

Town of Becket, Massachusetts  
COMMUNITY PRESERVATION COMMITTEE

## Permitted Uses of Community Preservation Funds

- ❑ **Acquisition, creation and preservation of open space.** Open space includes land protecting scenic vistas, forested land, land protecting wells, aquifers and recharge areas, and land for active or passive recreation use including playgrounds, trails, parks, and community gardens. Community preservation funds may be used to protect open space by outright purchase, or by extinguishing or limiting development rights through the purchase of permanent conservation or agricultural preservation easements or restrictions.
  
- ❑ **Acquisition, preservation, rehabilitation and restoration of “historic resources.”** “Historic resources” are defined as a building, structure, vessel or real property that is listed or eligible for listing on the state register of historic places or has been determined by the Historical Commission to be significant in the history, archeology, architecture or culture of Becket. Community Preservation funds may be used for the preservation, restoration and rehabilitation of historic resources (including Town-owned historic resources), but not for routine maintenance. Investment in historic resources must be protected by a permanent historic preservation restriction and must provide public benefit. Funds can be used to repair churches and cemeteries that are “historic resources.” Also available are the restoration of public archives and the placement of historic markers.
  
- ❑ **Creation, preservation and support of “community housing”** defined as low income (less than 80% of the area-wide median) and moderate income (less than 100% of the area-wide median) housing for individuals and families, including low or moderate income senior housing. 2009 annual income limits for seniors (60 and older) are \$41,450 for one and \$47,350 for two. For non seniors the limits are \$43,450 for one, \$49,700 for two people and \$62,100 for a family of four. Proposals can be designated for current Becket seniors. Community Preservation funds may be used for low interest loan programs to income-eligible first-time home buyers, for financial assistance to income-eligible home-owners, for gap funding for non-profit community development corporations or for-profit developers, to match state or federal low-income housing grants, or for other “support” of community housing. The Town’s investment in community housing not owned by the Town must be protected by a long-term affordability restriction.

Please keep in mind that there are legal limitations on the use of CPA funds. Extensive information from the statewide Community Preservation Coalition is at their website: [www.communitypreservation.org](http://www.communitypreservation.org). This includes projects in other towns and sample deed restrictions. If you are in doubt about your project’s eligibility, you are encouraged to talk with members of the Becket CPC and submit an application so that the CPC can determine eligibility.