

Chatham's Community Preservation Fund

Origins and Accomplishments

History of MA Community Preservation Act (CPA)

MA CPA legislation and approval did not come easy. It took 18 years following the experience of Cape Cod Land Bank legislation, and finally drawing on a successful model from New Jersey.



Robert Durand

State Representative from
Middlesex 1985 - 1991
State Senator 1991-1999
Sec. of Environmental
Affairs 1999-2003
Champion of the MA CPA

Chronology of MA Land Bank and CPA Legislation

- 1983 - Nantucket Land Bank with 2% Real Estate Transfer Tax (RETT) approved by a MA Legislative Act.**
- 1985 - MA Act giving RETT land bank authority to all towns fails due strong opposition from the National Association of Realtors.**
- 1987 - MA Act with 1% RETT for land bank & affordable housing fails.**
- 1997 - MA CPA with 1% RETT for open space, affordable housing, historic preservation and other purposes fails.**
- 1998 - Cape Cod Land Bank Act with RETT fails at ballot (55% No).**

- 1998 - CC Land Bank Act with 3% property tax surcharge approved by MA & CC (\$15 million startup from MA, 20 year life).**
- 2000 - MA CPA with up to 3% property tax surcharge approved for open space, community housing & historic preservation.**
- 2002 - Chatham Town Meeting adopts CPA with 3% surcharge by vote of 51% yes and 49% no.**
- 2004 - MA CPA amended to allow merging of CC Land Bank into CPA but Chatham declined and continued both.**
- 2012 - MA CPA amended to include outdoor recreation funding.**

Chatham Land Bank Results

Over 20 year life received \$14,448,200 from property tax surcharge plus the initial State contribution.

From 1999 to 2017 Chatham spent \$13,755,979 on 23 open space land purchases totaling 150 acres

Land Bank local surcharge ended in 2019

Funds remaining for expenditure = \$692,221

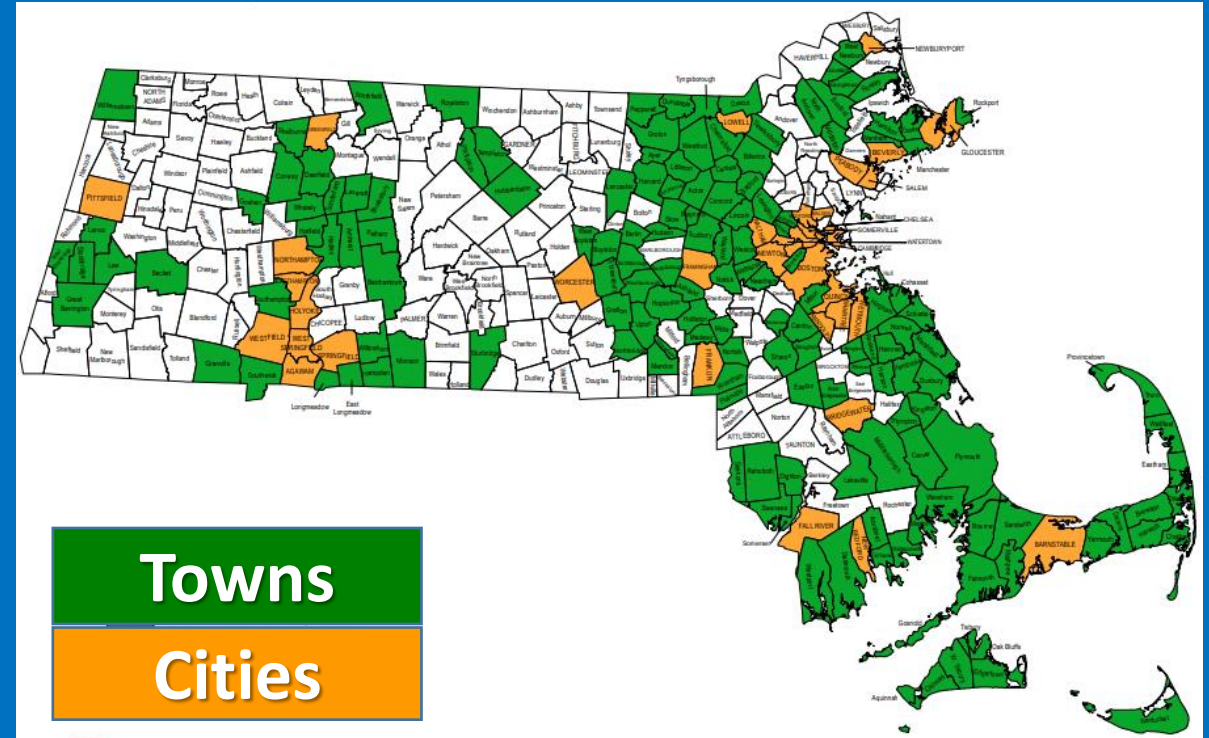
Governor Paul Cellucci signed into law the Community Preservation Act (CPA) in September 2000



Robert Durand, Sec. of Environmental Affairs, oversees the signing

MA Community Preservation Act Adoption

Adopted by
195 Cities & Towns
55% of Total



$$\begin{array}{rcl} \text{Total Revenue to 2022} & & \text{Local Surcharge} \\ \hline \$2,947,332,953 & = & \$2,048,136,611 + \text{MA Distribution} \\ & & \hline & & \$899,176,343 \end{array}$$

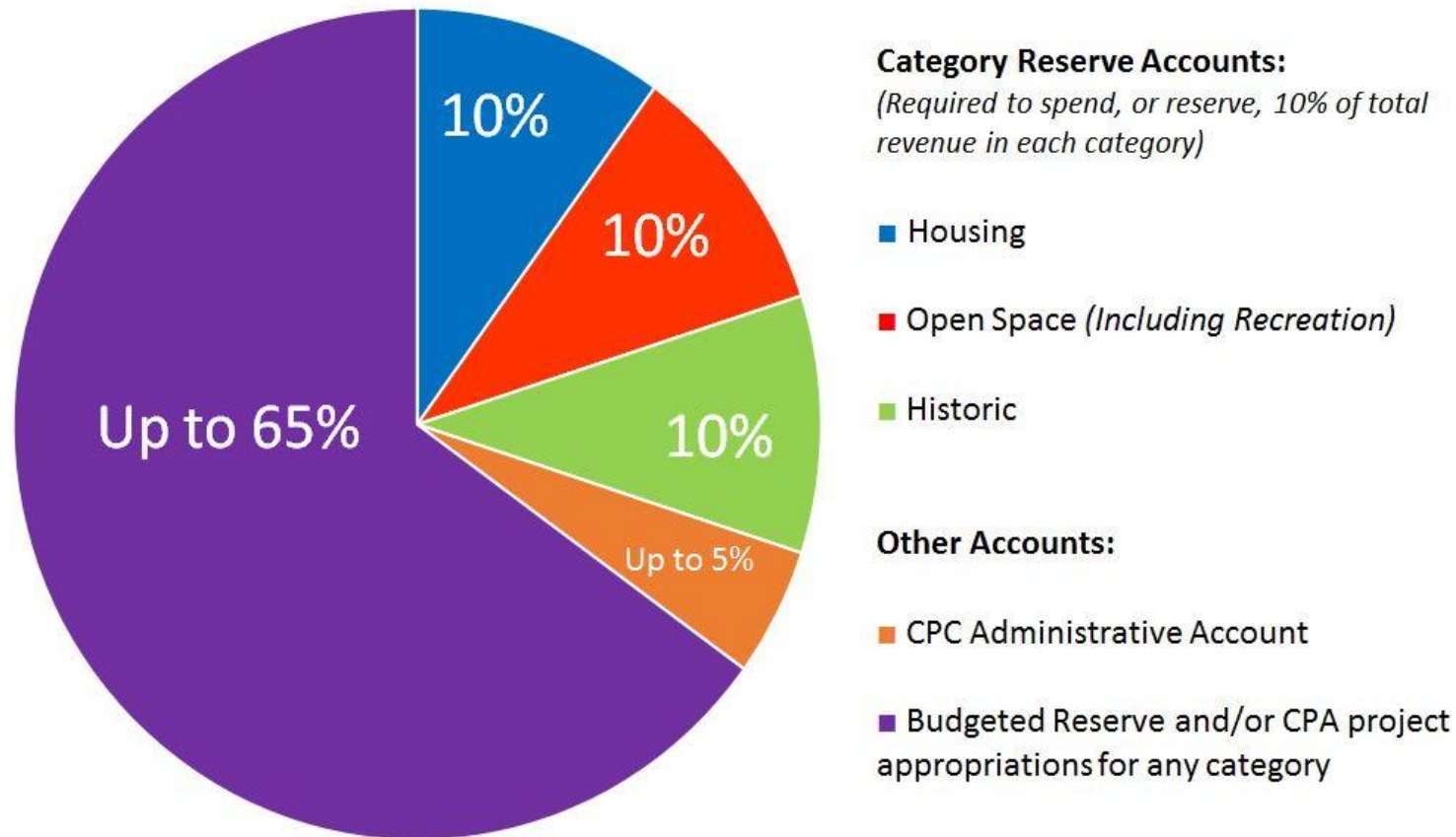
CPA Allowable Spending Purposes

	Open space	Historic preservation	Outdoor recreation	Community housing
Acquisition	Yes	Yes	Yes	Yes
Creation	Yes	No	Yes	Yes
Preservation	Yes	Yes	Yes	Yes
Restoration	Yes*	Yes	Yes	Yes*
Support	No	No	No	Yes

* If acquired or created with CPA funds

CPA Expenditures Required by MA

Annual CPA Budget (local surcharge revenue + state match)



CPA funds shall not replace existing operating funds, only augment them.

Source: Community Preservation Coalition (www.communitypreservation.org)

Chatham CPA Application Process

- Online Application Form available at *chatham-ma.gov/562/Online-Application-Form*
- Any Town agency, organization, business or individual can apply
- Deadline for applications is November 1
- The Chatham Community Preservation Committee (CPC) reviews applications, usually meets with the applicants, sometimes does site visits, sometimes negotiates, prioritizes applications and for each recommends approval or decline.

Chatham CPA Approval Process

CPC votes to recommend approval or to decline the application.

If a majority of CPC members vote to recommend:

- *Draft warrant article is prepared*
- *Select Board casts non-binding vote*
- *Finance Committee casts non-binding vote*
- *Warrant article with votes goes to Town Meeting.*

Town Meeting votes to approve or decline application.

Total Funding From Chatham CPA 2002-2023

<u>Allowable area</u>	<u>Projects</u>	<u>Amount</u>
Community housing	52	\$8,101,885
Historic preservation	74	\$9,191,984
Open space	17	\$2,855,500
Outdoor recreation	47	\$3,888,975
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Total	190	\$24,038,344

Many Important Projects in Chatham Supported by CPA



Town To Buy Church Land For Affordable Housing

By: Tim Wood



CPA funding of over \$24 million approved for 190 projects in Chatham



Bonding is permitted and has been used by Chatham

Chatham CPA for 2023

CPC received 15 applications requesting \$3,175,590

CPC recommended and Town Meeting approved:

12 projects totaling	\$2,654,330
Open space reserve	\$15,000
Administration expenses	\$15,000
Total for 2023	<u>\$2,684,330</u>

Funds available in 2023:

New revenue (Town, MA, other)	\$1,601,650
Repurposed funds from prior grants	\$378,000
Undesignated reserves	\$1,277,582

Chatham CPA Approved Projects 2023

Affordable Housing Trust Fund	\$1,000,000
Coast Guard Boathouse	350,000
Marconi Towers	284,240
Marconi Archives	142,715
South Chatham Library	79,000
Cemetery Headstones	35,725
Railroad Museum	34,650
Pickleball Courts	300,000
Jackknife Beach Restoration	185,000
Bikeways Addition	88,000
Salt Marsh Study	120,000
CCF Trail Guide & Signage	35,000
<hr/> Total	<hr/> 2,654,330

Chatham CPC Membership 2024

Gary Toenniessen	Chair	Open Space Committee
Art Spruch	Vice-Chair	Planning Board
Alan Mowry	Clerk	Housing Authority
Bruce Beane		Affordable Housing Com.
Stephanie Hamilton		Historical Commission
Karen Lattin		Conservation Commission
David Mallowes		Parks and Recreation Com.
Debbie Aikman		Member at Large
Ann Ryan		Member at Large
Carrie Mazerolle		Staff Liaison
Shareen Davis		Select Board Liaison

**The Chatham CPC welcomes applications,
particularly from nongovernmental, nonprofit
organizations and groups in Chatham**

Thank you