Community Preservation Act – Review of Activities and Introduction to Year 3

September 16, 2019
Why are we here tonight?

• Provide overview of CPA and the CPC’s progress
• Update the community on first year project awards
• Provide opportunity for public comment related to the process or funding needs
• Highlight first two years of projects and budget
Introduction to CPA

The Community Preservation Act was signed into legislation in 2000 to provide a stable funding source for projects that fall into four topic areas:

• Community Housing
• Historic Preservation
• Open Space
• Recreation
<table>
<thead>
<tr>
<th></th>
<th>Open Space</th>
<th>Historic</th>
<th>Recreation</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquire</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Create</td>
<td>Yes</td>
<td>-</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Preserve</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Support</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Yes</td>
</tr>
<tr>
<td>Rehabilitate and/or</td>
<td>Yes – if</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes – if</td>
</tr>
<tr>
<td>Restore</td>
<td>acquired</td>
<td></td>
<td></td>
<td>acquired</td>
</tr>
<tr>
<td></td>
<td>or created</td>
<td></td>
<td></td>
<td>or created</td>
</tr>
<tr>
<td></td>
<td>w/CPA $$</td>
<td></td>
<td></td>
<td>w/CPA $$</td>
</tr>
</tbody>
</table>
Community Preservation Plan

• Creation and maintenance of Plan required by CPA legislation
• The purpose of the plan is to guide priorities in how CPA funds are utilized
• Document is based on public feedback and previously prepared relevant plans
• Process wrapped up with adoption by CPC in January 2018 – follow on public hearing held on October 16, 2018
Preservation Plan Goals

**Historic Preservation Goals**

- Protect, preserve, and/or restore historic properties and sites throughout Pittsfield of historical, architectural, archeological, and cultural significance.
- Protect threatened properties of particular historical significance.
- Preserve urban and rural landscapes in Pittsfield.
- Update and maintain existing historic survey forms and prepare new surveys to determine historical significance.
- Assist historic property owners in overcoming building code and accessibility concerns that are common in many of the City’s historic building stock.
- Preserve the City’s landmark churches.
- Identify and preserve artifacts and documents that have historical significance to the City.
Preservation Plan Goals

Community Housing Goals

• Acquire, create, preserve and support community housing and rehabilitate or restore community housing that is acquired or created under the CPA. Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites.

• Ensure that new housing units created with the use of CPA funds are counted toward Pittsfield’s 10% goal for affordable housing.

• Promote economic diversity of Pittsfield residents by providing housing for households earning at a range of 30%-100% of the Area Median Income.

• Provide permanent rental housing units that include family housing and accessible housing for elderly and persons with disabilities.

• Encourage non-profit organizations to build and advocate for affordable housing in Pittsfield.

• Encourage diversity in Pittsfield’s population by achieving a mix of homes that enhances community character and provides needed choices for all its residents. This includes assisting developers provide the required 20% affordable units that is often waived in downtown residential projects.

• Encourage housing designs that preserve the character of Pittsfield’s established residential neighborhoods.

• Promote Smart Growth and be guided by sustainable development principles.
Preservation Plan Goals

Open Space Preservation Goals

• Provide a sufficient amount of open space to maintain biodiversity, support habitats, and fulfill the needs of residents on a City-wide scale, including in the downtown, and at neighborhood levels.

• Protect critical watershed areas including wetlands, aquifers and maintain water bodies (Onota Lake, Pontoosuc Lake, and Richmond Pond) for water quality, habitat, recreational value and aesthetics.

• Support the preservation of existing farmland, open fields and other areas of rural character and scenic beauty within the City.

• Preserve contiguous tracts of open space by providing connections between protected parcels, thereby reducing fragmentation of plant and animal populations, maintaining animal migration routes and facilitating public use of protected land.

• Create linkages of green-space between recreation and conservation areas and cooperate with neighboring towns to create/connect/extend regional trail systems (BNRC’s High Road) where possible.

• Encourage and create incentives to promote infill and brownfield redevelopment and development in urban centers and zones identified for growth pursuant to the comprehensive planning process.

• Maintain traditional neighborhood development patterns and discourage development which damages the character of the community or the neighborhood.
Preservation Plan Goals

Recreation Goals

- Maintain and Improve Existing Recreation Areas: Parks and recreational facilities which are clean, safe, functional, attractive and easily accessible are essential to the community. Maintenance and rehabilitation of existing recreational parks and playgrounds is a high priority, as highlighted in the 2017 OSRP.

- Provide a Diversity of Recreation Facilities: A wider diversity of recreation facilities for teenage and elderly populations is needed.

- Provide for Bicycles: More bike paths, bike lanes, bike routes and bike linkages are needed in the City as many people have expressed an interest in bicycling for recreation, exercise and commuting.

- ADA Accessibility: Most of the City’s parks have some portion of the property that is ADA accessible, particularly the parks and playgrounds in the dense city center. However, there are large blocks of land that are not accessible to the disabled. The Springside Park Master Plan includes the development of an ADA accessible trail, and Clapp Park and Wild Acres planned improvements include ADA components.

- Provide Recreational and Entertainment Opportunities through capital investment: Additional low cost, high impact recreation opportunities should be provided whenever and wherever possible.
FY2018 & 2019 Community Preservation Act Fund Budget

• First two years of the program has raised $941,784.40

• Over $840,000 has been allocated for 22 projects
  – $544,648 for projects involving Historic Resources
  – $226,000 for projects involving Open Space and Recreation
  – $90,000 for one project involving Community Housing
Application Process

• Process was broken into two parts: Eligibility and Funding
• The project eligibility process opened in October with a deadline of December 3, 2018
  – 15 applications were received requesting a total of $959,800
  – All applications were deemed eligible
• The funding application process opened in December with a deadline of March 1, 2019.
  – 14 applications were received requesting a total of $1,023,706.50 (the parks signage project did not move forward)
• The 14 projects included two that were categorized as Open Space/Recreation, two under Community Housing, and ten as Historic Resources.
FY2019 Project Review Process

• All fourteen applicants were invited to present their project
• All applicants accepted invitations and presented over two evenings – April 2 and April 11, 2019
• The CPC met on April 22 to review the projects and finalize its recommendations
• The CPC recommends funding 12 projects for a total of $575,919.60
## FY2019 Funding Recommendations

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project</th>
<th>Location</th>
<th>Funding Project Cost</th>
<th>Funding Request</th>
<th>Funding Recommendation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CPA Category - Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Pittsfield – DCD</td>
<td>Construction of pickleball courts</td>
<td>TBD</td>
<td>$350,000.00</td>
<td>$52,500.00</td>
<td>$35,271.60</td>
<td>Following the selection of a preferred location, funds would be dedicated to design of facility</td>
</tr>
<tr>
<td>City of Pittsfield - DCD/Pittsfield Girls Softball League</td>
<td>Improvements to Doyle Softball Complex</td>
<td>Benedict Road</td>
<td>$22,000.00</td>
<td>$17,000.00</td>
<td>$17,000.00</td>
<td>Reconstruction of dugouts and installation of a new light</td>
</tr>
<tr>
<td><strong>City of Pittsfield - Berkshire Athenaeum</strong></td>
<td>Special Collections Preservation</td>
<td>1 Wendell Avenue</td>
<td>$14,877.50</td>
<td>$9,147.50</td>
<td>$9,148.00</td>
<td>Upgrade/replacement of UV filtering film on windows and HVAC</td>
</tr>
<tr>
<td>Berkshire County Historical Society</td>
<td>Barn restoration</td>
<td>780 Holmes Road</td>
<td>$94,425.00</td>
<td>$50,000.00</td>
<td>$25,000.00</td>
<td>Replacement of barn roof and deteriorated siding</td>
</tr>
<tr>
<td>Berkshire YMCA</td>
<td>Façade and Window Restoration</td>
<td>292 North Street</td>
<td>$6,150,000.00</td>
<td>$200,000.00</td>
<td>$75,000.00</td>
<td>Restoration of brick façade and window restoration</td>
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<tr>
<td>Berkshire Theatre Group</td>
<td>Colonial Roof Replacement</td>
<td>111 South Street</td>
<td>$96,800.00</td>
<td>$96,800.00</td>
<td>$62,000.00</td>
<td>Replacement/restoration of roof, drainage infrastructure, and damaged bricks</td>
</tr>
<tr>
<td><strong>City of Pittsfield - Historic Preservation</strong></td>
<td>Historic Cemeteries Preservation Planning</td>
<td>West/Williams Street</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
<td>$0.00</td>
<td>Developing preservation plans for the historic East Part and West Part Cemeteries</td>
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<tr>
<td>City of Pittsfield - DCD</td>
<td>Springside House Restoration</td>
<td>874 North Street</td>
<td>$1,000,000.00</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>Interior design work.</td>
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<tr>
<td>CT Management Group</td>
<td>Former St Mary’s Church Adaptive Re-use</td>
<td>653 Tyler Street</td>
<td>$6,700,000.00</td>
<td>$75,000.00</td>
<td>$37,500.00</td>
<td>Restoration of terra cotta roof and Campanile tower</td>
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<tr>
<td>Samuel Harrison Society</td>
<td>Reconstruction of workshop at the Samuel Harrison House</td>
<td>82 Third Street</td>
<td>$132,000.00</td>
<td>$100,000.00</td>
<td>$60,000.00</td>
<td>Project includes the restoration of the workshop, which was previously attached the main structure</td>
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<tr>
<td>St. Joseph’s Church</td>
<td>Restoration of iron fence</td>
<td>414 North Street</td>
<td>$215,000.00</td>
<td>$50,000.00</td>
<td>$15,000.00</td>
<td>Restoration of iron fence</td>
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<tr>
<td>Zion Lutheran Church</td>
<td>Common Room roof replacement</td>
<td>74 First Street</td>
<td>$211,012.00</td>
<td>$158,259.00</td>
<td>$100,000.00</td>
<td>Roof replacement</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$1,532,589.00</td>
<td>$140,000.00</td>
<td>$90,000.00</td>
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<tr>
<td><strong>CPA Category - Housing</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Central Berkshire Habitat for Humanity</td>
<td>Gordon/Deming Homeownership Project</td>
<td>Gordon Street/Deming Street</td>
<td>$1,312,915.00</td>
<td>$90,000.00</td>
<td>$90,000.00</td>
<td>Creation of six units between 40-70% of area median income</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$1,532,589.00</td>
<td>$140,000.00</td>
<td>$90,000.00</td>
<td></td>
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</tbody>
</table>
FY2020 Community Preservation Act
Fund Budget

• Overall budget based on an estimate of $420,000 generated from the local surcharge and an estimate of $51,034.46 matched by the state (11.57% of local)
• The overall number also includes a total of $41,761.74 carried over from FY2019
• The FY2020 budget remains consistent with FY2019 in reserving 10% for each of the three project specific categories and 5% for administrative costs
• Unallocated funds from the 10% minimum required for the three project areas carry over into a reserve for only the individual categories.
  – Remaining funds carry over into the overall reserve fund that can be allocated for projects within any of the three categories.
# FY2020 Budget Detail

<table>
<thead>
<tr>
<th>Fiscal Year 2020</th>
<th>Total Allocation*</th>
<th>FY20 Allocation</th>
<th>FY19 Reserve</th>
<th>Total Available Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>23,551.72</td>
<td>$0.00**</td>
<td>23,551.72</td>
<td></td>
</tr>
<tr>
<td>Historic Resources (10%)</td>
<td>47,103.45</td>
<td>0.00</td>
<td>47,103.45</td>
<td></td>
</tr>
<tr>
<td>Community Housing (10%)</td>
<td>47,103.45</td>
<td>5,653.52</td>
<td>52,756.97</td>
<td></td>
</tr>
<tr>
<td>Open Space and Recreation (10%)</td>
<td>47,103.45</td>
<td>35,271.60</td>
<td>82,375.05</td>
<td></td>
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<tr>
<td>Reserve</td>
<td>306,172.40</td>
<td>36,108.22</td>
<td>342,280.62</td>
<td></td>
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<tr>
<td>Total</td>
<td>471,034.46</td>
<td>77,033.34</td>
<td>548,067.80</td>
<td></td>
</tr>
</tbody>
</table>

*estimated $420,000 local surcharge and $51,034.46 state match

**reverts to overall fund reserve
FY2020 Process

• Eligibility round is now open. Applications are due by end of business on November 1, 2019.
• Projects that involve City-owned property must have support/endorsement from City as part of eligibility application.
• Projects that require endorsement from City body to determine eligibility must do so prior to CPC eligibility decisions (Historical Commission – November 18; Parks Commission – November 19).
Questions/Comments?

Contact information:

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(413) 499-9366
choss@cityofpittsfield.org

For more information:

Community Preservation Coalition - www.communitypreservation.org