

Stacey Gorman, Chairman
George Comeau, Vice-Chairman
Shaun Chu, Treasurer
John McSweeney, Clerk
Lisa Lopez, Board of Selectmen
Josh Cohen, Conservation Commission
David McCarthy, Planning Board
Kristin Mirliani, School Committee
John Leonetti, Citizen-at-Large

801 Washington St.
Canton, MA 02021
Telephone 339-502-5729
ccpc@town.canton.ma.us

CPA IN CANTON

The Canton Community Preservation Committee (CCPC) is the town board that implements the Community Preservation Act (CPA) which was adopted by Canton voters in 2012. Through the CPA, state and local funds are collected to fund open space, affordable housing, historic preservation, and recreation projects. Local funds are raised through a 1% surcharge on all real estate property tax bills with three exemptions: (1) residential property owned and occupied by any person who qualifies for low-income housing, or low- or moderate-income senior housing; (2) the first \$100,000 of taxable value of all residential real property; and (3) the first \$100,000 of taxable value of all commercial and industrial property.

FUNCTION & COMPOSITION

The CCPC administers the community preservation fund, writes and adopts a Community Preservation Plan based on community input, receives proposals from the community for expenditures from the fund, recommends projects to Town Meeting to be considered for funding, and monitors the progress of approved projects. The Committee is comprised of nine volunteer members: one citizen-at-large and one member each from the Conservation Commission, Historical Commission, Housing Authority, Planning Board, Playground & Recreation Commission, Select Board, Capital Planning Committee, and School Committee. Given this composition, the CCPC typically experiences turnover in one or more of the seats in any given year. Departing the CCPC following the 2020 local elections were Select Board representative Tommy Theodore, Capital Planning representative Bob Panico and School Committee representative Nichola Gallagher. With the departure of these three members and following the restructuring of Committee appointments by the Select Board, the CCPC welcomed Shaun Chu (Capital Planning), Kristin Mirliani (School Committee) and John Leonetti (Citizen-at-Large) to their ranks. Each of the three new members was appointed in time to fully participate in the FY22 round of CPA funding decisions. The CCPC extends its appreciation to Tommy, Bob and Nichola for their service to the Town and their commitment to community preservation.

2020 ACTIVITY & APPROVED PROJECTS

The CCPC typically meets on the first Monday of each month; however, additional meetings are often required in December and January of each year when the Committee is reviewing CPA applications. A total of twelve meetings were held by the Committee during 2020 including a public information meeting to share information about the projects which the CCPC voted to recommend. In June of 2020, the CCPC presented its funding recommendations for Fiscal Year 2021 to Town Meeting. The Committee recommended a total of seven projects (six to Annual Town Meeting and one to Special Town Meeting) across all three funding categories. CPA-funding recommendations for FY21 totaled \$987,827. The CCPC is pleased to report that all seven projects recommended for funding were approved by the Town Meeting Body. A table summarizing the projects funded in 2020 follows. Additional information about each of the projects mentioned below can be found on the CCPC website: <https://www.town.canton.ma.us/414/Community-Preservation-Committee-Website>.

Community Housing Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Hemenway Alarm System <ul style="list-style-type: none"> Replace failing alarm system at 58-uit Hemenway School Senior Housing Complex. 	\$80,000
COVID-19 Emergency Housing Relief Program <ul style="list-style-type: none"> Lottery-based program to provide rental or mortgage assistance to households impacted by the COVID-19 pandemic. 	\$52,000
Historic Resources Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Tilden House – Phase II <ul style="list-style-type: none"> Repair and preserve the interior of the historic home (including utilities), provide ADA accessibility and develop interpretation elements. 	\$450,000
Memorial Hall Restoration Study <ul style="list-style-type: none"> Undertake a building restoration study to determine the work required and costs associated with a complete exterior restoration of the historic Town Hall. 	\$15,000
Open Space/Recreation Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Earl Newhouse Waterfront Improvements <ul style="list-style-type: none"> Partial funding for the implementation of extensive access, parking, trail, landscaping and stormwater improvements at the Newhouse site. 	\$200,000
Pequitside Tennis & Pickleball Courts <ul style="list-style-type: none"> Construct tennis court (striped for both tennis and pickleball) and a stand-alone pickleball court at Pequitside Farm. 	\$116,600
Galvin School Basketball Courts <ul style="list-style-type: none"> Rehabilitate outdoor basketball courts. 	\$35,097

In the Fall of 2020, the CCPC received ten CPA pre-applications. Following an initial review of eligibility under the CPA statute, nine full applications requesting just over \$900,000 in CPA funding were received. The CCPC held two public meetings in December to entertain presentations from project proponents and to consider which projects to recommend to Annual Town Meeting in 2021. Final decisions as to FY 22 recommendations are generally reported in early January and voted at ATM in May of 2021.

FINANCIALS

Total CPA revenues in fiscal year 2020 were \$797,703. This includes surcharge revenue of \$619,735 and the State Match of \$147,419. The State match increased for the third straight year, and a record distribution of \$181,402 was received in November. This record match was made possible by a permanent increase to the revenue source for the State CPA Trust Fund, which is expected to generate an additional \$36 million annually to be distributed to the 186 CPA communities throughout the Commonwealth.

Unlike other Town departments, unexpended funds in a community preservation account roll over from year to year and unappropriated funds continue to accumulate in the various CPA accounts. The following chart captures the Fund's actual revenue streams through the end of fiscal year 2020 (which closed at the end of June 2020). Additional financial information reflective of the overall status of CPA accounts can be found on the Community Preservation Committee website.

CPA Revenue by Fiscal Year

Fiscal Year	Surcharge Collections	State CPA Distribution	Other	Total Revenue
<i>FY2014</i>	\$480,993.57	\$0.00	\$877.59	\$481,871.16
<i>FY2015</i>	\$491,959.51	\$153,822.00	\$5,812.76	\$651,594.27
<i>FY2016</i>	\$520,788.81	\$145,336.00	\$7,341.15	\$673,465.96
<i>FY2017</i>	\$545,946.62	\$108,001.00	\$11,689.00	\$665,636.62
<i>FY2018</i>	\$581,951.58	\$94,671.00	\$25,996.39	\$702,618.97
<i>FY2019</i>	\$613,699.65	\$110,487.00	\$32,523.76	\$756,710.41
<i>FY2020</i>	\$619,735.77	\$147,419.00	\$30,548.53	\$797,703.30
Totals	\$3,855,075.51	\$759,736.00	\$114,789.18	\$4,729,600.69

Based on the revenue data above, and following discussions with the Town's financial professionals, the Committee used an estimated revenue figure of \$700,000 for FY 21 and voted to increase that projection to \$725,000 for FY 22.

The Committee wishes to thank past and current project sponsors, Canton citizens, Town officials, the law firm of Deutsch/Williams, the Massachusetts Community Preservation Coalition and each of its Committee members for their continued dedication to CPA.

Respectfully submitted,

Stacey Gorman
Chairman