



The City of  
**WORCESTER**

# The Community Preservation Act: Grant Opportunities for Residential Preservation and Rehabilitation

Or: CPA for Landlords



# CPA for Landlords

## Overview

Does your housing serve individuals or families that earn less than 80% of the AMI?



2025 MA AMI  
Thresholds

*OR*



MACRIS



# CPA for Landlords

## 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



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

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

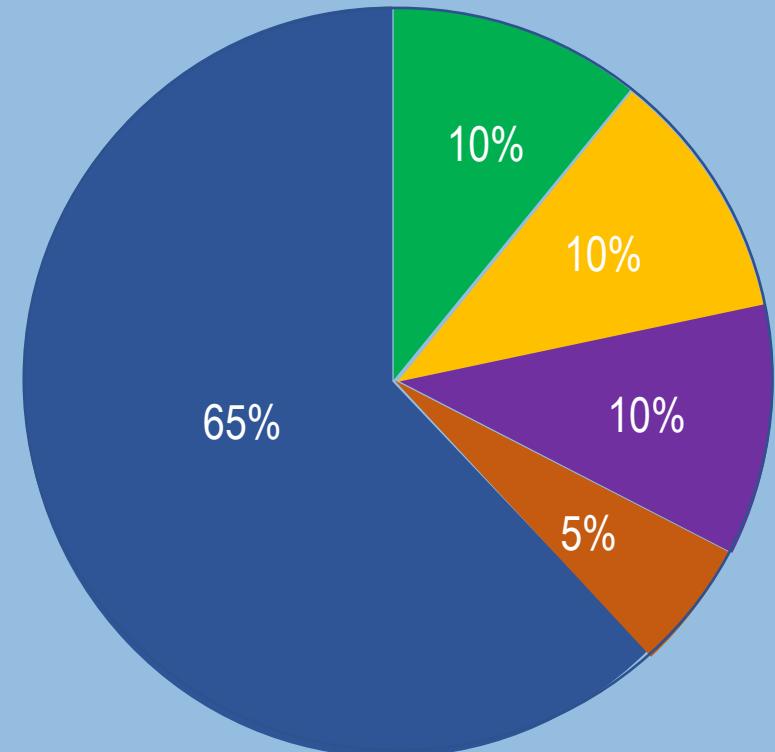
- 1.5% local surcharge on property tax
- An annual state match
- Interest accrued on the Fund Balance

Revenue in FY25: \$4.76M

Estimated Revenue in FY26: \$5.17M

### 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



**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



### 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 through 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.



# Eligible Projects

## Verb Definitions



### Support

- Providing grants, loans, rental assistance, security deposits, interest-rate write-downs, or other forms of assistance
- This assistance can be provided directly to eligible individuals and families, or to an entity that owns, operates, or manages such housing through a program
- The primary purpose of this support must be making the housing affordable

### Rehabilitation and Restoration

- Refers to projects that make buildings functional for their intended use, bringing them back to a historically accurate condition (work must meet the SOI Standards)
- Includes projects that lead to ADA compliance





Does your housing serve individuals or families that earn less than 80% of the AMI? That's Community Housing!

*You can apply for CREATION and PRESERVATION projects. Examples include:*

- **Example:** Creation of new residential units in a previously non-residential space
- **Example:** Replacement of roofs, siding, or windows
- **Example:** Repointing of masonry
- **Not included:** *Painting or repair of landscape elements*

Is your building on the State Register of Historic Places, located in a Historic District, or have local historical significance? That's a Historic Resource!

*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*



# The Community Preservation Committee

## Who decides who gets funding?

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



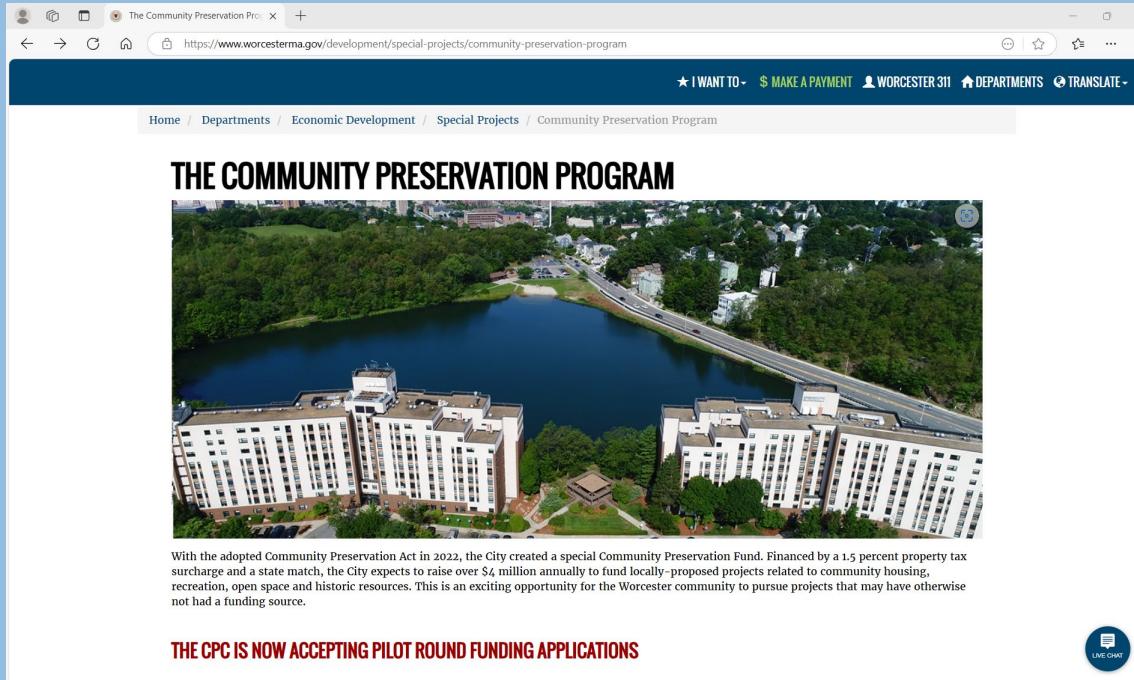
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# How to Apply

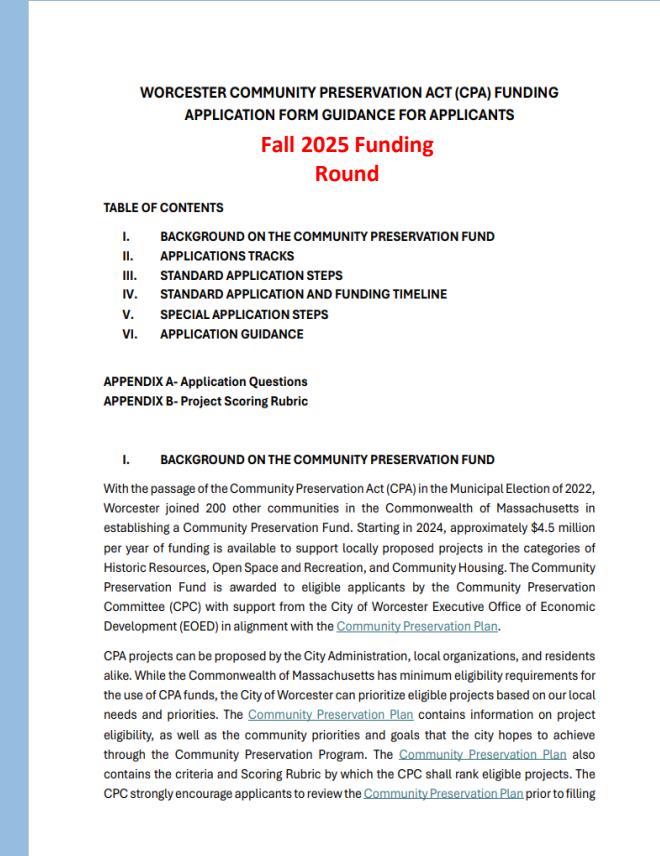
## Application Materials and Guidance



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The screenshot shows the City of Worcester website with the URL <https://www.worcesterma.gov/development/special-projects/community-preservation-program>. The page title is "THE COMMUNITY PRESERVATION PROGRAM". It features a large aerial photograph of a residential area with apartment complexes and a lake. Below the image, a text block explains the program's purpose and funding source. A red banner at the bottom states "THE CPC IS NOW ACCEPTING PILOT ROUND FUNDING APPLICATIONS". A "LIVE CHAT" button is visible in the bottom right corner of the page.



The screenshot shows a document titled "WORCESTER COMMUNITY PRESERVATION ACT (CPA) FUNDING APPLICATION FORM GUIDANCE FOR APPLICANTS". It is specifically for the "Fall 2025 Funding Round". The document includes a "TABLE OF CONTENTS" with sections I through VI, and appendices A and B. The text discusses the background of the CPA, application tracks, standard steps, funding timeline, special steps, and guidance. It also provides information on the pilot round funding application process, including the use of CPA funds for projects related to historic resources, open space, and community housing. The document emphasizes the importance of reviewing the [Community Preservation Plan](#) prior to application.

# How to Apply

## Projected Timeline for 2026



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**Late October: Pre-Application Opens (~5 weeks)**

**Early December: Pre-Application Closes**

**Early January 7: Full Applications Close**

**Mid-February: Public Hearings**

**Late February: CPC to make Recommendations to City Council**

**Early March: City Council Approval**



# Things to consider Prior to applying



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- **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 can not 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/>



# Additional Resources

## City Newsletter



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Sign up for the  
Community Preservation  
Newsletter

