The City of WORCESTER

The Community Preservation Act:

Grant Opportunities for Homeowners



CPA for Homeowners

Overview

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- What is the Community Preservation Act and Fund?
- What types of projects are eligible for funding?
- Who determines what projects get funded?
- How do you apply?



What is the Community Preservation Act?

CPA and Worcester

- *Enabling Statute: Mass General Laws, Chapter 44B – "Community Preservation Act"*
- Under the Community Preservation Act (CPA), any city or town may establish a special Community Preservation Fund that may be appropriated and spent for Open Space and Recreation, Historic Resources, and Community Housing.
- On November 8, 2022, the voters of the City of Worcester approved the adoption of Question 5.
- The vote included the CPA surcharge of 1.5% on the annual property tax beginning in FY24.

Exemptions:

- $100,000 of the value of each taxable parcel of each property
- Property owned and occupied as a domicile by any person who qualifies for low-income housing or low- to moderate-income senior housing;



How much is the Surcharge?

Average Surcharge

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Property Type	Average Value	Annual CPA Surcharge
Single Family – Residential	$371,094	$56
Condominium – Residential	$245,975	$30
Three-Family – Residential	$524,309	$88
Apartment- Residential	$1,246,431	$236
Commercial	$1,200,621	$496



The Community Preservation Fund

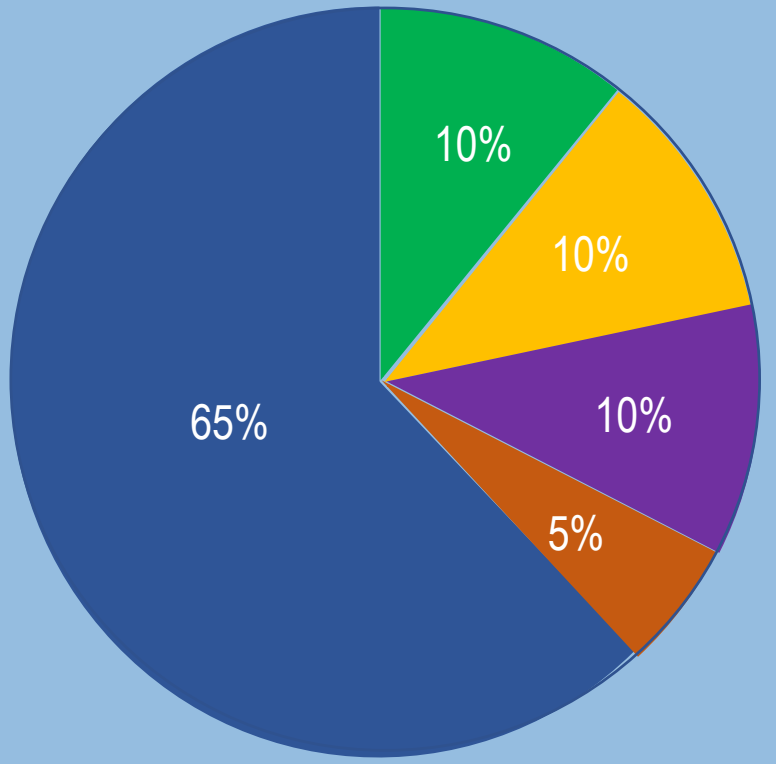
Funding Breakdown

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The Fund is a separate account made up of three revenue streams

- **1.5% local surcharge on property tax**
- **An annual state match**
- **Interest accrued on the Fund Balance**

Projected Revenue for FY27: $$5,133,433



Category Restrictions

- **Minimum of 10% budgeted to Outdoor Recreation & Open Space**
- **Minimum of 10% budgeted to Historic Conservation**
- **Minimum of 10% budgeted to Community Housing**
- **Maximum of 5% budgeted to an Optional Administrative Fund**



Eligible Projects

Category Definitions

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Open Space: Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, 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.

Outdoor Recreation: Active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, as well as the use of land as a park, playground, or athletic field. Exceptions include:

(1) The purchase or construction of artificial turf
(2) Indoor structures or stadiums
(3) Sidewalk construction in the right-of-way (ROW)
(4) Dog or horse racing facilities



Eligible Projects

Category Definitions

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Historic Resources: A building, structure, vessel, real property, document, or artifact that

(1) is listed on the Massachusetts State Register of Historic Places

OR

(2) has been determined by the local Historical Commission that the historic resource is locally significant

Community Housing: Low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing

- Low-income: 80% of areawide median income
- Moderate-income: 100% of areawide median income
- Senior: persons having reached the age of 60 or over



Eligible Projects

Overview

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	Open Space	Recreation	Historic	Housing
Acquire	YES	YES	YES	YES
Create	YES	YES	NO	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate/ Restore	NO*	YES	YES	NO*

*Unless acquired with CPA funds



Eligible Projects

Verb Definitions

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Acquire

- CPA funds may be used to purchase an asset to benefit the public
- Purchase can only occur by the municipality (it may be leased to another entity)

Creation

- Involves the addition of new units to the housing registry, either though new construction or renovation of spaces that were previously not inhabited.
- All applications must go through the Affordable Housing Trust Fund (AHTF)

Preservation

- Refers to protecting real property (land, buildings) from injury or destruction, including projects that aim to slow physical or chemical decay of the resource or protect it from harm by the elements.



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Do you own and live in a multi-family, historic home? Are your tenant's incomes 80% AMI or lower?

80% AMI for a family of 4 is $104,320

You can apply for PRESERVATION and RESTORATION projects. Examples include:

- **Example: Replacement of roofs, siding, or windows**
- **Example: Repointing of masonry**
- **Example: Porch replacement projects in three-deckers**
- ***Not included: Painting or repair of landscape elements, interior renovations***



The Community Preservation Committee

Who decides who gets funding?

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April 11, 2023: City Council adopts an *Ordinance Establishing the Community Preservation Committee (CPC)*

Role of the CPC:

- Prepare and annually revise the Community Preservation Plan
- Prepare CPA Application Guidelines
- Recommend CPA Budget and Projects to City Council

Role of the Community Preservation Manager

- Manage the Community Preservation Program (CPP)
- Liaise for and support the activities of the CPC
- Provide technical assistance to the CPC and CPA Fund applicants
- Track CPA funding and ensure compliance

Membership:

- 4 at-large members
- 1 member of the ConComm
- 1 member of the Historical Commission
- 1 member of the Planning Board
- 1 member of the Parks and Rec Commission
- 1 member of the Worcester Housing Authority board

Staggered terms



How to Apply

Application Materials and Guidance

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The Pre-application and application guidance are available on-line:

Scan for more information on the CPA:

Contact Susan Daly at dalys@worcesterma.gov or (508) 799-1400 ext. 31406



How to Apply

Projected Timeline for 2027

November 2nd: Pre-Application opens on a rolling basis

December 2nd: Pre-Application closes

Staff will review pre-applications on a rolling basis and will invite eligible applicants to submit a full application.

January 7th: Full application due

Late January – Early February: Public Hearings

Late February: CPC to make Recommendations to City Council

Early March: City Council Approval



Things to consider

Prior to applying

- **Funding decisions are made by the CPC**
- **The CPC will not replicate funding programs that are already offered by the City**
- **CPA Funding is reimbursement based**
- **Grant agreements are made with the applicant**
- **Funds cannot be used on past work**
- **Matches are highly encouraged**
- **Deed restrictions will be required**



Additional Resources

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Worcester Community Preservation Program webpage:

http://www.worcesterma.gov/CPP

Worcester Community Preservation Committee webpage:

http://www.worcesterma.gov/boards-commissions

Community Preservation Coalition:

https://www.communitypreservation.org/

