Community Preservation Plan

Fiscal Years 2015-2019

Adopted [TBD]

PREPARED BY:

Eastham Community Preservation Committee

with assistance from

JM Goldson community preservation + planning

and **ECR Enterprises**

DRAFT 5/19/14

DRAFT 5/19/14

COMMUNITY PRESERVATION COMMITTEE

June 2014

Robert Mumford, Member-at-Large, Chair

Peter Wade, Open Space Representative, Vice-Chair

Judith Poulin, Member-at-Large, Clerk

Edward Brookshire, Eastham Housing Authority Representative

Eileen Morgan, Affordable Housing Trust Representative

Josiah Holden Camp, Jr., Historical Commission Representative

Edmund Casarella, Recreation Commission Representative

Linda Haspel, Conservation Commission Representative

Lisa Pannaccione, Planning Department Representative

Cover page photos (clockwise beginning upper left):
Swift Daly House (Credit: J. Goldson, 2014), 700 Dyer Prince Rd. (Credit: D. Wade, 2014), iStock Photo, and Eastham Elementary School Playground (Credit: D. Wade, 2014)

Table of Contents

Executive Summary 1

Purpose

Planning Process

Summary Of Policies, Principles, And Goals

Chapter 1: Overview 5

Background

General Cpa Eligibility

Community Preservation Committee

Planning Process

Application & Funding Process

Actual And Estimated Cpa Funds

Cpa-Funded Projects

Chapter 2: Allocation Policies & Guiding Principles 12

Allocation Policies

Principle 1 - Lead Priorities

Principle 2 - Supporting Priorities

Principle 3 - Leveraging

Principle 4 - Planning & Community Goals

Principle 5 - Multi-Use Projects & Compatibility

Chapter 3: Community Housing 14

Needs, Goals, & Possibilities

Minimum Spending Requirements

Cpa Eligibility For Community Housing

Chapter 4: Historic Preservation 18

Needs, Goals, & Possibilities

Minimum Spending Requirements

Cpa Eligibility For Historic Preservation

Chapter 5: Open Space & Passive Recreation 22

Needs, Goals, & Possibilities

Minimum Spending Requirements

Cpa Eligibility For Open Space

Chapter 6: Active Recreation 27

Needs, Goals, & Possibilities

Minimum Spending Requirements

Cpa Eligibility For Recreation

Appendix A 32

Community Workshop Results

Special Places Exercise

Digital Group Polling Exercise

Cpa Tetris

Appendix B 53

Analysis Of Target Allocations

Executive Summary

PURPOSE

The Eastham Community Preservation Committee (CPC) created this Plan to guide the allocation of Community Preservation Act (CPA) funds for fiscal years (FY) 2015-2019. Based on its study of Eastham's community preservation needs, resources, and possibilities, as well as community input, the CPC has identified three priorities for use of Eastham's CPA funds for FY2015-2019:

(1) provide affordable housing

(2) protect natural resources, primarily through payment of debt obligations incurred

(3) create and improve active recreation opportunities

To support these priorities and the specific goals identified through this Plan, the CPC intends to recommend appropriations of CPA funds based on target allocations for each CPA funding area as detailed in this Plan.

The CPC encourages Town Meeting members, Town boards and commissions, and future applicants seeking CPA funds to use this document to guide requests for the use of CPA funds and decisions on allocation of funds.

This Plan is created in accordance with the Community Preservation Act (CPA), Massachusetts General Laws c. 44B s.5(b)(1):

> *The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.*

PLANNING PROCESS

The CPC led the creation of this Plan to help guide the Town's allocation of CPA funds. In accordance with the CPA statute, the CPC consulted with the appropriate municipal boards and commissions through its CPC member liaisons to the various committees. In addition, the CPC contracted a planning consultant to assist with the creation of this Plan. The consultant studied existing town plans and other pertinent documents to identify Eastham's community preservation resources in the four CPA funding categories: community housing, historic preservation, open space conservation, and outdoor recreation.

Group discussion about priorities for the CPA Tetris Exercise at the April Workshop

(Credit: E. Rust, 2014)

To further engage the Eastham community in the planning process, the consultant conducted interviews with ten community members in February and March. Also, the CPC hosted an interactive community workshop in April 2014 as well as a public hearing in June to gather additional input regarding funding priorities.

SUMMARY OF POLICIES, PRINCIPLES, AND GOALS

The allocation policies, guiding principles, and goals identified through this Plan are intended to focus Eastham's allocation of CPA funds to achieve community priorities as determined by the CPC through a participatory public planning process. In the CPC's review of applications for funding, it intends to use the allocation policies, guiding principles, and goals to steer its deliberations and selection of projects to recommend to Town Meeting for funding.

The policies, principles, and goals are briefly summarized below and described in more detail in the chapters to follow.

ALLOCATION POLICIES

As described in Chapter 2, the Plan establishes allocation policies that are based on five-year budgets targeted for each CPA funding area and are intended to guide CPC recommendations to Town Meeting. In accordance with these policies, the CPC intends to recommend allocation of CPA funds between FY2015-2019 as follows:

1. Four reserves of 10% total annual revenue rather than the statutory minimum of three reserves so that open space and active recreation have two separate reserves
2. Undesignated funds in the following rough proportions: 50% for open space/passive recreation; 30% for community housing; and 20% for active recreation
3. Five percent of total annual CPA revenue for administrative funds, as the CPA statute allows
4. Additional funds that exceeding current revenue estimates as flexible funds that can be allocated to any CPA project type or held as rainy day funds[1]

[1] Funds generated from state Community Preservation Trust Fund distributions will vary from year to year and have ranged from 36% to 100% match on local CPA collections in Eastham. The revenue estimates provided in this plan are based on state CP Trust Fund distributions at the low end of this range (36%) to provide a conservative estimate. Therefore, additional funds that exceed current estimates may be generated if the State CP Trust Fund distribution exceeds a 36% match.

GUIDING PRINCIPLES

As described in Chapter 2, the Plan lays out guiding principles for the use of CPA funds. The principles describe the CPC's priorities to provide affordable housing, protect natural resources, and fund active recreation projects, as well as supporting priorities for passive recreation and historic preservation.

In addition, the principles encourage projects that leverage other funding, demonstrate comprehensive planning, support the Town's Comprehensive Plan, are multi-use, and are compatible with CPA goals.

COMMUNITY HOUSING GOALS

As described in Chapter 3, the Plan includes the following six goals to prioritize use of CPA funds for community housing initiatives:

Goal 1: Create affordable units that will serve Eastham's housing needs and will count on the State's Subsidized Housing Inventory.

Goal 2: Convert market rate homes to permanently affordable rental units for low-income households with incomes up to 80% of the area median income (AMI).

Goal 3: Continue to support the work of the Eastham Affordable Housing Trust including providing needed staffing support and affordable housing expertise.

Goal 4: Support development through new construction of affordable housing for households with incomes up to 80% AMI, including housing for seniors and particularly on sites that can accommodate creation of outdoor recreation facilities.

Goal 5: Preserve existing affordable rental units through improvements and repairs as enabled within the limitations of the CPA statute and rehabilitation on existing community housing created with CPA funds.

Goal 6: Foster first-time homebuyer initiatives to buy-down the cost of mortgages and/or provide downpayment assistance for households with incomes up to 100% AMI.

HISTORIC PRESERVATION GOALS

As described in Chapter 4, the Plan includes the following four goals to prioritize use of CPA funds for historic preservation initiatives:

Goal 1: Preserve and restore public and privately-owned historic resources that are open for public use and enjoyment.

Goal 2: Preserve historic archives including town records in the collection of the Town Clerk, Public Library, and Eastham Historical Society.

Goal 3: Further preserve historic archives through digitization.

Goal 4: Continue inventorying Eastham's historic resources to complete town and state records of such resources including buildings, landscapes, archeological sites, cemeteries, and the like.

OPEN SPACE & PASSIVE RECREATION GOALS

As described in Chapter 5, the Plan includes the following five goals to prioritize use of CPA funds for open space and passive recreation initiatives:

Goal 1: Preserve key ponds, including Minister and Schoolhouse ponds, through water quality remediation.

Goal 2: Acquire key parcels that provide public access to coastal resources and scenic views.

Goal 3: Protect drinking water quality and further support the town's efforts to provide public drinking water.

Goal 4: Preserve natural habitat and open space resources through control of invasive species that would adversely affect municipally-owned property including conservation areas.

Goal 5: In conjunction with the National Park Service, support the preservation, rehabilitation, and improvement walking trails in the National Seashore.

ACTIVE RECREATION GOALS

As described in Chapter 6, the Plan includes the following three goals to prioritize use of CPA funds for active recreation initiatives:

Goal 1: Support identification of recreation needs and opportunities through creation of a Recreation Plan.

Goal 2: Rehabilitate existing active recreation facilities including at school facilities, Wiley Park, and Field of Dreams.

Goal 3: Create a new town park that includes multiple facilities and recreation opportunities.

Chapter 1: Overview

This section provides an overview of Eastham's community preservation program and includes a profile of Eastham's CPA activities to date, and revenue projections.

BACKGROUND

The CPA, enabled through Massachusetts General Laws Chapter 44B, was adopted by Eastham voters in May 2005 to replace the prior Land Bank program.[2] The purpose of the CPA is to enable municipalities to collect revenue to fund local and regional community preservation initiatives. Statewide, 155 communities have adopted the CPA, which is 44% of the Commonwealth's municipalities.

Eastham generates CPA funds through a local property tax surcharge of 3% and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution, which is derived from a surcharge on all real estate transactions at the state's Registries of Deeds and additional revenue from the state budget surplus. The state Department of Revenue determines the Trust Fund distribution by a formula-based percentage of what each community raises locally. CPA revenue is described in more detail in the section "Actual and Estimated CPA Revenue" to follow.

GENERAL CPA ELIGIBILITY

The CPA provides funding for four general project types: community housing, historic preservation, open space, and outdoor recreation. For community housing initiatives, CPA funds can be used to acquire, create, preserve, and support community housing for households with incomes at or below 100% of the area median income. Within the historic preservation category, CPA funds can be used to acquire, preserve, rehabilitate, and restore historic resources that are listed on the State Register or determined to be locally significant by the Historical Commission. For open space protection, CPA funds can be used to acquire, create, and preserve open space and natural resources. Recreation projects that acquire, create, preserve, rehabilitate, or restore land for recreational use are also eligible for CPA funds.

While the statute provides a generous amount of flexibility for CPA communities to determine the portion of CPA funds allocated to each of the four categories, the statute requires that a minimum of 10% of total revenue be spent or reserved for projects in the following categories: community housing, historic preservation, and open space/recreation.[3] See Chapter 2 for a description of the CPC's allocation policies beyond these minimally required reserves.

---

[2] State legislation (An Act Relative to the Establishment of the Cape Cod Open Space Land Acquisition Program), enacted in 1999, established the Cape Cod Land Bank for towns to use "for the purpose of acquiring land and interests in land for the protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas." In 2005, 13 of the 15 towns on Cape Cod voted to convert the Cape Cod Land Bank Act in their towns to the Community Preservation Act, thereby ending the Cape Cod Land Bank. (Source: www.capecodcommission.com)

[3] Note that the CPA statute was amended in 2012 and included a change to the 10% spending requirements to allow the open space category to include recreation projects.

COMMUNITY PRESERVATION COMMITTEE

Membership

The statute requires all CPA communities to establish a Community Preservation Committee (CPC) of between five and nine members. In Eastham, the CPC consists of nine members. By statute, the CPC must include a representative from each of the following five entities: Conservation Commission, Historical Commission, Housing Authority, Planning Board, and Recreation Commission. In addition to this minimum, the Eastham CPC includes a member of the Open Space Committee, Affordable Housing Trust, and two members-at-large, who are appointed by the Board of Selectmen.

CPC members at Great Pond providing a guided tour to the planning consultant in January 2014 From left to right: Josiah Holden Camp, Jr., Eileen Morgan, Robert Mumford, CPC chair, and Peter Wade, CPC vice-chair.
(Credit: J. Goldson, 2014)

The statutory role of the CPC is to study the Town's community preservation needs, possibilities, and resources and to make recommendations to the Town Meeting for funding projects with CPA funds. In addition, the CPC is required to hold an annual public hearing. The CPC meets monthly in open public meetings.

COMMUNITY PRESERVATION PROGRAM

The Community Preservation Act (CPA), Massachusetts General Laws Chapter 44B, was adopted by Eastham voters in May 2005.

The Eastham CPA generates revenue from a 3% property tax surcharge and a variable annual distribution from the state Community Preservation Trust Fund. The local property tax surcharge generated roughly $516,600 in FY2013 and the state Trust Fund distribution generated roughly $181,000 for total CPA revenue close to $700,000 in FY2013. The state Trust Fund distributions have varied from 35.77% in FY2012 to 100% in FY2006-08. The state Trust Fund distribution in FY2014 was 70.28% ($363,064).

COMMUNITY PRESERVATION COMMITTEE (CPC)

The CPC, a nine member body appointed by the Board of Selectmen, represents various boards and commissions as well as at-large members. The CPC is responsible for recommending CPA appropriations to the Board of Selectmen and Town Meeting and for studying the needs, possibilities, and resources of the town regarding community preservation. The CPC's composition includes two at-large individuals and one member from each of the following:

- Affordable Housing Task Force
- Conservation Commission
- Historical Commission
- Housing Authority
- Open Space Committee
- Planning Board
- Recreation Commission

PROJECT ELIGIBILITY

Per statute, CPA funds can be allocated to projects in the following categories:

- community housing
- historic preservation
- open space & recreation

Community Housing

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, preservation, and support of community housing. Housing, under CPA, must be affordable to households with incomes at or below 100% of the area median income.

Historic Resources

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, preservation, rehabilitation, and restoration of historic resources. Historic resources include buildings, other structures, landscapes, documents, vessels, and artifacts that are listed on the State Register of Historic Places or locally significant as determined by the Eastham Historical Commission.

Open Space & Recreation

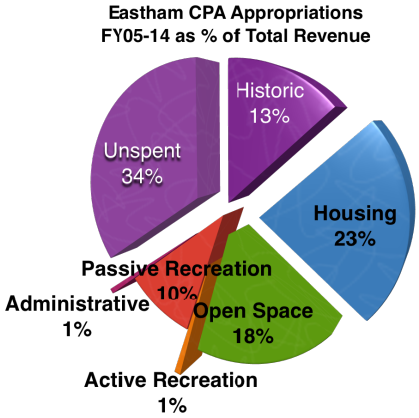
A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, and preservation of open space and/or the acquisition, creation, preservation, and rehabilitation of land for recreational use. (Note: the rehabilitation of existing recreation lands including parks and playgrounds is now allowed thanks to amendments to the CPA statute).

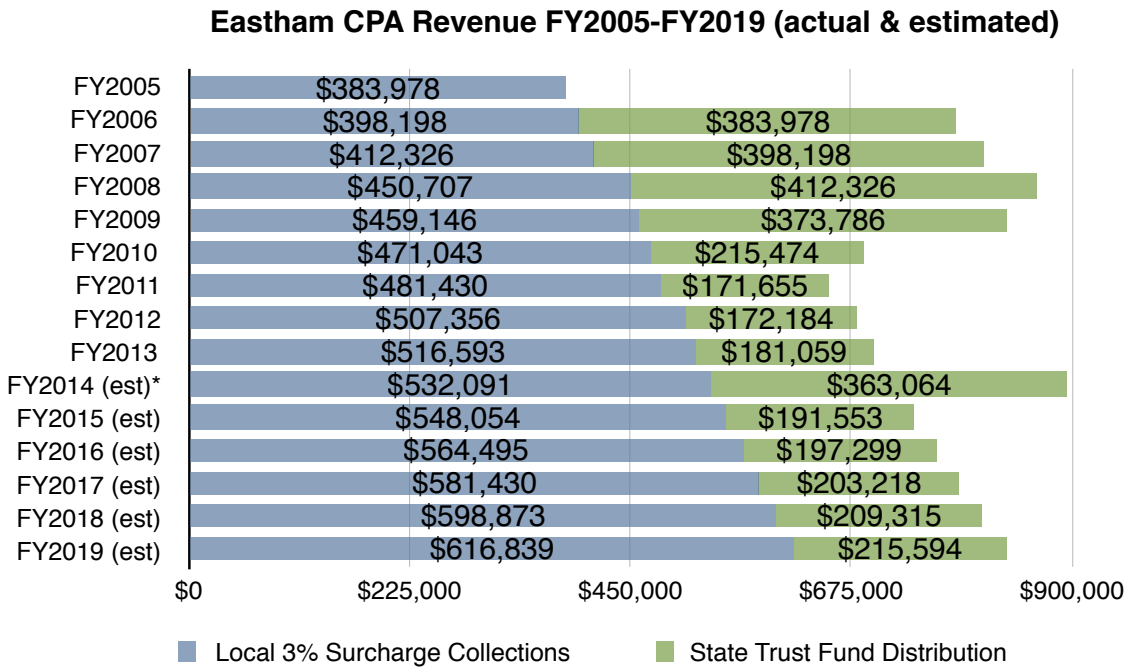
Open space includes land to protect future well fields, aquifers, watershed land, grassland, fields, forests, marshland, wetlands, lands to protect scenic vistas, and land for wildlife preservation.

Recreational use includes active and passive outdoor recreation such as parks, playgrounds, and athletic fields. It does not include stadiums, gymnasiums, or artificial turf for athletic fields.

Eastham's CPA Project Appropriations

Between FY2005-FY2014, Eastham appropriated roughly $4.5M in CPA funds for projects in the four CPA categories, with about 23% of the total revenue for community housing, 13% for historic preservation, 10% for passive recreation, 1% for active recreation, and 18% for open space projects *(including Ashettino Property acquisition debt payments carried over from the Land Bank obligation)*.





Actual and Estimated CPA Revenue (FY2005-FY2019)				
Fiscal Year	**Local 3% Surcharge Collections**	**State Trust Fund Distribution**	**State Distribution as % of Local Share**	**Total Revenue**
FY2005	$383,978			$383,978
FY2006	$398,198	$383,978	100.0%	$782,176
FY2007	$412,326	$398,198	100.0%	$810,524
FY2008	$450,707	$412,326	100.0%	$863,033
FY2009	$459,146	$373,786	82.9%	$832,932
FY2010	$471,043	$215,474	46.9%	$686,517
FY2011	$481,430	$171,655	36.4%	$653,085
FY2012	$507,356	$172,184	35.8%	$679,540
FY2013	$516,593	$181,059	35.7%	$697,652
FY2014 (est)*	$532,091	$363,064	70.3%	$895,155
FY2015 (est)	$548,054	$191,553	36.0%	$739,606
FY2016 (est)	$564,495	$197,299	36.0%	$761,794
FY2017 (est)	$581,430	$203,218	36.0%	$784,648
FY2018 (est)	$598,873	$209,315	36.0%	$808,188
FY2019 (est)	$616,839	$215,594	36.0%	$832,433
Total	**$7,522,558**	**$3,688,703**		**$11,211,262**

* FY2014 is estimate for local surcharge and actual for state Trust Fund distribution.

Sources: Community Preservation Coalition online database, accessed 2/3/14, plus additional estimations by JM Goldson based on 3% estimated annual increase in local collections; State distributions estimated at 36%. Note: State distributions may be higher than 36% with addition of State surplus funds by the legislature as seen in FY2014, but this projection reflects conservative assumptions.

PLANNING PROCESS

The CPC, through the Town of Eastham, contracted with community preservation planning consultant Jennifer M. Goldson, AICP of JM Goldson and her sub-consultant Elizabeth Rust of ECR Enterprises to assist with the preparation of an updated Community Preservation Plan in January 2014. JM Goldson worked with the CPC members and studied existing plans including the Open Space and Recreation Plan, Housing Production Plan, the Comprehensive Plan, and other planning documents to identify Eastham's community preservation resources and created resource profiles summarizing the resources in each of the CPA categories. These resource profiles are included in this plan in the associated chapters.

The consultants interviewed ten community members to help generate a list of project ideas to include in a community workshop exercise, which was structured to develop CPA goals and priorities. On April 1, 2014, the CPC sponsored a community workshop facilitated by the consultants. The workshop was highly interactive and included digital group polling and a small discussion group exercise called "CPA Tetris," which is described in detail in Appendix A "Community Workshop Results."

Group discussion about priorities for the CPA Tetris Exercise at the April Workshop *(Credit: E. Rust, 2014)*

Group discussions at the April Workshop. *(Credit: E. Rust, 2014)*

Presentations of CPA Tetris Exercise results at the April Workshop. *(Credit: E. Rust, 2014)*

The overall principles and goals laid out in this Plan were derived from the April workshop results, interviews with Eastham residents, in addition to further discussion with the CPC. The CPC posted the draft Plan on its website and distributed copies for review and comment in May 2014 and held a public meeting on [scheduled for: June 4, 2014] to review the draft Plan and gather public comments. The CPC adopted the Plan at its meeting on xxx.

APPLICATION & FUNDING PROCESS

The Eastham CPC accepts applications for CPA funding on an annual basis, with proposals generally due in December of each year. The CPC issues a "Request for CPA Applications" to announce the current year's submission deadline and requires that proposals be submitted using the CPC's application form, available online on the CPC's webpage at www.eastham-ma.gov or by requesting a copy at the Town Clerk's office.

The CPC considers each funding application based on the merits of the project as well as available CPA balance in an open public meeting. Through majority vote, the CPC determines which projects to recommend to Annual Town Meeting for funding. Projects that are not recommended for CPA funding by the CPC are not eligible for consideration by the Town Meeting per statute (MGL c.44B).

ACTUAL AND ESTIMATED CPA FUNDS

As described in the Community Preservation Profile, above, the Town generates CPA funds through a local property tax surcharge of 3% with no exemptions and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution. According to the MA Department of Revenue, the average annual household contribution to CPA in FY2014 was $93.48[4], which, together with the state CP Trust Fund distribution and revenues raised from commercial properties, generated approximately $895,000 in CPA revenue.

Eastham's Average Annual Household CPA Contribution (FY2014) = $93

Since adoption, Eastham has raised approximately $6,900,600 in CPA revenue including the annual distributions from the state CP Trust Fund. The state CP Trust Fund distribution for Eastham has ranged between 35.7% to 100% of the local receipts, with an average distribution of 67.6% between FY2005-FY2014.

As of May 2014, the Eastham CPA Fund had roughly $1,400,000 of total funds available for new project appropriations (accounting for appropriations approved at the Annual Town Meeting on 5/5/14 and FY16 estimated debt payment obligations). This balance is allocated across four reserve accounts in addition to undesignated funds.

Estimated CPA Funds Available for Appropriation	
FY14 Carryover Available for Appropriation (inc. reserves)	$2,759,012.00
FY15 Estimated Collections (Local + State Trust Fund)	$739,606
FY15 Aschettino Land Debt Service (estimate)	$76,725.00
Administrative (per Article 24 ATM 5/5/14)	$35,000.00
FY15 Estimated Available for New Project Appropriations	$3,386,893.20
FY15 ATM 5/5/14 CPA Appropriations	$1,524,241.00
FY16 Aschettino Land Debt Service (estimate)	$76,500.00
FY16 Dyer Prince Land Debt Service (estimate)	$350,000.00
Total Estimated Available for FY16 appropriation	**$1,436,152.20**

Note 1: FY14 Available for Appropriation includes the estimated FY14 Local Collections of $532,091 plus balances as reported in CPA Cash Balance report at of 12/31/13.
Note 2: FY15 & FY16 appropriations include assumption that Dyer Prince land acquisition debt service would include the maximum debt payment of $350,000 in FY15.

Bonding

CPA communities may issue general obligation bonds against future CPA revenues by a 2/3rds vote of the local legislative body (Town Meeting in Eastham). The town can only bond against the local CPA surcharge projection (not including the projected state CP Trust Fund distributions). The Town has approved bonding for two projects against CPA funds: the Aschettino property, which was a carryover obligation from the Land Bank program, and the land purchase of 700 Dyer Prince Road, which would allow the Town to acquire the property under its rights per MGL c.61B .[5]

---

[4] The MA Department of Revenue records show that the average single family tax bill in FY2014 was $3,116, of which 3% is $93.48.

[5] The Dyer Prince parcel land acquisition was approved at Annual Town Meeting on May 5, 2014.

CPA-FUNDED PROJECTS

Between FY2005-FY2015, Eastham appropriated roughly $6.1M in for projects in the four CPA categories and for administration. As mentioned above in the Community Preservation Program resource profile, 29% of the total revenue was appropriated for community housing, 21% for open space projects, 14% for historic preservation, 9% for passive recreation, and 6% for active recreation.

Project Name	CPA Appropriation FY06-15	CPA Funding Category				
		Historic	Housing	Open Space	Passive Rec	Active Rec
Swift-Daley House	$241,900	x				
Steele Road Land Purchase	$560,000				x	
Affordable Rental Subsidy Program	$175,000		x			
Bridge Connection Project	$51,200				x	
Eastham Housing Authority - Land Acquisition	$300,000		x			
Eastham Library	$10,000	x				
Elementary School Playground	$60,000					x
Acquire Property for Rental (Housing Trust)	$659,950		x			
Grave Stone Conservation (5 phases)	$80,800	x				
Great Pond Treatment	$220,000			x		
Herring Pond Treatment	$140,000			x		
Historic Vital Records	$18,424	x				
Housing Trust Consultant	$40,000		x			
Housing Trust Land Acquisition for Rental	$343,147		x			
Mobi Mat for Handicapped Access	$25,000				x	
N. Eastham Village Center Plan	$21,584		x			
Open Space Properties Analysis (2 phases)	$20,000			x		
Preservation of Town Records (3 phases)	$106,908	x				
Preserve Cemeteries	$4,200	x				
Restore Olde Windmille	$29,172	x				
Sandy Meadow Parking Lot & Pathways	$25,100				x	
Schoolhouse Museum Restoration (3 phases)	$307,830	x				
Survey of Historical Buildings*	$40,000	x				
Town Hall Windows	$88,100	x				
Wiley Park Signs	$8,000				x	
Windows for Housing Authority	$34,500		x			
Aschettino Land Debt Service (CPA only; not including Land Bank payments)	$898,795			x		
Library Climate Control Storage Area (per Article 25 ATM 5/5/14)	$40,000	x				
Recreation Plan (per Article 26 ATM 5/5/14)	$35,000				x	x
Library Relocation of Historic Section (per Article 27 ATM 5/5/14)	$75,000	x				
Tennis Court Rehabilitation (per Article 28 ATM 5/5/14)	$366,240					x
Housing Trust's Rental Unit Acquisition Initiative (per Article 29 ATM 5/5/14)	$400,000		x			
Preservation Work for Existing Affordable Units (per Article 30 ATM 5/5/14)	$234,001		x			
700 Dyer Prince Road Acquisition (per Article 31 ATM 5/5/14)*	$350,000			x	x	
Housing Trust Consultant (per Article 32 ATM 5/5/14)	$24,000		x			
Total	**$6,033,851**					

*** Note 1:** MHC's Survey and Planning Grant Program will provide $20,000 reimbursement. **Note 2:** The land acquisition at 700 Dyer Prince Road includes a the maximum annual debt service approved of at $350,000.

In addition to the projects listed above, the CPA funds have supported administrative expenses of the Community Preservation Committee.

Chapter 2: Allocation Policies & Guiding Principles

The CPC developed the following overall allocation policies and guiding principles by giving careful consideration to the feedback gleaned at the April 2014 community workshop, as well as identifying community preservation needs, and broader community goals. These policies and principles are designed to guide the CPC's deliberation of project requests for CPA funds in all four CPA funding categories and will be used to establish funding preferences.

These policies and principles are not binding and the CPC will ultimately base its recommendations on individual project merits, using these policies and principles as a guide.

ALLOCATION POLICIES

The CPC established allocation policies to guide its recommendations for appropriations of CPA funds. The policies build on the foundation established by the 10% minimum expenditure requirements and are designed to enable the Town to achieve the CPA goals as described in this plan. The policies are as follows:

Eastham CPC Allocation Policies

Category	Minimums/ Reserve % Allocation	Undesignated Funds % Allocation
Community Housing	10%	30%
Historic Preservation	10%	0
Open Space/Passive Recreation	10%	50%
Active Recreation	10%	20%
Administrative	5%	0
Total	**45%**	**100%**

1. Minimums/Reserves % Allocation

The CPC intends to recommend four reserves of 10% total annual revenue rather than the statutory minimum of three reserves so that open space and active recreation have two separate reserves. Utilizing CPA funds to address Eastham's outdoor recreation needs and open space conservation is a community priority. Establishing separate reserves for open space and recreation projects supports this priority.

2.Undesignated Funds % Allocation

The CPC also intends to recommend allocations of the undesignated funds in roughly the proportions shown in the matrix above: 50% for open space/passive recreation; 30% for community housing; and 20% for active recreation. Based on conservative estimates of FY2016-2019 revenue and existing CP fund balances, these allocation targets would roughly support the goals and priorities laid out through this plan and described in more detail in chapters 3-6. Note that most of the open space allocations would be required to support current/expected debt payment obligations for acquisitions of Aschettino and 700 Dyer Prince Road properties.

3. Administrative Funds

The CPC requires professional staff support to ensure proper record keeping, grant management, and clerical support. Therefore, the CPC intends to budget 5% of total annual CPA revenue for administrative funds, as the CPA statute allows.

4. Flexible/Rainy Day Funds

The CPC recognizes that annual revenue will vary, particularly with fluctuations in the state CP Trust Fund distributions, and community preservation needs may also vary from year to year. The allocation policies described here are based on conservative estimates of revenue generated from the state CP Trust Fund distributions. Should these distributions be greater than the estimates indicate, the CPC intends to budget the additional funds as flexible funds that can be allocated to any CPA project type or could be held as rainy day funds to be spent in future years as unforeseen needs may arise.

Note: Appendix B includes a detailed analysis of estimated target allocations based on actual CP fund balances and estimated revenue and chapters 3-6 include a breakdown of target allocations for each project category.

PRINCIPLE 1 - LEAD PRIORITIES

Recognizing Eastham's great and well-documented needs to provide affordable housing, protect natural resources, particularly water resources, and for creating and improving active recreation opportunities in Eastham, the CPC will prioritize projects that serve these needs.

PRINCIPLE 2 - SUPPORTING PRIORITIES

The CPC will also support the creation of passive recreation opportunities that provide access to open space and scenic views as well as preservation of historic resources including public buildings and archives.

PRINCIPLE 3 - LEVERAGING

The CPC encourages leveraging CPA funds with other public and private funding as well as donations, bargain sales, and the like.

PRINCIPLE 4 - PLANNING & COMMUNITY GOALS

The CPC will prioritize projects that demonstrate comprehensive planning and compatibility with other community initiatives and goals.

PRINCIPLE 5 - MULTI-USE PROJECTS & COMPATIBILITY

The CPC encourages projects that include eligible activities in multiple CPA areas such as affordable housing and recreation and also encourages projects that demonstrate compatibility across CPA goals in all four funding areas.

Chapter 3: Community Housing

NEEDS, GOALS, & POSSIBILITIES

Eastham's primary housing needs are for production of more affordable housing units, both ownership and rental, to attract young professionals and families with low-incomes, and to house the existing low income senior population. As demonstrated through the Housing Production Plan, the Town has a need for additional affordable rental units that are affordable to extremely low-income households (with incomes under 30% of the area median income (AMI)). In addition, the Town has a need for homeownership units that are affordable to low-income households (at or below 80% AMI), including family units.

The CPC developed the following community housing goals and possibilities through careful consideration of Eastham's housing needs, the Housing Production Plan, interaction with the Housing Trust and through the CPC members, stakeholder interviews, citizen input from the community workshop, and overall town goals, particularly as identified through the Town's Master Plan. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

Goal 1: Create affordable units that will serve Eastham's housing needs and will count on the State's Subsidized Housing Inventory.

The primary objective of the Eastham housing plan is to create affordable housing units that will serve Eastham's low-income residents and also count on the State's Subsidized Housing Inventory (SHI).

The SHI is the tracking mechanism maintained by the Department of Housing and Community Development (DHCD). DHCD provides guidelines and its regulation authority is found under 760 CMR 56.00. These regulations and guidelines provide the specific requirements for counting units on the SHI. Once housing units are created, it is the responsibility of Eastham to request that those units be added to the SHI.

Goal 2: Convert market rate homes to permanently affordable rental units for low-income households with incomes up to 80% of the area median income (AMI).

The CPC continues to support the Eastham Affordable Housing Trust Scattered Site Program. Through this Program, the Trust purchases, repairs, and then markets new affordable rental units in Eastham.These units will have an Affordable Housing Restriction to run in perpetuity, and are affordable to low income households earning up to 80% of the Area Median Income (AMI).

The Trust searches for appropriate units and evaluates candidates. Once found, an inspection is performed and a decision to go forward is made. The Trust then purchases the unit, completes the repairs, markets the unit and houses an eligible household. At that point the unit is eligible for inclusion

on the State's SHI. In recent years, the Trust has contracted with a non-profit organization to assist with this program.

GOAL 3: CONTINUE TO SUPPORT THE WORK OF THE EASTHAM AFFORDABLE HOUSING TRUST INCLUDING PROVIDING NEEDED STAFFING SUPPORT AND AFFORDABLE HOUSING EXPERTISE.

The Eastham Affordable Housing Trust requires the services of outside consultants to administer its programs and provide staff support for the management of affordable housing units. The CPC, and Town Meeting, support this goal and have appropriated funds for FY15.

Housing is a complex field, and dedicated and knowledgeable staff is required to create housing units, administer the programs, and manage property. This includes staff support, feasibility and development consultants, lottery agents, and other technical experts. The Trust has employed agents for many years, and requires CPA funding to continue operations.

While this goal does not directly produce affordable units, it provides the necessary local capacity to implement and support a proactive housing agenda and build local support for new affordable housing initiatives.

GOAL 4: SUPPORT DEVELOPMENT THROUGH NEW CONSTRUCTION OF AFFORDABLE HOUSING FOR HOUSEHOLDS WITH INCOMES UP TO 80% AMI, INCLUDING HOUSING FOR SENIORS AND PARTICULARLY ON SITES THAT CAN ACCOMMODATE CREATION OF OUTDOOR RECREATION FACILITIES.

The CPC encourages projects that include eligible activities in multiple CPA areas, including the high priority areas of affordable housing and recreation. The development of a larger property, such as the +/- ten-acre property to the rear of the Children's Place on Ballwic Road, has been mentioned as a potential project that could be partially supported with CPA funds. This site may be able to accommodate a mix of market and affordable housing, as well as the development of an active recreation facility. The housing may be able to accommodate a mix of family and age-restricted units, with energy efficient and handicap accessible features.

Such a project would be multi-year effort with significant participation by multiple Town boards and committees. First, a project task force may be created by the Town to help determine project goals and guide the project forward. Second, a feasibility study can be undertaken. This generally includes a CPA appropriation and the scope can include waste water testing and design, conceptual site planning, zoning analysis, a market analysis, and the preparation of a project budget. From there many decisions are solidified and, if favorable, the project proceeds and the Town would issue a Request for Proposals to solicit interest from developers.

GOAL 5: PRESERVE EXISTING AFFORDABLE RENTAL UNITS THROUGH IMPROVEMENTS AND REPAIRS AS ENABLED WITHIN THE LIMITATIONS OF THE CPA STATUTE AND REHABILITATION ON EXISTING COMMUNITY HOUSING CREATED WITH CPA FUNDS.

The CPC continues to support preservation of existing affordable housing through improvements and repairs. This support may come in the form of a grant to the owner of affordable rental housing for the purposes of preserving that housing and improving its operation.

All housing improved with CPA funds is subject to the specific parameters in the CPA legislation, which is quite specific. The legislation, found at MGL Chapter 44B, specifically allows for the preservation and support of community housing, and the rehabilitation or restoration of community housing that

was acquired or created with CPA funds, and it also specifies that CPA funds shall not be used for maintenance. These parameters may provide enough specifics to make eligibility determinations, and in other cases Town Counsel opinion is sought. The Department of Revenue also offers opinions on CPA legislation interpretation regarding project eligibility.

While activities classified as "rehabilitation" are not allowed, "preservation" work on existing community housing resources is allowed. In general, work that protects the housing structure (not residents) from future injury, harm or destruction is permitted under CPA. (See "CPA Eligibility" below)

Goal 6: Foster first-time homebuyer initiatives to buy-down the cost of mortgages and/or provide downpayment assistance for households with incomes up to 100% AMI.

This goal aims to provide assistance to first-time homebuyers by providing financial support. Support is an eligible CPA activity, and is defined as programs that provide assistance directly to individuals and families who are eligible for community housing .. for the purpose of making housing affordable. This includes grants, loans, rental assistance, security deposits, interest-rate write downs or other such forms of assistance.

The most widely implemented program in this category is Down Payment Assistance (DPA). In DPA programs, the subsidizing organization provides eligible purchasers additional funds to be used at closing in exchange for an amortizing loan. These funds, generally under $10,000 are used to reduce the amount of the mortgage by increasing the down payment. The loan is provided as a mortgage and note, and often has a 5-year term and is forgivable at 20% per year, repayable if the property is sold within the term.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for community housing of 10% of the total annual revenue. The revenue must either be spent or set aside for future spending for community housing projects. In addition, per the CPC's allocation policies described in Chapter 2, the CPC intends target roughly 30% of undesignated funds for community housing projects.

Actual Community Housing Reserve Balance (May 2014 as calculated by author)	$73,961
Estimated Community Housing Reserve (10% of Estimated FY2016-FY2019 Revenue)	$318,706
Total Actual/Estimated Minimum Reserve	$392,667
Targeted Additional Allocation (30% of Actual/Estimated Undesignated Fund FY2016-FY2019)	$1,048,406
Total Reserve + Targeted Undesignated Fund Allocation	**$1,441,073**

CPA ELIGIBILITY FOR COMMUNITY HOUSING

Chapter 44B of the Massachusetts General Laws (CPA Statute) defines "community housing" as "low and moderate income housing for individuals and families, including low or moderate income senior housing." Low income housing is affordable to households with annual incomes of less than 80% of the areawide median income (AMI) and moderate income housing is affordable to households earning between 80% and 100% AMI. Furthermore, the CPA Statute defines "senior housing" as housing for persons 60 years old or over, who also meet the qualifications for low or moderate income.

The CPA Statute allows expenditures for the acquisition, creation, preservation, and support of community housing and for the rehabilitation of community housing that is acquired or created through CPA. The amendments to the CPA Statute included defining the term "support" as programs that 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. . ." The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s. 55C).

Preservation is defined as "protection of personal or real property from injury, harm or destruction." Some activities related to existing community housing units that could be classified as "preservation" and funded by CPA monies: Building envelope and site work to preserve the structural integrity of the housing; roof, siding and window replacements to assure the water tightness of the housing; upgrading of dangerous electrical or plumbing services; replacement of dangerous building systems which threaten the housing units; and installation of hard-wired smoke alarms, sprinklers and other building fire suppression systems.

Rehabilitation is defined as "capital improvements, or the making of extraordinary repairs, to...community housing for the purpose of making such...community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes." These types of activities would not be eligible for CPA funds.

COMMUNITY HOUSING

POPULATION & HOUSEHOLDS (Census)

- Eastham's population is 4,956, which declined 9% between 2000-2010 (comparable with a 3% decline in Barnstable County). In the summer, the population grows to ~30,000.
- In 2010, the largest age segment of Eastham's population was 45-64 year olds (35% of total population).
- Between 2000-2010, population change by age groups was as follows:

  Under 20 years old decreased by 33% ⬇

  20-34 years old decreased by 31% ⬇

  35-44 years old decreased by 31% ⬇

  45-64 increased by 14% ⬆

  65+ increased by 13%. ⬆

- Of the 2,388 households, 17% have children under 18 years old and 46% have persons over 64 years old.
- The median age increased from 48 years old in 2000 to 57 years old in 2010.
- Racial make-up is predominantly white, with 95.6% of the population; Hispanic make up 1.5% of the population, and the remaining persons are non-whites, African American, American Indian/Alaska Native, or Asian.

HOUSEHOLD INCOME & COST OF HOUSING

- Eastham's median household income per 2008-2012 estimates was $57,703; a 35% increase from 2000, which is less than Barnstable County ($60,424) or the state as a whole ($66,658). (ACS)
- An estimated 45% of Eastham households have low incomes – incomes at or below 80% of AMI for a household of 2, most likely due to the large number of persons over 64 years of age, retirees living on a fixed income. (ACS)
- The number of individuals below poverty has slightly decreased from 7% to 6% in the period between 2000 and 2010. (Census)
- The median sale price of homes in 2013 was $375,800 even with the decline in the market this is an increase of 95% over the 2000 median of $192,300. (TWG)
- In 2010, most households (91%) own their homes, and 32% of which are housing –burdened (spending over 35% of their income on housing), while 71% of Eastham's renters (of which there were 200) are similarly housing-burdened. (Census)
- The median gross rent in 2010 was $1,056 – an increase of 55% from $682 in 2000. (Census)

HOUSING SUPPLY

- Eastham has 2,497 occupied housing units, 86% are owner occupied and 14% renter occupied. There are 2,632 year round housing units. (ACS)
- The number of owner-occupied units increased by 178 while the number of rental units decreased by 78 since 2000. (Census)
- More than half of all the housing units in Eastham are seasonal and second homes. (HPP)
- The Town's housing stock remains primarily single-family at just under 95% of total housing units, the balance being condominiums, duplexes, and multi-family units. (HPP)

AFFORDABILITY

- 1.82% (48 units) of Eastham's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, February 2014), which is below the State's

The Bottom Line:

Eastham has a significantly aging population with a large decrease in all age groups under 44; a low stock of affordable rental and homeownership housing, an increase in median sales prices despite the recent recession and affordability gaps for low and moderate income households creating barriers to homeownership.

- Moderate income: A household earning 80%-100% of the Area Median Income (AMI); e.g., 4-person household earning between $63,900 and $74,900. A moderate-income four-person household could roughly afford a home that costs less than $303,600 or $1,875 in rent. There are 1,365 households in Eastham earning under $75,000 and 14 units for sale under $303,600 (eight 2BR condos, two 3BR condos, four 2BR houses). (Zillow)
- Low income: A household earning at or below 80% AMI; e.g., 4-person household earning at or below $63,900. A low-income four-person household could roughly afford a home that costs less than $225,700. Per 2010 figures, only about 1% of units (or 27 houses) are valued at a price affordable to households with low-incomes. There are no houses for sale under $245,000, and there are three 2BR condos under $200,000. (Zillow)
- The median sale price of $375,800 (TWG) requires an annual income of $92,500, almost $35,000 higher than the median household income in Eastham. (DHCD affordability calculator)
- Affordability Gap: Based on the median sale price, Eastham's affordability gap is $72,200 for moderate income households and a $150,100 gap for low income households.

AFFORDABLE HOUSING STOCK

- There are 48 units listed on the SHI, 20 ownership and 28 rental units.
- Most (19) of the affordable ownership units were built through Comprehensive Permits under MGL C. 40B.
- The rental inventory is comprised of eight units managed by Department of Mental Health (DMH), five units managed by the Eastham Housing Authority, and five units managed by the non-profit Community Development Partnership (CDP).
- CDP manages two units of housing reserved for moderate-income households (80%-120% of AMI).
- There are two units owned and managed by CDP at 4775 State Highway that may be eligible for inclusion on the SHI, as well as three units at Brackett Landing.
- The Eastham Affordable Housing Trust created six units of rental housing by funding property acquisitions with CPA funds. CDP manages these properties.

Sources:

2010 Federal Census (Census)

2010 and 2012 American Community Survey (ACS)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Housing Production Plan (HPP)

The Warren Group, Town Stats (TWG)

Zillow, www.zillow.com, accessed February 2014 (Zillow)

Key to Abbreviations:

AMI: Area Median Income set by the federal Department of Housing and Urban Development

DHCD: MA Department of Housing and Community Development

SHI: MA Subsidized Housing Inventory

Chapter 4: Historic Preservation

NEEDS, GOALS, & POSSIBILITIES

Eastham's historic resources are both privately and publicly-owned, many of which are open for public use and enjoyment, and include buildings, structures, archives, landscapes, archeological sites, and artifacts. Preservation and restoration of historic resources is a key community goal to protect Eastham's historic character and enhance public understanding and enjoyment of local history.

The CPC developed the following historic preservation goals and possibilities through careful consideration of Eastham's historic preservation needs, citizen input from the community workshop, interaction with the Historical Commission through the CPC member, and overall Town goals.

The CPA goals, as described below, are intended to guide potential applicants for CPA funding for historic preservation of the community's historic resources and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

Eastham Public Library

(Credit: J. Goldson, 2014)

Goal 1: Preserve and restore public and privately-owned historic resources that are open for public use and enjoyment.

Eastham's historic resources include both public resources, such as the Town Hall and Public Library, as well as private resource, such as the Eastham Historical Society's Swift Daly House and Schoolhouse Museum. The CPC supports the preservation, rehabilitation, and restoration of public and private historic resources that are open to the public for public enjoyment and use including the Historical Society properties.

Goal 2: Preserve historic archives including town records in the collection of the Town Clerk, Public Library, and Eastham Historical Society.

Preservation of historic archives is important to protect the community's legacy. Eastham has historic vital records at the town clerk, a strong collection of genealogical records in the Historical Society's collections, and local history archives at the public library. All of these resources are important to protect and preserve for current and future generation's understanding of the community's roots. Protec-

tion of archives includes physical preservation and restoration of the documents themselves as well as ensuring proper climate controlled and secure storage.

GOAL 3: FURTHER PRESERVE HISTORIC ARCHIVES THROUGH DIGITIZATION.

Digitization of historic archives can decrease public handling of original documents and create perpetual digital images that are broadly accessible for research and education of Eastham's history. The CPC would support digitization of the community's historic archives for these purposes.

GOAL 4: CONTINUE INVENTORYING EASTHAM'S HISTORIC RESOURCES TO COMPLETE TOWN AND STATE RECORDS OF SUCH RESOURCES INCLUDING BUILDINGS, LANDSCAPES, ARCHEOLOGICAL SITES, CEMETERIES, AND THE LIKE.

Inventories provide a comprehensive understanding of the community's historic resources and lay a foundation for prioritization and preservation. The CPA funds are an important source to provide a local match for the state's Survey and Planning Grant, provided through the Massachusetts Historical Commission and the CPC would support funding for additional historic inventories.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for historic preservation of 10% of the annual revenue, which must either be spent or set aside for future spending. The CPC's allocation policies, as described in Chapter 2, support the minimum 10% as required by the statute for historic preservation projects.

Actual Historic Reserve Balance(May 2014 as calculated by author)	$82,761
Estimated Historic Reserve (10% of Estimated FY2016-FY2019 Revenue)	$318,706
Total Actual/Estimated Minimum Reserve	**$401,467**

CPA ELIGIBILITY FOR HISTORIC PRESERVATION

The CPA Act, as amended July 2012, defines historic resources as "a building, structure, vessel, real property, document, or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town." CPA funds can be used for the "acquisition, preservation, rehabilitation, and restoration of historic resources."

In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of "rehabilitation" CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work with respect to historic resources is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).

HISTORIC RESOURCES

The Town has over 790 documented historic resources including buildings, cemeteries, objects, and structures. (Hist Survey)

NATIONALLY -DESIGNATED RESOURCES

- The Nauset Archaeological District is a designated National Historic Landmark.(1) (MACRIS) This Landmark is within the Cape Cod National Seashore and was an ancient Native American settlement since at least 4,000 BC. (NPS)
- There are four National Register districts: Collins Cottages, Eastham Center, Nauset Archaeological, and Fort Hill Rural. (2) (MACRIS)
- Eleven resources are individually listed on the National Register: seven are related to Capt. Edward Penniman; others include Bridge Road Cemetery and Cove Burying Ground, the French Cable Hut, and the Beacon Cottage and Lighthouse. (MACRIS)

LOCAL HISTORIC DISTRICTS

- Local historic districts (LHD) are regulatory and are created through a local bylaw. In LHDs, before any exterior architectural feature visible from a public way is altered, the plans must be approved by a LHD commission. (MHC)
- Eastham adopted the Olde Town Centre and Eastham Center LHDs in 1986. (MACRIS)
- Eastham Center district on Schoolhouse Road has two resources: the Mile Marker and the Schoolhouse. (MACRIS)
- Olde Town Centre district has 29 resources spanning 17th-20th century, most of which are 19th century homes. (MACRIS)

PRIORITY LANDSCAPES

- The MA Heritage Landscape Inventory identified ten priority heritage landscapes including: Boat Meadow, Rock Harbor, Dyer Prince Road, Bridge Road, Town Cove, First Encounter Beach, Freshwater Ponds, and Fort Hill (Landscape Inv)

NATIVE AMERICAN

- The local area was likely the site of secondary native settlement between more thickly populated areas. (Recon Report)
- Native Americans of the Nauset Tribe practiced farming and fishing and Pilgrim settlers purchased corn and other crop food from them. (NPS & Landscape Inv)
- Settlements were in the areas of First Encounter Beach, Salt Pond, Nauset Marsh, Fort Hill, and Town Cove. (Landscape Inv)

17TH CENTURY

- A small pox epidemic in 1621 devastated native populations. (Landscape Inv)
- By 1666 remaining population was moved to a reservation in present-day South Orleans. (Landscape Inv)
- After English settlers established Nauset Plantation in 1640, the English population of the area steadily rose and farms were scattered throughout town. (Landscape Inv)
- 17th century resources on MACRIS include: Cove Burying Ground (1646), John Knowles House (1672), and Doane House (1680).

18TH CENTURY

- In the 18th century, Eastham farmers were able to shift from subsistence to market farming. (Landscape Inv) One of two windmills from this period is extant at Windmill Green.
- There are fourteen 18th century resources listed on MACRIS including Horton House/Nauset Hotel (1700), Bridge Road Cemetery (1720), and 12 houses built between 1720 and 1795.

(1) Landmarks are nationally significant historic places with exceptional value or quality regarding national heritage. Fewer than 2,500 historic places in the country bear this national distinction. www.nps.gov/history/nhl

(2) Landmark and National Register designations cause restrictions on properties if federal or state funding is involved, and the Cape Cod Commission reviews requests to demolish or alter historic resources and has authority to enforce a moratorium on development projects that severely threaten historic resources.

The Bottom Line:

Eastham has diverse historic resources including Native American archaeological sites, houses spanning 17th-20th centuries, town properties, landscapes, maritime architecture, and cemeteries as well as archives and artifacts.

19TH CENTURY

- The town continued to rely on an agricultural base and was characterized by scattered farmsteads. (Landscape Inv)
- The Cape Cod Railroad line was extended in 1870 and the town had two depots: Eastham Center and N. Eastham. (Landscape Inv)
- There are sixty-four 19th century resources listed on MACRIS spanning the century (1800-1895) including more than 50 houses, the Beacon Lighthouse (1892), Cobb General Store/Mitten Factory (1879), two cemeteries, and the Eastham Methodist Episcopal Church Parsonage (1858).

20TH CENTURY

- Eastham transitioned to a resort town in the 20th century. The town's large farms were subdivided. (Landscape Inv)
- There are fifty-three 20th century resources on MACRIS including Nickerson House (1900), Great Pond Hunting Camp (1925), and Nauset Coast Guard Station (1936).
- The inventory completed in Oct 2013, identified an additional 167 resources, most of which date to the 20th century and include many cottages, camp, and resort properties.

ARTIFACTS & DOCUMENTS

- Historic documents include the Town's vital records stored at Town Hall and Historical Commission records and other local historic records stored at the Eastham Public Library. Also, the library has a large collection of genealogical records.
- The Eastham Historical Society owns and cares for many historic artifacts at the Swift-Daley House and Schoolhouse museums.

Sources:

Eastham Community-Wide Historic Properties Survey, 2013 (Hist Survey)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Heritage Landscape Inventory Report: Eastham, MA, 2010 (Landscape Inv)

Massachusetts Cultural Resource Information System, mhc-macris.net (MACRIS)

MHC Reconnaissance Survey Town Report: Eastham, 1984 (Recon Report)

Establishing Local Historic Districts, Massachusetts Historical Commission, 2003, reprinted 2007 (MHC)

National Park Service, www.nps.gov/caco/historyculture/the-nauset-archaeological-district-eastham.htm (NPS)

Key to Abbreviations:

MHC: Massachusetts Historical Commission

MACRIS: Massachusetts Cultural Resource Information System

National Register: National Register of Historic Places

Chapter 5: Open Space & Passive Recreation

NEEDS, GOALS, & POSSIBILITIES

Protecting open space in Eastham is important to preserve the Town's small town, semi-rural character, as identified through the local Comprehensive Plan, to protect natural resources including natural scenery and aesthetics, fish and wildlife and their habitats, and surface and groundwater quality, as well as to provide opportunities for passive recreation.

This chapter describes open space goals to prioritize the allocation of CPA funds, CPA eligibility for open space projects, minimum spending requirements and beyond-the-minimum targets, and includes a resource profile describing Eastham's open space and natural resources and needs.

Great Pond at Wiley Park

(Credit: J. Goldson, 2014)

GOAL 1: PRESERVE KEY PONDS, INCLUDING MINISTER AND SCHOOLHOUSE PONDS, THROUGH WATER QUALITY REMEDIATION.

Inland kettle ponds, a unique Cape Cod resource, are significantly impacted with degradation of water quality caused by human activities (including impacts from septic systems). In past years, the Town funded water quality remediation of Great and Herring ponds with CPA funds and the CPC recognizes the need to continue remediation efforts for additional ponds, as recommended in the 2012 Eastham Pond Action Plan. In particular, the Plan identified Minister and Schoolhouse ponds as priorities for remediation.

GOAL 2: ACQUIRE KEY PARCELS THAT PROVIDE PUBLIC ACCESS TO COASTAL RESOURCES AND SCENIC VIEWS.

The community's character, scenic beauty, and economy is largely defined by its coastal resources, which are a high priority for protection and public access. For example, the CPA funds approved to acquire Chapter 61B property on Dyer Prince Road will protect this coastal property and provide beneficial year-round public access to the beach and Rock Harbor. Another example of a property that

could provide public access to coastal resources is a 26-acre property at 255 Higgins Road, which is has been enrolled as a MGL C.61A property and identified among the higher priority parcels for protection at the community workshop. The upcoming Open Space and Recreation Plan update will further identify priority properties for protection of coastal resources and scenic views. Note that the CPA funds could support land acquisition by both public entities as well as non-profit organizations, such as land trusts.

Goal 3: Protect drinking water quality and further support the town's efforts to provide public drinking water.

The community currently relies on private wells to provide drinking water and individual septic systems, however the Town is working toward providing public drinking water and has identified three well sites. It will be important to continue and strengthen aquifer protection and to minimize environmental impacts of individual septic systems. The CPC would support protection of lands important for protection of drinking water through land acquisition or conservation restrictions. Note that the CPA funds could support land acquisition by both public entities as well as non-profit organizations, such as land trusts.

In addition, the Town's zoning bylaws include two districts to protect ground water resources. CPA funds could be allocated to hire a qualified consultant to evaluate the effectiveness of the existing bylaws and district boundaries to determine if the bylaw should be strengthened to ensure adequate protection of future planned town wellhead sites and ground water.

Goal 4: Preserve natural habitat and open space resources through control of invasive species that would adversely affect municipally-owned property including conservation areas.

Cape Cod is home to many specialized habitats and natural communities that support rare or threatened species not found elsewhere in the Commonwealth.[6] The survival of these species are threatened not just by development but also by invasive plants, such as Creeping Jenny and Purple Loosestrife, which can spread aggressively and out-compete native plants for survival. The CPC recognizes the need to control invasive species in town-owned lands including wetlands and ponds and on nearby properties to help control re-cultivation.

Goal 5: In conjunction with the National Park Service, support the preservation, rehabilitation, and improvement walking trails in the National Seashore.

The community benefits from walking trails at the National Seashore, which provide passive enjoyment of seashore property and natural resources. However, through the CPC's interviews and workshop, the community has identified a need for rehabilitation of the Red Maple Swamp Trail. CPA funds could help support a small portion of cost to rehabilitate this trail with other private and/or public funds leveraged by the National Park Service.

---

[6] Cape Cod Commission "Habitat Information & Tools." www.capecodcommission.org

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue.[7] However, per the CPC's allocation policies, described in Chapter 2, the CPC intends reserve 10% for open space/passive recreation and an additional 10% for active recreation projects. In addition, per the CPC's allocation policies, the CPC intends target roughly 50% of undesignated funds for open space/passive recreation projects. Note, most of the estimated revenue targeted for open space/passive recreation would be required for the actual and expected debt payment obligations for the Aschettino and 700 Dyer Prince Road land acquisitions, as in the matrix below.

Actual Open Space/Passive Rec. Reserve Balance (May 2014 as calculated by author)	$37,925
Estimated Open Space/Passive Rec. Reserve (10% of Estimated FY2016-FY2019 Revenue)	$318,706
Total Actual/Estimated Reserve	$356,631
Targeted Additional Allocation (50% of Actual & Estimated FY2016-FY2019 Revenue)	$1,747,343
Total Reserve + Targeted Undesignated Fund Allocation	**$2,103,974**
FY2016-FY2019 Debt Obligations (Actual & Estimated)	$1,707,250
Total Estimated Available for Appropriations (FY2016-FY2019)	**$396,724**
Note: Actual Open Space/Passive Recreation Reserve balance is equal to 50% of 5/14 Open Space/Recreation Reserve balance.	

CPA ELIGIBILITY FOR OPEN SPACE

The CPA defines the term "open space" as including, but not limited to, land deemed necessary to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, lake and pond frontage, beaches, and lands to protect scenic vistas. The CPA statute allows the use of CPA funds for the acquisition, creation, and preservation of open space and allows for the rehabilitation and restoration only for open space that was acquired or created with CPA funds. Per MGL c.44B s. 5(f), CPA funds may not be used to acquire real property, or property interest, for a price exceeding the value of the property.

In accordance with the CPA statute (MGL c.44B s.12(a) and (b)), an acquisition of real property is required to be owned by the municipality and to be bound by a permanent restriction. Therefore, any open space acquisitions by the Town using CPA funds will require execution of a permanent restriction that runs to the benefit of a nonprofit organization, charitable corporation, or foundation and that is in accordance with the requirements of MGL c.184. In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce the deed restriction on the property (sometimes called a "stewardship fee").

[7] Note, the July 2012 amendments to the CPA statute broadened the required open space reserve to include recreation. Prior to these amendments, there was no minimum requirement for recreation spending.

OPEN SPACE & NATURAL RESOURCES

PERMANENTLY PROTECTED OPEN SPACE

- Roughly 22% of Eastham's land area is permanently protected open space.(1)
- The Cape Cod National Seashore, stewarded by NPS, consists of 1,285 acres of upland habitats and more than 4,800 total acres, including privately owned land and tidal/sub-tidal land. (CLIA, OSRP, OSC)
- DCR holds 65 acres of conservation land. (CLIA)
- The Town has acquired interests in roughly 213 acres for conservation. (CLIA)
- Over 441 acres is owned by four nonprofit land trusts: Eastham Conservation Foundation; The Nature Conservancy; Massachusetts Audubon Society; and the Orenda Wildlife Land Trust. (CLIA)

CHAPTER 61 - TEMPORARY PROTECTION

- Three state programs, known as preferential assessments, provide for reduced property taxes for landowners: MGL c.61, 61A, and 61B. These programs commit a property to agriculture, forest, or recreation for a period of time. In exchange, the town reduces taxes and is granted the right to purchase the property if it is removed from the classification. (Comp Plan)
- There are 14 private parcels enlisted in the Chapter 61, 61A, and 61B programs, totaling roughly 92 acres. (Assessors)

SCENIC RESOURCES

- Scenic vistas on the bay and ocean front along with the variety of landforms give the landscape a character that attracts many visitors and enriches the life for "locals" year-round. (OSRP)

WATER RESOURCES

- Eastham is essentially the primary user of the Lower Cape aquifer's Nauset Lens (a mound of groundwater). Eastham's water delivery system consists entirely of private wells and septic disposal is exclusively on-site sewage disposal systems. (Comp Plan)
- Three sites have been identified for possible development of municipal water supply wells. (Comp Plan, OSC)
- Inland kettle ponds are a unique resource throughout Cape Cod, and their water quality and habitat condition are threatened in many areas by the impacts of human activities. Eleven (11) kettle ponds are located in Eastham including: Great, Herring, Depot, Little Depot, Widow Harding, Ministers, Schoolhouse, Molls, Bridge, Muddy, and Jemima Ponds. (Pond Plan)
- Two ponds are high priorities for pollution remediation: Minister and Schoolhouse (Note: treatment for Great and Herring ponds is complete.) (Pond Plan)
- Wetlands habitat comprises more than twenty-five percent (25%) of the land area of Eastham. The vast majority of these areas are salt marsh (1,300 acres), fresh water ponds, and vegetated wetlands (475 acres). (OSRP)

COASTAL RESOURCES

- The coastal resources of Eastham include Cape Cod Bay (the West Shore) and the Atlantic Ocean including Nauset Marsh and Town Cove. (Comp Plan)

(1) Percent of open space land is based on the author's calculation using figures from the CLIA and the Eastham Community Profile by the MA Department of Housing and Community Development and does not including privately owned land within the Cape Cod National Seashore

The Bottom Line:

Eastham has a strong network of public agencies and private organizations working to protect open space and natural resources in the community. While much has been accomplished, with roughly 22% protected open space, critical lands are at risk including Core Habitat, Critical Natural Landscape, and land with temporary protection. All of Eastham's critical natural resources are sensitive to development pressures as well as increases in population and the accompanying recreational pressures.

- The Bay shoreline is a mixture of coastal bank, barrier beaches, and coastal dunes. The Town owns and maintains seven public beach areas along the Bay shoreline. (Comp Plan)
- Eastham's back shore faces the Atlantic Ocean, which consists mostly of high bluffs of glacial till exposed to coastal processes. Two beaches are maintained on the Ocean at Nauset Light and Coast Guard sites, operated by the Seashore. (Comp Plan)
- Nauset Spit is a barrier beach that protects the Nauset Marsh system and adjacent Town Cove. The salt marsh system covers roughly 800 acres and is a productive nursery area for fin and shellfish species. (Comp Plan)

FISHERIES & WILDLIFE

- A diverse array of habitats within the Town provides for a correspondingly high diversity of plants and organisms. (OSRP)
- The salt marsh systems bordering Cape Cod Bay are included in one of two ACECs: the Inner Cape Cod Bay ACEC and the Wellfleet Harbor ACEC. (OSRP)
- BioMap2 by NHESP identifies areas where uncommon and rare species live and the surrounding areas crucial for survival. Eastham has 5,228 acres of Core Habitat and Critical Natural Landscape, with almost 2,000 acres unprotected from development. (BioMap brochure)
- Seventeen (17) vernal pools have been identified or certified through the NHESP and many others are known to exist. (OSRP)

Sources:

Action Plan for the Town of Eastham Ponds, Dec. 2012 (Pond Plan)

Eastham Assessing Department (Assessors)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Conservation Land Inventory and Analysis, 2012 (CLIA)

Eastham Open Space and Recreation Plan (Draft), 2014 (OSRP)

Eastham Open Space Committee (OSC)

Outer Cape Capacity Study, 1996. (OCCS)

Community Preservation Act and BioMap 2 brochure, Community Preservation Coalition. (BioMap brochure)

Key to Abbreviations:

ACEC: Areas of Critical Environmental Concern

DCR: MA Department of Conservation and Recreation

NHESP: MA Natural Heritage and Endangered Species Program

NPS: National Park Service

Chapter 6: Active Recreation

NEEDS, GOALS, & POSSIBILITIES

Eastham's most critical recreation needs are the rehabilitation of existing active recreation facilities including playgrounds, tennis courts, and athletic fields, as well as the creation of a new town park.

The CPC developed the following recreation goals and possibilities through careful consideration of Eastham's recreation needs, stakeholder interviews, citizen input from the community workshop, the prior and draft Open Space and Recreation Plan recommendations, interaction with the Recreation Commission through the CPC member, and overall Town goals. The CPC intends to revise the CPA goals, as advisable, based on the findings of the upcoming CPA-funded Town Recreation Plan and the updated Open Space and Recreation Plan.

The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

High School Tennis Courts before rehabilitation

(Credit: J. Goldson, 2014)

Goal 1: Support identification of recreation needs and opportunities through creation of a Recreation Plan.

With support from the CPA funds, the Town intends to conduct a comprehensive assessment of its current recreation resources and needs and to identify priority strategies improving and protecting outdoor recreation facilities. The CPC anticipates that the findings and recommendations of the upcoming Recreation Plan will inform this Community Preservation Plan and future CPA fund allocation.

Goal 2: Rehabilitate existing active recreation facilities including at school facilities, Wiley Park, and Field of Dreams.

Eastham has a strong need to rehabilitate aging recreation facilities including the Field of Dreams, Wiley Park, and tennis courts at the High School to increase safety, accessibility, and general functionality of the facilities. With the July 2012 amendments to the CPA statute, rehabilitation of existing parks

and playground is an eligible CPA activity. The CPC encourages project proposals to rehabilitate Eastham's aging recreation facilities to make them beneficial amenities for the Eastham community.

GOAL 3: CREATE A NEW TOWN PARK THAT INCLUDES MULTIPLE FACILITIES AND RECREATION OPPORTUNITIES.

As identified through the stakeholder interviews and community workshop, Eastham could benefit from the creation of a new town park. The majority of active recreation facilities in Eastham are on school property, which has limited accessibility to the general public. In addition, the community perceives a strong demand for additional outdoor recreation facilities including a playground, athletic fields, fitness track, multi-purpose courts, a community garden, community dog park, and picnic areas. Possible parcels in the community that may be able to accommodate such a town park are the town-owned +/-10-acre Purcell Property and the privately-owned +/- 11-acre former T-Time property (which would require town acquisition).

CPA funds could be allocated for land acquisition for the purpose of creating a town park, feasibility studies, design costs, and/or for development/construction costs.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue.[8] However, per the CPC's allocation policies, described in Chapter 2, the CPC intends reserve 10% for open space/passive recreation and an additional 10% for active recreation projects. In addition, per the CPC's allocation policies, the CPC intends target roughly 20% of undesignated funds for active recreation projects.

Actual Active Recreation Reserve Balance (May 2014 as calculated by author)	$37,925
Estimated Active Recreation Reserve (10% of Estimated FY2016-FY2019 Revenue)	$318,706
Total Actual/Estimated Reserve	$356,631
Targeted Additional Allocation (20% of Actual & Estimated FY2016-FY2019 Revenue)	$698,937
Total Reserve + Targeted Undesignated Fund Allocation	**$1,055,568**
Note: Actual Open Space/Passive Recreation Reserve balance is equal to 50% of 5/14 Open Space/Recreation Reserve balance.	

[8] Note, the July 2012 amendments to the CPA statute broadened the required open space reserve to include recreation. Prior to these amendments, there was no minimum requirement for recreation spending.

CPA ELIGIBILITY FOR RECREATION

The CPA defines recreational use as "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." The definition goes on to prohibit ". . . horse or dog racing or the use of land for a stadium, gymnasium, or similar structure."

Per the July 2012 amendments, the CPA statute allows use of CPA funds for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use. Note that the 2012 amendments allowed "rehabilitation" where it was previously only allowed for recreational land created through the CPA. This amendment would allow existing parks and playgrounds to be rehabilitated with upgraded and new facilities and amenities. Maintenance costs are not eligible for CPA funds. In addition, acquisition of artificial turf for athletic fields is expressly prohibited in Section 5(b)(2).

RECREATION RESOURCES

PASSIVE RECREATION (1)

- The Town has two parks: Wiley Park near Great Pond and Windmill Green on Route 6. Both parks provide passive recreation opportunities:
  - Wiley Park spans roughly 44 acres with lake beachfront, fishing holes, and hiking trails. (CCDG)
  - Windmill Green includes the Eastham Windmill, an important historic asset that is listed on the National Register of Historic Places.
- Public access to water in Eastham is found in many forms. Eastham has 10 Town landings and 11 Town beaches, totaling 66 acres. (OSRP)

Eastham Recreational Facilities

Location	Docks/Piers/Floats	Launch	Beach	Picnic	Showers	Restroom
Boatmeadow			x			
Campground Beach			x			
Coast Guard Beach			x		x	x
Cole Road			x			
Collins Landing			x			
Cooks Brook Beach			x			x
Doane Rock				x		x
First Encounter Beach			x			x
Great Pond Beach		x	x			
Hemenway		x				
Herring Pond		x	x			
Jemima Pond		x				
Kingsbury Beach			x			
Minister's Pond			x			
Nauset Light Beach			x		x	x
Rock Harbor	x	x				
Salt Pond		x				
Sunken Meadow Beach			x			
Thumpertown Beach			x			
Wiley Park	x		x	x		x

Source: Local Comprehensive Planning Committee, 2012 Comprehensive Plan

- There are eleven (11) ponds in Eastham: Great, Herring, Depot, Little Depot, Widow Harding, Ministers, Schoolhouse, Molls, Bridge, Muddy, and Jemima. (Pond Plan)
- Eastham has many areas that offer hiking trails including Coast Guard Beach, Cottontail Acres Conservation Area, Fort Hill, Lamont Smith Conservation Area, Salt Pond/ Nauset Marsh, Sandy Meadows, South Eastham Conservation Area, and Wiley Park (Rec & Beach Dept.)
- In addition, non-profit organizations hold conservation land open for public enjoyment.
- Eastham will play an important role in the Cape Cod Pathways project, a regional effort to create a Cape-wide interconnected network of walking trails. (OSRP)
  - •Eastham has one private campground (no publicly managed campgrounds). (OSRP)

ACTIVE RECREATION (1)

•Outdoor active recreational facilities include:

-Nauset Regional High School soccer field, track and tennis courts.

-Eastham Elementary School ball field and playground.

-Baseball, softball and soccer field and basketball court behind the Town Hall (Field of Dreams).

-Wiley Park playground and swimming area.

• Many of Eastham's recreation facilities are in disrepair and there only two parks with active recreation that are not on school land. (Rec Com)

•Eastham has two bike trails:

-Cape Cod Rail Trail - a 23 mile paved trail that extends from Dennis to Wellfleet. The MA Department of Environmental Management manages the trail. In Eastham, the rail trail runs north to south

(1) Note: Recreation uses are often divided into two categories: passive and active recreation. Passive recreation is that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas and trails. Active recreation typically requires intensive development and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike

The Bottom Line:

Eastham has a diversity of recreation areas including both passive and active recreation, with many providing coastal recreation opportunities. The public and private stewards of outdoor recreation opportunities in Eastham include the National Park Service, Eastham Recreation and Beaches Department, Eastham Conservation Commission, Eastham Conservation Foundation, and other non-profit land trusts.

- approximately 6 miles. (Comp Plan)
- The National Seashore Bike Trail runs from the National Seashore Visitor Center to Coast Guard Beach. (Comp Plan)

- The two bike trails are not currently linked, but the town has considered options for linkages. (Comp Plan)

CAPE COD NATIONAL SEASHORE

- The Cape Cod National Seashore along Eastham's eastern boundary provides a passive and active recreational facility of roughly 1,285 acres (not including private property within the National Seashore). (CLIA)
- The Seashore is a favorite regional and national destination spot and provides miles of beaches, offering fishing, swimming, boating and kayaking. (OSRP)
- The upland portion supports nature trails, bicycling, horseback riding and hunting. (OSRP)
- The park is operated by the National Park Service and was established by an Act of the U.S. Congress in1961. (OSRP)

Sources:

Action Plan for the Town of Eastham Ponds, Dec. 2012 (Pond Plan)

Cape Cod Destination Guide: www.dguides.com (CCDG)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Conservation Land Inventory and Analysis, 2012 (CLIA)

Eastham Recreation and Beach Department, www.eastham-ma.gov. (Rec & Beach Dept.)

Eastham Recreation Commission (Rec Com)

Eastham Open Space and Recreation Plan (Draft), 2014 (OSRP)

Appendix A

COMMUNITY WORKSHOP RESULTS

Summary of Results

PREPARED BY JM GOLDSON 4/9/14

The Eastham Community Preservation Committee held a community workshop on April 1, 2014 to solicit citizen input to determine community preservation funding priorities for FY15-FY19. The workshop was attended by approximately 30 people and included an exercise to identify special places in Eastham, a digital group polling exercise, a presentation about CPA eligibility, and a small discussion group exercise called "CPA Tetris."

Special Places Exercise

Description of Exercise

Participants were provided a map of Eastham on each group table to identify (circle and label) Eastham's special places. Special places were defined as parks, buildings, monuments, views, places you like to spend time in, or other landmarks - places that mean something to you.

Summary of Results

The participants highlighted over 75 special places in Eastham that included all of the Town beaches, the National Seashore, many open space areas including Wiley Park and Sandy Meadow, as well as scenic views, historic sites, municipal properties, recreation facilities including Field of Dreams, and the public school properties, and many of the ponds. The top ten special places identified most by participants are as follows:

1. First Encounter Beach
2. Fort Hill
3. Windmill/Town Green
4. Great Pond
5. Library
6. Herring Pond
7. Coast Guard Beach
8. Nauset Beach
9. Wiley Park
10. Cape Cod National Seashore Visitors Center

Digital Group Polling Exercise

Description of Exercise

The digital polling exercise included 19 questions that 27-30 participants answered anonymously with handheld digital polling devices. The results were displayed live at the workshop. Polling questions included a range of topics to discover participant characteristics, knowledge, and purpose.

Summary of Results

The polling exercise uncovered the following key characteristic of participants:

- 67% of participants currently serve on a town board or committee
- 44% have been associated with the town for more than 30 years
- 93% were year-round residents, no participants were part-time residents, 7% were "other" including a town employee and a representative from a non-profit.
- 71% were between 55 and 74 years of age and 36% had children under 18 years old living in Eastham
- 50% recall voting for CPA when it was on the ballot in April 2005

The "test your knowledge" questions revealed that 86% of participants felt they were very familiar or somewhat familiar with the Community Preservation Act (CPA). The following results show a fair level of familiarity with the basics of CPA.

- 97% correctly identified that transportation is not an eligible category of CPA
- 48% correctly indicated that 10% of CPA revenue is required to be spent or set aside on each of the CPA categories (historic preservation, affordable housing, and open space/recreation)
- 29% correctly indicated that the average household contributed $93 to the Eastham CPA fund in fiscal year 2013.
- 52% correctly indicated that the State had distributed roughly $2,670,000 to the Eastham CP Fund.
- Participants also responded to a variety of questions intended to test their knowledge regarding CP needs, resources, and eligibility for CPA funds in each of the four funding categories.

Other questions in this exercise were related to the participant's purpose for attending the workshop.

- 43% of the participants said they consider themselves an advocate for more than one area of the CPA, 3% said they were primarily advocates for historic preservation and 17% for housing, while 20% were for open space and 17% for recreation.
- 38% said they came to the workshop to offer their opinion about priorities for use of the CPA fund and 17% said they came primarily to learn about CPA, 10% had a project in mind, and 7% wanted to learn how their tax dollars are being spent.

CPA Tetris

Description of Exercise

Workshop participants were placed into nine groups and asked to fill in the "CPA Budget" - a rectangle on a large sheet of paper representing the CPA's projected $6M budget for FY15-FY189. Each square inch of the rectangle represented $12,500.

In addition, each group had a bag of scaled rectangles representing the estimated cost of 42 project ideas plus multiple blank shapes for new ideas. The size of each project shape roughly represented the estimated project cost for 5 years and was in scale with the budget rectangle. The exercise required each group to fill in the budget rectangle with projects the group wished to see funded with CPA funds, including at least 10% of annual revenues for the each CPA category. The exercise required each group to search for priorities that all of the group members could live with but that included no deal breakers.

Summary of Results

First, the groups were asked to become familiar with the project ideas and to add their own ideas. The groups created 13 new ideas, which were presented to all the participants to allow from groups to include new ideas from other groups.

Next, the groups chose project ideas to include in the budget. Overall, the majority of groups prioritized 23 projects to include in the 5-year budget. The following is a summary of the prioritized projects by category:

HOUSING

3. Purchase existing market rate homes as affordable rental units, owned by the Eastham Affordable Housing Trust (continue existing initiative)
4. Affordable housing consultant for Eastham Affordable Housing Trust
5. Development of Children's Place for a mix of market and affordable housing and possibly recreation facilities
6. First-time homebuyers program
7. Down payment assistance program for first-time homebuyers
8. Preservation repairs to existing affordable rental units

HISTORIC PRESERVATION

7. Library climate control to protect historic archives
8. Historic records preservation at Library and Town Clerk
9. Library restoration project
10. Two additional historic resources inventories
11. Digitize historic records

OPEN SPACE

12. Remediation of Minister/Schoolhouse Pond (majority of group's wanted to increase project cost estimate to support at higher level)
13. Acquire Dyer Prince Road property per Town's C.61 right of first refusal
14. Remediate invasive species primarily on town-owned property including conservation areas
15. Study to evaluate if Zone 2 boundaries for Aquifer Protection District are adequate to protect quality of drinking water or if district should be expanded

RECREATION

16. Rehabilitate Red Maple Swamp trail at the National Seashore (Fort Hill)
17. Rehabilitate tennis courts at Nauset Regional High School
18. Consultant to prepare Recreation Plan
19. Develop a new town park at the Purcell Property
20. Rehabilitate Field of Dreams
21. Construct a walking trail/path from Coast Guard Beach to Nauset Beach
22. Create a dog park
23. Rehabilitation of Wiley Park

The total rough 5-year estimate for the priority projects, listed above, is approximately $5.3M, which is within the total $6M five-year budget estimate.

Exercise - Special Places

PREPARED BY JM GOLDSON 4/10/14

Responses to Exercise #1: Circle & label Eastham's special places on the map provided.

First Encounter Beach - watch sunset, swim with young children, lunch in car spot, walk on sand flats	xxxxxxxx	9
Fort Hill - nasty weather viewpoint and view of natural beach (including entrance at intersection w/ Rt. 6)	xxxxxxx	8
Windmill/Town Green	xxxxxxx	8
Great Pond - swimming and swim lessons - east and west shores identified	xxxxxxx	8
Library	xxxxx	6
Herring Pond (two participant pointed out beach area on west shore and another identified a place on the southern shore)	xxxxx	6
Coast Guard beach (and just south to watch the waves)	xxxxx	6
Nauset Beach - wave riding	xxxxx	6
Wiley Park	xxxxx	6
Cape Cod National Seashore Visitor's Center	xxxxx	6
Sunken Meadow Beach	xxxx	5
Cooks Brook Beach	xxx	4
Campground Landing	xxx	4
Thumpertown Beach	xxx	3
Rock Harbor - boat watching	xxx	3
Trail from Visitor's center to Coast Guard Beach (end of trail near Beach identified by one group)	xx	3
Town Landing - Hemenway Road (best access to marsh)	xxx	3
Penniman House Fort Hill	xx	3
Nauset Light House	xx	3
Kingsbury Beach	xx	3
Field of Dreams	xx	3
Sandy Meadow Property	xx	3

Boat Meadow Beach & Marsh	xx	3
Maple swamp at Fort Hill	xx	3
Eastham Elementary School	xx	3
Nauset Regional High School (and athletic field(s))	xx	3
Beach near Bowline Lane	xx	2
Collins Cottages Historic District	x	2
hiking trail between Great Pond and Herring Pond	x	2
Salt Pond	x	2
Shore at end of Samoset Road	xx	2
End of Dyer Prince Road	x	2
National Seashore (one person highlighted from Nauset Marsh to Nauset Beach)	x	2
Town Hall	x	2
Doane Rock	x	2
Views from Herring Brook Rd near Samoset Rd.	x	2
Vernal pools - area west of Ocean View Drive	x	2
Marions Way (near Campground Landing)		1
Area near Asparagus Lane and Bayview Road		1
Jemima Pond		1
Oysters near Salt Pond		1
Big rock to sit and think near Tomahawk Trail		1
Beach bluff overlook between Coast Guard Beach and Nauset Beach		1
Fire Road		1
Hiking trails - National Seashore - North Eastham near Wellfleet		1
Cooks Brook Road		1
Eastham Center Historic District		1
Area to north of Doane Road		1
North Sunken Meadow Road (north of Quarterboard Lane)		1
Historic site Route 6 near Corliss Way		1
Overlook north of Fort Hill to Nauset Marsh		1

School House Pond		1
Three Sisters Light Houses	x	1
Bowline lane and Cole Road area near Wiley Park		1
Long Pond		1
Land behind Children's Place		1
Purcell Property		1
Higgins Property		1
Canal Road		1
Area to north of Oak Leaf Road		1
Variety of areas in Nauset Marsh		1
Views from Samoset		1
Eastham Supperette		1
Depot Pond		1
Cottontail Acres		1
Arnolds		1
Old Schoolhouse		1
Willy's Gym		1
Open space between Bridge Pond and Widow Harding Pond		1
School House Pond (fishing)		1
Minister's Pond		1
Well sites		1
Commercial areas on Route 6 and Brackett Road		1
South Sunken Meadow		1
Cape Cod Bay, marshes, and open space		1
Scenic Roads - Dyer Prince, Bridge Road, and southern portion of Herring Brook Road		1
Vernal pools northeast of Doane Rd and Nauset Rd intersection		1

Session Name: Eastham CP Plan Wkshp Apr 1 2014

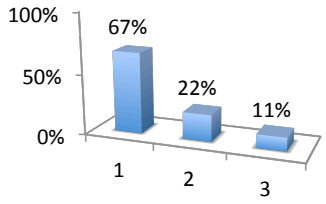
Date Created: 4/1/14 **Active Particip:** 30 0f 30

Questions: 19

Results by Question

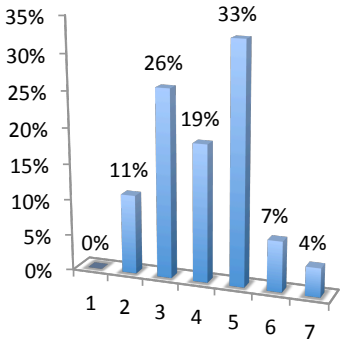
1.) Do you serve on a town board/committee? (Multiple Choice)

	Responses	
	Percent	Count
Yes	67%	18
No	22%	5
I used to, but don't anymore	11%	4
Totals	**100%**	**27**



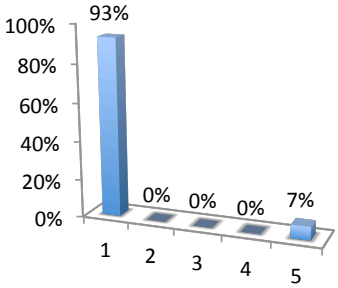
2.) How long have you been associated w/ Eastham? (Multiple Choice)

	Responses	
	Percent	Count
less than 1 year	0%	0
1-10 years	11%	3
11-20 years	26%	7
21-30 years	19%	5
31-40 years	33%	9
41-50 years	7%	2
51+ years	4%	1
Totals	**100%**	**27**



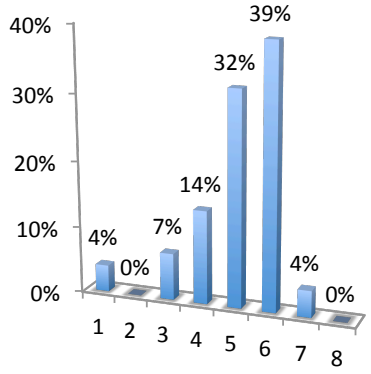
3.) Are you a . . . (Multiple Choice)

	Responses	
	Percent	Count
Year-round resident	93%	25
Part-time resident	0%	0
Business owner (not resident)	0%	0
Other property owner (not	0%	0
Other	7%	2
Totals	**100%**	**27**



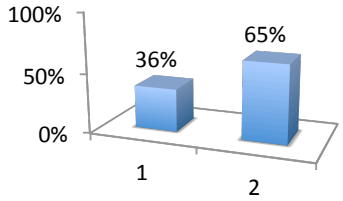
4.) What is your age? (Multiple Choice)

	Responses	
	Percent	Count
24 or under	4%	1
25-34	0%	0
35-44	7%	2
45-54	14%	4
55-64	32%	9
65-74	39%	11
75-85	4%	1
85+	0%	0
Totals	**100%**	**28**



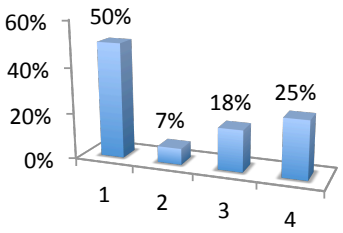
5.) Do you have any children under the age of 18 living in Bridgewater? (Multiple Choice)

	Responses	
	Percent	Count
Yes	36%	10
No	65%	18
Totals	**100%**	**28**



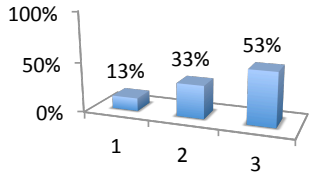
6.) Did you vote for CPA when it was on the ballot in April 2005? (Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	14
No	7%	2
Can't recall	18%	5
Didn't vote/didn't live here	25%	7
Totals	**100%**	**28**



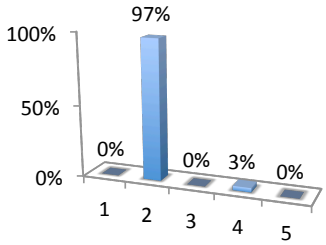
7.) How familiar are you with the Bridgewater Community Preservation Act? (Multiple Choice)

	Responses	
	Percent	Count
Not at all	13%	4
Somewhat	33%	10
Very familiar	53%	16
Totals	**100%**	**30**



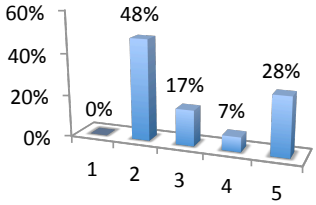
8.)Which one of the following project categories is not eligible for CPA? (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation	0%	0
(correct) Transportation	97%	29
Affordable Housing	0%	0
Recreation	3%	1
Open Space	0%	0
Totals	**100%**	**30**



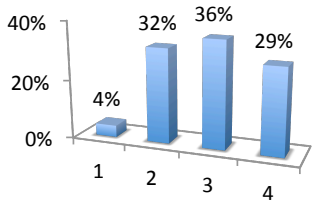
9.) What is the minimum spending requirement for the CPA Categories (Housing, Historic, and Open Space/Recreation)? (Multiple Choice)

	Responses	
	Percent	Count
5%	0%	0
(correct) 10%	48%	29
20%	17%	0
33%	7%	1
Don't Know	28%	0
Totals	**100%**	**29**



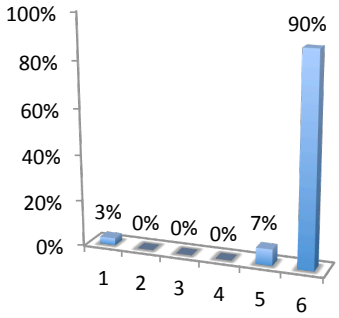
10.) How much did the average household contribute to CPA in Fiscal Year 2013? (Multiple Choice)

	Responses	
	Percent	Count
$211	4%	1
$153	32%	9
$107	36%	10
(correct) $93	29%	8
Totals	**100%**	**28**



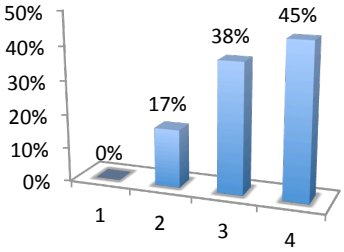
15.) Which of the following statement is true? Eastham has. . . (Multiple Choice)

	Responses	
	Percent	Count
Significantly large and growing senior population	3%	1
High housing costs (95% increase in median sales price between 2000-2013	0%	0
Lower incomes (less than County or state medians)	0%	0
Over 70% of renters that are housing cost burdened	0%	0
Less than 2% of year-round housing that is affordable	7%	2
(correct) All of the above	90%	26
Totals	**100%**	**29**



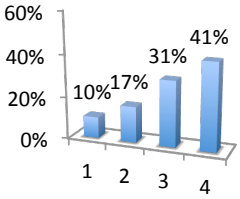
16.) What minimum household income would be needed to afford to buy a home priced at Eastham's median sales price ($375K)? (Multiple Choice)

	Responses	
	Percent	Count
$64,000	0%	0
$77,500	17%	5
$83,200	38%	11
(correct) $92500	45%	13
Totals	**100%**	**29**



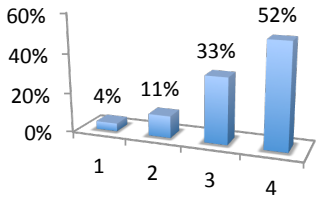
17.) Eastham has over 5,228 acres of Core Habitat and Critical Natural Landscapes identified by the MA Natural Resources & Endangered Species Program. Roughly, what percent of this land is unprotected from development? (Multiple Choice)

	Responses	
	Percent	Count
5%	10%	3
10%	17%	5
20%	31%	9
(correct) 40%	41%	12
Totals	**100%**	**29**



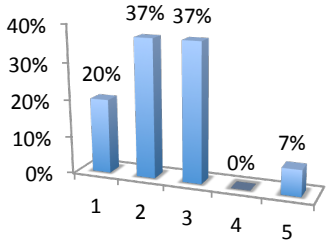
11.) How much CPA revenue has Eastham received from the State? (Community Preservation Trust Fund) (Multiple Choice)

	Responses	
	Percent	Count
$780,000	4%	1
$1,360,000	11%	3
$2,130,000	33%	9
(correct) $2670000	52%	14
Totals	**100%**	**27**



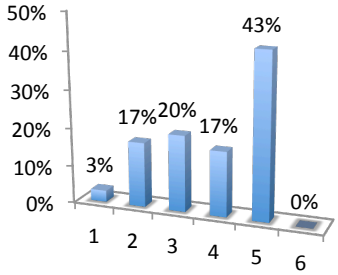
12.) Which one of the four CPA categories has been allocated more than 25% of total revenue collected? (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation	20%	6
Affordable Housing	37%	11
Open Space	37%	11
Recreation	0%	0
(correct) None	7%	2
Totals	**100%**	**30**



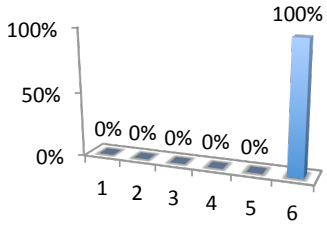
13.) Do you consider yourself primarily an advocate for. . . (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation	3%	1
Housing	17%	5
Open Space	20%	6
Recreation	17%	5
More than one area	43%	13
Not sure or none	0%	0
Totals	**100%**	**30**



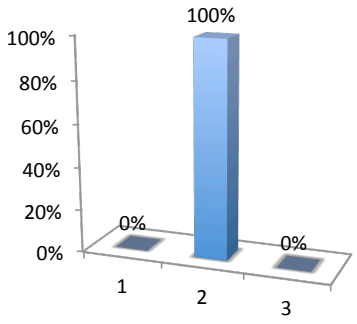
14.) Which of the following can be considered historic resources? (Multiple Choice)

	Responses	
	Percent	Count
Buildings & Structures	0%	0
Landscapes & Archaeological	0%	0
Cemeteries	0%	0
Documents	0%	0
Artifacts and Vessels	0%	0
(correct) All of the Above	100%	30
Totals	**100%**	**30**



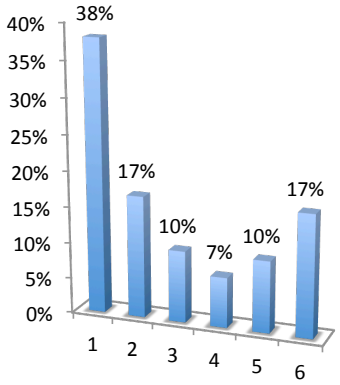
18.) Which of the following types of recreation facilities are NOT eligible for CPA funding? (Multiple Choice)

	Responses	
	Percent	Count
Outdoor Passive: hiking trails, cross country skiing trails, community gardens, picnic areas, kiosks/trailheads	0%	0
(correct) Indoor Facilities: Stadium or gymnasium	100%	28
Outdoor Active: athletic fields w/ natural turf, playgrounds, tennis courts, basketball courts, bike and walking trails	0%	0
Totals	**100%**	**28**



19.) What was your primary purpose in coming here this evening? (Multiple Choice)

	Responses	
	Percent	Count
Offer my opinion about priorities for using CPA funds	38%	11
Learn about CPA	17%	5
I have a project in mind	10%	3
See how my tax dollars are being spent	7%	2
My friend/spouse/neighbor made me come!	10%	3
Other	17%	5
Totals	**100%**	**29**



Small Discussion Group Results: "CPA Tetris" Exercise

Prepared by JM Goldson 4/9/14

Housing (Pink)

#	Project	Rough Estimated Cost (5 years)	1	2	3	4	5	6	7	Totals
H-10	Purchase existing market rate homes as affordable rental units, owned by the Eastham Affordable Housing Trust (continue existing initiative). (Budget assumption based on purchasing 3 units at roughly $250K/unit.) Note: current request of $400,000 is included in this figure.	$750,000	x		x	x	x	x	x	6
H-5	Affordable housing consultant for Eastham Affordable Housing Trust (assumes $25,000/year based on prior contract and includes the current request)	$125,000		x		x	x		x	4
H-3	Development of Children's Place for mix of market and affordable housing and possibly recreation facilities (assumes project with similar CPA costs to Lake Terrace Apartments in Chatham; does not include recreation cost).	$375,000		x			x		x	3
H-7	First-time home buyers program- assumes 5 units @ $100,000/unit (budget based on homebuyer program in Yarmouth).	$500,000		x		x			x	3
H-8	Down-payment assistance program for first-time homebuyers - assumes 5 grants per year @ 5,000/grant.	$125,000		x			x		x	3
H-11	Preservation repairs to existing affordable rental units (actual estimate based on Community Development Partners current request of $234,000).	$225,000		x	x			x		3
H-2	Feasibility Study to assess potential impacts of development on rear of 21+ acre Children's Place property on Ballwic Road.	$25,000	x				x			2
H-4	Acquire +/- 0.58-acre rear portion of property adjacent to Town Hall (Eastham Windmill Boardwalk LLC, owner) to develop affordable housing. (Budget assumption based on current assessed value of the vacant only). Note: budget does not include cost of development.	$50,000	x						x	2
H-6	Housing rehabilitation program to assist low/moderate income homeowners with housing costs (e.g., electrical, heating and plumbing work; structural repairs; roof and siding repairs; insulation and window replacement; lead paint and asbestos removal; and handicap accessibility improvements). CPA funding is secured by a lien for 15 years. (Budget assumption: 5 properties per year @ $25,000/property).	$625,000			x			x		2

#	Project	Rough Estimated Cost (5 years)	1	2	3	4	5	6	7	Totals
H-9	Rental subsidy program (continue existing program) for low-income renters. (Budget assumption based roughly on existing Eastham program budget to help 10-12 households annually)	$400,000					x		x	2
H-1	Preservation repairs to Housing Authority facilities (assumes $20,000/year)	$100,000		x						1
+	Create affordable senior housing.	$1,000,000	x							1
+	Study feasibility of creating elderly hosing units and predevelopment work	$100,000					x			1
	Total Estimated 5-Year Cost (Bold Items)	$2,100,000								

Note: Any of the housing projects/programs undertaken with CPA funds can be undertaken by allocating the housing funds to a Municipal Affordable Housing Trust - this is a mechanism that many CPA communities use to focus on housing implementation with CPA funds.

Historic Preservation (Blue)

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
HP-4	Library climate control to protect historic archives (actual estimate $40,000).	$50,000	x		x	x	x	x	x	6
HP-5	Historic records preservation at Library and Town Clerk (assumes $5,000/year).	$25,000	x		x	x	x	x	x	6
HP-6	Library restoration project (actual estimate $75,000).	$75,000	x		x	x	x	x	x	6
HP-1	Two additional historic resources inventories @ $25,000/survey (assumes 1:1 match from Massachusetts Historical Commission for total cost of $50,000/survey)	$50,000	x		x		x		x	4
+	Digitize historic records	$100,000	x	x			x		x	4
HP-2	Private historic home preservation forgivable loan program for low-income senior homeowners - assumes 10 properties @ $15,000 each (model after Cambridge program)	$300,000			x		x			2

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
	Total Estimated 5-Year Cost (Bold Items)	$300,000.00								

Note: Bonding scenarios assume 2.75% interest rate.

Open Space (Green)

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
OS-1	Remediation of Minister/Schoolhouse Pond, which was ranked in high need of remediation.	$150,000	x	x	x	x	x	x	x	7
OS-4	Acquire +/- six-acre Dyer Prince Road property per Town's Chapter 61B Right of First Refusal. (Assumes purchase price of roughly $1.46M based on bonafide offer, borrowed and repaid over 5 years, at 0.5% interest.)	$1,500,000			x		x	x	x	4
+	Add $ to OS-1 - pond remediation (note: Group 3 added $25,000 not $50,000)	$50,000	x	x	x	x				4
OS-3	Remediate invasive species primarily on town-owned property including conservation areas. Assumes annual budget of $25,000 (budget assumption based on average of 14 example projects using CPA funds)	$125,000	x	x			x			3
OS-8	Study to evaluate if Zone 2 boundaries for Aquifer Protection District is adequate to protect quality of drinking water or district should be expanded.	$10,000	x		x	x				3
OS-7	Acquire +/- 26.2 acre parcel on Higgins Road. (Assumes purchase price of roughly 4M based on assessed market rate value, bonded over 20 years, at 3.5% interest.)	$1,600,000		x	x					2
+	Water (?); Support town water projects. (Table 3 budgeted $25,000)	$200,000			x			x		2
OS-2	Annual appropriation to a Town Conservation Fund for general land acquisition to protect properties for wildlife habitat, water quality protection, and to maintain rural character. Funds appropriated to a Conservation Fund are under the control of the Conservation Commission and need no further appropriations by Town Meeting. (Budget assumption: Annual set aside of 10% required for Open Space, roughly $75,000-$80,000/year.)	$400,000				x				1
OS-6	Acquire +/- 8 acre parcel on Higgins Rd. (Assumes purchase price of roughly $1.8M based on assessed market rate value, bonded over 20 years, at 3.5% interest)	$750,000					x			1
+	Acquire 21-acre gravel pit in District G for well protection	$1,500,000		x						1

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
+	Landfill well monitoring	$200,000					x			1
+	Invasive species control	$25,000					x			1
OS -5	Acquire +/- 9.2 acre parcel on Higgins Rd. (Assumes purchase price of roughly $1.9M based on assessed market rate value, bonded over 20 years, at 3.5% interest)	$800,000								0
+	Wellhead protection in North Eastham	$400,000								0
	Total Estimated 5-Year Cost (Bold Items)	$1,835,000								

Recreation (Yellow)

#	Project	Rough Estimated Cost (5 Years)	1	2	3	4	5	6	7	Totals
+	Rehabilitate Red Maple Swamp trail at the National Seashore (Fort Hill) (Note: Table 3 & 4 supported this idea at $200,000)	$100,000	x	x	x	x	x	x	x	7
R-16	Rehabilitate tennis courts at Nauset Regional High School (actual estimate roughly $366,000).	$375,000	x		x	x		x	x	5
R-17	Consultant to prepare Recreation Plan (actual estimate roughly $35,000.)	$25,000	x		x	x		x	x	5
R-1	Develop a new Town park at the +/- 10-acre Purcell Property, which could include a community garden (with possible growing of turnips), fitness track, basketball court, bocci court, and facilities for outdoor events (budget assumption based on $20,000 for development of community garden based on multiple CPA projects, basket ball courts at $20,000 based on Mashpee CPA project, $5,000 for bocce court in Harwich, $70,000 track based on Mashpee project)	$150,000	x				x	x	x	4
R-10	Rehabilitation of Field of Dreams. (Budget assumption based on CPA project in Georgetown for project that included handicap accessibility improvements and new playground equipment.)	$150,000	x		x			x	x	4
R-14	Construct a walking trail/path from Coast Guard Beach to Nauset Beach, which is approximately 1 mile. (Budget assumption based on a CPA project in Nantucket, but length & material of trail unknown).	$50,000	x				x	x	x	4
R-8	Create a dog park (budget assumption based on Randolph Dog Park)	$75,000	x				x		x	3

#	Project	Rough Estimated Cost (5 Years)	1	2	3	4	5	6	7	Totals
R-11	Rehabilitation of Wiley Park recreation facilities including playground and swimming area. (Budget assumption based on CPA project in Georgetown for project that included handicap accessibility improvements and new playground equipment.)	$150,000	x		x	x				3
R-6	Acquire +/- 0.58-acre rear portion of property adjacent to Town Hall (Eastham Windmill Boardwalk LLC, owner) to expand outdoor recreation facilities at the Field of Dreams. (Budget assumption based on current assessed value of the vacant only). Note: budget does not include cost of recreational facility development.	$50,000	x						x	2
R-7	Acquire +/- 11-acre T-Time property on Rt. 6 for development of active outdoor recreation. (Budget assumption based on current assessed value of approx. $1.3M, bonded over 20 years, with 3.5% interest). Note: budget does not include cost of recreational facility development.	$550,000	x			x				2
R-13	Dredging of Rock Harbor. (Budget assumes total cost of $1.7M with 50% coverage by Eastham and remainder by Orleans)	$850,000	x					x		2
R-15	Development of Children's Place for outdoor recreation facilities (assumes project with similar CPA costs Purcell Property, estimated above).	$150,000		x			x			2
+	Create a new ball field for minor league (Table 6: Cape Cod Baseball Field on Purcell Property or other)	$200,000	x					x		2
+	Create a community garden	$100,000		x					x	2
R-2	Create a community (non-school) playground <u>near Town Hall/Field of Dreams</u> (budget assumption based on new playground facility in Acton)	$75,000							x	1
R-3	Create a community (non-school) playground <u>near the Library</u> (budget assumption based on new playground facility in Acton)	$75,000							x	1
R-4	Create a community (non-school) playground <u>near a town beach</u> (budget assumption based on new playground facility in Acton)	$75,000							x	1
R-5	Create a community (non-school) playground <u>near a bike path</u> (budget assumption based on new playground facility in Acton)	$75,000							x	1
R-9	Acquire +/- 2.9-acre former church property on Massasoit Rd to create outdoor recreation facilities (budget assumption based on current assessed value of property rounded up from $960,900 to $1M, bonded over 20 years, with 3.5% interest). Note: budget does not include cost of recreational facility development.	$450,000				x				1
+	Additional $ for R-15 create park on property behind Children's Place	$150,000		x						1

#	Project	Rough Estimated Cost (5 Years)	1	2	3	4	5	6	7	Totals
+	Develop recreational purchases	$150,000				x				1
+	Rehabilitate elementary school field	$50,000					x			1
+	Create a walking trail and bike land on herring brook road	$250,000					x			1
R-12	Construct an outdoor ice rink, which can multipurpose with other uses in warmer seasons such as basket ball or tennis courts. (Budget assumption based on CPA project in Hubbardston.)	$75,000								0
	Total Estimated 5-Year Cost (Bold Items)	$1,075,000								

Total Estimated 5-Year Cost All Projects (Bold Items)	$5,310,000

Responses to Question "Why did your table ultimately prioritize these projects? Explain your rationale here and let us know what your toughest choices were.

Table 1:
1. We felt there is a strong need for Senior Housing
2. Other important needs are affordable rental housing, dredging of Rock Harbor, and $600,000 for pirate home preservation loan for seniors.
3. Red Maple Swamp needs work.
4. We felt this was an interesting and exciting activity. We came to consensus easily!

Table 2:
1. We all agreed on the benefits and need for these programs.
2. Tennis courts on school property?

Table 3:
1. Good balance/mixture and foci on important issues in town.
2. Some choices cover more than one category.
3. Toughest choice - price tags - had to change some.

Table 4:
No response.

Table 5:
1. Need for senior affordable housing - predevelopment work and feasibility work for housing at children's place.
2. Need for conservation services.
3. Need to supply forest time home buyer assistance.

Table 6:
1. We are very balanced.
2. There were strong opinions but because we are community based we found consensus.
3. We added additional funding for projects we heard about from other groups.

Table 7:
1. We felt they were the most important for Eastham.
2. Toughest choice - Dyer Prince vs. Higgins Property.
3. Wanted balance between four CPA areas.

Appendix B

ANALYSIS OF TARGET ALLOCATIONS

Analysis of Estimated Target Allocations FY2016-FY2019

		Community Housing		Historic Preservation		Open Space/ Passive Recreation		Active Recreation		Admin Budget	Undesignated /Flexible		Total
10% Reserves and Undesignated	Actual Balances (May 2014 author calculations)	$73,961	10%	$82,761	10%	$37,925	10%	$37,925	10%		$1,741,805		$1,974,377
	Estimated Revenue (FY16-19)	$318,706	10%	$318,706	10%	$318,706	10%	$318,706	10%	$159,353	$1,752,881		$3,187,058
	Total Reserves/ Undesignated	$392,667		$401,467		$356,631		$356,631			$3,494,686		$5,161,435
Target Allocations	Actual Undesignated Balance	$522,542	30%	$0	0	$870,903	50%	$348,361	20%		$0	0%	$1,741,805
	Estimated Undesignated Revenue (FY16-19)	$525,864	30%	$0	0	$876,441	50%	$350,576	20%		$0	0%	$1,752,881
	Total Targets for Undesignated Funds	$1,048,406	30%	$0	0	$1,747,343	50%	$698,937	20%		$0	0%	$3,494,686
Reserve + Target Total		$1,441,073	29%	$401,467	8%	$2,103,974	*42%*	$1,055,568	21%	$0	$0	0%	$5,002,082
Debt Obligations (Aschettino Property + Dyer Prince @$350K/ year)						*$1,707,250*							*$1,707,250*
Estimated Available for New Appropriations (FY16-19)		**$1,441,073**		**$401,467**		**$396,724**		**$1,055,568**		**$0**	**$0**		**$3,294,832**
Past Project Appropriations (FY05-FY15)		$2,232,182		$1,042,334		$1,703,045		$461,240		$80,988			$5,519,789
Total Past Appropriations + Reserves + Target Allocation		$3,673,255	35%	$1,443,801	14%	$3,807,019	36%	$1,516,808	14%	$80,988			$10,521,871

JM GOLDSON

community preservation + planning

Boston, MA

www.jmgoldson.com

Jennifer M. Goldson, AICP, Owner

jennifer@jmgoldson.com

617-872-0958

ECR Enterprises

Sudbury, MA

Elizabeth C. Rust, Owner

liz@therusts.net

508-308-7017