



**City of Beverly**  
**Community Preservation Committee**  
Planning Department  
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The Beverly Community Preservation Committee has developed these criteria to provide guidance in evaluating projects and spending of City tax dollars authorized by the adoption of the Community Preservation Act. Please visit the Committee's webpage at [www.beverlyma.gov](http://www.beverlyma.gov) for more information and application forms.

**General Evaluation Criteria**

All projects must demonstrate compliance with the law, the Beverly Ordinance, the Beverly CPC Application Process and Timeline and eligibility for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation (Chapter 44B of Massachusetts General Laws) and the attached DOR Allowable Uses Chart. All projects must demonstrate support and willingness to proceed by the person or entity holding site control.

Proposals must address at least one of the following General Criteria, which are listed in no particular order. Preference will be given to proposals that address multiple criteria.

1. Consistent with various plans which are relevant to and utilized by the City regarding Open Space, Recreation, Historic Resources and Affordable Housing;
2. Leverages additional (or highest amount) of public and/or private funds (e.g. qualify the project for additional grants from other sources) or receive partial funding from other sources and/or voluntary contributions of goods and services;
3. Without CPA funding the project will not be carried out for the benefit of the City and a significant public asset would be lost;
4. Demonstrates practicality and feasibility, and that the project can be implemented within budget and on schedule;
5. Serves to address multiple CPA priorities;
6. Preserves and enhances the essential character of the City or upgrades and enhances the city experience for as broad a group of people as possible;

7. Protects resources that would otherwise be threatened;
8. Demonstrates a clear public benefit;
9. Has received documented endorsement from other municipal boards or departments and broad-based support from community members;
10. Implementation of the project under the selected category(s) does not adversely impact other category(s).

### Category Specific Evaluation Criteria

The Community Preservation Act funds three main community interests or categories: open space, historic preservation, and community housing. Public recreation projects may also be funded.

1. **Open Space** proposals must address at least one of the following specific criteria, which are listed in no particular order. Preference will be given to proposals that address multiple criteria.
  - a. Protects open space by:
    - o Acquiring land or conservation restrictions
    - o Acquiring easements for potential trail linkages to connect existing protected trails/open space
    - o Providing opportunities for passive recreation
    - o Making capital improvements or extraordinary repairs to make open space acquired or created with CPA funds functional for intended use
  - b. Preserves wildlife habitats, ecosystems and landscapes including those that:
    - o Contain locally significant biodiversity
    - o Contain rare habitat or species
    - o Contain a variety of habitats with diversity in geology & vegetation
    - o Protects or enhances wildlife corridors, promotes connectivity and/or prevent fragmentation
  - c. Prevents degradation of and provides buffer to adjacent open space, water bodies and/or historic resources
  - d. Provides public access;
  - e. Preserves, enhances or expands coastal waterfront and public access thereto;
  - f. Preserves or enhances scenic views;
  - g. Protects drinking water supply;

- h. Preserves and/or enhances important surface water bodies (streams, wetlands, vernal pools, riverfront areas);
  - i. Preserves and/or expands active agricultural use;
  - j. Borders a designated scenic road;
  - k. Protects natural capacity for flood storage and/or control.
2. **Historic Preservation** proposals must address at least one of the following specific criteria, which are listed in no particular order. Preference will be given to proposals that address multiple criteria.
- a) Preserves a building, structure, vessel, real property, document or artifact listed on the State Register of Historic Places or determined by the Beverly Historic District Commission (BHDC), acting as the Beverly Historical Commission, to be significant in the history, archaeology, architecture or culture of Beverly. The BHDC will determine a property to be significant if it meets the criteria for listing on the National Register of Historic Places at the local level. Documents and artifacts will be eligible for funding if they are at least 50 years old and determined significant to the history, archaeology, architecture or culture of Beverly.
  - b) Preserves, acquires, restores and/or rehabilitates historical, cultural, architectural or archaeological resources of significance, especially those that are rare or threatened;
  - c) Protects, preserves, restores, and/or rehabilitates the historical function of the historic resource;
  - d) Provides permanent preservation of the historic resource (e.g. preservation restriction);
  - e) Promotes sensitive adaptive reuse of historic sites;
  - f) Allows public access;
  - g) Enhances the City's historical profile.

In addition to the above, all projects under the Historic Preservation category must be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Beverly CPC reserves the right to require project proponents to hire a qualified professional to document compliance with the Standards as a condition of its award.

3. **Community Housing** proposals must address at least one of the following specific criteria, which are listed in no particular order. Preference will be given to proposals that address multiple criteria.

- a. Ensures long-term affordability;
- b. Promotes use of existing buildings or construction on previously-developed private or city-owned sites;
- c. Supports the housing needs of a range of qualified residents who earn less than 100% of the area-wide median income (for current Department of Revenue income thresholds please see [www.communitypreservation.org](http://www.communitypreservation.org))
- d. Provides housing that is harmonious in design and scale with the surrounding neighborhood;
- e. Provides affordable ownership and rental opportunities;
- f. Creates affordable housing units;
- g. Preserves existing affordable housing from "expiring use";
- h. Intermingles affordable and market rate housing at levels that exceed those set forth in Beverly's Inclusionary Zoning Ordinance.

4. **Recreation** proposals must address at least one of the following specific criteria, which are listed in no particular order. Preference will be given to proposals that address multiple criteria. Recreation proposals must be for outdoor uses only.

- a. Acquires, creates, preserves, restores and/or rehabilitates land or assets for a variety of recreational uses for a wide range of users, ages or populations;
- b. Expands universal access to recreational opportunities;

- c. Serves a significant number of residents;
- d. Promotes use of corridors to create safe and healthful pedestrian and bicycle transportation opportunities;
- e. Enhances or expands access and use of waterfront, ocean, ponds or rivers;
- f. Considers the health and safety benefits to the residents and promotes active, healthy lifestyles for residents;
- g. Meets a recreational need not met, or not adequately met, elsewhere in the City.

**Chart 1**  
**COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	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	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. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> 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	X	X	X	Yes, includes funding for community's affordable housing trust
<b>REHABILITATION AND RESTORATION</b> 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	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds