

# Community Preservation Act Committee

The Town of Berlin's Community Preservation Act Committee (CPAC) has prepared the 2024 Community Preservation Plan (the Plan), which is updated annually. The Plan describes the process for administering the Community Preservation Act (CPA) in the Town. It represents an informational document for the citizens of the Town, a guideline for applicants seeking project funding through the CPA, and a blueprint for the Committee making recommendations to Town Meeting for project funding. We hope you will review The Plan, which can be found at <https://www.townofberlin.com/community-preservation-act-committee>.

## What is CPA?

In November 2018, the residents of Berlin voted to adopt the Community Preservation Act, M.G.L. c. 44B, under which the Town applies a 3% surcharge on the local property tax bills to set aside funds for projects that meet the CPA eligibility requirements in the areas of **open space and recreation**, **historic resources**, and **affordable housing**. In addition to the local 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. In fiscal year 2023, the State match of Berlin's CPA funds was 99% resulting in a payment to the Town's CPA General Fund of \$303,629.

## CPA FUNDING RECAP CHART

Fiscal Year	Town Collected Surcharge	CPA Trust Fund Distribution	Match Percentage	Total Revenue
FY20	\$290,392	\$ 0	-----	\$290,392
FY21	\$281,250	\$197,541	68%	\$478,791
FY22	\$305,549	\$281,250	100%	\$586,799
FY23	\$319,659	\$303,629	99.9%	\$623,288
<b>Totals</b>	<b>\$1,196,850</b>	<b>\$782,420</b>		<b>\$1,979,270</b>

## Process for Project Submission and Approval

The Town Administrator, Town boards, commissions, committees, departments, civic organizations, and residents may bring proposals for funding to the CPAC. The CPAC will give favorable consideration to proposals which best meet CPA guidelines based on available funding.

- Project proponents submit applications to the CPAC
- CPAC reviews applications (proposed projects), seeking input from citizens and Town boards, commissions and committees
- CPAC recommends a list of projects to be included on the Town Meeting Warrant
- A majority vote of Town Meeting is required for each project to receive CPA funds

### May 6, 2024 ANNUAL TOWN MEETING RECOMMENDED CPA PROJECTS:

- **ARTICLE 26: Shared Housing Coordinator, offered through Central Mass Regional Planning Commission**  
\$10,000 FY25 \$10,000 FY26 Affordable Housing
- **ARTICLE 24: Mass Central Rail Trail Feasibility Study**  
\$30,000 Open Space and Recreation
- **ARTICLE 25: Creation of an account to support affordable housing construction and down payment assistance.**  
\$200,000 Affordable Housing
- **ARTICLE 27: South Common Playing Fields Rehabilitation with installation of well and irrigation system**  
\$300,000 Open Space and Recreation

*The projects were submitted to the CPAC requesting recommendation of funding. The CPAC voted on the projects at the scheduled January 30, 2024 meeting. The CPAC voted unanimously to recommend these projects to Town Meeting for FY25 funding.*

## *Community Preservation Projects Funded to Date*

<i>Open Space</i>	<i>Horseshoe Pond Acquisition</i>	<i>Conservation Land adjacent to Mt. Pisgah</i>
<i>Open Space</i>	<i>Community Garden Fence</i>	<i>Protective fencing for the Community Garden</i>
<i>Open Space</i>	<i>72 Carter Street</i>	<i>6.5 acres land open space Recreation.</i>
<i>Recreation</i>	<i>Tennis, Pickleball &amp; Basketball Courts</i>	<i>New Recreation Facility at South Common</i>
<i>Recreation</i>	<i>Score Board</i>	<i>New Electronic Baseball Score Board</i>
<i>Recreation</i>	<i>South Common Pavilion</i>	<i>Structure for shelter and shade</i>
<i>Historic</i>	<i>Bullard House</i>	<i>Rehabilitation of foundation and drainage</i>
<i>Historic</i>	<i>Bullard House</i>	<i>Rehabilitation, architectural, design and engineering</i>
<i>Historic</i>	<i>Artifacts &amp; Records</i>	<i>Professional Imaging of Town records/property</i>