

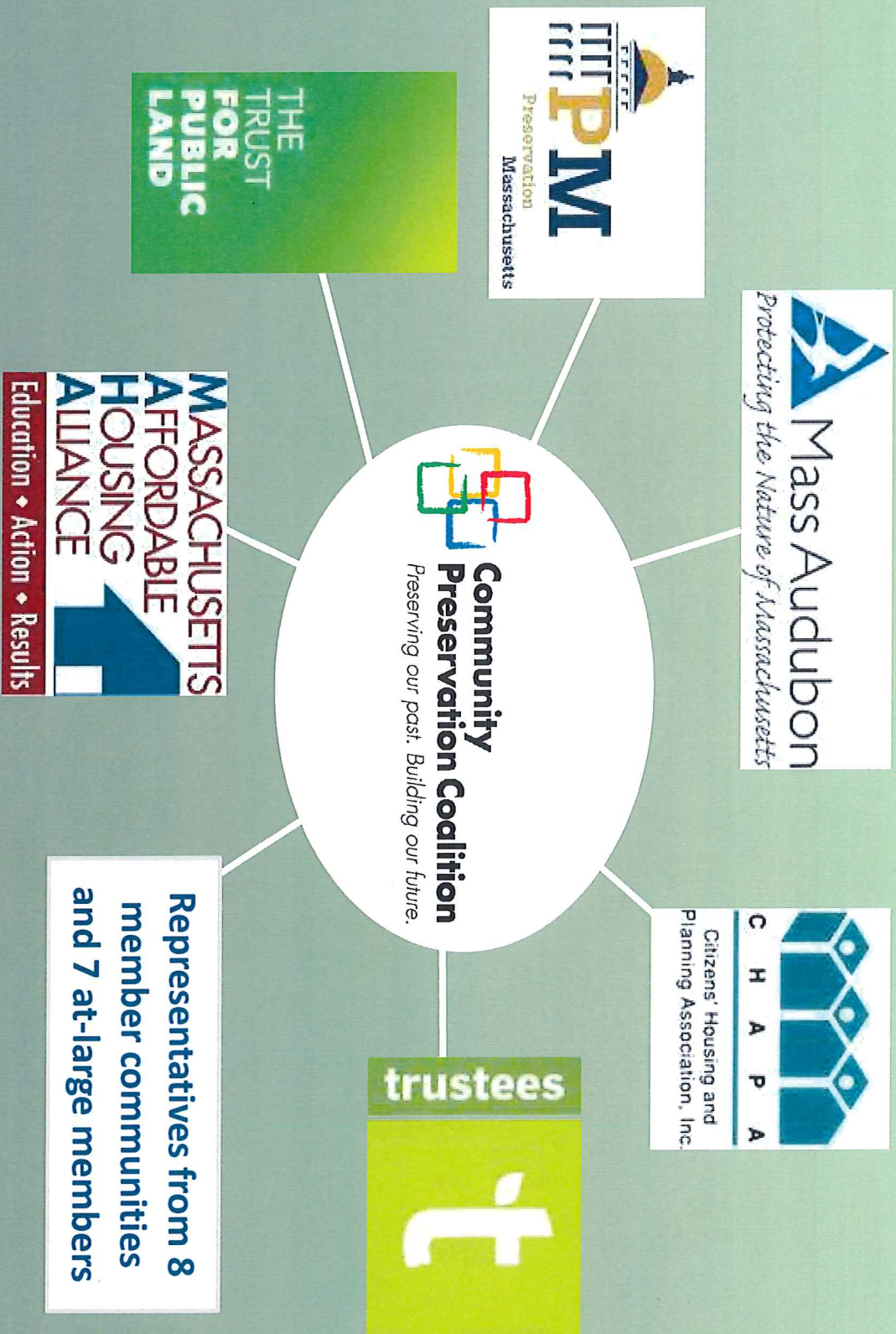
Introducing the Community Preservation Act (CPA)



**Community
Preservation Coalition**

Preserving our past. Building our future.

The Community Preservation Coalition



The Coalition Website

www.communitypreservation.org

The screenshot shows the website's navigation menu with the following items: About, News, CPA Database, Technical Assistance, and **Adopting CPA** (circled in red with a red arrow pointing to it). Below the navigation is a search bar with the text "175 CPA Communities Learn More >". The main content area features a large image of a park with a text overlay: "The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts". Below this is a "CPA News Feed" section with the following items:

- Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation In the weeks following the 2018 CPA Trust
- November 2018 Statewide Trust Fund Distribution Announced The Massachusetts Department of Revenue (
- CPA Adoption Update: Two New CPA Towns Bring the Total to 175 Year after year, CPA continues to make

More CPA News >

On the left side of the page, there is a quote from Governor Charlie Baker dated 10/20/2018: "Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA]. We would support that mechanism being increased... We would support it and we would sign it."

Below the quote is a photo of Governor Charlie Baker and the text: "Governor Baker Supports CPA Trust Fund Legislation".

What is the Community Preservation Act (CPA)?

The Community Preservation Act
is *state enabling* legislation
passed in 2000



Must be adopted by individual
communities at a local ballot
election

Basics of CPA

Enables communities to establish a local restricted fund for:



Over Half the State Has Adopted CPAI!

Total of **187** Cities and Towns

53% of municipalities

65% of Massachusetts residents

0 communities have revoked

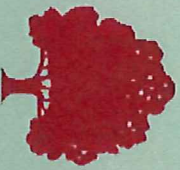
CPA by the Numbers

(through end of FY2021)

- Over **14,000** projects approved & **\$2.65 billion** raised -



HISTORIC PRESERVATION: 6,300 appropriations made



OPEN SPACE: 32,566 acres preserved



OUTDOOR RECREATION: 3,000 projects funded



AFFORDABLE HOUSING: 8,700 housing units created

Basics of CPA – CPA Revenue Sources

Local Surcharge:

Up to 3% surcharge on local property tax bills

State Contribution:

Annual distribution from statewide CPA Trust Fund



Community decides surcharge level and which exemptions to adopt

Surcharge Levels – Anything Up to 3%

3%

Largest number of communities,
but not many recently

1.5%

Highest Success Ratio

~\$50

The “sweet spot” for an average
annual taxpayer cost



Menu of CPA Exemptions

- First \$100,000 of residential property value
- First \$100,000 of commercial & industrial property value
- Low income families; low/moderate income seniors
- Full commercial and industrial exemption (with split tax rate only)

**Note: Any existing property tax exemptions apply to the CPA surcharge*

Example: what would a homeowner pay with a 1% CPA surcharge?

Assessed Home Value			\$416,644
<u>With \$100,000 exemption</u>			-\$100,000
Net House Value Surcharged			\$316,644
Municipal Tax Rate (per \$1000)	x		\$15.38
Amount Subject to Surcharge			\$4869
CPA Surcharge Rate	x		1%
Amount paid toward CPA Fund			\$49

This homeowner would pay **\$49** into the municipality's
Community Preservation fund annually.

The Statewide CPA Trust Fund

- Guaranteed annual disbursement each November
- Administered by the Department of Revenue (DOR)
- Funds come from fees charged on documents filed at the Registries of Deeds (\$50 and \$25 as of December 31st, 2019)
- November 2021 base match was 39.4% of what communities raised at the local level – a new record-high distribution of \$79 million to CPA communities

How To Adopt -- Two Paths to the Ballot

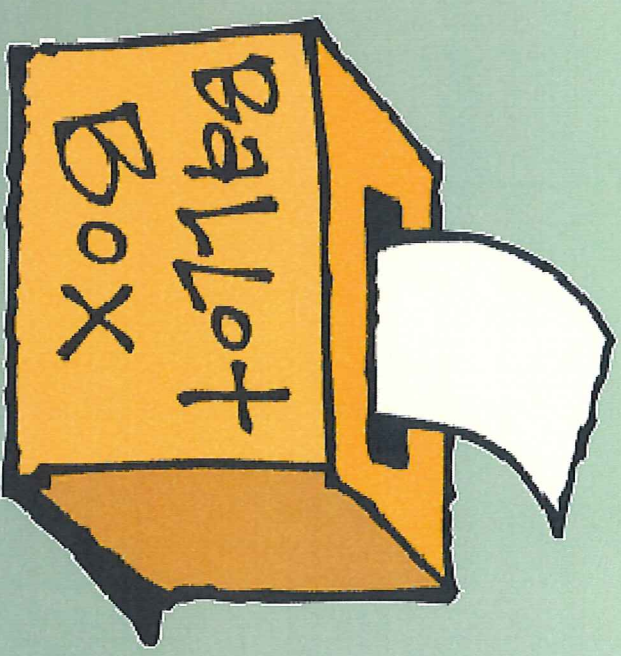
Step One:

Put CPA Question on the Ballot

Legislative Body Vote

OR

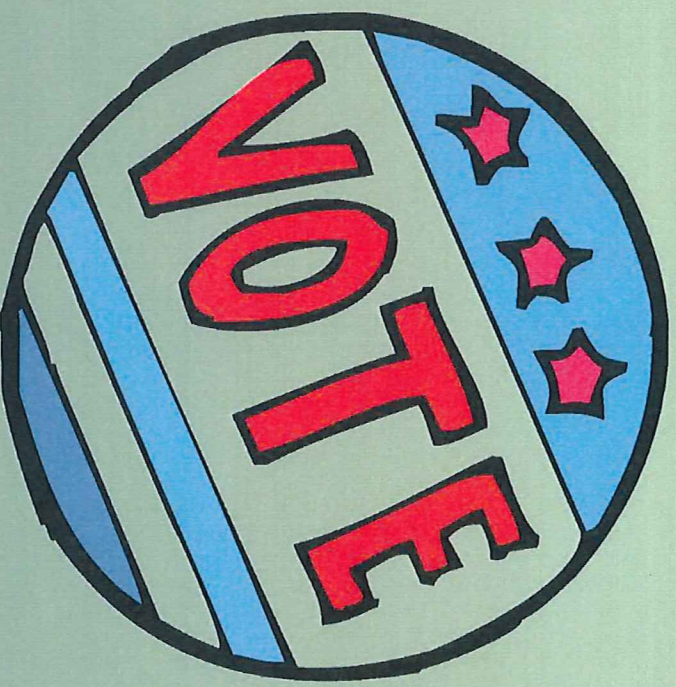
Collect signatures of 5% of
registered voters



How To Adopt – The Election Ballot

Step Two:

Vote on CPA on the
next regularly
scheduled municipal or
state election



How Does CPA Work?

Each CPA municipality passes a
Community Preservation
Committee Bylaw/Ordinance

- 5 Statutory Members
 - Conservation Commission
 - Planning Board
 - Housing Authority
 - Parks and Recreation
 - Historic Commission
- Up to 4 At-Large Members



Role of the Community Preservation Committee

- Assess community's CPA needs
- Accept/review project proposals
- Get input from the public and boards/committees
- Recommend CPA projects to Town Meeting/City Council

NOTE: Legislative Body approval required for all CPA projects!



How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



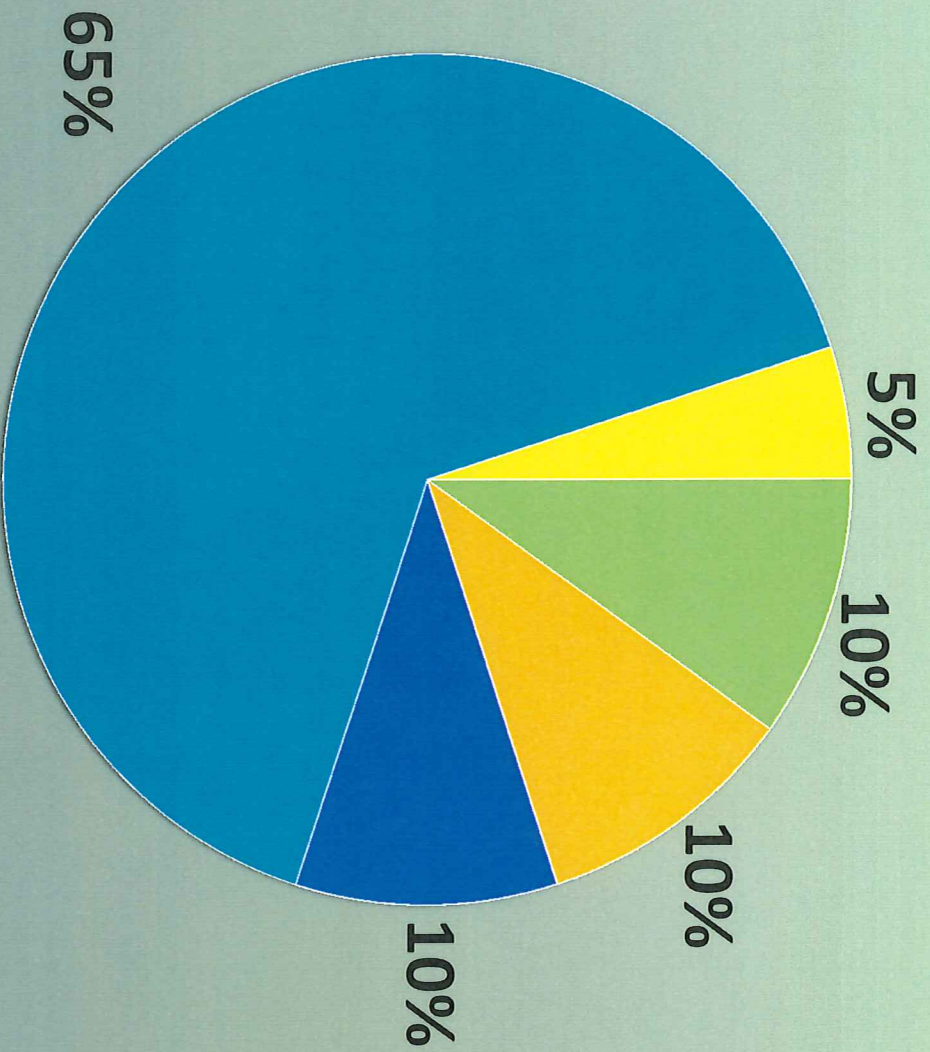
CPC recommends list of projects to Legislative Body








Majority vote of Legislative Body required for each project to get CPA \$\$\$



Rules for Annual CPA Spending



-  Housing
-  Open Space & Recreation
-  Historic
-  Flexible
-  Optional Administrative

What is Eligible for CPA Funds?

CPA Allowable Uses Chart

	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless acquired or created with CPA \$)	YES	YES	NO (unless acquired or created with CPA \$)

Amending or Repealing the CPA

- After adoption, CPA must remain in place for at least 5 years
- After 5 years, the Act can be repealed at any time
- Amendments to the CPA surcharge percentage or the exemptions can be made at any time



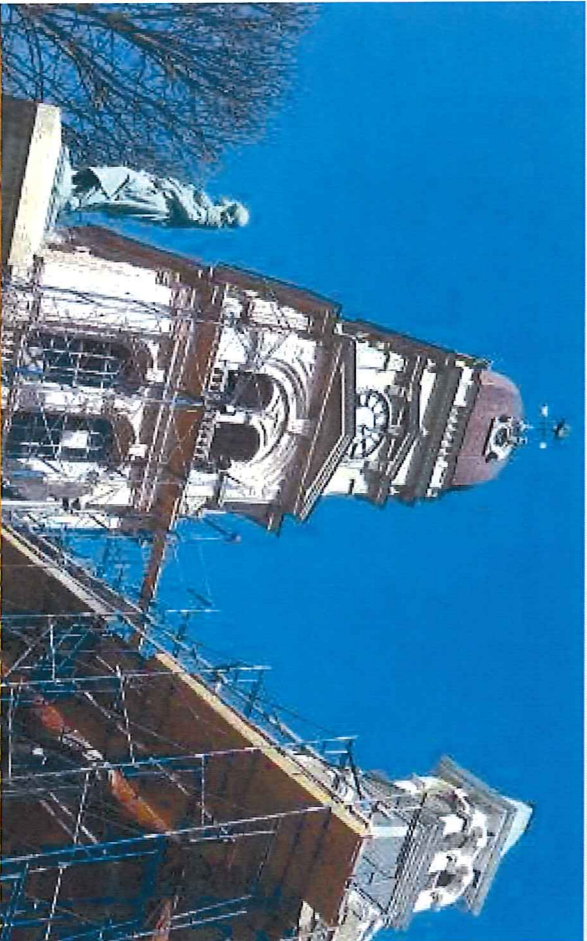
CPA Funds at Work!



CPA and Historic Preservation



Restoration of historic
municipal buildings



CPA and Historic Preservation



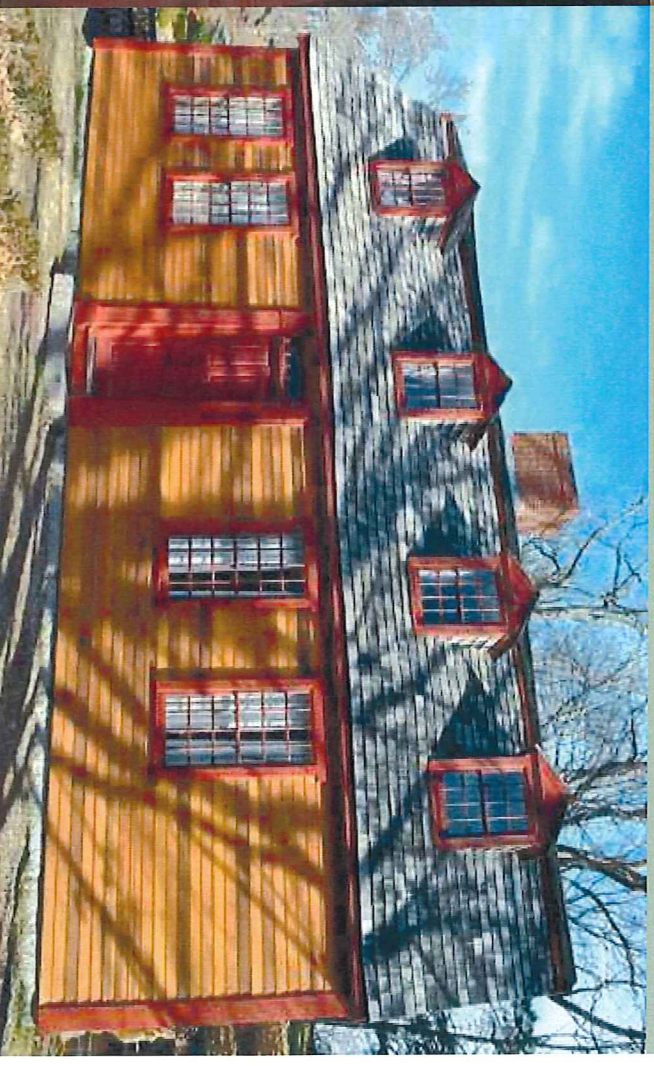
Adaptive Reuse of Historic Buildings



CPA and Historic Preservation



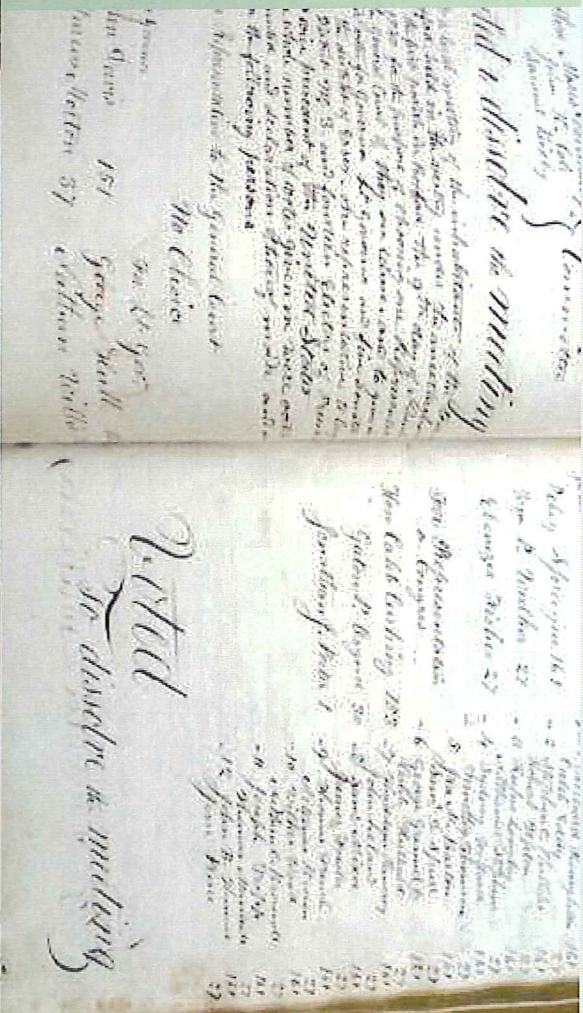
Grants to non-profit community groups (typically with a preservation easement)



CPA and Historic Preservation



Historic Municipal Document Preservation



CPA and Open Space/Recreation



Playgrounds



CPA and Open Space/Recreation



Athletic Fields



CPA and Open Space/Recreation



Off Road Biking Trails



CPA and Open Space/Recreation



Parks



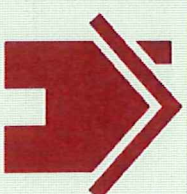
CPA and Open Space/Recreation



Community Gardens



CPA and Affordable Housing



For families & individuals
earning up to 100% of
area-wide median income



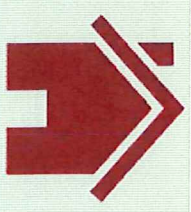
CPA and Affordable Housing



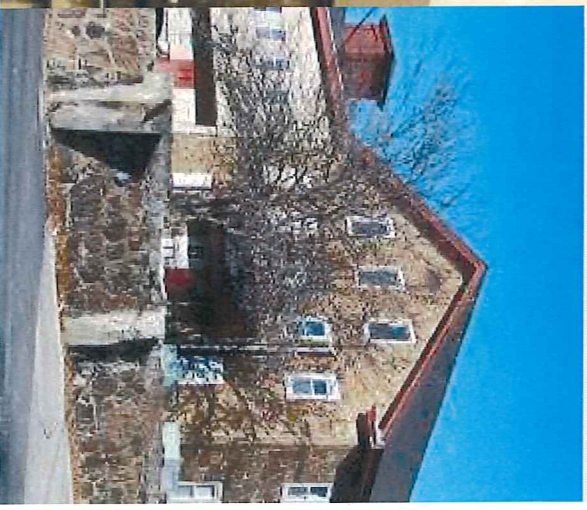
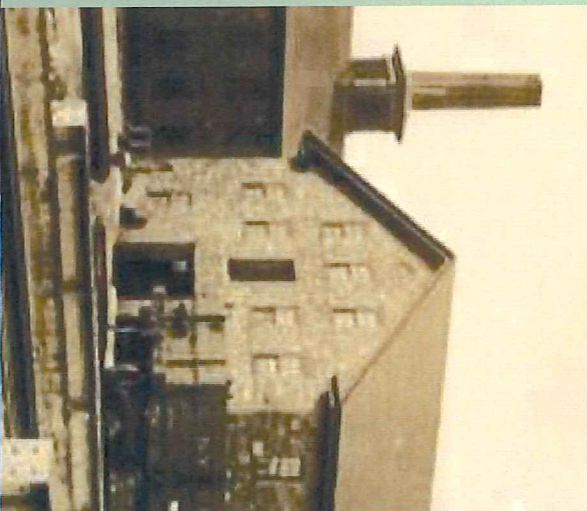
Housing for Veterans



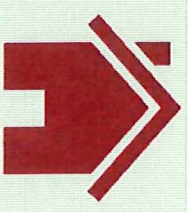
CPA and Affordable Housing



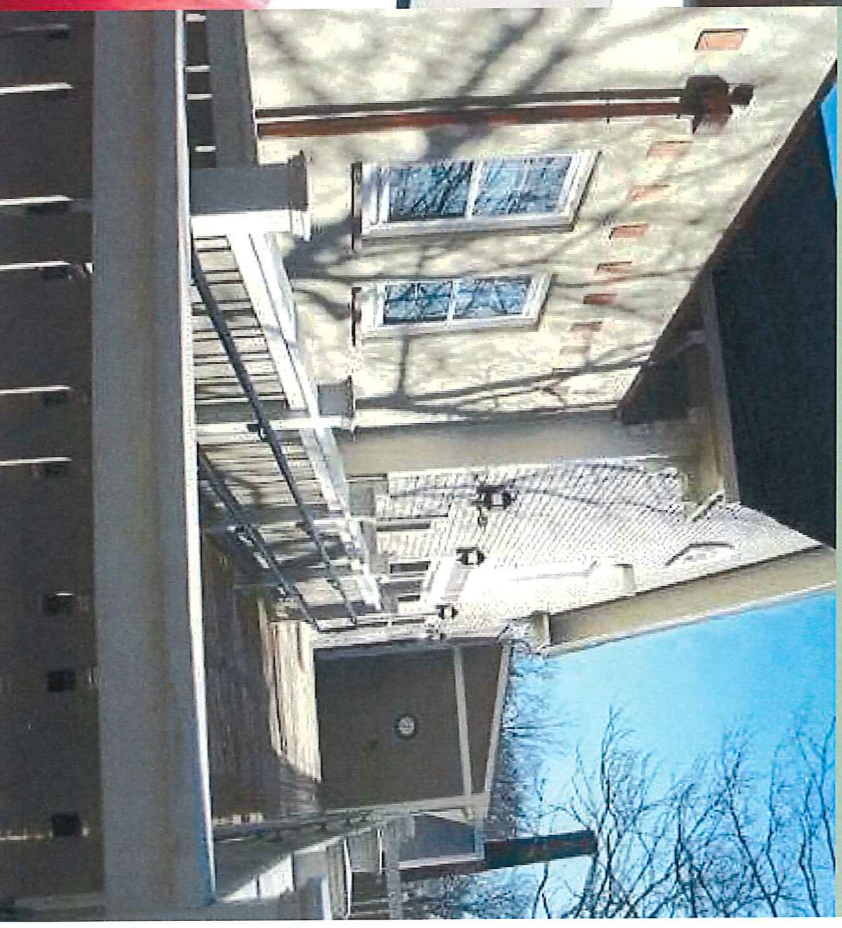
Adaptive Reuse of
Existing Buildings



CPA and Affordable Housing



Meeting
Specialized
Community Needs



CPA and Affordable Housing



Community
Involvement
and Non-profit
Partnerships



Questions?



For more information:

www.communitypreservation.org

617-367-8998