



Adopting

Community Preservation Act

Investing in Natick's Future

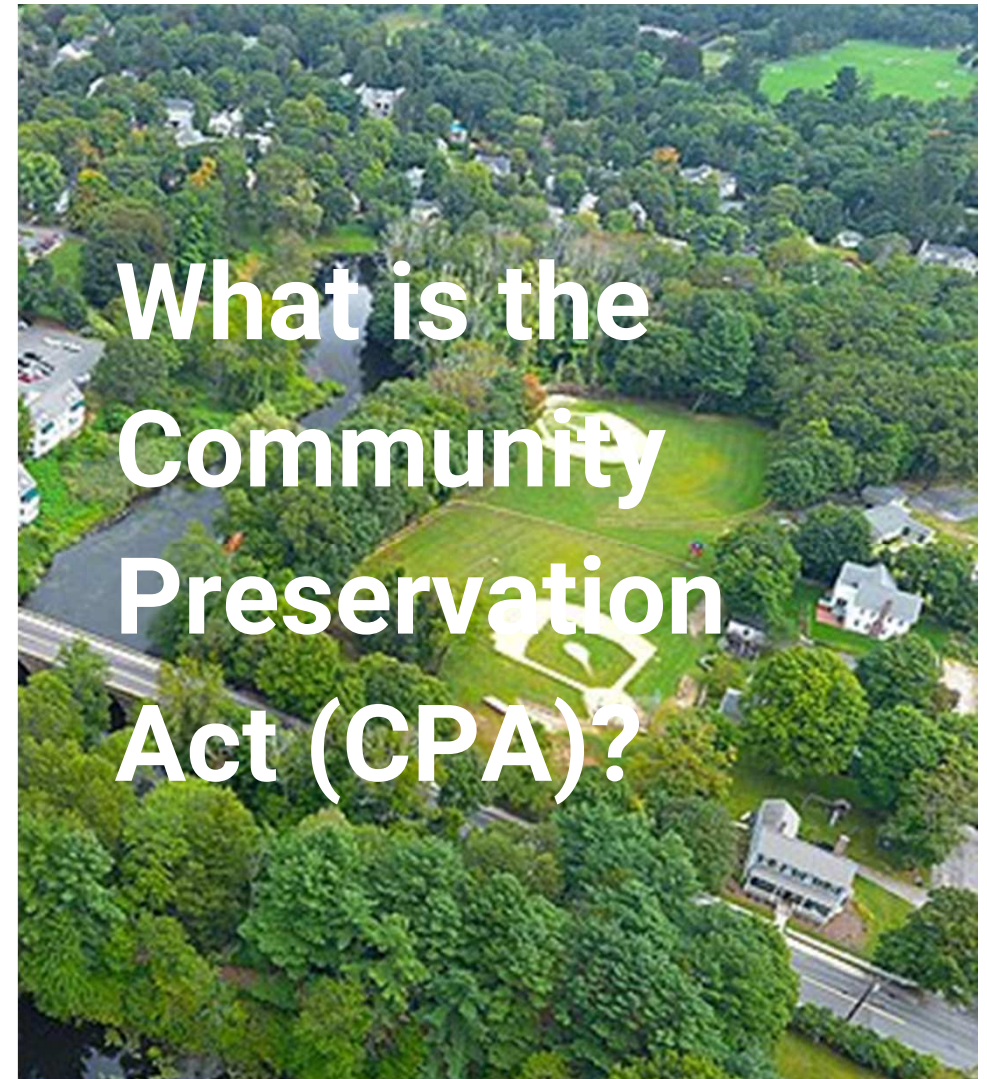
Massachusetts legislature passed the CPA in 2000 to address difficulties municipalities have finding money for quality of life projects

The Community Preservation Act (CPA) allows Communities to establish a fund that is specifically dedicated to:

- **Historic Preservation**
- **Open Space**
- **Recreation**
- **Affordable Housing**

Since inception 187 cities and town across the Commonwealth have adopted the CPA

They have raised over \$2.3 billion for over 12,000 local community preservation projects. This includes more than \$670 million they received in state matching grants.



Contrary to a common misconception, the CPA surcharge does not raise the tax rate for the adopting community

It assesses a surcharge on property tax bills after they have been calculated based on the community's current tax rate and the proposed exemptions.

Funds are collected as a 1% - 3% annual surcharge to local property taxes.

We are proposing 1% annual surcharge

**Where does the
money come
from?**

Sample Tax Bill without CPA

a	Single Family Home	\$600,000
b	Tax Rate per \$1000	\$13.34
c	Property Tax (a x b)	\$8,004

Sample Tax Bill with CPA

d	CPA Residential Exemption	\$100,000
e	CPA Taxable Value (a - d)	\$500,000
f	CPA Tax Basis (500 x \$13.34)	\$6,670
g	Annual CPA Surcharge	1%
h	Annual CPA Surcharge (f x g)	\$66.70
i	Property Tax with CPA (c+h)	\$8,070.70

Let's do the
math

- **Funds raised receive an additional, annual State contribution**
- The Community decides how funds will be spent
- Can be used as matching funds that are required by many State and Federal Grants
- Funds are dedicated to projects that are typically underfunded or unfunded
- CPA facilitates knowledge of and participation in proposed community projects

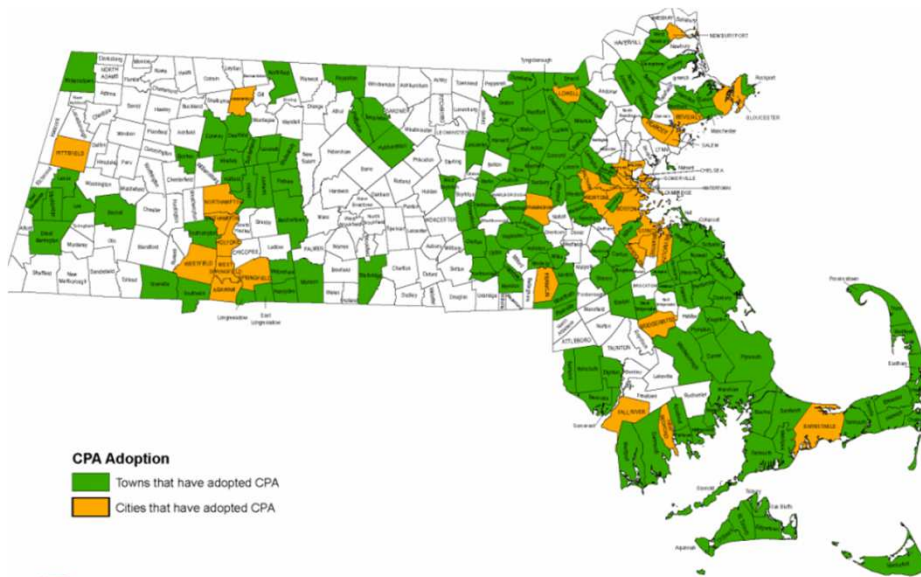
**How is this
different from a
typical tax
increase?**

- Exemption for first \$100,000 of assessed property value
- Exemption for qualified ownership of Natick's (a) **low income housing** & (b) **low income & moderate income senior housing**
- A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge

What are the exemptions?

187 Communities as of 2019

**Over 50% of Massachusetts
Towns & Cities**



CPA Adoption
■ Towns that have adopted CPA
■ Cities that have adopted CPA



Who is on board?

City/Town Name	Adopti on Date	Surcharge %	Total Local Surcharge since adoption	Total State Match since adoption	Total Revenue since adoption
Ashland	2002	3.0%	\$ 13,471,365	\$ 6,824,104	\$ 20,295,469
Holliston	2001	1.5%	\$ 7,429,897	\$ 3,380,074	\$ 10,809,972
Hopkinton	2001	2.0%	\$ 13,978,401	\$ 6,359,846	\$ 20,338,247
Newton	2001	1.0%	\$ 46,685,974	\$ 21,756,594	\$ 68,442,568
Southborough	2003	1.0%	\$ 4,578,408	\$ 1,964,516	\$ 6,542,924
Waltham	2005	2.0%	\$ 36,867,076	\$ 13,686,847	\$ 50,553,923
Wayland	2001	1.5%	\$ 12,238,045	\$ 5,636,637	\$ 17,874,682
Wellesley	2002	1.0%	\$ 16,534,765	\$ 7,037,489	\$ 23,572,254
Weston	2001	3.0%	\$ 30,982,666	\$ 14,855,358	\$ 45,838,024

What are we missing out on?



Future Projects that could qualify

- Easements to complete a major trail network
- Parcels to augment and enhance existing town-owned forests
- Acquisition of key riverfront parcels
- Acquisition of land to provide much-needed active or passive recreation in West Natick
- Enhancements to make some trails accessible to all
- Bridge to connect north and south area of Pickeral Pond
- Boardwalk to allow access to Pine Hill
- Riverfront boardwalk system

Open Space & Recreation



Future Projects that **could qualify**

- Low interest loans for qualified first time home buyers
- Subsidize/underwrite cost of affordable housing, affordable senior housing, and veterans housing
- Land purchase for Friendly 40B
- Continued rental assistance and cold weather emergency assistance

Affordable Housing



Future projects that **could** qualify

- Renovation and adaptive reuse of historic school buildings
- Preservation of settlement period cemeteries
- Restoration of Town monuments, memorials and markers
- Preservation of Native American Burial Ground cast iron fences
- Renovation of non-profit owned historic buildings
- Sawin House (c.1696) acquisition and restoration

Historic Preservation



CPA achievements

across the Commonwealth over
the last 20 years

65% of the state population live in a CPA
community

Just over **\$2.5 billion** has been raised to
date for community preservation funding statewide

More than **7,700** affordable housing units have
been created with an additional 12,700 units
supported

30,861 acres of open space preserved

Over 5,800 appropriations have been made for
historic preservation projects

Over **2,700** outdoor recreation projects have
been initiated

What community preservation projects would *you* like to realize?

Affordable Housing

Open Space & Recreation

Historic Preservation

Please let Natick residents have their say in Fall' 22 Elections by approving CPA ballot measure during Spring' 22 Town Meeting.

Vote YES to support CPA in Fall 2022 Elections

**Furthering
Equity**

**Affordable
Housing**

**Open Space
&
Recreation**

**Improving
Quality of
Life**

**Historic
Preservation**

**Strengthening
Climate
Adaptation**