

# The Concord Community Preservation Committee

Recommendations for  
2013 Annual Town Meeting  
Warrant Article 51, 52,  
54, and 55

# The CPA in Concord

- 1.5% Surcharge on real estate property tax bill
- \$100,000 of taxable value is exempt
- Persons with income less than 80% of area median income are exempt
- Seniors with income less than 100% of area median income are exempt
- Locally raised funds are matched on a percentage basis by funds in the State Community Preservation Fund

**Concord's CPA fund has  
received **\$3,604,720** in State  
Matching Funds from  
FY06 – FY13.**

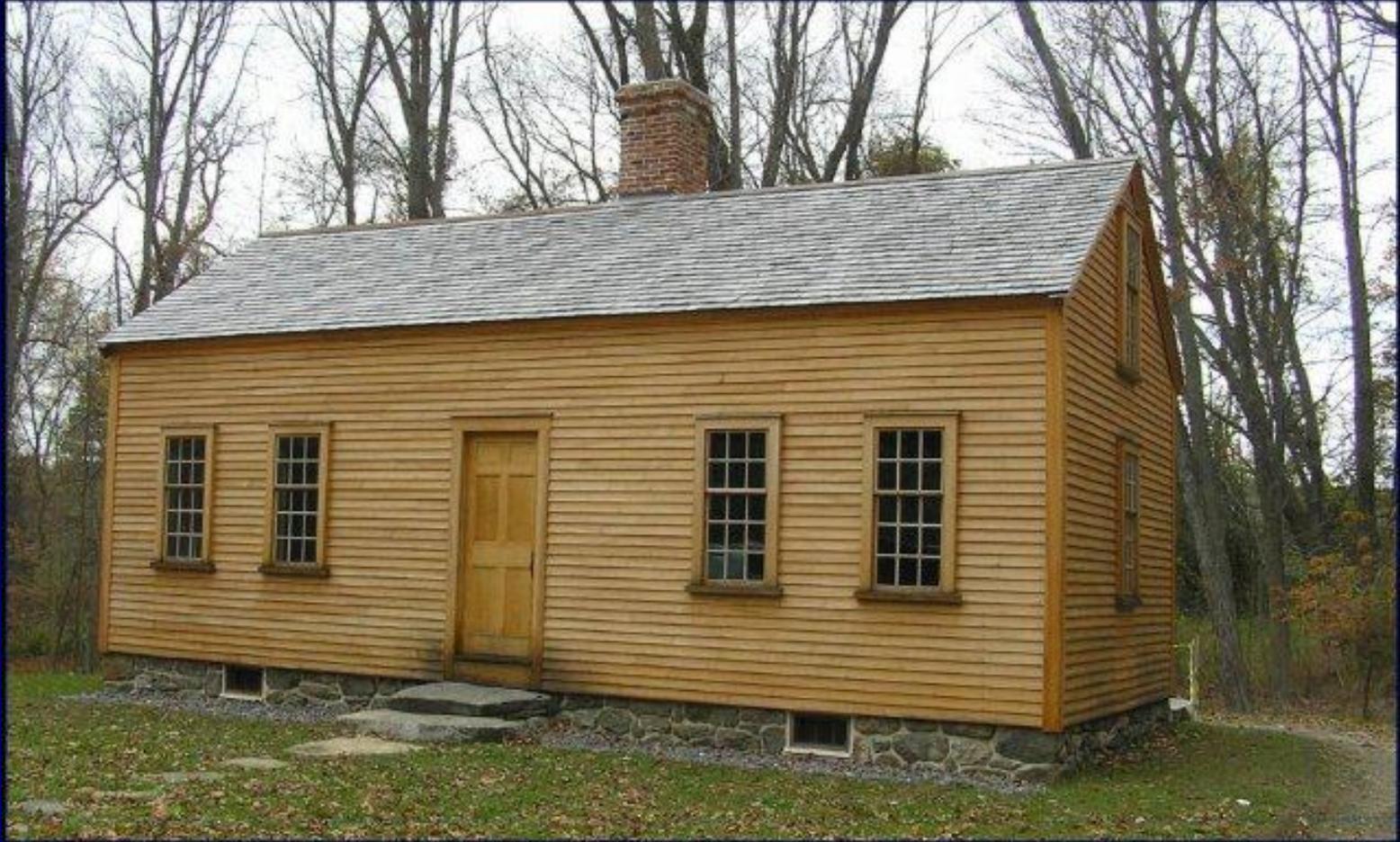
**In total, Concord's CPA fund  
has allocated **\$10,925,854**  
for projects including:**

# \$2,803,150 for Community Housing



*Peter Bulkeley Terrace Senior Housing*

**\$4,319,300 for Historic Preservation**



*Caesar Robbins Interpretive Center*

**\$1,560,889 for Open Space**



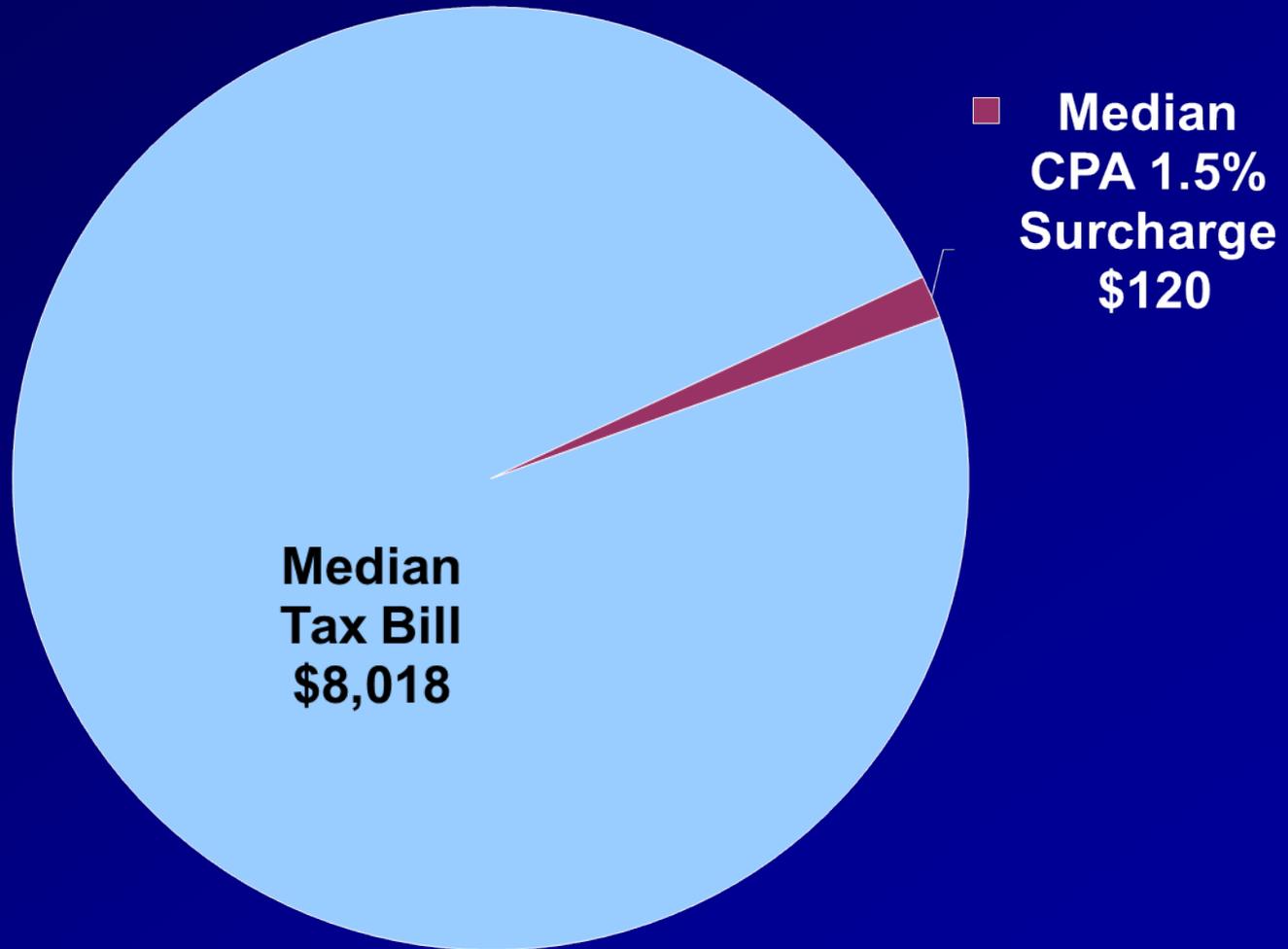
*Hubbard Brook Farm Land Acquisition*

**\$1,987,189 for Recreation**



*CCHS Playing Fields*

# What does the CPA Surcharge mean to Concord taxpayers?



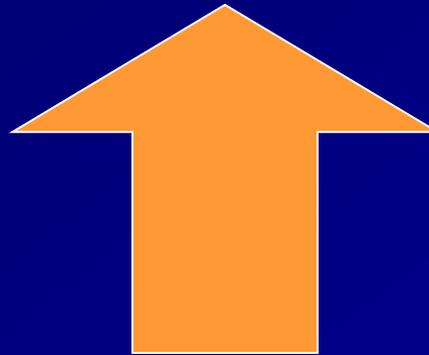
# New Legislation - *An Act to Sustain Community Preservation* – passed in 2012 that:

- Better defines and expands the available uses for CPA funding in each category;
- Broadens the CPA's allowable uses to include rehabilitation of existing recreational facilities; and,
- Expands the Community Preservation Trust Fund through transfers of State Surplus funds when available.

# Leveraging Ability of CPA Funds

**\$22,722,633**

in Leveraged Matching Funds raised  
for CPA Funded Projects



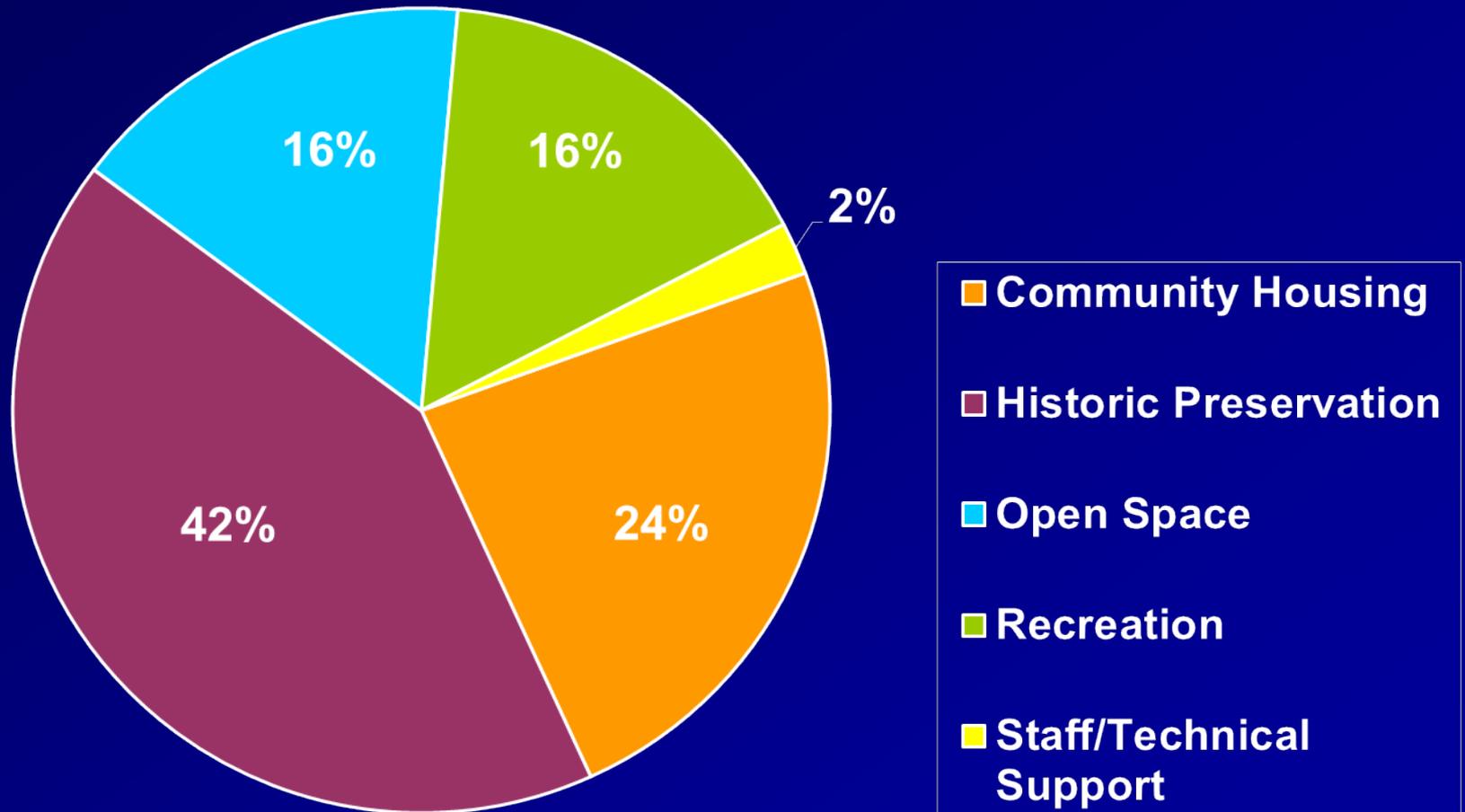
**\$10,752,854**

CPA Project Funds Appropriated through 2012  
Town Meeting

## 2013 Funds Available

Projected Revenues FY'14	\$1,155,000
Undesignated Balance FY'12	21,235
Unappropriated Revenue FY'13	94,284
Reserve Funds	344,701
Land Acquisition Fund	22,826
<hr/>	
<b>Total Revenues for 2013 Annual Town Meeting</b>	<b>\$1,638,046</b>

# Total CPA Fund Appropriations including 2013 Recommendations



# Warrant Article 51 CPA

2013 Town Meeting

Concord Community  
Preservation Committee  
Recommendations

**COMMUNITY PRESERVATION COMMITTEE  
APPROPRIATION RECOMMENDATIONS**

**Please Refer to the  
Handout for the  
Text of Article 51.**

# FY13 Recommendations for CPA

Community Housing (3)	\$ 175,000
Historic Preservation (4)	149,000
Open Space (2)	34,000
Recreation (1)	9,700
Administration (1)	30,000

---

**Total Recommended Funding: \$397,700**

Warrant Article 51 – CPA

# Regional Housing Services Program

*Town of Concord*



## Regional Housing Services Office

---

*Serving Bedford, Concord, Lexington, Lincoln,*

*Sudbury and Weston*

Beth Rust, Community Housing Coordinator

# Regional Housing Services Program

*Town of Concord*

■ **CPA Funding Recommendation:**

**\$25,000**

■ **Other Funding:**

None

■ **Category:** Community Housing

Warrant Article 51 – CPA

# Heywood Meadow Stone Wall Engineering and Design

*Town of Concord*



# Heywood Meadow Stone Wall Engineering and Design

*Town of Concord*

## ■ CPA Funding Recommendation:

**\$15,000**

## ■ Other Funding:

None but will benefit from  
Volunteer Efforts

## ■ Category: Historic Preservation

Warrant Article 51 – CPA

# Wheeler-Harrington House Studies

*Town of Concord*



# Wheeler-Harrington House Studies

*Town of Concord*

- **CPA Funding Recommendation:**

**\$33,000**

- **Other Funding:**

None but will benefit from  
Volunteer Efforts

- **Category:** Historic Preservation,  
Open Space

Warrant Article 51 – CPA

# Old Calf Pasture Habitat Restoration

*Town of Concord*



Warrant Article 51 – CPA

**Old Calf Pasture Habitat Restoration**

*Town of Concord*

■ **CPA Funding Recommendation:**

**\$25,000**

■ **Other Funding:**

None but will benefit from  
Volunteer Efforts

■ **Category:** Open Space

Warrant Article 51 – CPA

# Maintaining Concord's Affordable Housing

*Concord Housing Development Corporation*



# Maintaining Concord's Affordable Housing

*Concord Housing Development Corporation*

## ■ CPA Funding Recommendation:

**\$50,000**

## ■ Other Funding:

**\$116,500**

CHDC, Previous  
CPA and State  
Matching Funds

## ■ Category:

**Community Housing**

Warrant Article 51 – CPA

# Everett Garden Expansion and Roof Replacement *Concord Housing Authority*



Warrant Article 51 – CPA

# Everett Garden Expansion and Roof Replacement

*Concord Housing Authority*

■ **CPA Funding Recommendation:**

**\$100,000**

■ **Other Funding:**

**\$25,000**

State Funding

■ **Category:**

Community Housing

Warrant Article 51 – CPA

# Wright Tavern Roof Replacement and Historic Structure Report

*Trustees of Parish Donations, First Parish*



# Wright Tavern Roof Replacement and Historic Structure Report

*Trustees of Parish Donations, First Parish*

## ■ CPA Funding Recommendation:

**\$50,000**

## ■ Other Funding:

\$50,000

Trustee Funds

## ■ Category: Historic Preservation

Warrant Article 51 – CPA  
**Cupola Restoration Project**  
*Emerson Umbrella*



Warrant Article 51 – CPA

# Cupola Restoration Project

*Emerson Umbrella*

## ■ CPA Funding Recommendation:

**\$60,000**

## ■ Other Funding:

\$31,632

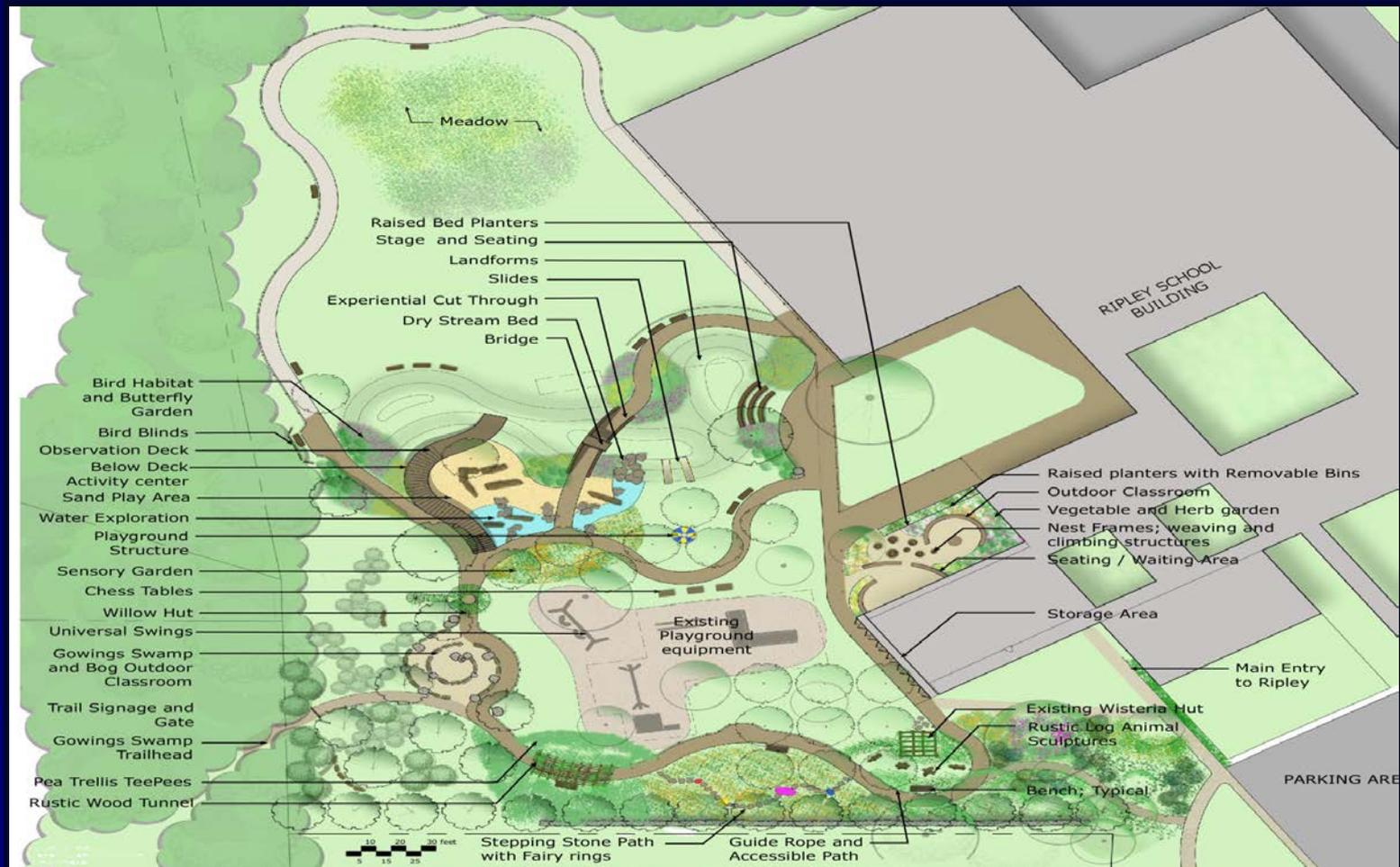
Donations

## ■ Category: Historic Preservation

Warrant Article 51 – CPA

# Natural Playscape at Ripley – Phase II

## Concord Children's Center



# Natural Playscape at Ripley – Phase II

*Concord Children's Center*

■ **CPA Funding Recommendation:**

**\$9,700**

■ **Other Funding:**

**\$60,526**

**Fundraising, Grants  
and Other Donations**

■ **Category:**

**Recreation**

# Staff/Technical Support

**\$30,000** is recommended to provide the CPC with:

- Planning Dept. Staff Support
- Legal, technical and consulting services
- Public notices, copying, and administrative expenses

**COMMUNITY PRESERVATION  
COMMITTEE FUNDING  
RECOMMENDATIONS ARE  
ALSO INCLUDED IN  
WARRANT ARTICLES:**

Warrant Article 52 – Board of Selectmen

# McGrath Farm Land Acquisition



CPC Recommendation: **\$400,000** for  
Open Space

Warrant Article 54 – Board of Selectmen

# 121 and 131 Harrington Avenue Parcel and/or Easement Acquisition



CPC Recommendation: **\$38,800** for  
Open Space

Warrant Article 55 – Town Manager

# Town House Exterior Restoration

*Town of Concord*



# Town House Exterior Restoration

*Town of Concord*

- Restoration/Replacement of original brownstone trim and detailing
- Repoint original brick masonry
- Removal of Fire Escape
- Restoration of original window pattern
- Repair/Repaint Wood Trim
- Install new ADA Compliant Improvements throughout the Building

# Town House Exterior Restoration

*Town of Concord*

## ■ CPA Funding Recommendation:

**\$800,000**

## ■ Other Funding:

\$1,000,000      Other Town  
Funding Sources

## ■ Category:            Historic Preservation



# CONCORD

---

## COMMUNITY PRESERVATION ACT

---

This project is supported with funding  
from the citizens of Concord through the  
Community Preservation Act.