

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

The image is a collage of four distinct scenes. The top-left quadrant shows a winter landscape with bare trees and a white house with a gabled roof. The top-right quadrant depicts a lush green forest with a stream flowing over mossy rocks, creating a small waterfall. The bottom-left quadrant features a tall, dark chimney stack against a light sky. The bottom-right quadrant shows a stone archway or bridge structure, partially obscured by bare trees. The text 'BASIC OVERVIEW OF CPA' is centered across the middle of the collage in a large, white, sans-serif font.

# 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 over a stream. The arch is constructed from large, dark grey stone blocks. The stream flows through the arch, and the water is dark and reflective. The surrounding area is lush with green foliage and moss. The text "WHAT WILL IT COST?" is overlaid in white, bold, sans-serif font across the lower portion of the image.

**WHAT WILL IT COST?**



# Mr. & Mrs. Joe Homeowner

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

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

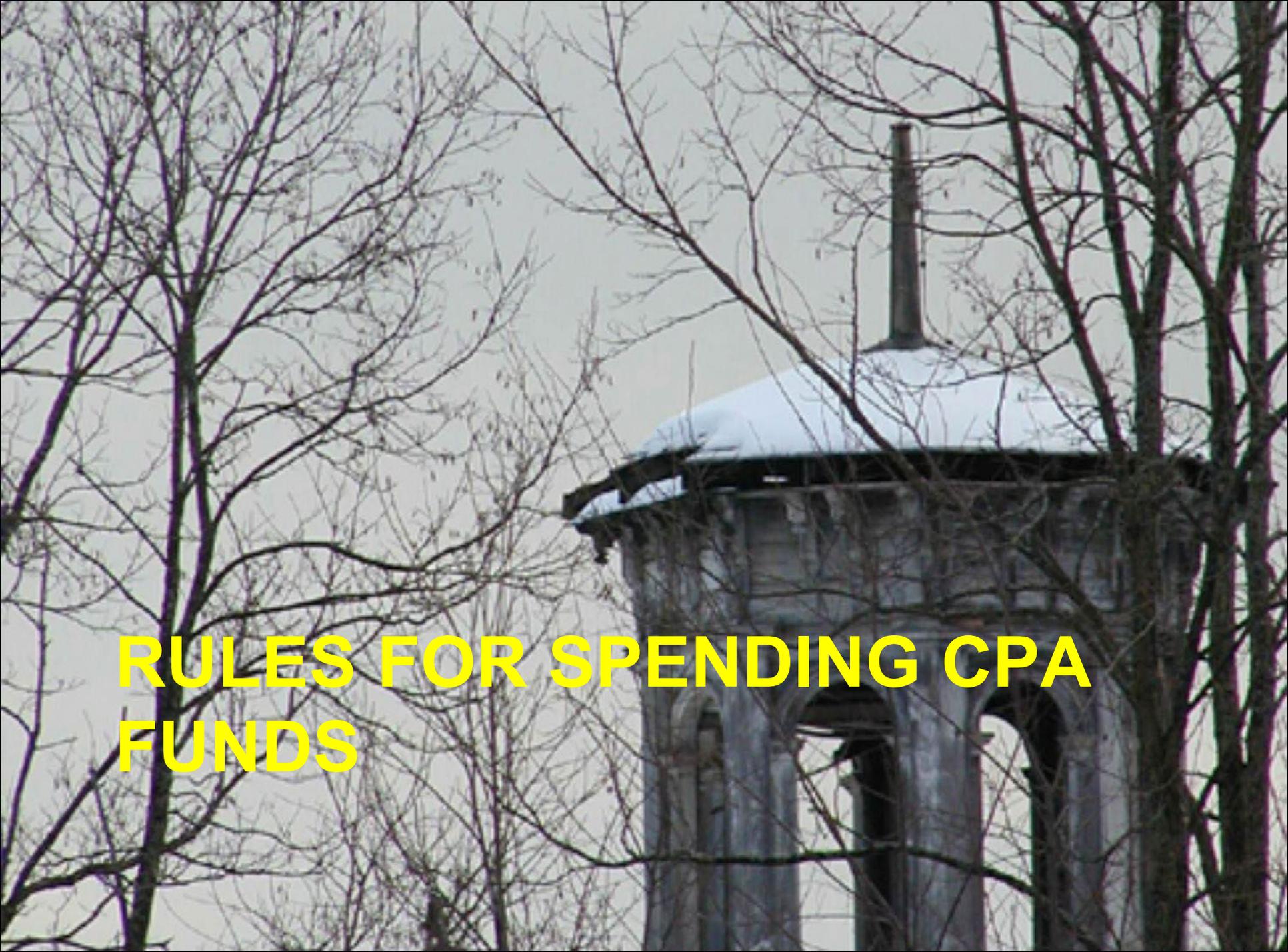
Assessed Value	Annual Tax Bill	CPA Assessed Value	Tax on CPA Value (-\$100,000)	3% CPA tax	Monthly Amount
50,000	475	-	-	-	-
75,000	713	-	-	-	-
100,000	950	-	-	-	-
125,000	1,188	25,000	238	7.13	0.59
150,000	1,425	50,000	475	14.25	1.19
200,000	1,900	100,000	950	28.50	2.38
250,000	2,375	150,000	1,425	42.75	3.56
<b>256,277</b>	<b>2,435</b>	<b>156,277</b>	<b>1,485</b>	<b>44.54</b>	<b>3.71</b>
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



**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









HARDWICK  
MILL



# Uses for CPA Funds

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

# Hardwick's Municipal Records





# Hardwick's Historical Records



DATA  
PROCESSING  
FORMS

Tax  
Collector

Book  
1782-1786  
Tax Collector

Book  
1782-1787  
Tax Collector

Book  
1782-1786  
Tax Collector

Book  
Marriage Certificates  
1780-1826

Collection of Marriage

1782-RE/PP

1782-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



Ames & Richardson  
BUILDING

SAFETY  
BELT USE  
TODAY

YOU LOVE

POLICE DEPT



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



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.

A photograph of a forest with a large tree trunk on the right and a branch on the left. The text "WHAT HAVE OTHER TOWNS DONE?" is overlaid in white, bold, sans-serif font.

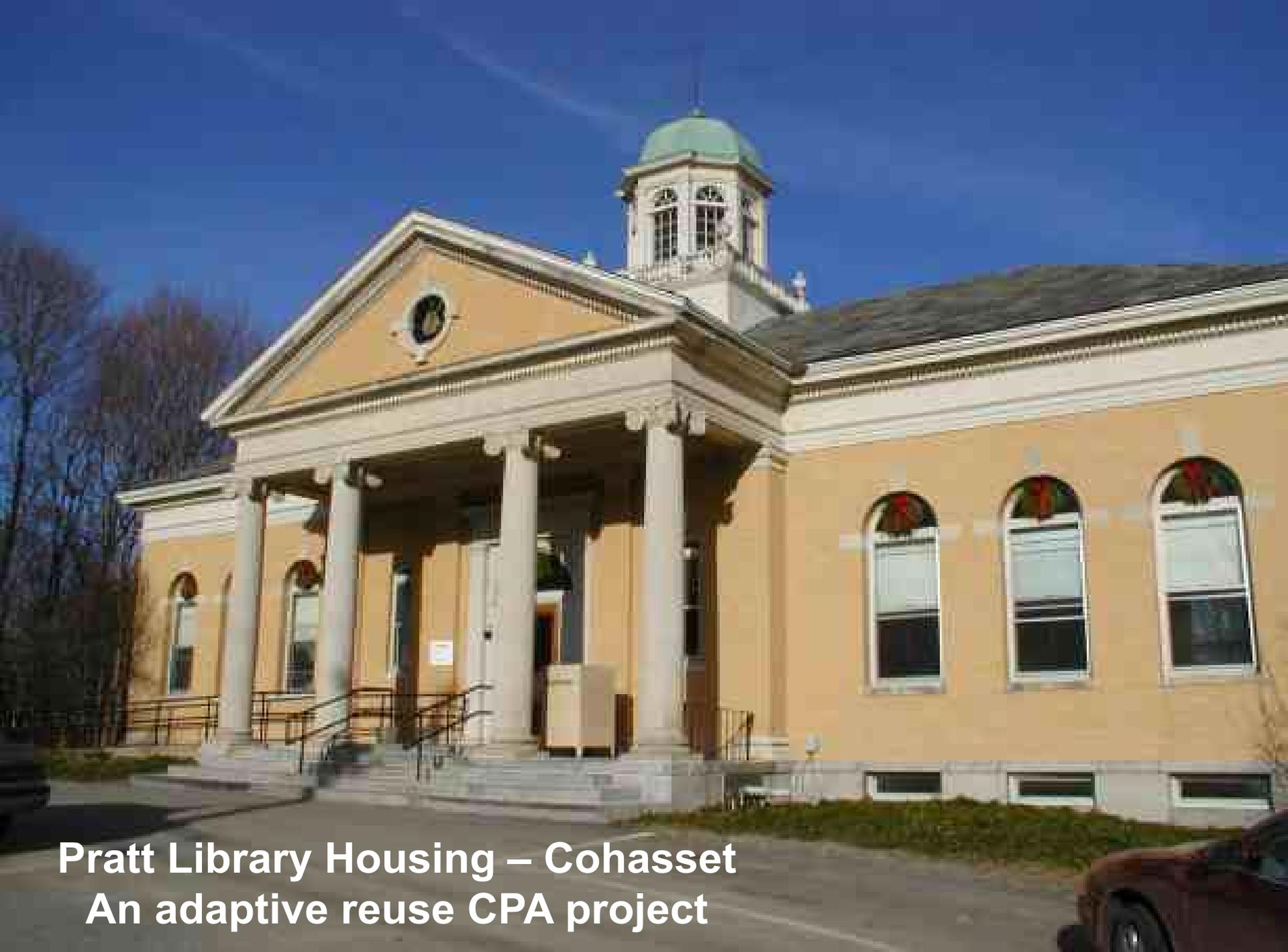
**WHAT HAVE OTHER TOWNS  
DONE?**



**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 J. 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  
\* Excused William R. Kimball }  
Sealers  
of  
Leather.

Chose Jefferson Kimball  
Franklin Jaques }  
Pound Keepers.

Voted To take up the Fourth article

Voted 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.

Town Officers 1848

Voted That the Committee consist



# 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



A winter landscape featuring a snow-covered path or road that curves through a wooded area. The trees are mostly bare, with some showing reddish-brown branches. The sky is a clear, bright blue. The overall scene is serene and quiet.

**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 13<sup>th</sup>. 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 with many thin, vertical tree trunks. The ground is covered in green ferns and other vegetation. On the right side, there is a large, stacked stone wall. The word "QUESTIONS" is written in white, bold, sans-serif capital letters in the lower-left quadrant of the image.

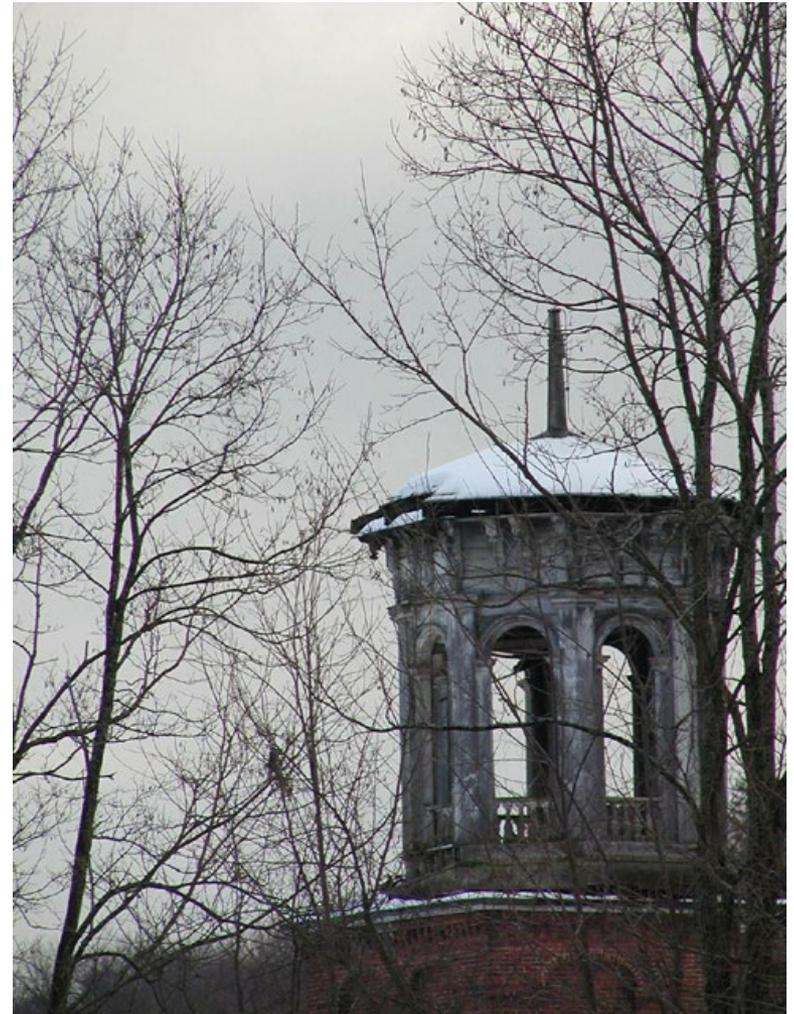
**QUESTIONS**



# Thank you for coming!

## Community Discussions

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





# 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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