

Mercer County Open Space Assistance Program Policy

The Mercer County Open Space Assistance Program (MCOSAP) was established to supplement state and local funding by providing grants to municipal and non-profit preservation partners for projects of local importance.

The funding levels are as follows:

- County grants under this program can fund up to 40% of the CMV or AAV¹
- Urban projects will receive grants of up to 50% of the CMV or AAV¹
- If the County makes more than one grant for a particular project, those multiple grants together may not exceed 40% of the CMV or AAV¹ and 50% for urban projects²
- Total County funds granted for a particular project may not exceed \$1,600,000
- Every project, with the exception of urban projects, needs to have at least 10% funding from a source other than the County and the State Green Acres program, which can include municipal funds (not the municipality's Green Acres funds), other grant funds, private donations and/or bargain sale (landowner donation)
- The County encourages applicants to pursue bargain sales. In the event that the CMV or AAV exceeds the purchase price, the County will fund 40% of the CMV. In no event, however, can total public funds for acquisition, including State, County and local funding, exceed the purchase price.

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1. The Certified Market Value (CMV) and Average of Appraised Values (AAV) refer to the State Green Acres appraisal process. If the applicant is not obtaining a Green Acres CMV, the County may consider accepting professional appraisal.

2. "Urban projects" are those physically located in the City of Trenton and in portions of other municipalities which are highly urbanized and under-served and which have many urban characteristics, such as high population density, lack of access to open space within walking distance, low income, and other characteristics of urban distress.