

PRESERVING CANTON WITH THE COMMUNITY PRESERVATION ACT



WHAT IS THE COMMUNITY PRESERVATION ACT (CPA)? The CPA enables cities and towns in Massachusetts to create a local dedicated fund for open space, historic preservation, community housing, and outdoor recreation projects and to also receive funds from the state Community Preservation Trust Fund each year for these projects.

HOW IS CPA FUNDING GENERATED? CPA funds will be generated through two sources: a surcharge of 1 percent on property tax bills and an annual disbursement of funds from the state Community Preservation Trust Fund, which distributes funds each October to communities that have adopted CPA. The state funds are generated through fees at the Registry of Deeds. Since Canton has not adopted CPA, the town hasn't been receiving these annual funds!

WHAT PROJECTS CAN CPA FUNDS SUPPORT?

Each fiscal year, CPA communities must spend, or set aside for future spending, the following share of its annual CPA revenues on three core areas:

- 10 percent for open space
- 10 percent for historic resources
- 10 percent for community housing

The remaining 70 percent of the revenues may be spent or reserved for future projects in any of these three areas, or for funding outdoor public recreation projects. CPA funds may never be directed to the general town fund; they may only be spent on the three CPA core areas and outdoor recreation.

CPA IN CANTON COULD PROVIDE FUNDING TO:

- Restore and preserve historic town halls, documents, churches, cemeteries and other structures
- Create new ball fields, boat launches, and trails for walking and biking
- Preserve land to protect drinking water, local agriculture and wildlife habitat
- Develop a housing plan to determine the housing needs of local residents and then use CPA to address those needs (i.e., support housing for seniors; rehab old apartments to create condos to serve young families or small households)
- Leverage additional dollars from state, federal, and foundation grants

**WHO DECIDES
HOW CPA FUNDS
ARE SPENT?**

YOU DO!

After adopting CPA, municipalities must establish a local Community Preservation Committee (CPC) to review proposals for local CPA-funded projects, and recommend projects to the local legislative body for approval (Town Meeting or the City Council). All CPA projects must be approved by the local legislative body to receive CPA funds.

This local control means communities decide what is special and important to preserve in their own city or town.

For more information:

Deb Sundin
781-575-0232
sundinmd@aol.com

Or visit:
communitypreservation.org

HOW MUCH WOULD CPA COST THE AVERAGE CANTON HOMEOWNER?

Canton residents will pay a 1 percent surcharge on local property tax bills, with an exemption for the first \$100,000 of taxable value of residential real estate. Also exempted from the surcharge will be all low-income households, and all low- and moderate-income senior households.

If Your Property Value is:				
\$100,000	\$200,000	\$300,000	\$400,000	\$500,000
Your Corresponding Yearly CPA Surcharge Amount Would be:				
\$ 0	\$12	\$23	\$35	\$46

Average Canton Home Value (2011): 462,699	
Yearly CPA Surcharge :	\$42
Semi annual impact:	\$21
Quarterly impact:	\$10.50
Monthly impact:	\$3.50
Weekly impact:	\$ 0.81
Daily impact	\$ 0.12

HOW MUCH WOULD CPA GENERATE FOR CANTON?

Canton would generate approximately \$452,599 annually with CPA. It is important to note that this figure does not include revenue that Canton would receive annually from the State CPA Trust Fund.



147 cities and towns have adopted CPA, including Sharon, Stoughton, Randolph, Weymouth, Braintree and Quincy.



Pictures above show projects completed with CPA funding in municipalities across the state