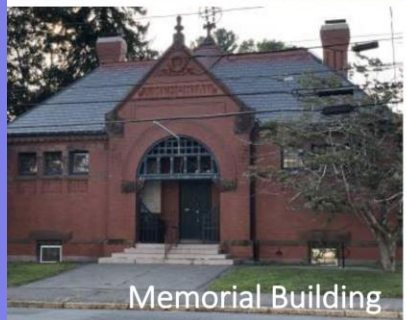
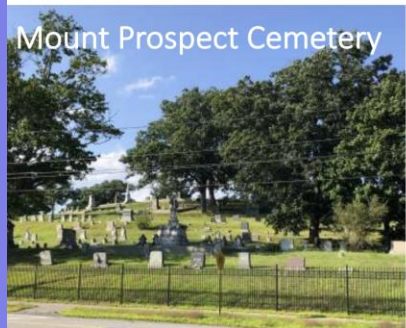


# 2022 Annual Public Hearing

## Bridgewater Community Preservation Committee

**October 26, 2022 6:30 PM**    **ZOOM** <https://us06web.zoom.us/j/86445719343>



# AGENDA

- Welcome - Who's here? Group Exercise Process
- Background
  - The Community Preservation Act (CPA )
  - Bridgewater Community Preservation Committee History
  - CPA Definitions
  - Funding Sources
  - Current CPC goals
  - Recent CPC activities
- Present CPC Budget and Account Balances
- **Public Feedback, Ideas, and Conversation**
- Closeout /Actions



# Chatter Fall Group Exercise

- I will post a question and ask you to respond in the chat box.
  - Example Question: **Are the current CPC historic goals still relevant? If not, why not?**
- Type your chat box response to everyone **BUT DO NOT HIT ENTER.**
- Take a minute or so to type your response; I'll announce when you have about a half a minute to finish.
- On my signal, please submit your response; everyone's response will arrive at the same time.
- Everyone will read the responses to themselves, then we will have a discussion.

# Let's get started!

Please tell us what hat you wear tonight.

- Interested resident (**R**)
- Potential Applicant (**A**)
  - Town Staff (**S**)
- Town Leader - Elected (**E**)
- Town Leader - Volunteer, committee etc. (**V**)
  - Business owner (**B**)
  - Developer (**D**)
  - Other (**O**), Define



How long have you lived, worked or otherwise been associated  
with Bridgewater?

Enter the most relevant number

1. Under 5 years
2. 5 to 15 years
3. 16 to 25 years
4. Over 25 years

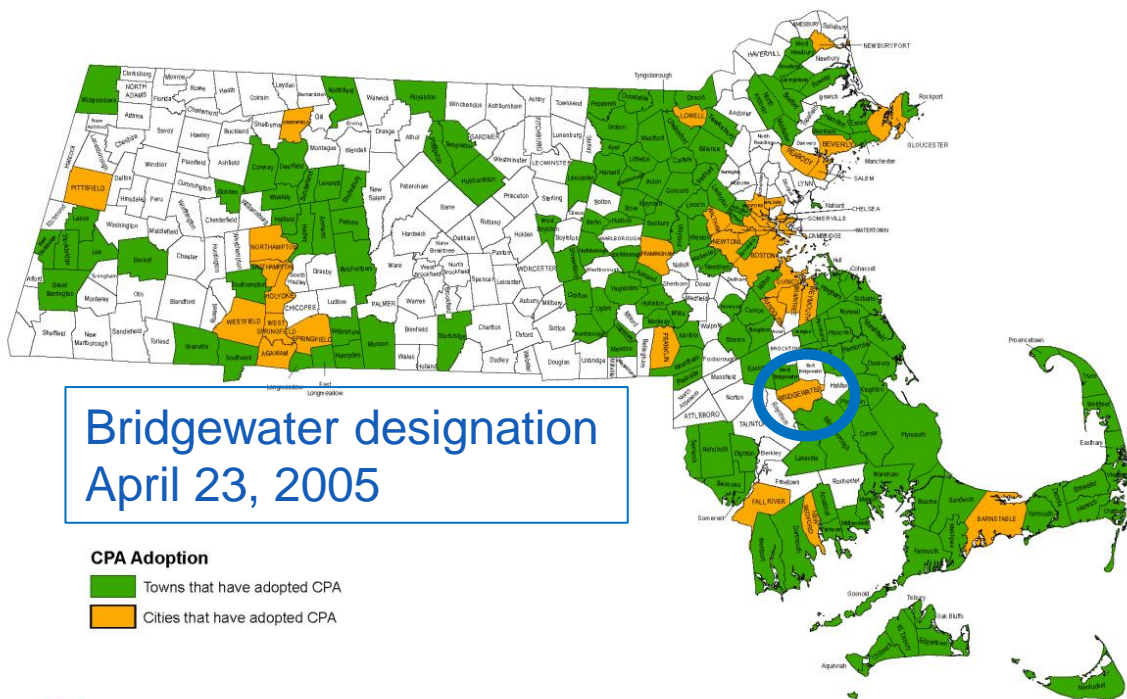
# How comfortable/familiar are you with Community Preservation Act?

- Very Familiar - I could give this presentation **[V]**
- Familiar - I understand the basics **[F]**
- Somewhat familiar – I could use a refresher **[S]**
- Not familiar – Please help! **[N]**

# Community Preservation Act Basics

## Community Preservation Act Adoption

April 2022



- 189 COMMUNITIES HAVE ADOPTED CPA (54% OF THE COMMONWEALTH'S CITIES AND TOWNS)
- 65% OF MASSACHUSETTS RESIDENTS LIVE IN A CPA COMMUNITY
- OVER \$2.65 BILLION HAS BEEN RAISED FOR COMMUNITY PRESERVATION FUNDING STATEWIDE
- 14,037 CPA PROJECTS HAVE BEEN APPROVED BY LOCAL LEGISLATIVE BODIES
- MORE THAN 8,700 AFFORDABLE HOUSING UNITS HAVE BEEN CREATED WITH AN ADDITIONAL 14,700 UNITS SUPPORTED
- 32,566 ACRES (~**50 SQUARE MILES!**) OF OPEN SPACE PRESERVED
- OVER 6,300 APPROPRIATIONS HAVE BEEN MADE FOR HISTORIC PRESERVATION PROJECTS
- OVER 3,000 OUTDOOR RECREATION PROJECTS HAVE BEEN INITIATED



# What can CPA fund?

	<b>Open Space</b>	<b>Historic</b>	<b>Recreation</b>	<b>Housing</b>
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	-	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	-	-	-	Yes
<b>Rehabilitate and/or Restore</b>	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

# What can CPA fund?

## Massachusetts General Laws, Chapter 44B Definitions

OPEN SPACE	HISTORIC RESOURCES
Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water 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	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town

# What can CPA fund?

## Massachusetts General Laws, Chapter 44B Definitions

RECREATIONAL LAND	COMMUNITY HOUSING
<p><b>Land for active or passive recreational use 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</b></p> <p><b>Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.</b></p>	<p><b>Housing for low and moderate income individuals and families, including low or moderate income seniors</b></p> <p><b>Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income</b></p>



# What can CPA fund?

Massachusetts General Laws,  
Chapter 44B  
Definitions

[https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012\\_section\\_by\\_section.pdf](https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf)

## **ACQUISITION**

Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B

## **CREATION**

To bring into being or cause to exist.  
*Seideman v. City of Newton*, 452 Mass. 472 (2008)

## **PRESERVATION**

Protect personal or real property from injury, harm or destruction

# What can CPA fund?

Massachusetts General Laws,  
Chapter 44B  
Definitions

[https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012\\_section\\_by\\_section.pdf](https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/2012_section_by_section.pdf)

An example: CPA funds can be spent for upgrading any systems to modern codes in an historic building.

## **SUPPORT**

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, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable

## **REHABILITATION AND RESTORATION**

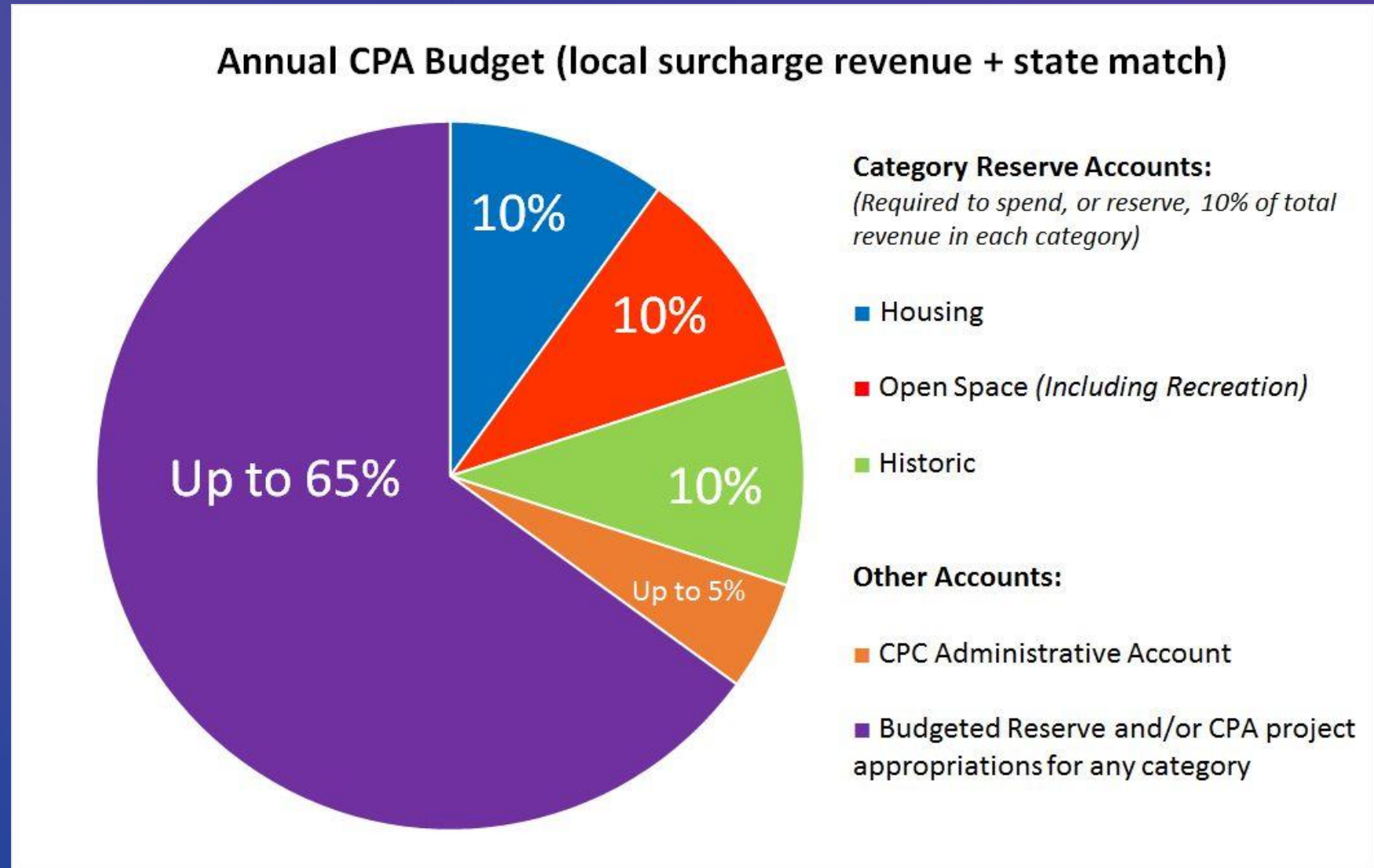
Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties

# The Annual CPA Budget

At least 10% must be spent or set aside for future spending for each of the following categories:

- Community Housing
- Open Space/Recreation
- Historic Preservation

Up to 5% may be used for CPC administrative costs





# Allowable CPC Administrative Fund Expenses

- Hire new staff for administrative assistance
- Professional help:
  - ☐ Appraisals
  - ☐ Consultants
  - ☐ Legal assistance
  - ☐ General studies
  - ☐ Due diligence on proposed CPA projects
- Newspaper ad's for public hearing
- Misc. expenses



# Who is eligible to receive CPA funds?

## Yes

- Government entity
- 501c3 nonprofit

## Caution

- Non-incorporated entities
- Individual homeowners

## **CPA funds may not be used to:**

- Supplant funds being used for existing community preservation expenses (the fund is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives)
- Pay for maintenance of any real or personal property

# CPC in Bridgewater

- The CPC is a standing ministerial committee.
- Over 44 CPA projects appropriated through Town Legislative body votes and CPC administrative appropriations.
- Two entities refused awarded CPA funds and one purchase failed.
  - Two projects were discontinued (Ironworks Park Storage Bldg.; WW1 Memorial Relocation)
- Successful projects by CPA category.
  - Open Space -10: 3 acquisitions (Keith Homestead, Murray Needs Farm Conservation Restriction, Stiles and Hart acreage increase); 7 planning/due diligence studies
  - Recreation - 9: 7 creations; 2 administrative
  - Housing - 6; 1 creation/rehabilitation project; other activities for coordinators, liaisons, or planning
  - Historic Preservation -16: 15 projects; 1 administrative



# CPA History in Bridgewater (cont.)

- Funds committed, expended, and available for appropriation.
  - Approximately \$7,771,000 has been appropriated for open space, recreation, historic preservation, and housing since 2006 (16 years)
  - Bonds: two issued for \$394,200/yr.
    - Keith Homestead matures in 2026 (\$39,200/yr.)
    - Academy Building restoration matures in 2036 (\$355,000/yr.).
  - ~\$1,025,000 anticipated FY23 revenue.
- The CPC Plan must be updated every 5 years.
  - Bridgewater's CPC plan expires in 2024
- The CPA requires the Community Preservation Committee must hold a public hearing each year to identify changes in the community's needs, priorities and resources.

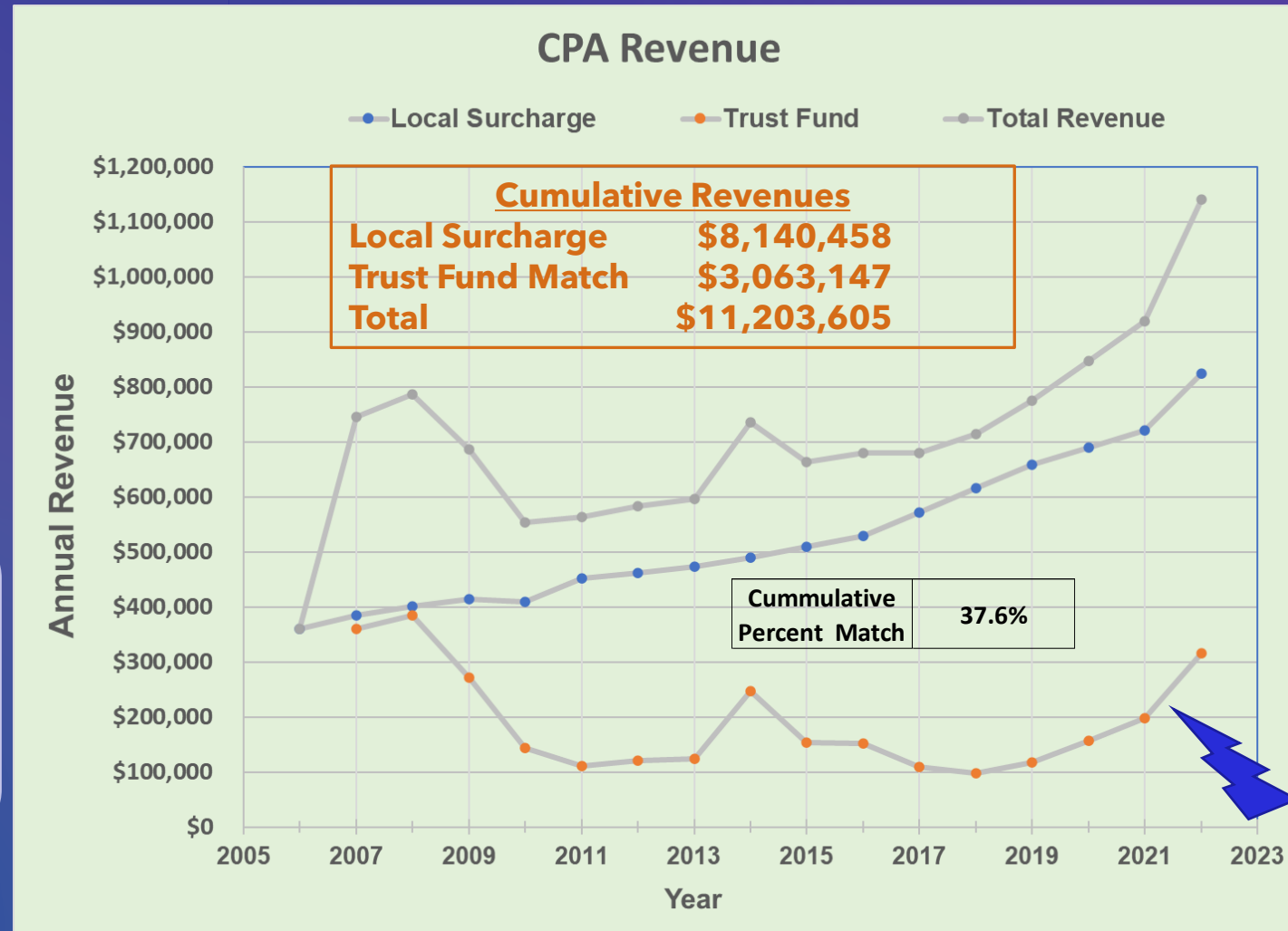
# Bridgewater CPA Funding History

## Local Property Tax Revenue

- 2% surcharge on property taxes
- Exemptions: First \$100,000 of appraised value, Low-income household (<80%AMI) or low/moderate income seniors 60+ years

## State Trust Fund Match

- Deed filing fees and State Budget Surplus funds.
- Filing fees increased in 2021



# 2020 – 2024 CPC Goals

## HISTORIC PRESERVATION

- 1. Preserve and restore historic properties to improve public accessibility, use, and awareness of the town's local historic resources,** such as Town Hall or the Memorial Building, and privately-held buildings with public access.
- 2. Preserve the Town's historic artifacts and documents through digitization and the creation of permanent facilities to house these resources.**
- 3. Preserve historic resources from development or deterioration through increased local, state, and federal historic designations and other mechanisms to encourage and support preservation.**
- 4. Rehabilitate commercial facades and other historic resources,** such as Town Hall or the nearby Memorial Building, to boost downtown economic revitalization.
- 5. Preserve and restore outdoor public historic places and public monuments.**

# 2020 – 2024 CPC Goals

## OPEN SPACE/ACTIVE RECREATION

- 1. Rehabilitate or restore existing parks, playgrounds, and other recreational facilities,** such as Jenny Leonard Park or Marathon Park.
- 2. Rehabilitate existing or create new facilities to improve safety and public access to active outdoor recreational facilities,** such as Stiles and Hart.
- 3. Create a comprehensive and connected bike and walking path network.**
- 4. Create and restore access to the Town River or other water bodies** for canoes/kayak access.
- 5. Create outdoor recreational facilities that cater to older residents and individuals with special needs,** such as pickleball courts and ADA-accessible facilities.



# 2020 – 2024 CPC Goals

## OPEN SPACE/PASSIVE RECREATION

- 1. Preserve Bridgewater's farms and agricultural lands.**
- 2. Preserve and restore existing natural open space and passive recreation facilities—specifically enhancing safety and public access.**
- 3. Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development.**
- 4. Create, preserve, and acquire neighborhood-level open spaces for pocket parks, community gardens, and other outdoor gathering spaces.**

# 2020 – 2024 CPC Goals

## COMMUNITY HOUSING

- 1. Create and preserve affordable housing options for older residents** to allow them to stay in the community as they age—prioritizing locations that provide easy access to services and other resources.
- 2. Create affordable and community housing through the adaptive reuse of existing buildings, specifically historic properties.**
- 3. Support a variety of affordable and community housing options,** specifically for young individuals; young families; and entry-level housing.
- 4. Preserve long-term affordability for existing affordable and community housing units and preserve them through eligible repairs and improvements.**



# Past Project Examples



Bridgewater Library



Music Alley



Keith Homestead



Legion Field



Murray-Needs Farm



Mount Prospect Cemetery



McElwain Building



Memorial Building



Crescent Street Softball Fields



Academy Building

# Recent Appropriations/Activities

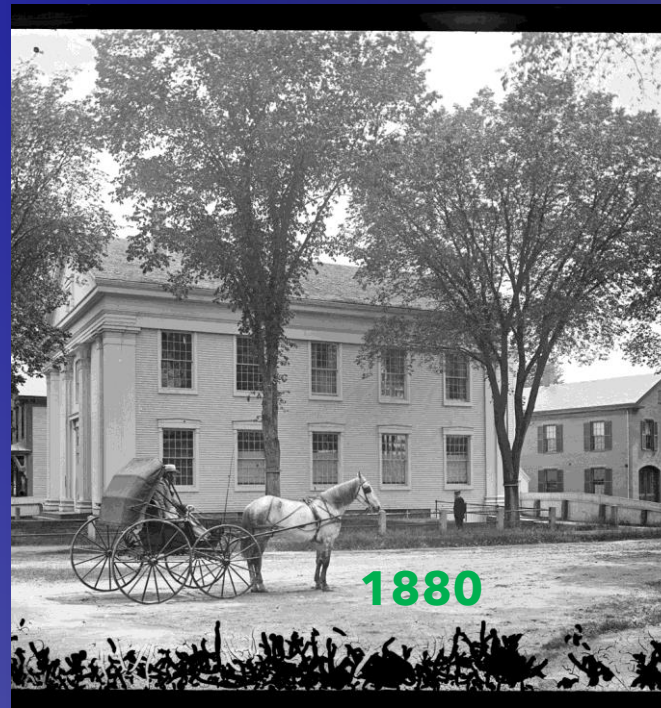
1. Historic Preservation
2. Recreation
3. Open Space
4. Housing
5. Administrative (CPC)



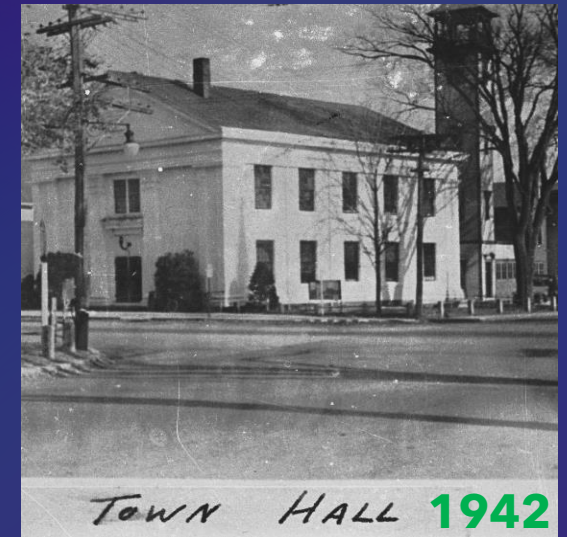
# Current Activities

## Historic Preservation

- **Town House** roof restoration - \$20,000 to match Massachusetts Historic Commission grant plus hidden gutter restoration and roof insulation (\$46,800), and rear pediment restoration (\$15,700). Total \$82,500  
**Pending Town Council Appropriation**
- **Memorial Building** – \$350,000 exterior access. **Nearing completion**



Total Town House roof project budget est. including Town Capital Funds and Massachusetts Historical Commission grant \$290,000





# Current Activities Historic Preservation

## Public Library Happy 50<sup>th</sup> Anniversary

\$89,310 for document preservation and museum quality display cases

- Conservation and digitization
  1. Simpson Women's Relief Corp Certificate
  2. Lewis Simpson Bubble Glass Portrait
  3. Bridgewater Record Book #1
  4. Bridgewater purchaser's book #4
- Preservation
  - Climate Controlled Display Cases





# Ongoing Activities – Historic Preservation

- CSCC Church – structural restoration (\$200,000); deed restriction in process
- Methodist Church - Eligibility under consideration
- Friends of Jennings Hill - Cemetery Assessment  
Administrative Funds (\$6,500 )





# Ongoing and Pending Activities Open Space & Recreation

- **Stiles & Hart**

- Purchased ~5 acres off Broad St.
- Appropriated \$1,300,000 for trails and more
  - 50% Offset from Land & Water Conservation Fund Grant Reimbursable to CPA Accounts
- **Considering acquisition of additional land for accessible parking**



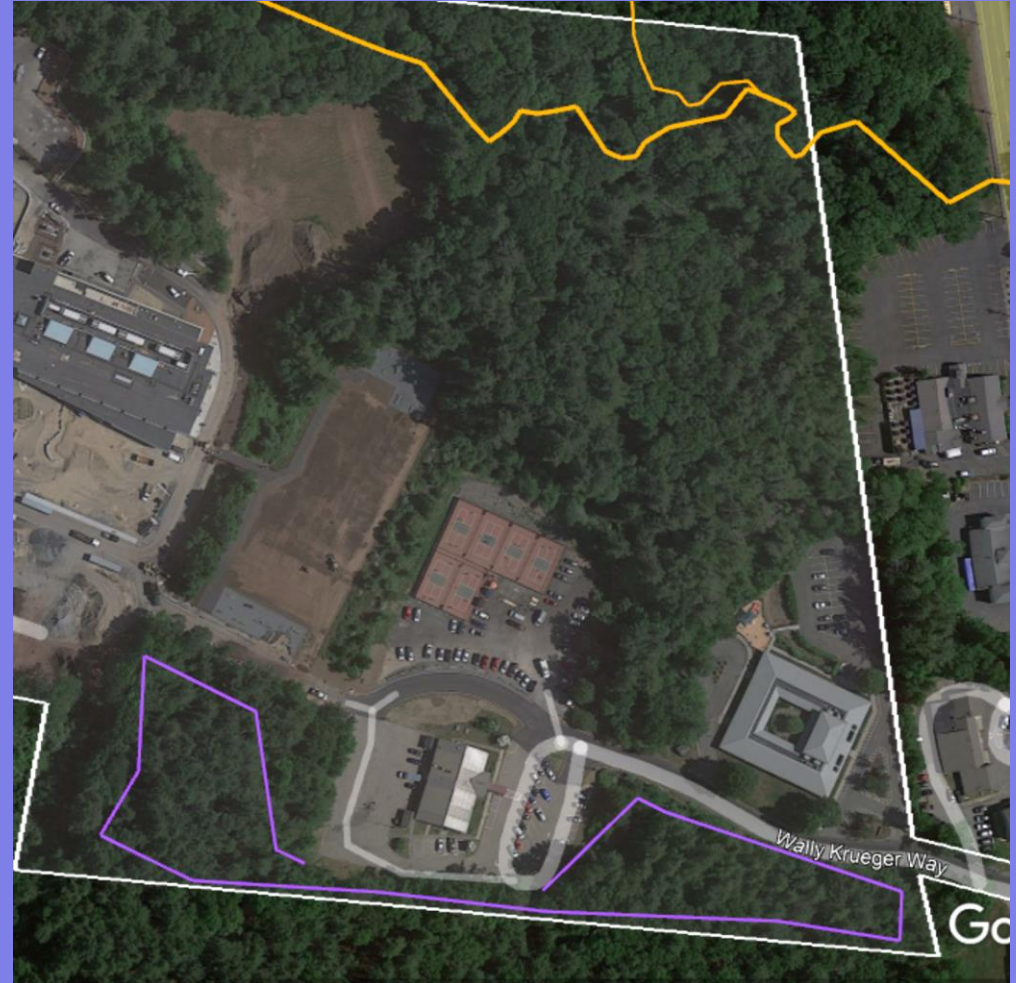
- **Downtown Parkland acquisition** adjacent to Flora T. Little Park (In progress)



# Recent Activities –

## Open Space Recreation

- Pickle Ball Court @ Senior Center (Complete)
- Senior Recreational Master Plan – study in progress using CPC administrative funds (\$12,100)





# Open Space Acquisition

Conservation Deed  
Restriction

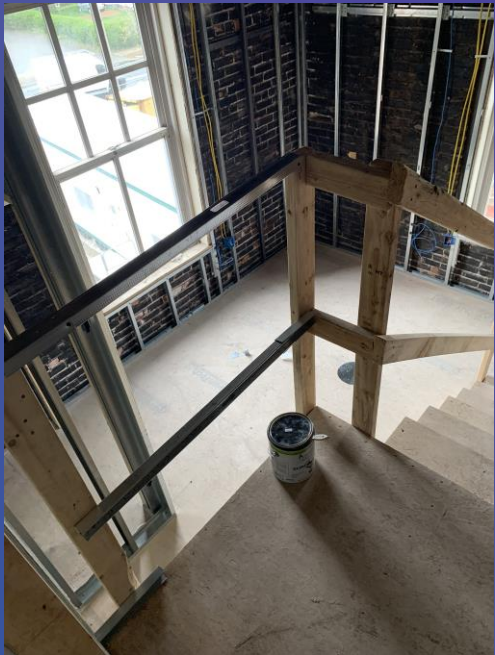
In Progress





# Recent Activities: Housing

- McElwain School - \$1,300,000 of CPA funds for Workforce Housing
- Opening January 2023  
<https://www.bridgewaterma.org/DocumentCenter/View/4868/McElwain-Flyer>



# FY23 Budget

Sources & Uses of Funds		FY 2023
Revenue Estimates		
CPA Surcharge 2%		775,000
State Match		250,000
Total Estimated Revenue		1,025,000
Total Sources of Funds		1,025,000
Reserves		
Community Housing Reserve (Min 10%)		102,500
Open Space Reserve (Min 10%)		307,500
Historical Resources Reserve (Min 10%)		153,750
Total Required Reserves		563,750
Administrative Expenses (No >5%) \$51,400		
Total Administrative Budget		40,000
Debt Service		
ACADEMY BUILDING RENOVATIONS-PRINCIPAL		240,000
ACADEMY BUILDING RENOVATIONS-INTEREST		105,000
KEITH HOMESTEAD-2012 CPC 00001-PRINCIPAL		47,000
KEITH HOMESTEAD-2012 CPC 00001-INTEREST		3,350
Total Debt Service		395,350
BUDGETARY RESERVES		\$25,900



# FY23 Budget to Actuals

## Town of Bridgewater CPC Reporting

9/30/2022

### Revenue Budget to Actual

Group 4

**Collections appear to  
be on target**

Object	Description	FY2023 Budget Amount	FY2023 Actuals	FY2023 Available
412000	REAL ESTATE SURCHARGE	775,000.00	219,516.12	555,483.88
414200	TAX LIENS REDEEMED	0.00	659.58	(659.58)
417001	P & I TAXES	0.00	314.08	(314.08)
468004	STATE REVENUE-CPA MATCH	250,000.00	0.00	250,000.00
482000	EARNINGS ON INVESTMENT	0.00	5,173.37	(5,173.37)
Grand Total		1,025,000.00	225,663.15	799,336.85

# Account Balances

Town of Bridgewater CPC Reporting 9/30/2022 Balance Sheet			
			Committed Funds
Type	Object	Description	Sum of FY2023 Actuals
Fund Balance .Voted N/A	321500	FUND BAL-CPA RES FOR CONT APPR	1,727,290.06
Fund Balance Available	324000	FUND BAL-CPA RES FOR EXP	25,900.00
Fund Balance Available	324100	FUND BAL-CPA RES OPEN SPACE	337,127.14
Fund Balance Available	324200	FUND BAL-CPA RES HISTORIC PRES	382,902.56
Fund Balance Available	324300	FUND BAL-CPA RES COMM HOUSNG	411,800.14
Fund Balance Available	359000	UNDESIGNATED FUND BALANCE	668,127.68
Grand Total			3,553,147.58

Funds not committed to projects = \$1,825,857  
\$694,028 of which can be used for any category

Cash on hand

# CPC Projects Under Consideration – October 2022

Title	Type	CPC Area	Stage
CSCC	Application Phase 2 and 3	HP	Submitted
Hanson Farm Conservation	Eligible; Conservation Restriction	OS	Application Pending
Housing Authority Preservation	Eligibility Application	HO	Pending CPC Vote
Jennings Hill Cemetery Assessment	Admin Funds - Assessment Project	HP	Notified
Gammons Methodist Church	Eligibility Application	HP	Pending CPC Vote
Stiles & Hart Parking area	Concept	OS/R	Concept
Summer Street Property	Application	OS/R	Pending CPC Vote

# Historic Preservation Section



# INFORMATION TO HELP HISTORICAL CONSIDERATIONS

<https://mhc-macris.net/#/>

## Search Filters

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**city/town:**

[View List](#) [Apply](#)

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[Search by Historic Name](#) ▼

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[Search Filters](#) [New Search](#)

## Search Results









[Help for Search Results](#)

[Bridgewater X](#)

Use arrow keys for [navigation inside of the grid](#) Download results [PDF](#) or [Excel](#)

Page  of 26    items per page 

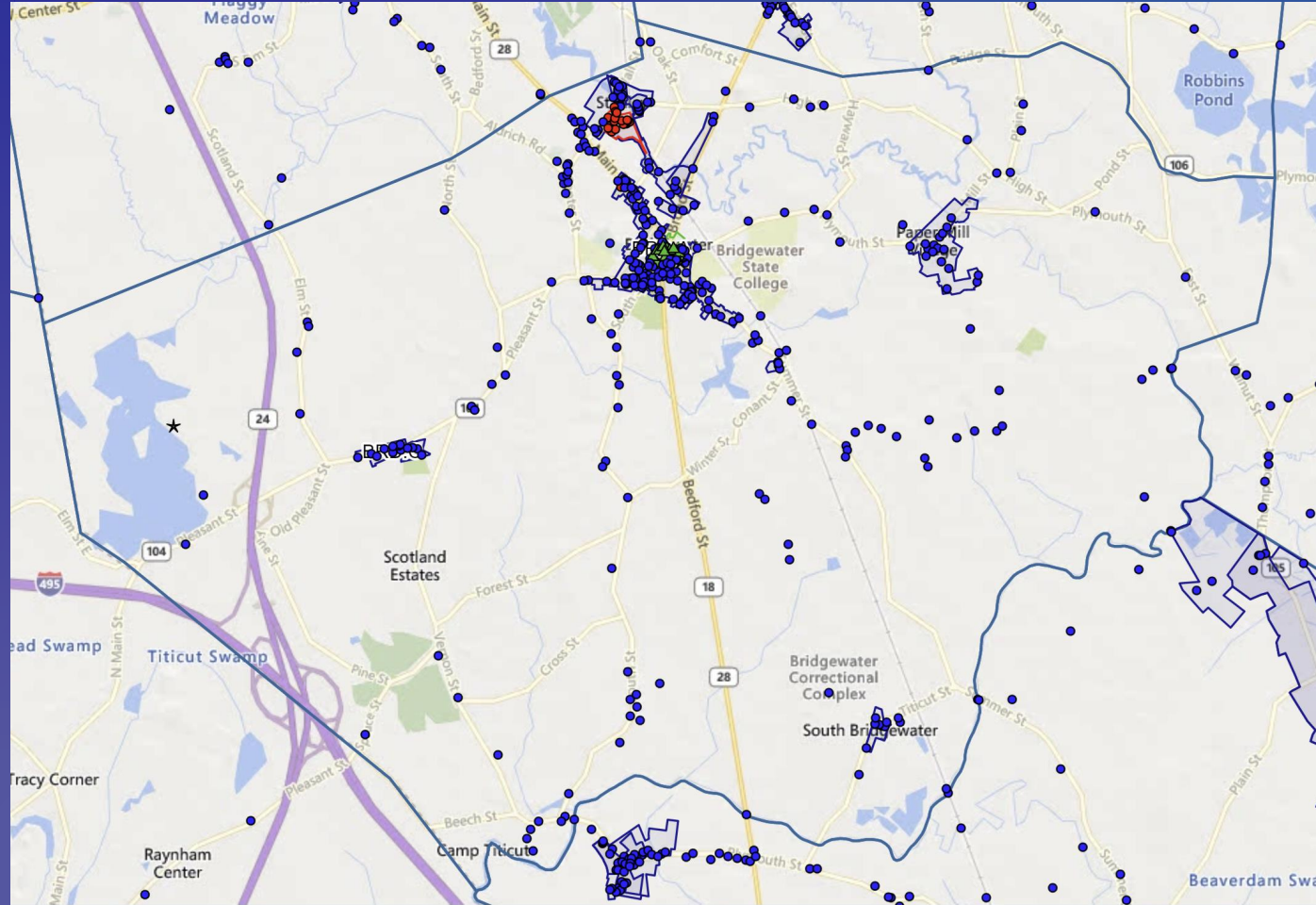
1 - 15 of 385 items

MHC ID	Historic Name	Address	City/Town	Year	Designations	Pic	Inv	NR
<a href="#">BRD.A</a>	Bridgewater Town Center		Bridgewater					
<a href="#">BRD.B</a>	Bridgewater Industrial/Transportation Corridor		Bridgewater					
<a href="#">BRD.C</a>	Scotland		Bridgewater					
<a href="#">BRD.D</a>	Pratt Town		Bridgewater					

# Public Feedback: Historic Buildings

## Information for thought

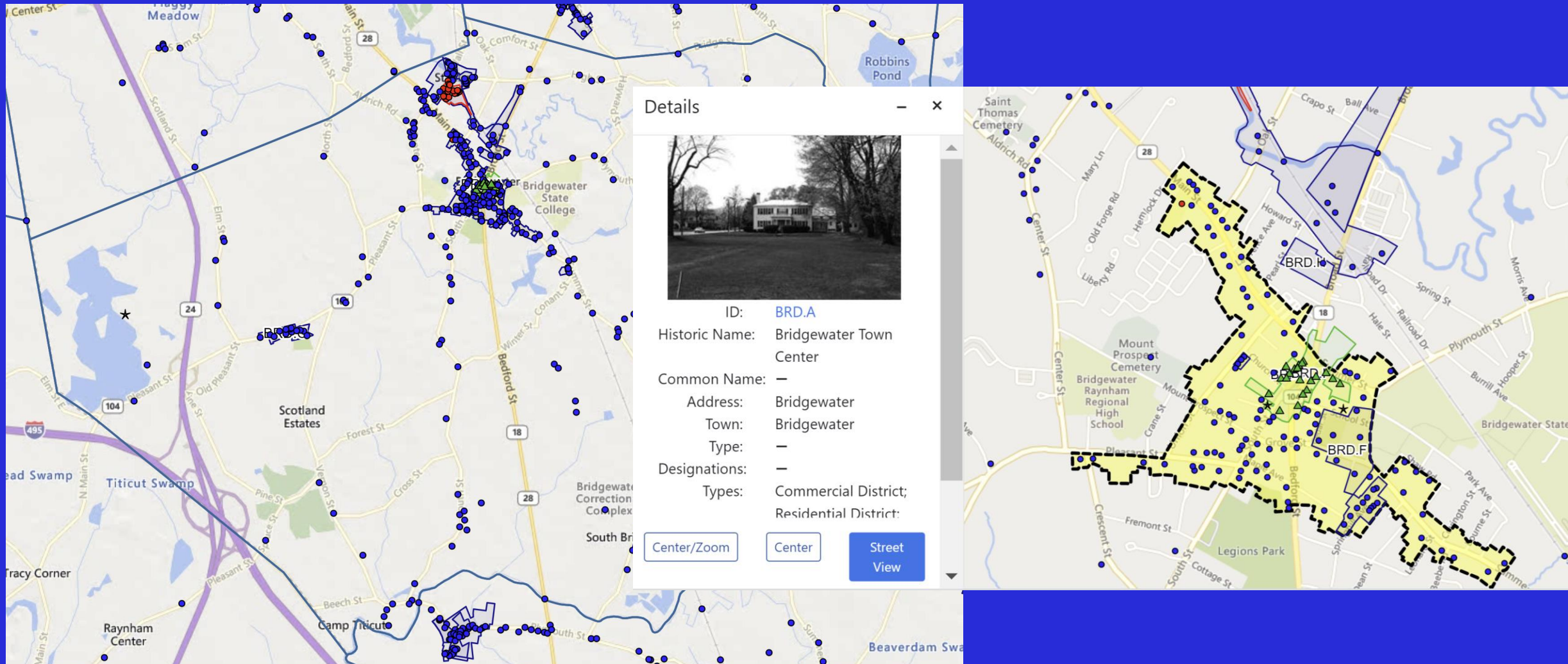
Period		Number
1700- 1750		22
1751-1799		28
1800-1850		114
1851-1899		135
1900-1950		26
Total		335



Key buildings to preserve/restore?

# INFORMATION TO HELP HISTORICAL CONSIDERATIONS

<https://mhc-macris.net/#/>

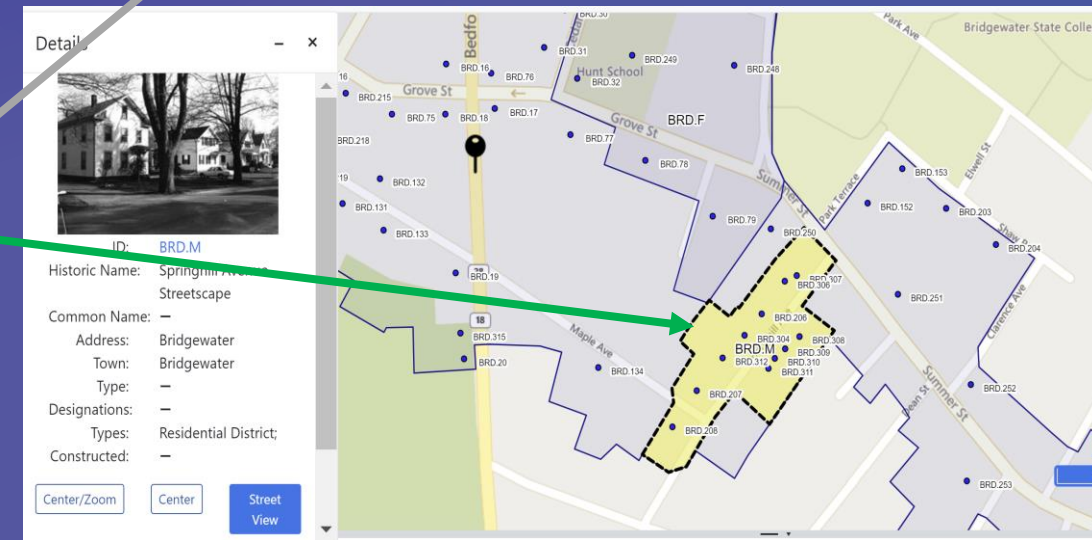
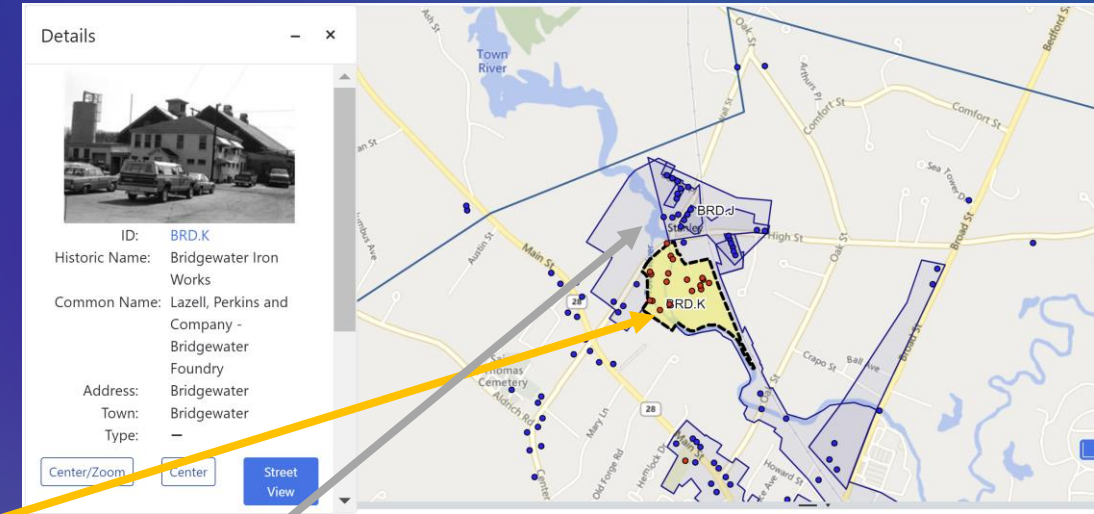




# Public Feedback: Areas

Information for thought

Inv. No.	Property Name
BRD.A	Bridgewater Town Center
BRD.B	Bridgewater Industrial/Transportation Corridor
BRD.C	Scotland
BRD.D	Pratt Town
BRD.E	Aldenville - Alden Square
BRD.F	Bridgewater State College
BRD.G	Summer Streetscape
BRD.H	Stetson Streetscape
BRD.I	Bridgewater Center Historic District
BRD.J	Stanley
BRD.K	Bridgewater Iron Works
BRD.L	Perkins, Henry and Company
BRD.M	Springhill Avenue Streetscape
BRD.N	Prophett, H. G. Houses
BRD.O	Bridgewater Iron Mfg. Company Worker Housing
BRD.P	Bridgewater Iron Mfg. Company Worker Housing
BRD.Q	Bridgewater Iron Mfg. Company Worker Housing
BRD.R	Bridgewater Iron Mfg. Company Worker Housing

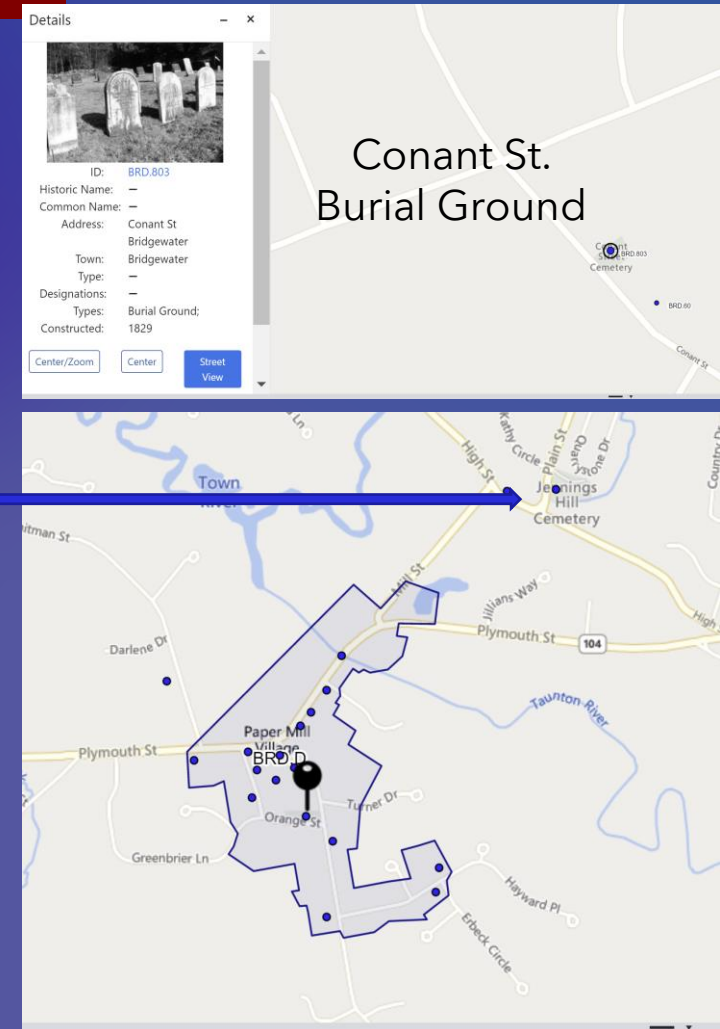




# Public Feedback

## Information for thought - Historic Cemeteries

Inv. No.	Property Name	Street	Year
BRD.800	Hillside Cemetery	Auburn St	1813
BRD.801	Roman Catholic Cemetery	Center St	c 1860
BRD.809	Saint Thomas Aquinas Roman Catholic Burial Ground	Center St	c 1850
BRD.802	Cherry Street Burial Ground	Cherry St	1840
BRD.803		Conant St	1829
BRD.804	Small Pox Cemetery	Conant St	1788
BRD.805	Jennings Hill Cemetery	High St	c 1750
BRD.806	Trinity Church Cemetery, Old	Main St	1748
BRD.807	Mount Prospect Cemetery	Mount Prospect St	1842
BRD.808	Scotland Burial Ground	Pleasant St	1753
BRD.810	South Street Burial Ground	South St	1756
BRD.811	Bridgewater Old Graveyard	Summer St	1717
BRD.812	Vernon Street Cemetery	Vernon St	c 1750
BRD.813	Pratt Town Burial Ground	Walnut St	c 1790



# Public Feedback:

## Historic Structures - Information for thought

**Red = Removed  
or being removed**

Inv. No.	Property Name	Street	Year
BRD.910	Double P Site		
BRD.906	Amvets Memorial Highway Bridge	Amvets Memorial Hwy	1930
BRD.914	Covingtons Bridge	Auburn St	1956
BRD.905	Bridge Street Bridge	Bridge St	1886
BRD.904	Broad Street Bridge	Broad St	1926
BRD.907	Bridgewater Common	Central Sq	1822
BRD.915	Childs Bridge	Cherry St	1938
BRD.909	Green Street Bridge	Green St	1922
BRD.916	Bridgewater Iron Works Fish ladder	High St	1919
BRD.917	Bridgewater Iron Works - East River Wall	High St	
BRD.918	Bridgewater Iron Works - West River Wall	High St	
BRD.919	Bridgewater Iron Works - East Canal Wall	High St	
BRD.920	Bridgewater Iron Works - West Canal Wall	High St	
BRD.921	Bridgewater Iron Works - Canal	High St	
BRD.922	Bridgewater Iron Works - Forebay, Dam and Weir	High St	1905
BRD.924	Bridgewater Iron Works - Concrete Bridge	High St	c 1919
BRD.901	Oak Street Bridge	Oak Street	1886
BRD.908	Plymouth Street Bridge	Plymouth St	1917
BRD.913	Old Colony Railroad South Brook Cattle Pass	South Brook Cattle	
BRD.903	Summer Street Bridge over Taunton River	Summer St	1924
BRD.912	Summer Street Bridge over Conrail	Summer St	1892
BRD.911	Old Colony Railroad Taunton River Bridge	Taunton River	1950
BRD.900	Town River Dam	Town River	c 1919
BRD.902	Old Colony Railroad Town River Bridge	Town River	r 1845

**Scheduled for replacement**   **BRD.B**   **Bridgewater Industrial/Transportation Corridor**   **High Street Bridge**   **18<sup>th</sup>-19<sup>th</sup> Century**

# Public Feedback

2020 – 2024 CPC Goals

## HISTORIC PRESERVATION GOAL - STATUS

1. **Preserve and restore historic properties to improve public accessibility, use, and awareness of the town's local historic resources** **Partial**
2. **Preserve the Town's historic artifacts and documents through digitization and the creation of permanent facilities to house these resources** **Partial**
3. **Preserve historic resources from development or deterioration through increased local, state, and federal historic designations and other mechanisms to encourage and support preservation** **No Progress**
4. **Rehabilitate commercial facades and other historic resources** **Partial**
5. **Preserve and restore outdoor public historic places and public monuments** **No Progress**



# Public Feedback Process Reminder

- I will post a question and ask you to respond in the chat box.
- Type your response to everyone in the chat box **BUT DO NOT HIT ENTER.**
- I will announce when you have about a half a minute to finish.
- On my count submit your response.
- Everyone's response will arrive at the same time.
- Everyone will read the responses to themselves.
- Then we discuss.

# Public Feedback

**Are the current CPC historic goals still relevant? If not, why not?**

## POSSIBLE RESPONSES

Yes (**Y**)

Complete (**C**)

No longer relevant, Why Not? (**NR**)

Too challenging, Why? (**TC**)

Too expensive, In what way? (**E**)

Other? What? (**O**)

# Public Feedback: Historic Preservation

How focused should the Town be on historic documents/artifacts preservation/restoration?

Very (**V**)

Not at all (**N**)

About right (**R**)

Depends, On what? (**D**)

Other (**O**) What?



# Public Feedback

**Should CPC Historic Preservation goals be:**

**Changed, Why? (C)**

**Added, Why? (A)**

**Removed, Why? (R)**

**Strengthened, In what way? (S)**

# Open Space Section

PASSIVE RECREATION

GOAL REMINDER

# 2020 – 2024 CPC Goals

## OPEN SPACE/PASSIVE RECREATION

1. Preserve Bridgewater's farms and agricultural lands. **In process**
2. Preserve and restore existing natural open space and passive recreation facilities—specifically enhancing safety and public access. **In process**
3. Preserve and acquire strategic private open space properties along water resources and river corridors to improve water quality and to protect priority wildlife habitats and critical natural landscapes from development. **Not active**
4. Create, preserve, and acquire neighborhood-level open spaces for pocket parks, community gardens, and other outdoor gathering spaces. **In process**



# Public Feedback

**Are the current CPC open space acquisition goals still relevant? If not, why not?**

Still Relevant (R)

No longer relevant (NR)

Too challenging (Ch)

Too expensive (E)

Need Strengthening (S)

Other (O)

# 2020 – 2024 CPC Goals: Status

## OPEN SPACE/ACTIVE RECREATION

1. Rehabilitate or restore existing parks, playgrounds, and other recreational facilities, **Limited to Stiles and Hart**
2. Rehabilitate existing or create new facilities to improve safety and public access to active outdoor recreational facilities, **In process Stiles and Hart , Summer St. property**
3. Create a comprehensive and connected bike and walking path network. **Limited**
4. Create and restore access to the Town River or other water bodies for canoes/kayak access. **Some progress by volunteers (Town River Landing)**
5. Create outdoor recreational facilities that cater to older residents and individuals with special needs, **Senior Center Master Plan - In process**

# Public Feedback: Open Space/Recreation

Are there lands the Town should add to open space conservation?

- Yes
  - Where?
  - Why?
- No



# Public Feedback: Open Space/Recreation

Part 1: How focused should the Town/CPC be on creation or restoration of public spaces? Why?

Very (**V**)

Somewhat (**J**)

Just Right (**R**)

Not at all (**N**)

# Public Feedback: Open Space/Recreation

Part 2: What should the Town's/CPC's focused be on creation or restoration of public spaces?

## SOME POSSIBILITIES

Community gardens – Where?

Public Parks/Playgrounds - Where?

Others - What and where?

# Public Feedback

**Are the current CPC open space recreation goals still relevant? If not, why not?**

No longer relevant (**N**)

Too challenging (**Ch**)

Too expensive (**E**)

Complete (**C**)



# Public Feedback

What open OpenSpace/Recreation goal(s) would you:

Change, Why? (C)

Add, Why? (A)

Remove, Why? (R)

Strengthen, How? (S)

# Housing Section

BACKGROUND AND REMINDERS

# Bridgewater Plans with Housing Goals

**"The term of an HPP (Housing Production Plan) shall be five (5) years from the date of its approval by the Department. "**

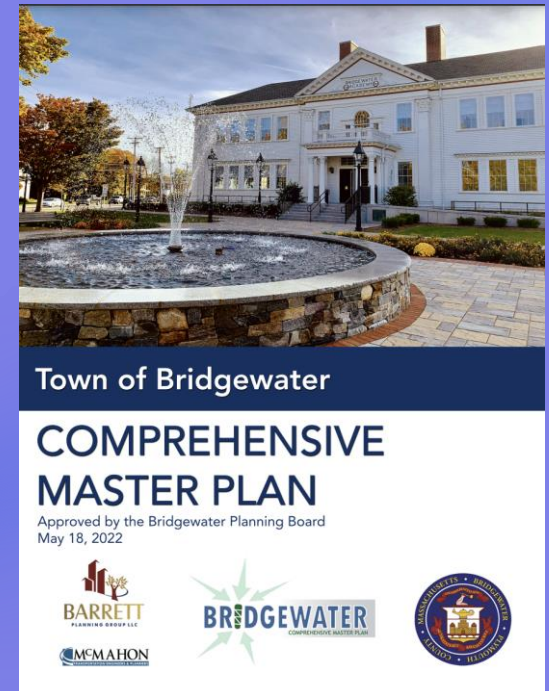
- Bridgewater's current Housing Production Plan can be found at <https://www.bridgewaterma.org/DocumentCenter/View/1586/FY17-Bridgewater-Housing-Production-Plan?bidId=>
- The HPP is due for update in 2023.

## 2022 Comprehensive Master Plan

<https://www.bridgewaterma.org/DocumentCenter/View/4787/Bridgewater-Comprehensive-Master-Plan-May-2022>

Preserve, improve, and expand Bridgewater's housing stock in a manner that promotes sustainability and a balance with natural resources.

Accommodate the housing needs of seniors, people with disabilities, students, families, and other types of households at all income levels to encourage population diversity and equitable access to housing.





# 2022 Bridgewater Master Plan: Housing Policies

## Policy 8.4.3.

- A. **Encourage** development of **senior housing and disability housing** with services.
- B. **Activate the dormant Affordable Housing Trust** and **facilitate collaboration** between the Town's housing entities (AHT, CPC, and BHA).
- C. Work with **other towns** to **fund a shared housing coordinator** to provide professional staff support to Bridgewater's housing groups and Board of Appeals.

## Policy 8.4.4. Use "smart growth" approaches to develop housing in a sustainable manner.

- C. Using guidance from the Department of Housing and Community Development as it becomes available, evaluate existing multifamily regulations for consistency with the Housing

# What can CPA fund?

## CPA Definition of "Community Housing"

- Section 2 of the CPA statute defines community housing as "low and moderate income housing for individuals and families, including low- or moderate-income senior housing." These terms are further defined as follows:
  - **Low income housing** is "housing for those persons and families whose annual income is **less than 80 percent of the areawide median income** as determined by the United States Department of Housing and Urban Development (HUD)."
  - **Moderate income housing** is similarly defined but is reserved for those persons and families whose **annual income is less than 100 percent** of the areawide median income as determined by HUD.
  - Finally, **low or moderate income senior housing** is defined as "housing for those **persons having reached the age of 60 or over who would qualify for low- or moderate-income housing.**"

# Current CPC Goals: REMINDER

- 1. Create and preserve affordable housing options for older residents** to allow them to stay in the community as they age—prioritizing locations that provide easy access to services and other resources.
- 2. Create affordable and community housing through the adaptive reuse of existing buildings, specifically historic properties.**
- 3. Support a variety of affordable and community housing options,** specifically for young individuals; young families; and entry-level housing.
- 4. Preserve long-term affordability for existing affordable and community housing units and preserve them through eligible repairs and improvements. (i.e. preservation)**



# Public Feedback

Are the current CPC affordable housing goals suitable/effective? If not, why not?

## POSSIBLE RESPONSES

Not relevant, Why? (N)

Too challenging, Why? (C)

Too expensive, Why? (E)

Not effective, Why? (NE)

Unimportant, Why? (U)

Others, What? (O)

# Public Feedback

**What CPC's Affordable Housing goal would you:**

**Change? Why? (C)**

**Add? Why? (A)**

**Remove? Why? (R)**

**Strengthen? How? (S)**

**What actions do you recommend?**

## **Possible Affordable Housing Projects**

Assisted Living

Nursing Home

Affordable Housing under zoning Infill or Inclusionary or both ordinances

# Public Feedback

Which CPA area should be most important focus for Bridgewater's CPC?

Please Rank 1 through 5 the most important (1) to least important (5) using the shorthand in parenthesis.

Affordable Housing (AH)

Historic Preservation (HP)

Open Space (OS)

Recreation Active (RA)

Recreation Passive (RP)

Example:

1HP, 2AH, etc.



Closeout

General Comments, Concerns,  
Actions

THANK YOU

# MA Department of Revenue (DOR) guidance for the CPA Annual Needs Study

The committee must study the community preservation needs, possibilities and resources of the city or town consulting with various municipal agencies, particularly those represented on the committee. It should then develop a community preservation program and financial plan for the city or town. The program should identify long term and short-term goals and needs, set criteria for evaluating proposed acquisitions and initiatives, prioritize projects and estimate their costs. The financial plan should include a multi-year revenue and expenditure forecast and identify the fund or other municipal financing source for each proposed project. **The program and financial plan should be reviewed and updated annually to reflect changes in the community's needs, priorities and resources.**

- Source: DOR IGR No. 01-209, as amended by No.01-207 and 01-208



# Definitions: Community and Affordable Housing

- **“Community housing”**, low and moderate income housing for individuals and families, including low or moderate income senior housing. (MGL 44B Section 2)
- **Affordable housing**: ‘applicant’ income that falls under 80% of the median income for your area.
- **HUD**: affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

# 2018 Housing Production Plan

**Goal #1: Create, maintain and preserve total affordable housing units are at least 10% of total housing units.**

- Adopt an Inclusionary Zoning Ordinance **Not done**
- Conduct Ongoing Community Education & Offer Training Opportunities to Town Boards and Town Staff **?????**
- Capitalize the Bridgewater Affordable Housing Trust Fund **Not done**
- Monitor and Maintain Units on the Subsidized Housing Inventory **In progress**

**Goal #2: Create, maintain, and preserve affordable multi-family housing units in the downtown:**

- Make Suitable Town-Owned Properties Available for Affordable Housing **Not done**
- Utilize the Local Initiative Program (LIP) and Community housing development organizations for Infill Affordable Housing Development **Not done**
- Leverage existing funding sources (CPA Funds and In-Lieu of Payments from an Inclusionary Zoning Requirement) **Not done**

# 2018 Housing Production Plan - status

**Goal #3: Create affordable housing units on town owned properties and through adaptive reuse of existing buildings.**

- Utilize the Local Initiative Program (LIP) and Community housing development organizations for Infill Affordable Housing Development **Not done**
- Leverage existing funding sources (CPA Funds and In-Lieu of Payments from the Inclusionary Zoning Requirement) **Not done**
- Make Suitable Town-Owned Properties Available for Affordable Housing **McElwain**

**Goal #4: Prioritize affordable housing on infill development and abandoned and vacant properties.**

- Make Suitable Town-Owned Properties Available for Affordable Housing **Not done**
- Utilize the Local Initiative Program (LIP) and Community housing development organizations for Infill Affordable Housing Development **Not done**

# 2018 Housing Production Plan - status

**Goal #5: Ensure existing affordable housing units are preserved for long-term affordability.**

- Fund the Affordable Housing Trust **Not done**
- Leverage existing funding sources (CPA Funds and In-Lieu of Payments from the Inclusionary Zoning Requirement) **Not addressed**
- Monitor and Maintain Units on the Subsidized Housing Inventory **Continually in process**