project approval
## Competitive CPA Application Process

<table>
<thead>
<tr>
<th>DRAFT FY19 Annual Funding Application &amp; Review Process</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STEP</strong></td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2a</td>
</tr>
<tr>
<td>2b</td>
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<tr>
<td>3</td>
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<td>4</td>
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<td>5a</td>
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<tr>
<td>5b</td>
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<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
</tbody>
</table>
### CPA Overview

#### Eligible Projects

<table>
<thead>
<tr>
<th>CPA ALLOWABLE USES</th>
<th>OPEN SPACE</th>
<th>HISTORIC</th>
<th>RECREATION</th>
<th>HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACQUIRE</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>CREATE</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>PRESERVE</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>SUPPORT</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>YES*</td>
</tr>
<tr>
<td>REHABILITATE and/or RESTORE</td>
<td>YES, if acquired or created with CPA funds</td>
<td>YES</td>
<td>YES</td>
<td>YES, if acquired or created with CPA funds</td>
</tr>
</tbody>
</table>
Project Categories: Open Space

CPA funds may be spent on the acquisition, creation, and preservation of open space. Open space is defined as, but not limited to:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and forest land
- Fresh and salt water marshes and other wetlands
- Ocean, river, stream, lake and pond frontage
- Beaches, dunes, and other coastal lands
- Lands to protect scenic vistas
- Land for wildlife or nature preserve
- Land for recreational use
CPA Overview

Project Categories: Recreation

The focus for CPA recreational projects is on outdoor passive or active recreation, such as, but not limited to, the use of land for:

- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

Funds cannot be used for maintenance, stadiums or gyms, as well as the cost of artificial turf for athletic fields.
CPA Overview

Project Categories: Historic Preservation

CPA funds may be spent on the acquisition, rehabilitation and restoration of historic resources. A historic resource is defined as a building, structure, vessel, real property, document or artifact that is either:

- Listed on the State Register of Historic Places; or
- Determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city.

For rehabilitation projects, work must comply with The Secretary of the Interior’s Standards for Rehabilitation.
The CPA defines community housing as low or moderate income housing for individuals and families, including low or moderate income senior housing.

- **Low Income Housing**: for those persons and families whose annual income is less than 80 percent of the area-wide median income as determined by HUD.

- **Moderate Income Housing**: for those persons and families whose annual income is less than 100 percent of the area-wide median income as determined by HUD.

- **Low or Moderate Income Senior Housing**: for those persons 60 years or over whom would qualify for low or moderate income housing.
**CPA Funding**

**CPA Budget**

**CPA 10% Reserve Funds:** The Community Preservation Committee is required to spend, or set aside for future spending, a minimum of 10% of annual CPA revenues for each of the three CPA purposes.

![Annual Spending Requirements Pie Chart]

- 65% for Housing
- 10% for Open Space & Recreation
- 10% for Historic
- 10% for Administrative
- 5% for Flexible
Each year, the Community Preservation Committee has to recommend an annual budget to the New Bedford City Council for their vote to reserve funding for the Community Preservation Fund.

### CPA Funding

#### CPA Budget - What’s Available?

<table>
<thead>
<tr>
<th>Estimated New Revenue</th>
<th>FY19 BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Surcharge Revenue</td>
<td>1,022,000</td>
</tr>
<tr>
<td>State Match of Previous Year’s Local Revenue</td>
<td>106,446</td>
</tr>
<tr>
<td><strong>TOTAL REVENUE</strong></td>
<td><strong>1,128,466</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New Appropriations &amp; Reserves</th>
<th>FY18 ROLL OVER</th>
<th>AVAILABLE FOR FY19 PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROGRAM ADMINISTRATION (5%)</td>
<td>56,423</td>
<td></td>
</tr>
<tr>
<td>Open Space &amp; Recreation Reserve (10%)</td>
<td>112,846</td>
<td>0</td>
</tr>
<tr>
<td>Historic Resources Reserve (10%)</td>
<td>112,846</td>
<td>0</td>
</tr>
<tr>
<td>Community Housing Reserve (10%)</td>
<td>112,846</td>
<td>296,341</td>
</tr>
<tr>
<td>Budgeted Reserve (65%)</td>
<td>733,505</td>
<td>16,000</td>
</tr>
<tr>
<td><strong>TOTAL APPROPRIATIONS &amp; RESERVES</strong></td>
<td><strong>1,128,466</strong></td>
<td><strong>312,341</strong></td>
</tr>
</tbody>
</table>
CPA Funding

CPA Budget – What’s available?

Total FY19 Project Funding Available
$1,384,384

Open Space & Recreation
$112,846

Historic Resources
$112,846

Community Housing
$409,187

Budgeted Reserve (Flexible)
$749,505
REVIEW: CPA FY18 Project Proposals

The CPC received **38** Eligibility Determination Forms
The CPC received **28** Full Applications

- **28 Projects**
  - **10 City Projects**
  - **18 Community Projects**
    - **14 Historic**
    - **13 Recreation**
    - **1 Open Space**
REVIEW: CPA FY18 Project Proposals

14 - Historic Projects  $2,809,250
13 - Recreation Projects  $2,030,542
1 - Open Space Project  $370,000

Overall Funding Requests  $5,209,792

Requests vs Funding

TOTAL REQUEST IN FUNDING
FUNDING AVAILABLE

(With Housing Reserve Subtracted)
**CPA FY18 Project Recommendations**

<table>
<thead>
<tr>
<th>CPA CATEGORY: OPEN SPACE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Acushnet Sawmill New Bedford Expansion &amp; Community Garden</td>
<td>$370,000</td>
</tr>
</tbody>
</table>
## CPA FY18 Project Recommendations

### CPA FY18 PROJECT FUNDING RECOMMENDATIONS

<table>
<thead>
<tr>
<th>CPA CATEGORY: HISTORIC RESOURCES</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Schooner Ernestina – Morrissey Rehabilitation</td>
<td>$100,000</td>
</tr>
<tr>
<td>3 Veterans Transitional Housing Expansion (1060 Pleasant St)</td>
<td>$200,000</td>
</tr>
<tr>
<td>4 Seamen’s Bethel Continued Restoration</td>
<td>$176,396</td>
</tr>
<tr>
<td>5 First Baptist Community Theatre</td>
<td>$275,500</td>
</tr>
<tr>
<td>6 Sgt. William H. Carney House Restoration</td>
<td>$53,800</td>
</tr>
<tr>
<td>7 Rotch Jones Duff House Restoration</td>
<td>$75,000</td>
</tr>
<tr>
<td>8 305-307 Pleasant Street Foreclosure Restoration</td>
<td>$105,000</td>
</tr>
<tr>
<td>9 Strand Theatre Restoration as Cape Verdean Cultural Center</td>
<td>$50,000</td>
</tr>
<tr>
<td>10 Zeiterion Theatre Marquee Project</td>
<td>$50,000</td>
</tr>
<tr>
<td>11 James Arnold Mansion Restoration</td>
<td>$48,000</td>
</tr>
</tbody>
</table>
## CPA FY18 Project Recommendations

### CPA FY18 PROJECT FUNDING RECOMMENDATIONS

<table>
<thead>
<tr>
<th>CPA CATEGORY: RECREATION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Hazelwood Park Rehabilitation</td>
<td>$374,400</td>
</tr>
<tr>
<td>13 Abolition Row Park</td>
<td>$125,000</td>
</tr>
<tr>
<td>14 Buttonwood Diamond 1 Field Lighting</td>
<td>$244,000</td>
</tr>
<tr>
<td>15 Dias Field Rehabilitation</td>
<td>$205,000</td>
</tr>
<tr>
<td>16 Brooklawn Basketball Court Upgrades</td>
<td>$121,127</td>
</tr>
<tr>
<td>17 Buttonwood Brook Trail &amp; Bridges Project</td>
<td>$26,000</td>
</tr>
</tbody>
</table>
The FY18 Project Recommendations were sent to City Council in May and referred to the City Council’s Finance Committee. It is expected that the Finance Committee will review and make funding allocations in July.
The CPA Plan
Community Preservation Needs Assessment

The CPA Plan

The CPA mandates the creation of a Community Preservation Plan which reflects the needs, possibilities, and resources of the community with regards to community preservation.

Purpose of the Plan:

• To establish clear criteria that form the basis of the CPC’s evaluation of applications for funding;

• To establish processes and the timelines that the committee will use in its review of applications;

• To inform both applicants and the public of the CPC’s goals and of its commitment to an open and transparent approach to reaching its recommendations;

• To provide the City Council with the background information needed in reviewing the committee’s recommendations.

• To articulate a common understanding of the communities needs and priorities.
Community Preservation Needs Assessment

The CPA Plan
With broad community outreach, the CPC drafted and adopted its initial Community Preservation Plan for FY18 and is currently updating the Plan for FY 2019.

Updating the Plan
The CPC will be consulting with other municipal boards and committees and continues to review existing plans, such as the city’s Master Plan, Open Space Plan, Housing Plan and other relevant documents to enable the CPC to review and update priorities.

Public Input
The CPC is now seeking public input related to the community goals specific to preservation within each of the four designated purposes of the CPA.
Community Preservation Needs Assessment

General Priorities

**Primary Criteria:** Projects will be reviewed to ensure they meet the following primary criteria:

- Consistency with the current Community Preservation Plan and other local planning documents;
- Capacity to serve multiple needs and populations;
- Addresses long-standing or urgent needs in the community;
- Could serve as catalysts for transformative change;
- Demonstrates practicality and feasibility, and demonstrates that they can be implemented within a reasonable, feasible schedule and budget;
- Demonstrate a long-term, feasible strategy for ongoing maintenance of the CPA funded project.
Community Preservation Needs Assessment

General Priorities

Secondary Criteria: Projects are encouraged to meet one or more of the following:

• Acquisition of threatened resources, or urgency to take advantage of time-sensitive opportunities;

• Leverages other public and private funding resources to the greatest extent possible (e.g. matching grant);

• Addresses more than one CPA focus areas (i.e., blended projects);

• Capacity to serve a currently under-served population;

• Provides evidence of community support;

• Improves accessibility for all members of the community;

• Incorporates sustainable practices and design;

• The applicant/applicant team has successfully implemented projects of similar type and scale, or has demonstrated the ability and competency to implement the project as proposed.
Community Preservation Needs Assessment

Open Space Goals & Priorities

• Support preservation of open space in New Bedford;
• Improve and enhance the public's access to the waterfront and in public areas;
• Restore degraded landscapes along the waterfront;
• Protect natural resources, particularly Clark’s Cove and Sassaquin Pond;
• Enhance the Buttonwood Brook/Pond watershed;
• Create new greenways through urban New Bedford;
• Acquire private undeveloped land abutting existing open space to expand the natural area around the Acushnet Cedar Swamp State Reservation.
Community Preservation Needs Assessment

**Historic Preservation Goals & Priorities**

- Continuously update and maintain the existing Historic Properties Survey Forms and seek additional National Register nominations and new local historic districts;
- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are endangered in that their survival may depend upon more than market forces or regulatory controls;
- Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historic significance; particularly historic landscapes, burial grounds, monuments and park systems, as well as historic records and documents;
- Support the adaptive reuse of historic properties;
- Increase neighborhood stabilization through first-time homebuyer programs and the preservation of historically significant structures and city-owned buildings;
- Advance the city’s preservation ethic through education to attain a better community understanding of the purposes and impacts of historic preservation.
Community Housing Goals & Priorities

- Increase the rate of homeownership;
- Prevent homelessness by providing affordable housing units and/or other support for homeless and formerly homeless households;
- Increase the Inventory of safe, affordable housing through financing to support affordable housing developers in the acquisition and rehabilitation of residential units;
- Decrease the number of vacant and abandoned residential properties throughout the city by providing financing for acquisition and rehabilitation of vacant and foreclosed properties;
- Promote mixed income and mixed use development that includes residential units concentrated within New Bedford’s business districts;
- Increase opportunities for energy efficiency and green building technology;
- Preservation of historic residential buildings;
Community Preservation Needs Assessment

Community Housing Goals & Priorities

• Provide housing resources for low and very low income residents.
• Increase the supply of ADA compliant housing units;
• Promote energy conservation through initiatives such as the installation of efficient plumbing and appliances and weatherization efforts;
• Modernize properties through targeted initiatives such as the installation of new windows, roofs, doors, siding and electrical upgrades.
• Support the adaptive reuse of existing non-residential buildings, such as schools, churches, mills etc., to community housing;
• Increase housing opportunities for diverse groups;
• Promote non-traditional housing models such as live/work space for artists and co-housing opportunities;
• Support the preservation of expiring affordability restrictions
Community Preservation Needs Assessment

Recreation Goals & Priorities

- Expand outdoor recreational opportunities for all New Bedford residents, regardless of age or ability;
- Preserve existing and create more passive greenscapes for the public;
- Improve beaches and utilize them as a community asset;
- Preserve scenic landscapes and views;
- Create an "Adopt a Park" program for local businesses.
- Improve and enhance our community's access to the water;
- Capitalize on our beaches for residents and visitors;
- Create and/or update park plans, including maintenance and budgeting;
- Plan and construct a citywide multi-use greenway/Riverwalk.
- Expand multi-use trails within the city and also connecting to neighboring communities;
- Utilize public spaces for arts and culture.
CPA Next Steps
First, we want to hear from YOU!
CPA Next Steps

- Incorporate public input into the Draft FY2019 Community Preservation Plan and prepare the final plan.

- Make application materials available and set deadlines. (Fall Application with announced technical workshop.)

- Submit project recommendations to the City Council. (Tentatively Spring 2019)

Looking for more information?

The CPC maintains a web page on the city website:
http://www.newbedford-ma.gov/planning/community-preservation/

CPC meetings - typically the fourth Tuesday of each month at 6:00 p.m., at The Department of Planning, Housing and Community Development, 608 Pleasant Street, 2nd Floor Conference Room, above the New Bedford Art Museum.
City of New Bedford
Community Preservation Committee

Mayor Jon Mitchell

Community Preservation Act
Public Hearing
Thank You for Participating!

Department of Planning, Housing & Community Development