



Funding Land Conservation with the Community Preservation Act (CPA)

Presented by:
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The Community Preservation Coalition



**Community
Preservation Coalition**

Preserving our past. Building our future.



Representatives from 8
member communities and
7 at-large members

What is the Community Preservation Act (CPA)?



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



Must be adopted by individual communities at a local ballot election

Basics of CPA

Enables communities to establish a local restricted fund for:



**Historic
Preservation**



**Open Space &
Recreation**



**Community
Housing**



Over Half the State Has Adopted CPA!

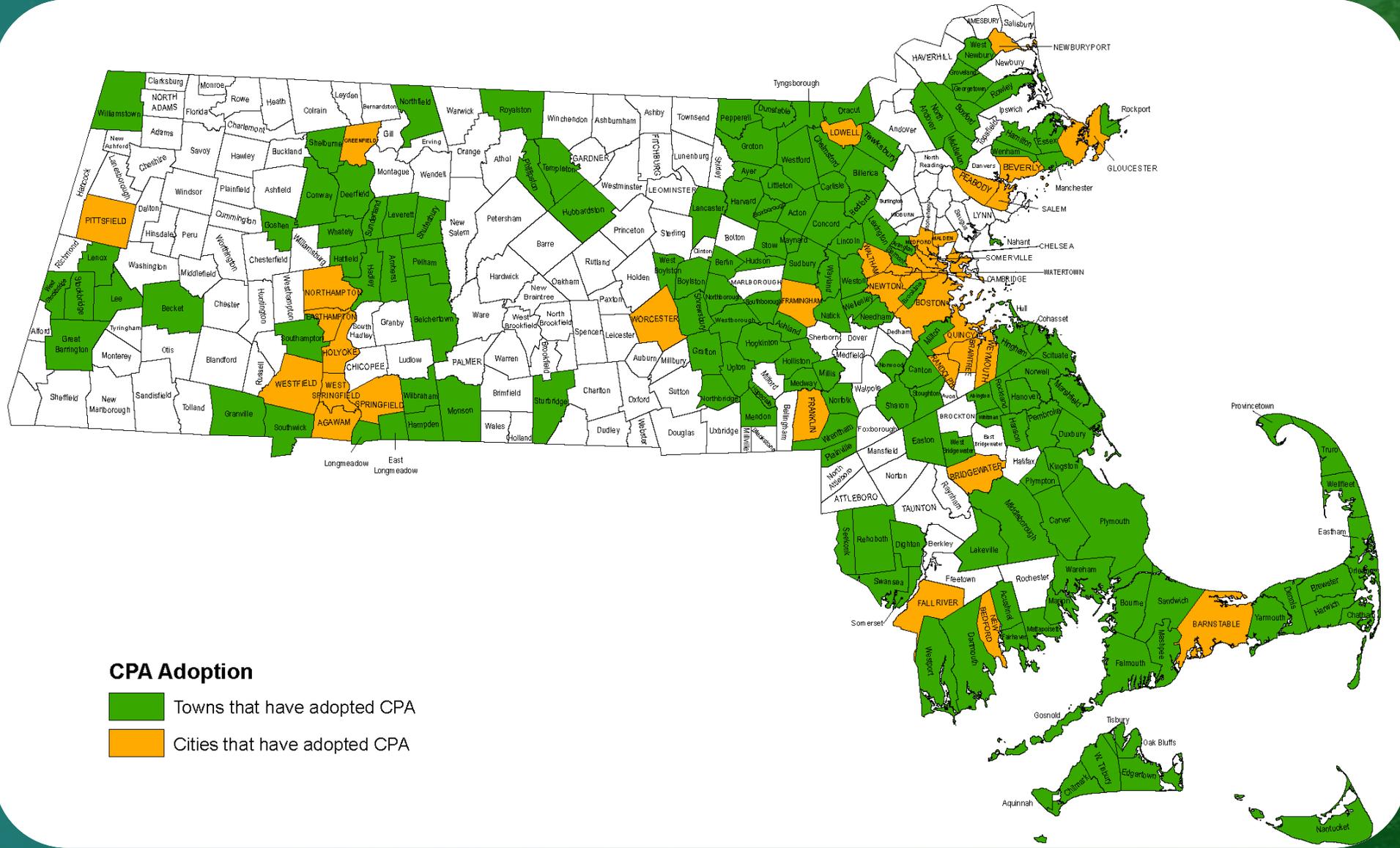
Total of 194 Cities and Towns

55% of municipalities

70% of Massachusetts residents

0 communities have revoked

194 Cities and Towns Have Adopted CPA



CPA by the Numbers

(Current through FY2022)

- Over 15,000 projects approved & \$3.15 billion raised -



• OPEN SPACE: 34,204 acres preserved



• OUTDOOR RECREATION: 3,300 projects funded



• HISTORIC PRESERVATION: 6,700 appropriations made



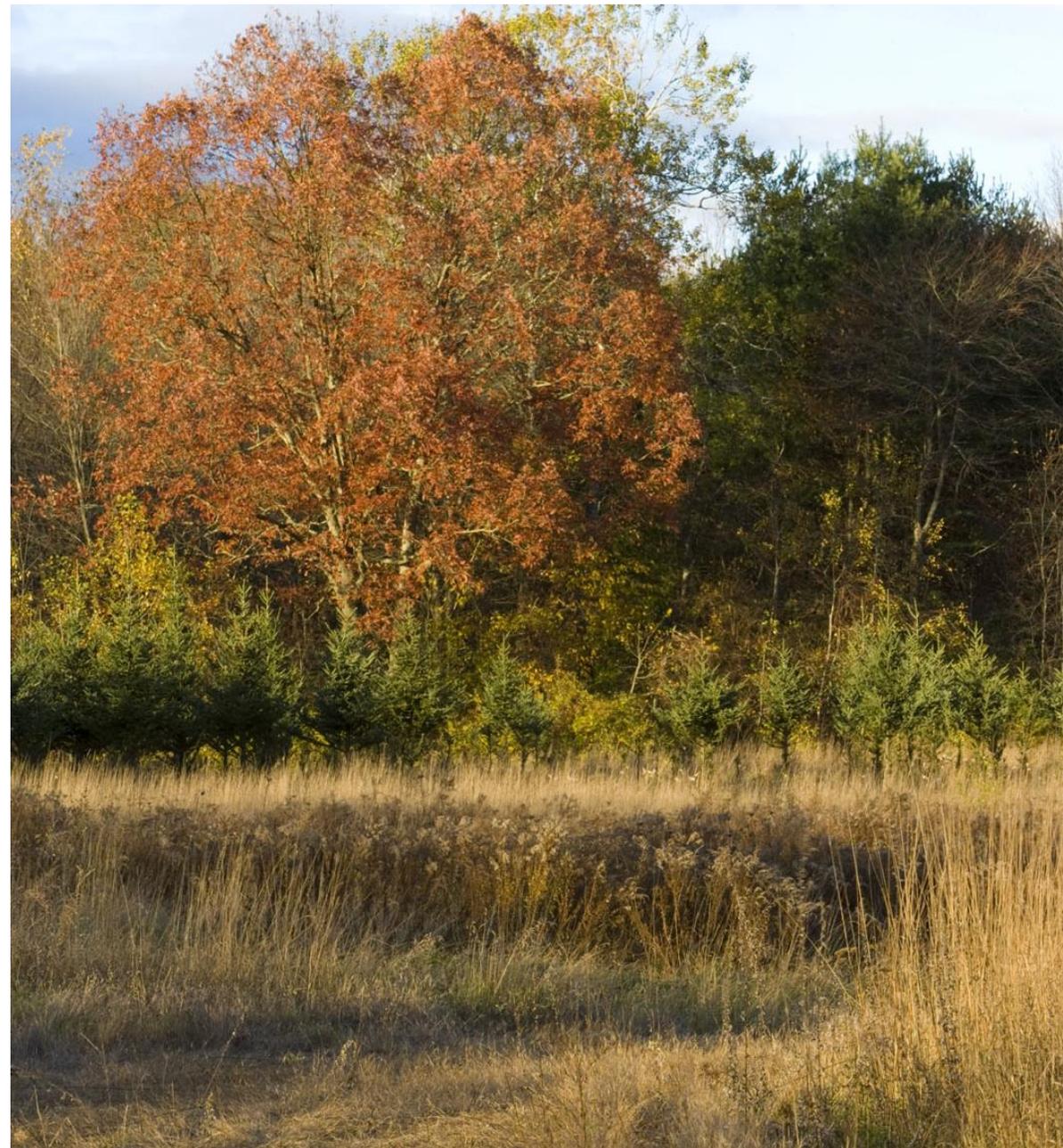
• AFFORDABLE HOUSING: 26,000 units created or supported

Definition of CPA

Open Space:

- 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

AND...LAND FOR RECREATIONAL USE



Ferrari Farm, Dunstable

What is Eligible for CPA Funds?

The CPA Allowable Uses Chart

	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless acquired or created with CPA \$\$)	YES	YES	NO (unless acquired or created with CPA \$\$)



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 \$\$\$



Sylvester Field, Hanover

CPA & Open Space Funding:

- Over \$680 Million in CPA appropriations for Open Space
- Over 2,500 CPA Open Space projects approved by local legislative bodies



Leadmine Mountain, Sturbridge

CPA & Open Space Bonding:

- CPA municipalities can bond against future CPA revenue
- To date, 58 cities and towns have used CPA for 90 different bonded Open Space projects

CPA & Open Space:

- Important Notes regarding CPA funds for Open Space:
 - CPA funds may never be used for ongoing maintenance – this includes the Open Space category
 - A permanent deed restriction is required for all real property interests acquired under CPA (CR, APR, etc)



Hassanamesitt Woods, Grafton

Non-CPA Government Funding Options:

- General Municipal Bonds
- Serial Bond Authorizations
- Municipal Conservation Fund
- Leveraging Federal or State Grants

Rattlesnake Hill, Sharon

