

Town of Shelburne  
Community Preservation Act  
(CPA)  
Public Forum

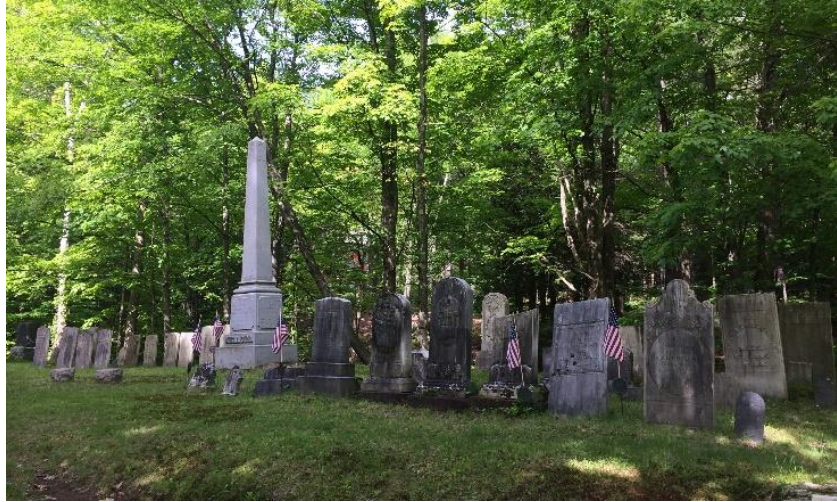
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FEBRUARY 16, 2022

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# WELCOME and INTRODUCTIONS



**Shelburne Center Cemetery** *Photo Credit: Sue Reed*



**Farmstead and protected hayfield** *Photo Credit: John Wheeler*



**Arms Historic Society** *Photo Credit: Andrew Baker*



**The Bridge of Flowers** *Photo Credit: Sue Reed*



**Shelburne Free Library** *Photo Credit: Sue Reed*



# Purpose of Forum

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Overview of the Community Preservation Act (CPA) and why we think it makes sense for Shelburne

Learn from our neighboring towns with CPA in place

What is the process for Shelburne residents?

- Step 1: Town Meeting votes to include CPA as a Ballot Question for the November 2022 election
- Step 2: **November 2022 election: Voters decide whether to approve the acceptance of the CPA.**

# What is the Community Preservation Act (CPA)?

- CPA is a state law passed in 2000
- CPA provides a locally-controlled source of money that Shelburne can use for projects that
  - build and rehabilitate recreational facilities
  - protect open space
  - support local affordable housing development
  - preserve historic buildings and resources.
- **8 Franklin County communities have adopted the CPA**



# This is what our neighbors are doing Conway

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- Adopted the CPA in 2004 (at 3% surcharge)
- Local Amount Raised - \$1,069,101
- CPA Trust Fund Match - \$847,458
- Total Amount available for Conway projects - \$1,916,559

# This is what our neighbors are doing Deerfield

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- Adopted the CPA in 2007 (at 3% surcharge)
- Local Amount Raised - \$2,687,900
- CPA Trust Fund Match - \$2,060,081
- Total Amount available for Deerfield projects - \$4,747,981

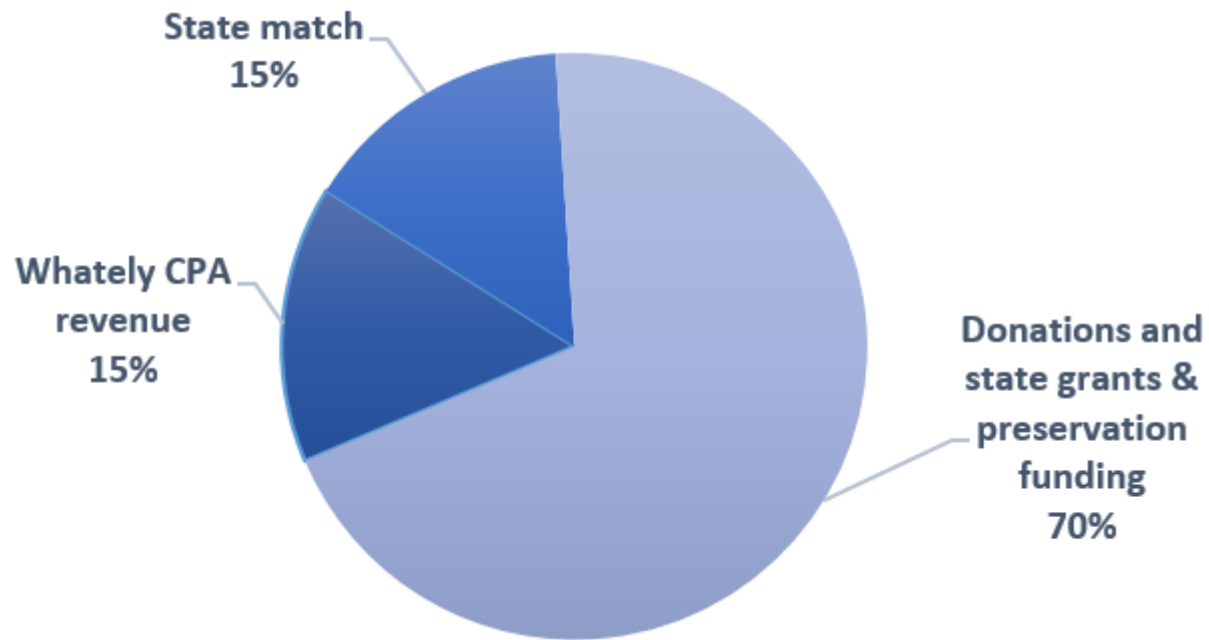
# This is what our neighbors are doing Whately

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- Adopted the CPA in 2008; started 2010
  - Local Amount Raised - \$924,650
  - CPA Trust Fund Match - \$914,030
  - Total Amount available for Whately projects - \$1,838,680
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- Whately has received 100% match from the state 11 out of the last 12 years!

# Whately CPA Project History 2011-2021

40 projects were approved, totaling \$1.6 million, with half paid by the state match.



The CPA funding generated another \$3.7 million in private donations, state grants, and state preservation funding for a total of \$5.2 million spent in Whately.



# How would Shelburne fund our CPA ?

## Shelburne's CPA would be funded by 2 sources

### #1 - The Town of Shelburne

- ✓ Money raised from a surcharge on property tax bills. Shelburne decides the surcharge level up to 3%.
- ✓ **We keep this money in Shelburne!**

### #2 - The Commonwealth of Massachusetts

- ✓ Each year, the State MATCHES our local dollars from the CPA Trust Fund

# How Much Money Could Shelburne Raise with CPA?

If we adopt the CPA surcharge at the 3% level we would set aside roughly **\$91,000** in local revenue for our local projects each year.

If Shelburne receives the expected 100% CPA State match distribution, we could have about **\$180,000 each year** to spend on improving our town.

The average property owner would pay **\$93** into Shelburne's Community Preservation fund annually.

# The Local Property Tax Surcharge Exemptions

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## Proposed Exemptions for Shelburne CPA

- ✓ First \$100,000 of property value **automatically** exempted
- ✓ Low income households; low/moderate income seniors may apply for an exemption from the surcharge

## Example: How do I calculate the CPA surcharge?

Average Assessed Property Value		\$313,168
<u>With \$100,000 exemption</u>		- \$100,000
Net Property Value Surcharged		\$213,168
Municipal Tax Rate (per \$1000)	x	\$14.49
		<hr/>
Amount of Tax Bill Subject to Surcharge		\$3,089
<b>Shelburne</b> CPA Surcharge Rate	x	3%
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Annual Amount paid into <b>Shelburne</b> CPA Fund		<b>\$93</b>



# Who decides how Shelburne spends its CPA Money?

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- **Shelburne decides how our CPA money is spent!**
- **Shelburne forms a Community Preservation Committee which:**
  - Develops a CPA Plan to assesses Shelburne's needs
  - Accepts/reviews project proposals from Shelburne residents
  - Gets input from the public and boards/committees about each proposal
  - Recommends CPA projects to Town Meeting
- **Town Meeting approval is required for all CPA projects!**

# What can the Shelburne CPA fund?

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- Communities must spend, or set aside for future spending, a minimum of 10% of the total annual CPA revenues for each of three categories:
  - open space/recreation
  - historic preservation
  - community housing
- The remaining 70% of the funds can be used for any allowable project in any of the above CPA categories.
- **CPA funds do not have to be spent each year. Shelburne can “bank” the funds to help pay for larger projects**

# Open Space Project Examples

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**Whately** – Funded the local portion of Agricultural Preservation Restrictions for 12 farmland protection projects totaling roughly 180 acres

**Sunderland** – Created a school pollinator garden

**Leverett** – Purchase of land and Conservation Restrictions totaling roughly 280 acres

**Conway** – South River floodplain restoration and riverbank stabilization, invasive species control



Conway CPA funds helped preserve Natural Roots Farm

# Historic Preservation Project Examples

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Many projects related to:

- Cemeteries
- Town buildings
- Town records preservation
- Churches
- Memorials



Northfield has used CPA funds to rehabilitate and preserve portions of the Dickinson Memorial Library building.



# Community Housing Project Examples

**Leverett** – Buy-Down and Down-Payment Assistance Programs for homebuyers

**Sunderland** – Support for affordable senior housing development at 120 North Main Street

**Shutesbury** – Support for Pioneer Valley Habitat for Humanity’s purchase of land to construct a home on West Pelham Road



**LEVERETT  
HOMEOWNERSHIP  
ASSISTANCE  
BUYDOWN  
PROGRAM**

**HRA** DEVELOPING BETTER  
COMMUNITIES

Program administered by the  
**Franklin County  
Regional Housing and  
Redevelopment  
Authority**



33 units of affordable senior housing is under construction in Sunderland center



Pioneer Valley Habitat for Humanity, rendering of affordable home in Shutesbury

<https://www.pvhabitat.org/about/homes/shutesbury/>

# Recreation Project Examples

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Tennis courts, ballfields

Recreational trails

Trail signage, maps,  
trailhead parking, etc.

Bicycle / multi-use  
pathways

River access



Sunderland's 8-acre Riverside Park



# Process to Adopt the CPA and Next Steps for Shelburne



## Shelburne Next Steps

- 1. Add CPA adoption language to Shelburne's Annual Town Meeting Warrant**
- 2. Vote at Town Meeting to put CPA on the November 2022 ballot so everyone can have a say!**
- 3. Continue community discussions about CPA (now through November)**
- 4. Vote on the CPA Ballot Question – November 2022**



# Questions and Comments

