



COMMUNITY PRESERVATION PLAN FY20

AND FY19 ANNUAL REPORT



OPEN SPACE



RECREATION



HISTORIC



HOUSING

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New Bedford is widely recognized as a vibrant urban waterfront community and is the thriving commercial center of the SouthCoast. A historic city, rich and diverse in its assets and citizenry, New Bedford recognizes its past and looks to its future with excitement and confidence.

For over four centuries, New Bedford has continuously sought opportunities in which to leverage its assets and resources to grow as a community while consciously preserving its heritage. The passage of the Community Preservation Act (CPA) by the citizens of the city affirms the community's shared values and demonstrates its desire to preserve, protect, and sustain those very qualities from which it benefits.

CPA is a smart growth tool that helps communities preserve open space and historic sites, create community housing, and develop outdoor recreational facilities. CPA also helps strengthen the local economy by expanding housing opportunities and construction jobs, and by supporting the tourism industry through the preservation of a community's historic and natural resources.

New Bedford boasts an abundance of important community assets that not only provide economic value but help define its distinctive character and identity as a vibrant and ethnically diverse seaport. Waterfront landscapes, parks, trails, bikeways, and beaches offer diverse open space and recreational opportunities. Three centuries of historic architecture reflect the transformative and engaging history of this port city. Furthermore, New Bedford's neighborhoods are the backbone of the city by providing a variety of housing stock options to its residents and echoing the rich diversity of its community.

The city's geographical coastal location, diverse neighborhoods, rich history, outstanding architecture, and vast cultural and natural resources make New Bedford an appealing place to live, work, and raise a family. The CPA initiative offers a balanced strategy to help New Bedford provide access to quality housing and open space, while maintaining the unique character of the city through the preservation of its historic and natural resources.



We, the members of the Community Preservation Committee, are pleased to present the FY20 New Bedford Community Preservation Plan. The plan contains information about the Community Preservation Act (CPA) which New Bedford voters approved and adopted in November 2014.

The Community Preservation Plan is a study of the needs, possibilities, and resources of New Bedford regarding community preservation and establishes the Community Preservation Committee's (CPC) priorities for funding projects. The Plan is updated annually to reflect changes in the community's needs through a process led by the CPC. This annual update includes consultation with municipal boards as well as a public hearing to gain citizen input. In addition, the Plan relies upon the data, analysis, and recommendations within the city's existing planning documents, which are developed and approved with extensive review and public involvement. The Plan describes the process for administering the Community Preservation Act (CPA) and contains detailed information about the project application and review process. As such, it represents an informational document for the citizens of the city, a guideline and instructional document for applicants seeking project funding through the CPA, and a guidance document for this and future Community Preservation Committees in making recommendations to the City Council for project funding.

As both residents of New Bedford and members of the CPC, we are committed to inclusiveness and transparency as we administer the CPA in an effective manner with the goal of enhancing our community.

Respectfully submitted,
The Community Preservation Committee

Overview of the Community Preservation Act



3.0

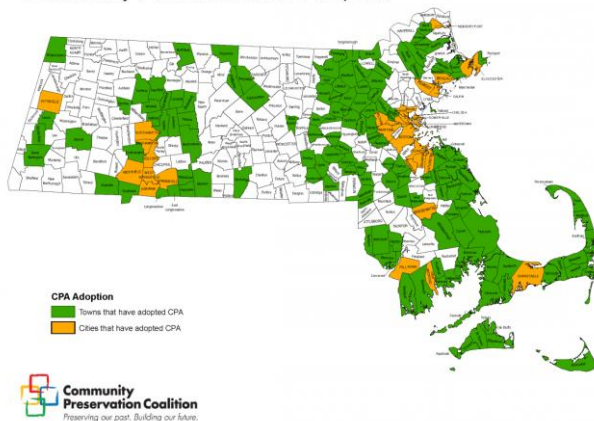
3.1 | The Community Preservation Act

The Community Preservation Act (CPA) is a Massachusetts state law (MGL Ch. 44B) designed to help Massachusetts towns and cities plan for sustainable growth and provide funds to achieve their community preservation goals. CPA allows participating cities and towns to adopt a real estate tax surcharge of up to 3% to raise funds and create a local dedicated fund for preserving open space and historic resources and expanding community housing and outdoor recreational activities.

The CPA stipulates that decisions regarding the allocation of CPA funds in cities and towns that adopt the initiative are to be made by a local community preservation committee (CPC) whose task is to receive and review applications and to make recommendations to the City Council, which in turn makes the final allocations.

Community Preservation Act Adoption

November 2018



As of November 2018, 175 Massachusetts cities and towns have adopted CPA.

Community Preservation Trust Fund

The state trust fund's revenues are derived from a surcharge (\$10-\$20) placed on all real estate transactions at the state's Registry of Deeds.

The Department of Revenue (DOR) oversees the Trust Fund and distributes the annual state funds to communities based on a percentage formula of what is raised locally. This year's distribution rate is estimated at 11.57%.

In addition to the community tax surcharge, the state provides matching funds that are not less than 5% and not more than 100% of the funds raised by the community. The actual percentage varies from year-to-year, dependent on the health of the state's community preservation trust fund which is funded by a surcharge on Registry of Deeds transactions.

3.2 | CPA in New Bedford

New Bedford voters adopted the CPA program through a ballot question in November 2014. New Bedford elected to fund the CPA account through a 1.5% surcharge on annual tax assessments and established a Community Preservation Committee in 2016.

The city began collecting surcharge revenue on the 2016 tax bills and will continue collection on a quarterly basis. There are two surcharge exemptions available:

- The first \$100,000 of taxable value of residential and commercial properties.
- Residential property owned and occupied by any person who qualifies for low income housing or low to moderate income senior housing.

New Bedford CPA Revenue	
Revenue Source	FY 2020 Anticipated
Local Surcharge	\$1,098,460
State Match	\$118,245
Total	\$1,216,705

The collection of CPA surcharges begins at the beginning of each Fiscal Year (July 1) and the state matching fund is distributed in November. The anticipated revenues for FY 2020 are shown in the CPA Revenue Chart above.

3.3 | Understanding the Property Tax Surcharge in New Bedford

The CPA surcharge is paid by residential and commercial property owners annually (included in real estate tax bills). The first \$100,000 of taxable value is exempt. On the remaining value's assessed property tax, the City of New Bedford levies a surcharge of 1.5%.

The 1.5% surcharge is calculated as shown, using an assessed valuation of \$227,186, the average single-family home value in the city, and based on the city's FY19 tax rate.

CPA Surcharge Example	
FY19 Tax Assessment	\$227,186
CPA Exemption (first \$100,000 is exempt)	-\$100,000
CPA Taxable Value	\$127,186
FY18 Tax Rate per \$1,000 of assessed value	\$16.47
CPA Tax Basis \$127,186 X .01647	\$2,094.75
1.5% CPA Surcharge yearly \$2,094 X .015	\$31.42
The City's CPA fund is administered by the Treasurer's Office and the Chief Financial Officer.	

The calculation is as follows:

- Reduce the assessed value by \$100,000
- Multiply the reduced value by the current tax rate
- Multiply the recalculated tax by 1.5%

Exemption: To qualify for an exemption, residential property owners must meet age, residency, and income requirements. An application for exemption from the CPA surcharge must be filed annually with the Assessor's Office. The filing of the application does not stay the collection of the tax. Any resident who believes they are eligible for an exemption should contact the Assessor's Office.

3.4 | Role and Membership of the Community Preservation Committee

The Community Preservation Committee (CPC) oversees the implementation of the CPA in New Bedford. The committee, formed in the spring of 2016, is responsible for establishing priorities for how CPA funding should be spent and, based on those priorities, solicits and reviews project applications, making recommendations to the City Council on projects to receive funds.

In accordance with the terms of the CPA Act and the City of New Bedford's [Community Preservation Committee Ordinance](#), a nine (9) member volunteer Community Preservation Committee (CPC) administers the CPA. The CPC consists of four (4) members of the general public appointed by the Mayor, and five (5) required members from each of the following boards: The **Conservation Commission, Historical Commission, Park Board, Planning Board** and **Housing Authority**.

Community Preservation Committee		
NAME	REPRESENTATION	EXPIRATION
JANINE DA SILVA, CHAIR	Historical Commission	April 2022
PETER BLANCHARD	Conservation Commission	April 2022
SYLVIA GOMES, Clerk	General Public	April 2021
PAULA ROBINSON DEARE	Park Board	April 2020
CHRISTOPHER AMARAL	General Public	April 2020
ROSS NUNES, Vice Chair	General Public	April 2020
TIM WALSH	Housing Authority	April 2021
ARTHUR GLASSMAN	Planning Board	April 2021
MELISSA CHESTER-LETENDRE	General Public	April 2022

The key responsibilities of the CPC are to:

- **Assess Community Preservation needs of New Bedford** by soliciting input from city boards and commissions and hold an annual public hearing to gain public input;
- **Develop and maintain a community preservation plan** which establishes the committee's priorities for recommending projects to the City Council to receive CPA funding;
- **Prepare an annual budget for the City Council** which establishes how the committee intends to allocate annual CPA revenue;
- **Make project recommendations to the City Council** regarding the allocation of CPA funding following a competitive application process. The City Council can approve, reject, or reduce the committee's funding recommendations.

3.5 | Role of the City Council

While the CPC is responsible for studying community preservation needs and reviewing applications submitted for CPA funding, it is ultimately the City Council that must approve any CPA expenditure - based on the recommendations of the CPC. The key responsibilities of the City Council are to:

- Approve recommendations of the CPC
- Reject recommendations of the CPC
- Reduce the amount recommended by the CPC

If a project recommendation is rejected or reduced by the City Council, the CPC is provided one opportunity to respond and/or adjust the scope and terms of the proposed project prior to a final decision by the City Council. The City Council cannot increase recommended funding amounts and cannot fund a project without the CPC's recommendation.

3.6 | The Community Preservation Plan

The CPA mandates the creation of a Community Preservation Plan, to be revised annually to reflect desired changes in goals or emphasis. As part of the process of developing a plan, the first responsibility of the CPC is to study the needs, possibilities, and resources of the community with regards to community preservation. The CPC must meet and consult with other municipal boards and committees to get their input, and must hold at least one public hearing annually to get input from the general public.

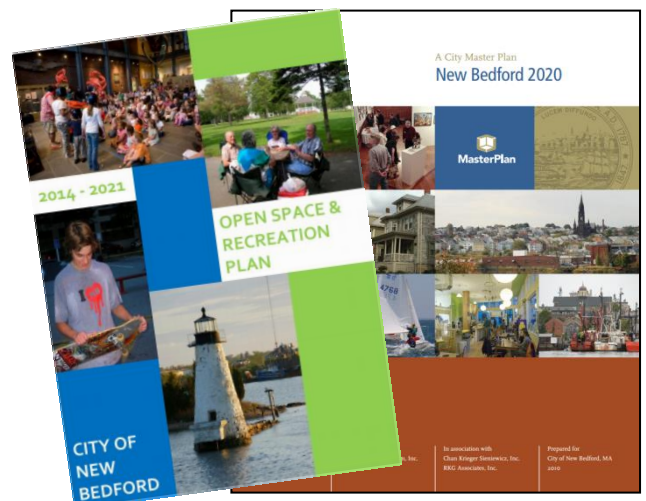
Purpose of the Plan

The purposes of the plan are as follows:

- To establish clear criteria that form the basis of the committee's evaluation of applications for funding;
- To establish processes and the timelines the committee will use in its review of applications;
- To provide application forms and background information required of applicants;
- To inform both applicants and the public of the CPC's goals and of its commitment to an open and transparent approach to reaching its recommendations;
- To provide the City Council with the background information needed in reviewing the committee's recommendations.

Creating the Plan

In addition to consultation with municipal boards and citizen input, the plan is based on the data, analysis, and recommendations within the city's current planning documents which are developed and approved with extensive review and public involvement. A review of the city's Master Plan, Open Space Plan, Housing Plan and other relevant documents provide information to enable the CPC to draft a set of priorities.



3.7 | Community Education and Outreach

A variety of educational and outreach efforts are undertaken to inform New Bedford residents, businesses, and stakeholders about the CPA and to solicit public input.

Public Documents

- [A CPA Taxpayer Guide](#) is available from the City of New Bedford's Assessor's Office, which explains exemption eligibility requirements.
- The CPC issues a [Community Preservation Plan](#) which includes the prior year's Annual Report, current Evaluation Criteria and the Funding Applications.
- The CPC issues a [Report on Funding Recommendations](#) for the New Bedford City Council.
- CPA-related public documents are available on the CPC's webpage at <http://www.newbedford-ma.gov/planning/community-preservation/>

Notifications

Monthly meetings and agendas/notices are posted at City Hall and are uploaded to the city website at <http://www.newbedford-ma.gov/>.

For the annual public hearing, a legal notice is published in The Standard Times twice, and notices are posted at City Hall, on Cable Access TV, and at the Main Branch of the New Bedford Public Library. The notice is posted on the city's website calendar and a press release is also issued.

The annual deadline to ensure consideration for the current funding round is announced in City News on: <http://www.newbedford-ma.gov/>

Solicitation of Input

Once each year, the CPA is included on the agendas of the Park Board, Planning Board, Conservation Commission, Historical Commission, and the New Bedford Housing Authority to review the needs, goals and priorities within the preservation categories, and how each may have changed.

An annual public hearing is held, which includes a presentation and time for questions and comments.

The Draft Community Preservation Plan is made available on the city's web page for a two week public comment period prior to finalization.

3.8 | Fiscal Year Explanation of Tasks

During each fiscal year, the CPC will undertake several tasks and prepare several documents. During each fiscal year the CPC will:

- Prepare the Annual Community Preservation Plan, which includes the past fiscal year's annual report;
- Prepare the Annual Budget Recommendation (July 1st -June 30th); and
- Conduct Annual Funding Round Application Review and prepare the Annual Funding Recommendations to City Council.

3.9 | Basics on the Use of Community Preservation Act Funds

CPA Budget

The CPC is required to keep records of all CPC meetings, proposals, and recommendations, and to submit a CPA budget annually to the City Council. The CPA budget is normally prepared at the same time as the municipal budget and the final deadline for acceptance by the City Council is before the tax rate is set in late November.

Within municipal finances, the City has dedicated, separate accounts for CPA which can only be appropriated by a vote of the City Council. When the CPC makes recommendations to the City Council, either for the CPA budget for the upcoming fiscal year (based on estimated CPA revenues) or for CPA project spending, each recommendation must include a specific dollar amount and the specific CPA account (or accounts) the CPC recommends the funds be pulled from. Based on state law, the City has established the following CPA fund accounts.

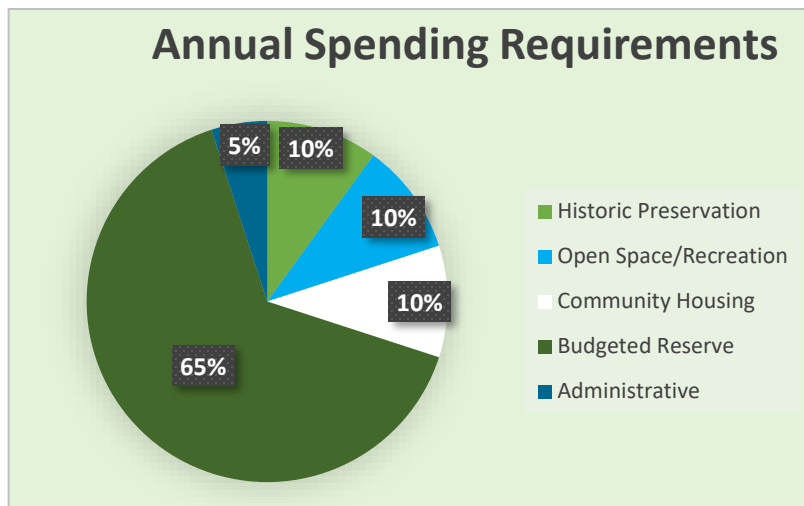
CPA Fund Accounts

CPA 10% Reserve Funds: The CPC is required to spend, or set aside for future spending, a minimum of 10% of annual CPA revenues for each of the three CPA purposes: open space/recreation, historic preservation, and community housing, to three separate *Reserve* funds created for these purposes. These reserve accounts will house the 10% set-asides, if the CPC wants to set aside these funds in a given year *rather than* spend on projects. If the CPC does not recommend appropriation of the funds set aside into these reserve accounts, (or City Council does not approve these project appropriations) the monies will simply roll over to the next year (and to subsequent years) and will grow like a savings account for future use. As reserve funds, these are what are known as *restricted* funds and can only be used for the specific purpose.

CPC Administrative Fund: The CPC can request the City Council appropriate 5% of annual CPA revenues for the CPC's administrative needs during the fiscal year. These funds go into a separate CPC Administrative account which is available to, and can be spent at the discretion of, the CPC. This fund is utilized for items such as appraisals, surveys, technical studies, and legal notices. This fund can be used for CPC expenses only, not reimbursements to other municipal departments or to pay other municipal staff. This account is only available for one fiscal year, and will be closed out at the end of the fiscal year. Unused funds from this account will close to the CPA Fund Balance.

CPA Budgeted Reserve Fund: A budgeted reserve account is a special type of reserve account to park funds in any given fiscal year, so the funds will continue to be available after the community's tax rate is set in the fall. If the CPC wants to retain access to all available CPA revenues throughout the upcoming fiscal year, and it will have significant CPA monies left over after taking care of the 10% -10%-10% CPA set-asides and 5% CPA administrative fund (and any CPA project spending), then unused CPA funds should be placed in the Budgeted Reserve. At the end of the fiscal year, the unused balance in the Budgeted Reserve will be closed out and added to the CPA Fund Balance.

CPA Fund Balance: With the exception of the 10% category reserve accounts, all unappropriated CPA funds are automatically transferred to the *CPA Fund Balance* (sometimes called the *Undesignated CPA Fund Balance*) at the end of each fiscal year. This would include funds remaining in the Budgeted Reserve Fund, unspent Administrative Funds, interest earned in the CPA accounts, and any other unappropriated CPA revenue. Once the municipality closes its books over the summer, the money in the CPA Fund Balance account is available for appropriation for any type of CPA project.



CPA Projects

It is the responsibility of the CPC to annually accept project applications from the community and conduct a thorough review of each, with the aim of selecting the most compelling projects for recommendation to the City Council. Once the CPC has voted on a slate of projects to recommend, it forwards the recommendations with specific dollar amounts and the CPA funding source to the City Council for action.

Project Eligibility

CPA funds must be used for public community preservation purposes and the CPA legislation is specific to the types of activities that can be funded. Community preservation is defined by the Act as, *“the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created.”*

The chart below illustrates the allowable uses of CPA funds in each of the CPA project categories. This chart is critical for determining whether a proposed project is eligible for CPA funding.

Project Approval Process



CPA ALLOWABLE USES				
	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	YES, if acquired or created with CPA funds	YES	YES	YES, if acquired or created with CPA funds

* Housing Support: Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entries that own, operate or manage such housing for the purpose of making housing affordable.

Possible Projects for New Bedford

The Community Preservation Coalition is an alliance of open space, affordable housing, and historic preservation organizations working with municipalities to help them understand, adopt, and implement CPA. Their comprehensive website is a good resource to review successful projects from other communities and to gain insight as to the possible projects New Bedford could implement. This information can be found at <http://www.communitypreservation.org>.

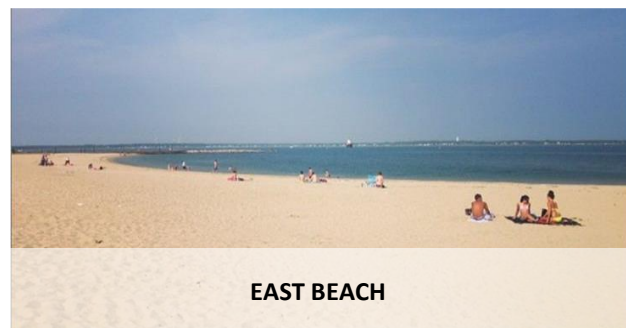


Project Categories

Open Space

CPA funds may be spent on the acquisition, creation, and preservation of open space, and for the rehabilitation or restoration of any open space that has been acquired or created using CPA funds. It is important to note that a permanent deed restriction is required for all real property interests acquired under CPA, such as a Conservation Restriction. Open Space is defined as, but not limited to:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and 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
- Land for recreational use



Recreation

The focus for CPA recreational projects is on **outdoor** passive or active recreation, such as, but not limited to, the use of land for:

- Community gardens
- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

Funds *may not* be spent on ordinary maintenance or annual operating expenses; only capital improvements are allowed. In addition, CPA funds *may not* be used for a stadium, gymnasium, or similar structure. This prohibition has generally been interpreted to mean that CPA funds may be used only for outdoor, land-based recreational uses and facilities. There is also a prohibition on the use of CPA funds for the acquisition of artificial turf for athletic fields.

CPA funds may be used for the acquisition of land to be used for recreation, or for the creation of new recreational facilities on land a community already owns. A 2012 amendment to the state CPA broadened the law to also allow for the rehabilitation of existing, outdoor recreational facilities.



Historic Preservation

CPA funds may be spent on the acquisition, rehabilitation and restoration of historic resources. A historic resource is defined as a building, structure, vessel, real property, document or artifact that is either:

- Listed on the State Register of Historic Places; **or**
- Determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city.

In general, CPA can fund projects that deal with tangible historic resources, but not with historic interpretation, education or heightening awareness of history. For example, using CPA funds to hire a videographer to film oral histories of members of the community would not be allowed. However, a community-wide survey to identify and document historic resources is allowable.

For rehabilitation projects, work must comply with *The Secretary of the Interior's Standards for Rehabilitation*, which is found as an Appendix to this Plan and at:

<https://www.nps.gov/tps/standards/rehabilitation.htm>



FORT TABER



CITY HALL RESTORATION

Community Housing

CPA funds may be spent on the acquisition, rehabilitation and support of “community housing”, and for the rehabilitation or restoration of community housing that has been acquired or created using CPA funds.

The United States Department of Housing and Urban Development (HUD) income guidelines are used to determine eligibility.

The CPA defines community housing as low and moderate income housing for individuals and families, including low or moderate income senior housing.

- **Low Income Housing:** for those persons and families whose annual income is less than 80 percent of the area-wide median income as determined by (HUD).
- **Moderate Income Housing:** for those persons and families whose annual income is less than 100 percent of the area-wide median income as determined by HUD.
- **Low or Moderate Income Senior Housing:** for those persons 60 years or over whom would qualify for low or moderate income housing.

The CPA Affordable Housing Income Limits pertaining to New Bedford can be found as an Appendix to this Plan.



OSCAR ROMERO HOUSE



INGRAHAM PLACE HOUSING

3.10 | Administration

The Community Preservation Act Coordinator provides administrative staff support to the CPC; project management of all grants; and oversight of the CPA funds. The CPA Coordinator is part of the Planning Department, working with the Historic Preservation Planner and City Planner on all relevant CPA projects.

The Planning Department's work focuses on city planning that strengthens the city and helps develop strategies to increase the growth and prosperity of New Bedford's residents. In addition, the Planning website is a resource for city-wide programs, plans, and possibilities in New Bedford.

CPC meetings are typically held on the fourth Tuesday of each month at 6:00pm at City Hall, Room 314.

The Community Preservation Commission's webpage includes meeting agendas, meeting minutes, forms, links and helpful documents. It is located on the city website at:

<http://www.newbedford-ma.gov/planning/community-preservation/>



Central to this plan is an assessment of community needs that may be consistent with the Community Preservation Act criteria. These needs fall into the categories outlined in the Act: **community housing, historic preservation, and open space/recreation**. New Bedford has conducted numerous studies on all of these issues in recent years and the CPC has determined that these existing studies, which have involved extensive citizen input and have been subject to public review, provide a strong basis for the needs assessment required for this plan. The CPC has reviewed the Master Plan, Consolidated Plan, Action Plan, Open Space Plan, Preservation Forum Report, and other relevant documents to provide information to enable the CPC to draft a set of priorities. In addition, the CPC consulted with other municipal commissions and boards and held public meetings to gather citizen input.

4.1 | Application Evaluation Criteria

General Priorities

This section discusses community goals specific to preservation within each of the four designated purposes of the CPA. In addition to these goals, the CPC has articulated a set of overarching guidelines that apply to all projects, regardless of the categories under which they fall. The CPC will use these guidelines in its review and decision-making process. These guidelines are intended to provide additional guidance to those preparing applications for funding and not all will be appropriate for every project.

Primary Criteria

Projects will meet the primary criteria below:

- Consistency with the current Community Preservation Plan and other local planning documents;
- Capacity to serve multiple needs and populations;
- Could serve as catalyst for transformative change;
- Addresses a long-standing need in the community, the immediacy of a threatened resource, or urgency to take advantage of a time-sensitive opportunity;
- Demonstrates a long-term, feasible strategy for ongoing maintenance of the CPA funded project.

Secondary Criteria

Projects are encouraged to meet one or more of the secondary criteria below:

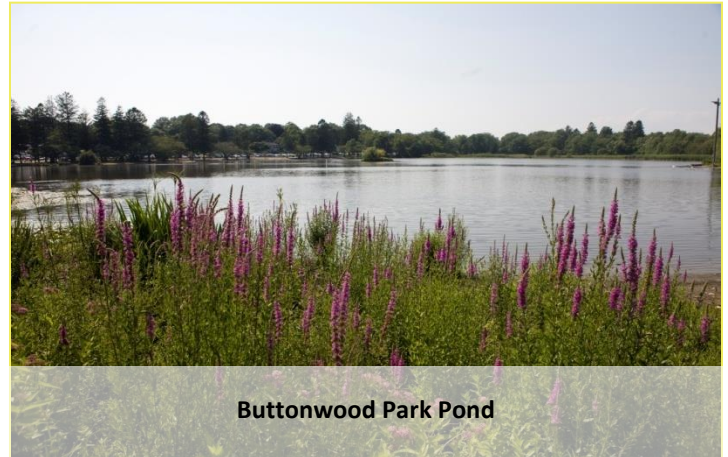
- Leverages other public and private funding resources to the greatest extent possible (e.g. matching grant);
- Meets multiple CPA goals (i.e., blended projects);
- Capacity to serve a currently under-served population;
- Provides evidence of community support, such as endorsement letters from community groups, city departments and boards, or public officials;
- Improves accessibility for all members of the community;
- The applicant/applicant team has successfully implemented projects of similar type and scale or has demonstrated the ability and competency to implement the project as proposed.

4.2 | Open Space

Overview

Open Space is defined by the CPA to include, but is not limited to, the following:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and 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
- Land for recreational use (see separate category information, below)



CPA funds may be spent on the acquisition, creation, and preservation of open space, and for the rehabilitation or restoration of any open space that has been acquired or created using CPA funds. It is important to note that a permanent deed restriction is required for all real property interests acquired under CPA. This restriction must be filed as a separate instrument, such as a Conservation Restriction (CR) or Agricultural Preservation Restriction (APR), and until this step has been completed, the terms of the CPA acquisition have not been technically fulfilled.

The City of New Bedford's **2014-2021 Open Space & Recreation Plan** provides an extensive inventory of what exists in New Bedford today, determines which goals and objectives were met and which need improvement or amending. This plan's public process also allowed citizens to voice their concerns and visions.



Development Patterns

Land use patterns throughout the city have not altered dramatically in the last two decades, as the land area of New Bedford is quite developed. Vacant parcels are still available throughout the city but are scarce. Some sections of the city have experienced both residential and commercial sprawl, resulting in significant construction of single-family detached dwellings as well as commercial and office space development in the northwest section of the city. Despite this sprawl, population projections show that future residential growth will spread slowly and that the existing large vacant tracts of residentially zoned land possess significant development limitations due to wetlands.

Water Resources

There are five major bodies of water in the city which include the Acushnet River/New Bedford Harbor, Paskamanset River, Sassaquin Pond, Turners Pond and the Buttonwood Park Pond. The Acushnet River/ Inner New Bedford Watershed encompass 11,497 acres and covers six municipalities. Within New Bedford, 62% of the watershed is developed, 17% is protected open space and 23% is undeveloped unprotected space (as of 2005).

Water Supply

New Bedford's drinking water comes entirely from surface water sources in a watershed that extends over 50 square miles, which include several ponds located to the north of the city in the towns of Lakeville, Rochester, Middleboro, and Freetown. New Bedford's water supply is sufficient to meet present usage demands; however the city has conducted an assessment of the groundwater supply sources in the wetlands located in the northeast part of the city and has begun examining the potential of gaining water rights to fresh water bodies to the north of the city in order to meet the area's future water demands.

Natural Resources

While the city is highly developed, there are still large forested wetlands in the northwestern section of the city which are home to a large number of species, including rare species. The 1,100-acre Acushnet Cedar Swamp State Reservation, dedicated as a National Natural Landmark in 1972, makes up the majority of the upper-central part of New Bedford.

Fisheries & Wildlife

Recreational fishing and shellfishing exists along New Bedford's shores and within its fresh water ponds, although consumption of certain species is prohibited in certain areas due to PCB and heavy metal contamination. Due to a wastewater treatment plant built in 1996, there have been improvements in the water quality of Buzzards Bay which has opened up 575 acres of shellfishing in the Bay and 300 acres in the outer harbor, resulting in a local shellfish industry that is estimated to be valued at \$1 million.

The very large, connected forest and wetland areas in northern New Bedford provide habitat for a large number of species, including a few rare species. Five of New Bedford's vernal pools are critical to the survival of a variety of wildlife species. These pools have been certified by the Natural Heritage and Endangered Species Program, which provides both state and federal protections.

Scenic Landscapes

New Bedford scenic landscapes include its working waterfront and water views, with Clark's Point, the city's southern peninsula, offering panoramic views of Buzzards Bay and the Elizabeth Islands. The other scenic landscapes of note are the Acushnet Cedar Swamp and the Flora B. Peirce Nature Trail which winds for a mile over city land.

Environmental Challenges

New Bedford's industrial history has unfortunately resulted in the loss of open space and natural areas due to a number of contaminated land areas throughout the city. These include two superfund sites - New Bedford Harbor and Sullivan's Ledge, an abandoned granite quarry about 12 acres in size in the northwest section of the city. There are also 466 sites in New Bedford which the Department of Environmental Protection classifies as hazardous waste and oil release sites.

Open Space Needs

- Future needs include the restoration of degraded landscapes along the waterfront so these areas may continue to support industry and residential development but can also provide a greenway along the immediate waterfront for public access. The City is actively working to develop the Acushnet River Riverwalk which will stretch from Coggeshall Street, north to River's End Park at Tarkiln Hill Road. The Riverwalk will not only provide a public pedestrian walkway, it will also restore upland coastal habitat.
- Clark's Cove has made much progress through the elimination of combined sewer outflows discharging into the Cove. Future needs to protect this asset could involve the development of a comprehensive management plan for the Cove in both New Bedford and Dartmouth.
- The northern portion of the city houses the Acushnet Cedar Swamp State Reservation, a valuable and somewhat little-known resource in the city. This resource would benefit from the acquisition of private undeveloped land abutting the existing open space to expand the natural area.
- Sassaquin Pond has experienced deteriorating water quality over the past few years. In 2004, the pond was closed to swimming due to high bacteria levels. A watershed restoration plan was completed in 2014 which identified the major pollution inputs into the pond. The study determined a comprehensive plan is needed for this area to protect the pond's eco system and health. This could include a watershed overlay district and the implementation of storm water best management devices. The Conservation Commission works with the community to educate and encourage better stewardship of the pond. Additionally, the Department of Public Infrastructure has implemented some stormwater Best Management Practices to help combat the polluted stormwater entering the pond. In addition, the control of invasive plants is another important piece in the restoration of the pond.
- The Buttonwood Brook/Pond watershed is currently listed by the state as an impaired resource due to bacterial contamination. Work is currently happening to repair these issues, but a focus should be on this area as it receives runoff from major roadways as well as bacterial inputs from waterfowl fed by visitors to Buttonwood Park.
- Heavy development growth in the southern area of the city leaves only the northern, wetland section remaining as open space. While the Acushnet Cedar Swamp is protected, much of the remaining open space is fragmented, of little environmental significance, or is threatened by development impacts. The acquisition of additional undeveloped land such as the Braley Road Cranberry Bog would protect the remaining open space in the City.

Open Space Goals and Priorities

- Support preservation of open space in New Bedford;
- Improve and enhance the public's access to the waterfront and in public areas;
- Restore degraded landscapes along the waterfront;
- Protect natural resources, particularly Clark's Cove and Sassaquin Pond;
- Enhance the Buttonwood Brook/Pond watershed;
- Create new greenways through urban New Bedford;
- Acquire private undeveloped land abutting existing open space and expand the natural area around the Acushnet Cedar Swamp State Reservation.

Open Space Category Specific Criteria

- Project protects drinking water quantity and quality;
- Project preserves and/or protects the city's variety of water resources;
- Project preserves and/or expands the city's network of parks, open spaces and trails;
- Project improves and/or protects the waterfront for recreational use, improve access to and enhance the aesthetic experience of the waterfront;
- Project provides opportunities for passive recreation and environmental education, including waterfront amenities;
- Project preserves strategic tracts of undeveloped land and parcels adjacent to existing permanently protected open space; and/or
- Project restores filled wetlands or otherwise degraded wetlands.

Reference Materials

- *2014-2021 Open Space & Recreation Plan*
- *A City Master Plan New Bedford 2020*

4.3 | Historic Preservation

Overview

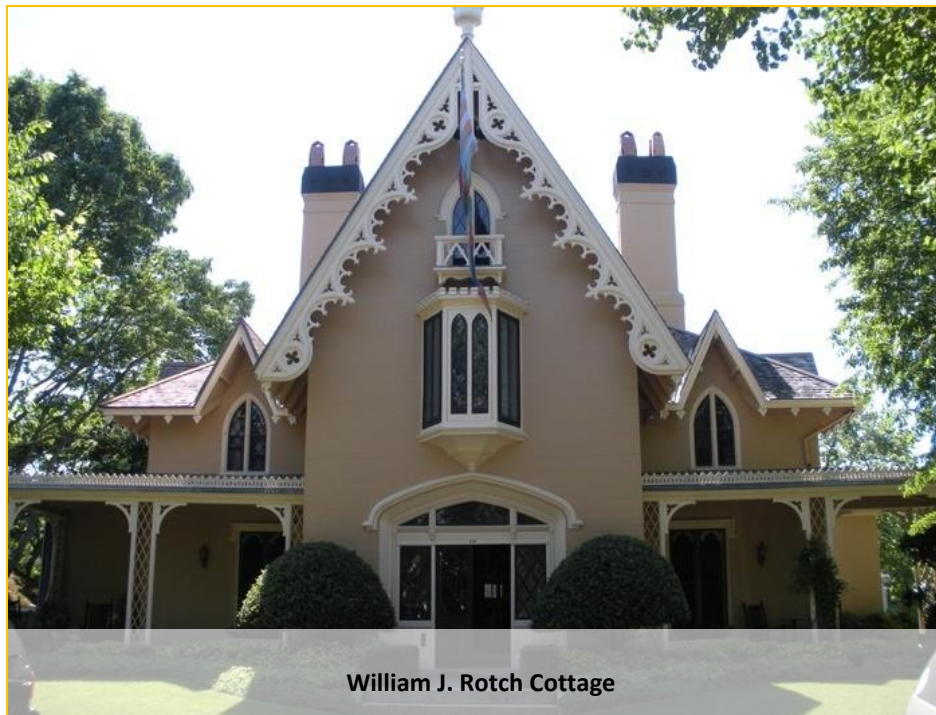
Historic Resources are defined by the CPA as buildings, structures, vessels, documents, artifacts, or real properties that are listed on the State Register of Historic Places or are significant in the history, archeology, architecture, or culture of New Bedford as determined by the New Bedford Historical Commission. CPA funds may be used for the acquisition, preservation, restoration, or rehabilitation of historic resources (including city-owned historic resources), but not for routine maintenance. Unless such historic resources are in public ownership, the public purpose of



N Water Street – Bedford Landing Waterfront Historic District

investments in historic resources must be apparent, and/or must be protected by a preservation restriction that ensures a public benefit. All projects funded in the Historic Resources category must meet *The Secretary of the Interior's Standards for Rehabilitation*. New Bedford's rich history is represented in its historic and archaeological resources. These historic resources provide a valuable material record of the history of New Bedford and significantly enhance the quality of life in the city. Each resource establishes community character and identity, and in large part define what is unique about the City of New Bedford while often serving as a catalyst for job creation, heritage tourism, and stronger neighborhoods.

The City of New Bedford held a Preservation Forum in 2010, during which local residents and regional preservation professionals gathered in a charrette-like setting to identify at-risk historic resources and establish planning strategies to address preservation challenges. The resulting **2010 Preservation Forum Report** provides a basis for the following identified needs, goals, and objectives.



William J. Rotch Cottage

Historic Resources

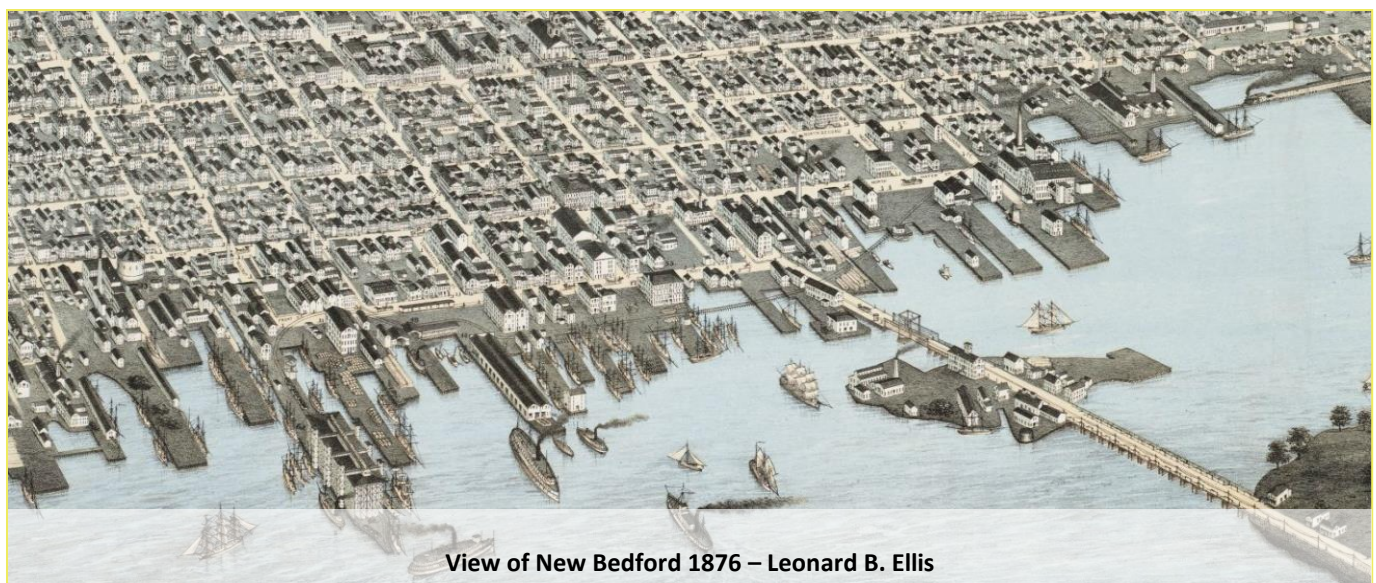
New Bedford's rich history is duly represented in its historic and archaeological resources. Based on New Bedford's numerous historic assets listed in the State and National Registers, the city's resources include municipal buildings, private residences, mill buildings, commercial storefronts, lighthouses, historic parks and burial grounds. New Bedford is proudly home to six National Historic Landmarks and currently has fifteen National Register Districts which range in diversity from parks and textile mill complexes to industrial power plants and residential neighborhoods. New Bedford has one Local Historic District, protected and regulated by Mass General Law 40C, which shares its boundaries with the New Bedford Whaling National Historical Park. In addition, New Bedford has surveyed and filed over 3,100 Historic Property Inventory Forms with the Commonwealth documenting buildings, areas, burial grounds, objects, and structures.

Preservation Ethic and Policies

The City, along with several preservation partners, has developed a strong preservation ethic with great community support. Long established public policies encourage the utilization of historic preservation as part of a comprehensive revitalization strategy that serves to maintain and enhance its unique character. The City was designated a Certified Local Government (CLG) in 1987 by the National Park Service due to its commitment to historic preservation, providing the City greater access to both state and federal funding and technical assistance. The New Bedford Historical Commission (NBHC) is the city authority responsible for community-wide historic preservation planning and serves as the Historic District Commission, regulating development within the Local Historic District by acting as a design review body.

Preservation Organizations

The City is fortunate to partner with several organizations that have great capacity and are significantly involved with the advocacy, preservation and stewardship of city historic resources. The Waterfront Historic Area League (WHALE) is a non-profit preservation organization which works closely with the city to promote the reuse of significant buildings and has facilitated the completion of more than fifty restoration and preservation projects over the last five decades. The New Bedford Whaling National Historical Park partners with the city to preserve, protect, and interpret the Bedford-Landing Waterfront District, associated with New Bedford's 19th century whaling history. The New Bedford Preservation Society, New Bedford Historical Society, New Bedford Whaling Museum and Rotch Jones Duff House Garden and Museum also play important roles in preserving the architectural and cultural heritage of the city.



Historic Preservation Needs

- The historic resource survey is an important mechanism for understanding, identifying, evaluating, and protecting historic resources. The survey serves as the basis for expanded preservation efforts, including the identification of potential National Register and Local Historic Districts. The majority of the city's collection of inventory forms are over three decades old and many sections of the city have not been surveyed. The City also lacks a comprehensive Preservation Plan which would utilize community input to better define citywide preservation goals and objectives.
- Disinvestment, neglect, and/or abandonment threatens aging historic institutional buildings and neighborhood housing stock. A lack of dedicated funding sources for preservation purposes has led to deferred maintenance and demolition requests city-wide. Special attention should be paid to threatened classes of resources such as churches, schools, fire stations, and courthouses.
- The City owns a significant number of historic structures, sites, objects, and landscapes in need of preservation which have gone unaddressed due to municipal budget restraints. In addition, the city's valuable records and archives, dating to the 18th century, require scanning and additional secure storage space.
- As an older urban center, the City is built-out with dense land use and limited available land for new development. This constraint often leads to demolition requests rather than the preservation or adaptive reuse of historic buildings.
- Lack of awareness or understanding of a building's significance and its architectural characteristics often result in insensitive alterations which can destroy a building and the surrounding neighborhood's character. There is a need to advance the city's preservation ethic through education to attain a better community understanding of the purposes and impacts of historic preservation.
- The city has a Preservation Planner, a Historical Commission, and one Local Historic District, but has the potential to develop better tools to protect existing resources and safeguard the predominant character of commercial corridors and established neighborhoods as development and infill take place. Additional Local Historic Districts, the development of Conservation Districts, and Design Guidelines should be explored.

Historic Preservation Goals and Priorities

- Continuously update and maintain the existing Historic Properties Survey Forms and seek additional National Register nominations and new local historic districts;
- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are endangered in that their survival may depend upon more than market forces or regulatory controls;
- Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historic significance; particularly historic landscapes, burial grounds, monuments and park systems, as well as historic records and documents;
- Support the adaptive reuse of historic properties;
- Increase neighborhood stabilization through first-time homebuyer programs and the preservation of historically significant structures and city-owned buildings;
- Advance the city's preservation ethic through education to attain a better community understanding of the purposes and impacts of historic preservation.
- Explore and develop local funding mechanisms which would financially assist property owners in the rehabilitation and preservation of their historic properties.

Historic Preservation Category Specific Criteria

- Project is located at a pivotal or visually prominent site whose location is an indicator for the future well-being (or decline) of a neighborhood;
- Project has the potential to benefit the community at large in terms of environmental/aesthetic contribution, historical value, social/cultural value, or economic development;
- The resource is of notable and distinctive architectural or cultural significance; and/or
- Resource building envelope requires immediate attention, without which the resource is at risk for significant damage or loss if unaddressed.

Reference Materials

- *2010 Preservation Forum Report*
- *Massachusetts State Historic Plan (2011-2015)*

4.4 | Community Housing

Overview

Three documents help outline the City of New Bedford's Community Housing needs and goals and objectives.

The **A City Master Plan 2020** was prepared in 2010 and through a robust civic engagement process, and demographic research, allowed residents to view the housing needs and demographic changes that are influencing these needs.

The Department of Planning, Housing and Community Development produced the **Consolidated Plan FY 2015-FY2019** which included the **Action Plan FY2015** which provides many of the city's housing needs, goals and objectives.

The **FY2015 New Bedford Housing Authority Action Plan** which also outlines the needs, goals and objectives for the housing authority. These reports assist the City of New Bedford in examining the existing and future housing goals and the current challenges New Bedford faces in light of current data and trends.



First Time Homeowners Program



Temple Landing

Population and Household Changes (2000 - 2010)

Between 2000 and 2010, the population of New Bedford increased by approximately 1.4% from 93,700 residents to approximately 95,000 and recent studies indicate that the population is stabilizing and potentially will increase by a 5%-7% growth margin over the next 20-year period.

Similar to many urban areas, there are large numbers of children being raised by single parents and nontraditional families within New Bedford. Of family households with children under the age of 18, 44% are headed by single-mothers in New Bedford, compared to the state's 24% average. In addition, New Bedford has a large number of families in the city in which grandparents are the primary caregivers. The ratio of household types consists of 60% family households versus 40% non-family households, which also includes a 4% increase in the number of householders living alone. Households with individuals 65 years and older declined by approximately 9% while residents 18 years and under declined by just over 5%.

Low Homeownership Rates

Homeownership remains elusive for many New Bedford residents. The homeownership rate in 2010 was 44%, virtually remaining unchanged from the 2000 homeownership rate in the City. This contrasts with the Commonwealth's homeownership rate of 64% in 2010 and the national homeownership rate of 68% percent according to the U.S. Census.

Cost-Burdened Households

Households that spend more than 30% of their gross income on housing are considered to be *housing cost burdened*, and those that spend more than 50% are considered to be *severely cost burdened*. New Bedford has a high number of households (owners and renters) who experience cost burdens; especially those households with incomes less than or equal to 50% of the Area Median Family Income (AMFI).

New Bedford's Housing Stock

According to the *American Community Survey (ACS), 5-Year Estimates*, New Bedford had an estimated 43,434 housing units in 2014, representing a 4.6% increase (1,923 units) from 2000. Nearly 67% percent of New Bedford's housing types were multifamily units and approximately 33% were single-family units. New Bedford's supply of residential structures is quite old, with nearly 80% built before 1970, and the majority (52%) of housing stock built prior to 1940. Combined with age, approximately 18,000 units indicate that they have one or more housing conditions that require improvement. Lead paint is also an issue that faces many of the city's housing units, as 34,500 housing units were built prior to 1980.

Foreclosures

From 2016 to 2018, 455 properties were foreclosed upon in New Bedford of which 265 were single family homes with 190 were two family or more homes.

Affordable Housing Inventory

According to the Department of Community and Housing Development's (DHCD) Subsidized Housing Inventory (SHI), New Bedford had 5,131 units classified as affordable under the Chapter 40B guidelines, which equates to 12% of the year-round housing in 2016. Importantly, 213 of the 5,131 housing units have affordability expiration dates within the next five years.

New Bedford Public Housing

The City of New Bedford has 1,750 public housing units and 1,859 vouchers. All of the New Bedford Housing Authority's developments have a REAC score in ranging from the 70s to the 90s, with the exception of the Brickenwood Family Housing.

Community Housing Needs

- A low rate of homeownership that is well below state and national levels;
- A great number of New Bedford households that are severely cost burden spending more than 30% of their income on housing, with a great number spending more than 50% of their income on housing costs;
- Increasing homeless populations, especially among families;
- Lack of energy efficiency and green building technology among New Bedford households;
- Need to preserve historic residential buildings;
- A number of vacant residential buildings due to foreclosures;
- Lack of sufficient housing resources for low and very low-income residents.
- Lack of sufficient ADA compliant housing units;
- Number of units require energy efficient appliances and weatherization;
- Lack of sufficient resources to modernize NBHA properties.

Community Housing Goals and Priorities

- Increase the rate of homeownership;
- Prevent homelessness by providing affordable housing units and/or other support for homeless and formerly homeless households;
- Increase the Inventory of safe, affordable housing through financing to support affordable housing developers in the acquisition and rehabilitation of residential units;
- Decrease the number of vacant and abandoned residential properties throughout the city by providing financing for acquisition and rehabilitation of vacant and foreclosed properties;
- Promote mixed income and mixed-use development that includes residential units concentrated within New Bedford's business districts;
- Increase opportunities for energy efficiency and green building technology;
- Preservation of historic residential buildings;
- Provide housing resources for low and very low-income residents.
- Increase the supply of ADA compliant housing units;
- Promote energy conservation through initiatives such as the installation of efficient plumbing and appliances and weatherization efforts;
- Modernize properties through targeted initiatives such as the installation of new windows, roofs, doors, siding and electrical upgrades.
- Support the adaptive reuse of existing non-residential buildings, such as schools, churches, mills etc., to community housing;
- Increase housing opportunities for diverse groups;
- Promote non-traditional housing models such as live/work space for artists and co-housing opportunities;
- Support the preservation of expiring affordability restrictions

Community Housing Category Specific Criteria

- Project demonstrates a housing need of an underserved population;
- Project utilizes a historic or existing building;
- Project incorporates universal access within its design;
- Project demonstrates a high degree of sustainability and low energy use; and/or
- Project provides affordable rental and affordable ownership opportunities.

Reference Materials

- *A City Master Plan 2020*
- *Consolidated Plan FY 2015-FY2019*
- *Action Plan FY2015*
- *FY2015 New Bedford Housing Authority Action Plan*
- 1990, 2000 and 2010 Decennial Census

4.5 | Recreation

Overview

The focus for CPA recreational projects is on **outdoor** passive or active recreation, such as (but not limited to) the use of land for:

- Community gardens
- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

CPA funds may not be spent on ordinary maintenance or annual operating expenses; only capital improvements are allowed. In addition, CPA funds may not be used for horse or dog racing facilities; or for a stadium, gymnasium, or similar structure. This prohibition has generally been interpreted to mean that CPA funds may be used only for outdoor, land-based recreational uses and facilities.

CPA funds may be used for the acquisition of land to be used for recreation, or for the creation of new recreational facilities on land a community already owns. A 2012 amendment to CPA broadened the law to also allow for the rehabilitation of existing, outdoor recreational facilities. The amendment made it clear that with respect to land for recreational use, "rehabilitation" could include the replacement of playground equipment and other capital improvements to the land or the facilities thereby make them more functional for their intended recreational use.

Another change ushered in by the 2012 amendment was a prohibition on the use of CPA funds for the acquisition of artificial turf for athletic fields. Communities may still use their CPA funds for other aspects of a field project but must appropriate non-CPA funds to acquire the artificial turf surface.

New Bedford citizens strive for a diverse, well-maintained recreational environment that values the city's rich history, cultures and architecture as tools to improve the quality of life for our residents. The City of New Bedford's **2014-2021 Open Space & Recreation Plan** provides an extensive inventory of what exists in New Bedford today, determines which goals and objectives were met and which need improvement or amending.



Recreational Resources

New Bedford boasts an abundance of both active and passive recreational opportunities including; six major parks; 29 neighborhood parks; more than 12 miles of trails and bikeways; 26 acres of beaches; as well as numerous public and private baseball, football, soccer fields; and a municipal golf course. The City participates in the *10 Minute Walk to a Park Initiative*. The ***New Bedford Open Space & Recreation Plan 2014-2021*** includes a list of the city's parks and playgrounds.

Water – Based Recreational Resources

Although New Bedford Harbor is closed to all fishing and shellfishing due to the presence of polychlorinated biphenyls (PCBs), the harbor provides recreational opportunities to residents of New Bedford and Fairhaven, as well as visitors. New Bedford offers the Community Boating Center, New Bedford Rowing Club, and paddle board and kayak lessons. In addition, the Whaling City Rowing Club allows its members to have the unique experience of rowing through the harbor in authentic reproduction whaleboats. Pope's Island Marina provides services to recreational boaters with their own vessels, as well as park facilities for local and regional visitors.

Multi-Use Trails

Much of the City's available open space consists of wetlands; therefore, traditional hiking trails are minimal, resulting in the addition of paths around and through major parks such as Fort Taber, Brooklawn Park, Buttonwood Park and Clasky Common Park. New Bedford has three miles of nature trails at the Flora B. Peirce Nature Trails, Ross C. Mathieu Nature Trail, and the Ricketson Nature Trail. The recent construction of the Harborwalk and Covewalk on top of the New Bedford hurricane barrier has provided a unique multi-use path for residents and visitors.

Universal Access

New Bedford has the largest fully-accessible playground in the region, Noah's Place Playground on Pope's Island. West Beach has accommodations for beach and water access. The City also has amenities available to those with disabilities, including skateboarding, swimming, and basketball. Buttonwood Park boasts a sensory garden and a handicap accessible playground.

Resource Management

Since the last ***Open Space and Recreation Plan*** in 2008, the City of New Bedford has invested in the creation and/or update of management plans for five citywide parks; the Sassaquin Pond area and the Acushnet Cedar Swamp; the establishment of maintenance plans for playgrounds and sport fields; and the creation of yearly budgets for the maintenance of the city's parks and playgrounds.

Opportunities for Expansion

Due to the majority of the land area in the city being developed or considered wetland, the ability to significantly expand land-based recreational spaces is limited. The ***New Bedford Open Space & Recreation Plan 2014-2021*** recommends the upgrading of existing recreational facilities.

Recreation Needs

- Preserve existing and create more passive greenscapes for the public;
- Improve beaches and utilize them as a community asset;
- Preserve scenic landscapes and views;
- Create an "Adopt a Park" program for local businesses.
- Harness the city's open space, culture, and architecture for tourism (both residents and visitors);
- Improve and enhance our community's access to the water;
- Capitalize on our beaches for residents and visitors;
- Create and/or update park plans, including maintenance and budgeting;
- Plan and construct a citywide multi-use greenway/Riverwalk;
- Develop a program/schedule for the greening of our neighbors (i.e. community gardens, street trees).

Recreation Goals and Priorities

- Expand outdoor recreational opportunities for all New Bedford residents, regardless of age or ability;
- Preserve existing and create more passive greenscapes for the public;
- Improve beaches and utilize each as a community asset;
- Preserve scenic landscapes and views;
- Create an "Adopt a Park" program for local businesses.
- Improve and enhance our community's access to the water;
- Capitalize on our beaches for residents and visitors;
- Create and/or update park plans, including maintenance and budgeting;
- Plan and construct a citywide multi-use greenway/Riverwalk;
- Expand multi-use trails within the city and also connect to neighboring communities;
- Utilize public spaces for arts and culture.

Recreation Category Specific Criteria

- Project expands the range of recreational opportunities available to residents of all ages and abilities;
- Project expands recreational opportunities for those segments of the population that are underserved given the current location of existing recreational lands and unique needs of different segments of the community;
- Project promotes the creative use of greenways, waterways and other corridors, including connecting corridors to create safe and healthful non-motorized transportation and exercise opportunities;
- Project expands waterfront accessibility and use while promoting water-based recreational activities; and/or
- Project preserves and/or enhances the aesthetic experience of the city's greenspace and waterways.

Reference Materials

- *Open Space & Recreation Plan 2014-2021*
- *A City Master Plan 2020*



5.1 | Financial Forecast

Estimated Revenue Available in FY20 Funding Cycle

The City began collecting CPA revenue in fiscal year 2016 (FY16), which began on July 1, 2015. FY18 was the first year CPA funds were granted to projects, and was able to utilize FY16, FY17, and FY18 CPA revenue for that first funding cycle. The New Bedford CPA Revenue Table (right) provides an overview of estimated revenue available for FY 2020.

The total amount of CPA revenue available to distribute in the FY20 funding cycle is dependent on several variables, the first of which is actual surcharge revenue collection in FY20, and the second is the state distribution from the Community Preservation Trust Fund, whose match projections are released in March and distributed in November.

New Bedford CPA Revenue

Revenue Source	FY 2020 Anticipated
Local Surcharge	\$1,098,460
State Match	\$118,245
Total	\$1,216,705

5.2 | CPA Funding Requirements

The CPA requires each community to spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for the following categories: open space/recreation, historic preservation, and community housing. The remaining 70% of funds may be allocated to any one or a combination of the three main uses, as well as administrative expenses, at the discretion of the Community Preservation Committee and subject to the approval by City Council. All spending must be used on projects with a public purpose or public benefit.

Committee Costs

Up to 5% of the annual CPA funds may be spent on the operation and administration costs of the CPC. This may include appraisals, consultants, legal assistance, general studies, due diligence on project recommendations, legal notices and miscellaneous expenses.

Incidental Project Costs

CPA funds may be used for site surveys, environmental assessments, historic or housing consultants, architectural and engineering fees, permit processing fees, construction consultants, financing consultants, legal and accounting fees, and similar costs associated with and incidental to the development of a CPA project.

Projects in Other Communities

CPA funds may be spent anywhere in Massachusetts, meaning communities are not confined to expending funds only within their jurisdiction. For example, this flexible provision allows a community to purchase land surrounding its water supply even if located in another city or town. CPA funding may also support inter-community cooperation on regional housing needs, allowing development that spans borders or shared development in one community that serves several towns. Another example is the coordinated efforts of several communities to establish a "heritage corridor" that celebrates the shared history of a region.

Leveraging CPA Funds

CPA funds may be used as a municipality's matching monies for state and federal grant programs that require a local match such as the Massachusetts Housing Partnerships' Soft Second Program, state Department of Housing and Community Development (DHCD) Self-Help program, Massachusetts Preservation Program Fund (MPPF), and the Executive Office of Environmental Affairs (EOEA) Massachusetts Forest Legacy program, Self-Help and Urban Self-Help programs. CPA funds can also be used as matching or starting monies to acquire grants from private organizations or individuals such as the Nature Conservancy or the Wildlands Trust of Southeastern Massachusetts, among others.

No Supplanting

The CPA is directed toward augmenting municipal funds, not replacing existing funding. To this end, CPA funds may not be appropriated to pay for project costs that have already been appropriated from another source. Any CPA eligible costs for a project that are identified in a municipality's capital improvement program are eligible for funding under the Act, if the municipality has not made a prior funding commitment to pay for such costs.

No Maintenance

CPA funds cannot be used for routine maintenance of existing facilities. For example, communities cannot use CPA funds to maintain a municipal park (such as mowing the lawn, emptying trash barrels or dumpsters, etc.) or to maintain a historic town hall (such as cleaning the common areas or paying for utilities, etc).

Recreational Restrictions

CPA Funds cannot be used for horse or dog racing or the construction of gymnasiums, stadiums, or any similar structure. CPA also prohibits the use of CPA funds for the acquisition of artificial turf for athletic fields. Communities may still use their CPA funds for other aspects of a field project, but must appropriate non-CPA funds to acquire the artificial turf surface



6.1 | Application Overview

General Information

The CPC has endeavored to make the funding process user-friendly with a straightforward and inclusive eligibility determination form and application. The **Application Packet** which includes the application and instructions is found in the Appendix to this Plan, and is available on the Community Preservation Committee's website at: <http://www.newbedford-ma.gov/planning/community-preservation/>

BEFORE YOU START: All applicants are strongly encouraged to thoroughly review of the entire Application Packet and the [Community Preservation Plan](#), along with any relevant city planning documents, available on the Community Preservation Committee's [website](#) to learn more about the CPA, the CPC, and the expectations that exist for a successful project. A review of the CPA legislation is also recommended.

STEP I Determine Project Eligibility

Due to the complexity of the CPA, the application process is two-part. All project applicants must begin the application process by submitting a brief **STEP I - Eligibility Determination Form**. This form is found in the Application Packet within the Appendix and on the Community Preservation Committee's [website](#).

The **STEP I Eligibility Determination Form** enables a clear understanding as to whether or not a project is eligible under CPA regulations prior to applicant submitting the **STEP II Project Application**. *This determination does not guarantee CPA funding will be recommended for a project; it is to determine if a project meets the basic requirements of the CPA legislation.* Please refer to the Department of Revenue Allowable Use Chart to determine if your project is eligible for CPA funding.

The CPC will review the Eligibility Determination Form and will inform applicants as to whether the proposed project is eligible for CPA funding and will invite the applicant to submit a **STEP II Project Application**.

STEP II Complete Project Application

Only applicants who have been determined to be eligible for CPA funding under Step I AND are invited by the CPC should submit a STEP II Project Application. Only applications for projects invited to complete STEP II will be reviewed by the CPC.

Requirements for Submission

Details as to the specific materials required for submission are included in a checklist included as part of the Application Packet.

IMPORTANT!
Full applications **will not** be accepted—*regardless of project eligibility*—**UNLESS** the Eligibility Determination Form has been submitted **and** approved by the CPC.

6.2 | FY20 Timeline and Application Review Process

The CPC conducts an annual technical workshop in the late summer which explains the project application and review process. This workshop is followed up by a two-step application process that culminates in a full application submittal in late fall. The CPC reviews the applications in public hearings held in early winter and project recommendations are sent to City Council in early spring. The City Council approval process takes a minimum of two meetings of the Council. This timeframe cannot be accurately predicted; therefore, the project award date below is an estimate and could be subject to change.

FY20 Funding Application and Review Process		
STEP		TIMELINE
1	Interested organizations and individuals attend the FY20 Technical Workshop (strongly recommended)	September 5, 2019 at 6:00 p.m. Main Library 3 rd Floor
2a	Applicants submit STEP I Eligibility Determination Form	Due by noon on September 20, 2019
2b	CPC responds to STEP I Eligibility Determination Form	By October 4, 2019
3	Applicants submit STEP II Project Application	Due by noon on November 8, 2019
4	CPC invites applicants to present their project to the committee and general public and gathers public input at public meetings.	January 9, 16 & 23, 2020
5a	CPC submits recommendations to City Council	March 2020
5b	City Council votes on CPC recommendations	April-May 2020
6	CPC issues award letters	June 2020
7	Grant agreements executed	After July 1, 2020

Questions

Applicants with questions may contact the Community Preservation Act Coordinator at New Bedford's Department of City Planning at (508)979-1488 or CPA@newbedford-ma.gov.



7.1 | FY19 Funding

FY19 Budget

FY19 BUDGET	
CPA REVENUE	FY19
LOCAL SURCHARGE	\$1,022,000
STATE MATCH	\$106,000
TOTAL REVENUE	\$1,128,000
EXPENDITURES	
PROGRAM ADMINISTRATION (5% of estimated revenue)	-\$56,400
TOTAL	\$1,071,600
FY 19 CPA FUND ACCOUNTS	
OPEN SPACE/RECREATION RESERVE	\$112,800
HISTORIC RESOURCES RESERVE	\$112,800
COMMUNITY HOUSING RESERVE (FY18 & FY19 funds)*	\$409,141
UNRESTRICTED BUDGETED RESERVE	\$733,200
FUND BALANCE (FY18 rollover of underestimated revenue)	\$180,080
TOTAL	\$1,548,021

FY19 AVAILABLE FUNDING

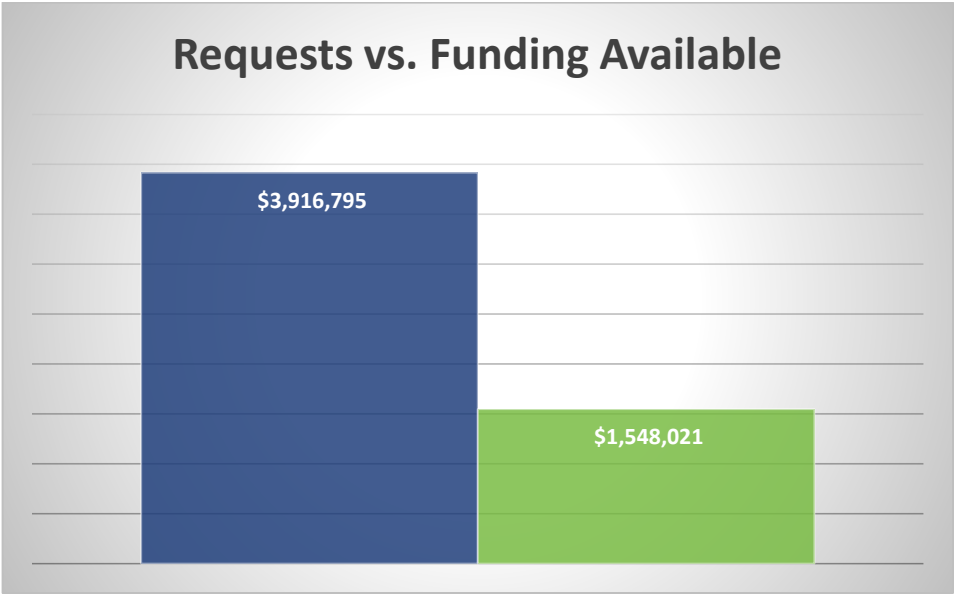
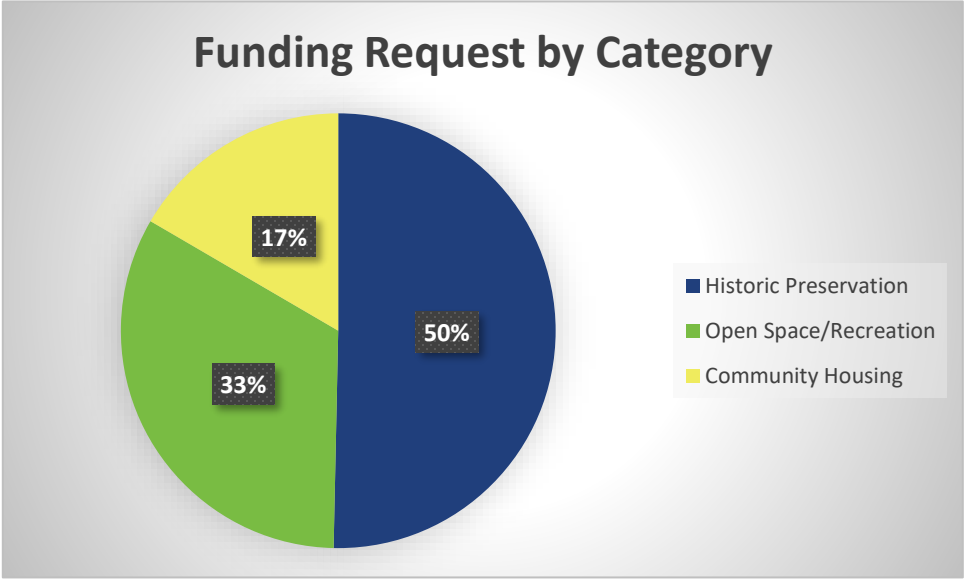
In FY19, the City had **\$1,548,021** available for appropriation to proposals received in the Open Space/Recreation, Community Housing, and Historic Resources categories. In the FY 18 application cycle, the CPC did not receive proposals for Community Housing; therefore, the FY18 Community Housing Reserve was not included in the available funding for FY18 and rolled over into FY19 Fund Balance. *This total is reflected in the chart above.

7.2 | FY19 Project Proposals and CPC Review

In September 2018, the CPC received thirty-five (35) Step I Eligibility Determination Forms to be considered for funding. Several of those projects were determined not to be eligible for CPA funding, and several chose not to submit a Step II Project Application. In November 2018, the CPC received twenty-five (25) Step II CPA Project Applications, seeking a total of over \$3.9 million in funding for a variety of projects which would benefit the City.

The CPC reviewed the project applications over the course of several months and held three public hearings in January 2019 at which the applicants presented their proposals to the CPC and the community as the meetings were filmed and broadcast by New Bedford Cable Access. In deciding how to allocate funds, the CPC evaluated projects against the priorities established in the FY19 Community Preservation Plan and took into consideration other relevant factors such as the amount of funding available, the diversity of applicants, and the ability to fully or partially fund projects.

Project Proposals:	15 Historic Preservation Projects	\$1,971,673
	8 Open/Space Recreation Projects	\$1,295,122
	2 Community Housing Project	\$ 650,000
	Overall funding requests totaled:	\$3,916,795



FY19 CPA SUBMITTED APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

PROJECT	APPLICANT	REQUEST	CPC RECOMMENDATION	CPA CATEGORY
29 Seventh Street Rehabilitation	29 th Street, LLC.	\$44,450.12	\$40,000	Historic Preservation
Butler Flats Lighthouse Preservation Project	Mass Light, LTD	\$342,248	\$250,000	Historic Preservation
Capitol Theatre Restoration for Community Housing	CEDC/WHALE	\$400,000	\$350,000	Housing/Historic Preservation
First Baptist Community Theatre Rehabilitation	Your Theatre, Inc./WHALE	\$150,000	\$65,000	Historic Preservation
Fort Taber Terreplein Study	Department of Parks Recreation & Beaches	\$125,000	\$125,000	Historic Preservation
Gilbert Russell House Rehabilitation Assessment	New Bedford Women's Center	\$195,000	\$10,000	Historic Preservation
Hazelwood Park Renovation Master Plan Completion	Department of Parks Recreation & Beaches	\$378,565	\$150,000	Recreation
James Arnold Mansion Landscape Surveys	James Arnold Mansion, Inc.	\$18,300	\$18,300	Historic Preservation
Mariner's Home Rehabilitation	New Bedford Port Society	\$77,100	\$65,000	Historic Preservation
New Bedford Art Museum Gallery Expansion	New Bedford Art Museum/ArtWorks! / DFFM	\$40,000	\$40,000	Historic Preservation
New Bedford Fire Museum Rehabilitation	New Bedford Fire Museum/DFFM	\$29,575	\$29,575	Historic Preservation
New Bedford Whaling Museum Bourne & Wood Building Rehabilitation	Old Dartmouth Historical Society	\$140,000	\$70,000	Historic Preservation
Rural Cemetery Gravestone Conservation	New Bedford Preservation Society/Department of Public Infrastructure	\$100,000	\$50,000	Historic Preservation
Sgt. Sean Gannon Memorial Playground	Sgt. Sean Gannon Memorial Playground Committee/ School Department	\$100,000	\$75,000	Recreation
Southcoast Greenway Feasibility Study	South Coast Bikeway Alliance/DPI	\$10,000	\$10,000	Recreation
Strand Theatre Restoration as Cape Verdean Cultural Center	Cape Verdean Association of New Bedford/WHALE	\$300,000	\$150,000	Historic Preservation
Zeiterion Theatre Marquee	Zeiterion Theatre, Inc./DFFM	\$100,000	\$50,000	Historic Preservation
117 Union Street	117 Union Street, LLC	\$250,000	0	Housing
Brooklawn Park	Department of Parks Recreation & Beaches	\$113,713	0	Recreation
Buttonwood Parking Lot	Department of Parks Recreation & Beaches	\$180,000	0	Open Space/Recreation
Buttonwood Trails	Friends of Buttonwood Park/DPR&B	\$90,900	0	Recreation
Island Park	Cape Verdean Association of New Bedford/WHALE	\$150,000	0	Recreation
James Arnold Mansion Phase 2	James Arnold Mansion, Inc.	\$60,000	0	Historic Preservation
Moby Dick Restoration	128 Union Street, LLC	\$250,000	0	Historic Preservation
Sassaquin Pond "Jellyfish" Filtration System	Sassaquin Betterment Alliance/DPI	WITHDRAWN	0	Open Space

7.3 | FY19 Funding Recommendations

Project Review

At its February 26, 2019 meeting, the CPC voted to recommend to the City Council a total expenditure of \$1,547,875 in CPA funds for seventeen (17) projects. The CPC determined, among other factors, that the recommended projects met the goals expressed in the Community Preservation Plan, provided a public benefit, addressed a critical need, were shovel-ready, and demonstrated the ability to leverage non-CPA funds.

CPA FY19 PROJECT FUNDING RECOMMENDATIONS			
PROJECT #	HISTORIC PRESERVATION	FUNDING CATEGORY	AMOUNT
1	29 Seventh Street Rehabilitation	Historic Resources Reserve Fund	\$40,000
2	New Bedford Art Museum Gallery Expansion	Historic Resources Reserve Fund	\$40,000
3	New Bedford Fire Museum Rehabilitation	Historic Resources Reserve Fund	\$29,575
4	Gilbert Russell House Rehabilitation Assessment	Historic Resources Reserve Fund Budgeted Reserve Fund	\$3,225 \$6,775
5	First Baptist Community Theatre Rehabilitation	Budgeted Reserve Fund	\$65,000
6	Fort Taber Terreplein Study	Budgeted Reserve Fund	\$125,000
7	James Arnold Mansion Landscape Survey	Budgeted Reserve Fund	\$18,300
8	Mariner's Home Rehabilitation	Budgeted Reserve Fund	\$65,000
9	Rural Cemetery Gravestone Conservation	Budgeted Reserve Fund	\$50,000
10	Strand Theatre Restoration as Cape Verdean Cultural Center	Budgeted Reserve Fund	\$150,000
11	NB Whaling Museum Bourne & Wood Building Rehabilitation	Budgeted Reserve Fund	\$70,000
12	Zeiterion Theatre Marquee Project	Budgeted Reserve Fund	\$50,000
13	Butler Flats Lighthouse Rehabilitation	Fund Balance FY20 Estimated Revenues	\$180,000 \$70,000
RECREATION		FUNDING CATEGORY	AMOUNT
14	Sgt. Sean Gannon Memorial Playground	Open Space/Recreation Reserve	\$75,000
15	Southcoast Greenway Feasibility Study	Open Space/Recreation Reserve	\$10,000
16	Hazelwood Park Renovation Master Plan Completion	Open Space/Recreation Reserve Budgeted Reserve Fund	\$27,800 \$122,200
COMMUNITY HOUSING		FUNDING CATEGORY	AMOUNT
17	Capitol Theatre Restoration for Community Housing	Community Housing Fund	\$350,000
TOTAL FY19 RECOMMENDED FUNDING			\$1,547,875

FY19 PROJECT RECOMMENDATION BREAKDOWN BY FUNDING CATEGORY		
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY AMOUNT
Community Housing	1	\$350,000
Historic Resources	13	\$962,875
Recreation	3	\$235,000
FY19 PROJECT RECOMMENDATION BREAKDOWN BY WARD		
WARD	NUMBER OF PROJECTS	TOTAL RECOMMENDED
1	1	\$75,000
2	1	\$350,000
3	1	\$150,000
4	7	\$359,575
5	3	\$78,300
6	3	\$525,000
ALL	1	\$10,000

7.4 | FY19 Funding Awards

On March 28, 2019, the CPC submitted its **FY19 CPA Funding Recommendations** to the City Council. On **May 9, 2019**, the City Council approved the CPC's funding recommendations for the following projects:

CPA FY19 PROJECT FUNDING AWARDS			
PROJECT #	HISTORIC PRESERVATION	FUNDING CATEGORY	AMOUNT
1	29 Seventh Street Rehabilitation	Historic Resources Reserve Fund	\$40,000
2	New Bedford Art Museum Gallery Expansion	Historic Resources Reserve Fund	\$40,000
3	New Bedford Fire Museum Rehabilitation	Historic Resources Reserve Fund	\$29,575
4	Gilbert Russell House Rehabilitation Assessment	Historic Resources Reserve Fund Budgeted Reserve Fund	\$3,225 \$6,775
5	First Baptist Community Theatre Rehabilitation	Budgeted Reserve Fund	\$65,000
6	Fort Taber Terreplein Study	Budgeted Reserve Fund	\$125,000
7	James Arnold Mansion Landscape Survey	Budgeted Reserve Fund	\$18,300
8	Mariner's Home Rehabilitation	Budgeted Reserve Fund	\$65,000
9	Rural Cemetery Gravestone Conservation	Budgeted Reserve Fund	\$50,000
10	Strand Theatre Restoration as Cape Verdean Cultural Center	Budgeted Reserve Fund	\$150,000
11	NB Whaling Museum Bourne & Wood Building Rehabilitation	Budgeted Reserve Fund	\$70,000
12	Zeiterion Theatre Marquee Project	Budgeted Reserve Fund	\$50,000
13	Butler Flats Lighthouse Rehabilitation	Fund Balance FY20 Estimated Revenues	\$180,000 \$70,000
	RECREATION	FUNDING CATEGORY	AMOUNT
14	Sgt. Sean Gannon Memorial Playground	Open Space/Recreation Reserve	\$75,000
15	Southcoast Greenway Feasibility Study	Open Space/Recreation Reserve	\$10,000
16	Hazelwood Park Renovation Master Plan Completion	Open Space/Recreation Reserve Budgeted Reserve Fund	\$27,800 \$122,200
	COMMUNITY HOUSING	FUNDING CATEGORY	AMOUNT
17	Capitol Theatre Restoration for Community Housing	Community Housing Fund	\$350,000
TOTAL FY19 RECOMMENDED FUNDING			\$1,547,875

7.5 | State Reporting

Community preservation communities are required to submit three reports annually to the state's Department of Revenue (DOR). These reports are:

- Community Preservation Surcharge Report (Form CP-1) The form reports the amount of funds raised by a community's local CPA surcharge for the previous fiscal year and is used as the basis for the state's annual fall CPA trust fund matching distribution.
- Community Preservation Fund Report (Form CP-2) The form requires an accounting of all CPA revenues, expenditures in each CPA funding category, and an analysis of the community's CPA fund balance, including each CPA reserve account.
- Community Preservation Initiatives Report (Form CP-3) Each year, municipal staff must log into the CP-3 online database to enter new project data for the most recent fiscal year and update or correct existing data for previous years' projects

In the Appendix of this plan is a copy of the FY18 CP-1 and CP-2 Forms.

Appendices



- DOR Reporting Forms – CP1 and CP2
- Public Hearing Comments – June 27, 2019
- Department of Revenue Allowable Use Chart
- Secretary of the Interior Standards for Rehabilitation
- FY20 Community Preservation Act Application Packet
 - Application Instructions
 - STEP I Eligibility Determination Form
 - STEP II Project Application

CP1

Community Preservation Surcharge Report - Fiscal Year 2018

Return by September 15 to:
Municipal Data Management/Technical Assistance Bureau
Division of Local Services
P.O. Box 9569
Boston MA 02114-9569

Surcharge %	1.50%
Total Surcharge Committed to Collector for FY	1,020,957.88
Current Yr Surcharge Abatements/Exemptions	18,381.62
Prior Yr Surcharge Abatements/Exemptions	702.01
Net Surcharge Raised for FY	1,001,874.25
Additional Revenue Appropriated to CPF (Ch. 44, Sec. 3b1/2)	0.00
Total Net Surcharged Raised and Other Appropriated Revenue	1,001,874.25

Signatures

Board of Assessors

Completed by:

Carlos A Amado, Administrative Assistant to the Board of Assessors , New Bedford , carlos.amado@newbedford-ma.gov 508-979-1440 | 9/11/2018 5:12 PM

Accounting Officer

Robert Ekstrom, Auditor , New Bedford , robert.ekstrom@newbedford-ma.gov 508-979-1530 | 9/14/2018 3:08 PM

CP2

Community Preservation Fund Report - Fiscal Year 2018

Surcharge % 1.50

1. Total fund balance from prior year (PY) report (Form CP-2)		1,911,962.00
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NEW REVENUES/OFS

2. Proceeds from bonds and OFS	0.00	
3. Collections from community preservation surcharge	1,004,947.00	
4. Distributions from State trust fund	159,226.00	
5. Earnings on investments	4,534.00	
6. Gifts, Grants, Donations	0.00	
7. Other, i.e. Interest, OFS appropriated to the fund-CH44B 3-b1/2 : Interest on tax liens	897.00	
Total New Revenue/OFS		1,169,604.00

EXPENDITURES/OFU

8. Expenditures:		
a. Open Space	0.00	
b. Historic Resources	0.00	
c. Community Housing	0.00	
d. Other (Community Recreation)	0.00	0.00
9. Expenditures for Debt Service:		
a. Open Space	0.00	
b. Historic Resources	0.00	
c. Community Housing	0.00	
d. Other (Community Recreation)	0.00	0.00
10. Administrative Expenses	5,922.00	
11. Other	0.00	
Total Expenditures/OFU		5,922.00
Total Fund Balance June 30, 2018 (Detail Following)		3,075,644.00

CP2

Community Preservation Fund Report - Fiscal Year 2018

CITY/TOWN of New Bedford
Detail of Community Preservation Fund Total Fund Equity
Fiscal year ended June 30, 2018

1. Fund Balance Reserved for Encumbrances (3211)	0.00
2. Fund Balance Reserved for Expenditures (3240)	0.00
3. Fund Balance Reserved for Open Space (3241)	296,341.00
4. Fund Balance Reserved for Historic Resources (3242)	296,341.00
5. Fund Balance Reserved for Community Housing (3243)	296,341.00
6. Fund Balance Reserved for Special Purposes (3280)	0.00
7. Fund Balance Reserved for Community Preservation Act (3320)/Undesignated (3590)	2,186,621.00
8. Total Community Preservation Fund Balance June 30, 2018 (Total must equal total fund balance page 1)	3,075,644.00
Has the community met the requirement to either appropriate or reserve for future appropriation at least 10% of the estimated annual fund revenue for open space, historic resources and community housing?	Y
If no, explain how the town plans to meet the requirement?	Excess revenue of \$112225 was generated in FY 2018 and was not subjected to category reservation of fund balance prior to June 30 2018

Signatures

Accountant/Auditor

Completed by:

Robert Ekstrom, Auditor , New Bedford , robert.ekstrom@newbedford-ma.gov 508-979-1530 | 9/14/2018 3:20 PM

Comments

No comments to display.

COMMUNITY PRESERVATION NEEDS ASSESSMENT FY20

PUBLIC COMMENTS RECEIVED AT JUNE 27, 2019 MEETING

RECREATION/OPEN SPACE

		EXISTING IDENTIFIED PRIORITIES
1	Create a pedestrian walking path on south side of Brooklawn Park similar to path on north side to create a wide, safe walking path around entire park	Expand multi-use trails within the city and also connecting to neighboring communities
2	Create regulation size soccer fields	Expand outdoor recreational opportunities for all New Bedford residents, regardless of age or ability
3	Expand capacity at Pope's Island boat ramp for rowing shells	Improve and enhance our community's access to the water; Expand outdoor recreational opportunities for all New Bedford residents, regardless of age or ability

COMMUNITY HOUSING

PUBLIC COMMENT		EXISTING IDENTIFIED PRIORITIES
1	None received at meeting	

HISTORIC PRESERVATION

PUBLIC COMMENT		EXISTING IDENTIFIED PRIORITIES
1	None received at meeting	

Community Preservation Act Funding Allowable Spending Purposes				
	Open Space	Recreational Land	Historic Resources	Community Housing
	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.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the New Bedford Historical Commission to be significant in the history, archeology, architecture or culture of the city or town.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
Acquisition Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	Yes	Yes	Yes	Yes
Creation To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008).	Yes	Yes	No	Yes
Preservation Protect personal or real property from injury, harm or destruction.	Yes	Yes	Yes	Yes
Support Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.	No	No	No	Yes, includes funding for Affordable Housing Trust Fund
Rehabilitation and Restoration Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds

CPA Historic Preservation Projects

U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties

The CPA Statute, in Section 2 Definitions, "Rehabilitation" states that Historic Preservation projects funded through CPA must comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Further information can be found at: <https://www.nps.gov/tps/standards/rehabilitation.htm>