



Introducing the Community Preservation Act (CPA)



**Community
Preservation Coalition**
Preserving our past. Building our future.

Basics of CPA

Enables communities to establish a local restricted fund for:



Historic
Preservation



Open Space &
Recreation



Community
Housing



Half the State Has Adopted CPA!

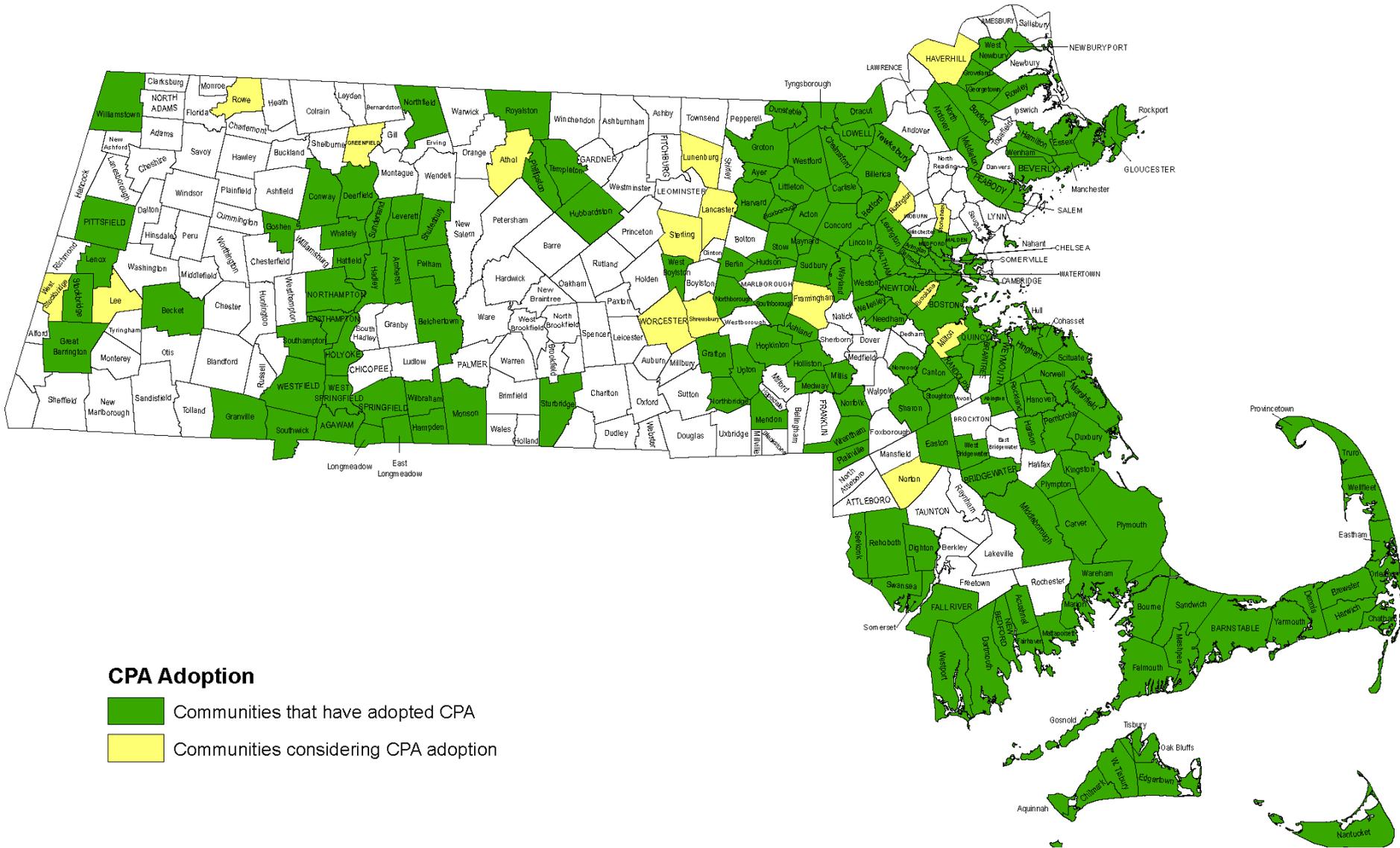
Total of **176** Cities and Towns

50% of municipalities

62% of Massachusetts residents

0 communities have revoked

Lots of Interest in Adoption This Year



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



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*

How To Adopt

Step One:

Put CPA Question on the Ballot

Legislative Body Vote

OR

Collect signatures of 5% of
registered voters

Deadline: Late August



How To Adopt

Step Two:

Ballot Election on 11/3/20

Success Ratio of CPA Elections on
Presidential Ballot:

83%

All Other Election Dates (local
and off-year State Elections):

56%



Timetable – Legislative Body



Soon: Finalize text for Town Meeting or Council vote

Town Meeting Vote

Submit Ballot Text to Secretary of State 60 days before Presidential Election

How Does CPA Work?

Pass a Community Preservation Committee Bylaw/Ordinance

Required representation from:

- Conservation Commission
- Historical Commission
- Planning Board
- Recreation Board
- Housing Authority

➤ Plus up to 4 additional members



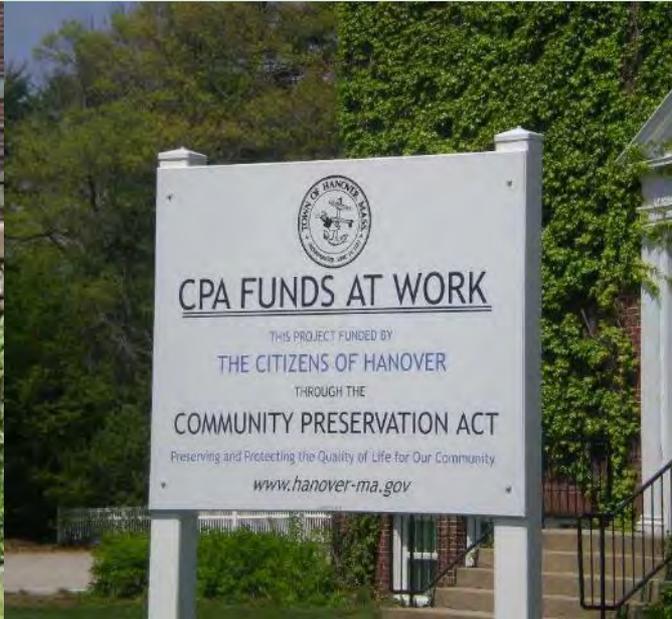
Role of the Community Preservation Committee

- 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!



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 Land Protection



Preserving
Agricultural Land



CPA and Land Protection



Protecting
Vulnerable Land



CPA and Land Protection



Protecting Drinking
Water Supplies



CPA and Open Space/Recreation



Playgrounds



CPA and Open Space/Recreation



Athletic Fields



CPA and Open Space/Recreation



Hiking and 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



Differs from 40B in that:

- All local zoning and bylaws apply
- Legislative body approval required
- Permanently affordable

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



CPA and Affordable Housing



LEED Certification and
Sustainable Development



Town of Franklin						
CPA Estimated Calculations						
FY20 Data						
<u>Property Class</u>	<u>Levy Availability</u>	<u>Less Exemptions</u>	<u>CPA Taxable Revenue</u>	<u>3%</u>	<u>2%</u>	<u>1%</u>
Total Tax on Residential Property	\$65,394,573	-15,316,768	\$50,077,805	\$1,502,334	\$1,001,556	\$500,778
Total Tax C/I Property	\$12,869,712		\$12,869,712	\$386,091	\$257,394	\$128,697
Total Tax on Real Property	\$78,264,285	-15,316,768	\$62,947,517	\$1,888,425	\$1,258,950	\$629,475
			State Match (24%)*	\$451,333	\$300,889	\$69,242
			Total Annual Revenue	\$2,339,758	\$1,559,839	\$698,717
<u>What does this Mean for me?</u>						
Median Home Value	\$460,400					
Residential Exemption	\$100,000					
Total CPA Applied	\$360,400					
Tax Rate	\$14.51					
Property Tax Subject to levy surcharge	5,229.40					
3% surcharge	\$156.88					
2% surcharge	\$104.58					
1% surcharge	\$52.29					
Exemption, per residential property	\$100,000					
# of Residential Exemptions	\$10,448					
Total Exemption	\$1,044,800,000					
Tax Exemption	\$15,316,768					

* The state match fluctuates every year based off the actual numbers of revenue generated at the local level and based on revenues appropriated by the Legislature into the CPA Match Fund at the state.