

City of Fall River
Community Preservation Plan

APRIL 2014

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Community Preservation Plan
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City of Fall River Community Preservation Plan Overview

Introduction

The residents of Fall River voted in November 2012 to adopt the Community Preservation Act (CPA). In fiscal year 2014, our first full year under the CPA, the City will have collected approximately \$900,000 raised through a 1.5% surcharge on the local property tax bills, available for eligible CPA projects. Additionally the city will receive a proportional share of state matching funds.

The Fall River Community Committee (CPC) was formed in October 2013 to make recommendations to the City Council on how to utilize the funds raised through the surcharge and the state match (CPA funds).

The Board consists of nine members, including members appointed by and from the Conservation Commission, the Planning Board, the Housing Authority, the Historic Commission as well as two members appointed by the Mayor and two members appointed by the City Council.

The Board is required to study the “needs, possibilities and resources” for community preservation in Fall River. To that end, we have reviewed existing plans and documents bearing on the four purposes designated for funding under the CPA: open space, recreation, historic resources and community housing.

The CPA requires that at least 10 percent of the CPA funds received in each fiscal year be spent or reserved for each of the CPA's three main purposes: open space, historic preservation, and community housing. CPA funds that are not expended in one year may be “banked” or carried over to subsequent years. However, once CPA funds are banked for a specific purpose, they must ultimately be used for the purpose for which they were banked. The remaining 70 percent of CPA funds in each fiscal year are available to be appropriated or banked, according to the City's discretion, for one or more of four purposes: the three listed above, as well as for recreational uses. In addition, subject to certain restrictions, up to five percent of the CPA funds raised annually may be used for administrative activities related to the work of the board.

In reviewing new projects, the CPC:

- Will be a catalyst for projects, not an initiator;
- Will be a funder, not a developer;
- Will utilize community goals previously set forth in other public documents that have received wide scrutiny and public input;
- Will attempt to meet multiple community preservation goals in each project; and
- Will communicate its mission and goals to the general public

Purpose

This Plan is a summary of our work in developing community preservation goals for Fall River. We have attempted to synthesize all planning efforts addressing the four purposes identified in the CPA. We have reviewed Fall River's current resources and have outlined the needs and possibilities for community preservation activities enhancing open space, recreation, historic resources and community housing. We have set out the guidelines we will use to evaluate project proposals as well as the process we will follow during this undertaking.

This Plan sets out the goals and aspirations of the CPA Board as we begin our first year of implementation. The purposes of this Plan are

- To provide a clear statement of both broad and specific goals that lie behind the Board's recommendations.
- To lay out the specific framework that the CPA Board will use in formulating its recommendations, both for the guidance of applicants and the understanding of City Council and Mayor

Goals

Fall River has a long-standing history of carefully assessing our City's needs and goals in light of our shared values. The Fall River Master Plan and the Open Space and Recreational Plan were created in this spirit. We expect that the CPA will become a resource for carrying out the thoughtful community preservation recommendations contained in these studies.

The subsequent sections of this Plan discuss community goals and projects specific to preservation within each of the four designated purposes of the CPA. In addition to these goals, the CPC has articulated a set of overarching guidelines that apply to all projects, regardless of the categories under which they fall. The CPC will use these guidelines in its review and decision-making process. They are intended to provide additional guidance to those preparing applications for funding. Not all guidelines will be appropriate for every project.

Decision Guidelines

The Fall River Community Preservation Committee will only consider proposals that are eligible for Community Preservation Act (CPA) funding according to the terms of the CPA legislation; specifically, proposals for:

- The acquisition, creation, and preservation of open space.
- The acquisition, preservation, rehabilitation, and restoration of historic resources.
- The acquisition, creation, and preservation of land for recreational use.
- The acquisition, creation, preservation, and support of community housing.
- The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.

Preference will be given to proposals which meet as many of the following general criteria as possible:

- Are consistent with current planning documents that have received wide scrutiny and input and have been adopted by the city;
- Preserve the essential character of the city as described in the Master Plan;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Either serve more than one CPA purpose or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds;
- Preserve or utilize currently owned city assets; and
- Receive endorsement by other municipal boards or departments.

The general guidelines stated above apply in combination with category-specific goals outlined below in the next four sections of this plan.

Process

The City through its boards and departments, civic organizations, neighborhood associations and residents may bring proposals for funding to the CPC. In some instances, the CPC may be the catalyst for projects which meet the goals of this plan. The CPC will give favorable consideration to those proposals which best meet our guidelines and are consistent with Fall River's goals in the areas of open space, recreation, historic resources and/or community housing.

The CPC does not have the power to appropriate funds for particular projects, only to make recommendations to the City Council. Under the law, the power to appropriate CPA funds is reserved solely for the City Council, acting only upon the recommendations of the CPC. For these reasons, we want to provide a strong and consistent rationale for our recommendations.

The CPC seeks a city-wide and long-term perspective. It expects to recommend projects that will have a significant long-term impact on the City. We may choose to recommend that some or all of CPA funds be "banked" or reserved for significant projects and opportunities in the future. We are seeking to create an effective process through which organizations and citizens may gain access to the CPA funds for projects that will enhance our city.

The application is a two part application. The first part of the application is to enable the CPC to determine if the proposed project is eligible for CPA funding. The applications for eligibility will be due on September 1. The CPC will notify each applicant for eligibility of its decision by December 31 of that year to enable qualified applicants to proceed to the second part of the application. The CPC may provide guidance to applicants for eligibility to amend their submission to meet CPA guidelines.

The second part of the application, the request for funding, will be due by February 1 of the following year. The CPC will then schedule public hearings for the applicants to explain and answer questions about their projects.

Upon completion of the hearing process the CPC will make its recommendations to the City Council.

The CPC may make an exception to the application schedule in exceptional circumstances.

Further Information

Copies of this document, as well as links to a wide range of community preservation information, including the **Application for Community Preservation Funding**, are available on the City's Web site at

This Community Preservation Plan is respectfully submitted to the residents of Fall River in the hope that it will provide a focus and catalyst for significant enhancement of community preservation goals in Fall River.

Adopted by the Community Preservation Committee on

Kenneth Pacheco, Chair	(At large, appointed by City Council)
Holly Bronhard, Vice-Chair	(Park Department)
Paul Machado, Clerk	(At large, appointed by Mayor)
Alan Rumsey	(Historic Commission)
John Brandt	(Conservation Commission)
Matthew Burke	(Housing Authority)
Mario Lucciola	(Planning Board)
Antone Dias	(At large, appointed by City Council)
James Souza	(At large, appointed by the Mayor)

**City of Fall River
Community Preservation Plan
Community Housing**

GL Ch 40B requires each municipality in the Commonwealth of Massachusetts to have ten percent of housing stock be in the affordable category.

Fall River’s housing stock is composed primarily of two to four family homes, with this segment making up 49.1% of Fall River’s housing. Fall River has significantly more multiple housing units than the County and the State.

Year Round Housing Units by Type of Structure by Percent in 1990			
Type of Structure	Fall River	Bristol Co.	State
Single Family	18.7	51.0	53.6
2 - 4 Family	49.1	29.8	24.2
5 or more	31.4	16.7	20.1
Mobil Home/Trailer	0.8	2.5	2.1
Total Units	40,375	201,235	2,472,711

Source: 1990 U.S. Census

20.2 % of the 88,000 citizens of Fall River qualify as poor. There are 2,050 Public Housing Units in the city. There are 2,431 HCV (Section 8) units in the city. In its 2012 Plan the Fall River Housing Authority indicated that there is a significant vacancy rate and that there is no need for additional affordable housing units.

Recently, veteran’s housing units have been established in the city.

*City of Fall River
Community Preservation Plan
Historic Preservation*

Historic Areas

Fall River's built environment is rich in its history dating to the early 1800's. There are five historic districts in the City with over eight hundred historic structures. These historic districts are the Corky Row, Downtown, Highlands, Lower Highlands and Quequechan Valley Mills districts. The Massachusetts Historic Commission maintains an extensive database listing of all buildings of historic value in Fall River.

Because it has been heavily wooded, most likely throughout history, there is no extensive historic record existent for East Fall River. However, knowledge of prior inhabitants of the area, including Wampanoag communities at Assameskq to the east and "Indian Town" (Fall River Reservation) to the west, plus the presence of the early Quakers in nearby Freetown (circa 1770), suggest the potential for significant historic sites in East Fall River (such as Native American camp sites, mill operations, etc.)

Although files at the Massachusetts Historic Commission, Fall River and Freetown Historical Societies presently contain no record of historic sites of significant cultural interest or importance in East Fall River, thorough and extensive investigations have yet to be conducted. Some potentially significant sites within this area include the Haskell-Wordell Farmstead in the Copicut vicinity; remnants of a sawmill operation on the Copicut River (appearing on maps as early as 1831); a small cemetery in the woods between Quanapoag Road and the power lines, southeast of the Haskell-Wordell site; several stone and boulder dams; and numerous Indian paths and trails. Upon further investigation, some sites within the East Fall River area may provide evidence of hunting camps, mill operations, Native American burial grounds, and lumbering operations

Goals

The goals for historic preservation in Fall River are embodied in the criteria for evaluation of potential CPA projects. The CPC seeks projects that

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Support the adaptive reuse of historic properties;

- Affect a site within a Fall River Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Fall River Historical Commission's Cultural Resources Inventory;
- Demonstrate a specific public benefit; or
- Provide permanent protection for maintaining the historic resource.

Specific projects might include the following:

- **Acquisition of historic properties** – buildings, landscapes, sites, structures or preservation easements. CPA funds could help bridge the economic gap to make possible the acquisition and adaptation of older, historic homes for affordable housing or assisted living as an alternative to teardown and redevelopment.
- **Bricks and mortar repairs**, including preparation of plans and specifications for construction, architectural/engineering assessments, and modifications for accessibility, and HVAC updates, to historic resources, including modifications for the purpose of making such historic resources functional for their intended use.
- **Documentation, survey, conservation and restoration of historic landscapes**, including historic burying grounds and monuments.
- **Survey and planning grants** for updating existing inventories and National Register nominations.
- **Preservation of historic documents and archival materials.**

City of Fall River
Community Preservation Plan
Open Space

Background:

The uniqueness of the Fall River landscape lies in its greenspaces and extensive water resources. Indeed, Fall River's history is a story of water - both as the fundamental ingredient in the success of the City's early mills and more recently the acquisition of water rights and watershed lands to protect the public drinking water supply for the City's nearly 100,000 residents. Sloping to Mount Hope Bay on the west and bracketed by the Watuppa Ponds on the east, Fall River residents are never far from the enjoyment of the City's watery open spaces. They are also never far away from the expanse of the Copicut Region beyond the Watuppas. Few urban residents in late 20th century America can boast of such a close connection to undisturbed forestlands, pure water supplies and picturesque Bay sunsets as those that call Fall River home. The uniqueness of the Fall River landscape lies in its greenspaces and extensive water resources. Indeed, Fall River's history is a story of water - both as the fundamental ingredient in the success of the City's early mills and more recently the acquisition of water rights and watershed lands to protect the public drinking water supply for the City's nearly 100,000 residents. Sloping to Mount Hope Bay on the west and bracketed by the Watuppa Ponds on the east, Fall River residents are never far from the enjoyment of the City's watery open spaces. They are also never far away from the expanse of the Copicut Region beyond the Watuppas. Few urban residents in late 20th century America can boast of such a close connection to undisturbed forestlands, pure water supplies and picturesque Bay sunsets as those that call Fall River home.

Fall River is a coastal community with a saltwater shoreline that stretches for seven miles from the boundary of Freetown on the city's northern boundary on the Taunton River to the corporate boundary of Tiverton, R.I., on the city's southern boundary on Mount Hope Bay. The city's coastal waterfront has played an important role in the development of the city's economy; its role as a recreational resource is only beginning to be rediscovered.

The eastern edge of the developed part of the city is bounded by approximately seven miles of fresh water shoreline on the North Watuppa and the South Watuppa Ponds. The shoreline of North Watuppa Pond - the city's water reservoir - is protected, for the most part, through public ownership. Because of its water supply role, the watershed land of the North Watuppa Pond that is in public ownership has only very limited public access. South Watuppa Pond, however, does have public access and is used extensively for various recreational uses.

In addition, freshwater waterfront exists on Cook Pond, a great pond of the Commonwealth that is bounded by 2.6 miles of shoreline within the city. This 154 acre water body was created in the 19th century as a reservoir for industrial process water.

The largest of these features is the Quequechan River, which bisects the middle of the city, flowing from South Watuppa Pond and emptying into Mount Hope Bay. Other major streams in the city include Sucker Brook in the southern section of the city and Steep Brook in the northern section.

Ponds

Fall River Pond	Area	Shoreline	Depth
Bleachery Pond (west)	2.1 acres	1,750 feet	
Bleachery Pond (east)	6 acres	2,050 feet	
Cook Pond	154 acres	2.6 miles	18 feet (max)
Copicut Reservoir	800 acres	4.2 miles	37 feet (max)
New Boston Road Pond	18 acres	3,505 feet	3 feet
North Quequechan Pond	12 acres	4,456 feet	
South Quequechan Pond	14 acres	3,689 feet	
Middle Quequechan Pond	16 acres	3,824 feet	
North Watuppa Pond	1760 acres	12.4 miles	25 feet (max)
South Watuppa Pond	1446 acres	10.4 miles	15 ft(avg), 22 ft(max)
Sawdy Pond	363 acres		4 ft(avg), 7 ft(max)

Source: MassGIS database, Fall River Wetlands Natural Resources Assessment Project

South Watuppa Pond

Access to the pond is provided through a paved boat ramp and parking area at Dave's Beach located off Route 24 at the northeast corner of the pond just south of Route 195. Parking space is available for approximately 50 vehicles.

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Cook Pond

Access to the pond is provided by a Division of Fisheries, Wildlife, and Environmental Law Enforcement (DFWELE) fishing pier and paved boat ramp at the end of Henry Street, which is off Laurel Street. The paved parking area can accommodate 50 vehicles. Access to the pond is provided by a Division of Fisheries, Wildlife, and Environmental Law Enforcement (DFWELE) fishing pier and paved boat ramp at the end of Henry Street, which is off Laurel Street. The paved parking area can accommodate 50 vehicles.

Quequechan River

The Quequechan River today bears little resemblance to the watercourse that inspired early European settlers to make their homes here. Beginning at the gates which restrict the outlet from the South Watuppa Pond near the Brayton Avenue access ramp to Route 24, one can follow the river through a channel in the highway cloverleaf, under Brayton Avenue to an area of open river between the avenue, Route 195 and the Quarry Street mill outlet area. The river then enters another culvert and emerges north of Route 195, where it flows under Quarry Street and turns generally west along the northern side of 195 towards Britland Park. A railroad track bed bisects this section of the river. At Plymouth avenue, the river is consigned to a pipe which crosses back and forth under Route 195 and continues underground beneath Government Center and the Post Office, North Main Street and the Chamber of Commerce building. Liberated again in the narrow space behind Darwood Manufacturing, the river falls sharply over steep rocks virtually underneath the 195 highway trestles. Thereupon it flows into the Paper Store building. A checkdam directs some of the flow into a culvert and stream moving northwest until it meets the Taunton River at Heritage State Park. Another portion of the flow is sent southwest through a pipe into a channel which feeds Crab Pond which is utilized for industrial purposes.

Mount Hope Bay/Taunton River

Fall River has a tidal shoreline of 10.2 miles located on Mount Hope Bay and the Taunton River. Mount Hope Bay covers 13.6 square miles in the northeastern portion of Narragansett Bay, draining an area of 620 square miles that surrounds the Taunton River in Massachusetts. Although two-thirds of Mount Hope Bay lies within Rhode Island, 90% of its drainage area is in Massachusetts (Dixon *et al.*,1990). The Taunton River, Mount Hope Bay's major tributary, is Narragansett Bay's largest freshwater source. The river constitutes over 25% of the total measured freshwater flow to Narragansett Bay (Ries, 1990). It represents the largest unaltered (i.e., not dammed) estuary remaining in the Narragansett Bay system. Tidal exchange with Narragansett Bay proper occurs at least up to Taunton, Massachusetts. Since 70% of the net flow from the Taunton River is discharged to East Passage, water quality in mid-Narragansett Bay may be affected by pollutants discharged from the Taunton River basin (Dixon *et al.*,1990).

Forestland

Occupying 12,183 of the city's 24,460 acres, the forest lands of Fall River are its most abundant vegetative resource. Mixed oak forests dominate the upland areas in Fall River's eastern forestlands which are owned mostly by three large landowners - the City of Fall River (Watuppa and Copicut Watershed Lands), Commonwealth of Massachusetts (Freetown-Fall River State Forest), and Acushnet Saw Mills. Oaks are found growing in either nearly pure stands or in combination with another important upland species - white pine. Other associated species in these stands include American Beech, Pitch Pine, Black Birch, White Oak, Sassafras and Pignut Hickory.

Goals:

GOAL 1: Increase protection of North Watuppa & Copicut water supply and East Fall River watershed lands.

GOAL 2: Expand outdoor recreational opportunities for Fall River residents.

GOAL 3: Protect natural resources and create new greenways in urban Fall River.

GOAL 4: Enhance the quality and appeal of Fall River's streetscapes.

GOAL 5: Restore Fall River's park system.

GOAL 6: Develop implementation and funding mechanisms to support open space and recreation needs.

CITY OF FALL RIVER

Community Preservation Plan Recreation

Fall River Park System

Parks, both passive and active, are now and have been a source of pride in Fall River. The main parks of the city are neighborhood landmarks that people identify as the part of the city in which they live. The offices of Frederick Law Olmstead, the Father of Landscape Architecture in America, designed three of the city's parks: Ruggles, North and Kennedy.

Fall River residents enjoy the twelve main parks and fourteen playgrounds which comprise the basis of the park and recreation system. The Parks and Cemetery Department has approximately two hundred thirteen (213) acres of park land and approximately fifteen (15) miles of median strips - Eastern Avenue, Plymouth Avenue and Brayton Avenue. The Park Department also maintains eleven (11) greens.

FALL RIVER PARKS AND PLAYGROUNDS

Information compiled by the Fall River Parks Department

Kennedy Park (Olmstead Design) - S.Main,Middle/Bay Sts.,Bradford Ave.:

54+ acres,1 baseball field w/lights,2 basketball courts w/lights,4 bleachers,2 comfort stations,3 drinking fountains,2 Little League fields, 1 picnic area, 1 playground,1 skating pond, 1 softball field w/lights.

North Park (Olmstead Design) - N.Main & Hood Sts.,Highland & President Aves.:

25+acres, 1 baseball field w/lights, 2 basketball courts w/lights,3 bleachers,1 comfort station, 2 drinking fountains, 1 Little League Field, 1 picnic area, 1 playground, 1 skating pond,4 tennis courts w/lights.

Britland Park - rear of Pleasant St. at 15th:

16+acres, 3 combined basketball & volleyball courts, 1 comfort station, 1 field house, 1 picnic area, 1 playground, 2 indoor showers, 1 soccer field w/lights, 4 tennis courts w/lights.

Maplewood Park - Stafford Rd. & Albert St.:

13+ acres, 1 baseball field w/lights, 1 basketball court w/lights, 3 bleachers, 1 comfort station, 2 drinking fountains, 1 Little League field, 1 picnic area, 1 playground, 1 skating pond, 3 tennis courts w/lights.

Lafayette Park - Eastern Ave., County & Mason Sts.:

11+ acres, 1 baseball field w/lights, 1 basketball court w/lights, 1 bleacher, 1 comfort station, 1 drinking fountain, 1 picnic area, 1 playground, 1 swimming pool, 1 tennis court.

Ruggles Park (Olmstead Design) - Pine, Seabury & Locust Sts.:

9+ acres, 1 basketball court w/lights, 1 bleacher, 1 drinking fountain, 1 playground, 1 softball field.

Father Travassos Park - Everett St.:

5+ acres, 2 basketball courts, 1 playground.

Father Kelly Park - S.Main & Globe Sts.:

5+ acres, 2 bleachers, 1 drinking fountain, 1 softball field w/lights.

Thomas Chew Field - Globe, Slade, & Fenner Sts. :

4+ acres, 1 baseball field w/lights, 1 basketball court w/lights, 2 bleachers, 1 comfort station, 1 drinking fountain, 1 shelter, 1 spray pool.

Pulaski Playground - Warren, Jackson & Smith Sts.:

3+ acres, 1 basketball court w/lights, 1 bleacher, 1 playground, 1 shelter, 1 softball field, 2 tennis courts.

Abbott Court Playground - Birch, King, King Philip & Bowen Sts.:

4+ acres, 2 basketball courts w/lights, 1 drinking fountain, 1 field house, 2 Little League fields, 1 playground, 1 shelter, 1 tennis court.

Davis Playground - Meridian St. rear of 703 to 845:

3 acres, 1 baseball field, 1 basketball court, 1 playground.

Jose Silva Park - Cherry & Locust Sts.:

2+ acres.

Columbus Park - Bedford, Stinziano, Wall & Beattie Sts.:

1 acre, 1 basketball court w/lights, 1 Little League field, 1 playground, 1 shelter.

Griffin Playground - 4th, 5th, & Branch Sts.:

<1 acre, 2 basketball courts w/lights, 1 playground.

Aetna Street Playground - Aetna St.:

<1 acre, 1 basketball court.

Bank Street Tot Lot - Bank & O'Grady Sts.:

<1 acre, 1 basketball court, 1 playground.

Massasoit Tot Lot - Quequechan, Wamsutta & Massasoit Sts.:

<1 acre, 1 basketball court w/lights, 1 playground.

Desmarais Playground - McGowan & County Sts.:
1 acre, 1 picnic area, 1 playground.

Bicentennial Park - end of Davol St.:
5+ acres, 1 comfort station, 1 drinking fountain, 1 picnic area, 1 playground, 1 sailing, 1 shelter,
4 tennis courts.

Dumont Field - Upper Pleasant St.:
3+ acres, 3 bleachers, 2 Little League fields.

Small School Baseball Field - N. Quarry St.:
2.5 acres, 1 Little League field.

Heritage State Park - Battleship Cove:
1 comfort station, 1 drinking fountain, 1 picnic area, 1 sailing, 1 shelter.

Highland Park – Robeson and President Avenue

Recreation Goals

- Preserve and increase recreational usage and access to Fall River’s recreational resources.
- Preserve and protect existing playing fields, especially where new building projects may affect adjacent playing fields.
- Provide a balance of recreational activities (active, passive, structured and unstructured).

Recreation Factors for Consideration

Evaluation of projects submitted by Recreation will include consideration of several factors, including but not limited to the following:

- Encourage and develop more recreational access/use of open spaces and natural resources (where appropriate).
- Create new resources for hiking, cross-country skiing, bicycling and fishing.
- Extend life and use of all recreational facilities through preservation of existing facilities and resources.
- Develop new active recreational resources including playing fields and playgrounds; with special attention to handicapped accessibility, and adult/senior and toddler recreational needs.

Affordable Housing

“Low income housing”, housing for those persons and families whose annual income is less than 80 per cent of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development for specific regions, including the Boston Metropolitan Area.

“Moderate income housing”, housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development for specific regions, including the Boston Metropolitan Area..

“Low or moderate income senior housing”, housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

Community Preservation Act (CPA)

The Community Preservation Act (CPA) (MGL c. 44B) is legislation designed to help communities plan ahead for sustainable growth and raise funds to achieve their goals. CPA allows towns to levy a community-wide property tax surcharge of up to 3 per cent for the purpose of creating a local Community Preservation Fund (CPF) and qualifying for state matching funds. The Fund must be used to acquire and protect open space, preserve historic buildings and landscapes, and create and maintain affordable housing. The state will provide matching funds to communities approving CPA. Fall River accepted the CPA at 1.5 percent.

Community Preservation Committee (CPC)

A nine-person committee with individual members appointed by the Conservation Commission, Historic Commission, Housing Authority, Housing Partnership, Planning Board, Recreation Committee, and three at-large members appointed by the Board of Selectmen. The Committee reviews funding applications and makes recommendations to the City Council for the appropriation of CPF monies to support approved projects. It consults broadly with city organizations, boards and committees.

Community Preservation Fund (CPF)

A separate account for the deposit of all surcharges collected and state matching funds. Sub-accounts of CPF (sometimes referred to as “buckets”) have been established to ensure that required shares of the CPF are either spent each year or allocated to the appropriate reserve fund. These are:

- ◆ Open Space Reserve Fund (minimum of 10% annually)
- ◆ Historic Preservation Reserve Fund (minimum of 10% annually)
- ◆ Affordable Housing Reserve Fund (minimum of 10% annually)
- ◆ Annual Reserve Fund (remaining 70% of funds, less administrative costs)
- ◆ Administrative /Operating Fund (up to 5%)

The CPC is permitted to appropriate up to 5% of the funds for administration and operational expenses of the Committee. For example, these funds can be used to hire support staff, purchase office supplies, do mailings and cover the cost of professional services as needed. Any administrative monies not used in a given fiscal year are returned to the CPF annual reserve fund.

Recreation projects are eligible for CPA funding but there is no minimum amount specified by the act,. Beyond these required disbursements, the City Council, acting upon the recommendations of the CPC, will decide the allocation of remaining 70 per cent of annual CPA revenues. For example, the CPC could recommend and the City Council could allocate the remaining 70 per cent of annual revenue to one purpose, spread it unevenly among all three, or set the funds aside for future spending. These allocations can be changed each year.

Community Preservation Surcharge

The locally raised share of CPA revenue comes from a surcharge (additional amount of tax) on real estate tax bills. Fall River voted a 1.5 per cent surcharge which is separately stated on each tax bill.

Community Preservation Surcharge Exemptions

Taxpayers currently exempt from real property taxes under Chapter 59 of Massachusetts General Laws are exempt from the CPA surcharge. In addition, Town Meeting approved exemption of the first \$100,000 of taxable value of residential real estate. Exemptions, as well as the surcharge percentage, can be changed at any time with the approval of Town Meeting and subsequent voter referendum.

Historic Resources

“Historic resources”, a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historical commission to be significant in the history, archeology, architecture or culture of a city or town.

Open Space

Open space shall include, but not be limited to, 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.

For calculation of the 10 per cent minimum allocation for open space, land for recreational use is not counted, pursuant to Section 6 of the CPA.

Preservation

“Preservation” shall mean protection of personal or real property from injury, harm or destruction, but not including maintenance.

Recreational Use

“Recreational use” shall mean 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. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

Rehabilitation

“Rehabilitation” shall mean the remodeling, reconstruction and making of extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, land for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the American with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standard 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.