



SUPPORT THE COMMUNITY PRESERVATION ACT

CREATE AFFORDABLE HOMES · BUILD PARKS · PRESERVE HISTORIC PLACES

Guiding Principles for Implementing Community Preservation Act in Boston

As the birthplace of the country's first public park, public school, and subway, Boston has a history of innovation, and investing in the residents of the City. Today, Boston residents continue this rich tradition of working to improve their communities - they invest in their children's education, improve public spaces, build community gardens, support local businesses, and much more.

At the same time, coming on the heels of the foreclosure crisis, Boston residents now face rapidly rising housing costs, stagnant wages, and reduced federal and state investments towards public goods, causing many residents, particularly low-income families and people of color, to be concerned about whether they will be able to stay in their communities. The City of Boston needs solutions that address the displacement crisis and that invests in the residents of Boston, particularly those who are most vulnerable. The *Yes for a Better Boston* coalition understands these concerns and this statement articulates how we think CPA can positively address the concerns.

Should Boston voters adopt the Community Preservation Act on November 8, 2016, the *Yes for a Better Boston* coalition will advocate that the implementation of CPA be transparent, equitable and accountable to all Boston residents. Our shared vision advances these principles:

1. CPA will help individuals and families remain in the City and enjoy a high quality of life while reducing gentrification and displacement.
2. CPA will create and preserve rental and homeownership opportunities that are affordable to current Boston residents who are struggling to afford Boston, including seniors, working families, low-income families, and veterans, and those paying more than 30 percent or more of their income for rent.
3. CPA will preserve Boston's distinctive neighborhoods essential to the richness of Boston's walkability, desirability, and health as a community. CPA will support the transformation of underutilized historic buildings to a wide variety of new uses and activities from new housing to performance spaces.
4. CPA projects will create good jobs that offer economic stability for Boston residents, locally-owned businesses and people of color.
5. CPA will foster healthy neighborhoods, reduce racial and economic health disparities and improve quality of life by expanding access to new and improved parks, greenways, gardens and beaches, and by providing young people with access to quality sports fields and courts.

6. CPA implementation will be equitable throughout all of the City's neighborhoods.

To help achieve these goals and honor these core values, we offer the following recommendations to ensure that implementation of CPA is equitable, transparent and accountable to Boston residents and taxpayers. These recommendations align with Mayor Walsh's Economic Inclusion and Equity Agenda:

1. Appoint Boston residents to the four open seats on the Community Preservation Committee (CPC) that reflect the City's cultural, racial, geographic, and economic diversity. We urge the City Council and Mayor to work with community leaders and the Yes for a Better Boston coalition to identify and recruit community members to serve these roles.
2. Create a CPA Program Director staff position for the city of Boston responsible for ensuring community input on all aspects of the CPA program, monitoring CPA project implementation, ensuring compliance with all relevant wage and employment laws, responding to questions and concerns that emerge, and reporting to the public, the City Council and the Mayor on the collection and expenditure of CPA funds.
3. Create transparent systems for the Community Preservation Committee and CPA Program Director that enable full accountability. These efforts may include, but not be limited to: identify, collect and report multiple data points to create clear measures of success; create public feedback loops to engage members of the community who may not be able to attend or participate in meetings; and designate a portion of the Boston.gov website to share relevant information about program implementation, such as project locations, percentage of funds allocated to each use, and clear direction for participating in this process, among others. Materials and reports should be accessible to all residents including translation.
4. Prioritize all community voices, including those from communities of color, to ensure they are heard and respected when the Community Preservation Committee and City Council make decisions about the allocation of CPA funds.
5. Create racial and equity goals that drive the vetting and decision making process.
6. Collect and report robust data on CPA investments, including the location of those investments, the percentage allocated to different uses, and the income levels of those served in CPA-funded housing.
7. Create an easy-to-navigate system for all interested parties to submit proposals for projects and a vetting process that is transparent and respectful of neighborhood residents.