



**CITY OF EASTHAMPTON
COMMUNITY PRESERVATION ACT COMMITTEE**

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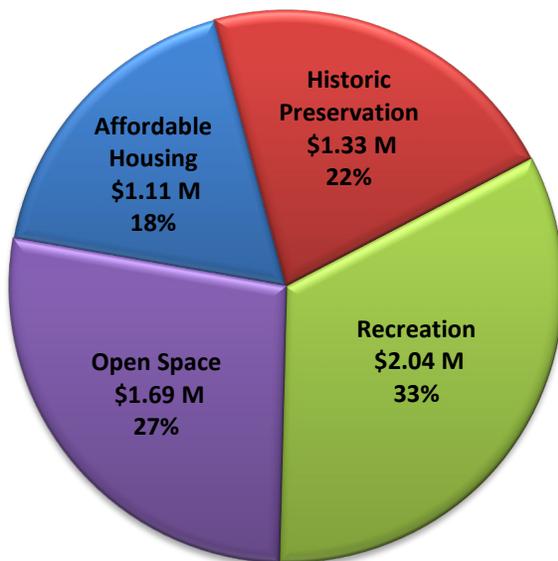
Community Preservation Plan

Each year, the Committee studies the needs, resources, and possibilities for Community Preservation within and around the City to help anticipate the funding needs and plan for an equitable distribution of CPA funds for affordable housing, open space protection, historic preservation, and recreational projects. The plan also includes a list of all projects funded by the Easthampton CPA, an outline of the criteria for funding approval, and a list of potential projects suggested by outside stakeholders, agencies, boards, and committees. The full plan and other CPA resources are online at easthampton.org.

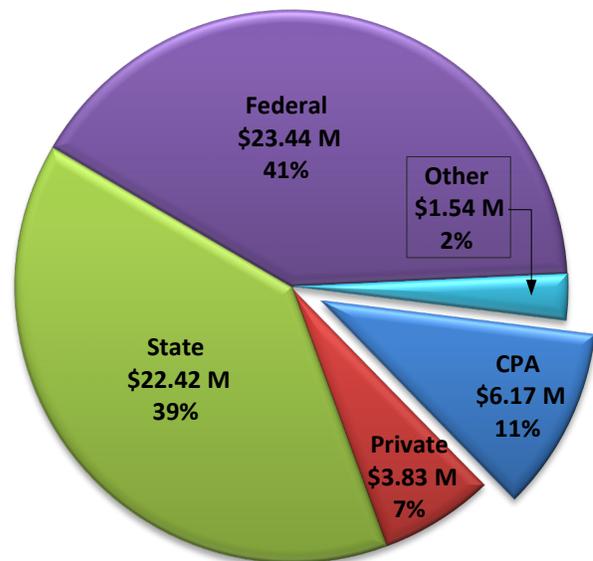
Community Preservation Act

At the beginning of FY 2018, there was over \$1.3 million available for future CPA grants. The CPA is funded by a surcharge on real property amounting to 3 percent of the property tax levied on land assessed over \$100,000 and is matched by the Commonwealth at the end of each fiscal year. Since its inception in November 2001, the Committee has directly provided \$6.19 million to a wide range of local and regional projects which have had a much larger impact on the community through the advantageous leveraging of \$51.24 million from private, state, federal, and other funding sources. As shown in the charts below, approximately three-fifths of CPA funds have been used towards open space preservation and recreation projects. CPA funds represent just eleven percent of the total cost of all projects; most (80 percent) of the remaining project funding comes from the state and federal government.

**CPA Funding by Project Type
(in millions of dollars)**



**Project Funding by Funding Source
(in millions of dollars)**



Grant funding applications forms are available in the Planning Department and at easthampton.org. The Committee meets monthly to review project proposals/grant applications and makes funding recommendations to the City Council on a quarterly cycle; the Committee does not generally initiate or manage projects. CPA funds may only be used for community (affordable) housing, historic preservation, open space, and recreation projects.

Community (Affordable) Housing

Affordable safe housing is a priority for the City's future development. Although Easthampton's housing prices remain lower than some surrounding communities, housing ownership and rental prices are not affordable to low or moderate income people. **CPA funds are used to acquire, create, preserve and support community housing; and rehabilitate or restore community housing acquired or created with CPA funds.** The Committee funds

projects that increase and improve housing options for people of low and moderate incomes while sustaining neighborhood character and enhancing, respecting and protecting the natural beauty of the City. The Preservation Plan identified the following needs and possibilities:

- Increase access to affordable housing (homeownership and rental) for low/moderate income households
- Improve the quality of existing housing stock through housing rehabilitation programs
- Increase the amount of universally accessible/adaptable housing units
- Support first time home buyers and low/moderate income renters with financial counseling and assistance
- Support developers to create and market affordable housing units

Historic Preservation

The historic development of the community is reflected today in the City's landscapes, built environment, and accumulated artifacts and records. Many of the historic resources in the City are not registered and may be threatened by future development, demolition, or neglect. **CPA funds are used to acquire, preserve, rehabilitate and restore historic resources.** All projects must be certified historic with a listing on the State or National Register of Historic Places or as a locally historically important resource by the Historic Commission in order to receive CPA funding. The Preservation Plan identified the following needs and possibilities:

- Protect historic and cultural resources for the long-term preservation and maintenance of our community character through recognition, education, and permanent protection of key historic districts and sites
- Purchase historic preservation restrictions for whole buildings, facades, and/or other historic features
- Preservation/restoration of historic resources including archival documents, artifacts, structures, and landscapes
- Provide technical assistance for developing historic districts, buildings, and resources applications and listings to the National Register of Historic Places and/or State Historic Inventory Forms

Open Space

The City has long been a proponent of preserving and protecting open space. Open space can be publicly or privately owned and can include agricultural, forested, and scenic lands, public parks and recreation areas, preserves, undeveloped riparian areas, wetlands, and water-bodies. Protection may require a regional approach and cooperation with nearby communities and landowners. **CPA funds are used to acquire, create and preserve open space; and rehabilitate or restore open space acquired or created with CPA funds.** CPA funds used to acquire real property or an interest must be protected with permanent preservation restrictions. The Preservation Plan identified the following needs and possibilities:

- Enhance and protect land that connects natural resources and habitats through greenway corridors
- Improve stewardship of and access to existing protected open space and natural resource areas
- Protect important/threatened water, agricultural, and forest resources such as the Barnes Aquifer, active agricultural lands in Park Hill, land along the Brickyard Brook, the Manhan River, and the base of Mount Tom
- Acquire land or development rights to protect priority conservation areas and important scenic vistas

Recreation

Easthampton has a wide variety of recreational opportunities for both passive and active recreation. New facilities are often proposed and existing facilities could be expanded and improved to enhance and increase the recreational opportunities in the City. **CPA funds are used to acquire, create, preserve, rehabilitate and restore land for recreational use.** CPA funds used to acquire real property or an interest must be protected with permanent preservation restrictions. The Preservation Plan identified the following needs and possibilities:

- Maintain and improve existing passive and active recreational facilities with a focus on facilities with aging infrastructure, safety issues, and compliance with the American's with Disability Act
- Expand and create new recreational facilities to increase access for underserved populations and people with mobility disabilities
- Create safe connections and linkages between recreational facilities
- Improve stewardship, signage, mapping, and access to public land, existing trails, and parks
- Expand bicycle infrastructure to improve connections and access from the rail trail to popular destinations such as parks, schools, underserved neighborhoods, and business districts