



# Introducing the Community Preservation Act (CPA)



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

# Today's Webinar

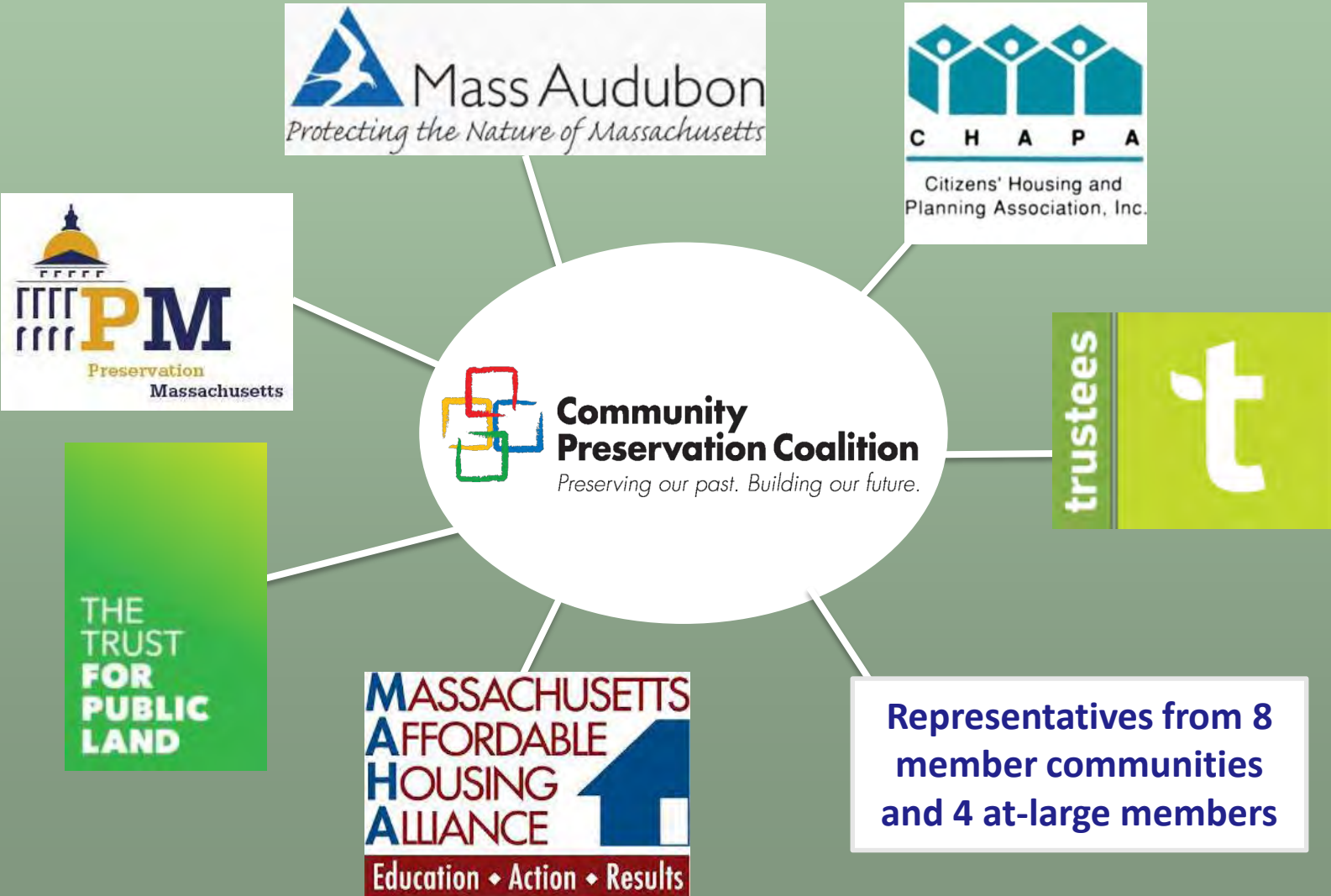


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# The Community Preservation Coalition



# Coalition Website

www.communitypreservation.org

Community Preservation Coalition  
Preserving our past. Building our future.

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175  
CPA Communities  
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Home About News CPA Databank Technical Assistance **Adopting CPA**

The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts

**"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."**

- Governor Charlie Baker,  
10/20/2018

Governor Baker Supports CPA Trust Fund Legislation

CPA News Feed

- 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 »

# 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:



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

# CPA by the Numbers

## (through FY2019)



**HISTORIC PRESERVATION:** 5,500 appropriations made



**OPEN SPACE:** 30,894 acres preserved



**OUTDOOR RECREATION:** 2,500 projects funded

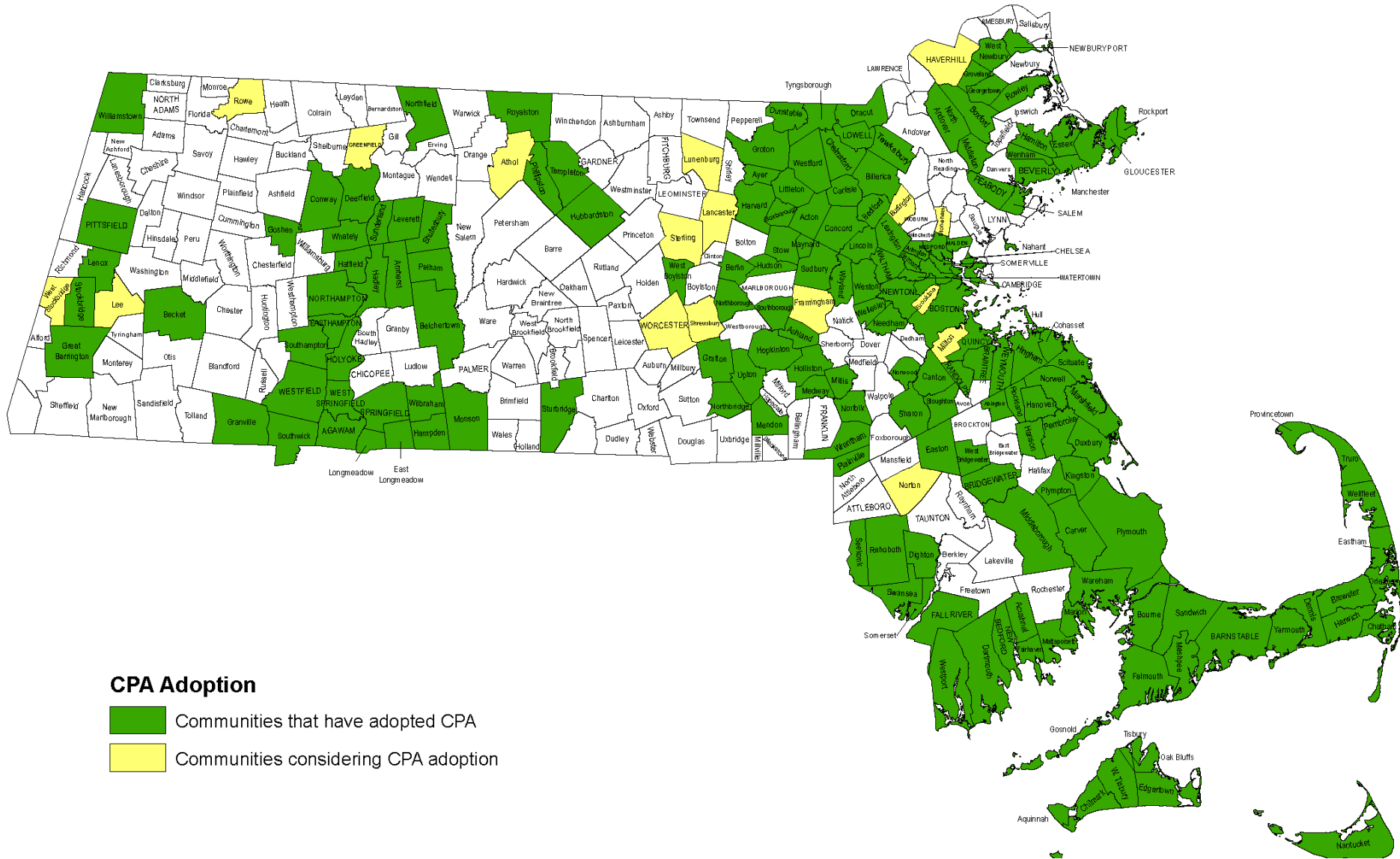


**AFFORDABLE HOUSING:** 17,500 units created or supported

- Over 12,000 projects approved & \$2.35 billion raised -



# 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

# The Statewide CPA Trust Fund

- Administered by the Department of Revenue (DOR)
- Funds come from fees charged on documents filed at the Registries of Deeds
- That was enough for a preliminary 13.9% base match in November 2019
- An additional \$20 million in state budget surplus dollars added to CPA Trust Fund just this week – raised base match to 23.9%
- Registry fees recently increased, so future matches will be higher

# Surcharge Levels – Anything Up to 3%

**3%**

**Largest number of communities,  
but not many recently**

**1.5%**

**Highest Success Ratio**

**Keep Cost to Average Taxpayer  
under \$50, preferably well under**



# 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
		<hr/>
Amount Subject to Surcharge		\$4869
CPA Surcharge Rate	x	1%
		<hr/>
Amount paid toward CPA Fund		<b>\$49</b>

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

# How To Adopt

## Step One:

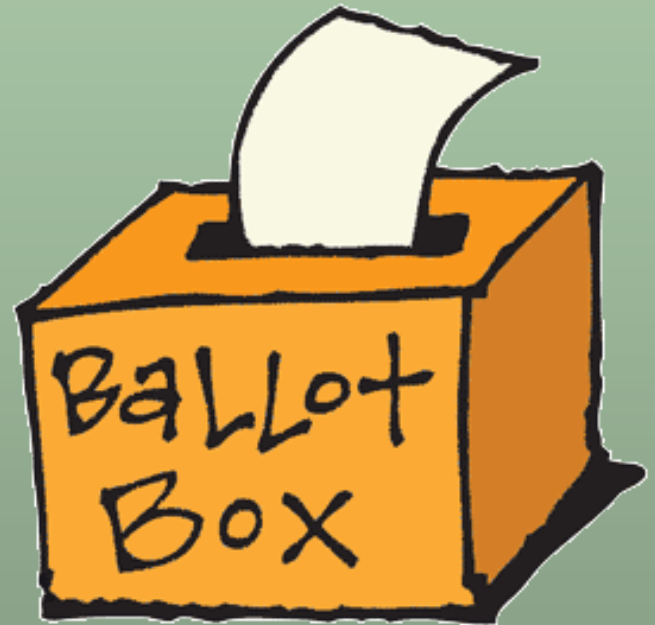
**Put CPA Question on the Ballot**

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

# Timetable – Collect Signatures



**Contact the  
Coalition for  
Details!**

# 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!**



# 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 Town Meeting/City Council



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



# Amending or Repealing the CPA

- The 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 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



# Questions?



**For more information:  
[www.communitypreservation.org](http://www.communitypreservation.org)  
617-367-8998**