

# COMMUNITY PRESERVATION ACT

*Acquisition, Creation, Preservation, and Enhancement of Open Space,  
Historic Resources, and Affordable Housing across the City of Boston*



# CPA FUNDING

- **PROPERTY OWNERS**
  - Pay a 1% surcharge on property tax
- **LOWER INCOME SENIORS & PROPERTY OWNERS**
  - Are exempt; the average homeowner pays \$41/per year
- **MORE THAN \$20 MILLION COLLECTED ANNUALLY**
  - Funds can only be used to fund **Affordable Housing, Historic Preservation, Open Space, and Recreation projects**
- **A STATE MATCH**
  - Real estate transfer fees from across the state provide money for the CPA trust fund. This match increases our pool of funds to over \$28M each year



# CPA PROGRAM HIGHLIGHTS

*Community Preservation Stats - FY22 Funding Round*



# CPA STATS

- *We have preserved over 90 historical buildings, sites, vessels, and artifacts*
- *CPA funds have planted over 250 trees to help with Boston's tree canopy*
- *Rehabilitated and created over 60 playgrounds and recreational spaces*
- *We have created urban farms and community gardens*
- *Preserved and created nearly 1300 units of affordable housing, this includes homeownership units*
- *Supported housing projects for veterans, seniors, artists, and homeless individuals*
- *Funded over \$20M to two programs that support first-time homeownership and prevent displacement*



# FIVE FUNDING ROUNDS 2018-2022

---

To date, the Community Preservation Program has funded **244 projects** and has awarded over **\$119 million** in funding. We have supported **37** affordable housing projects, **98** open space and recreation projects, and **109** historic preservation projects from 2018-2022.



# ONE+Boston, Citywide

Boston Home Center

---

**one+**  
**BOSTON**  
For your first home

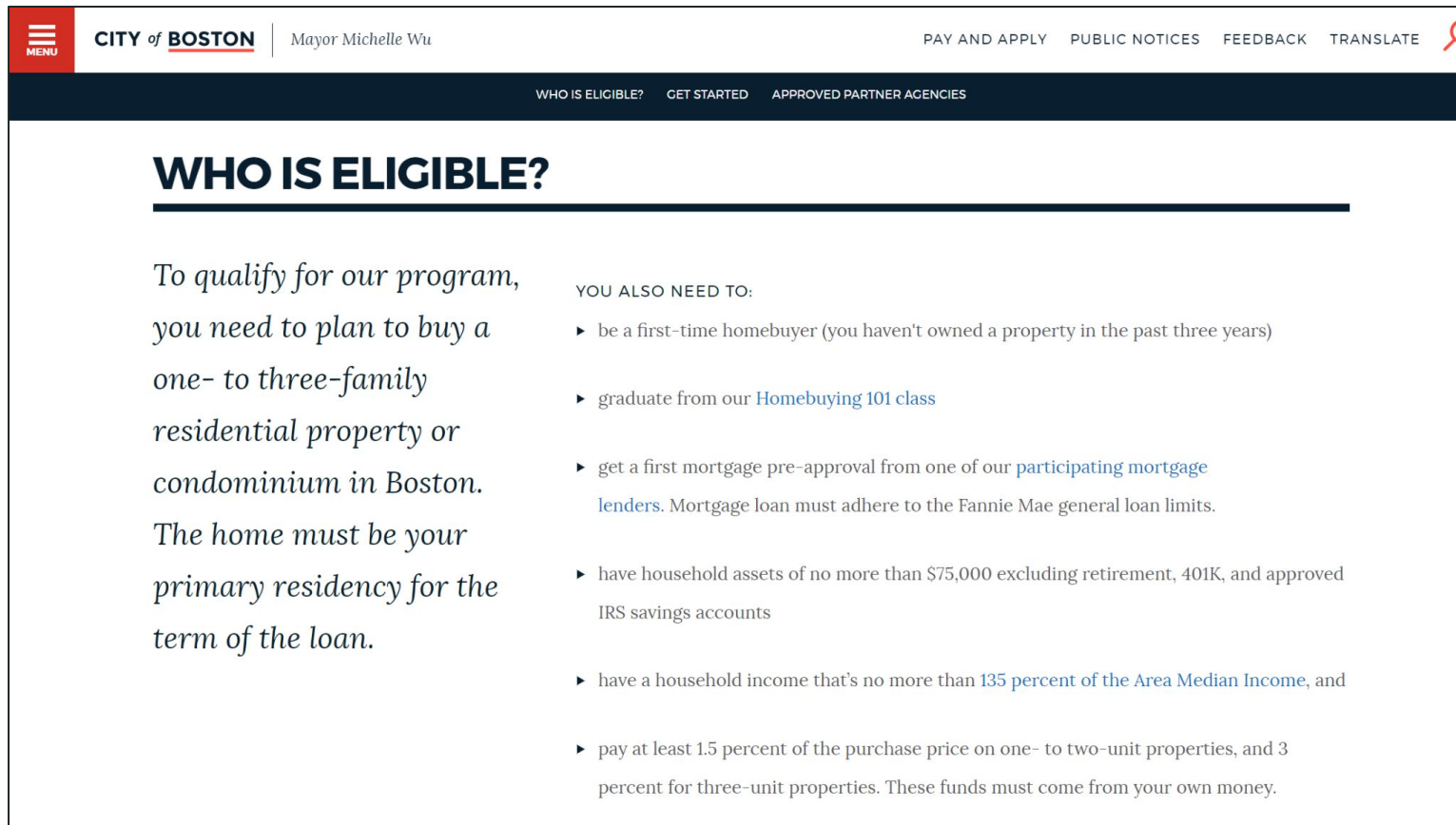


## CPA Award: \$12,800,000 (2019-2021)

- The ONE+Boston First-Time Homebuyer Program supports increased affordable housing.
- The program combines a discounted interest rate on the ONE mortgage, offered through the MA Housing Partnership (MHP), with enhanced down payment/closing cost assistance from the Boston Home Center,
- The purpose of the program is to increase the buyer power of lower income Boston residents to be able to afford a Boston home.
- To be eligible, buyers must earn at or below 100% AMI.

# ONE+Boston, Citywide

City of Boston Home Center have closed **169 ONE+ Loans** with **\$2,942,068** in downpayment and closing cost assistance and **\$2,233,375** in interest subsidy.



The screenshot shows the City of Boston website for the ONE+ program. The header includes the City of Boston logo, Mayor Michelle Wu's name, and navigation links for 'PAY AND APPLY', 'PUBLIC NOTICES', 'FEEDBACK', and 'TRANSLATE'. A search icon is also present. Below the header, there are links for 'WHO IS ELIGIBLE?', 'GET STARTED', and 'APPROVED PARTNER AGENCIES'. The main content area is titled 'WHO IS ELIGIBLE?' and contains the following text:

*To qualify for our program, you need to plan to buy a one- to three-family residential property or condominium in Boston. The home must be your primary residency for the term of the loan.*

**YOU ALSO NEED TO:**

- ▶ be a first-time homebuyer (you haven't owned a property in the past three years)
- ▶ graduate from our [Homebuying 101 class](#)
- ▶ get a first mortgage pre-approval from one of our [participating mortgage lenders](#). Mortgage loan must adhere to the Fannie Mae general loan limits.
- ▶ have household assets of no more than \$75,000 excluding retirement, 401K, and approved IRS savings accounts
- ▶ have a household income that's no more than [135 percent of the Area Median Income](#), and
- ▶ pay at least 1.5 percent of the purchase price on one- to two-unit properties, and 3 percent for three-unit properties. These funds must come from your own money.

The program is currently in available [BHC-ONEPLUS@BOSTON.GOV](mailto:BHC-ONEPLUS@BOSTON.GOV) / 617-635-4663



# 3368 Washington, Jamaica Plain, Pine Street Inn and The Community Builders

---



## CPA Award: \$1,500,000 (2020)

- 202 units of affordable housing
- Provides 140 units of permanent supportive housing in conjunction with Pine Street Inn services and 62 units of low and moderate income housing.
- The largest new construction supportive housing project in the City's history.



# Lena Park CDC Playground, Dorchester

Lena Park CDC



**CPA Award: \$600,000 (2019)**

- Creation of a new park for family day care programs and community events adjacent to Lena Park's affordable housing units. Designed by the youth and residents.



# Barnard Place Park, South Boston

Barnard Place Park Corporation

---



**CPA Award amount: \$150,000 (2020)**

- **Description of Project:**

Creation of a neighborhood park: includes memorial benches, wheelchair-accessible vegetable bed, trees, shrubs, a butterfly garden, bistro-style seating, and a recreational bocce court.



# Sociedad Latina Headquarters, Mission Hill

---



CPA Award amount: \$850,000 (2019)

- **Description of Project:**  
Restoration of exterior architectural features, masonry restoration and roof repairs
- Built in 1912
- Headquarters of Sociedad Latina, a non-profit which serves thousands of Latinx youth

Since 1968, Sociedad Latina has been working in partnership with Latinx youth and families to end the cycle of poverty, inequality to access of health services, and lack of educational and professional opportunities in their community. They are introducing innovative solutions to the most critical problems facing young Latinos today.

# Haley House, Roxbury

---



CPA Award amount: \$141,900 (2021)

- **Description of Project:**

Rehabilitation and restoration of the historic 1915 Haley House Bakery Cafe Building for masonry repairs to the exterior.

- The various programs of Haley House serve marginalized people of all kinds, especially the unhoused and food insecure, those transitioning out of incarceration, people who are unemployed.



# THE CPA STATE LAW REQUIREMENTS

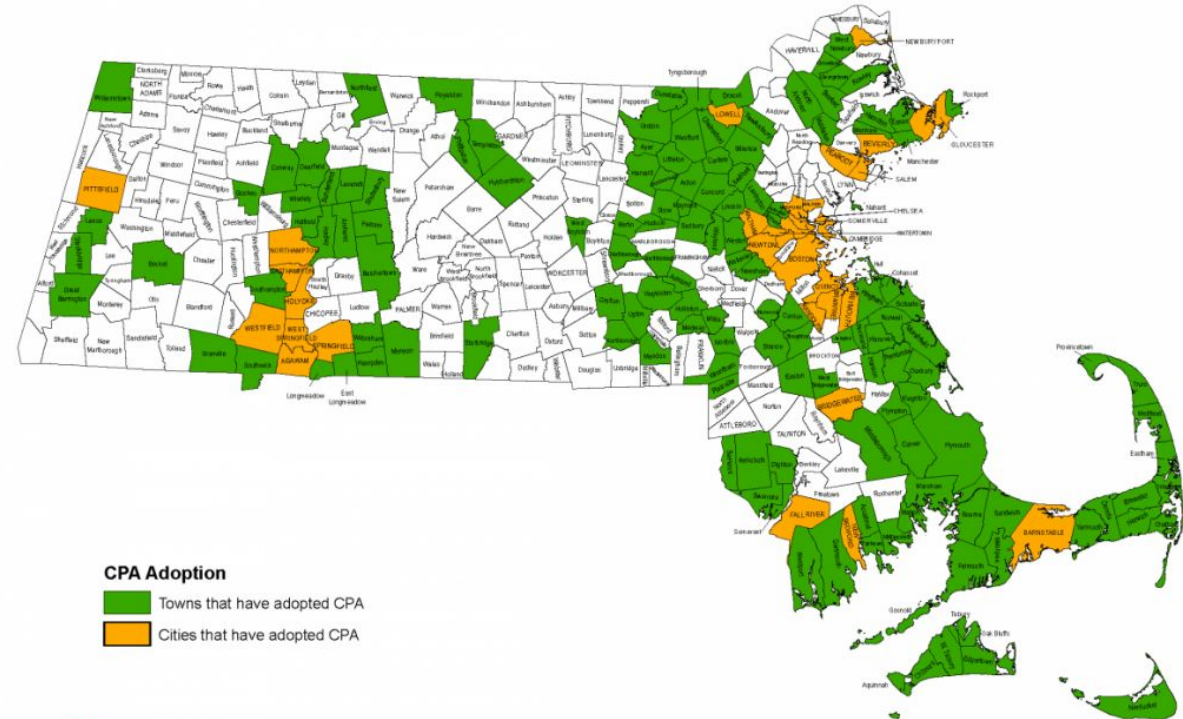


# RULES REQUIRED BY STATE LAW

- 10% of CPA funds must be spent in each bucket every year: *Historic Preservation, Affordable Housing, Open Spaces and Recreation*
- Up to 5% may be spent on *administrative costs*
- Only *Capital Projects* can be funded – *no maintenance, operations or programming*
- Recipients can be public and private entities, non-profit & for profit
- CPA can be used to : **Acquire, Create, Preserve, Support, Rehab/Restore**

## Community Preservation Act Adoption

November 2019



# ALLOWABLE USES FOR CPA FUNDS

---

The allowable uses of CPA funds are statutorily limited and narrowly defined by the Community Preservation Act for specific purposes, including to:

- **Acquire, create, preserve and support community housing;**
- **Acquire, create and preserve open space;**
- **Rehabilitate and restore open space that was created or acquired with community preservation funds;**
- **Acquire, create, preserve, rehabilitate and restore land for recreational use;**
- **Acquire, preserve, rehabilitate and restore historic resources.**

All proposed projects must meet the terms of these definitions and requirements stated in Chapter 44B

# THE CPA COMMITTEE

*Recommend projects to Mayor and City Council*





# WHO IS INVOLVED

---



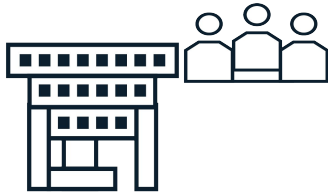
## Mayor :

- Appoints 5 members from specific boards & commissions
- Mayor reviews CPA slated projects



## City Council :

- Appoints 4 community residents to the CPA committee
- City Council make the final decision to fund CPA projects



## CPA Committee :

- Creates an annual plan & approves a yearly budget
- Reviews project proposals and makes funding recommendations



## CPA Staff :

- Manages the CPA program & assists the CPA Committee
- Works closely with Mayor, Applicants & City Council

# OUR CPA COMMITTEE MEMBERS

---



**Felicia Jacques**  
**CPC Chair**



**William Epperson**

**Boston Parks &  
Recreation  
Commission**



**Kate Bennett**

**Boston Housing  
Authority**



**Carol Downs**

**BPDA Board  
Member**



**Michael Parker**

**Conservation  
Commission**

# OUR CPA COMMITTEE MEMBERS

---



**Madeligne Tena**



**CPC At-Large Member**



**Ying Wang**



**CPC At-Large Member**



**Kannan  
Thiruvengadam**



**CPC At-Large Member**



**Matt Kiefer**



**CPC At-Large Member**

# THE CPA PROCESS

*Application and Eligibility Requirements*



# ALLOWABLE USES - AFFORDABLE HOUSING



*First-Time Homebuyer Program*



*Anti-Displacement Program*



*Creation of Affordable Rentals*



*Creation of Affordable Homeownership*

- **Acquisition:** Obtain property purchase, grant, rental, rental purchase,
- **Creation:** To bring into being or cause to exist
- **Support:** Provide grants, loans, rental assistance, interest-rate write downs, assistance for community housing
- **Preservation:** Protect personal or real property from Injury, harm or destruction
- **Rehabilitation & Restoration:** if acquired or created with CPA funds

# ALLOWABLE USES - HISTORIC PRESERVATION



**Buildings**



**Structures**



**Vessels**



**Properties**



**Documents or Artifacts**

- **Acquisition:** Obtain property or purchase, will require a preservation restriction
- **Rehabilitation & Restoration:** Make capital improvements or extraordinary repairs
- **Preservation:** Protect personal or real property from injury, harm, or destruction

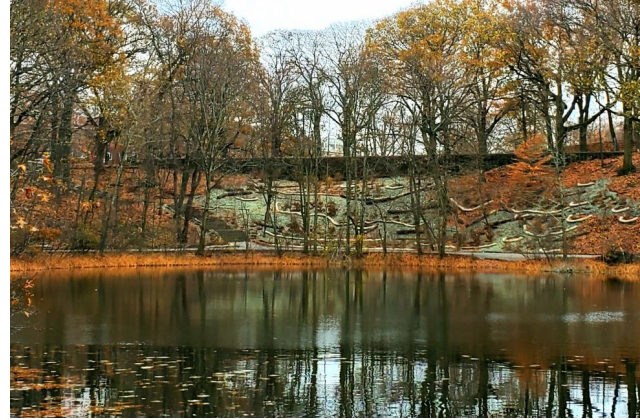
**Funding for Historic Resources** that are **listed on the State Register of Historic Places -or-** have been **determined by the Boston Landmarks Commission** to be significant in history archeology, architecture or culture of city or town

- ONLY for exterior capital improvements
- NO religious iconography

# ALLOWABLE USES - OPEN SPACE & RECREATION



*Comm.Gardens & Urban Farms*



*Pond frontage & tree planting*



*Conservation land & trails*



*Playgrounds*



*Basketball courts & athletic fields*

- **Acquisition:** Obtain property or purchase will require a conservation restriction
- **Creation:** To bring into being or cause to exist
- **Rehabilitation & Restoration:** Make capital improvements or extraordinary repairs to recreational spaces, **(for open spaces if acquired with CPA funds only)**
- **Preservation:** Protect personal or real property from injury, harm and destruction
- **No Artificial Turf - Stated in Chapter 44B**

# NOT ALLOWABLE USES

---

- *CPA funds may NOT be used for maintenance, programming, or operations*
- *to supplant funds being used for existing expenses, even if they serve community preservation purposes;*
- *for the acquisition of artificial turf for athletic fields;*
- *for horse or dog racing or the use of the land for a stadium, gymnasium or similar structure;*
- *in violation of the Anti-Aid Amendment to the Massachusetts Constitution*
- *Funds may not be used for building interiors by policy of the Boston CPA*



# STEP 1: IDENTIFY YOUR PROJECT

*Identify your project, visit our website and contact CPA staff with questions.*



# IDENTIFYING YOUR AH PROJECT

---

- *You must connect with the Mayor's Office of Housing (MOH)*
- *CPA issues a joint Request For Proposal (RFP) with MOH each funding round with specific requirements for funding*
- *You must have development experience or working with an experienced developer.*
- *Housing requires significant financing to put a development together, do you have enough financing?*
- *Are you building rental or homeownership units? Are you acquiring land to build housing?*
- *Funds can be used to preserve affordability, but funds cannot be used to renovate previous housing.*

# IDENTIFYING YOUR HP PROJECT

---

- *Do you have site control?*
- *Is your property listed on state register?*
- *Do you have Documentation of your property's historic designation?*
- *Do you have a Conditions Assessment? Capital master plan an assessment of the fabric and structure of the building? Preservation plan completed by a historic preservation firm or professional?*
- *When was your capital master plan, conditions assessment, or preservation plan created?*
- *Is your project a house of worship or owned by a religious organization?*
- *Who will be responsible for your care and maintenance of the project once funded?*

# IDENTIFYING YOUR OS/R PROJECT

---

- *Do you have a Park, Open Space, or Recreation Project?*
- *Are you applying for Design, Construction, or Acquisition?*
- *Have you begun a design process? (CPA does not support design without a construction element).*
- *Are you the property owner? Do you have site control from the property owner?*
- *Is your project on public land? Are you working with the state or city agency? Have they approved your project?*
- *Who will be responsible for your care and maintenance of the project once funded?*

# STEP 2: COMPLETE AN ELIGIBILITY FORM

*After you have reviewed all CPA information on our website, attended an information session, discuss your project with CPA staff, and complete the required eligibility form.*



# STEP 3:

## COMPLETE A CPA APPLICATION

*CPA staff will review your project and determine if it can be funded under the Community Preservation Act requirements. If so, you will receive an invitation to complete an application to be considered for CPA grant funding.*

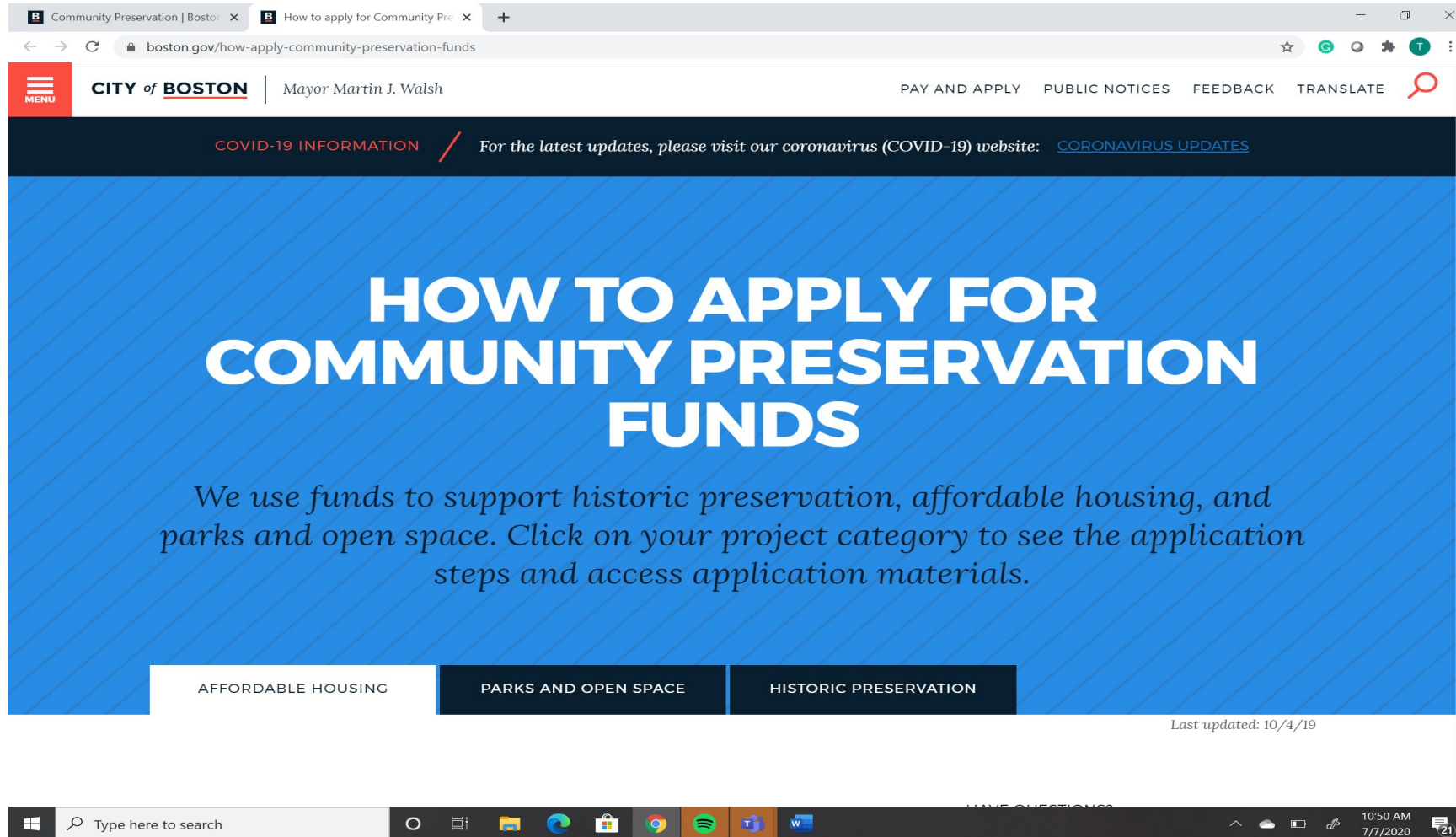


# STEP 4: PROJECT SUBMITTED FOR REVIEW

*CPC Committee will review applications submitted and make recommendations to the Mayor and City Council for a final vote on funding.*



# HOW TO APPLY



## How to Apply for Community Preservation Funds





# CPA Grant Agreement

CITY OF BOSTON  
COMMUNITY PRESERVATION COMMITTEE



GRANT AGREEMENT

PROJECT NAME:

PROJECT LOCATION:

DATE OF APPROPRIATION: March 31, 2021

PROJECT DESCRIPTION: *description with smaller font: the project description; no longer than a couple of sentences to match that of the City Council. If necessary, a more detailed description can be added in the Project Application and Statement of Grant Award page.*

PROJECT SPONSOR/APPLICANT:

GRANT RECIPIENT:

GRANT RECIPIENT VENDOR:

CONTRACT NUMBER:

ASSESSOR'S NUMBER:

BEGIN DATE:

END DATE:

ACCOUNT	FUND	DEPT ID	PROGRAM	CLASS	PROJECT	BUD REF	FUNCTION	AMOUNT
52925	204	138710	0000	0000		2021	N/A	

- Legally binding agreement
- Grant Agreement terms may include deed restrictions (permanent restrictions)
- 15 year commitment
- Multi-year clawback provisions
  - **Five (5) years** **100%**
  - **Ten (10) years** **75%**
  - **Fifteen (15) years** **50%**
- Grant Agreements are not negotiable
- Projects awarded CPA funds are expected to be completed within 24 months

# CPA APPLICATION

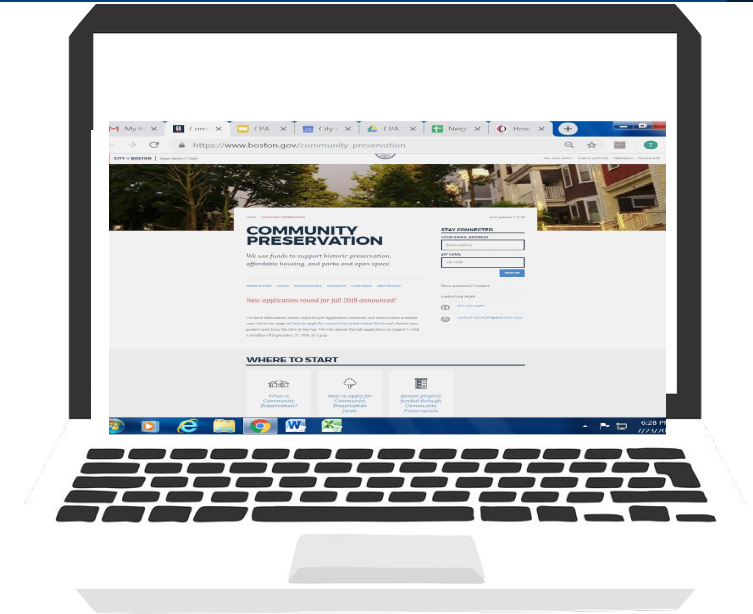
---

## Commitment Matters

- *If a project is not funded, please do not give up.* Our strongest projects go before the CPA Committee and we want to work together to make yours one of them.
- Funding is available every year and reapplying is greatly encouraged.

Visit our website

[WWW.BOSTON.GOV/CPA](https://www.boston.gov/cpa)



## CPA Team

- **Thadine Brown**, Director - [thadine.brown@boston.gov](mailto:thadine.brown@boston.gov)
- **Gillian Lang**, Historic Preservation Consultant - [gillian.lang@boston.gov](mailto:gillian.lang@boston.gov)
- **Courtney Whelan**, Historic Preservation Consultant - [courtney.whelan@boston.gov](mailto:courtney.whelan@boston.gov)
- **Brendan Killarney**, Contracts Administrator - [brendan.killarney@boston.gov](mailto:brendan.killarney@boston.gov)