

CPA is just a small part of a series of programs to take land from private ownership and to build low income housing (under the better sounding name of "affordable housing")

2 big concerns: Open space, housing

Open space by CPA - Buying land from private ownership or deeding land "in perpetuity" to prohibit building or development. It's often disguised as fixing up existing land owned by a town, like a ballpark. The real goal of Open Space is the land grab. Perpetuity deeds are the most insidious part of a land grab. It takes just a signature to deed land in perpetuity to prevent development, but 2/3 of the Mass. Legislature to undo such a deed.

Housing - Sink tons of money into new or rehabilitation in housing (usually along main corridors, where people could take buses or trains in lieu of cars) in a process unfair to private property owners by spending huge amounts of money, way beyond what a private owner could either afford or be able to recuperate through rents or sale. For instance, the King Street project in Northampton spent over 2 million dollars rehabbing a 2 1/2 story house for 10 efficiency apartments, 5 for "low income" and 5 for homeless people, who themselves would have their rent subsidized by the taxpayer.

Since the cost of Rehab doesn't have to be paid back, rent amounts can be comparatively low and the whole process is totally unfair to the private property owner, who can't compete. (If a private company did what CPA and CDCs do, they would be charged with racketeering!)

Community Development Corporations, highly funded by CPA, allow for paid positions, as does CPA (see below, "providing administrative ... expenses")

CPA's own flyer has the note: "The remaining 70 percent of the revenues may be spent or reserved for future projects in any of these three programmatic areas." Meaning monies can easily be shifted to use other than the original intended use. This often happens, with money going to acquiring land from private ownership and going into low income housing.

CPA links:

<http://www.communitypreservation.org/CPA-Adoption-Map-11.19.2015.pdf>

<http://communitypreservation.org/>

Learn About "Agenda 21", "Smart Growth", and "Sustainable Development"

<http://www.jazzpatriot.com/2012/05/south-coast-residents-learn-about.html>

Recognizing Agenda 21 in Your Community

<http://nwri.org/wp-content/uploads/2011/07/How-Public-Officials-can-Recognize-Agenda-21.pdf>

Land Grab U.S.A. (Open Space programs)

<http://prfamerica.org/positions/LandGrabUSA.html>

General Laws Chapter 44B

<http://www.communitypreservation.org/content/text-legislation>

Towns Rejecting CPA, either first time or to renew:

<http://communitypreservation.org/pprojects?qid=23&dbid=bca5gqwrk>

Total acres of land garnered by CPA:

<http://communitypreservation.org/pprojects?pg=Report-37-bcstvw3d3&t=Summary%20of%20Land%20Purchased,%20by%20Acres>

Housing units:

<http://communitypreservation.org/pprojects?pg=Report-38-bcstwv3d3&t=Summary%20of%20Housing%20Units%20Created%20and%20Rehabilitated>

How Money has been spent - note enormous amount in land and housing:

<http://communitypreservation.org/pprojects?dbid=bbzvidkqg&qid=40>

See end

"A city or town may appropriate money in any year from the Community Preservation Fund to an affordable housing trust fund. "

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section5>

Admin. and operating expenses:

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section7>

The expenditure of revenues from the fund shall be limited to implementing the recommendations of the community preservation committee and providing administrative and operating expenses to the committee.

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section8>

(how much money is lost in the administration of these funds?)

c) All surcharges on fees collected pursuant to this section shall be forwarded to the Massachusetts Community Preservation Trust Fund, established in section 9.

Will owe any taxes not collected as usual

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section16>

Flyer on Agenda 21:

<http://www.pioneertruth.org/agenda21.pdf>

In just a small, random sampling of towns:

Acquisition of land to "Open Space":

Belchertown Jackson Farm Open Space preservation of the Jackson Farm property located on Gold Street
5/14/2012

Belchertown Gerrish Property - Jabbish Brook Conservation Area Acquisition of a 90-acre parcel known as the Gerrish Property (Map 219, Lot 31.2) for the purposes of conservation and passive recreation.
5/12/2014

Belchertown APR - Wenzel Farm Agricultural Preservation Restriction on 80 acres of farm land located on Bardwell Street.
11/26/2012

Belchertown APR - Edward Land Matching funds for the purposes of placing an Agricultural Preservation Restriction (APR) on the 16 acre Property located on Warren Wright Road.
5/14/2012

Bourne Land Aquisition purchase land
5/8/2012

Bourne Land Aquisition Purchase of parcel adjacent to existing open space
5/8/2012

Bourne Land Acquisition purchase of land for open space

5/8/2012

Gloucester Essex County Greenbelt - Norcross Acquisition Essex County Greenbelt proposes to acquire and preserve a 10.3 property located off of Concord Street and Route 128 exit 13. Greenbelt will own the property and convey a permanent Conservation Restriction to the City of Gloucester. The property directly abuts Greenbelt's 300 acre Tompson Street Reservation and serves as "de facto" access point via an existing trail. A 19th century carriage road, granite retaining walls, second growth hardwood forest, riparian corridor, granite outcroppings and a large wetland area compose the majority of the property. Without the purchase and conservation restriction of this parcel, there is a significant risk that the lot could be immediately developed and its value as open space lost forever.

12/10/2013

Harwich Open Space Acquisition - Sutphin Acquisition of approximately 2 acres of land contiguous to existing conservation land

5/6/2014

Harwich Open Space Acquisition - Acquisition of approx. 4.1 acres of undeveloped land in West Harwich contiguous to existing conservation land in the Bell's Neck/Herring River area.

5/5/2015

Harwich - Acquisition of Land for Open Space. Acquire approximately 6.5 acres of land increasing an area of land being conserved

Southwick Solek property 128 Acres of farmland property on Granville Road and South Longyard Road
Easthampton Echodale Farm To purchase a 140 acre farm, in partnership with the Trust for Public Land, the local land trust, and (the state's APR program.)

9/5/2006

Easthampton Laurin Farm APR Purchase of APR with Commonwealth (MDAR) match on 59.064 acres of land.

11/20/2012

Easthampton Echodale Farm Acquire 24 acres of open space on west side of farm

2/2/2008

Easthampton Manhan Meadows CR Acquire a conservation restriction on 22 acres of woodland and riverfront (Pomeroy Meadows) with Pascommuck Conservation Trust

1/5/2011

5/21/2013

Southwick Berkshire Ave Preserve 22 acres of farm land with an Agricultural Preservation Restriction.

5/19/2015

Southwick Wild Life Habitat Preserve 57 acres for Wild Life habitat and recreation

5/20/2014

Southwick Kellog Property To preserve in open space approximately 134.4 acres.

10/10/2012

Westport Camara Land conservation restrictions Purchase of a conservation restriction on land purchased by the Westport Land Trust from the Camara family.

5/5/2015

Westport Nisby Property Conservation Restriction Purchase of conservation restriction on open space land.

5/3/2014

5/6/2013

Hatfield Create non-motorized trails Create non-motorized recreation trails on Town owned land in West

Hatfield

5/8/2012

Marshfield Pratt Land Purchase - Purchase of 37 acre Pratt family homestead with land, house, barn

11/14/2012

Marshfield Land Acquisition Holly Road Purchase of 45.67 acres for protection of wildlife and water resources.

11/4/2013

Rowley Bradstreet Conservation Restriction SA9 Granting of a Perpetual Conservation Restriction by the Town of Rowley to be held by the Massachusetts Audubon Society covering approximately 103.3 acres +/- known as the Bradstreet Open Space Parcel Main Street Lot A Map 26 Parcel 26 Lot 1 and installing monument boundary markers on various sections of the property.

11/3/2013

Rowley Girl Scout Camp Conservation Restriction A19 OCT 14 Establish a perpetual Conservation Restriction to be held by the Essex County Greenbelt Association covering a portion of the 193 Acres of land known as the Girl Scout Camp Conservation and Open Space at 390 Wethersfield Map 18 Lot 7

10/27/2014

Low income housing (in this area, we're very familiar with Easthampton - Parsons St. - and Northampton projects):

Easthampton Cottage Square - Arch Street Dev Funding towards the renovation of a historic mill building for the adaptive re-purposing of 50 units of affordable housing.

9/19/2012

Easthampton - 69 Parsons Street Development - Construction of 38 affordable rental housing units on vacant land.

9/15/2010

Aquinnah Affordable Rental Housing Replenish Rental Assistance funds for rental subsidies

5/12/2015

Aquinnah Affordable Rental Housing Replenish Rental Assistance funds for rental subsidies

5/13/2014

Aquinnah Dukes County Regional Housing Authority Support DCRHA Rental Assistance Program

5/8/2012

Aquinnah 45 State Road property Mortgage costs for purchase of 45 State Rd. homesite property

5/13/2014

Aquinnah Island Housing Trust Home Tracker Program To support this program which keep track of affordable housing properties

5/8/2012

Yarmouth Hands of Hope FY15 Assist up to 20 Yarmouth families currently living in unsuitable housing with first and last rental assistance to move into permanent year-around leased housing.

4/7/2014

Yarmouth Hands of Hope FY16 To place up to 20 Yarmouth income eligible families into permanent rental properties or to provide back rental assistance for families already living in Yarmouth rental properties.

5/2/2015

Yarmouth Home Preservation Program (HAC) 2015 Funding for Housing Assistance Corporation, a non-profit

organization, to preserve up to seven Yarmouth homes for income eligible homeowners.

5/2/2015

Yarmouth Our First Home. 908 West Yarmouth Affordable Homes Funding for Our First Home, Inc, a non-profit organization, to construct two single family affordable homes on a vacant 1.2 acre parcel of land on West Yarmouth Road.

5/2/2015

Yarmouth Habitat for Humanity Virginia Street Construction For the construction of 6 single-family deed restricted 100% affordable homes on two vacant parcels of land on Virginia Street.

4/7/2014

Yarmouth Municipal Affordable Housing Trust #7 Seventh transfer from the Community Preservation Fund to the Municipal Affordable Housing Trust for affordable housing.

4/1/2013

Yarmouth Municipal Affordable Housing Trust Deposit #6 Sixth transfer from Community Preservation Fund to the Municipal Affordable Housing Trust for affordable housing

4/2/2012

Yarmouth Municipal Affordable Housing Trust Deposit #8 Eighth appropriation from the Community Preservation Act Fund to the Municipal Affordable Housing Trust to create, preserve, and support affordable housing.

4/7/2014

Yarmouth Municipal Affordable Housing Trust Deposit #9 Ninth appropriation from the Community Preservation Act Fund to the Municipal Affordable Housing Trust to create, preserve, and support affordable housing.

5/2/2015

Yarmouth Housing Trust Buy Down 2012 Program To buy-down 4 single-family market rate homes and resell them at an affordable level to income eligible families.

4/2/2012

Yarmouth Great Island Apartments To create 25 new one and two-bedroom rental apartments and one mixed-use commercial building. The property is located on Route 28 and Reindeer Lane in West Yarmouth and the existing duplex-style buildings will be replaced.

10/22/2012

Westford Affordable Housing Trust To the Affordable Housing Trust for the creation, preservation, support, rehabilitation or restoration of affordable housing and any other related costs

3/24/2012

Westford Affordable Housing Trust To the Affordable Housing Trust for the creation, preservation, support, rehabilitation or restoration of affordable housing and any other related costs.

3/23/2013

Weston Affordable Housing Staff Support Staff support for creation, preservation, and support of community housing. Includes municipal staff support and participation in a regional housing services office.

5/14/2014

Weston Affordable Housing Staff Support Staff assistance for creation, preservation, and support of community housing. Includes municipal staff support and participation in a regional housing services office.

5/9/2012

Weston Affordable Housing Staff Support Staff assistance for creation, preservation, and support of community housing. Includes municipal staff support and participation in a regional housing services office.

5/20/2013

Weston Affordable Housing Staff Support Staff support for creation, preservation, and support of community housing. Includes municipal staff support and participation in a regional housing services office.

5/13/2015

Salem Congress/Dow Street Revitalization The project involves the acquisition of 52-60 Dow Street (1 building) and 105-111 Congress Street (2 buildings) in the Point Neighborhood by North Shore Community Development Corporation, which will be renovated into a total of 35 housing units and one commercial space, providing affordable housing for low income families. This project, post rehab, is important since it highlights the historical significance of architecture and construction post the Salem fire from 100 years ago. The Congress & Dow Street renovations will benefit the public in several ways. The enhancement of the building's exterior common areas with green space will complement the public park that is currently across the street. On the Dow Street side of the building, there is a large, open, concrete area leading from the sidewalk and street to the entryway to the buildings which could, with relatively minimal investment in landscaping, be transformed into an attractive urban green space. It creates further greening of an area that is currently paved with asphalt. The project will consist of thirty-five affordable housing units for low-income families. There is a strong demand for housing directed at this population and the Massachusetts Department of Housing and Community Development (?DHCD?) places a high funding priority on this form of housing. Please note that there are two locations, but only one shows on the map.

6/26/2014

Salem Harbor & Lafayette Homes This project is located in Salem's historic Point neighborhood. Preservation activities at 2 individual properties. 15-17 Harbor Street is a 3-story, 17 unit SRO building and planned preservation of the building includes updating and repairing the exterior stucco and brick veneer to make it watertight and ensuring its structural integrity. 104-106 Lafayette Street is a 3-story building with 10 units of SRO housing and planned preservation work includes new roof, windows and brick pointing to fix structural issues including water leaks. The funding is contingent the work funded with CPA only include preservation activities as provided by the DHCD Public Housing Notice 2013-12.

5/28/2015

Northampton Valley Community Development Corporation King Street SRO Creation of eight enhanced single room occupancy units on King Street

1/15/2009

Northampton Valley CDC Predevelopment Loan Fund (2) Funding for predevelopment activities related to affordable housing, including appraisals and legal services.

12/17/2009

Northampton Valley Community Development Corporation Predevelopment Fund Funds transferred for predevelopment for community housing projects, such as appraisals, legal services, agreement deposits, etc.

1/15/2009

Northampton Service Net - Access to Housing For the support of low income housing via loans to fund first, last and security deposits of low income individuals.

4/18/2013