

The Community Preservation Act



Public Hearing
November 16, 6pm

The Community Preservation Act



**Investing Together
in the Future of Lancaster**

What is Community Preservation Act (CPA)?

The Community Preservation Act (CPA) allows Communities to establish a fund that is specifically dedicated to:

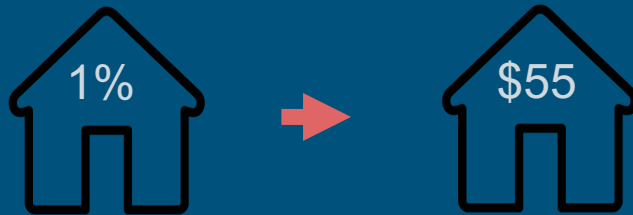
- Historic Preservation
- Open Space
- Recreation
- Affordable Housing



Where does the money come from?

Funds are collected as a 1% annual surcharge to local property taxes.

- A little more than \$55/year for average Lancaster residential assessment
- Exemption for first \$100,000 of assessed property value (applies to all)
- Exemption for qualified ownership of Lancaster's (a) low income housing & (b) low income & moderate income senior housing
- A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rate reduction in surcharge



The CPA surcharge is a tax but different

- Funds raised receive an additional, annual State contribution
- The Community decides how funds will be spent
- Can be used as matching funds that are required by many State and Federal Grants
- Funds are dedicated to projects that are typically underfunded or unfunded by the town
- CPA facilitates knowledge of and participation in proposed community projects



FY2023 Funds collected

Funds collected	\$166,432.00
Interest earned	\$5,984.71
<u>Sub Total</u>	<u>\$172,416.71</u>

Estimated State Contribution @ 20%	\$ 33,286.40
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<u>Total funds Collected</u>	<u>\$205,703.11</u>
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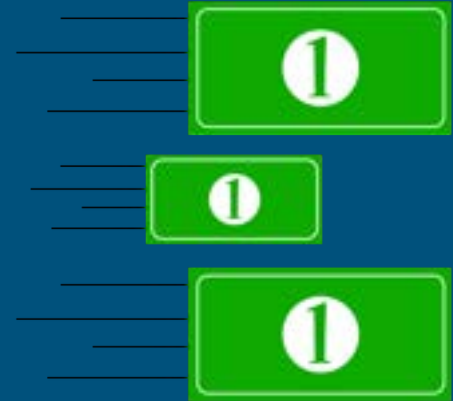
* provided by Lancaster Finance Director

FY2023 Estimated Funds Available

Total FY2023 Funds Collected	\$205,703.11
Unused from Affordable Housing Designated	\$21,812.41
Unused from FY2022 Undesignated	\$20,324.26
<u>Total Est Available for FY2023</u>	<u>\$247,839.78</u>

How are funds managed and dispersed?

- CPA Committee facilitates proposals for all projects
- Minimum 10% of collected funds is allocated to each of the 3 primary categories:
 - Historic Preservation 10%
 - Open Space & Recreation 10%
 - Affordable Housing 10%
 - Administrative Fees (unused funds go back to the fund)
- Allows flexibility so that the Community can determine allocation for remaining 65%



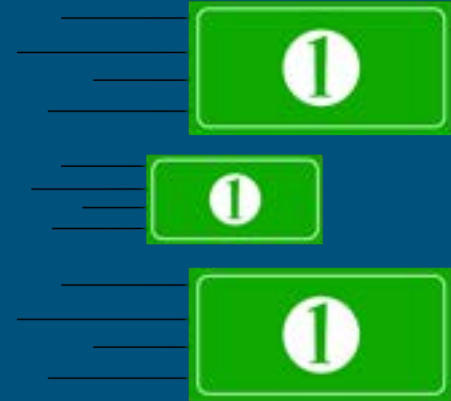
FY2023 Fund Allocations

Designated Historic Preservation (10%)	\$20,570.31
Designated Open Space and Recreation (10%)	\$20,570.31
Designated Affordable Housing (10% + \$21,812.41 unused from FY 2022)	\$42,382.72
Designated Admin (5% Required)	\$10,285.16
Undesignated Funds FY2023	\$154,031.28
<u>Total Available for FY 2023</u>	<u>\$247,839.78</u>

How are projects chosen?

The Community Preservation Committee reviews project proposals and submits recommended projects for approval at May Town Meeting.

Lancaster residents have the final say in project approvals.



Open Space & Recreation

2022 Approved Projects

- Thayer Memorial Park and Mill Street Dugouts (In Progress)
- Thayer Memorial Park and Mill Street Infields (In Progress)
- Thayer Memorial Park Fencing (Begins Late Nov.)



Open Space & Recreation

2023 Possible Projects

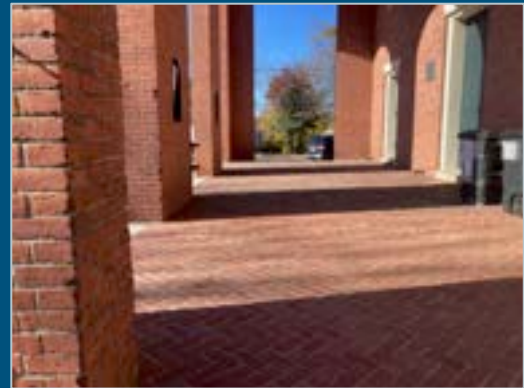
- Thayer Memorial Park Tennis / Pickleball / Basketball Courts
- Trail Development & Preservation
- Town Beach Improvements
- Dog Park
- ***A project proposed by YOU!***



Historic Preservation

2022 Approved Projects

- Thayer Memorial Library Windows (In Bidding – Scheduled 1/24)
- Historic Cemetery Preservation Plan (In Planning)
- Bulfinch Meetinghouse Portico (Complete)



Historic Preservation

2023 Possible Projects

- Town Hall - Renovation & Re-use
- Historic Cemetery Preservation
- DCAM Properties Re-use Planning
- ***A project proposed by YOU!***



Affordable Housing

2022 Approved Projects

- None – no projects were proposed.



Affordable Housing

2023 Possible Projects

- Keep existing affordable units - prevent losing to market rate upon re-sale
- DCAM Properties Re-use Planning
- Habitat for Humanity project contributions
- ***A project proposed by YOU!***



How to know your project is eligible for funds

	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 <small>(unless acquired or created with CPA \$\$)</small>	Yes	Yes	No <small>(unless acquired or created with CPA \$\$)</small>

What community preservation projects would

YOU

like see happen?

Submit a Project for Consideration

The application to apply for CPC funds can be found on the Lancaster Town website:

<https://www.ci.lancaster.ma.us/community-preservation-act-committee>

For More Information

www.CommunityPreservation.org

Or email the Community Preservation Committee at:

CPC@lancasterma.gov