

Mapping Affordable Housing Trust Funds and Community Preservation Communities

MHP's 2025 Affordable Housing Trust and CPA Conference

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Massachusetts Housing Partnership
Center for Housing Data



Roadmap

- About the Center for Housing Data
- Available Community Data
- Data Insights
- Map Demonstration
- Questions



About the Center for Housing Data

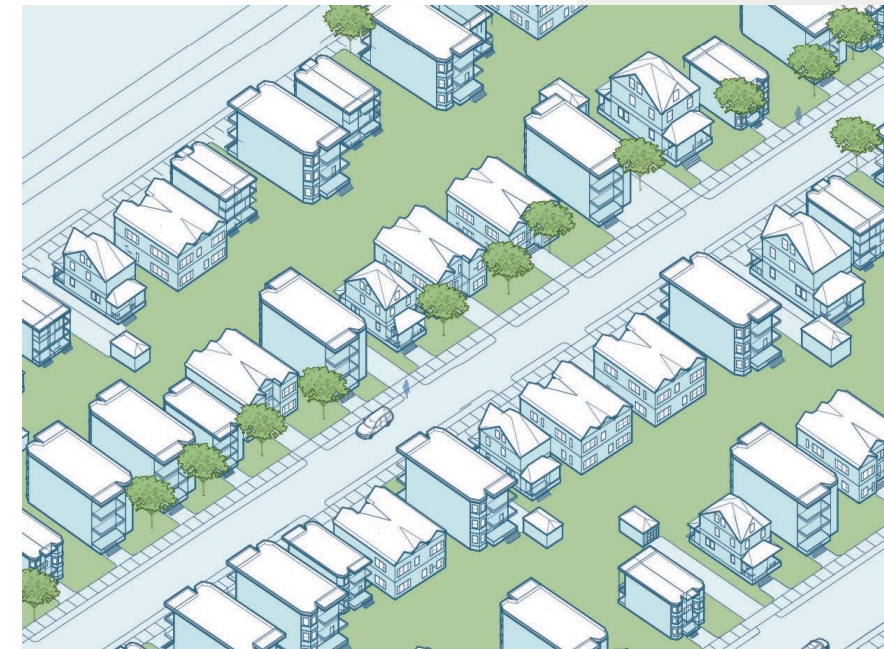


About the Center for Housing Data

The Center for Housing Data conducts research and provides resources to improve policy at all levels of government and ensure we meet the housing needs of Massachusetts residents



Conduct research and create tools – such as DataTown and Residency – that lead to better conversations around housing and ultimately to better housing outcomes for Massachusetts residents.



Advise policymakers and officials on programmatic and legislative decisions, such as the Housing Choice Initiative and the MBTA Communities Law.

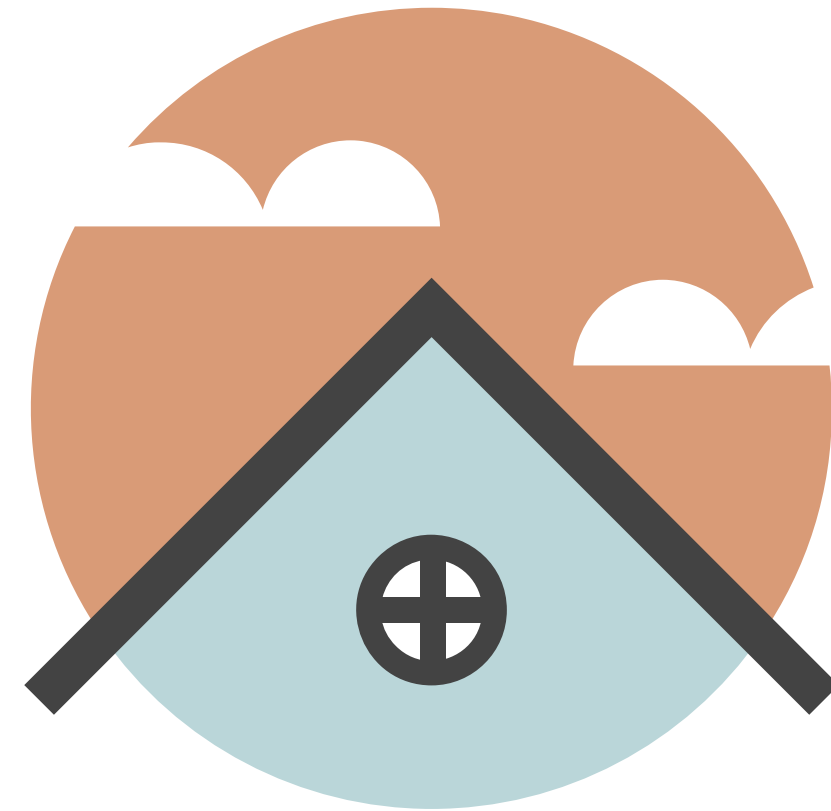


Work with our community assistance teammates to learn from local experience and use this to drive better research in the future.

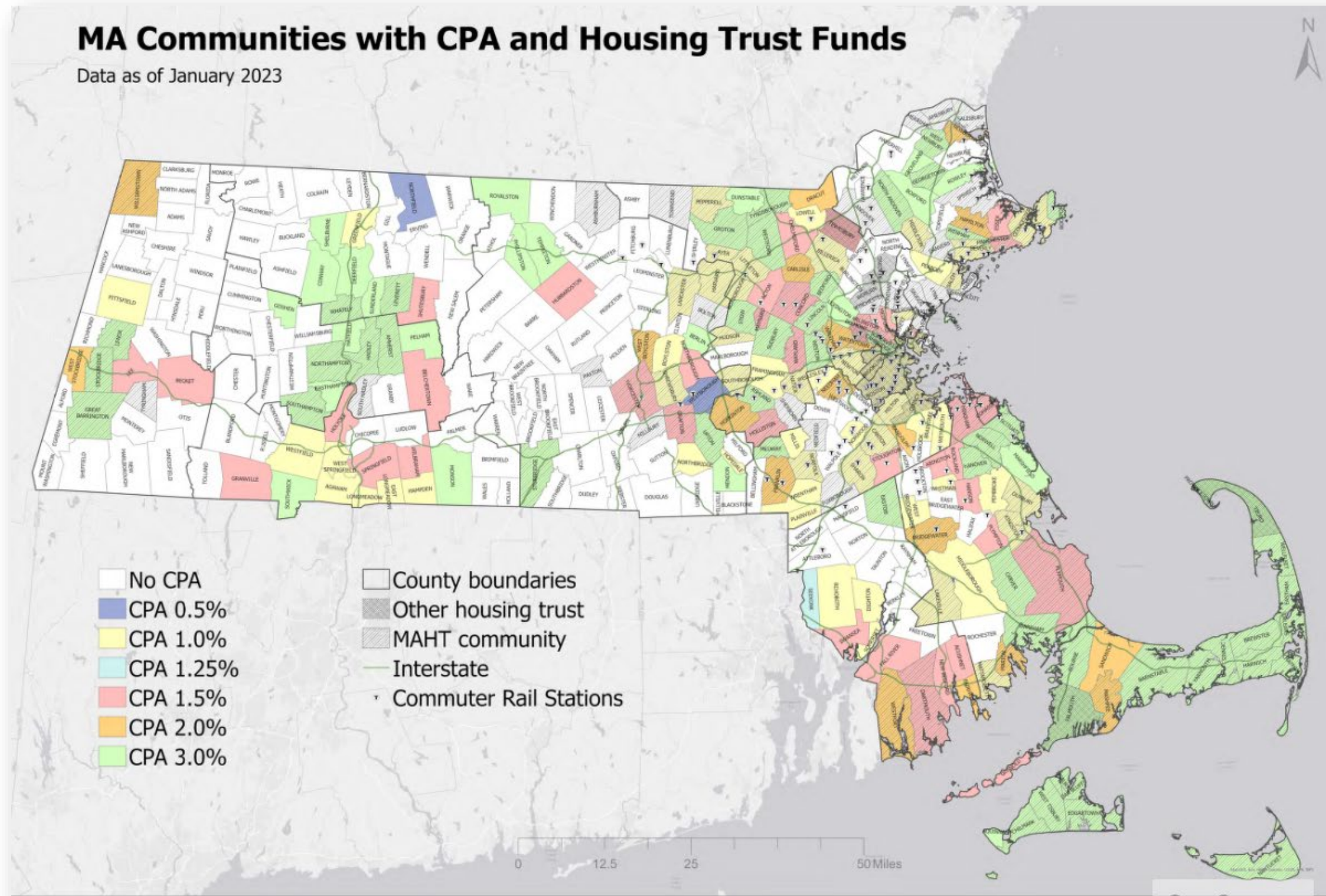


Promote greater data literacy and empower more people to access and use data when discussing housing and other policy topics in presentations and trainings.

Available Community Data

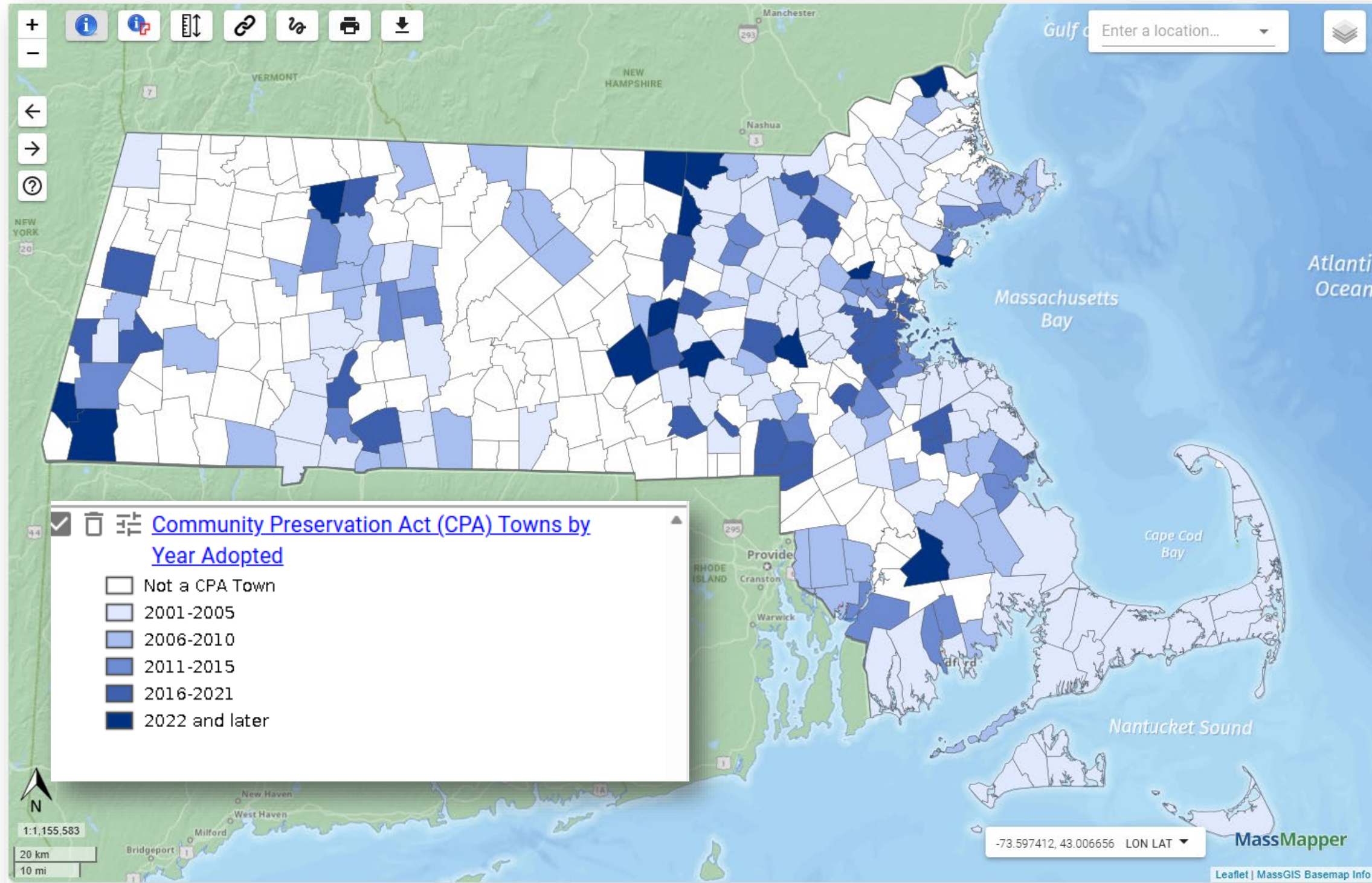


Available Community Data – Affordable Housing Trusts



Trust organization is tracked by MHP

Available Community Data – Community Preservation Communities



Reporting of detailed CPA data is improving with stronger requirements

Available Community Data – Community Preservation Communities

The screenshot shows the homepage of the Community Preservation Coalition's CPA Databank. The header includes the organization's logo and name, a search bar, and a navigation menu with links for About, News, Databank, Technical Assistance, and Adopting CPA. A badge in the top right corner indicates '201 CPA Communities' with a 'Learn More >' link. The main content area is titled 'CPA Databank' and includes a welcome message, a disclaimer about mobile viewing, and several categorized lists of data reports. A map of Massachusetts titled 'Community Preservation Act Adoption' is also visible, showing the locations of CPA communities across the state.

Community Preservation Coalition
Preserving our past. Building our future.

Search

201 CPA Communities
Learn More >

Home » CPA Databank

CPA Databank

Welcome to the CPA Databank!

This page contains reports on various aspects of the statewide CPA program, including data on individual CPA communities, CPA election history, CPA project information, and more.

Please Note: Many of these reports have an extensive amount of data to display, so they can be difficult to view using a mobile device. We recommend using a desktop computer for the best viewing experience.

Information on Individual CPA Communities

- Alphabetical List of CPA Communities
- Detailed Information on each community's CPA program, including the local Community Preservation Committee bylaw/ordinance, adoption data, and revenue history

CPA Adoption Data & Election History

- CPA Communities by Date of Adoption
- CPA Communities by Path of Adoption
- CPA Communities by Surcharge Level
- CPA Communities by Exemptions
- History of Attempts to Decrease CPA Surcharge
- History of Attempts to Increase CPA Surcharge
- History of Attempts to Modify CPA Exemptions
- History of Attempts to Revoke CPA
- History of Failed Attempts to Adopt CPA

CPA Project Data

- Statewide CPA Projects Database
- Total Number of CPA Projects & Appropriations by Category
- List of Bonded CPA Projects
- CPA Housing Units Created and Supported
- CPA Land Purchased for Open Space Conservation

CPA Revenue & Expenditure Data

- Total CPA Revenue Since Adoption by Municipality
- Average Annual CPA Surcharge Cost by Municipality
- CPA Revenue by Municipality For Each Fiscal Year Since 2008
- CPA Expenditures by Municipality Since 2008
- CPA Category Reserve Account Balances by Municipality
- CPA Debt Service Payments by Municipality Since 2008
- Interest Earned on CPA Fund Balance by Municipality Since 2014
- Full Revenue & Expenditure Data by Municipality (CP-2 Data Collected by DOR)

CPA Trust Fund Data

- Statewide CPA Trust Fund Distribution History
- Monthly Statewide CPA Trust Fund Collections
- Decile Rankings Used for CPA Trust Fund Distribution

Community Preservation Act Adoption

CPA Adoption

- CPA Communities
- Non-CPA Communities

Community Preservation Coalition
Preserving our past. Building our future.

Reporting of detailed CPA data is improving with stronger requirements

Available Community Data – Community Preservation Communities



Data Analytics and Resources Bureau
 Community Preservation Fund
 CP-2 (Fiscal Year Ended June 30) - Due October 31
 Data current as of 12/02/2025

Select Municipalities: 200 selected Select Fiscal Year(s): 2025 [Submit](#) [Export Table](#) [E-Mail The Databank](#)

Page 1 of 4 >>>

DOR Code	Municipality	Fiscal Year	Surcharge Percent	Bonds and OFS	Collections from CP Surcharge	Distributions from State trust fund	Earnings on investments	Gifts Grants Donations	Other	Total New Revenue OFS	Open Space Expenditure	Historic Resources Expenditure	Community Housing Expenditure	Other (Community Recreation) Expenditure	Expenditure Sub Total	Open Space Expenditure for Debt Service	Historic Resources Expenditure Debt Service	Community Housing Expenditure Debt Service	Other (Community Recreation) Expenditure Debt Service	Admin Expenses Expenditure Debt Service	Other Expenditure Debt Service	Expenditure Debt Service Total
001	Abington	2025	1.50	0.00	521,824.71	149,688.00	2,376.84	0.00	-537.52	673,352.03	470,954.74	140,595.00	150,000.00	0.00	761,549.74	0.00	0.00	0.00	0.00	5,140.78	0.00	0.00
002	Acton	2025	1.50	0.00	1,466,379.33	261,496.00	209,639.57	0.00	134,596.34	2,072,111.24	2,185,770.63	359,866.05	700,836.18	338,160.85	3,584,633.71	123,500.00	0.00	0.00	0.00	100,986.52	0.00	123,500.00
003	Acushnet	2025	1.50	0.00	240,252.45	40,590.00	52,099.92	0.00	597.04	333,539.41	24,739.27	20,199.66	0.00	0.00	44,938.93	0.00	0.00	0.00	0.00	875.00	0.00	0.00
005	Agawam	2025	1.00	0.00	637,240.38	113,027.00	145,207.82	0.00	1,026.70	896,501.90	0.00	269,601.16	0.00	393,072.29	662,673.45	0.00	0.00	0.00	0.00	27,159.56	0.00	0.00
007	Amesbury	2025	1.00	0.00	473,589.00	0.00	8,311.00	0.00	0.00	481,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
008	Amherst	2025	3.00	0.00	1,600,411.97	367,618.00	267,207.77	0.00	0.00	2,235,237.74	0.00	424,136.00	450,000.00	981,000.00	1,855,136.00	0.00	0.00	230,800.00	37,450.00	0.00	0.00	268,250.00
009	Andover	2025																				
010	Arlington	2025	1.50	0.00	2,190,569.86	363,716.00	170,081.44	0.00	0.00	2,724,367.30	693,270.52	501,783.51	539,602.77	0.00	1,734,656.80	0.00	0.00	0.00	0.00	63,203.85	0.00	0.00
014	Ashland	2025	3.00	0.00	1,427,754.78	314,669.00	200,815.98	0.00	0.00	1,943,239.76	0.00	0.00	0.00	58,750.00	58,750.00	47,451.50	48,400.00	0.00	542,809.50	4,350.00	0.00	638,661.00
019	Ayer	2025	3.00	0.00	770,254.93	228,686.00	0.00	0.00	0.00	998,940.93	0.00	1,107.20	150,000.00	0.00	151,107.20	0.00	0.00	0.00	0.00	3,346.52	0.00	0.00
020	Barnstable	2025	3.00	21,175.00	4,584,110.34	802,444.00	677,675.84	488,700.00	186,000.00	6,760,105.18	251,900.00	128,364.72	0.00	516,424.55	896,689.27	293,450.00	70,350.00	0.00	97,836.36	0.00	0.00	363,800.00
022	Becket	2025	1.50	0.00	65,885.18	12,447.00	0.00	0.00	7,629.90	85,962.08	0.00	5,000.00	0.00	12,000.00	17,000.00	0.00	0.00	0.00	0.00	996.00	0.00	0.00
023	Bedford	2025	3.00	0.00	2,280,622.11	428,773.00	28,981.53	0.00	5,852.66	2,744,229.30	4,800.00	1,236,195.94	59,479.67	409,082.06	1,709,557.67	321,575.00	88,825.00	161,040.00	299,500.00	5,719.67	0.00	870,940.00
024	Belchertown	2025	1.50	0.00	379,458.38	64,477.00	0.00	0.00	84,318.74	528,254.12	136,072.50	103,700.00	0.00	17,890.00	257,662.50	65,839.75	0.00	0.00	0.00	2,154.46	9,540.00	65,839.75
026	Belmont	2025	1.50	0.00	1,792,416.57	295,585.00	302,714.78	0.00	2,388,420.61	4,779,136.96	479,927.00	364,151.33	275,000.00	0.00	1,119,078.33	0.00	0.00	0.00	0.00	35,243.33	2,030,855.87	0.00
028	Berlin	2025	3.00	0.00	376,809.60	159,662.00	91,165.69	0.00	45,609.74	673,247.03	0.00	12,269.89	0.00	0.00	12,269.89	0.00	0.00	0.00	0.00	10,273.64	0.00	0.00
030	Beverly	2025	1.00	0.00	1,092,801.31	188,381.00	1,598.45	0.00	498.35	1,283,279.11	0.00	211,505.00	197,718.00	0.00	409,223.00	49,500.00	0.00	0.00	0.00	35,309.50	1,787,693.10	49,500.00
031	Billerica	2025	1.00	0.00	1,304,444.00	218,983.00	35,911.00	0.00	0.00	1,559,338.00	201,018.00	697,184.00	0.00	0.00	898,202.00	486,200.00	448,800.00	0.00	0.00	32,035.00	0.00	935,000.00
035	Boston	2025	1.00	0.00	28,819,314.76	4,975,318.00	3,257,538.18	0.00	3,454,099.59	40,506,270.53	9,537,013.00	9,530,269.00	19,074,026.00	0.00	38,141,308.00	0.00	0.00	0.00	0.00	948,077.46	0.00	0.00
036	Bourne	2025																				
037	Boxborough	2025	1.00	0.00	256,244.48	43,874.00	6,307.06	0.00	417.31	306,842.85	25,344.25	264,040.50	35,369.75	120,160.00	444,914.50	0.00	0.00	0.00	0.00	1,115.00	0.00	0.00
038	Boxford	2025	3.00	0.00	952,805.00	235,094.00	269,808.00	0.00	1,294.00	1,459,001.00	0.00	12,445.00	5,861.00	297,696.00	316,002.00	0.00	124,723.00	0.00	240,875.00	27,024.00	0.00	365,598.00

Reporting of detailed CPA data is improving with stronger requirements

Available Community Data – Community Housing Characteristics

United States[®]
Census
Bureau

Median household income

Share of renter households

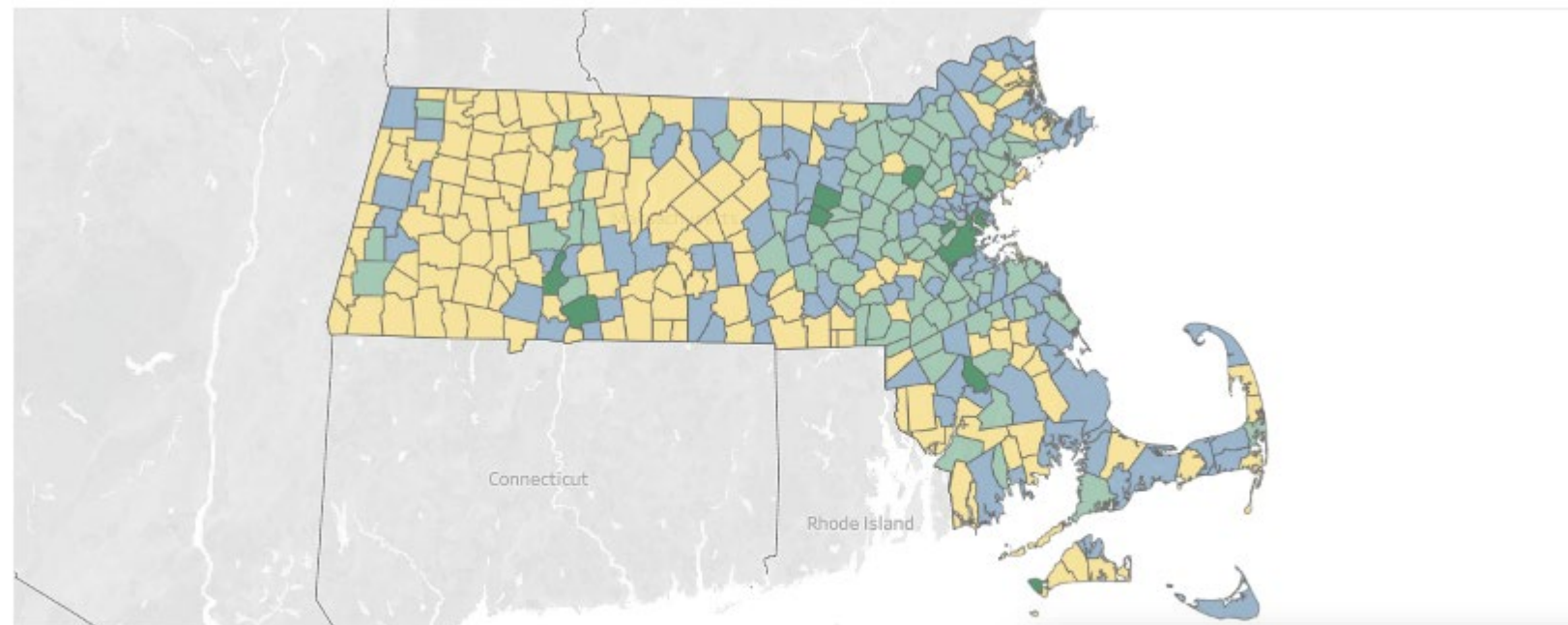
Supplemental data provides more local context



Available Community Data – Subsidized Housing Inventory

Subsidized Housing Inventory (SHI)

The Subsidized Housing Inventory is used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.



© 2025 Mapbox © OpenStreetMap
Subsidized Housing Inventory as a Share of Total Year-Round Housing Units
Less than 5% 5% to 9.99% 10% to 14.99% 15% or above
View on Tableau Public
This map shows the SHI percentage for each city and town. Hover over a city or town for additional information.

Subsidized Housing Inventory: September 30, 2025

5 entries per page Search:

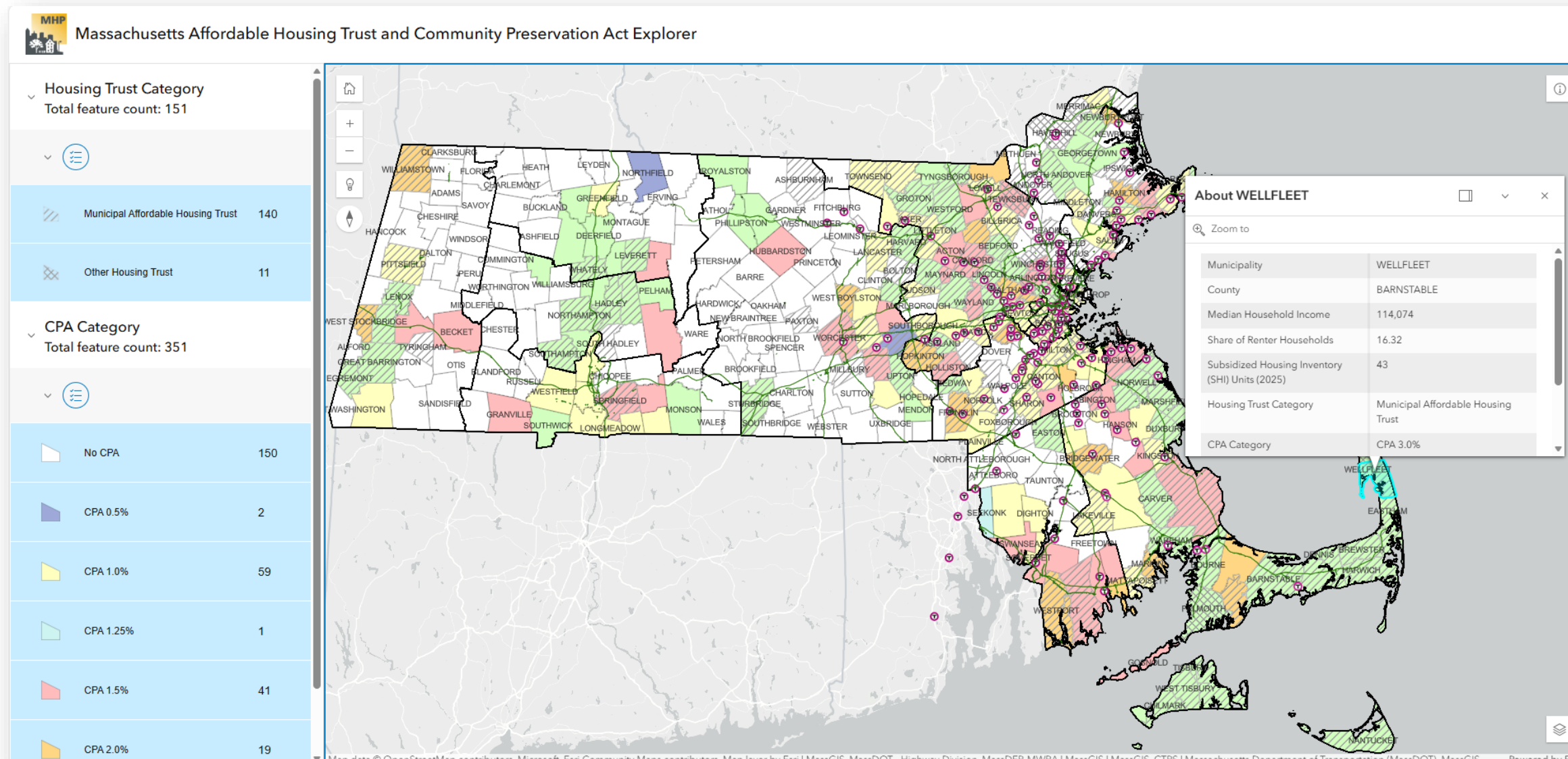
Municipality	MuniID	2020 Units	Total Dev. Units	SHI Units	SHI %
Abington	1	6,799	864	687	10.10%
Acton	2	9,151	1,518	968	10.58%
Acushnet	3	4,275	125	95	2.22%
Adams	4	4,299	324	324	7.54%
Agawam	5	12,313	637	637	5.17%

Showing 1 to 5 of 352 entries << < 1 2 3 4 5 ... 71 > >>

[SHI_Sept2025_Update_0.csv](#)

Benchmarking progress towards housing goals

Available Community Data – Bringing it all Together



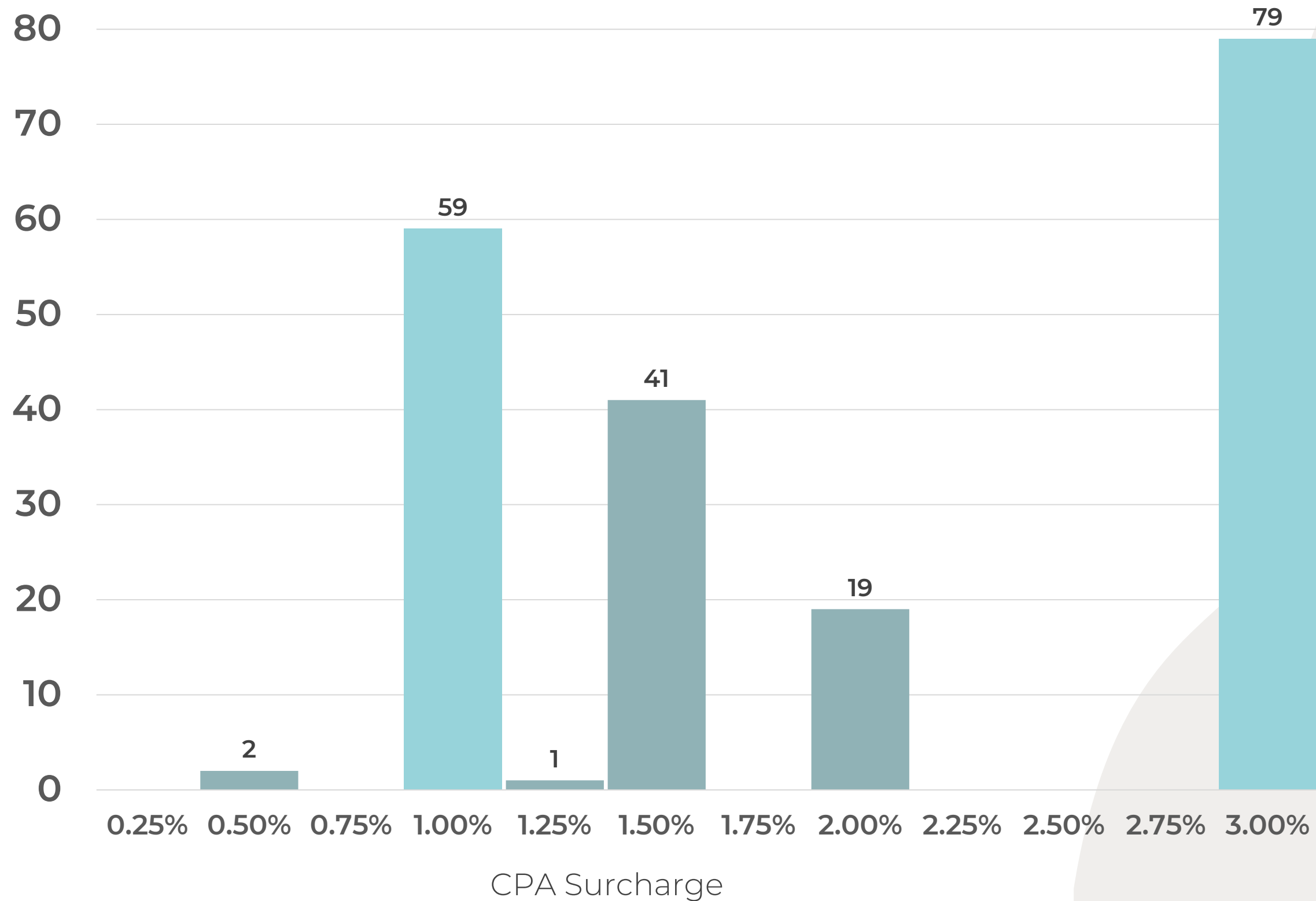
The Massachusetts Affordable Housing Trust and Community Preservation Act Explorer

Data Insights



Data Insights – CPA Communities by Surcharge Level

Number of Communities

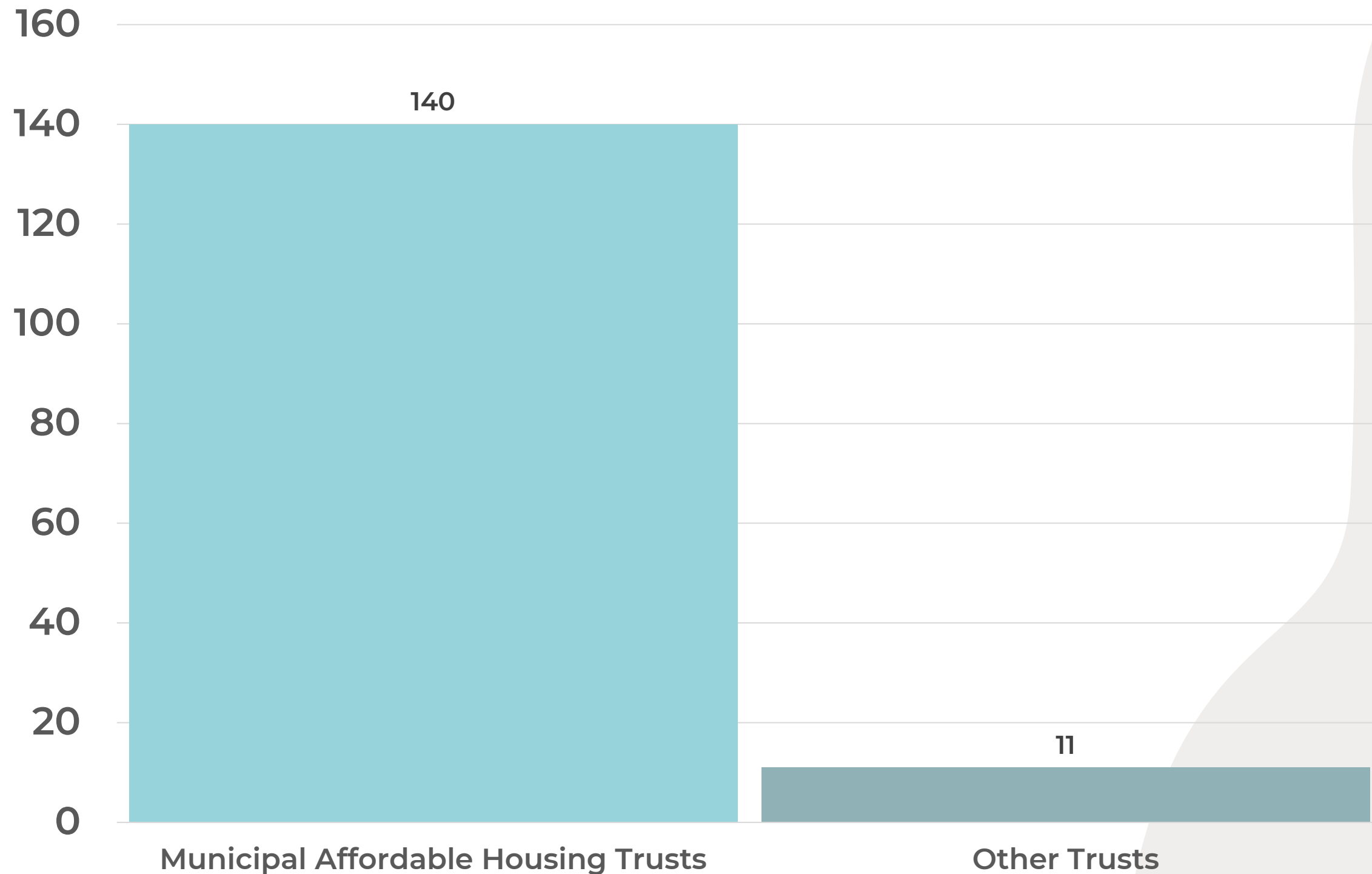


Most of the 201 CPA communities have adopted a 3% or 1% surcharge

150 communities have not adopted the CPA

Data Insights – Housing Trust Communities by Trust Structure

Number of Communities

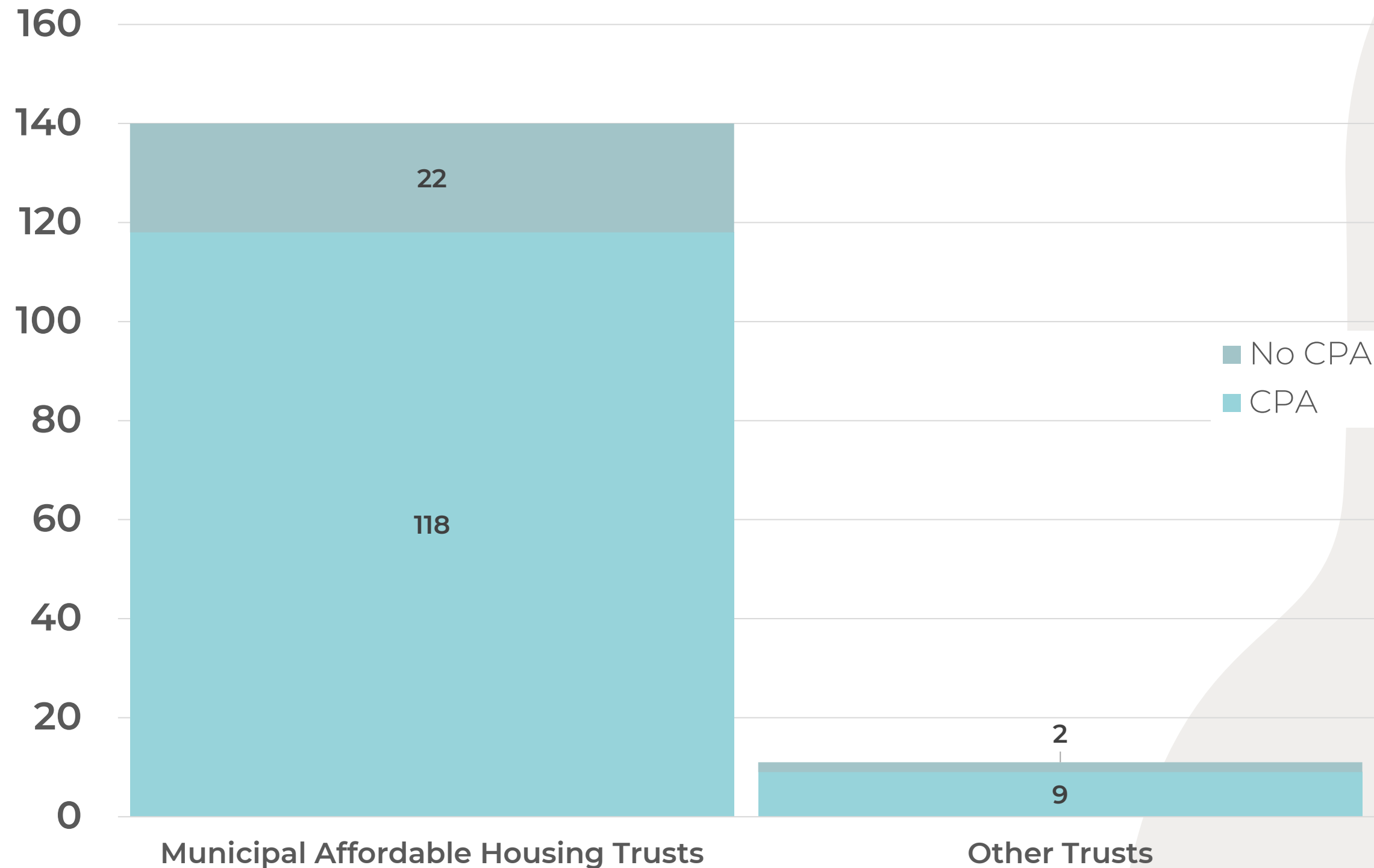


The vast majority of the 151 local housing trust funds are Municipal Affordable Housing Trusts

200 communities do not have an affordable housing trust fund

Data Insights – Housing Trust Communities by Trust Structure and CPA Status

Number of Communities



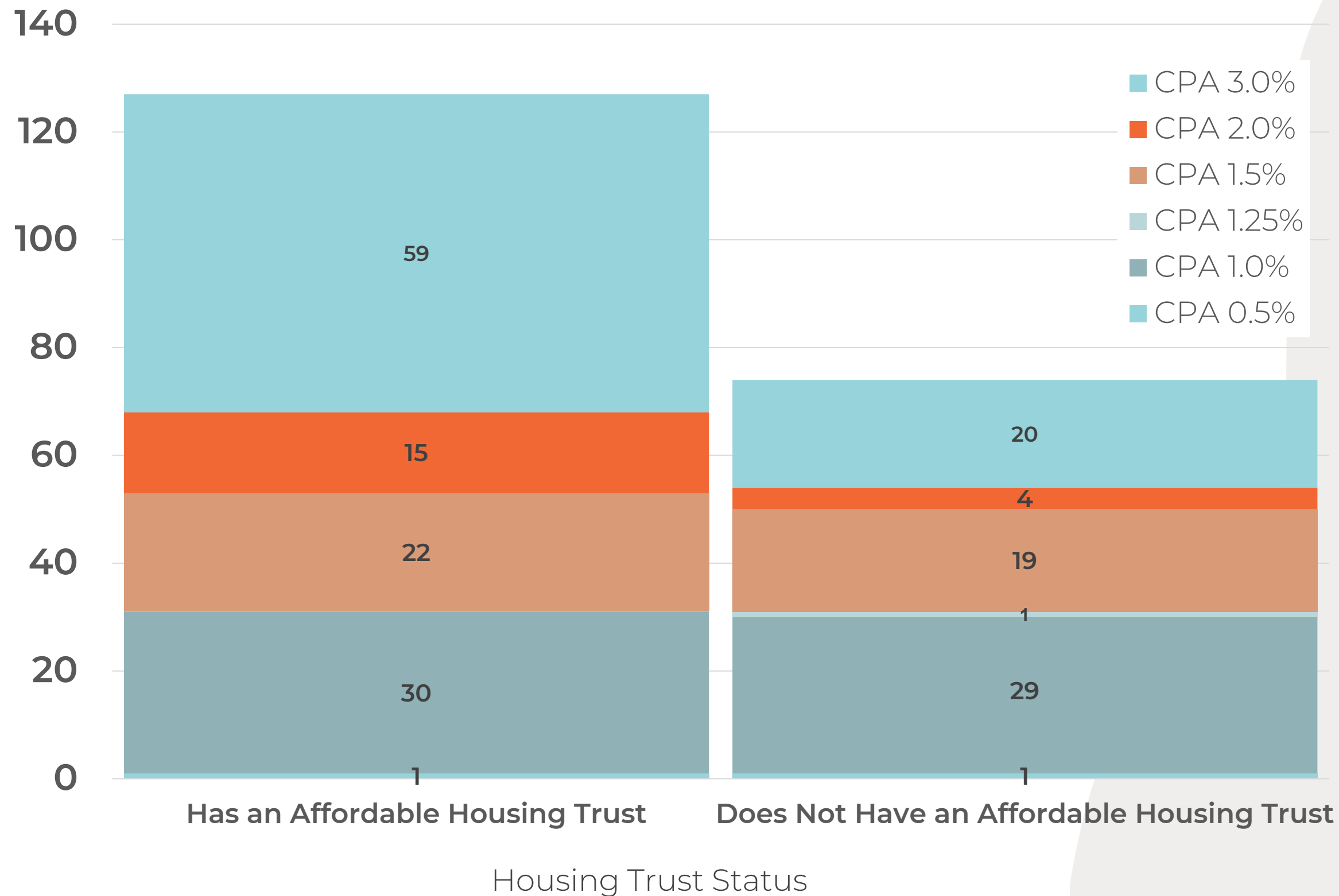
Housing Trust Structure

Over 80% of communities with a housing trust have adopted the CPA

200 communities do not have an affordable housing trust fund – of those, 74 have adopted the CPA and 126 have not

Data Insights – Housing Trust Communities by Trust Status and CPA Surcharge

Number of Communities

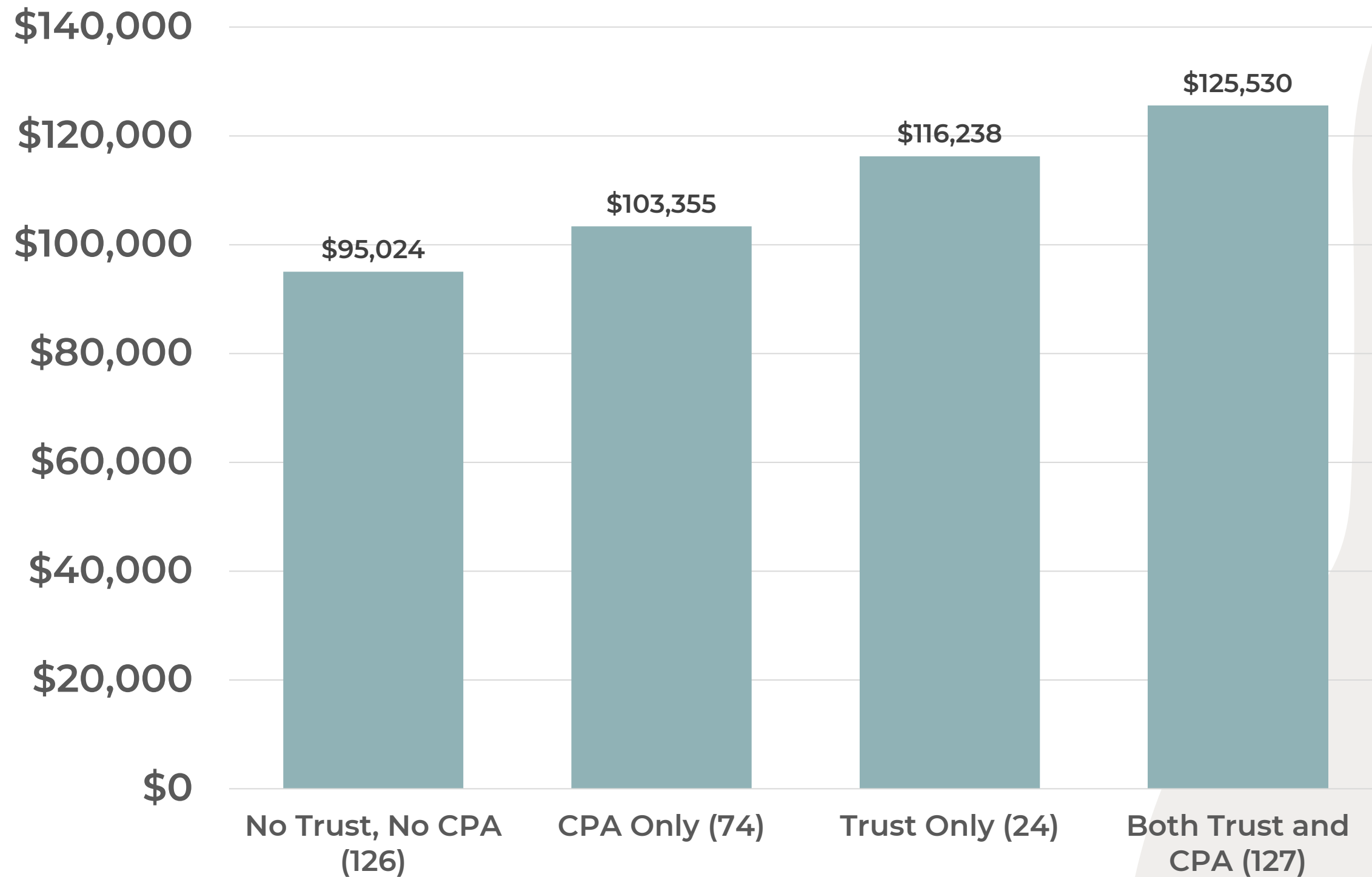


Communities with a higher CPA surcharge level are often also those with a housing trust

24 communities have an affordable housing trust and have not adopted the CPA;
74 communities do not have an affordable housing trust and have adopted the CPA

Data Insights – Median Household Income by CPA and Housing Trust Status

Median Household Income

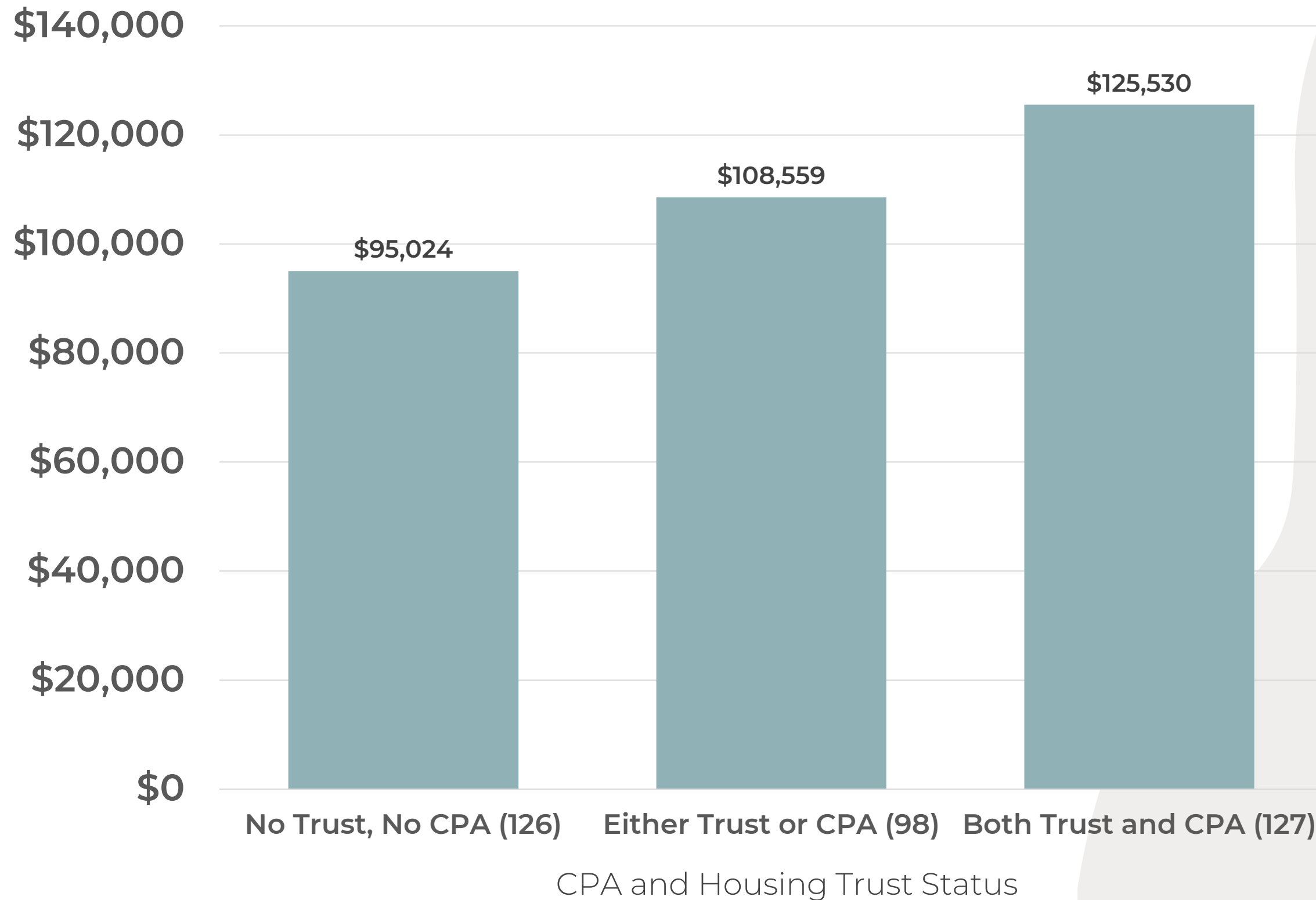


Median household income is slightly higher in communities with both a housing trust and CPA

CPA and Housing Trust Status

Data Insights – Median Household Income by CPA and Housing Trust Status

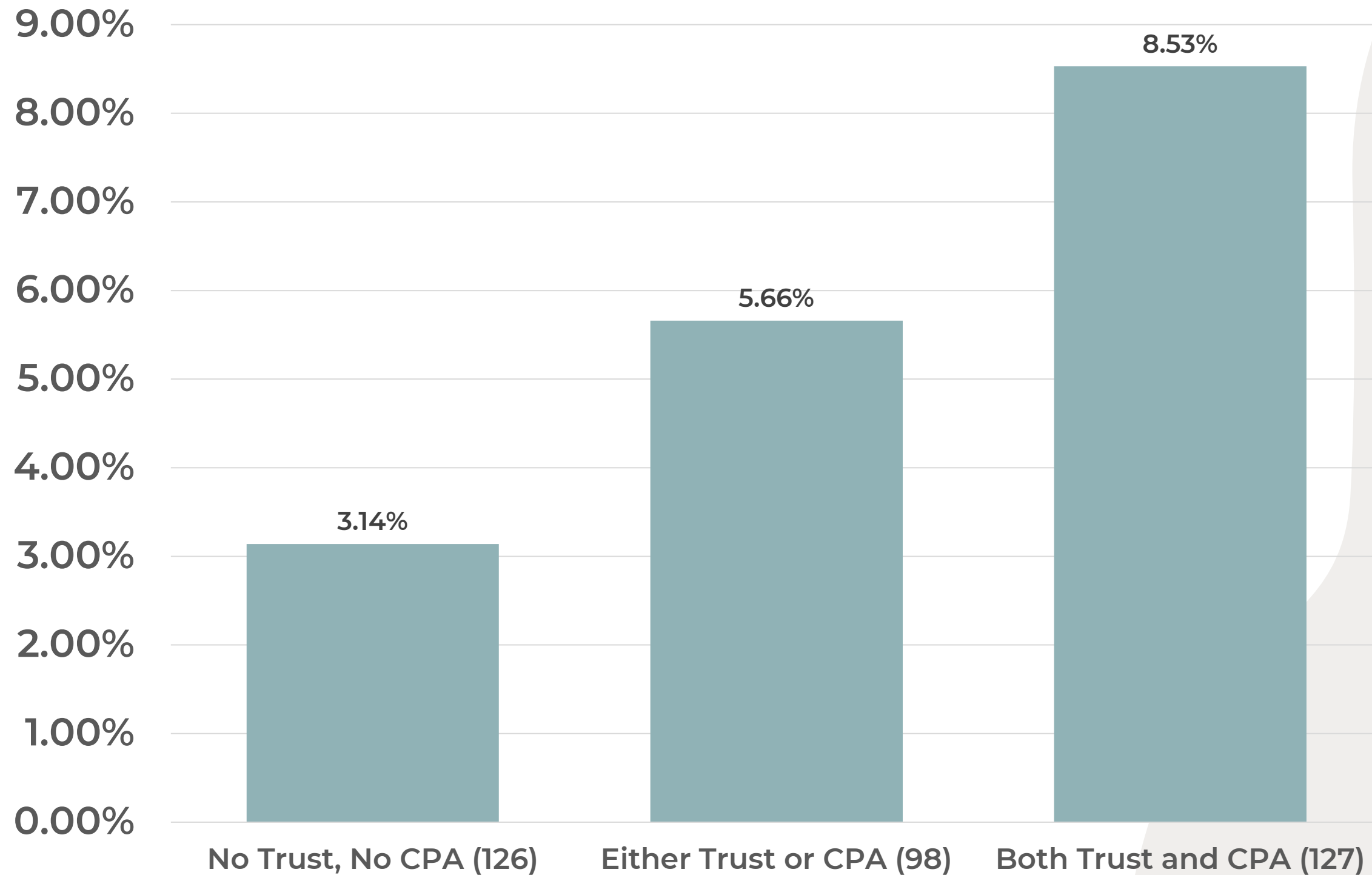
Median Household Income



Median household income is slightly higher in communities with both a housing trust and CPA

Data Insights – SHI by CPA and Housing Trust Status

Median SHI Percent

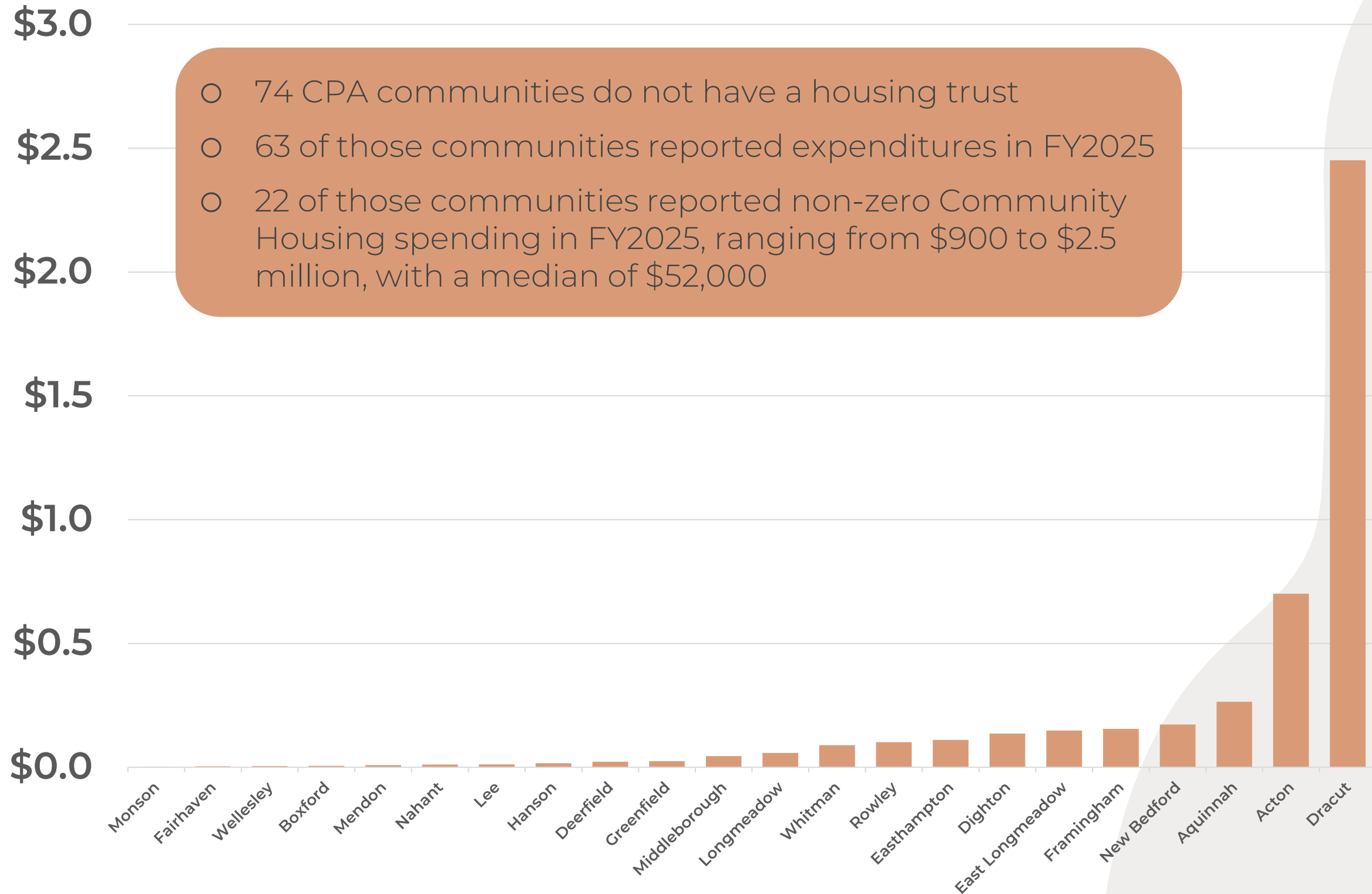


CPA and Housing Trust Status

Over 8.5% of homes in communities with a housing trust and CPA are listed on the SHI

Data Insights – FY2025 CPA Community Housing Expenditures by Trust Status

FY2025 CPA Community Housing Expenditures (millions)

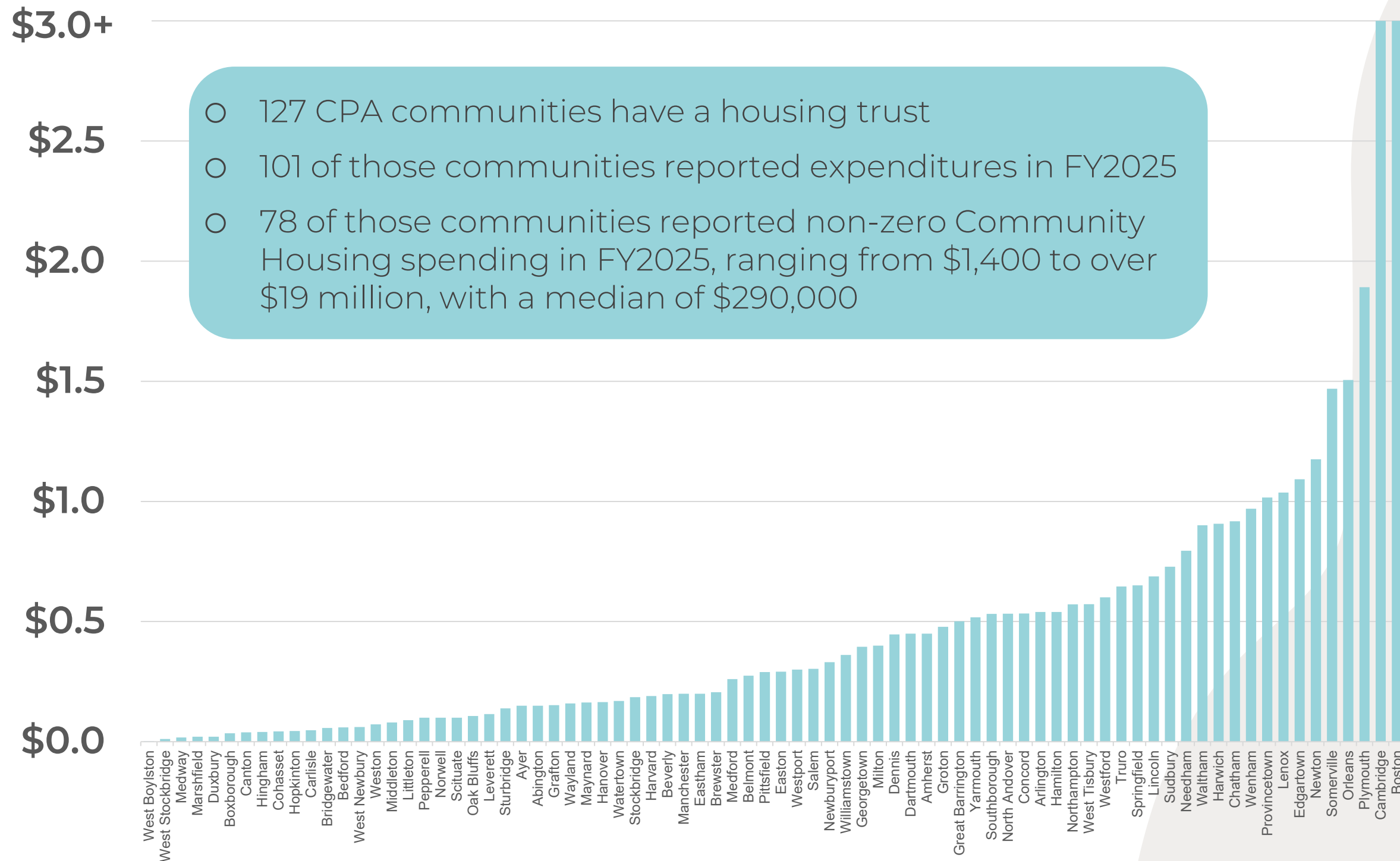


- 74 CPA communities do not have a housing trust
- 63 of those communities reported expenditures in FY2025
- 22 of those communities reported non-zero Community Housing spending in FY2025, ranging from \$900 to \$2.5 million, with a median of \$52,000

Among communities with positive reported CPA Community Housing expenditures, those without a trust spent a median of \$52,000 in FY2025

Data Insights – FY2025 CPA Community Housing Expenditures by Trust Status

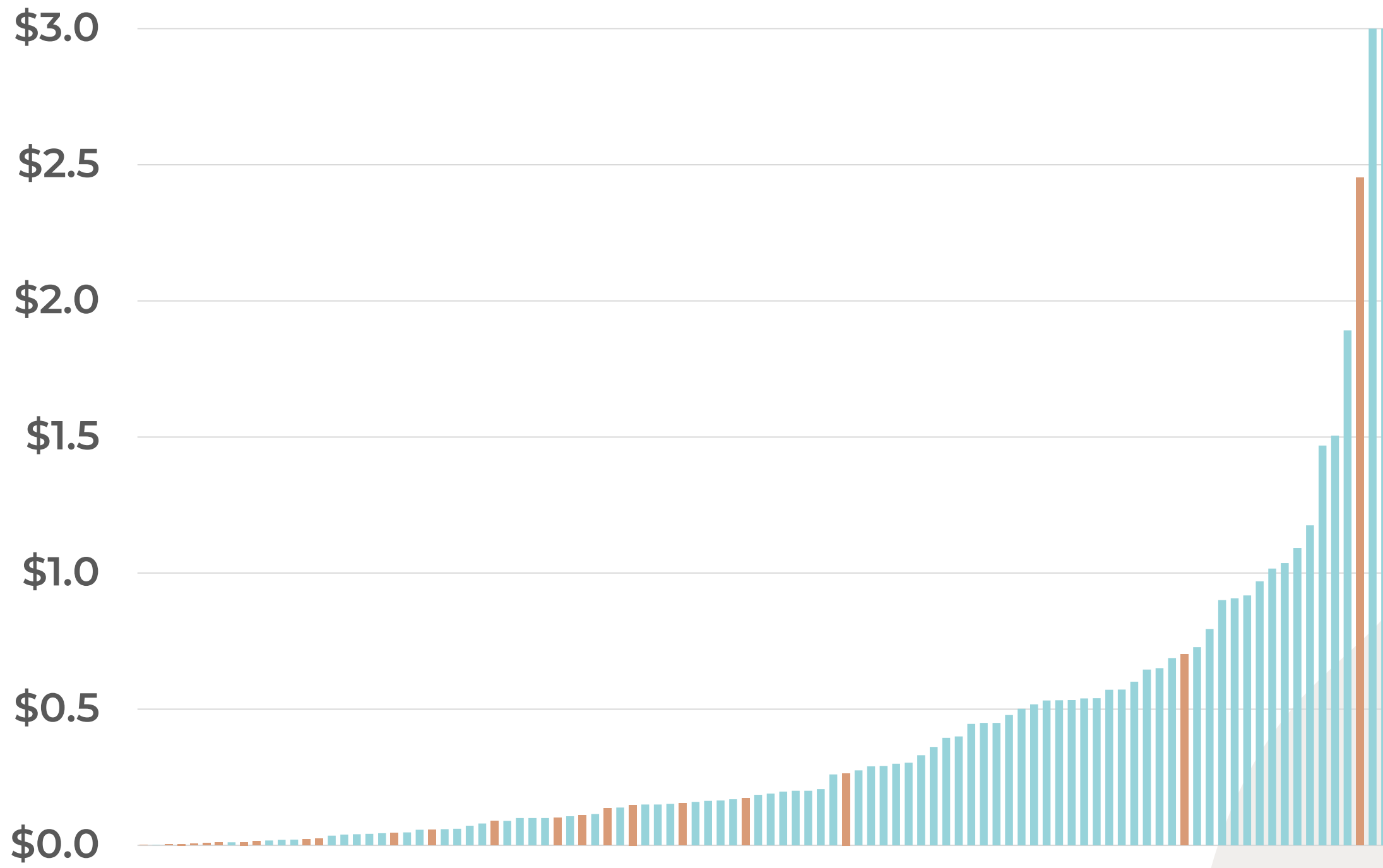
FY2025 CPA Community Housing Expenditures (millions)



Among communities with positive reported CPA Community Housing expenditures, those with a trust spent a median of \$290,000 in FY2025

Data Insights – FY2025 CPA Community Housing Expenditures by Trust Status

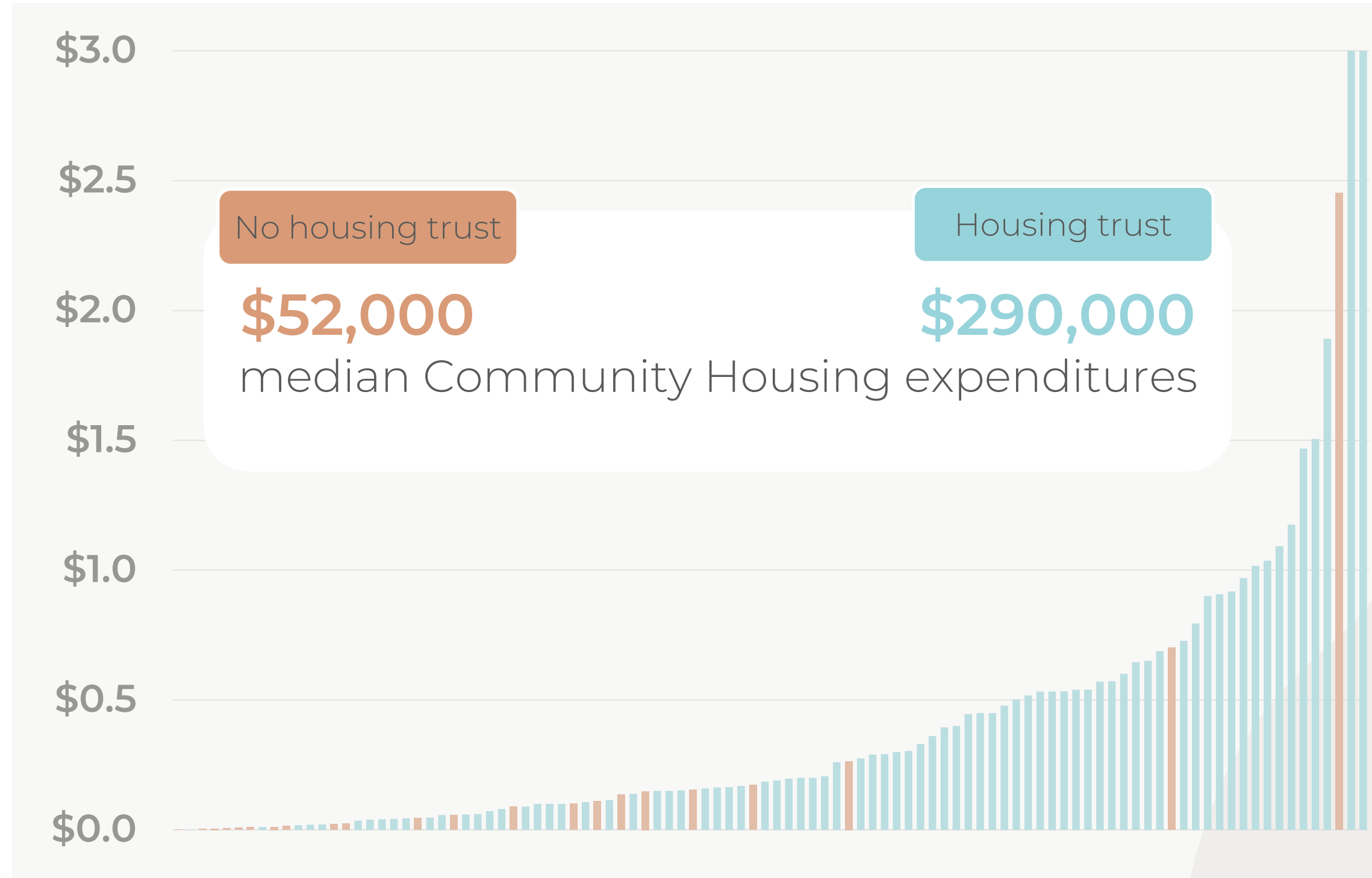
FY2025 CPA Community Housing Expenditures (millions)



Communities with a housing trust had higher median Community Housing CPA expenditures in FY2025

Data Insights – FY2025 CPA Community Housing Expenditures by Trust Status

FY2025 CPA Community Housing Expenditures (millions)



Communities with a housing trust had higher median Community Housing CPA expenditures in FY2025

Map Demonstration



Questions

emarya@mhp.net



Resources:

- [MHP's Housing Toolbox](#)
- [MHP's Center for Housing Data](#)
- [MassGIS Data: Community Preservation Act \(CPA\) Towns | Mass.gov](#)
- [CPA Databank | Community Preservation Coalition](#)
- [Subsidized Housing Inventory \(SHI\) | Mass.gov](#)

