

COMMUNITY PRESERVATION PLAN

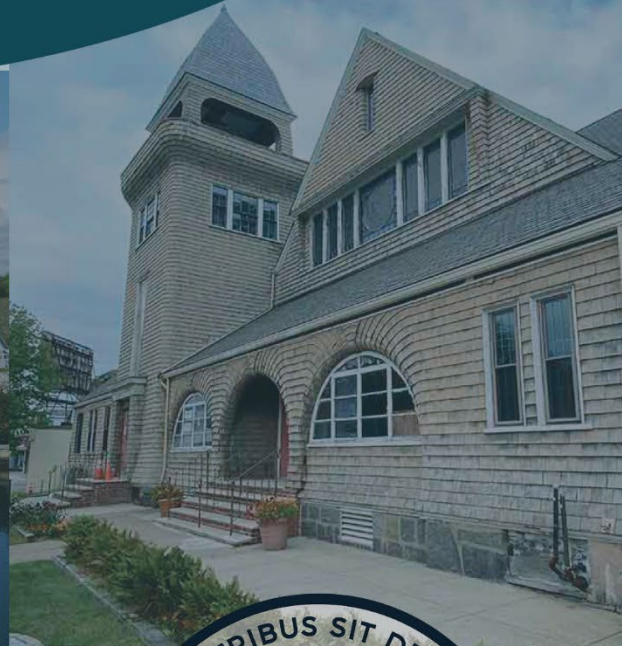
OCTOBER
30, 2024

FY2023–FY2027

The Boston Community Preservation Committee and the CPA Program Administration prepared this plan, to be updated annually, to help guide the City of Boston's allocation of CPA funds for fiscal years 2023 through 2027 (July 1, 2022-June 30, 2027).

This document has been updated as of October 2024 and it includes data from FY2018 to FY2024.

THE COMMUNITY PRESERVATION COMMITTEE APPROVED
THIS PLAN ON 9/27/22.



JM GOLDSON LLC

CPA

Community
Preservation
Act

This page intentionally left blank

October 30, 2024

Dear Members of the Boston Community:

We are pleased to present the Boston Community Preservation Plan (CP Plan) for FY2023 - FY2027.

This plan reflects several months of analysis, engagement, and thoughtful consideration to create goals for the Boston Community Preservation Act (CPA) Program over the next five years, which will be reviewed and updated annually.

The Community Preservation Committee (CPC) and Community Preservation Office staff collaborated with the support of a consultant to evaluate the City's existing program to develop strategic goals that will help guide applicants for funding and the CPC's funding recommendations to the Mayor and City Council.

The CPA Program has substantially and directly benefited the Boston community by creating and preserving affordable housing, creating, and improving open space and recreation, and preserving historic resources. The City has used CPA funds to support projects in every Boston neighborhood, promote greater equity, and strengthen our City's climate resilience.

Since its implementation in 2018, the Community Preservation Act (CPA) Program has significantly advanced Boston's community development goals. The CPA plan facilitated the creation of 2,200 new affordable housing units and assisted 380 first-time homebuyers, addressing Boston's pressing housing needs. In addition, the plan funded 133 open space projects, enhancing recreational areas across neighborhoods, and supported historic preservation by investing in 159 projects that maintain Boston's heritage. These efforts collectively strengthen community equity, climate resilience, and neighborhood vitality.

We look forward to the next three years to continue to improve the quality of life for you and your neighbors.

Sincerely,

Felicia Jacques, Chair, Community Preservation Committee
Thadine Brown, Director, Community Preservation Office

TABLE OF CONTENTS

Table of Contents	4
Executive Summary	7
Chapter 1: Overview	15
Chapter 2: Summary of Findings	22
Chapter 3: Overall Goals	45
Chapter 4: Affordable Housing	49
Chapter 5: Open Space and Recreation	65
Chapter 6: Historic Preservation	75
Chapter 7: Recommendations for Program Operations	88
Appendices	100

ACKNOWLEDGMENTS

Thank you to the community members, community-based organizations, including CPA applicants and grantees, Community Preservation Committee members, City staff, and public officials who contributed their time and local knowledge to this report by participating in interviews and surveys. In total, 269 past applicants and community organizations gave their input through a survey, and the project team conducted 25 one-on-one interviews.

COMMUNITY PRESERVATION COMMITTEE MEMBERS

Felicia Jacques, Chair
Kenzie Bok, Member
William Epperson, Member
Michael Parker, Member
Darian Leta, Member
Phuongduy Tran, Member
Priscilla Rojas, Member
Ann Sanders, Member
Robert A. Whitney, Member
Kate Bennett (former)
Matt Kiefer (former)
Madeligne Tena (former)
Kannan Thiruvengadam (former)
Ying Wang (former)
Carol Downs (former)

TREASURY DEPARTMENT

Jerica Bradley, Interim Treasurer
Margaret Dyson, Trust Manager, City of Boston Treasury Department
Maureen Garceau, First Assistant Collector-Treasurer, City of Boston Treasury Department (former)

COMMUNITY PRESERVATION OFFICE STAFF

Thadine Brown, Director
Rakia Islam, Manager of Engagement and Operations
Amber Delgado, Grant Compliance Manager
Kenya Thompson - Manager of Projects and Planning
Liz Cook, Open Space and Recreation Project Manager
Lauren Han, Historic Preservation Project Manager
Gillian Lang, Historic Preservation Consultant
Lizbeth Sanchez, Contracts and Operations Coordinator
Rachel Guilfoil, Open Space and Recreation Consultant (former)

Brendan Killarney, Contract Administrator (former)
Courtney Whelan, Historic Preservation Consultant (former)

CITY OFFICIALS AND DEPARTMENT REPRESENTATIVES

Joe Bagley, City Archaeologist, Department of Archaeology
Catherine Baker-Eclipse, Director of Design and Construction, Department of Parks and Recreation
Mariangely Solis Cervera, Chief of Equity and Inclusion, Equity and Inclusion Cabinet
Sheila Dillion, Chief of Housing and Director of the Mayor's Office of Housing
Carrie Marsh Dixon, Executive Director, Boston Parks and Recreation Commission
Devin Quirk, Director of Real Estate, Boston Planning, and Development Agency
Sally Zimmerman, Former Historic Preservation Consultant, Community Preservation
Rosanne Foley, Executive Director, Boston Landmarks Commission (former)
Nicholas Moreno, Executive Director, Boston Conservation Commission (former)
Para Jayasinghe, City Engineer, Department of Public Works (former)
Reverend Mariama White-Hammond, Chief of Environment, Energy, and Open Space, City of Boston
Environment Department (former)

EXECUTIVE SUMMARY

WHAT IS THE CPA?

The Community Preservation Act (CPA) is state-enabling legislation (MGL c.44B) that allows municipalities to generate funds to promote affordable housing, historic preservation, open space protection, and outdoor recreation. CPA funds can help improve the quality of residents' lives, enhance neighborhoods, strengthen communities, and promote equity. Boston residents voted to adopt the CPA in November 2016 with the support of 74 percent of the voters, and the municipality has been allocating CPA funds in Boston neighborhoods since 2018.



Lena Park | Unity Park Ribbon Cutting. Source: Boston Community Preservation Program

Boston generates CPA funds through a one percent local real property tax surcharge. Each year, a variable distribution from the State Community Preservation Trust Fund (Trust Fund) is also made. From 2018 to 2024, the program brought in more than 192 million dollars and funded almost three hundred grants in the City.

Some of the accomplishments of the CPA program to date are:

- Created 2,200 new affordable housing units¹.
- Assisted 380 first-time home buyers.
- Funded 13 projects to preserve historic buildings that house organizations that provide social services to the community, including legal services, food pantries, substance abuse recovery programs, immigrant heritage centers, and veterans' assistance programs.
- Funded 51 projects for the historic preservation of historic properties of religious institutions that offer services to the community, including food pantries and hosting alcoholics anonymous meetings.
- Improved 59 open space and recreation resources.
- Funded 12 projects for planting trees and preserving vegetation.
- Acquired, designed, or constructed 62 new open spaces and recreation resources.

"Overall, I have a positive impression of the CPA and CPC. The CPC brings innovation and a broader lens when looking at projects. The committee members care and want to use the money well. They respect the public element and engage with community members well." – Excerpt from an interview.

¹ This figure includes 379 housing units that were initially purchased at market rate and subsequently converted into affordable housing. On the CPA Office's project map, these initiatives are labeled as "acquisition of market-rate housing units to preserve affordability".



The old William Barton Rogers School has been converted into The Pryde, an LGBTQ-friendly senior housing development. Source: Boston Community Preservation Program

WHAT IS THE CPC?

The Mayor and City Council appoint a Community Preservation Committee (CPC) to recommend a slate of CPA projects for funding. The CPC approves an annual Community Preservation Plan, recommends an administrative budget, sets priorities, solicits community input, reviews project proposals, and makes recommendations, holding at least one public hearing annually. All CPC meetings are open to the public. Attendance by at least five of the nine members represents a quorum. CPC members will recuse themselves from a vote if they, their colleagues, or family members have a vested interest.

WHY WAS THIS PLAN CREATED?

This community preservation plan was created to help guide the CPC's funding decisions. Laying out the program's goals and priorities will help the CPC prioritize projects to recommend for funding. The City of Boston began this process so that the municipality could clearly understand how the program has progressed so far and what the City aims to do in future years.

HOW WAS THIS PLAN CREATED?

Through the City of Boston, the Community Preservation Committee (CPC) contracted with JM Goldson, a planning consultancy, to assist with preparing an updated Community Preservation Plan. The consultant team evaluated the City's existing Community Preservation Program, including the type and location of funded and unfunded projects, comparing the program's performance to its existing Community Preservation Plan and other relevant City plans and measuring equity of fund distribution using a variety of indicators. A summary of findings is included as part of this plan (see the Appendix).

The consultant team solicited input from several city departments, the CPC, the CPA Program staff, and community organizations through interviews and a survey to assist with this analysis. Chapter 2 provides more information about the planning process.

WHAT DID WE LEARN?

ANALYSIS REPORT

In developing the Analysis Report, the project team first compared the goals of the current community preservation plan to other plans for the City of Boston, including Imagine Boston 2030, Boston's Housing Plan, the Open Space and Recreation Plan, and more. The following are some of the key findings from this analysis.

- Ultimately, the 2018-19 CP Plan is closely aligned with the other relevant city plans, as described below.
- The CP Plan's goals and priorities are aligned with the other affordable housing goals set by other City plans.
- Currently, no plans in the City of Boston focus on historic preservation with specific goals and priorities; however, other city plans have recognized the importance of historic preservation.
- Overall, the CP Plan goals and priorities in the open space and recreation category are aligned with the goals and priorities identified in other City plans, as they are focused on acquiring new open space, improving existing open spaces, and protecting the natural environment in Boston.
- The CP Plan does not list goals for specific locations, like in the Imagine Boston 2030 report, though those goals can still be achieved by following the goals and priorities outlined in the CP Plan.

Another critical component of the report was the analysis of projects that have received CPA funds. The project team analyzed the project descriptions and performed spatial analysis, comparing the projects to various indicators to measure the impacts of the projects. A summary of these findings can be found throughout this document, and a complete study report can be found in the Analysis Report.

The final piece of the Analysis Report was determining the level to which the CPA program has met the goals set out in the plan. The project team analyzed the projects in each CPA category against the goals to determine how each goal has been addressed through the funded projects. The funded projects have addressed most of the goals set out in the original plan. The analysis report provides a complete description of the analysis and findings from this portion of the study.

INTERVIEWS

To learn more about the CPA program in Boston, the project team held one-on-one interviews with 25 individuals, including CPA program staff, CPC members, and representatives from departments that work directly with the CPA program.

The project team learned about the program from various perspectives through the interview process. Overwhelmingly, the opinions of the interviewees about the CPA program were positive. Interviewees expressed that the CPA program does essential work in funding Boston communities.

Some of the areas for potential improvement brought up by interviewees included refining the application process; increasing the CPA staff capacity; improving coordination between CPA staff, CPC, City Departments, and neighborhood groups; clarifying the role of the CPC; determining how to be more equitable; and refining the goals and priorities in the plan.

A summary of the interview findings can be found in Chapter 2.

SURVEY

The project team designed a survey sent to over three hundred past applicants and neighborhood organizations in Boston. The survey directed past applicants to answer questions about the application process and asked all respondents about their perspectives and opinions about the CPA goals and priorities. Two hundred and sixty-nine people participated in the survey. Some of the key findings are listed below. A summary of the survey and all key findings can be found in Chapter 2.

- Past applicants indicated that they found the application medium difficult and that it became slightly more accessible to complete over time.
- The most significant open space priorities among survey respondents include creating more open space projects in underserved neighborhoods and protecting natural resources to mitigate the impacts of climate change.
- In the active recreation category, most respondents indicated that improving parks, playgrounds, or athletic fields in underserved areas and creating more parks, playgrounds, or athletic fields in underserved neighborhoods was significant.
- The community housing project idea with the most support was ensuring that existing homes stay affordable.
- When asked what types of historic preservation projects are the most important, preserving historic properties that honor historically marginalized populations scored the highest.

- Most respondents agreed that allocating 50 percent of funds to affordable housing and 20 percent each to open space and recreation and historic preservation was a good distribution. The remaining ten percent is allocated as needed to other projects in the three program areas.
- One of the concepts mentioned most was climate change. Survey respondents emphasized the need for climate-focused initiatives within projects in every category.
- Survey respondents indicated that CPA funding should go toward creating spaces and opportunities for individuals, children, and families and improving conditions in underserved neighborhoods so that all people who call Boston home can feel welcomed and valued.

WHAT ARE THE CPC'S FIVE-YEAR CPA GOALS?

The CPC created these goals by carefully considering input from each component of the planning process, including the quantitative analysis, interviews, a survey, CPC meetings, and working sessions. There are overall goals that apply to all categories and goals within each category as well. The relationship between the overall goals and category goals is illustrated in the graphic below. Each of the goals listed below is further described in the following chapters.



OVERALL CPA GOALS

1. Prioritize CPA funding for projects that further equity by addressing needs in the City's historically underserved neighborhoods and marginalized populations.
2. Prioritize CPA funding for projects that advance Boston's climate resilience and sustainability.
3. Balance the use of CPA funds to support community-led projects and further City priorities as documented in current City plans.

4. Continue to establish a CPA funding allocation formula annually to help guide CPC recommendations.

AFFORDABLE HOUSING GOALS

1. Create new affordable housing units in all Boston neighborhoods, including areas with higher median household income, to help provide greater opportunities, mobility, and choice while preventing people from being priced out of their current neighborhoods.
2. Preserve naturally occurring affordable housing through acquisition and preservation programs.
3. Continue to fund CPA funds to promote homeownership, enable household equity growth, and help address the racial wealth gap.
4. Consider support for local rental assistance and relief programs to expand the limited reach of existing federal and state housing vouchers.

OPEN SPACE AND RECREATION GOALS

1. Promote climate equity and resilience by supporting open space and recreation initiatives that help mitigate the effects of climate change for Boston residents, especially BIPOC populations and neighborhoods that lack access to quality open space and recreation.
2. Create more public open spaces in historically underserved Boston neighborhoods to promote health equity for BIPOC and other marginalized populations.
3. Rehabilitate existing parks, playgrounds, athletic fields, greenways, and schoolyards in historically underserved Boston neighborhoods to promote health equity for BIPOC and other marginalized populations.
4. Promote healthy local food access in historically underserved Boston neighborhoods such as through funding for community gardens, urban agriculture properties, and community farms.
5. Promote the creation of greenways that connect neighborhoods, provide park and recreation amenities, and support multimodal recreational infrastructure, including biking and walking.

HISTORIC PRESERVATION GOALS

1. Support historic preservation projects that help address affordable housing needs.
2. Favor projects that honor the history and historical contributions of Boston's BIPOC and other historically marginalized populations.
3. Further preservation and rehabilitation of properties that provide public access or environmental and/or social benefits.
4. Protect privately owned properties that are threatened by demolition or demolition by neglect and will provide a demonstrated public purpose.

Eligibility

The appendix at the end of this Plan contains an eligibility chart to help define what types of projects are allowed and what does not qualify as a CPA project. These [eligibility charts](#) help interpret the [state law](#).

CPA funds are primarily limited to capital projects and include purchasing, constructing, and preserving affordable housing, open space, parks, recreational spaces, and historic resources. Restoration and renovation are allowable for historic resources, parks, recreational spaces, and open spaces. CPA funds may not be used for operation, maintenance, or programming. [The CPA legislation](#) outlines more detailed information and definitions of allowable projects.

CHAPTER 1: OVERVIEW

INTRODUCTION

The Community Preservation Act (CPA) is state-enabling legislation (MGL c.44B) that allows municipalities to generate funds to promote affordable housing, historic preservation, open space protection, and outdoor recreation. CPA funds can help improve the quality of residents' lives, enhance neighborhoods, strengthen communities, and promote equity. Boston residents voted to adopt the CPA in November 2016 with the support of 74 percent of the voters, and the City has been allocating CPA funds in Boston neighborhoods since 2018.

The CPC and CPA Program staff will use this plan to help decide how to recommend allocating CPA funding. The CPC encourages future applicants seeking CPA funds to refer to this plan to guide their CPA requests and enables the Mayor's Office and the City Council to use this plan to guide decisions on the allocation of funds.

This plan is created following the Community Preservation Act (CPA), Massachusetts General Laws c. 44 B s. 5 (b) (1). The law states: "The community preservation committee shall study the needs, possibilities, and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation."

"I love what the CPA represents, and you all have funded some great projects. I hope the work continues." – Survey respondent.

CPA ELIGIBILITY

The CPA funds four general project types: community housing, historic preservation, open space, and outdoor recreation. The eligibility chart is included in the appendices.

Community Housing: The City can use CPA funds to acquire, create, preserve, and support community housing for households with incomes at or below 100 percent of the Area Median Income (AMI). The AMI for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area is \$148,900². The CPA legislation defines Community Housing as "low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing." Some of the CPA-funded housing projects in Boston resulted in newly constructed affordable units, acquiring market-

² Department of Housing and Urban Development's Office of Policy Development and Research, "FY 2023 Income Limits Documentation System.", HUD User, https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?STATES=25.0&INPUTNAME=METRO14460MM1120*2502507000%2BBoston+city&statelist=&stname=Massachusetts&wherefrom=%24wherefrom%24&statefp=25&year=2024&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2024&SubmitButton=View+County+Calculations, Accessed on July 8th 2024.

rate units to convert to permanently affordable units, and direct housing assistance for income-eligible first-time homebuyers. This document interchangeably uses community housing and affordable housing (the more commonly used term outside of CPA).

Historic Preservation: The city can use CPA funds for the historic preservation of buildings, structures, documents, artifacts, and vessels, including acquisition, preservation, rehabilitation, and restoration. The property must be listed on the State Register of Historic Places or determined to be locally significant by the Boston Landmarks Commission. The Massachusetts Historical Commission maintains the State Register of Historic Places.

Open Space & Recreation: The City can use CPA funds to acquire, create, and preserve open space and natural resources. Open space is defined as “land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater marshes and other wetlands, the ocean, rivers, streams, lakes, pond frontages, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and land for recreational use.” Some examples of open space projects in Boston include planting trees and vegetation in several projects, including on the Charles River Esplanade, Cedar Grove Cemetery, Mount Hope Cemetery, and Belle Isle Marsh; design and construction of new parks; and renovations to existing parks and playgrounds, such as adding sea level rise mitigation features to Langone Park in the North End.

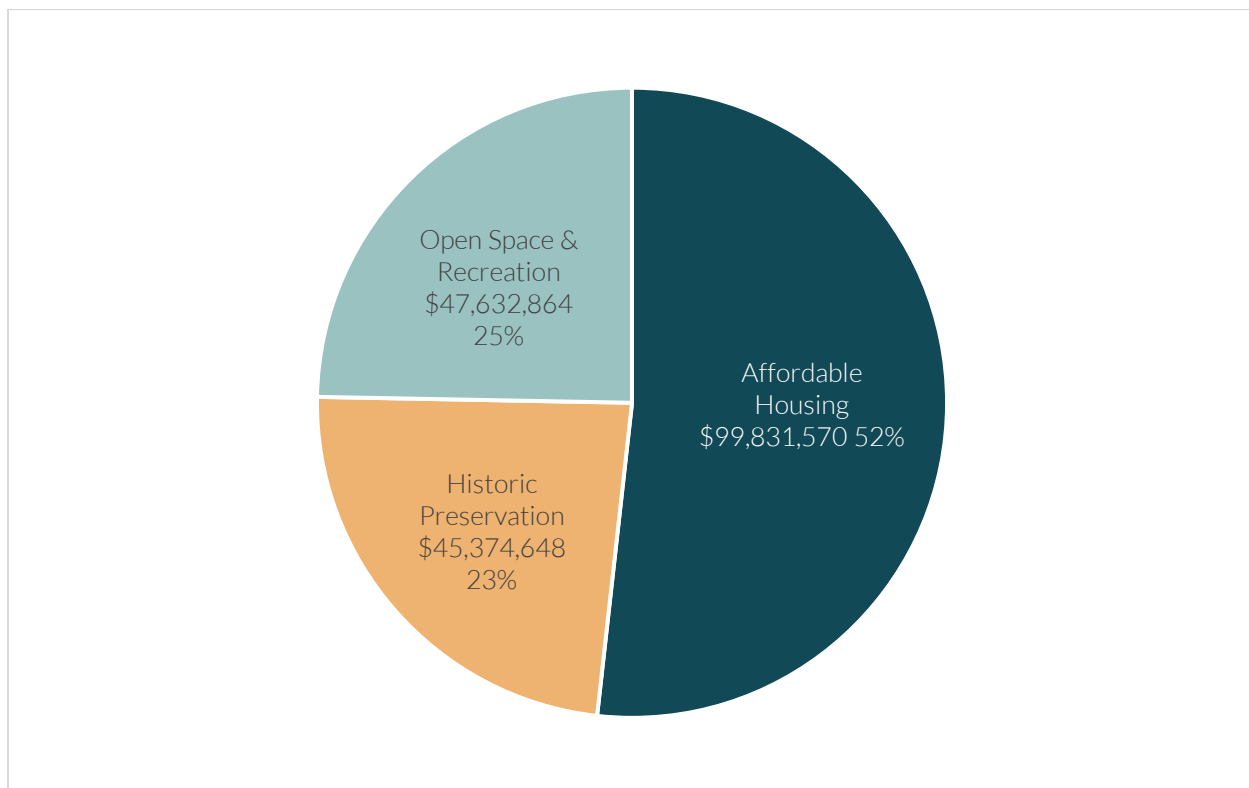
The City can use CPA funds for recreational land use as it does for open space. However, with recreational land use projects, it is also possible to fund the rehabilitation and restoration of existing outdoor recreation land (these don't need to have been acquired or created using CPA funds, as it is with rehabilitation and restoration of open space). The CPA legislation defines recreational use as including but not limited to “the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field.” Some of the recreation projects in Boston include the creation of community gardens and walking trails in parks.

BACKGROUND

CPA IN BOSTON

Boston adopted the Community Preservation Act through a ballot initiative in November 2016. Seventy-four percent of Boston voters voted in favor of adopting the CPA. Boston generates CPA funds through a one-percent local property tax surcharge and a variable distribution from the State Community Preservation Trust Fund.

PROJECT FUNDINGS AWARDED BY CATEGORY (2018-2024)



Notes: 1) This chart includes updated data provided by the City in June 2024; 2) CPA funding allocation information shows what the City approved but does not account for projects that were withdrawn after funding was approved. For example, there have been projects in East Boston, Dorchester, South Boston, and the West End that were withdrawn after being approved for CPA funds.

The City implemented its first round of CPA funding in 2018 and has allocated more than 192 million dollars between 2018 and 2024 to community preservation projects across the CPA funding categories. Up to five percent of total CPA funds may be spent for CPC administration. In addition, the CPA statute requires a minimum of ten percent be spent or reserved for each of the following CPA categories:

1. Affordable Housing
2. Historic Preservation
3. Open Space

The Community Preservation Committee (CPC), Boston's City Council, and others determine on a discretionary basis the total percentage of CPA funds allocated to each CPA category above the ten percent minimum.

The CPC has been following a funding allocation target. Five percent of the CPA budget is set aside yearly for administrative costs. The remainder of the budget is available for CPA-eligible projects. Of the project budget, the CPC has target allocations of 50 percent of funds for affordable housing, 20 percent for open space and recreation, 20 percent for historic preservation, and 10 percent for any CPA category.

The CPC has used this allocation formula as a guideline since 2019. In 2018, the program's first year, 20 percent of the funding was allocated to affordable housing and 40 percent each to historic preservation, open space, and recreation. According to staff, this initial allocation with priority for historic preservation, open space, and recreation projects was based on the CPC's desire to focus first-year funding on shovel-ready projects that could positively impact Boston community members.

WHO DECIDES HOW THE FUNDS ARE SPENT?

Boston established a Community Preservation Committee (CPC) as required by MGL c.44B, responsible for making funding recommendations to the City's Mayor. The mayor then submits the recommendations to the City Council, which hosts a public hearing. The City Council can approve or deny the CPC's recommendations. The City Council can also approve the CPC's recommendation for a reduced funding amount. The City Council may not approve funding without a recommendation from the CPC.

The CPC has nine members, including four at-large members from the public who the City Council appoints. All committee members serve a three-year term and may serve a maximum of two terms. Per MGL c.44B, the CPC also includes a member from each of the following five entities:

- Boston Conservation Commission
- Boston Landmarks Commission
- Boston Housing Authority
- Boston Planning and Development Agency
- Parks and Recreation Commission

The role of the CPC is to:

- 1) Study the City's community preservation needs, possibilities, and resources and produce a Community Preservation Plan (CPP)³

³ This document is the Community Preservation Plan (CPP)

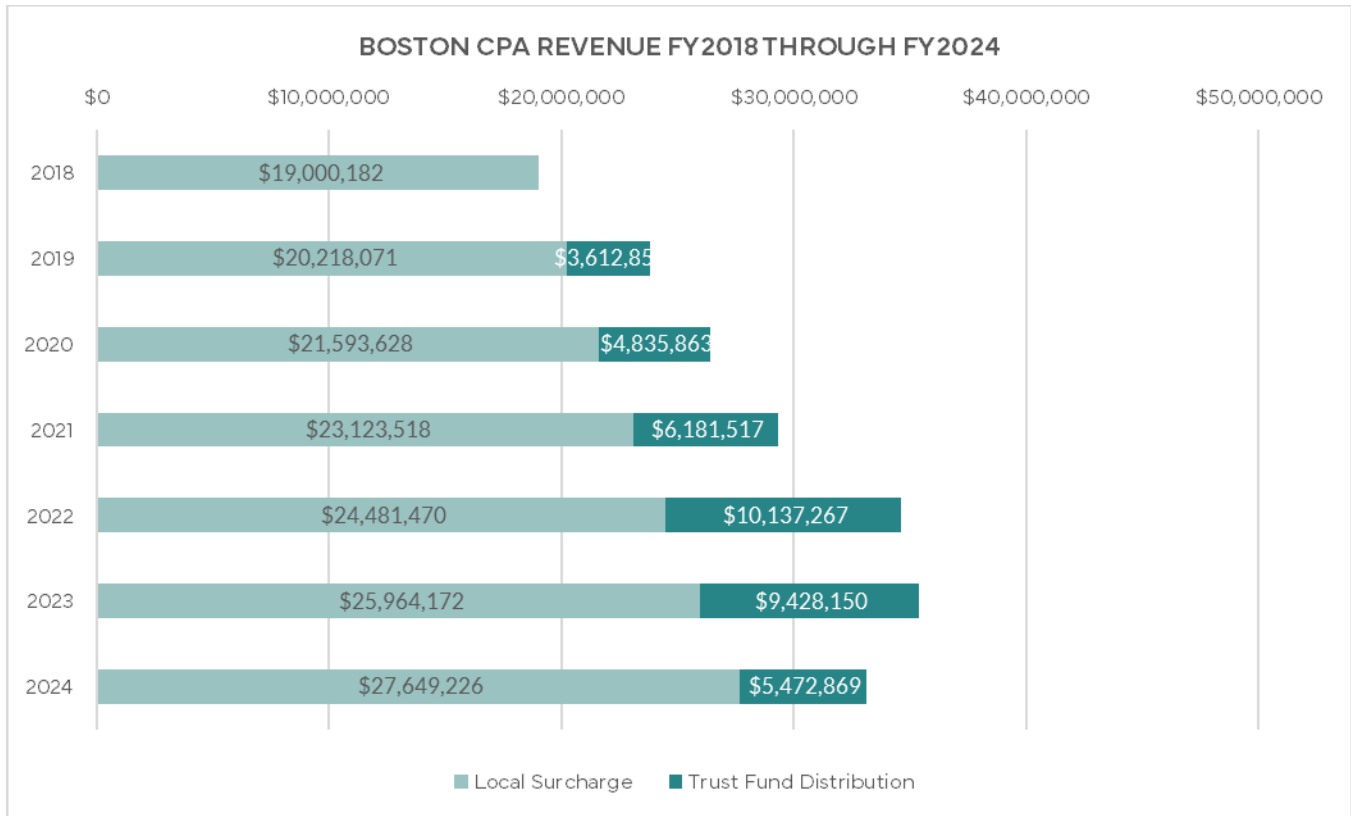
- 2) Hold a public informational hearing regarding the study before updating the Plan⁴
- 3) To make recommendations to the Mayor and City Council for funding projects with CPA funds

Boston's CPC meets regularly. During the CPA application period, the CPC typically meets on Thursdays from 12 PM to 2 PM and on Mondays from 5:30 PM to 7:30 PM. Additional meetings are held at the discretion of the CPC. These are open public meetings, and members of the public are welcome and encouraged to attend. Notices of CPC meetings and agenda (with links for virtual meetings, when needed) are posted on the City's Public Notices webpage, which can be found on the City's website: <https://www.boston.gov/public-notices>. Boston's Community Preservation staff hosts presentations, Q&A sessions, forums, and meet-and-greets across the city.

HOW MUCH FUNDING IS AVAILABLE?

Boston generates CPA funds through a one percent local real property tax surcharge and a variable distribution from the State Community Preservation Trust Fund (Trust Fund). Boston has collected more than \$201 million (as of October 2024) – this figure includes more than \$162M raised through the local surcharge and \$39M through the Trust Fund distributions. In FY2024, the local property tax surcharge generated \$27,649,226, and the Trust Fund distribution was about \$5,472,869 (a 16.5 percent state funding). The following graph shows the CPA program's revenue from 2018 to 2024.

⁴ Public hearings of the Committee shall be planned to maximize citizen attendance including a preference to hold hearings in the evenings or off-site from City Hall. The public hearing shall be posted publicly on the City website and published for each of two weeks preceding a hearing in a newspaper of general circulation in the City.



Note: In 2018, the state contribution was \$0 because the state contribution in one year is based on the prior year's local contribution. Boston's program was in its first year of existence in 2017 and therefore did not have a local contribution on which to base a match for 2018. Local contributions for FY24 include FY24 commitments only and may differ from figures reported to the state.

Source: Community Preservation Coalition, "Information on Individual CPA Communities", 2024, at:

https://www.communitypreservation.org/cpc-report?report_src=bbzvidkqg|a=dr&rid=287, accessed on July 8th, 2024;

City of Boston CPA Office, 2024

APPLICATION AND FUNDING PROCESS

The Boston CPC accepts applications for CPA funding annually in the fall; applicants must submit an eligibility form. Upon review of eligibility forms, the CPA Program staff will invite eligible applicants to submit a complete application. Instead of an eligibility form, affordable housing CPA funds applicants must submit a letter of intent and complete a Request for Qualifications by late September.

Eligible candidates are invited to submit applications between early October and early November. The CPC requires application materials to be submitted online. Application materials and deadlines are updated annually. Current application forms and deadlines are available on Boston's CPC webpage, "[How to Apply for Community Preservation Funds](#)."

The CPC considers each funding application based on the project's merits and the available CPA balance. It reviews all applications by January and, through a majority vote, determines a list of proposals to recommend to the Mayor in February.

CHAPTER 2: SUMMARY OF FINDINGS

The project team conducted a thorough analysis of the CPA program in Boston as a basis for updating the Community Preservation Plan. Through this process, the project team reviewed what the Boston CPA program has funded, how it coordinates with other City departments, conducts community outreach, communicates with residents and organizations, and what the CPA application process is like for applicants. Overall, the CPA program in Boston has been a noted success. The findings derived through this process informed the development of the goals in this document, which are intended to help the CPA program build on its success. The following are some of the key findings from this analysis process.

"I would say that the program has been an extreme success. I'm impressed by the CPA staff, and I'm supportive of the program" – Interviewee.

The CPA program funded **346** projects from 2018 to 2024, totaling **\$192,822,648**.



Chinatown, Downtown Boston, the South End, South Boston, and Back Bay are the neighborhoods **most vulnerable to heat events** according to Boston's Heat Resiliency Plan.

The **Roxbury** and **Dorchester** neighborhoods received the most funding from Boston. However, the average person in Roxbury benefits from **\$626.58** in funding, while the average person in Dorchester benefits from **\$196.70**. Even though Dorchester has more than twice the population of Roxbury, funding per person is less than a third in comparison.



Survey respondents emphasized the need for **climate-focused initiatives** within projects in every category.



Interviewees emphasized the need to **streamline** the application process.

Applicants have praised the CPA staff for their help and willingness to support them. However, a revised application and eligibility form can help ensure that projects are **"shovel-ready"** when they receive funding without needing as much support from the staff ^[1].

228 out of 346 projects (65 percent), totaling over \$129M of CPA funds, have been awarded in Boston areas in which over 65 percent of households earn less than the AMI, over 40 percent of households live below the poverty line, over 6% of residents have a language access need, or over 65 percent of residents identify as Black, Indigenous, and People of Color (BIPOC).

^[1] Since this CPP was written in 2022, the CPA Office has revised the application and eligibility form to ensure funding priorities for "shovel-ready" projects.

ANALYSIS APPROACH

The project team evaluated the Community Preservation Program using qualitative and quantitative methods. The team began the analysis process in January 2022 by performing geographic and statistical analysis of the projects that the CPA has recommended for funding. Then, the team conducted the engagement portion of the analysis, which consisted of interviews and a survey. This process is illustrated in the project timeline below. The following paragraphs detail the methodologies applied to each portion of the analysis and engagement phases of the project.



The team reviewed the 2018-2019 Community Preservation Plan (CP Plan), particularly considering each project category's goals and funding priorities. The project team then compared the CP Plan's goals and priorities to those of other relevant City plans to determine whether the CP Plan is aligned with other City departments and programs.

The team analyzed the program and funded projects at the city level. The project team mapped the projects that the City has funded. It compared them to neighborhood-level indicators, including poverty level, median income, percentage of the population identifying as BIPOC, access to open space, households with limited English language capacities, educational attainment, commuting time, citizenship, and housing vacancy. The team used web mapping and advanced geospatial analytics software to perform the spatial analysis. As part of this process, the project team visited the CPA project sites across all categories in each of Boston's neighborhoods. This allowed the team to better understand the local context of each project and the different characters that each neighborhood has. Please see the separate Analysis Document for a complete research report.

The project team also conducted one-on-one interviews with City CPA staff, department heads who work directly with CPA, and members of the Community Preservation Committee. The interviews were essential to learning how the CPA program has operated in the past, what has gone well, and what should be changed looking forward. The project team also surveyed past applicants and community organizations that may apply for CPA funds in the future. The survey asked past applicants about the application process and gathered insight about how the application process might be improved. The survey also asked all participants how they would want to see the CPA program prioritize types of projects.

The analysis and engagement processes led the project team to create the goals presented in this document. Engaging with those with a special knowledge of CPA gave the team insight into improving the process. The survey of community leaders aided in developing priorities that reflect the city's desires, and the analysis ensures that the CPA can continue to meet the community's needs equitably.

In October 2023 and October 2024, the Boston CPP was updated to include projects and funding disbursements from FY2022, FY2023, and FY2024.

Boston is a complex city comprising neighborhoods with different identities, needs, and resources. The Community Preservation program should impact all areas of Boston while also addressing equity and providing funds for projects in areas with specific needs. The following section summarizes the analysis completed as part of this research process.



The Haley House Bakery Café in Roxbury received CPA funds for the rehabilitation and restoration of its building which was originally built in 1915. Source: JM Goldson

ANALYSIS SUMMARY

REVIEW OF LOCAL AND REGIONAL PLANS

The Community Preservation Plan needs to consider the established goals of the City. The City of Boston has several planning documents establishing community goals related to the Community Preservation Act funding categories. These include the 2018-19 Community Preservation Plan, Imagine Boston 2030, Housing Boston 2030, the 2015-2021 Boston Open Space & Recreation Plan, Resilient Boston 2017, the 2021 Boston Climate Action Report, the 2016 Economic Inclusion and Equity Agenda, and the 2020 Boston Parks & Rec Department Annual Report. Some key findings from this portion of the analysis are listed below. Ultimately, the 2018-19 CP Plan is closely aligned with the other relevant city plans.

The City plans to focus on providing affordable housing for Bostonians by producing new housing, preserving existing affordable housing, and protecting housing units from rising market rates. The City plans also emphasize the importance of climate readiness and the decarbonization of city-funded affordable housing.

QUANTITATIVE ANALYSIS

Understanding what the CPA program has accomplished and where it has focused can help when looking forward and trying to determine what should be changed or where the focus should be adjusted. The following sections summarize the completed quantitative analysis, including analyzing and comparing the program to some equity indicators. The CPA program has funded 346 City projects totaling \$192,822,648.

Equity Analysis

One of the goals of this analysis is to equate the level to which CPA funds have been distributed equitably. To explore this, the team analyzed the distribution of projects and funds compared to several equity indicators, including income level, poverty rates, language access needs, and the presence of BIPOC populations.

First, the following table shows the total amount of funding distributed per neighborhood and the per-person funding per neighborhood.

On average, each Boston citizen benefits from \$279.36 in funding.

PROJECT FUNDING PER CAPITA

Neighborhood	Total Funding	Funding Percentage	Population	USD Per Person
Chinatown	\$ 8,728,246	4.53%	12,782	\$ 682.85
Roxbury	\$ 33,935,966	17.60%	54,161	\$ 626.58
Mattapan	\$ 13,439,828	6.97%	26,659	\$ 504.14
North End	\$ 3,239,900	1.68%	8,749	\$ 370.32
Jamaica Plain	\$ 15,370,307	7.97%	43,523	\$ 353.15
Mission Hill	\$ 4,677,500	2.43%	17,386	\$ 269.04
Beacon Hill	\$ 2,487,264	1.29%	9,648	\$ 257.80
Charlestown	\$ 4,453,500	2.31%	19,890	\$ 223.91
Dorchester	\$ 24,962,477	12.95%	126,909	\$ 196.70
Back Bay	\$ 3,494,700	1.81%	17,783	\$ 196.52
South Boston	\$ 6,887,040	3.57%	41,175	\$ 167.26
Downtown	\$ 3,015,000	1.56%	18,306	\$ 164.70
South End	\$ 4,160,435	2.16%	25,420	\$ 163.67
East Boston	\$ 7,453,521	3.87%	47,263	\$ 157.70
Hyde Park	\$ 5,917,207	3.07%	38,924	\$ 152.02
Roslindale	\$ 4,107,313	2.13%	30,021	\$ 136.81
West End	\$ 571,052	0.30%	6,619	\$ 86.27
Allston-Brighton	\$ 5,888,592	3.05%	74,558	\$ 78.98
West Roxbury	\$ 2,274,300	1.18%	33,526	\$ 67.84
Fenway-Kenmore	\$ 2,325,000	1.21%	38,840	\$ 59.86
NEIGHBORHOOD TOTAL	\$ 157,389,148	81.62%	692,142	\$ 227.39
Citywide	\$ 35,433,500	18.38%	692,142	\$ 51.19
BOSTON TOTAL	\$ 192,822,648	100.00%	692,142	\$ 278.59

Notes: 1) This table includes updated data provided by the City in June 2024; 2) CPA funding allocation information shows what the City approved but does not account for projects that were withdrawn after funding was approved. For example, there have been projects in East Boston, Dorchester, South Boston, and the West End that were withdrawn after being approved for CPA funds; 3) Boston Harbor projects have been included in South Boston; 4) Citywide refers to citywide programs.

CPA PROJECTS AND EQUITY ANALYSIS

To perform the equity analysis, the team chose the following indicators:

- Income Indicator: Percentage of households earning below the Area Median Income (AMI)⁵.
 - Measurement: Over 65% of households earn below the AMI.
- Poverty Indicator⁶: Percentage of households living below the poverty line.
 - Measurement: Over 40% of households live below the poverty line⁷.
- Language Indicator⁸: Percentage of Residents with a Language Access Need.
 - Measurement: Over 6% of residents have a Language Access Need.
- Demographics Indicator: Percentage of residents that identify as Black, Indigenous, or People of Color (BIPOC)⁹.
 - Measurement: Over 65% of residents identify as BIPOC.

Overall, 228 projects totaling over \$129M in CPA funds were awarded in areas that exceeded at least one of the four measurements. These projects are in the following neighborhoods: Allston-Brighton, Beacon Hill, Chinatown, Dorchester, Downtown, East Boston, Fenway-Kenmore, Hyde Park, Jamaica Plain, Mattapan, Mission Hill, North End, Roslindale, Roxbury, and South End.

The map on the next page displays the distribution of funded CPA projects, categorizing them based on the presence of the indicator's measurements in the areas where they were awarded. For example, a project labeled "AMI & Poverty" has been awarded in an area in which over 65% of households earn below the AMI, and over 40% of households live below the poverty line.

Five projects were awarded in a Lower Roxbury census tract where all 4 indicators' measurements exceeded. Four of these were affordable housing projects.

⁵ The FY2024 AMI for Boston is \$148,900.

⁶ Poverty is defined by household makeup. The Census Bureau estimates the number of people earning an income below the poverty level. The threshold for an individual is \$18,225, and the threshold for a family of four is \$37,500.

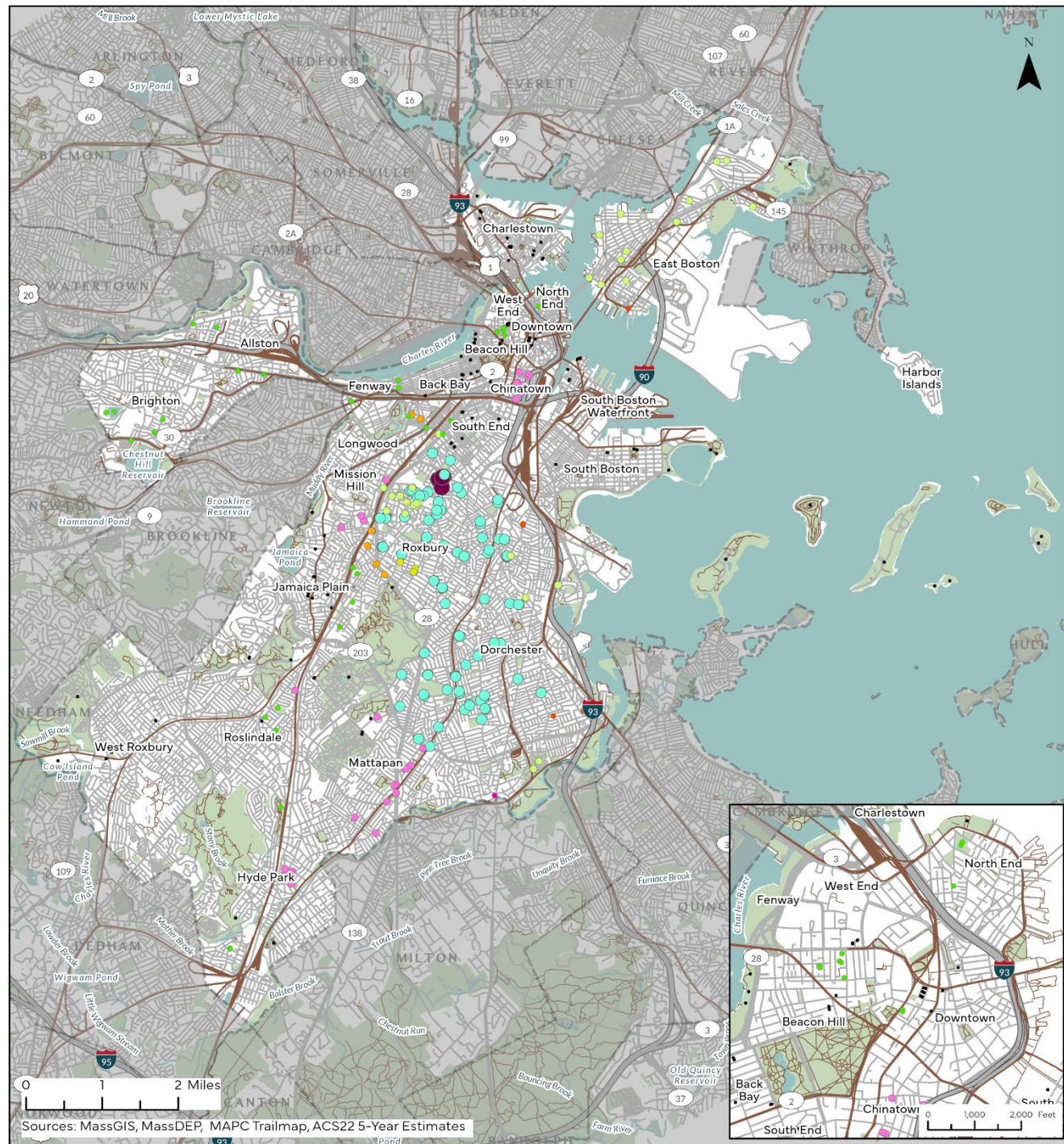
⁷ This metric highlights certain areas, like Fenway-Kenmore, with large student populations. The student population in some areas might skew the results to indicate a larger population that lives in poverty than is the reality, as students are more likely to have their rents subsidized by families or tuition assistance programs that help them financially.

⁸ City of Boston, "Boston Language and Communications Access Demographic Data Report – Language", https://www.boston.gov/sites/default/files/embed/file/2019-03/demographic_data_report_-_language.pdf, Accessed October 2023.

⁹ BIPOC also includes Asian, Latinx, Pacific Islander, and Middle Eastern people.

Prepared by JM Goldson LLC

J M G O L D S O N



- | | | | | | |
|---|--------------|---|--------------------------------|---|------------------|
|  | Trails |  | AMI, Poverty, Language & BIPOC |  | Language & BIPOC |
|  | Water bodies |  | AMI, Language & BIPOC |  | AMI Only |
|  | Open space |  | AMI & Poverty |  | Language Only |
| | |  | AMI & Language |  | BIPOC Only |
| | |  | AMI & BIPOC |  | None |

The following table details each indicator, its measurement, the number of projects, and the funding amount awarded. In addition, the following pages detail each indicator's results.

Indicator	Measurement	Projects (#)	Projects (%)	Funding (\$)	Funding (%)
Percentage of households earning below the AMI	Over 65% of households earn below the AMI	212	61.3%	\$122,467,342	63.3%
Percentage of households living below the poverty line	Over 40% of households live below the poverty line	12	3.5%	\$10,657,272	5.5%
Percentage of Residents with a Language Access Need	Over 6% of residents have a language access need	143	41.3%	\$73,455,530	38.0%
Percentage of residents that identify as BIPOC	Over 65% of residents identify as BIPOC	138	39.9%	\$86,177,686	44.6%

Note: The table above is based on data provided by the City in June 2024.

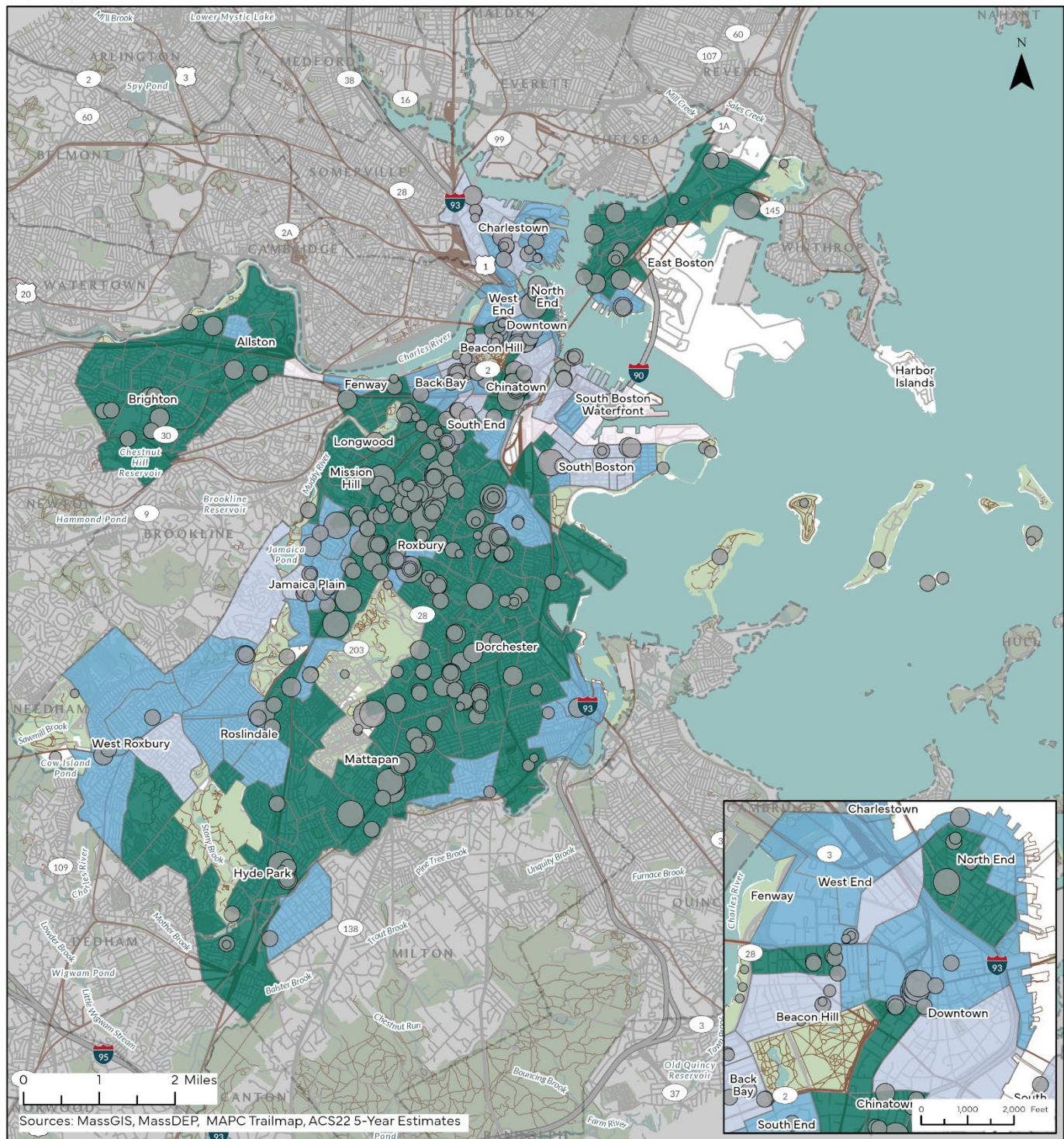
CPA PROJECTS AND AREA MEDIAN INCOME (AMI) BY CENSUS TRACT

The map on the following page shows the distribution of funded CPA projects alongside data showing the concentration of households making 100 percent of the Areawide Median Income (AMI) or below. The FY2024 AMI in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area is \$148,900.

The City has funded 212 out of 346 projects (61.3 percent) in census tracts where over 65 percent of households make 100 percent of the AMI or less.

Percentage of Households under 100% AMI	Funding Awarded (\$)	Projects (#)	Projects (%)	Affordable Housing	Historic Preservation	Open Space
0 – 25 %	\$136,500	1	0.3%	0	1	0
25 – 50 %	\$17,925,670	43	13.5%	2	29	12
50 – 65 %	\$46,126,345	62	19.5%	9	38	15
65 % or More	\$122,467,342	212	66.7%	42	81	89

Source: 1) U.S. Census Bureau, "American Community Survey 5-Year Estimates 2018 - 2022", Accessed in November 2023; 2) The table above does not add to 346 projects because it does not include city-wide projects or projects located in large open spaces (see note in map below); 3) The table above is based on data provided by the City in June 2024.



	Funding Awarded	Percentage of Households Under 100% AMI
Trails	● \$5,000 - \$50,000	0.00% - 25.00%
Water bodies	● \$50,000 - \$100,000	25.01% - 50.00%
Open space	● \$100,000 - \$500,000	50.01% - 65.00%
	● \$500,000 - \$1,000,000	65.01% - 100.00%
	● \$1,000,000 - \$5,000,000	

Note: Although the American Community Survey has household data for tracts corresponding to the Arboretum, Forest Hills and Mount Hope Cemeteries, and Boston Logan International Airport, these areas were removed as they are mainly open spaces.

CPA PROJECTS AND POVERTY RATE BY CENSUS TRACT

The map on the following page shows the project distribution alongside poverty rate data. In general, census tracts with higher poverty rates are concentrated toward the City's geographic center: Roxbury, South End, Mission Hill, Longwood, and Fenway-Kenmore neighborhoods.

The City has funded 12 out of 346 projects (3.5 percent) in census tracts with elevated poverty levels, where 40 percent of residents or more live below the poverty line.

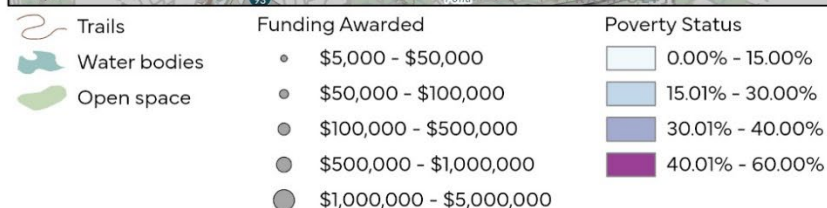
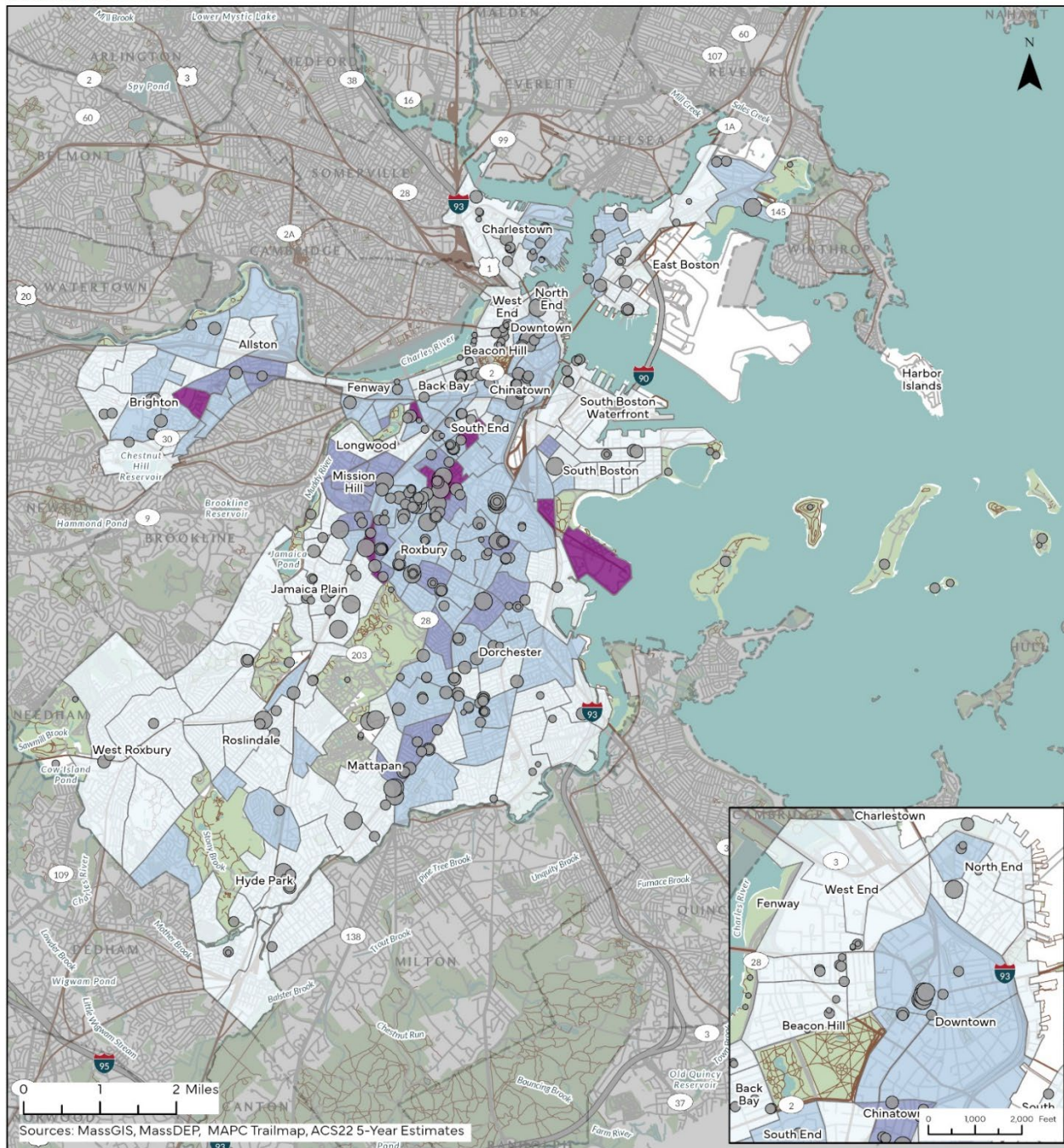
Percentage of Households under Poverty Level	Funding Awarded (\$)	Projects (#)	Projects (%)	Affordable Housing	Historic Preservation	Open Space
0 – 15 %	\$60,296,262	130	40.9%	15	66	49
15 – 30 %	\$81,242,812	126	39.6%	22	59	45
30 – 40 %	\$34,459,511	50	15.7%	10	23	17
40 % or More	\$10,657,272	12	3.80%	6	1	5

Source: 1) U.S. Census Bureau, "American Community Survey 5-Year Estimates 2018 - 2022", Accessed in June 2024; 2) The table above does not include city-wide programs, projects located in large open spaces (see note in the map below), or programs which serve low to moderate income households; 3) The table above is based on data provided by the City in June 2024.

CITY OF BOSTON - CPA PROJECTS + POVERTY STATUS

Prepared by JM Goldson LLC

J M GOLDSON



Notes: 1) Some of these tracts that have a large student population, such as Fenway or UMASS Boston, might skew the results to indicate a larger population that lives in poverty when, in reality, students are more likely to have their rents subsidized by families or tuition assistance programs; 2) Although the American Community Survey has population data for tracts corresponding to Harbor Islands, Franklin Zoo, Arboretum, Forest Hills and Mount Hope Cemeteries, and Boston Logan International Airport, these areas were removed after corroborating with Census 2020 population data or because they are mainly open spaces.



The windows of Roxbury's Dr. Marie E. Zakrzewska Building underwent restoration as part of the historic building's conversion into the Dimock Center, a residential recovery facility for men. Source: JM Goldson

CPA PROJECTS AND LANGUAGE ACCESS NEED BY NEIGHBORHOOD

The map on p. 33 shows the distribution of projects alongside data indicating residents with language access needs¹⁰. Most residents with language access needs live in Dorchester and East Boston. In Dorchester, at least five percent of residents (or one thousand people) speak Spanish, Vietnamese, Haitian Creole, and Portuguese/Cape Verdean Creole. In East Boston, at least five percent of residents (or one thousand people) speak Spanish or Arabic¹¹.

The City has funded 143 out of 346 projects (41.3 percent) in neighborhoods with the highest language access needs, as seen in the map below on p. 32.

¹⁰ The percentages represent the ratio of residents with language access needs in the neighborhood to residents with language access needs in the City of Boston.

¹¹ City of Boston, "Boston Language and Communications Access Demographic Data Report – Language", https://www.boston.gov/sites/default/files/embed/file/2019-03/demographic_data_report_-_language.pdf, Accessed October, 2023.

Percentage of Residents with a Language Need	Funding Awarded (\$)	Projects (#)	Projects (%)	Affordable Housing	Historic Preservation	Open Space
0 – 1.0 %	\$24,533,611	54	15.9%	5	42	7
1.1 – 3.5 %	\$46,964,874	59	17.4%	11	22	26
3.6 – 5.9 %	\$47,342,176	83	24.5%	15	31	37
6.0 % or More	\$73,455,530	143	42.20%	23	61	59

Source: 1) City of Boston, “Boston Language and Communications Access Demographic Data Report – Language”, https://www.boston.gov/sites/default/files/embed/file/2019-03/demographic_data_report_-_language.pdf, Accessed June 2024; 2) The table above is based on data provided by the City in June 2024.

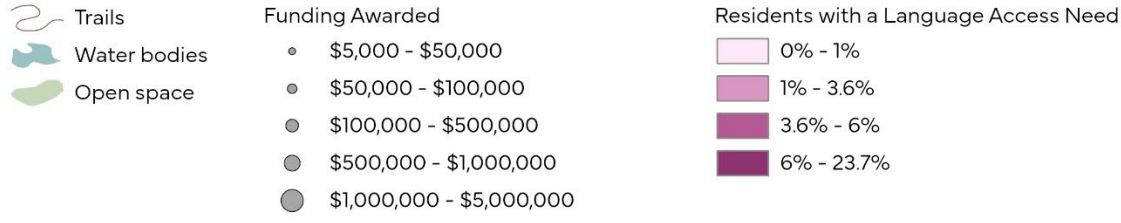
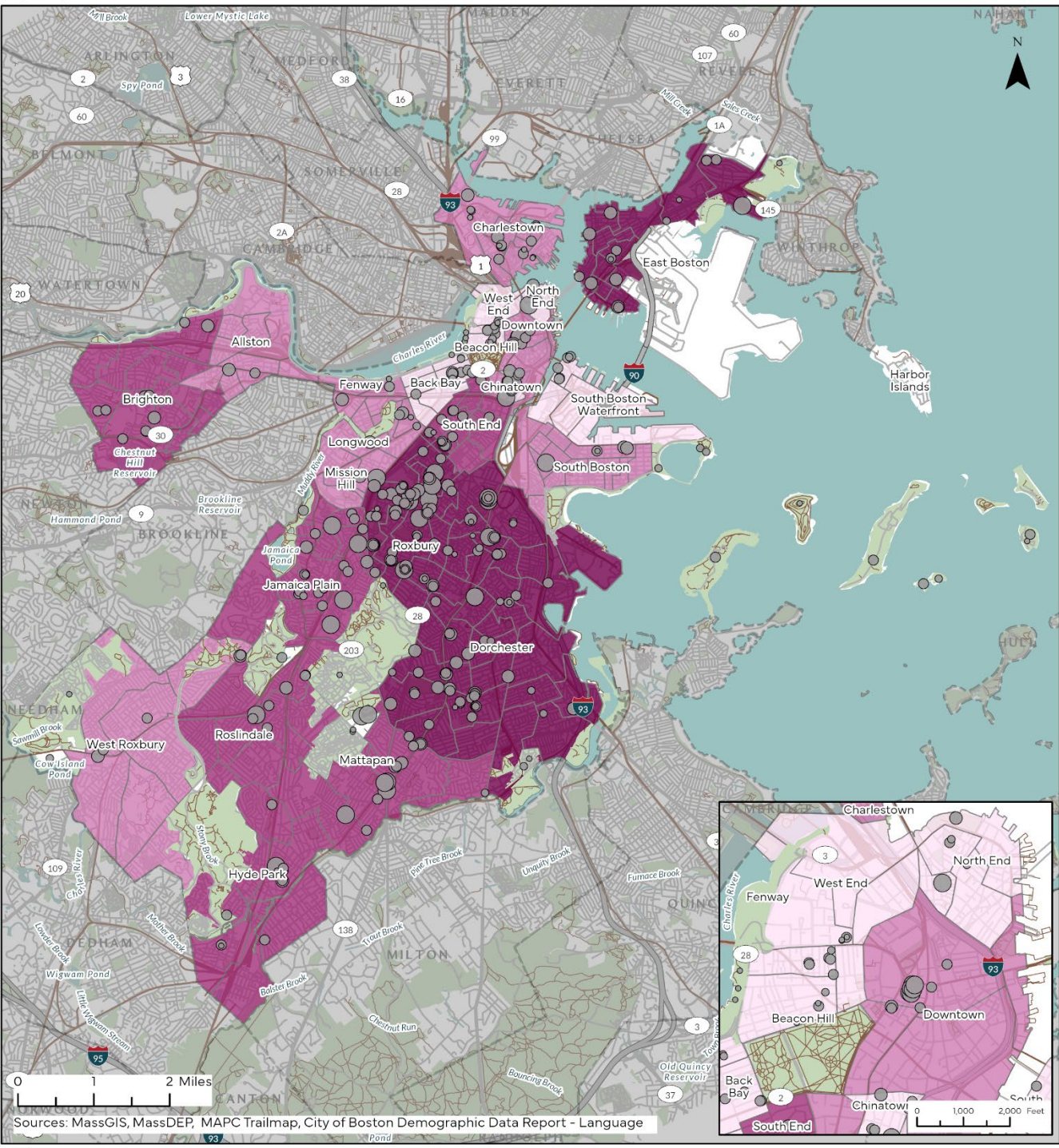


Funds from the Community Preservation Act supported the restoration of key structural components of the Nantucket Lightship, moored in East Boston, to ensure the integrity of the ship's hull below the waterline. Source: JM Goldson

CITY OF BOSTON - CPA PROJECTS + LANGUAGE ACCESS

Prepared by JM Goldson LLC

J M GOLDSON



CPA PROJECTS AND BIPOC POPULATIONS BY CENSUS TRACT

The map on the following page shows the distribution of projects that the City has funded alongside data showing the percentage of Black, Indigenous, and People of Color (BIPOC) populations by neighborhood. Neighborhoods where over 65 percent of residents identify as BIPOC include East Boston, Roxbury, Dorchester, Mattapan, and Hyde Park.

The City has funded 138 of 346 projects (39.9 percent) in neighborhoods where over 65 percent of residents identify as BIPOC.

Percentage of BIPOC Population	Funding Awarded (\$)	Projects (#)	Projects (%)	Affordable Housing	Historic Preservation	Open Space
0 – 25 %	\$28,047,935	71	22.3%	4	49	18
26 – 35 %	\$37,564,317	35	11.0%	8	19	8
36 – 45 %	\$12,860,076	29	9.1%	6	12	11
46 – 64%	\$22,030,843	46	14.4%	8	13	25
65 % or More	\$86,177,686	138	43.3%	27	56	55

Source: 1) U.S. Census Bureau, "American Community Survey 5-Year Estimates 2018 - 2022", Accessed in June 2024; 2) The table above does not add to 346 projects because it does not include city-wide projects or projects located in large open spaces (see note in map below); 3) The table above is based on data provided by the City in June 2024.

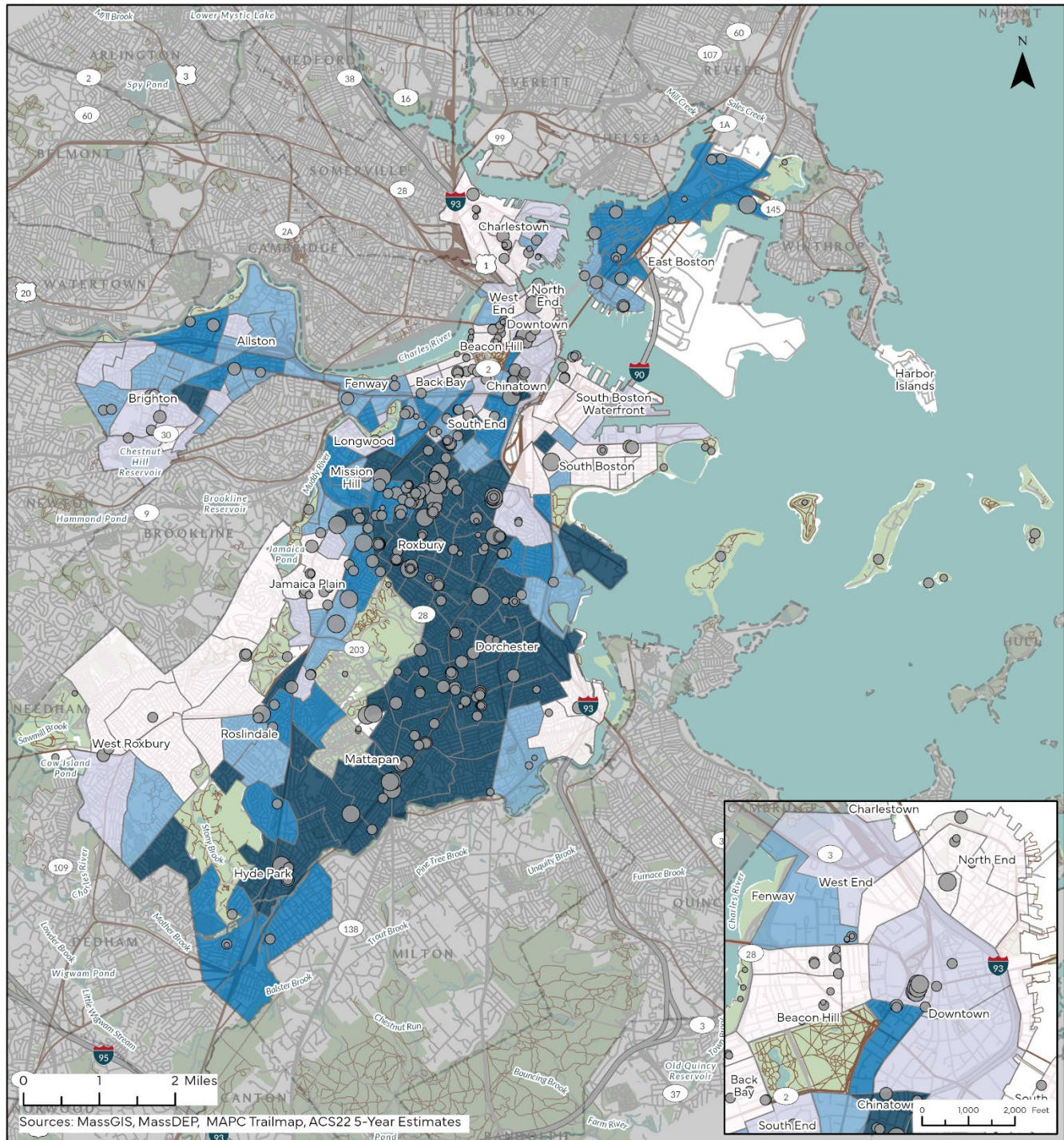


The character-defining exterior architectural elements of the Great Hall at Codman Square (Dorchester) have been rehabilitated and repaired with CPA funds. Source: JM Goldson

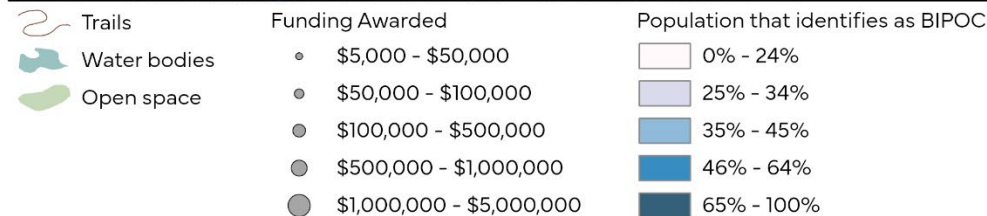
CITY OF BOSTON - CPA PROJECTS + BIPOC POPULATIONS

Prepared by JM Goldson LLC

J M GOLDSON



Sources: MassGIS, MassDEP, MAPC Trailmap, ACS22 5-Year Estimates



Note: Although the American Community Survey has population data for tracts corresponding to Harbor Islands, Franklin Zoo, Arboretum, Forest Hills and Mount Hope Cemeteries, and Boston Logan International Airport, these areas were removed after corroborating with Census 2020 population data or because they are mainly open spaces.

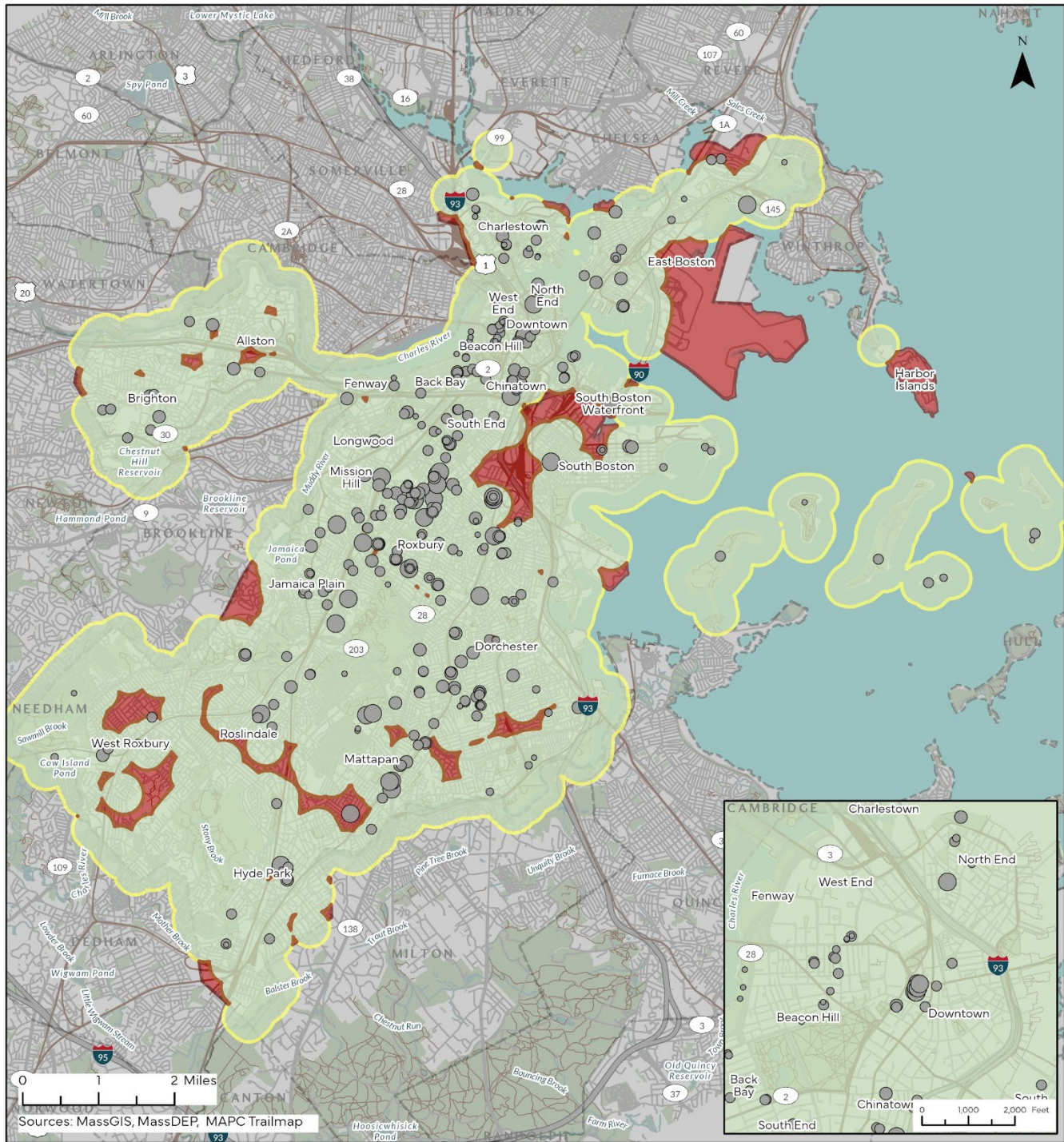
CPA PROJECTS AND ACCESS TO OPEN AND RECREATION SPACE

Finally, the team analyzed the distribution of projects alongside access to open spaces. The map on the following page shows the Boston areas within a quarter mile of open space. Most of the City is within walking distance of a park, except for a few key gap areas highlighted in red on the map. These gap areas are located mainly in the city's southern half, specifically in West Roxbury, Roslindale, and Jamaica Plain. In addition, these are also the areas with the lowest density of Community Preservation projects.

337 out of 346 projects (97.4 percent) are located within a quarter mile of an open space or a recreational space or are open space projects themselves.



A new community garden with a public gathering area was built in Roslindale's Healy Field through CPA funds. Source: JM Goldson



- Trails
 - Water bodies
 - Open space
- Funding Awarded**
- \$5,000 - \$50,000
 - \$50,000 - \$100,000
 - \$100,000 - \$500,000
 - \$500,000 - \$1,000,000
 - \$1,000,000 - \$5,000,000

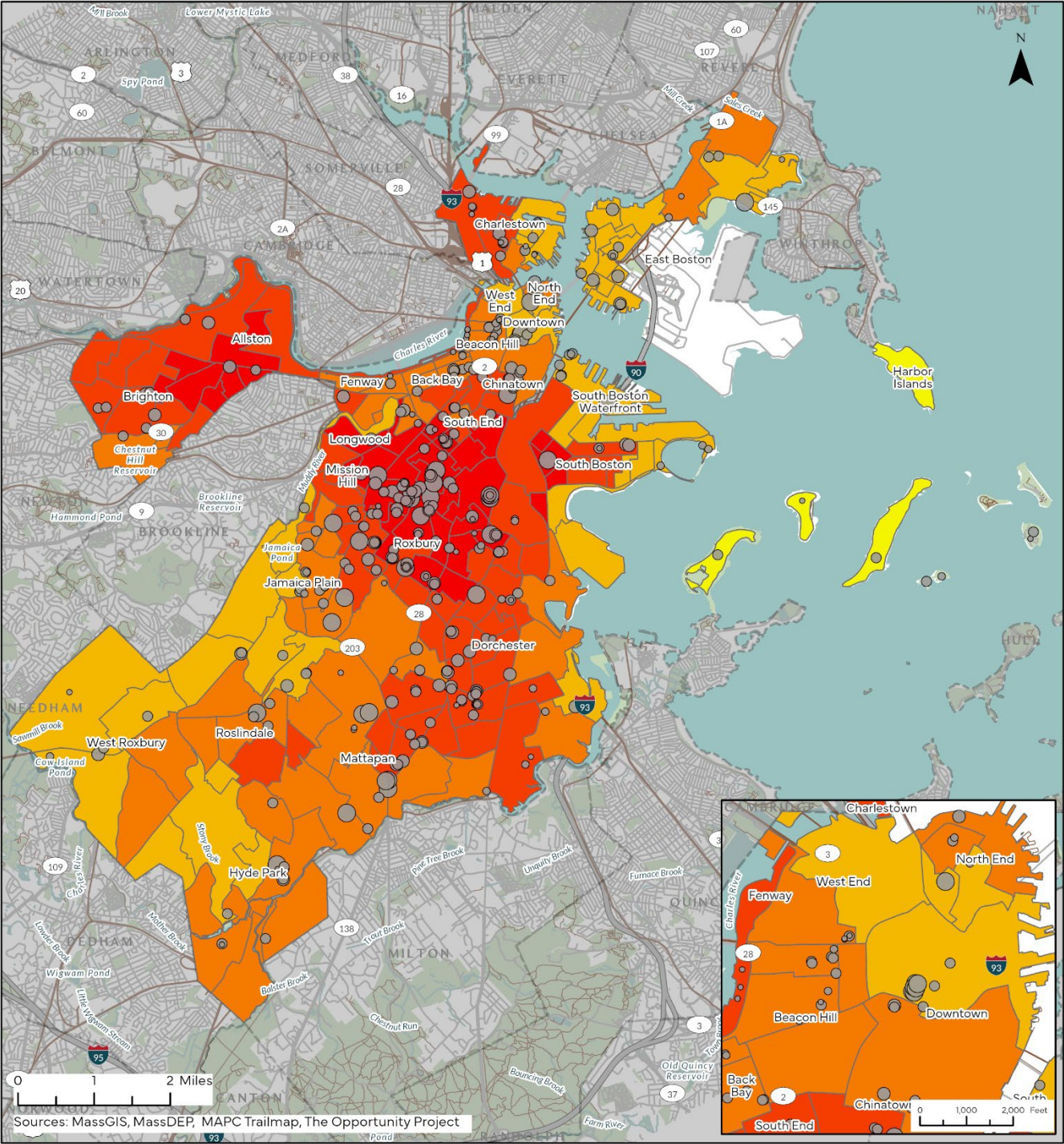
- Areas within a 1/4 Mile Buffer of an Open Space
- Areas outside a 1/4 Mile Buffer of an Open Space

Furthermore, heat islands are parts of cities that experience warmer temperatures due to the prevalence of impervious surfaces. They are often found in highly urbanized parts of cities. Heat islands can be combatted by reducing the impervious surface in an area or increasing the amount of green space and vegetation within warmer regions. The maps on the following pages show the mean summer average surface temperature and the tree coverage per census tract.

Neighborhoods such as Allston, Charlestown, Chinatown, Dorchester, Roxbury, South End, and South Boston have both higher summer average surface temperatures and less tree coverage.



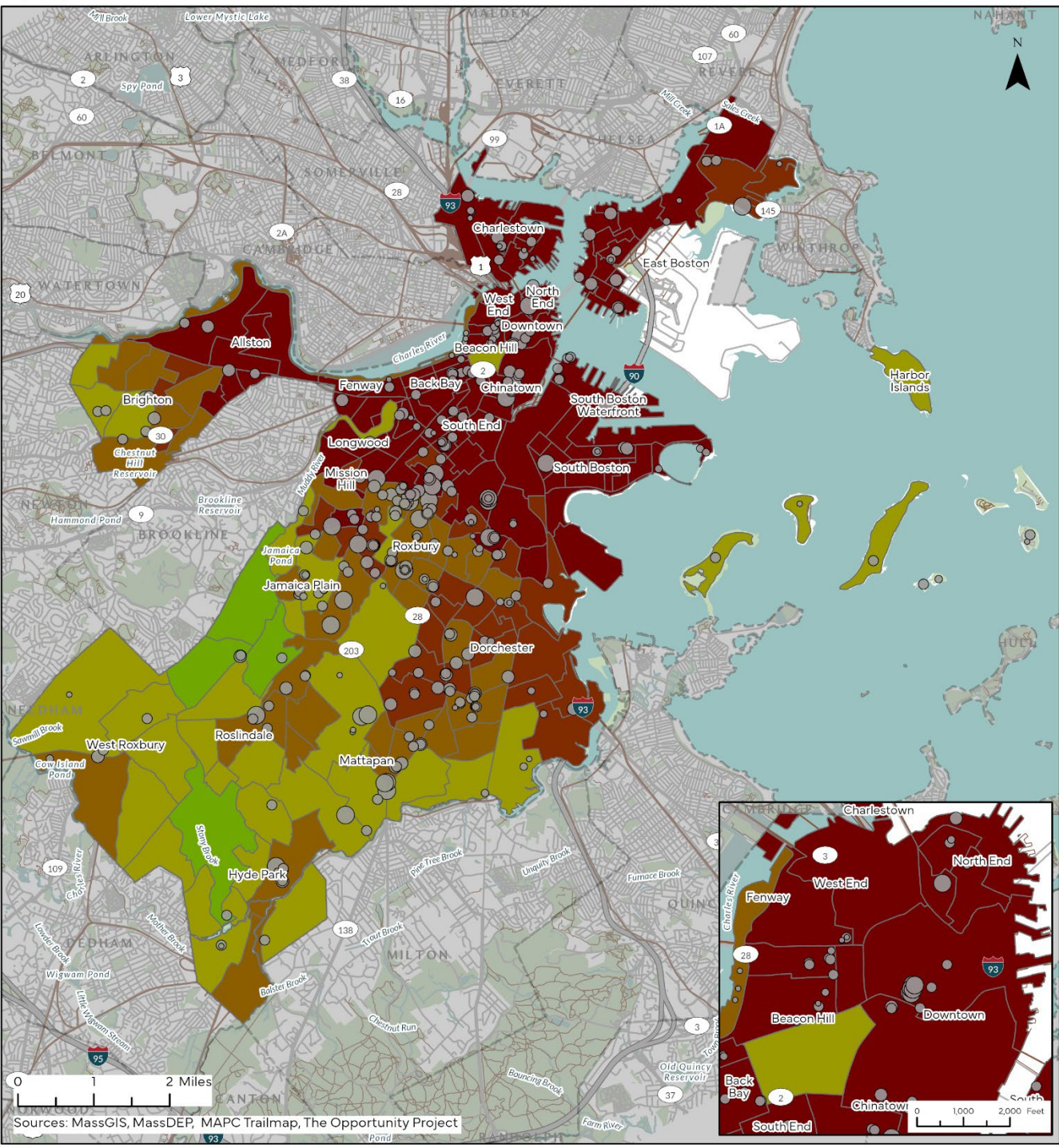
Olmsted Park in Jamaica Plain received CPA funds to restore wood stairs and paths. Olmsted Park is part of the Emerald Necklace in Boston. Source: JM Goldson



CITY OF BOSTON - CPA PROJECTS + TREE COVERAGE

Prepared by JM Goldson LLC

J M GOLDSON



- Trails - Water bodies - Open space	Funding Awarded \$5,000 - \$50,000 \$50,000 - \$100,000 \$100,000 - \$500,000 \$500,000 - \$1,000,000 \$1,000,000 - \$5,000,000	Area Lacking Tree Cover 39.58% - 60.00% 60.01% - 80.00% 80.01% - 90.00% 90.01% - 95.00% 95.01% - 100.00%
--	--	---

QUALITATIVE RESEARCH

An essential part of understanding the current CPA program and determining how it can be improved in the coming years is speaking with people directly involved in the process and hearing from people who could be impacted by CPA or have a particular interest in it. The project team interviewed Boston CPA staff, CPC members, and department heads who regularly work with the CPA program. A survey was sent to over 300 contacts, including past applicants and organizations with a particular or potential interest in the CPA program. These groups included neighborhood organizations, advocacy groups, and more.

The project team engaged with 294 individuals through interviews and a survey as part of the qualitative research engagement process.

Summary of Interview Findings

The Boston Community Preservation Act Interviews aimed to learn about the CPA program from various perspectives. Interviewees were asked about their reactions to the quantitative analysis, their opinions of the CPA program so far, their views on equity, how they measure progress, and questions about the internal processes of the CPA program, department coordination, and support from the current plan.

One key point raised during the interviews was that the CPA program in Boston is viewed very highly. The interviewees were quick to elaborate on the excellent work the program has done and the amount of money invested in Boston communities through the work of the CPA staff and CPC. While the interviewees noted ways that the program could be improved or streamlined, the program overall is seen by CPA staff, other departments, and the CPC in a positive light.

Some key themes that emerged through the interview process were the need for an eligibility and application form and more streamlined communication between the CPA staff, CPC, City Departments, and neighborhood groups.

Summary of Survey Results

The purpose of the Boston Community Preservation Act Survey was to learn about the project application process from past applicants and different perspectives on overall priorities for CPA funding and specific priorities around housing, open space and recreation, and historic preservation from past and potential future applicants. Two hundred and sixty-nine people participated in the survey. The survey was active for about a month, from early April through early May 2022. Complete responses to all survey questions and the full survey summary can be found in the Appendix.

The following are the key findings from the survey results.

- Most respondents (about 80 percent) live in Boston, about 15 percent work in Boston but do not live in the City, and about 5 percent have another connection to the City.

- Over 60 percent of respondents have lived, worked, or otherwise been associated with Boston for over 20 years.
- Past applicants indicated that they found the application medium difficult and that it became slightly more accessible to complete over time.
- The most significant open space priorities among survey respondents include creating more open space projects in underserved neighborhoods and protecting natural resources to mitigate the impacts of climate change.
- In the active recreation category, most respondents indicated that improving parks, playgrounds, or athletic fields in underserved areas and creating more parks, playgrounds, or athletic fields in underserved neighborhoods were significant.
- Some concepts that received the most support from survey respondents for open space and recreation were improving accessibility in existing parks and connecting open spaces with walking and biking trails.
- The community housing project idea with the most support was ensuring that existing homes stay affordable.
- When asked about specific neighborhoods for creating affordable housing, most neighborhoods were mentioned. Among those most mentioned were Allston, Brighton, Charlestown, Beacon Hill, Back Bay, Chinatown, Dorchester, Roxbury, and Mattapan. While most respondents indicated their neighborhood needed affordable housing, some mentioned neighborhoods without connection, and many listed multiple neighborhoods in need.
- Some of the most supported ideas for affordable housing include programs for first-time homebuyers, affordable homeownership, and a rental assistance program.
- When asked what types of historic preservation projects are the most important, preserving historic properties that honor historically marginalized populations scored the highest.
- Survey respondents indicated that many historic buildings need preservation and restoration work even though they have not been officially designated as historic.
- Most respondents agreed that allocating 50 percent of funds to affordable housing and 20 percent each to open space and recreation and historic preservation was a good distribution of funds.
- One of the concepts mentioned most was climate change. Survey respondents emphasized the need for climate-focused initiatives within projects in every category.

Survey respondents indicated that CPA funding should go toward creating spaces and opportunities for individuals, children, and families and improving conditions in underserved neighborhoods so that all people who call Boston home can feel welcomed and valued.

CHAPTER 3: OVERALL GOALS

The CPC developed the following overall CPA goals by carefully considering the analysis findings, the interviews, and the community feedback gathered through the survey. The goals will guide the CPC's deliberation of project requests for CPA funds in all three CPA funding categories and will be used to establish funding preferences. The policy and goals are not binding; The CPC will ultimately base its recommendations on individual project merits, using the overall goals as a guide.

- 1. Prioritize CPA funding for projects that further equity by addressing the needs of the City's BIPOC residents.**

Generations of economic, social, and environmental inequity present complex challenges for Boston residents. The CPA is vital in creating a more equitable and inclusive Boston. To help attain just and fair inclusion in which all can participate, prosper, and reach their full potential in Boston, the CPC will strive to recommend CPA funds for projects and initiatives that will further equity. When a program or policy is equitable, its aim is not to treat populations equally uniformly; instead, it is responsive to differences because inequity is experienced by people in different ways.

The City of Boston is not unique in that public policies and investments historically denied opportunities and resources to areas of the City that had lower-income, immigrant, and BIPOC residents. Disinvestment left these neighborhoods and residents falling significantly behind other neighborhoods in many ways, including wealth, quality of life, health, housing stability, access to jobs, services, transportation, and social support, among other adverse effects. There was a build-up of suppressed growth and investment, which communities of color still feel the effects of today and continue to struggle.

The CPC recognizes that equity is about creating opportunities that have been denied for many generations through direct and indirect public action and inaction. To achieve this goal, it will be critical for the CPC to weigh priorities for funding using reliable and current indicators of need, consistent measures, and tracking outcomes of CPA funding across Boston's neighborhoods.

Furthermore, the CPC recognizes that impacts need to go beyond absolute numbers of residents impacted by CPA funds to include the level and extent of impacts to address community-level needs and to strengthen neighborhood vitality, safety, and social cohesion, with priority to address needs in the City's historically underserved and under-resourced neighborhoods including areas of Dorchester, Mattapan, Mission Hill, Roxbury, among other areas within more prominent neighborhoods.

2. Prioritize CPA funding for projects that directly advance Boston’s climate resilience and sustainability.

The City of Boston has a solid and unwavering commitment to environmental action and climate justice, and it is actively working toward its goal of carbon neutrality and mitigating the effects of climate change for all Boston residents. The Department of Neighborhood Development leads a zero-emission building standard for City-funded affordable housing, the Environment Department and Boston Transportation Department released a Zero Emission Vehicle Roadmap, the City advanced its goal of becoming a zero-waste city, and the City released Climate Ready initiatives and studies in multiple neighborhoods including Dorchester, Downtown, the North End, Charlestown, and East Boston in addition to a heat resilience study.

The CPA funds are an essential funding source to help achieve these larger City-wide goals and are recognized by community members and city officials throughout this engagement process. Projects in every CPA project category can be crucial in addressing climate resilience and sustainability. The CPA funds can prioritize green affordable housing projects, including net zero and passive homes. Historic preservation projects, by nature, protect the energy already represented by existing buildings and structures. In addition, protecting natural resources, including open space, trees, wetlands, and other natural habitats, is essential for resilience. One of the leading open space priorities among CPA survey respondents was protecting natural resources to mitigate the impacts of climate change (over 70%), which indicated this area was critical.

As described in the Boston Climate Action Fiscal Year 2021 Report, the City is committed to addressing racial and social equity and environmental challenges simultaneously. It has two climate action-guiding principles for equity:

1. People of color and low-income communities must not be disproportionately impacted by climate hazards.
2. Benefits from climate mitigation and preparedness efforts should be shared equitably among all people.



MITIGATION

Reduce community-wide carbon emissions by

Reduce municipal emissions by

50% in 2030 & **100%** in 2050 **60%** in 2030 & **100%** in 2050



ADAPTATION

Prepare for sea level rise, hotter summers, and more rainfall during storms



MOBILITY

Empower Bostonians to access all parts of the city safely and reliably by transit, on foot or on a bike



WASTE REDUCTION

Become a zero waste community and increase the recycling rate from 25% to

80%



CONNECTED COMMUNITIES

Enhance community connectivity so that all families may thrive in a carbon-neutral, climate-ready Boston

Source: Boston Climate Action, Fiscal Year 2021 Report

3. Balance the use of CPA funds to support both community-led projects and further City priorities as documented in current City plans.

The first word in the Community Preservation Act is “community.” The Boston CPA program provides a valuable opportunity for community members to take local action to improve their neighborhoods. Community gardens, pocket parks, preservation of locally essential spaces and historic structures, and other neighborhood-level projects can seem small on a grander scale. Still, the impacts on a neighborhood can be immeasurably significant.

The CPA program and other City departments have successfully supported these community-led projects and endeavored to provide technical assistance, resources, and guidance to foster community-initiated ideas. This is and will remain an essential component of the Boston CPA Program.

In addition, it will continue to be essential to take a balanced approach so that CPA funding allocations can support both community-led ideas and broader City initiatives and priorities, including and especially those that promote equity and climate resilience and are promoted as part of other guiding City policy documents including Imagine Boston 2030, Boston’s Economic Inclusion and Equity Agenda, and other relevant City plans.

The CPC recognizes that community-led ideas and broader City initiatives are not necessarily mutually exclusive and can often work together. The CPC will encourage submitting projects at all levels and will strive to promote a balanced approach to recommending funding allocations so that both CPA-eligible community-led ideas and broader City initiatives can be appropriately supported.

4. Continue to establish a CPA funding allocation formula annually to help guide CPC recommendations.

Since the program's inception, the CPC has used an allocation formula to guide funding recommendations. The current formula, guiding CPA allocations since 2019, is for 50 percent of project funds to be allocated for affordable housing, 20 percent for open space and recreation, and 20 percent for historic preservation. The remaining 10 percent may be allocated to any category. An additional five percent is reserved for administration costs.

Survey respondents and city officials generally concurred that the existing formula is appropriate given the City's great need for affordable housing, climate resilience, quality of life improvements for Boston residents, and equitable access to resources. However, the program also benefits from its ability to be a flexible and adaptive funding source responsive to change.

For the first year of this five-year plan, the CPC will continue to use the existing allocation formula to guide its funding recommendations. The CPC will reassess the formula annually to determine any adjustments based on anticipated needs and changing circumstances.

CHAPTER 4: AFFORDABLE HOUSING



CPA funds supported the construction of UHomes, a new 20-unit homeownership development, in Allston-Brighton. 12 of the units are deed-restricted affordable condominiums, which will be available to first-time homebuyers who earn up to 80% of the AMI. Source: JM Goldson

The Community Preservation Act Legislation defines “community housing” as “low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing.”

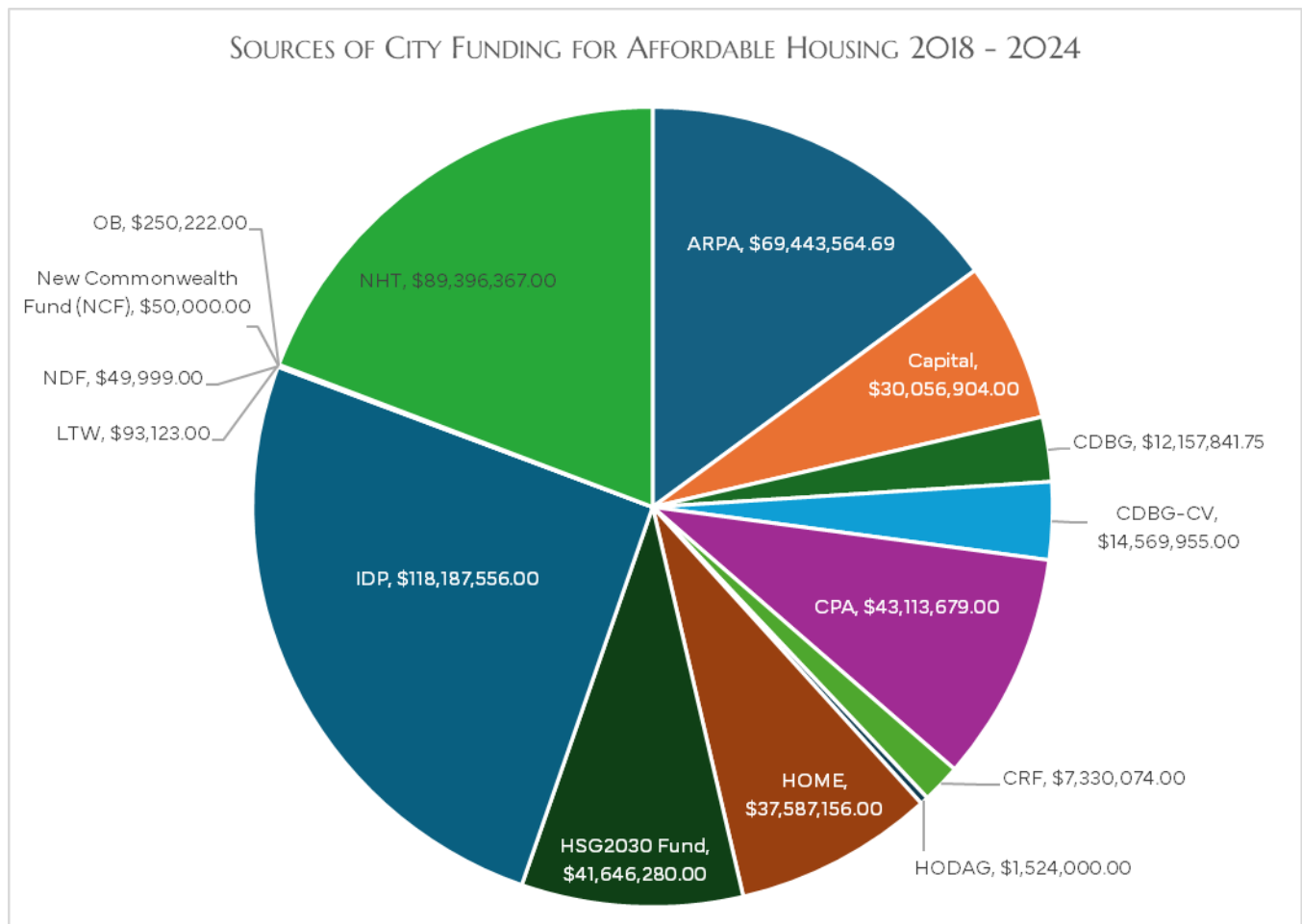
CPA Funds can be used to:

- Acquire or create land/buildings for community housing.
- Preserve existing community housing.
- Rehabilitate or restore community housing acquired or created using CPA funds.
- Support housing affordability (including direct assistance programs).

NEEDS

Boston's housing crisis is well documented. Real estate prices are already high and continue growing, pricing many people out of the city they call home. According to the Housing Boston 2030 Plan, Boston needs more market-rate housing that is affordable to middle-income households without the need for public subsidies in addition to lower-income housing.

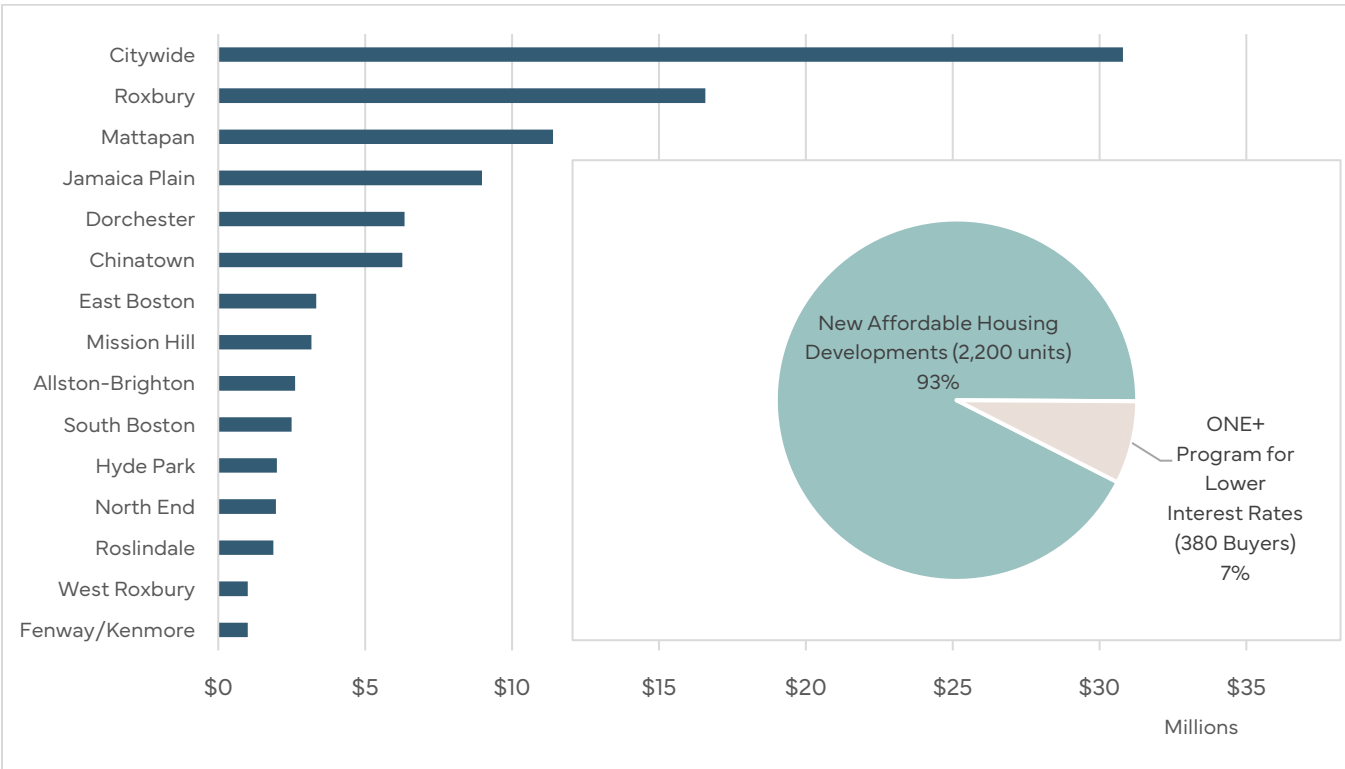
Community Preservation Act funds are just one funding source the City uses for housing initiatives, but they still have a significant impact. According to Boston's Department of Neighborhood Development, as illustrated in the following chart, CPA funds comprise about four percent of total housing creation and preservation funds.



Source: Neighborhood Housing & Supportive Housing Divisions, Mayor's Office of Housing

From 2018 to 2024, the City funded 54 affordable housing projects with CPA funds, totaling \$99,831,570 million in investments.

CPA AFFORDABLE HOUSING FUNDING BY NEIGHBORHOOD



Notes: 1) The above table only shows neighborhoods that have been granted affordable housing funding; 2) The table above is based on data provided by the City in June 2024.

In addition to analyzing the CPA funding by neighborhood, the team also looked at the types of projects that have been funded. The CPA has funded affordable housing projects in three categories: 93 percent of funding has been used to create 2,200 new housing units¹², and 7 percent for the first-time homebuyer program (ONE+), which assisted 380 buyers.

One way that the team analyzed affordable housing projects was to compare existing affordable housing to the new units that have been created with CPA funds by neighborhood, alongside data showing the percentage of households in each neighborhood that would qualify for affordable housing through CPA (households earning up to 100 percent of the AMI). Generally, the rate of qualifiable households correlates with the number of affordable units created with CPA funds. For example, Roxbury has the second-highest percentage of qualifiable households, and the highest number of units created with CPA funds. Jamaica Plain is an outlier neighborhood with the second-highest number of units created with CPA funds, but the percentage of qualifiable households is lower than the Boston average.

¹² This figure includes 379 housing units that were initially purchased at market rate and subsequently converted into affordable housing. On the CPA Office’s project map, these initiatives are labeled as “acquisition of market-rate housing units to preserve affordability”.

AFFORDABLE HOUSING PROJECTS BY NEIGHBORHOOD

Neighborhood	Percent of Households that Would Qualify for Affordable Housing through CPA	Existing Affordable Housing Units (Subsidized Housing Inventory)	Affordable Units Created with CPA Funds
Boston	70.33%	53,792	1,821
Allston-Brighton	79.4%	3,555	106
Back Bay	66.2%	754	-
Beacon Hill	53.8%	463	-
Charlestown	49.7%	2,240	-
Chinatown	67.9%	1,201	195
Dorchester	79.4%	9,326	141
Downtown	62.5%	808	-
East Boston	73.9%	2,792	63
Fenway-Kenmore	71.0%	2,182	27
Hyde Park	71.8%	862	75
Jamaica Plain	69.4%	3,361	338
Mattapan	76.7%	1,396	271
Mission Hill	83.8%	2,238	107
North End	63.6%	358	23
Roslindale	63.1%	1,320	31
Roxbury	81.7%	11,783	364
South Boston	55.8%	2,932	35
South End	65.3%	4,204	-
West End	60.5%	502	-
West Roxbury	58.2%	1,222	45

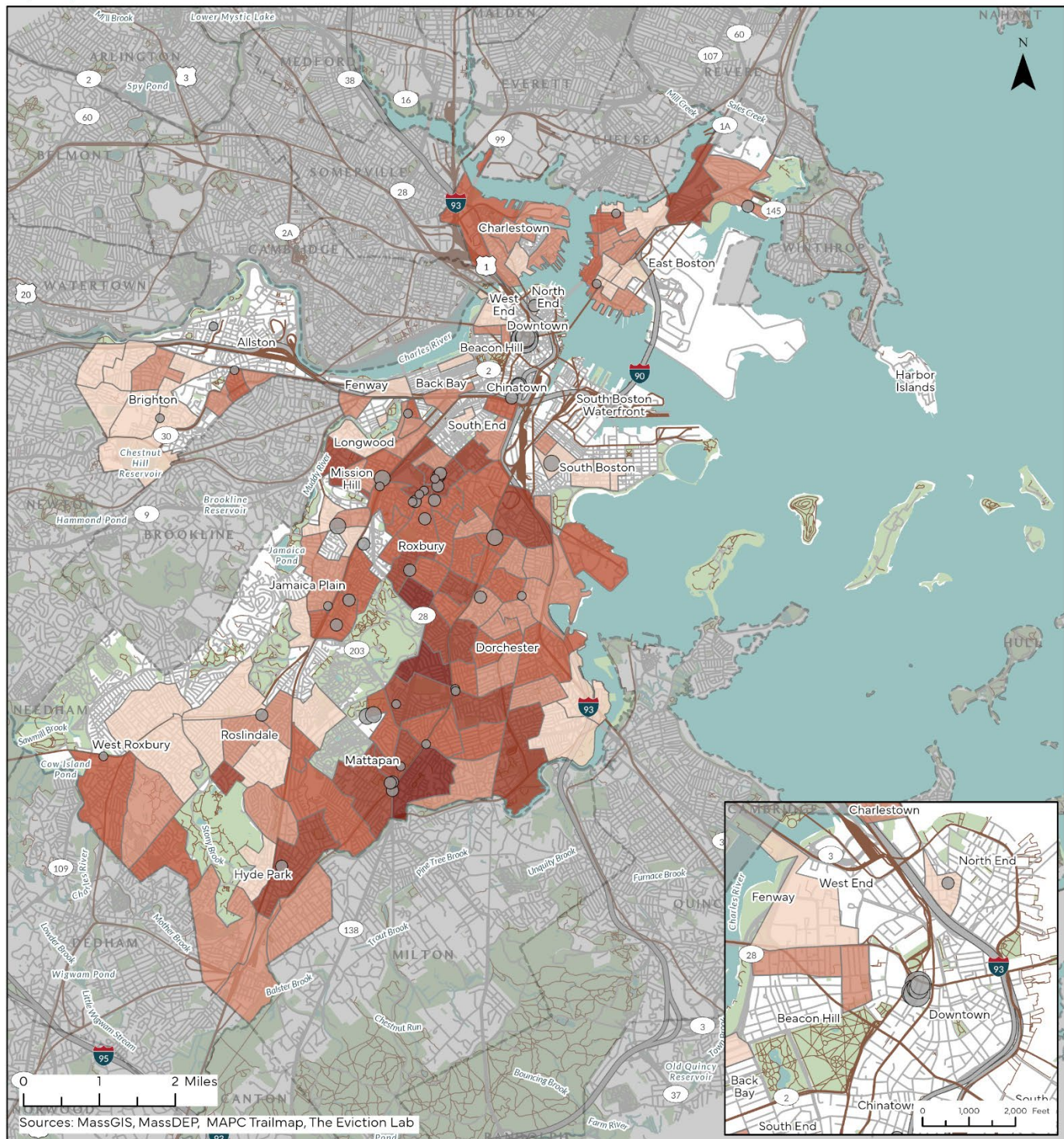
Notes: 1) U.S. Census Bureau, "American Community Survey 5-Year Estimates 2018 - 2022", Accessed in November 2023; 2) The table above is based on data provided by the City in June 2024; 3) Boston Harbor projects and open spaces have been included in South Boston.

While the CPA addresses a need for affordable housing in some neighborhoods, like Roxbury, other neighborhoods require affordable housing but have received little or no CPA funds. The City has not yet allocated CPA funds for affordable housing in Back Bay, Beacon Hill, Charlestown, Downtown, South End, and the West End. These neighborhoods, on average, have higher income, higher education levels, a higher proportion of White residents, and less affordable housing.

The following map shows the distribution of affordable housing projects and data showing the eviction rate by census tract. This map shows that the affordable housing projects funded by the CPA are concentrated in areas with higher eviction rates. From December 2022 to November 2023, the Mattapan neighborhood had the highest percentage of eviction filings in the city and a median household income of \$45,549, lower than \$62,021 throughout Boston¹³. It is also among the neighborhoods with the most subsidized and CPA-promoted affordable housing units. Other neighborhoods like Dorchester, Hyde Park, and Roxbury also have census tracts with high eviction rates. However, Hyde Park has the fewest subsidized housing units and CPA-funded affordable housing projects among these neighborhoods.

¹³ Boston Planning & Development Agency Research Division, "Neighborhood Profiles", April 2019, <https://www.bostonplans.org/getattachment/f719d8d1-9422-4ffa-8d11-d042dd3eb37b>, Accessed June 2024

Prepared by JM Goldson LLC



Note: Although the Eviction Lab has population data for the tracts corresponding to the Boston Logan International Airport, and the Forest Hills and Mount Hope Cemeteries, these areas were removed as they are mainly open spaces.

The following map shows the distribution of affordable housing projects that the City has funded through the CPA, alongside data showing the concentration of severely cost-burdened households. Essentially, these households currently spend 50 percent or more of their income on housing-related costs. Households earning less than the AMI are concentrated in Roxbury, Dorchester, and Mattapan. In addition, other severely cost-burdened households are in different parts of the City.

Percentage of Severely Cost-Burdened Households	Affordable Housing Funding Awarded (\$)	Affordable Housing Projects (#)	Affordable Housing Projects (%)
0 – 10 %	\$8,525,000	7	13.0%
11 – 20 %	\$58,858,200	25	46.3%
21 – 30 %	\$18,386,866	14	25.9%
31 – 40 %	\$9,071,514	6	11.1%
41 – 50 %	\$2,000,000	2	3.7%

Source: 1) U.S. Census Bureau, "American Community Survey 5-Year Estimates 2018 – 2022", Accessed in June 2024; 2) The table above is based on data provided by the City in June 2024.

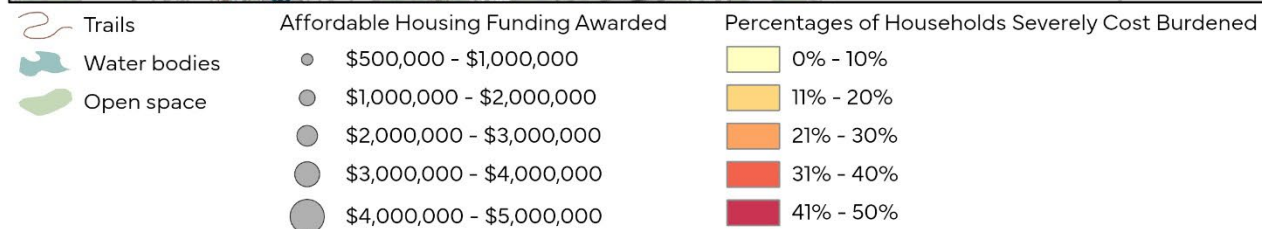
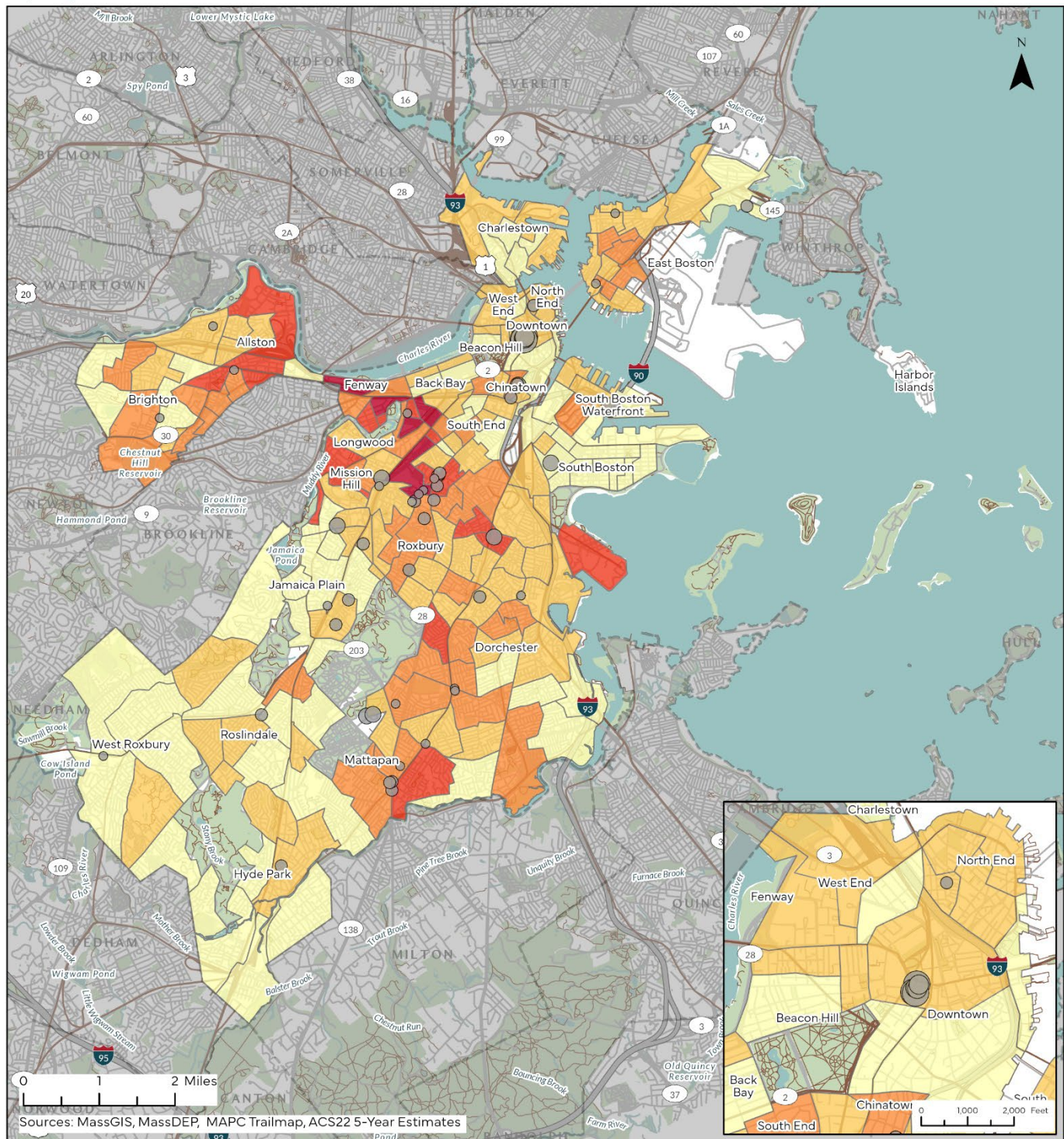


On July 2024, the Hyde Park's vacant William Barton Rogers School conversion into a vibrant, mixed-income, LGBTQ-friendly senior 75-unit housing development through CPA funding was completed. Source: JM Goldson

CITY OF BOSTON - AFFORDABLE HOUSING CPA PROJECTS + COST BURDEN

Prepared by JM Goldson LLC

J M G O L D S O N

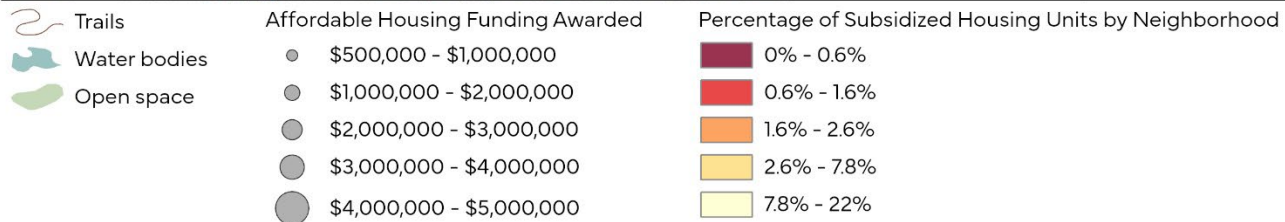
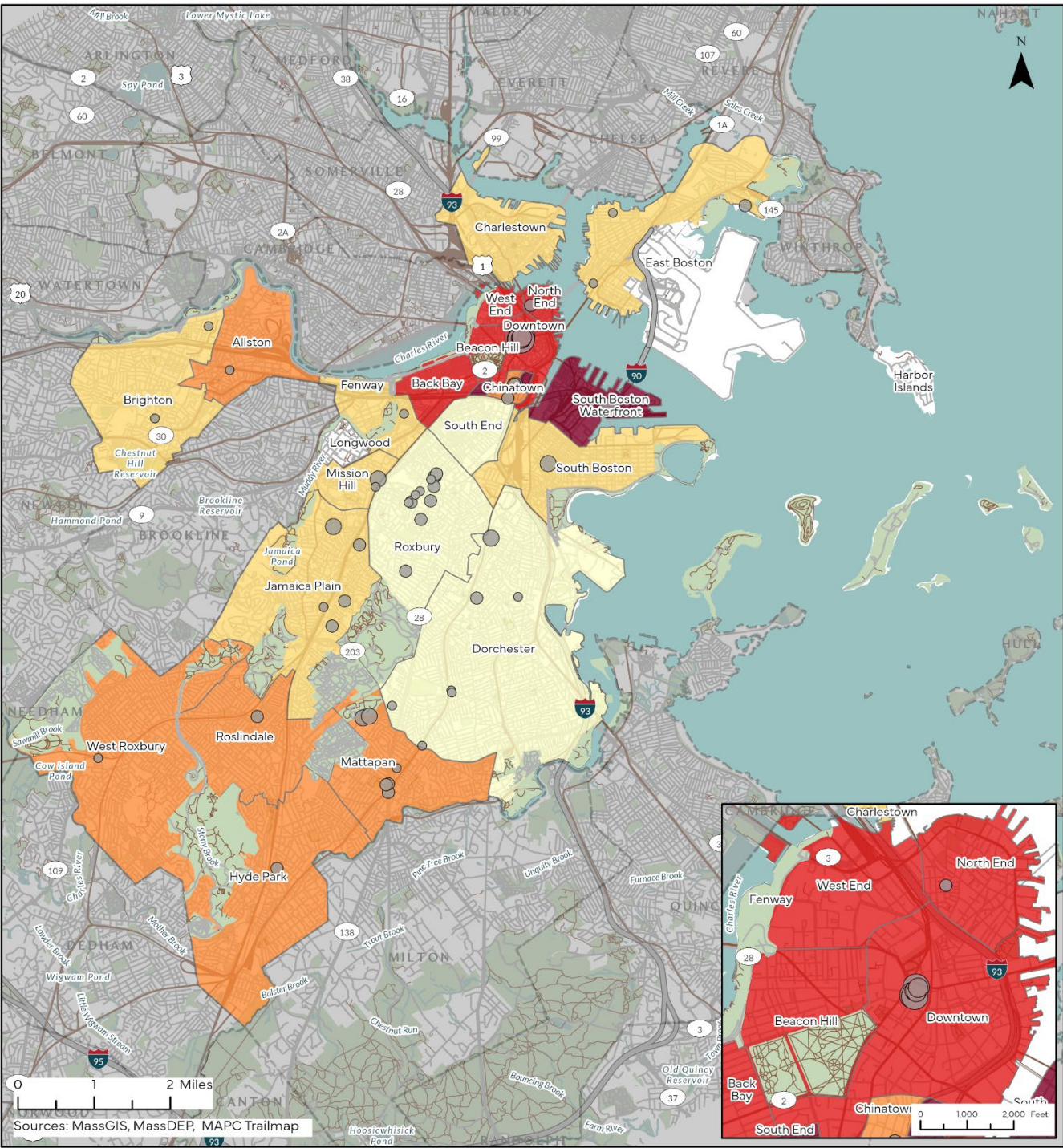


Note: Although the American Community Survey has household data for tracts corresponding to the Arboretum, Forest Hills and Mount Hope Cemeteries, and Boston Logan International Airport, these areas were removed as they are mainly open spaces.



In the North End, CPA funds supported the adaptive reuse of the existing Knights of Columbus headquarters to create 23 affordable apartments for seniors, including three units reserved for seniors experiencing homelessness. This CPA project also developed a meeting space for the North End community and acquired a new space for the Knights of Columbus. Source: JM Goldson

This map shows the distribution of affordable housing projects alongside data showing the concentration of existing subsidized housing in the City (subsidized units are listed on the Subsidized Housing Inventory, or the SHI). South End, Roxbury, and Dorchester are the neighborhoods with the most existing subsidized housing. The City has awarded the most affordable housing funds in the Roxbury neighborhood but not nearly as much in the Dorchester and South End neighborhoods.



Throughout the CPA program, ten citywide projects have been awarded. Six of these projects have been in the affordable housing category. The goals of the citywide affordable housing projects were to:

- Provide funding for a program that will assist first-time homebuyers.
- Provide funding to combat displacement by purchasing existing rental units to income-restrict them as permanently affordable housing.
- Provide funding for the city's ONE Plus Boston program, which assists first-time homebuyers in receiving lower interest rates.

The City has funded a wide range of affordable housing projects with CPA funds, including a wide range of affordable housing projects and programs with grants ranging from \$500,000 to \$5 million. The following sample of grant awards provides some perspective on how CPA funds have been awarded to address the full spectrum of Boston's affordable housing needs.



CPA funds are supporting the construction of Grace Apartments in East Boston. When finished, this multi-family development will have 42 units of low-income senior housing, including five units reserved for individuals experiencing homelessness. Source: JM Goldson.

Allston-Brighton	\$617,856	16 new SRO units for residents at 30 percent of AMI
	\$1 million	79 new senior units with 15 homeless units
Citywide	\$14 million	Fund an anti-displacement program by purchasing existing rental units to preserve affordability.
	\$12.8 million	Fund to assist first-time home buyers
Dorchester	\$500,000	36 new mixed-income rental units with ground-floor retail
	\$500,000	19 new rental units for tenants at 60 percent of AMI
East Boston	\$400,000	4 new affordable homeownership units
Hyde Park	\$2 million	LGBTQ adaptive reuse senior units that commemorate the former school
Mission Hill	\$927,500	13 new artist rental units for tenants at 80 percent of AMI

Note: The table above is based on data provided by the City in June 2024.

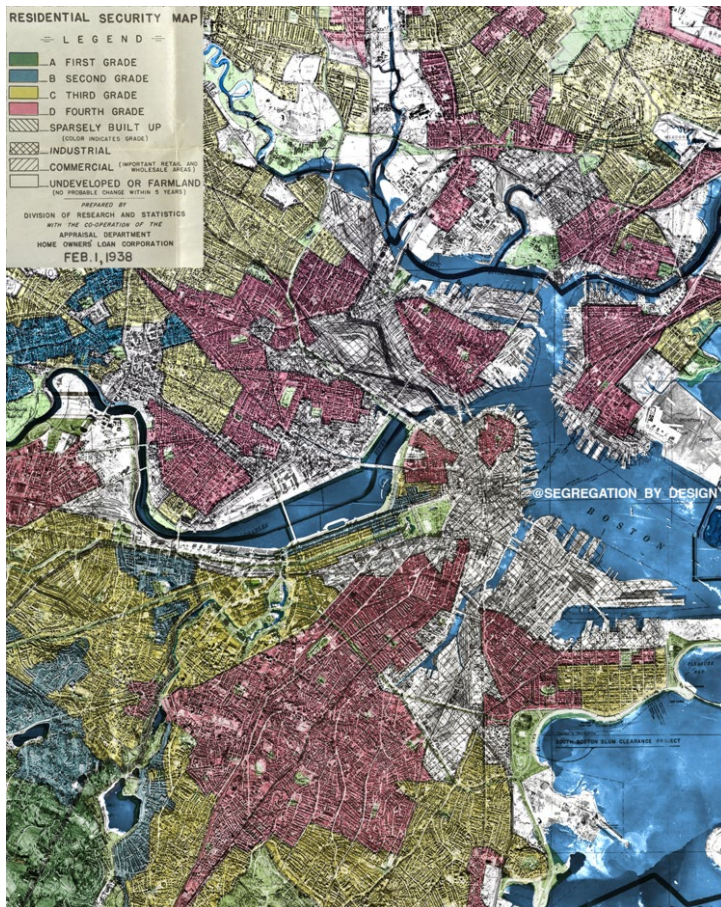
GOALS

- Create new units of affordable housing in all Boston neighborhoods including areas with higher median household income to help provide greater opportunities, mobility, and choice while also preventing people from being priced out of their current neighborhoods.**

As highlighted in the Boston Economic Equity and Inclusion Agenda (2016), economic equity is a pervasive issue that will continue to take concerted effort to address, including through City support of economic mobility and stabilization on the individual, family, and community levels. Housing is a critical component of equity, foundational in many senses.

Through the effects of racially discriminatory public policy combined with local private actions, Boston has been a racially and ethnically segregated City for many generations and remains so today. In 2020, Mayor Walsh declared systemic racism an emergency and a public health crisis. The City is committed to addressing the needs of Boston's BIPOC residents, including by promoting fair and equitable housing access. In recent years, one of the most significant actions to promote fair housing and equitable housing access was to incorporate mechanisms to affirmatively further fair housing within Boston's zoning code.

The ability to fund the acquisition, creation, preservation, and support of community housing means that CPA funds are essential in fulfilling the City's commitment to affirmatively further fair housing, including how funds are allocated to address racial inclusiveness and historical patterns of exclusion.



Residential Security Map of Boston (AKA "Redline Map") from 1938. Source: Segregation by Design: <https://www.segregationbydesign.com/boston/redlining>

Roxbury currently has the most subsidized housing units out of all neighborhoods in the City at 11,783. The City has awarded over \$16.5 million in CPA funds in Roxbury for affordable housing projects. This is the highest amount of CPA funds for affordable housing in a single neighborhood. In contrast, the neighborhoods of Back Bay, Beacon Hill, Charlestown, Roslindale, South Boston, South End, and the West End, which on average have higher income, higher education levels, and a higher proportion of White residents and less affordable housing, have received less CPA funds to create affordable housing.

The CPA recognizes that limitations and many complexities affect the location of sites to create new affordable housing opportunities. The CPC also recognizes the importance of making housing with good access to public transit and is eager to continue funding innovative housing models, including artist housing, community land trusts, senior housing, and supportive housing.

The CPC will strive to continue to fund the creation of affordable housing in all Boston neighborhoods, including areas with higher poverty levels and a more extensive stock of existing affordable housing, as well as areas with higher median incomes and a lower stock of existing affordable housing. The CPC will also strive to fund new affordable housing that provides local priority to help income-eligible residents stay in their neighborhoods.

2. Preserve naturally occurring affordable housing, including historic properties, through acquisition and preservation programs.

Rapid and/or sudden increases in rent can be severely destabilizing for households and lead to displacement or even homelessness. There is dignity in having an affordable, decent home in a safe neighborhood. Housing stability helps not just individuals and families live quality lives but also helps neighborhoods in countless ways. Housing is more than an investment vehicle. The City has several housing stability and anti-displacement initiatives and is considering additional measures to help prevent the displacement of Boston residents.

The CPC will continue to support the City's anti-displacement initiatives, notably Boston's Acquisition Opportunity Program. In 2018, the City established a new goal to assist its housing partners in acquiring 1,000 units of unrestricted but affordable market-rate housing and converting them to long-term income-restricted units, providing a cost-effective method of increasing affordability while preventing displacement. Between 2019 and 2023, the City allocated \$14,000,000 of CPA funds to support this program.

The CPC would consider supporting other CPA-eligible programs or initiatives, including income-eligible households, to help prevent displacement, such as through a preservation program for low-income homeowners.¹⁴ CPA funds can help support CPA-eligible programs led by the Office of Housing Stability.

3. Continue to fund CPA funds to promote homeownership, enable household equity growth, and help address the racial wealth gap.

As explained in the 2020 Annual Report for Housing Boston 2030:

"There are significant racial disparities in Boston's homeownership rates: only 30 percent of Black households and 16 percent of Latinx households own their own home, compared to 44 percent of white households. More Bostonians must become able to own their own homes not only because homeownership provides long-term housing stability, but also because homeownership is a significant means of wealth creation. Addressing disparities in homeownership will also serve to address the wealth gap and help make Boston a more equitable city."

The CPC is committed to assisting more households in becoming homeowners and will continue to do this by funding projects that create income-restricted homeownership units, down payment assistance, and mortgage programs, especially with resale provisions that enable homeowners to build equity.

¹⁴ For example, a preservation program to help existing low-income homeowners could be modeled from the City of Cambridge's Affordable Housing Preservation Grants Program:
<https://www.cambridgema.gov/historic/permitsApplications/preservationgrants#:~:text=ELIGIBILITY%20REQUIREMENTS%3A,more%20than%20four%20rental%20units.>

4. Consider support for local rental assistance and relief programs to expand the limited reach of existing federal and state housing vouchers.

In addition to state and federal rental housing assistance programs, the City of Boston launched a Rental Relief Fund in 2020 in response to a sharp rise in housing instability during the COVID pandemic. The City secured \$3 million in seed funding from federal Coronavirus, Aid, Relief, and Economic Security (CARES) Act funds and later obtained an additional \$5 million. The average rental arrearage paid was \$4,200, which covered an average of 2.8 months of rent. Although there are various other funding sources for such rental relief and assistance, the CPC would consider supporting organizations that provide direct financial support at an appropriate level in the coming years to help expand the critical support rental relief and assistance can provide for Boston residents.

ELIGIBLE ACTIVITIES

Chapter 44B of the Massachusetts General Laws (CPA Statute) defines “community housing” as “low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing.” Low-income housing is affordable to households with annual incomes of less than 80 percent of the AMI, and moderate-income housing is affordable to households earning less than 100 percent of AMI. Furthermore, the CPA Statute defines “senior housing” as housing for persons 60 years old or over who also meet low- or moderate-income qualifications.

The CPA Statute allows expenditures for the acquisition, creation, preservation, and support of community housing and the rehabilitation of community housing acquired or created through CPA. Preservation, a permitted activity for community housing, is defined as the “protection of personal or real property from injury, harm or destruction, but not including maintenance.”

Rehabilitation, which is only permitted for housing created using CPA funds, is defined as “the remodeling, reconstruction and making of extraordinary repairs, to...community housing to make such...community housing functional for their intended use, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.”

The CPA Statute defines the term “support” as programs that provide grants, loans, rental assistance, security deposits, interest-rate write-downs, or other forms of assistance directly to individuals and families who are eligible for community housing . . .” The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s.55C). Any CPA funds allocated to a Housing Trust must be used for CPA-eligible purposes, as clarified through the 2016 amendments.

CHAPTER 5: OPEN SPACE AND RECREATION



With CPA funding, the Hyde Park Branch of the Boston Public Library transformed an unused area of open public space into a passive park featuring artifacts of historical significance to the community. Source: JM Goldson

The Community Preservation Act Legislation defines "open space" as including but not limited to "land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater marshes and other wetlands, ocean, river, stream, lake, and pond frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use." It also defines "recreational use" as including but not limited to "the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field."

CPA Funds can be used to:

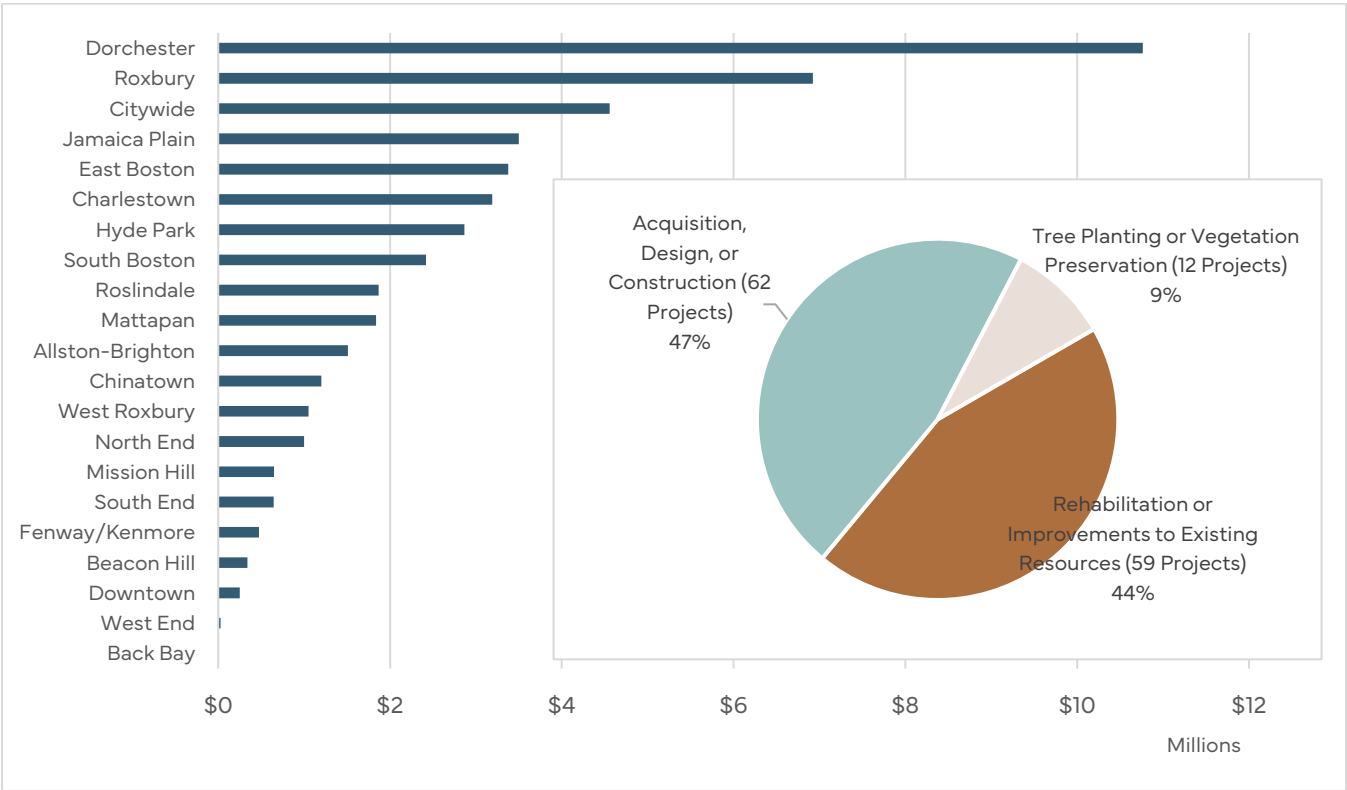
- Acquire or create open space or land for recreation.
- Preserve open space lands.
- Rehabilitate or restore open spaces acquired or created using CPA funds.
- Preserve, rehabilitate, and restore existing recreational lands.
- CPA funds cannot be used for indoor facilities or artificial turf.

NEEDS

Open space and outdoor recreation benefit both people and the environment. Research has shown that increased access to open space can help improve both mental and physical health, and increased green space and tree canopy can help the city's natural resources by reducing the urban heat island effect and helping manage stormwater runoff. Boston has a long history of prioritizing open space, with the Boston Common being the country's oldest public park. In addition to the Emerald Necklace, Charles River Esplanade, Malcolm X Park, and Rose Kennedy Greenway, Boston residents enjoy hundreds of neighborhood parks, playgrounds, squares, courts, and fields that provide open space and recreation opportunities.

The CPA program has funded 133 open space and recreation projects totaling \$47,632,864. In addition to analyzing the funding by neighborhood, the team also looked at the types of projects that have been funded. The CPA has funded open space and recreation projects in three categories, shown in the chart below.

OPEN SPACE AND RECREATION FUNDING BY NEIGHBORHOOD



Note: The table above is based on data provided by the City in June 2024.

The team looked at access to open space and the amount of open space across the neighborhoods to further analyze Boston's CPA open space and recreation projects. When examining access to open space, the team determined the percentage of the neighborhood area within a quarter mile (walking distance) of open space. When analyzing the amount of open space, the team determined the square feet of open space per capita in each neighborhood. It is important to note that these metrics do not consider the quality or condition of the open space, just the amount of open space and where it is located. The table below summarizes these statistics.

OPEN SPACE AND RECREATION PROJECTS BY NEIGHBORHOOD

Neighborhood	Percent of Neighborhood within ¼ Mile of an Open Space	Square Feet of Open Space per Capita	Total CPA Open Space Projects
Boston	90.26%	380.53	133 (including 5 citywide)
Allston-Brighton	97.6%	105.84	4
Back Bay	100.0%	62.95	1
Beacon Hill	100.0%	354.80	4
Charlestown	96.6%	124.39	9
Chinatown	100.0%	1.01	3
Dorchester	95.7%	181.41	28
Downtown	100.0%	44.35	1
East Boston	67.4%	251.79	9
Fenway-Kenmore	99.9%	259.99	3
Hyde Park	93.6%	1,122.25	8
Jamaica Plain	93.5%	479.46	7
Mattapan	94.2%	1,029.41	7
Mission Hill	100.0%	77.13	1
North End	100.0%	67.32	1
Roslindale	92.1%	126.59	6
Roxbury	96.5%	477.79	17
South Boston	79.3%	947.42	11
South End	97.6%	46.24	3
West End	100.0%	153.72	1
West Roxbury	88.8%	1,128.16	4

Notes: 1) The table above is based on data provided by the City in June 2024; 2) Boston Harbor projects and open spaces have been included in South Boston; 3) East Boston includes Airport area.

In addition to analyzing these statistics at the neighborhood level, the team analyzed the geographic distribution of projects and existing open spaces within neighborhoods to identify trends. The team also assessed the types of projects funded in each neighborhood to determine which projects involve the acquisition of new parkland, those focused on improving existing amenities, and those with a mix of both.

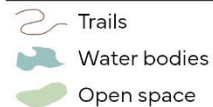
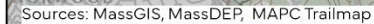
The map below shows the distribution of open space and recreation projects funded by the CPA, alongside data showing the green space per capita in each census tract. Boston has many parks

within the city limits, so green space distribution is good. In most neighborhoods, over 90 percent of the area has access (meaning within a quarter mile) to open space.

Most Boston neighborhoods have open spaces within walking distance (a quarter mile). The neighborhoods with less access to open spaces are East Boston, South Boston, and West Roxbury, where at least ten percent of the areas are not within walking distance of an open space.

The City awarded these neighborhoods 24 out of 133 CPA open space and recreation (18.0 percent). Fifteen of these projects were for new recreational spaces rather than improvements to existing parks, which helps increase access to open space for more people.

J M G O L D S O N



69

In addition to the open space projects tied to specific locations and neighborhoods, the City has also funded the Boston Open Space Acquisition Fund, which pays citywide costs of open space land acquisition. This fund will work to implement the City's Open Space and Recreation Plan goal of providing additional open space throughout Boston. The open space acquired through the fund will be permanently protected and publicly accessible.

A wide range of projects and programs received grants ranging from \$6,000 to \$1.5 million. The following sample of grant awards provides some perspective on how CPA funds have been awarded to address Boston’s open space, parks, and recreation needs.

Citywide	\$1 million	Open Space Acquisition
Allston-Brighton	\$300,000	Shore and woods restoration
Back Bay	\$250,000	Capital improvements to Statler Park (private funding will be used to create a memorial to Coconut Grove fire victims)
Hyde Park	\$1.5 million	Restore the elementary school yard
Roxbury	\$400,000	New public space inspired by Olmsted and African-American garden traditions
South End	\$250,000	Create Allan Rohan Crite Park dedicated to renowned African American artist

Note: The table above is based on data provided by the City in June 2024.



A vacant parcel in Mattapan was converted into an urban farm—known as Astoria Farm—for education and the cultivation of fresh, local produce. Source: JM Goldson

GOALS

- 1. Promote climate equity and resilience by supporting open space and recreation initiatives, including expanding the tree canopy, that help mitigate the effects of climate change for Boston residents, especially BIPOC populations and neighborhoods that lack access to quality open space and recreation.**

The City of Boston's commitment to environmental action and climate justice is vital as the City works to overcome many challenges on its way to carbon neutrality and mitigating the effects of climate change for all Boston residents, as described in the FY21 Boston Climate Action Report, the Urban Forest Plan, the Open Space and Recreation Plan, and the Boston Heat Resilience Solutions Report. As a coastal city, the city is already experiencing the effects of rising sea levels, flooding, and extreme heat, with elevated risk for residents in historically underserved and redlined neighborhoods. Heat-vulnerable focus areas in Boston are Chinatown-Leather District, Dorchester, East Boston, Mattapan, and Roxbury.

As the Boston Heat Resilience Plan describes, "Parks, trees, and outdoor spaces are critical to the City's network of cooling resources. Trees and outdoor green spaces are among the most effective nature-based heat mitigation strategies."

CPA-eligible initiatives to promote climate equity could include expanding Boston's urban tree canopy, including in public parks, preparing outdoor public recreation facilities for climate changes, acquiring private property to protect the City's urban wilds, wetlands, and coastal areas and flood zones, and following the Parcel Priority Plan to support the City's Open Space and Recreation Plan's vision of a comprehensive park system and for protective infrastructure.

- 2. Promote healthy local food access in historically underserved Boston neighborhoods such as through funding for community gardens, urban agriculture properties, and community farms.**

Through CPA-eligible open space and recreation projects to create open space and recreation land, the CPC will strive to recommend CPA funds to promote healthy food access, particularly in historically underserved neighborhoods.

As described in the Open Space & Recreation Plan: *"Boston has 175 community gardens located in 11 Boston neighborhoods. . . Community gardens are vital focal points in many Boston neighborhoods and unique among the city's open space types. Most began and continue as food-producing plots used by people of limited means but have also grown to serve as important social and educational centers for gardeners, their families, and neighbors."*

The City allocated \$2,816,972 to fund not-for-profit community gardens in Charlestown, Dorchester, East Boston, Mattapan, Roslindale, and Roxbury between 2018 and 2024. These

projects are primarily driven by community members and groups and create valuable assets for neighborhoods.

3. Support larger City efforts to create more public open space in historically underserved Boston neighborhoods to promote health equity for BIPOC and other marginalized populations.

As described in the Boston Heat Resilience Plan: “Parks play critical roles in resident health and wellbeing, social connections, ecological health, and resilience, including cooler communities.” The City aims to enhance and enlarge Boston’s network of resilient community parks. It is transforming the Parcel Priority Plan to a long-term program called Planning for Future Parks, emphasizing permanent protection and public access and expanding park access in densely populated city neighborhoods. This effort aims to acquire and protect new parklands and natural areas that fill in gaps without such spaces.

BPRD’s Open Space Acquisition Program, which the CPA funds supported with \$3.5 million between 2021 and 2024, enables the City to negotiate land purchases for future open spaces. The CPC anticipates continued support for this critical initiative as the Department effectively implements initial support.

4. Support larger City efforts to rehabilitate existing parks, playgrounds, athletic fields, greenways, and schoolyards in historically underserved Boston neighborhoods to promote health equity for BIPOC and other marginalized populations.

The City’s Open Space and Recreation Plan (OSRP) outlines several CPA-eligible priorities for improving existing parks based on public input, resource analysis, and neighborhood demographic characteristics. Among the OSRP’s objectives is to revitalize and renovate parks according to facility life cycles and maintain Boston parks at the highest level feasible. CPA-eligible projects to implement these objectives include rehabilitating basic infrastructure, including paths, drainage systems, site furnishings, and soil, to keep parks in consistently good to excellent condition and improve universal access to parks.

Access to high-quality parks, schoolyards, and open spaces is important to promoting health equity for all Boston residents. The CPC will strive to support eligible projects that preserve and rehabilitate Boston’s parks, schoolyards, and open spaces in Boston’s historically underserved neighborhoods, following the City’s open space and recreation goals.

5. Support larger City efforts to promote the creation of greenways that connect neighborhoods, provide park and recreation amenities, and support multimodal recreational infrastructure, including biking and walking.

This goal connects the City’s mobility, open space, and recreation priorities across several citywide plans. The City’s mobility plan, *Go Boston 2030*, seeks to create more “accessible, safe, and reliable ways to get around Boston,” while the City’s Comprehensive Plan, *Imagine*

Boston 2030, identifies the need to create an extended network of green spaces across the City, particularly in underserved neighborhoods.

These priorities coalesce in the Boston Department of Transportation's *Boston Green Links*, a citywide initiative to connect Boston residents in every neighborhood to the city's greenway network. Green links are "missing bike and pedestrian connections," which "when completed, [...] will create a seamless network of greenway paths connected to every neighborhood." In addition to increasing access to green, open spaces, Green Links envisions improved mobility, accessibility, and safety for all active transportation modes.

In 2019, the City allocated \$900,000 of CPA funds for two of these projects, which funded the design in one case and the creation of connections between key green spaces in the other. One project was in Roslindale, and one was in the Fenway-Kenmore neighborhood. CPA funds could support implementing and completing other greenways, such as the Neponset and Fairmount Greenways, and green links, such as the proposed Columbia Road Green Link.

ELIGIBLE ACTIVITIES

The CPA defines the term "open space" as including, but not limited to, land deemed necessary to protect existing and future wellfields, aquifers and recharge areas, marshes, wetlands, watershed land, agricultural land, lake and pond frontage, beaches, and scenic vistas. The CPA statute allows the use of CPA funds to acquire, create, and preserve open space. Additionally, the CPA statute provides for the rehabilitation/restoration of open space acquired or created with CPA funds. Per MGL c.44B s.5(f), CPA funds may not be used to acquire real property or interest for a price exceeding the property's value (as determined by methods customarily accepted by the appraisal profession).

Following the CPA statute (MGL c.44B s.12(a) and (b)), an acquisition of real property is required to be owned by the municipality and to be bound by a permanent restriction. Any open space acquisitions by the Town using CPA funds will require executing a permanent restriction that runs to benefit a nonprofit organization, charitable corporation, or foundation and follows the requirements of MGL c.184. In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce the deed restriction on the property (sometimes called a "stewardship fee").

The CPA defines recreational use as including, but not limited to, land use for community gardens, noncommercial youth and adult sports, and using land as a park, playground, or athletic field. The definition goes on to prohibit "... horse or dog racing or the use of land for a stadium, gymnasium, or similar structure."

Per the July 2012 amendments, the CPA statute allows the use of CPA funds for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use. Note that the 2012 amendments allow "rehabilitation," whereas previously, it only allowed recreational land created

through the CPA. This amendment would enable existing parks and playgrounds to be rehabilitated with upgraded and new facilities and amenities. Maintenance costs are not eligible for CPA funds. In addition, the acquisition of artificial turf for athletic fields is expressly prohibited in Section 5(b)(2).

CHAPTER 6: HISTORIC PRESERVATION



CPA funds enabled the repaving of pathways, and the repair of the perimeter gate and fencing in Allston-Brighton's Evergreen Cemetery. Source: JM Goldson

The Community Preservation Act Legislation defines "historic resources" as "a building, structure, vessel, real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town." If a resource is listed on the state register of historic places, designation by the local historic commission is not required for eligibility. CPA Funds can be used to acquire, preserve, rehabilitate, or restore historic resources.

NEEDS

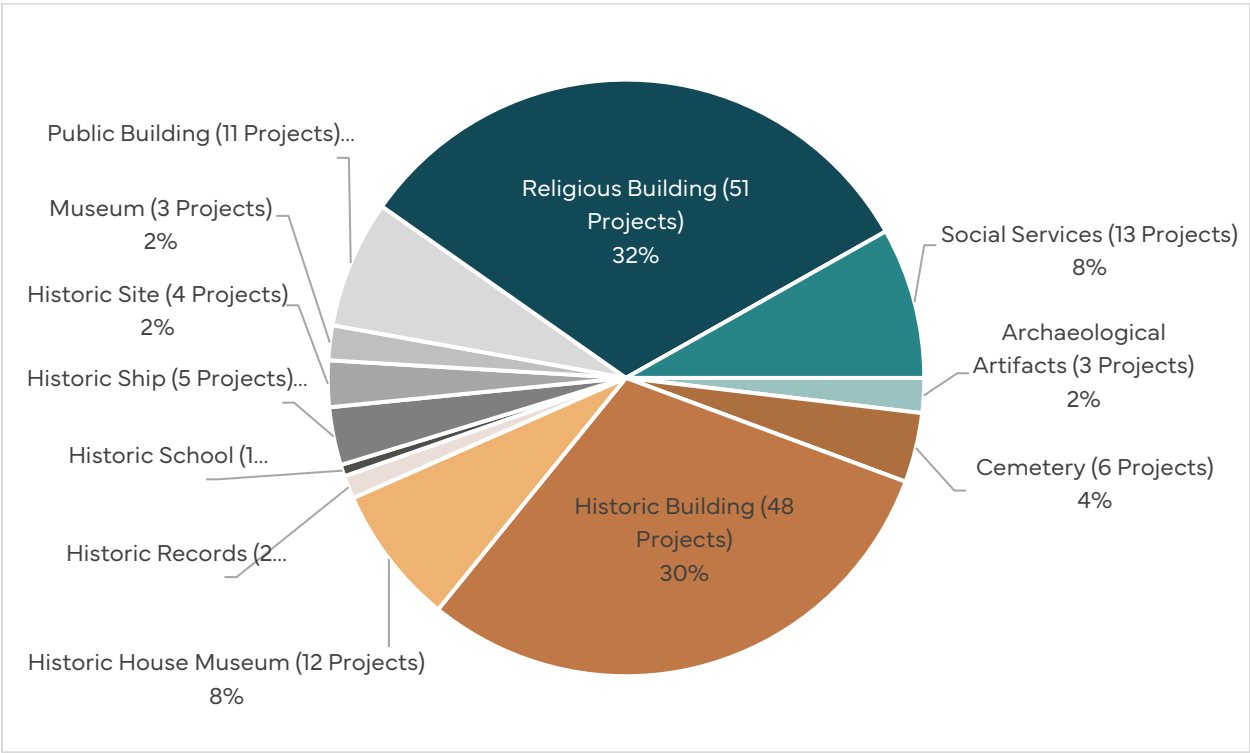
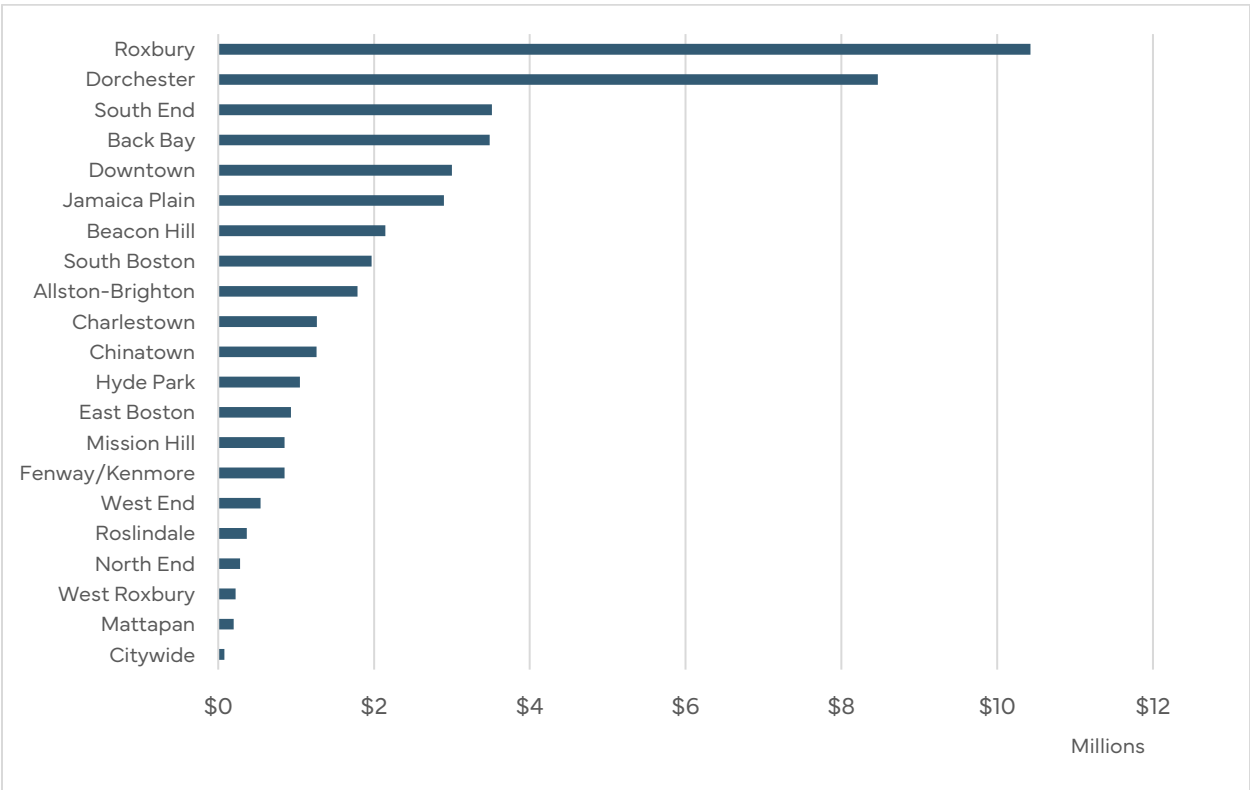
Boston is nationally recognized as the location of several important events and movements that shaped the future of the United States. Among these are the Abolition movement, the Boston Massacre, the Boston Tea Party, and the Battle of Bunker Hill. Aside from these places of national historic importance, Boston is also filled with historic architecture and landmarks. Boston has a rich native history, was a key player in women's history, significantly advancing women in medicine, and was an essential place for the civil rights movement. Today, the City is greatly influenced by immigrant populations that have made Boston home for generations. Preserving historic sites,

buildings, museums, monuments, and more is extremely important for the culture and significance of Boston. The Community Preservation Plan goals allow the program to fund historic preservation projects that preserve and activate historic sites and buildings in new ways that bring the community together while celebrating and protecting history.

The City of Boston has not yet created a comprehensive plan with a city-wide historic preservation vision and thorough needs documentation. This type of effort would be within the purview of the City's new Office of Historic Preservation. The Office of Historic Preservation staff has identified a city-wide survey and preservation plan that will identify and document historic resources in all Boston neighborhoods as a priority as the best way to ensure equitable distribution of CPA funding in Boston.

The CPA program has funded 159 historic preservation projects totaling \$45,374,648. In addition to analyzing the funding by neighborhood, the team also looked at the types of resources that have been funded, as shown in the pie chart. Please note that buildings once historic homes and schools are now owned by non-profits, community organizations, and museums or are affordable community housing. The CPA program has not provided funding for private residences. However, this could be done legally under the statute. According to Chief White-Hammond of the Office of Historic Preservation, this activity will be initiated in the next five years.

HISTORIC PRESERVATION FUNDING BY NEIGHBORHOOD



Note: The table above is based on data provided by the City in June 2024.

In each neighborhood, the project team also reviewed the historic preservation projects to understand the history and significance of the buildings and the work being done to them. The team mainly looked for projects related to historically marginalized populations. To know where CPA projects were funded, the team analyzed project locations compared to the Massachusetts Historical Commission (MHC) Historic Places¹⁵, the Boston Landmarks Commission (BLC) Landmarks, and the BLC Historic Districts. This table summarizes the distribution of this overlap across Boston's neighborhoods compared to the total number of CPA historic preservation projects.

HISTORIC PRESERVATION PROJECTS BY NEIGHBORHOOD

Neighborhood	CPA Historic Preservation Projects in MHC Historic Areas	CPA Historic Preservation Projects in BLC Landmarks	CPA Historic Preservation Projects in BLC Historic Districts	Total CPA Historic Preservation Projects
Boston	82	11	40	159 (including 1 citywide)
Allston-Brighton	4	1	2	5
Back Bay	14	3	12	14
Beacon Hill	9	0	9	9
Charlestown	2	0	0	7
Chinatown	0	0	0	6
Dorchester	6	1	0	28
Downtown	2	2	0	8
East Boston	0	0	0	4
Fenway-Kenmore	1	1	0	3
Hyde Park	0	0	0	3
Jamaica Plain	7	1	0	13
Mattapan	0	0	0	1
Mission Hill	0	0	0	1
North End	0	0	0	3
Roslindale	0	0	0	1
Roxbury	19	1	0	27
South Boston	3	0	3	8
South End	10	0	10	11
West End	4	0	4	4
West Roxbury	1	1	0	2

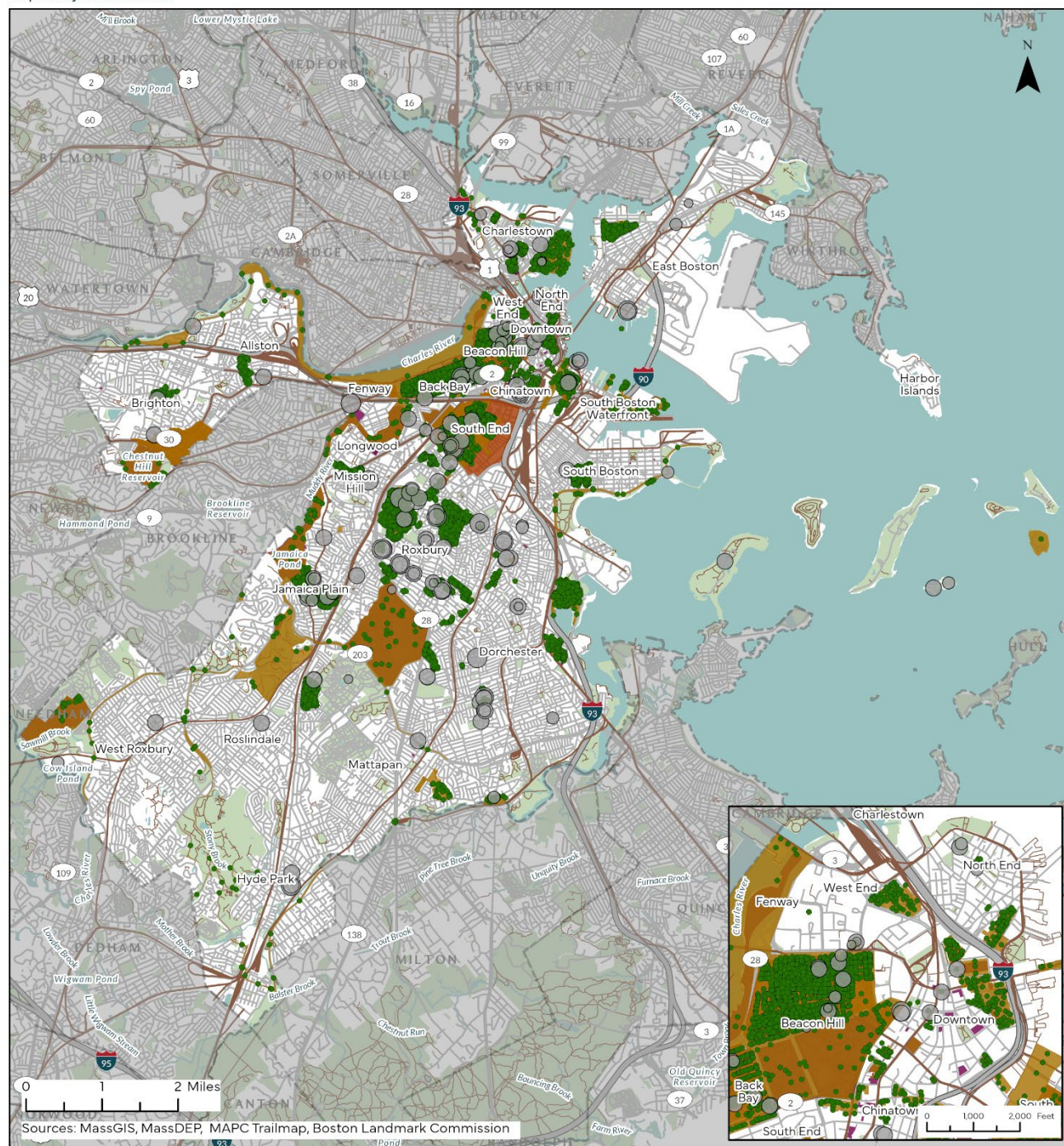
Note: 1) The table above is based on data provided by the City in June 2024; 2) Some MHC and BLC Areas overlap; 3) Boston Harbor projects and open spaces have been included in South Boston.

¹⁵ The CPA allows funding for projects that are not listed on the State Register of Historic Places if the local Historic Commission determines that there is local historic significance. Note: The mapping used contains out-of-date information and other inaccuracies in the data at the state level.

The following map shows the distribution of historic preservation projects funded by the CPA alongside data layers displaying the historical layers. Some parts of the city have identified and documented more historic resources. Because this information is incomplete, no priority is assumed for these already designated areas and resources.

IM GOLDSON

Prepared by JM Goldson LLC



- | Category | Historic Preservation Funding Awarded | Designation |
|--------------|---------------------------------------|---|
| Trails | ● \$5,000 - \$50,000 | MHC Local, State, and National Historic Places |
| Water bodies | ● \$50,000 - \$100,000 | MHC Local, State, and National Historic Areas and Districts |
| Open space | ● \$100,000 - \$500,000 | BLC Landmarks |
| | ● \$500,000 - \$1,000,000 | BLC Historic Districts |
| | ● \$1,000,000 - \$1,500,000 | |

Five neighborhoods (Dorchester, East Boston, Hyde Park, Mattapan, and Roxbury) have populations that are over 50 percent BIPOC. These neighborhoods make up about 43 percent of Boston's total population. Sixty-three of 159 historic preservation projects (39.6 percent) were done in these neighborhoods.

Several projects related to BIPOC residents' history and culture were implemented in neighborhoods with a higher proportion. These projects included preservation projects on several Black churches, the National Center of Afro-American Artists, and a Latino social services organization.

The City has funded other projects for historic preservation in Boston that are directly related to historically marginalized populations in neighborhoods that have a smaller proportion of BIPOC residents as well. Examples include grant funding for masonry repair at the League of Women for Community Service (The League) in the South End. The League is exceptionally significant due to its participation in the Underground Railroad and being the home of Coretta Scott King. In 1920, it became the headquarters for the League, a pioneering Black women's organization known for promoting Black cultural values and engaging with social issues. Another example is the Union United Methodist Church, which the City awarded funds to complete the accessibility features to their community food pantry and meeting space. Union United Methodist Church is the oldest African American United Methodist Church in New England, whose congregation was first formed in 1796.



Union United Methodist Church (South End) received CPA funds to finish building a handicap accessibility entrance for the church's well-used community space. Source: JM Goldson

The following sample of Historic Preservation grant awards provides some perspective on how CPA funds have been awarded to address neighborhood equity and multiple CPA Plan goals.

Charlestown	\$26,000	Restoration work at Constitution Museum to address sea level rise.
Allston-Brighton	\$200,000	Adaptive restoration of Charles River Speedway buildings for dining, retail, and other facilities. (Built 1899)
Beacon Hill	\$340,000	Restoration of former school building for 42 affordable housing units for individuals and families. (Built 1910)
Boston Harbor	\$365,000	Masonry repair for Salah Hall on Thompson Island to continue STEM education. (Built 1909)
Charlestown	\$400,000	Roof restoration of a historic school that provides child and senior care. (Built 1894)
Dorchester	\$500,000	Pierce Building restoration as a cornerstone for Arts and Innovation District (Built 1804)
Jamaica Plain	\$200,000	Roof restoration for Prosperity Center which provides small business services, job training, ESC classes, and other programs.
	\$200,000	Restore the foundation of Footlight Club, the country's oldest community theater. (Built 1831)
Roxbury	\$850,000	Window restoration for Dimock Community Health Center which provides a residential recovery program that has had a significant role in the history of women in medicine, serving as both a teaching and practicing hospital.
South End	\$400,000	Masonry repair for the League of Women for Community Service, a building of major importance to the underground railroad, home of Coretta Scott King, a pioneering Black women's organization. (Built 1857)

Note: The table above is based on data provided by the City in June 2024.



The USS Constitution Museum in Charlestown received CPA funds to relocate the museum's sprinkler system equipment. Source; JM Goldson

GOALS

1. **Support historic preservation projects that help address affordable housing needs.**

Despite its reputation as an avenue for gentrification, historic preservation can be instrumental in building community and supporting socioeconomically and ethnically diverse neighborhoods. It can also be a beneficial policy intervention to help slow down neighborhood change, particularly when paired with affordable housing initiatives.

Recognizing the critical need for more affordable housing to help address Boston's housing crisis, the CPC will favor historic preservation projects that help address the City's affordable housing needs. CPA-eligible opportunities could help the City's anti-displacement initiatives by combining these purposes into projects such as the preservation of naturally occurring affordable housing (NOAH), which refers to affordable residential rental properties unsubsidized by any federal program. NOAH properties are typically older, with relatively low rents compared to the regional housing market, and affordable to low- and moderate-income households. These adaptive reuse projects convert historic buildings, such as former school buildings or religious structures, to affordable housing and programs like the Cambridge Historical Commission's preservation grants to low-income homeowners.

2. **Favor projects that honor the history and historical contributions of Boston's BIPOC and other historically marginalized populations.**

For decades, the stories and histories of Boston's BIPOC communities have been underrepresented. Historic preservation can be a tool to help Boston build a more inclusive city. As with so many other aspects of American life, the historic preservation movement is in a period of profound changes in response to recognition of its role in confronting issues of race and equity.

By refocusing CPA-funded preservation efforts to protect Black and other spaces historically significant to people of color, the City can help promote and honor more inclusive stories of historically marginalized Boston voices and support community services and resources in historically underserved neighborhoods.

To encourage eligible projects that would promote this goal, it will be essential to provide information needed by the CPC to make spending recommendations to the legislative body and to assist the CPC in performing its statutory duty to study the community needs, possibilities, and resources of Boston's BIPOC and other historically marginalized populations by actively working with the Office of Historic Preservation to promote these types of studies and surveys to bring preservation planning to Boston, and advance the City's understanding of the history and historical contributions of Boston's BIPOC and other historically marginalized populations. Specifically, work with the Office of Historic Preservation to:

1. Review and analyze all existing inventories, survey recommendations, and local, state, and national designations,
2. Identify historical resources related to BIPOC and other historically marginalized populations that meet CPA eligibility by public access or demonstrably impactful and direct public benefit.
3. Prioritize those resources for consideration by the CPC.

Historic resources are not just museums or buildings stuck in time. They are living resources that contribute to their neighborhoods and help us understand who we are and where we came from. Preserved historic resources are living records that tell stories and help communities nurture pride of place and authentic identity.

When asked what types of historic preservation projects are the most important, preserving historic properties that honor historically marginalized populations scored the highest (67.9 percent selected “very important”).

3. Further preservation and rehabilitation of properties that provide public access or that provide environmental, economic, and/or social benefits.

The CPC will continue prioritizing historic preservation projects that provide public access or other demonstrably impactful and direct public benefits (including affordable housing, social services, and other community benefits). Providing public benefits is essential for legal reasons (i.e., to comply with the Anti-Aid Amendment of the Massachusetts Constitution) and as a policy to target the use of CPA funds to promote the most significant level of public good through direct and positive community impacts.

Preserving irreplaceable heritage is in the public interest. Maintaining a legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will enrich future generations.

Economic benefits: Older buildings are constructed using higher-quality materials. Demolition wastes rare-quality building materials such as chestnut and heart pine. Newer buildings have a shorter life expectancy, whereas many older buildings were built to last. Retaining historic buildings and improving them to meet modern codes and requirements can make economic sense.

Rehabilitating old buildings not only preserves an area's character but can also help attract investment and cultural tourism if the structures are historically significant. For example, a historic but abandoned industrial building could become a small business incubator or a mixed-use development, giving the building and the whole neighborhood new life.

Aesthetic importance: When the public can visually access older buildings, often made with unique artisan handwork using valuable materials such as tile, marble, or old brick for decorative detailing, the local area's identity and distinctive character are recognized. People want to linger in and around old buildings, which are typically more attractive than modern buildings. An added benefit to retaining old buildings is that historic artistry methods are preserved for study.

Environmental considerations: Recycling has become widely understood, and preserving old buildings is recycling on a larger scale. Repairing and reusing existing buildings uses embodied carbon and material resources more efficiently, reducing waste and carbon emissions. Razing structures release toxins and pollutants into the environment.

4. Protect privately owned properties that are threatened by demolition or demolition by neglect and will provide a demonstrated public purpose.

When historic resources are demolished, they are permanently lost, leaving a void and missed opportunities to continue contributing to the community's good. Privately owned historic resources can be protected by acquiring fee interest or Preservation Restrictions to preserve the resource permanently.

While protecting threatened resources can provide many public benefits, the practicality of this type of initiative can be challenging given the speed at which the real estate market works compared with the CPA program's annual funding cycle. However, the CPC will consider supporting such initiatives if opportunities arise that can appropriately demonstrate public benefits (see goal 3) resulting from preservation.

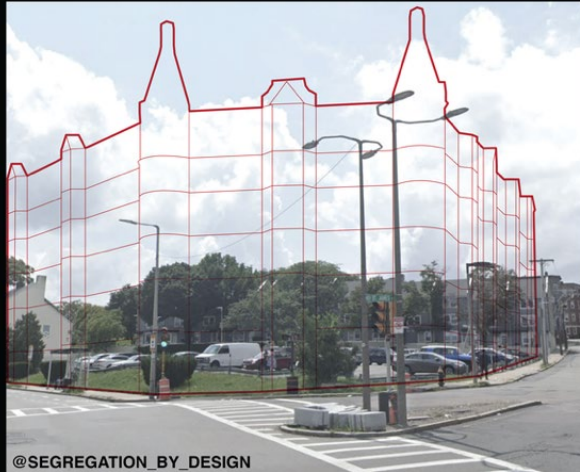
1902



36 DABNEY PLACE
BUILT 1890, DEMOLISHED 1960s

ROXBURY, BOSTON

2022



@SEGREGATION_BY_DESIGN

Nubian Square – the historic Dabney Place, which was demolished in the 1960s, is now home to a parking lot. Source: Segregation by Design:

ELIGIBLE ACTIVITIES

The CPA Act, as amended in July 2012, defines a historic resource as “a building, structure, vessel, real property, document, or artifact that is listed on the State Register of Historic Places or has been determined by the Boston Landmarks Commission to be significant in the history, archeology, architecture, or culture of a city or town.” CPA funds can be used for the “acquisition, preservation, rehabilitation, and restoration of historic resources.”

In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and/or enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of “rehabilitation,” CPA can fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act (ADA) and other building or access codes.

All rehabilitation work concerning historic resources must comply with the Standards for Rehabilitation stated in the US Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).

CHAPTER 7: RECOMMENDATIONS FOR PROGRAM OPERATIONS

The City has successfully run the Boston CPA program since 2017, allocating over \$192 million to affordable housing, historic preservation, and open space and recreation projects. The program has grown in number of applications, funded projects, and the amount of appropriated funding. In 2018, the program awarded 34 projects (3 affordable housing, 16 historic preservation, and 15 open space and recreation) totaling over \$8M in CPA funds. So far, in 2024, the program has awarded 57 projects (9 affordable housing, 25 historic preservation, and 23 open space and recreation) totaling over \$38M in CPA funds.

The Boston CPA program has served a critical and growing need to address the City's affordable housing, open space and recreation, and historic preservation needs, including through the COVID-19 health pandemic. Within seven years, the CPA program is now funding projects for five times more than what it started with.

Along with the program's growth, the oversight and management of needs for existing projects have grown. At the time of this writing, 174 projects and 5 programs have been completed, and the CPA Office staff are managing 85 active projects and 2 active programs, with 76 additional projects and 1 program that have been awarded but have not yet started.

The program staff has significant responsibilities for all aspects of the CPA program: inspiring ideas in all neighborhoods in an inclusive way, encouraging great applications that promote the program's goals, supporting the CPC's evaluation and recommendation process, and executing and managing the grants. The CPA office currently has seven full-time employees and one full-time consultant. They filled two positions during the Summer of 2024.

To ensure the Boston CPA program is as effective as possible in promoting this plan's goals and creating the best outcomes for the people of Boston, this chapter provides recommendations for program operations, including:

1. Increasing staffing capacity and a strategic plan for department organization.
2. Adopting a standard set of metrics to measure the program's performance.
3. Broadening inclusive community engagement.
4. Refining the application evaluation process.

INCREASING STAFFING CAPACITY AND A STRATEGIC PLAN FOR DEPARTMENT ORGANIZATION

Increasing the program's staff capacity is essential to the program's success. A program of this size and complexity requires strategic talent expansion in three key areas of responsibility: 1) community engagement and communications, 2) grant compliance, and 3) project management.

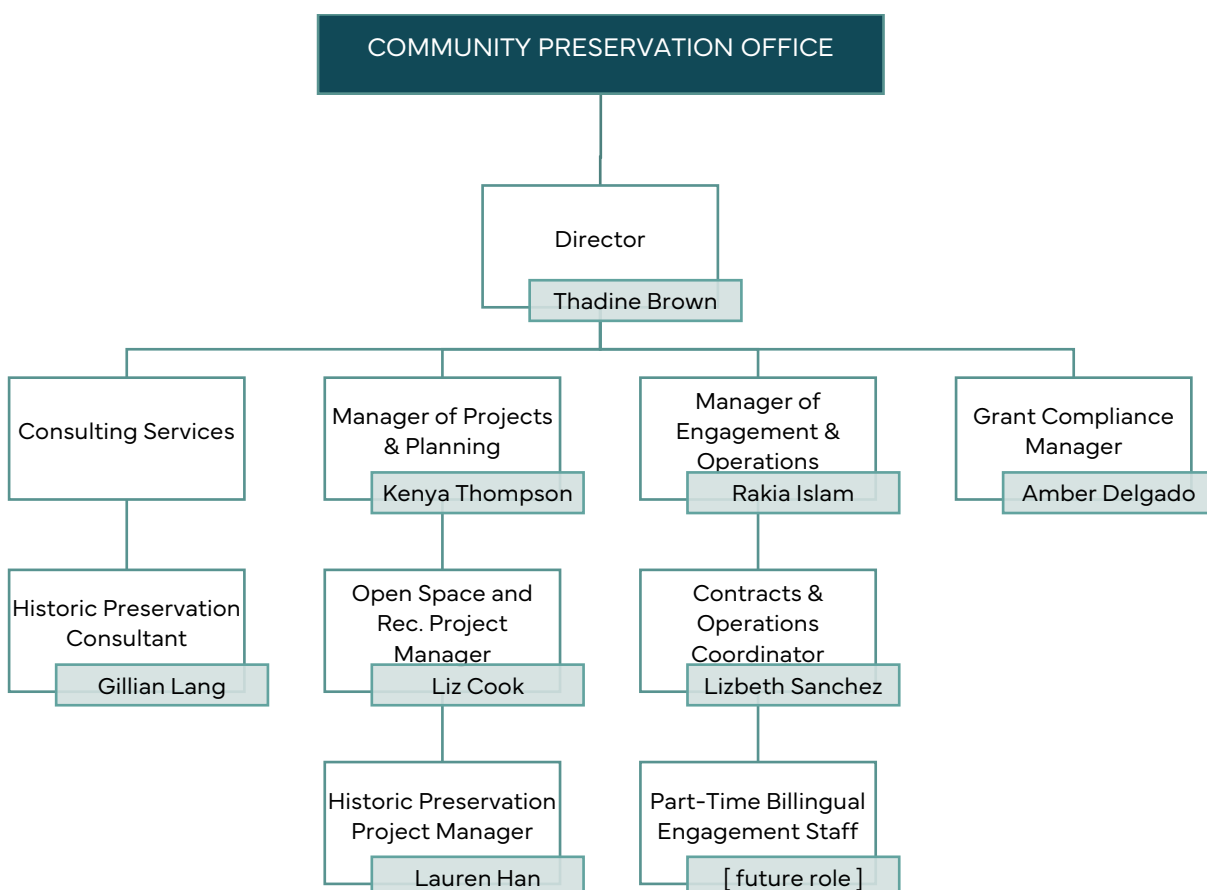
The CPA Director is acutely aware of and is working to implement a strategic staffing plan that includes the following:

FY2024-2027 (July 1, 2023 – June 30, 2027)

Expand the program with additional staff members as the program continues to grow between FY2024 and 2027. Consider the following positions, as CPA administrative funding would allow:

1. Part-time Bilingual Engagement Staff

Depending on the future organizational structure, the CPA Office will determine whether a new affordable housing compliance monitoring staff is needed to assist with project compliance, evaluation, or other aspects of affordable housing.



ADOPTING A STANDARD SET OF METRICS TO MEASURE THE PROGRAM'S PERFORMANCE

This plan lays out essential goals for the CPA program. Goals are conditions to aim for to help the CPA program provide the most significant benefit to Bostonians. Goals are often measurable. Where possible, track metrics to support the CPC, City officials, and the broader Boston community in understanding and assessing the CPA program's performance to achieve the goals adopted in this plan.

For all applications, consider adding requirements that applicants provide specific metric information within applications and verify with a project completion report. Here are a few criteria to consider requesting:

- Universal metrics (number of people served).
- Identifying and defining neighborhood needs.
- Identify the specific populations served by the project.
- Identify other funds leveraged (both public and private).

Note: The CPC should utilize the latest available mapping and other data to analyze and evaluate project applications. Data such as tree canopy coverage, urban heat island, and other data are kept up to date by City departments and should be provided to the CPC as updates are available.

Track Performance Toward Overall CPA Goals

Measurable Overall Goals:

1. Prioritize CPA funding for projects that further equity by addressing needs in the City's historically underserved neighborhoods and marginalized populations.
 - **Potential Metric to Measure Level of Goal Attainment:** a percent of total projects or total funding to be allocated to neighborhoods or sub-neighborhoods with at least one of the following characteristics:
 - i. Over 65 percent of Households earn below the AMI.
 - ii. Over 40 percent of residents are living below the poverty line.
 - iii. Fifteen percent or more of Boston residents with a Language Access Need.
 - iv. Over 65 percent of residents identify as BIPOC.
2. Prioritize CPA funding for projects that directly advance Boston's climate resilience and sustainability¹⁶.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. Plant a certain number of trees annually (or a certain number over 5 years).
 - ii. Convert a certain number of acres of impervious surfaces to vegetated open space annually (or a certain number over 5 years).
 - iii. A certain percentage of total affordable housing and historic preservation projects result in net zero carbon properties.

¹⁶ It will be important to align any metrics regarding climate resilience and sustainability with the Urban Forest Plan and Heat Resilience Plan.

- iv. A certain number of miles of new bike/pedestrian paths annually (or a certain number of miles over 5 years).
- v. A certain percentage of projects promote diversity of flora and fauna.
- vi. A certain percentage of projects or a certain percentage of total funding promotes improved coastal resilience.

Track Performance Toward Affordable Housing

Measurable Affordable Housing Goals

1. Prioritize CPA funds to promote homeownership, enabling household equity growth and helping address the racial wealth gap.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. A certain number of first-time homebuyer households assisted annually, or a certain number of affordable homeownership units created (or a certain number over 5 years).
2. Create new affordable housing units in all Boston neighborhoods, including areas with higher median household income, to help provide greater opportunities, mobility, and choice while preventing people from being priced out of their current neighborhoods.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. A certain number of new affordable units in each Boston neighborhood over 5 years – perhaps create a target for each neighborhood based on the percentage of total affordable housing units.
3. Preserve naturally occurring affordable housing through acquisition and preservation programs.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. A certain number of preserved units annually (or a certain number over 5 years).

Track Performance Toward Open Space and Recreation

Measurable Open Space and Recreation Goals:

None is recommended specifically at this time for these goals because the metrics suggested for the Overall Goals would also apply to them. However, as the CPA Program staff and CPC work together to develop a metrics system, additional metrics for Open Space and Recreation (and the other categories) may be considered.

Track Performance Toward Historic Preservation

Measurable Historic Preservation Goals

1. Support historic preservation projects that help address affordable housing needs.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. A certain percentage of historic preservation projects funded create or preserve affordable housing.

2. Favor projects that honor the history and historical contributions of Boston's BIPOC and other historically marginalized populations.
 - **Potential Metrics to Measure Level of Goal Attainment:**
 - i. A certain percentage of historic preservation projects funded honor the history and historical contributions of Boston's BIPOC and other historically marginalized populations.

To support the CPC's deliberation and evaluation of funding applications, provide baseline documentation and mapping for each metric and an updated report tracking progress toward these measurable goals as part of the CPA staff recommendation materials each funding round. Provide these materials to the Mayor and City Council to support the CPC's recommendations.

BROADENING INCLUSIVE COMMUNITY ENGAGEMENT

Develop an Annual Outreach Plan

A written outreach plan, updated annually, can help the CPA Program staff prioritize its limited capacity and collaborate effectively and efficiently with civic/neighborhood associates and the Ambassadors (described below). The outreach plan should outline a schedule for events and milestones, explain the tools and methods used for engagement, describe the information provided, and identify a responsible entity. With this outreach plan in place each year, the CPA Program staff can work to implement some aspects themselves and work with community and neighborhood partners, including the Ambassadors, to implement the plan. As the plan is implemented, the CPA Program staff should maintain metrics to track how many and what characteristics of community members have reached through these efforts and report this to the CPC.

Reinstitute the CPA Community Ambassador Initiative

In the early years of the CPA program in Boston, the program staff worked to create a CPA Community Ambassador Initiative that would solicit volunteers in every neighborhood to help residents with general CPA questions, plan and participate in neighborhood workshops and events, promote CPA initiatives, and keep neighborhoods connected to the CPA Program. These Ambassadors could be neighborhood residents, community leaders, experienced individuals in housing, historic preservation, parks, or open space, and other professional or business leaders.

Reinstituting the Ambassador Initiative could help boost engagement and outreach for the program in all Boston neighborhoods. It is essential to create space for local, especially historically under-heard, voices to have a more prominent role in the CPA program to help strengthen relationships and engagement. Recruiting Ambassadors with relationships and knowledge of critical challenges for voices that are the hardest to reach in Boston neighborhoods can directly enhance the inclusivity of the program's engagement efforts.

This recommendation will require expanding the CPA Program staff capacity and hiring a Manager of Engagement and Operations to oversee the Ambassador Initiative.

Explore Partnerships with Non-Profit Organizations to Support Community-Initiated Projects

To support the CPC's goal of continuing to encourage and fund community-led projects, ensuring a practical approach for longer-term maintenance of the CPA investment will be helpful. For example, suppose community-led projects involve creating community gardens, pocket parks, or other similar neighborhood improvements. In that case, the owner or custodian of the property may not be able to commit to or be adequately resourced to fulfill the required maintenance. The CPA grant agreements require a minimum of 15 years of responsibility to maintain the improvement of such projects, and housing projects have a permanent responsibility. However, many community-based project proponents, who may be concerned neighborhood residents, may not be able to take on this requirement realistically or feasibly.

Exploring CPA Program partnerships with non-profit organizations that could undertake the required maintenance may be a helpful approach. With the appropriate organization (an existing community or civic organization or other non-profit organization) taking the lead on maintenance, the responsibility can be shifted from community-based project proponents to an organization that can be an effective and attentive steward of the property. Initiating these discussions early on with potential applicants during the eligibility determination, or even before, and working to match applicants with potential community partners could help implement this idea.

Explore Small Grants Initiatives to Support and Encourage Community-Led Initiatives

Throughout the engagement process to create this plan, multiple participants offered ideas to develop some form of a small grants program. For example, making a model to provide mini-grants (\$5-10K) for grassroots groups to hire professional services to develop schematic designs for park projects and an initial cost estimate may encourage more robust eligibility proposals while compensating professional designers for their time. Another idea would be to set aside a portion of total CPA revenue to offer small grants to other types of community-led initiatives (not limited to design services). One specific idea was to set aside \$1M each year to offer grants of up to \$50,000.

Explore such ideas further, including community engagement, to determine the best, most effective design and parameters for such initiatives. When staffing levels are adequate, consider launching a pilot program to test program design in the next two to three years.

Create a System to Provide Efficient and Increased 1:1 Technical Assistance.

The CPA staff provides information and technical support to community members, City officials, organizations, and the like through several information sessions, one-on-one conversations, and meetings on an as-needed basis. With expanded capacity by hiring a Community Engagement and Communications Manager and, ultimately, additional staff to support this role, the City staff will be able to develop these outreach initiatives. However, even with expanded capacity, it is essential to streamline efforts to ensure the most significant reach with minor inefficiencies by creating systems that help focus staff time on helping people.

For example, the Staff could consider opening regular times so people can self-book short 1:1 video meetings or phone calls with the appropriate staff member through a calendar booking system such

as Calendly or Doodle. This type of system can provide boundaries to open only certain days/times for booking, sync with staff's schedules in real-time to avoid conflicts, and include the opportunity (or even a requirement) to describe the specific question/ topic the person booking would like to discuss so that the staff member can prepare.

In addition, this type of meeting system can automatically create a Zoom link or require a phone number to be provided by the person booking the call. It can save many minutes, even hours, each week in back-and-forth scheduling emails and communications and help make the time together as productive as possible. With this type of system, staff members can ultimately help more people.

Staff could focus time on technical support availability during the months leading up to the November application deadline to provide as much support as possible during this critical time when project ideas and applications are shaped.

Explore Adopting a New System of Project Coordination and Communication with Neighborhood Stakeholders

Several CPA projects have been community-initiated and have required support and sign-off by the property owner (primarily a City agency who owns or has custody of the property). For example, a friend's group may propose a project to improve an existing park, and the Boston Parks and Recreation Department will be required to support the application. The approval by the property owner is necessary. However, further coordination with the community group initiator would enhance collaboration and engagement to ensure the project meets the community's needs and that the community stakeholders feel agency over the project.

Consider establishing a new communication system at regular intervals between the property owner and the community initiator group for such projects. For example, the City could require meetings between the applicant and agency/owner at each pre-, mid-, and post-project stage or require owner/agency-led public meetings that invite community feedback on a project as it is designed and managed.

REFINING THE APPLICATION EVALUATION PROCESS

Systematize Evaluation Process and Tools

Consider Adjustments to the Evaluation Process

In prior years, the CPA Staff distributed all eligible and complete applications to CPC members to review before public deliberations. The CPA Staff conducts site visits and a thorough evaluation of all applications and writes funding recommendations for consideration by the CPC. The Staff presents these recommendations to the CPC for discussion and consideration.

To deepen the CPC's deliberations, consider adjusting this process by categorizing applications into three groups:

1. High: applications that address this plan's goals at a high level and that both the CPA Staff and CPC members (through their evaluation tool, discussed below) identify as high priorities for funding
2. Low: applications that do not address this plan's goals adequately and both the CPA Staff and CPC members identify as low priorities for funding
3. Middle: applications between high and low priority or have mixed evaluations.

These groupings can help the CPC focus its deliberations on the applications in the middle group, where they are most helpful. If there is enough funding, the high-priority applications can be approved without much discussion, and the low-priority applications can be disapproved without much debate.

The middle group of applications, however, will require thoughtful discussion. The CPA Staff's role would be to identify issues, including the pros and cons of the applications in the middle group, and to facilitate CPC discussion over one or more public meetings. Still, the Staff would not make recommendations for this group. After discussion and consideration, the CPC would vote on the individual applications in this middle group to determine which applications to recommend for funding in addition to the high-priority group of applications.

Consider Adjustments to the Evaluation Tool

The CPA Staff provided the CPC with evaluation criteria worksheets for application evaluation. The worksheets provide space to indicate to what extent each application addresses each CPC goal for the applicable funding area. The worksheets are Excel files. There is one for each CPA funding category. These have been offered as an optional tool for CPC members to fill out individually and submit to CPA Staff before public deliberations.

Consider renewed efforts to encourage CPC members to utilize the worksheets and to submit their completed worksheets with adequate time for CPA Staff to review and incorporate into the evaluation and recommendation process before presenting low, middle, and high categories of applications, as described above.

Affordable Housing Project Evaluation Goals and Criteria

AFFORDABLE HOUSING	Strongly aligned with criterion or goal	Somewhat aligned with criterion or goal	Not aligned with criterion or goal	This criterion or goal is not applicable
Overall Goals for All Projects - CPA PLAN				
Project demonstrably furthers equity by addressing needs in the City's BIPOC residents				
Project directly advances Boston's climate resilience and sustainability				
Project is community-led or furthers City priorities as document in current City plans				
Affordable Housing Goals - CPA PLAN				
Distributes new units of affordable housing in areas with higher median household income.				
Preserves naturally occurring affordable housing, such as through acquisition and preservation programs.				
Promotes homeownership to enable household equity growth and help address the racial wealth gap.				
Supports local rental assistance and relief programs to expand the limited reach of existing federal and state housing vouchers.				
General Goals and Criteria				
Multiple Benefit i.e., project serves more than one CPA purpose.				
Critical Need and/or Fills Gap i.e., project leverages additional public and/or private funds and/or establishes a significant opportunity.				
Equity & Recognition i.e., project advances a public benefit to residents and/or businesses.				
Readiness - Scope of work i.e., applicant has developed a feasible scope of work with a 5-year timeline, and has initiated plans, permitting and/or approvals. Housing that is harmonious in design and scale with the surrounding community.				
Capacity to Manage i.e., applicant demonstrates short-term administrative capacity and a long-term, feasible strategy for ongoing maintenance of the CPA funded project.				
Protection & Threat The protection of personal or real property from injury, harm, or destruction i.e., avoids harm to non-profit, for-profit housing resources, especially those that are threatened by displacement.				
Affordability: Provide mixed income housing with a higher percentage of affordable units that support households who earn 100 percent or less of the area median income. (CPA can fund up to 100% area median income).				

Source: City of Boston Community Preservation Office, "Community Preservation Committee Project Evaluation Packet", received November 2023.

Historic Preservation Project Evaluation Goals and Criteria

HISTORIC PRESERVATION	Strongly aligned with criterion or goal	Somewhat aligned with criterion or goal	Not aligned with criterion or goal	This criterion or goal is not applicable
Overall Goals for All Projects - CPA PLAN				
Project demonstrably furthers equity by addressing needs in the City's BIPOC residents				
Project directly advances Boston's climate resilience and sustainability				
Project is community-led or furthers City priorities as document in current City plans				
Historic Preservation Goals - CPA PLAN				
Help address affordable housing needs.				
Honor the history and historical contributions of Boston's BIPOC and other historically marginalized populations.				
Preserve or rehabilitate properties that will provide public access or that provide environmental, economic, and/or social benefits.				
Protect privately-owned properties that are threatened by demolition or demolition by neglect that will provide a demonstrated public purpose				
General Goals and Criteria				
Multiple Benefit i.e., project serves more than one CPA purpose.				
Public Assets i.e., project preserves or improves the utility of currently owned City or Boston assets (i.e. cemeteries, historic buildings and resources,)				
Critical Need and/or Fills Gap i.e., project leverages additional public and/or private funds and/or establishes a significant opportunity.				
Equity & Access i.e., project is visible, open and/or physically accessible to the public (passersby, visitors)				
Equity & Recognition i.e., project advances a public benefit to residents and/or businesses				
Protection & Threat The protection of personal or real property from injury, harm, or destruction i.e., project avoids harm to non-profit, for-profit, or city-owned historic resources and buildings.				
Readiness - Scope of work i.e., applicant has developed a feasible scope of work with a 24-month timeline, and has initiated plans and designs.				
Capacity to Manage i.e., applicant demonstrates short-term administrative capacity and a long-term, feasible strategy for ongoing maintenance of the CPA funded project.				

Source: City of Boston Community Preservation Office, "Community Preservation Committee Project Evaluation Packet", received November 2023.

Open Space and Recreation Project Evaluation Goals and Criteria

OPEN SPACE AND RECREATION	Strongly aligned with criterion or goal	Somewhat aligned with criterion or goal	Not aligned with criterion or goal	This criterion or goal is not applicable
Overall Goals for All Projects - CPA PLAN				
Project demonstrably furthers equity by addressing needs in the City's BIPOC residents				
Project directly advances Boston's climate resilience and sustainability				
Project is community-led or furthers City priorities as document in current City plans				
Open Space and Recreation Goals - CPA PLAN				
Promote climate equity and resilience that help to mitigate the effects of climate change for Boston residents, especially BIPOC populations and neighborhoods that lack access to quality open space and recreation.				
Promote healthy food access in historically underserved neighborhoods.				
Create more public open space in historically underserved neighborhoods to promote health equity for BIPOC and other marginalized populations.				
Rehabilitate existing parks, playgrounds, athletic fields, greenways, or schoolyards in historically underserved neighborhoods to promote health equity for BIPOC and other marginalized populations.				
Promote creation of greenways that connect neighborhoods, provide park and recreation amenities, or support multimodal recreational infrastructure such as biking and walking.				
General Goals and Criteria				
Multiple Benefit i.e., project serves more than one CPA purpose.				
Public Assets i.e., project preserves or improves the utility of currently owned City of Boston assets (i.e. parks, open space resources, and recreation land).				
Critical Need and/or Fills Gap i.e., project leverages additional public and/or private funds and/or establishes a significant opportunity.				
Equity & Access i.e., project is visible, open and/or physically accessible to the public (passersby, visitors).				
Equity & Recognition i.e., project advances a public benefit to residents and/or businesses.				
Readiness - Scope of work i.e., applicant has developed a feasible scope of work with a 24-month timeline, and has initiated plans and designs.				
Protection & Threat - Recreation The protection of personal or real property from injury, harm, or destruction i.e., project avoids harm to non-profit, for-profit or city-owned, recreational resources (passive parks, playgrounds, walking and biking paths etc.)				
Protection & Threat - Open Space The protection of personal or real property from injury, harm, or destruction i.e., project preserves, enhances and expand the city's network of				

Source: City of Boston Community Preservation Office, "Community Preservation Committee Project Evaluation Packet", received November 2023.

CPA Eligibility Matrix

Allowable Uses	Community Housing	Historic Preservation	Open Space	Recreation
Acquisition	Yes	Yes	Yes	Yes
Creation	Yes	No	Yes	Yes
Preservation	Yes	Yes	Yes	Yes
Support	Yes	No	No	No
Rehabilitation/Restore	Yes, if acquired or created with CPA funds	Yes	Yes, if acquired or created with CPA funds	Yes

Source: City of Boston Community Preservation Office, "Community Preservation Committee Project Evaluation Packet", received November 2023.

APPENDICES

KEY DEFINITIONS

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms. The following definitions are for key terms used throughout the document, many of which are based on definitions per MGL c.44B s.2 or other statutes and regulations.

Active Recreation – Requires intensive development to create outdoor recreation and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike paths.

Areawide Median Income – The median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area.

Chapter 40B – A state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25 percent of units have long-term affordability restrictions.

Chapter Lands – Chapter Lands refer to Chapters 61, 61A, and 61B of Massachusetts General Law. Lands are classified as forestry, agricultural/horticultural, or recreational. Landowners can apply for their property to be considered “Chapter Land”, in which case the tax will be assessed on the value of the land for forestry, agricultural/horticultural, or recreational uses, rather than the fair market value based on the land’s highest and best use as would be the case if the land were not classified.

Community Housing – As defined by the Community Preservation Act, it is housing for individuals and families with incomes less than 100 percent of the Areawide Median Income, including senior housing. In general, the occupant(s) should pay no greater than 30 percent of his or her income for gross housing costs, including utilities.

Community Preservation – The acquisition, creation, and preservation of open space; the acquisition, creation, preservation, and rehabilitation/restoration of land for recreation; the acquisition, preservation, and rehabilitation/restoration of historic resources; and the acquisition, creation, preservation, and support of community housing.

Community Preservation Act – A state law, MGL c. 44B, is enabling legislation that allows municipalities to raise and set aside funds for community preservation projects, including open space and natural resource conservation, outdoor recreation, historic preservation, and community housing. It is funded through a combination of a local property tax surcharge of up to 3 percent and a variable state contribution from the Community Preservation Trust Fund.

Community Preservation Committee – The committee established by the legislative body of a city or town to make recommendations for community preservation, as provided by Section 5 of MGL c. 44B.

Community Preservation Fund – The municipal fund established by Section 7 of MGL c. 44B.

Historic Resource – A building, structure, document, or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.

Household – All the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates.

Housing Production Plan – A community's proactive strategy for planning and developing affordable housing. In an HPP, a community creates a strategy to produce housing units and meet the 10 percent goal under Chapter 40B.

Local Historic District – An area or group of historic structures that are deemed significant to the town's history, archeology, architecture, or culture and protected by public review.

Low-income Housing – Housing for persons or families whose annual income is less than 80 percent of the average median income (AMI). The AMI is determined by the United States Department of Housing and Urban Development (HUD).

Moderate-income Housing – Housing for persons or families whose annual income is less than 100 percent of the average median income (AMI). The AMI is determined by the United States Department of Housing and Urban Development (HUD).

Open Space – Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater marshes and other wetlands, oceans, rivers, streams, lake, and pond frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and/or land for recreational use.

Passive Recreation – That which emphasizes the natural aspects of open space, and which involves a low level of development, such as hiking trails.

Preservation – The protection of personal or real property from injury, harm, or destruction.

Recreational use – Recreational uses are often divided into two categories: passive and active recreation. See definitions for “Passive recreation” and “Active Recreation.” Recreation, under the CPA, does not include horse or dog racing, or the use of land for a stadium, gymnasium, or similar structure.

Rehabilitation – Capital improvements or extraordinary repairs to historic resources, open spaces, lands for recreational use, and community housing to make the above functional for their intended uses and compliant with the Americans with Disabilities Act (ADA) and other federal, state, or local building or access codes. With historic resources, “rehabilitation” must comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68). With recreational use, “rehabilitation” includes the replacement of playground equipment and other capital improvements to the land or facilities which make the related land or facilities more functional for the intended recreational use.

Subsidized Housing Inventory (SHI) - The official list of units, by municipality, maintained by the Massachusetts Department of Housing and Community Development (DHCD) that is used to measure a community’s stock of low- and moderate-income housing for M.G.L. Chapter 40B’s 10 percent goal.