

**Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor**

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| Article #33   | Date Form Completed: 08/30/2023                                     |
| Article Title: Ensuring Stability: A Proposal for Fixed Annual Real Estate Tax for Long-Term Homeowners |   |
| Sponsor Name: Roger G. Scott  | Email: <a href="mailto:rogerscott1@msn.com">rogerscott1@msn.com</a> |

| Question | Question   |
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| 1        | Provide the article motion exactly as it is intended to be voted on by the Finance Committee.  |
| Response | To see if the Town will vote to authorize: Homeowners who have been residents of the Town of Natick for twenty-five years, have consistently paid their real estate taxes, and continue to live in the same residence, have their real estate tax amount fixed at the rate of the twenty-fifth year for as long as they remain in the home as their primary residence or take any other action with respect thereto. |
| 2        | At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?   |
| Response | This Warrant Article will protect many homeowners in Natick who have paid into the community many tax dollars over the years for services and town growth and gives opportunity for those loyal residents the ability to stay in their home by knowing that their tax could never surpass that twenty-fifth tax year amount.   |
| 3        | What does the sponsor gain from a positive action by Town Meeting on the motion?   |
| Response | My gain would help me stay in my home as a resident of forty-four years. All retirees, victims of job loss, those who have had the misfortune of catastrophic healthcare bills, who have resided in their same home should be granted this right of survival and not have to be concerned of loss of Natick affordability and the need of starting over.   |
| 4        | Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?   |
| Response | The obvious benefit is to take the weight off the shoulders of the elderly, the disabled, the unemployed, and those who have come upon hard times. It is not the total solution  |

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|          | to their problems, but it helps control one aspect that should be considered for their stability and survival.   |
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| 5        | How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations   |
| Response | Community Value is obvious: fairness to the elderly, unemployed, disabled, and others who have unforeseen needs. Any other matter dealing with fairness should be addressed by the elected officials and appointed board members.  |
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| 6        | <p>Have you considered and assessed, qualified and quantified the various impacts to the community such as:</p> <ul style="list-style-type: none"> <li>• Town infrastructure (traffic, parking, etc.)</li> <li>• Neighbors (noise, traffic, etc.);</li> <li>• Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);</li> </ul>   |
| Response | The ability to stay in your own home saves many tax dollars for Natick. First off, the need to provide housing for the displaced would be considerable, Secondly, if the resident in need must resort to the sale of the home through a downsize, probably resulting in leaving town, the new purchaser of the residence, if with children, the needs of the town school costs will increase by \$20,000 per new child per year, at current cost. Probable cost per new student, \$260,000 over the lifetime of their Natick public school education. Budget consequences are obvious to the entire community and the ability to handle just this one cost, enormous for ALL Natick taxpayers. |
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| 7        | <p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>  |
| Response | Town Government must step up and be responsible. At a selectboard meeting in 2022, the town assessor discussed the way the taxing of property is established. Even though  |

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|          | <p>home values, based on January 2022 “valuation” (3.5% mortgage rate) went up 10+%, businesses 1.9%.</p> <p>The selectboard voted to maintain a 1:1 ratio of residential to commercial. The assessor spoke of how other states valued property and that Natick should be evaluating the situation because it would take time to implement change. So far, the selectboard has not faced the reality of what they are doing to the community, especially the elderly, unemployed and disabled.</p> |
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| 8        | <p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> <li>• Interested parties were notified in a timely way and had a chance to participate in the process, that</li> <li>• Appropriate town Boards &amp; Committees were consulted</li> <li>• Required public hearings were held</li> </ul>   |
| Response | <p>I am a party of one. This article will hopefully be presented to 180 town meeting members. Let it be debated. Let seniors and those on limited budgets have their say. Listen to them. Then vote. Government of the People and by the People should not be ignored.</p>   |
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| 9        | <p>Why is it required for the Town of Natick AND for the sponsor(s)?</p>   |
| Response | <p>Help the residents who have been committed to Natick for at least those twenty-five years. They have paid those overrides. They are now paying the CPA. Their children, if any, are grown and are living elsewhere. They need a break!</p>  |
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| 10       | <p>Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?</p>  |
| Response | <p>I see this Article as essential.</p>  |
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| 11       | <p>What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish</p>  |

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| Response  | Natick is in a good location relative to job fulfillment in surrounding areas including Boston. For the up and coming it has an opportunity for a decent quality of life. The town has many positives. I committed myself to serving the community for thirty years for their healthcare needs. Surrounding communities are doing the same thing to the elderly with high real estate taxes. Massachusetts is undergoing serious emigration of its populace. It is broken. |
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| <b>12</b> | If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.  |
| Response  | Residents will be forced out. The town will undergo big changes. The town's financial obligations will go beyond the ability to pay for so many.   |