

Town of West Tisbury

Community Preservation Committee

General Guidelines for Project Eligibility

2022-23

These general guidelines will be used for proposal evaluation, together with appropriate category-specific criteria that follow.

Proposals for projects that meet multiple criteria are encouraged, no single criterion is required, other than legal compliances.

Be sure to review the “Eligibility Guidelines for Community Preservation Act Projects”, as established by the Massachusetts Department of Revenue. The link to this chart is on the front page of the CPC section of the Town website.

- Involves two or more of the purposes designated for funding under the CPA
- Involves multiple sources of funding, including other public and/or private funds
- Creates incentives for other public and/or private projects and/or collaborations to occur
- Serves multiple needs and populations, especially a currently underserved population
- Preserves a resource or opportunity that would otherwise be threatened and/or lost
- Demonstrates one or more of the following: practicality, feasibility, urgency
- Is consistent with Town-wide planning efforts/reports that have received broad-based scrutiny and input
- Is endorsed by other municipal boards/departments and/or community organizations and is eligible for necessary permitting
- Demonstrates that the project can be implemented expeditiously and within budget
- Demonstrates that project alternatives and alternative funding mechanisms have been fully explored
- Produces an advantageous cost/benefit value and provides for a dedicated source of non-CPA funding for on-going maintenance if needed and/or a potential source of revenue
- Preserves or utilizes currently owned town assets
- Preserves the essential character of the town and Island
- Is a collaborative effort with other island organizations or CPCs to meet a regional public need
- Demonstrates that the project has substantial support from neighboring property owners

Open Space Projects

CPA funds may be expended for “...the acquisition, creation, and preservation of open space...and for the rehabilitation or restoration of such open space...that is acquired under the CPA.

- Protects or preserves water supply/aquifer, wildlife habitats or biodiversity
- Protects or preserves marshes and other wetlands, ponds, streams, vernal pools or riparian zones
- Protects or preserves ocean frontage, beaches, dunes, and other coastal lands
- Preserves threatened resources
- Preserves, enhances, or creates scenic vistas; borders scenic roadways
- Creates linkages with existing conservation lands or trails
- Promotes connectivity of habitats or prevents fragmentation of habitats
- Preserves or enhances the island’s rural and agricultural character
- Provides opportunities for passive recreation and environmental education

Historic Preservation Projects

CPA funds may be expended for “...the acquisition, preservation, rehabilitation and restoration of historic resources...” An historic resource is defined to include a building, structure, vessel, or other real property, that is either listed or eligible for listing on the State Register of Historic Places; or determined by the local Historical Commission or Historic District Commission to be significant in the history, archeology, architecture, or culture (including cultural landscapes) of the town.

- Acquires, preserves, enhances, restores, and/or rehabilitates + provides permanent protection for historic, cultural, landscape, architectural or archaeological resources of significance, especially if threatened
- Preserves, rehabilitates, or restores town-owned properties, features, or resources of historical significance, including the historical function of a property or site
- Demonstrates a public benefit and helps to retain town property ownership
- Has benefits for future generations
- Is qualified by Historical Commission or Historic District Commission as a historic resource

Affordable Housing Projects

CPA funds may be expended for “...the creation, preservation, and support of community housing, and for the rehabilitation or restoration of such...community housing that is acquired or created” under the Act. Community housing is defined to include housing for persons or families earning up to 100% of our area-wide median income.

- Ensures long-term affordability, for both rental and home ownership opportunities
- Promotes/maintains intermingling of affordable and market-rate housing
- Contributes to the State-mandated 10% subsidized housing inventory
- Promotes/supports/provides housing for essential employees
- Reuses existing buildings and/or proposes construction on previously developed or Town-owned sites
- Converts units from market rate to affordable
- Provides housing that is harmonious with traditional design and scale in the town as well as concepts suggested in town planning documents, such as small clusters, enhancing the village centers
- Utilizes energy efficiency technologies and long-term low maintenance strategies

Recreation Projects

CPA funds may be expended on “...the acquisition, creation, and preservation of land for recreational use...and for rehabilitation or restoration of...land for recreational use...that is acquired or created” under the CPA. Recreational use is defined as active or passive. The Act prohibits use of funds to acquire, create, or preserve land for a stadium, gymnasium, or similar structure.

- Supports multiple recreation uses for a significant portion of residents of all ages and abilities
- Expands the range of recreational facilities (CPA prohibits fund use for stadiums, gyms, similar structures), especially on town-owned land
- Preserves or restores existing recreational facilities (excluding maintenance)
- Promotes passive recreation, such as hiking, biking, and cross-country skiing, on town-owned property and public ways, as well as swimming, ice skating, boating, fishing, and beach and pond access
- Creates safe and healthful non-motorized transportation opportunities
- Acquires, creates, or preserves land for recreation use
- Creates opportunities for environmental education
- Rehabilitates or restores land for recreational use that is acquired or created using CPA funds