Analysis of successful CPA campaigns: Springfield, New Bedford, Pittsfield, Boston with timeline and notes on electorate

Examples of successful campaigns

- Springfield
- New Bedford
- Pittsfield
- Boston

Invest in Springfield
with Community Preservation Act (CPA)

- Passed legislative body vote on 8 November 2016
- 62% voted yes
- Surcharge: 1.5%
- Use of online resources
  - Facebook, website, informational content, flyers
- Grassroots organizing
- Endorsements

Springfield

Website

springfield-cpa.org

Springfield CPAdvocacy

The CPA is on the November ballot and it needs your support - VOTE YES!

Open Space/Recreation

Historic Preservation

Housing

What is the Community Preservation Act?

The CPA is a Massachusetts program which allows communities to create a local fund dedicated to open/recreation spaces, historic resources, and housing. It will appear on Springfield's ballot on November 8, and we hope you vote Yes!

Why should I vote for the CPA?

To invest in our city!

CPA projects - while critical - rarely get funded from the normal municipal budgeting process. That's because our tax dollars need to fund crucial services such as our schools, our police and fire departments, and important infrastructure projects like our roads. But CPA projects matter too! They support the types of physical and aesthetic characteristics that people look for when choosing a strong community in which to live - they make the community more vital and more attractive.

By voting YES for the CPA, you will ensure that these projects no longer fall by the wayside. CPA projects will help make Springfield more desirable to prospective residents and businesses which, in the long run, will benefit all of its citizens. Passage of the CPA measure can help ensure that more homeowners are drawn to our great city, stay in our city, and thrive in our city!

Where does the money come from?

The CPA fund is created via a small surcharge (1.5%) on your property tax bill. The first $100,000 of your valuation is exempted from the CPA. For the average homeowner in Springfield, this comes to about $10 per year, which amounts to $2.50 per quarterly bill, or just 83 cents per month.

We have created a calculator which will tell you, based on 2016 tax rates, how much the CPA would add to your bill.

If you support the CPA in Springfield, please consider donating to our committee. We will use the money to purchase signs, postcards, and advertising to get the message out.

Donate

We have an informational flyer which you can print and give to your friends and co-workers. en Español

Springfield CPAdvocacy

Like Page 158 likes

Be the first of your friends to like this

Springfield CPAdvocacy
about a year ago

We did it! Thank you, Springfield! We have enacted the CPA!

82 7 5

Type here to search

Informational flyer

Invest in Springfield

with Community Preservation Act (CPA)

What is Community Preservation Act?

CPA is a Massachusetts program which allows communities to create a local fund dedicated to open/recreation spaces, historic resources, and housing.

CPA has been adopted by 161 communities, including Longmeadow, East Longmeadow, Hampden, Wilbraham, Agawam, West Springfield, Westfield, and Southwick. Eight more communities including Boston, Holyoke, and South Hadley have CPA on the November 8th ballot.

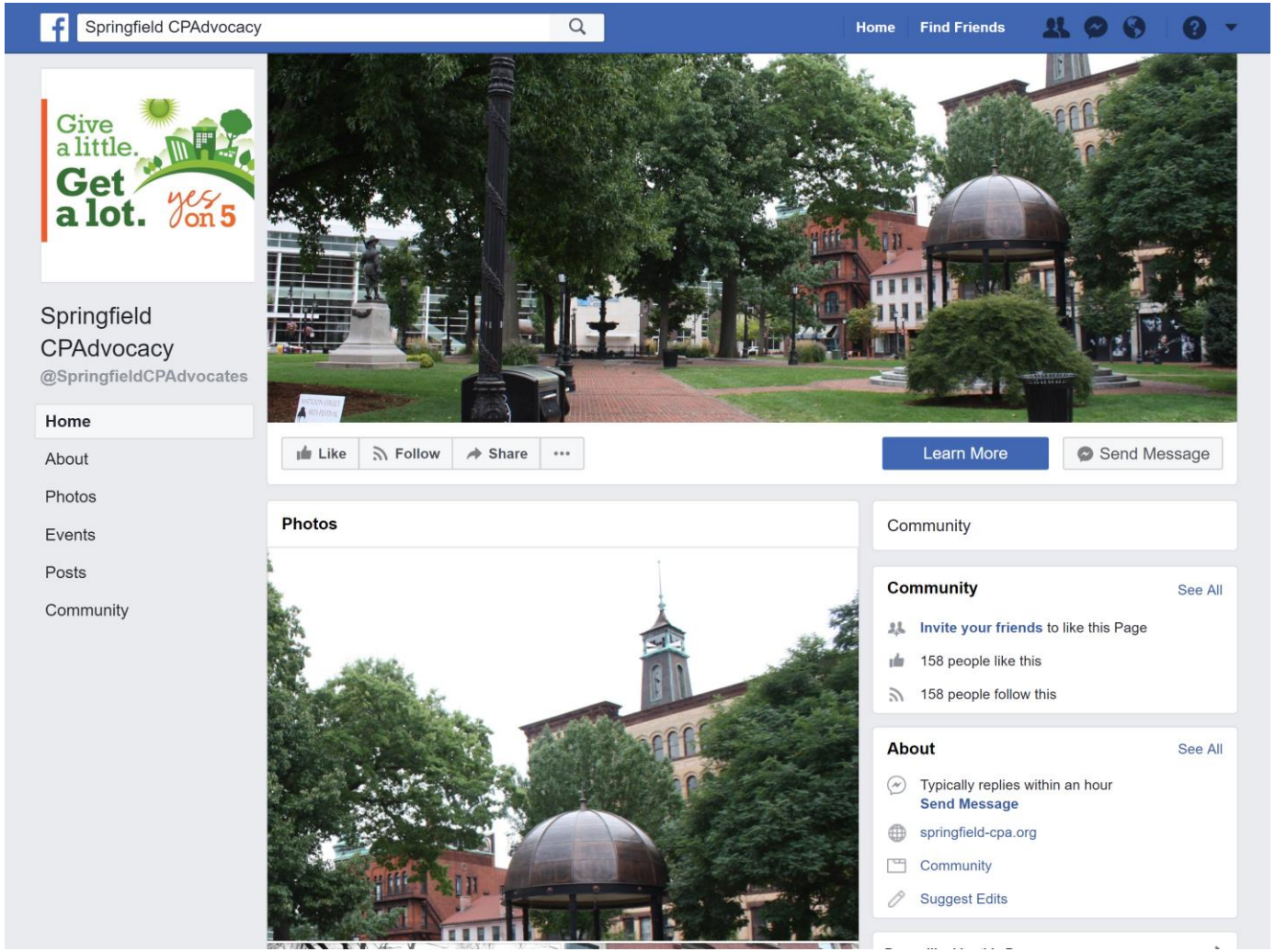
How is Community Preservation Act funded?

There are two sources. One is a small voter-approved surcharge on property tax bills. The other is a yearly distribution from the statewide CPA Trust Fund, whose revenues come from Registries of Deeds filing fees. To receive these funds, the City must vote to adopt CPA.

How can Community Preservation Act funds be spent?

CPA funds can be used only for open/recreation spaces, historic resources, and housing. A minimum of 10% of CPA funds must be allocated annually for each of those categories. The remaining 70% can be allocated among those categories.

Facebook page



New Bedford

- Passed legislative body vote on 4 November 2014
- 54% voted yes
- Surcharge: 1.5%
- Printed materials, whitepaper, lawn signs, website, direct mail pieces
- Use of local press
- Focused on educating voters

COMMUNITY PRESERVATION ACT
FOR NEW BEDFORD

INVESTING IN OUR FUTURE

COMMUNITY HOUSING, OUTDOOR RECREATION, PARKS, OPEN SPACE, & HISTORICAL PRESERVATION

WE NEED YOU

Join us in passing CPA for New Bedford

AHA! New Bedford
Buttonwood Zoological Society
Buzzards Bay Coalition
Cape Verdean Association
Cape Verdean Recognition Committee
Community Action for Better Housing
Community Economic Development Center
Friends of Buttonwood Park
Friends of Clasky Common
Greater New Bedford Industrial Foundation
Inter-Church Council of Greater New Bedford
Martha Briggs Educational Club
NB Beautiful
Neighborhoods United
NeighborWorks · Southern Mass
New Bedford Art Museum/ArtWorks!
New Bedford Economic Development Council
New Bedford Historical Society
New Bedford Port Society
New Bedford Preservation Society
Operation Clean Sweep
ORPH, Inc.
Rotch-Jones-Duff House and Garden Museum
Schooner Ernestina
The Trustees of Reservations
The Trust for Public Land
Waterfront Historic Area LeaguE (WHALE)
Your Theatre, Inc.
YWCA

LIKE US ON FACEBOOK!

www.cpanewbedford.org

COMMUNITY PRESERVATION ACT
FOR NEW BEDFORD

INVESTING IN OUR FUTURE

www.cpanewbedford.org

WHAT IS CPA?

The Community Preservation Act (CPA) enables cities and towns in Massachusetts to create a dedicated fund for parks, outdoor recreation, historical preservation, and housing for local families while receiving matching state funds for these purposes.

CPA became law in Massachusetts in 2000 and has been adopted by 155 communities, including Fall River, Dartmouth, and Acushnet.

HOW DOES CPA WORK?

- In June, City Council voted unanimously to allow CPA on the ballot this November.
- **You'll find Question 5: The Community Preservation Act, on the back of your ballot, Tuesday, November 4th.**
- After adopting CPA, New Bedford will form a local Community Preservation Committee with up to nine New Bedford citizens, who will review and select projects. The City Council will have final approval of all funding in a public process
- Under CPA, 10% of the funds must be spent on historic preservation, 10% on open space and recreation, and 10% on community housing. The remaining 70% can be used for any of these purposes.
- CPA funds can be used on projects citywide. Everyone benefits!

THE DOLLARS AND SENSE OF CPA

$470 million The amount distributed from the State's CPA Trust Fund to communities like Acushnet, Cambridge, Fall River, and Sommerville.

$0 The amount New Bedford has received from the State's CPA Trust Fund.

$1.15 million The amount New Bedford would have generated last year alone through CPA.

WHY CPA IS A WISE INVESTMENT FOR NEW BEDFORD

- CPA projects create construction jobs and new investments that eliminate blight and help maintain and increase value of neighboring properties.
- CPA brings in significant state matching funds – an immediate return that can grow over time.
- CPA funds offer an edge for other grants, bringing in millions in additional state, federal, and private funds.
- CPA creates reliable funding for projects and neighborhoods most vulnerable to cuts: parks, ball fields, and preservation.

WHAT ARE THE NUMBERS ON CPA?

The average New Bedford homeowner would pay **only $18 a year** or $4.50 on a quarterly tax bill. With the state match, this would raise a total of $1.1 million for projects in New Bedford neighborhoods and parks. The average business owner would pay $5 per month or $15 on a quarterly tax bill.

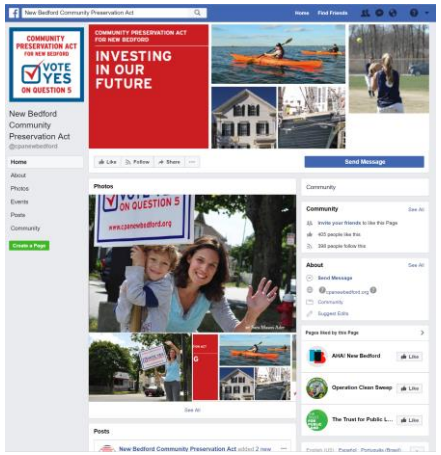
ASSESSED PROPERTY VALUE	ANNUAL SURCHARGE
$100,000	$0
$150,000	$11.37
$200,000	$22.74
$250,000	$34.48
$300,000	$45.48

This dedicated fund comes from a surcharge on local property tax bills and the State Community Preservation Trust Fund.

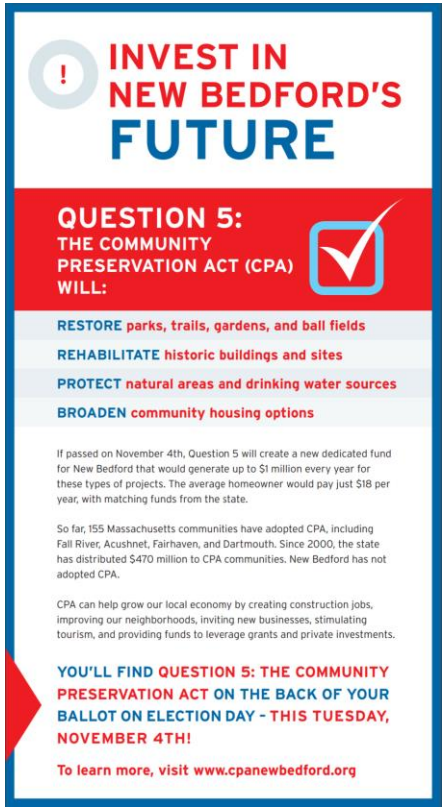
WHO IS EXEMPT?

- First $100,000 of assessed property value for all residential property owners
- First $100,000 of assessed property value for all commerical property owners
- Low-income property owners
- Low and moderate income seniors
- Anyone who rents

Informational flyer



Flyers and social media



INVEST IN NEW BEDFORD'S FUTURE

QUESTION 5: THE COMMUNITY PRESERVATION ACT (CPA) WILL:

RESTORE parks, trails, gardens, and ball fields

REHABILITATE historic buildings and sites

PROTECT natural areas and drinking water sources

BROADEN community housing options

If passed on November 4th, Question 5 will create a new dedicated fund for New Bedford that would generate up to $1 million every year for these types of projects. The average homeowner would pay just $18 per year, with matching funds from the state.

So far, 155 Massachusetts communities have adopted CPA, including Fall River, Acushnet, Fairhaven, and Dartmouth. Since 2000, the state has distributed $470 million to CPA communities. New Bedford has not adopted CPA.

CPA can help grow our local economy by creating construction jobs, improving our neighborhoods, inviting new businesses, stimulating tourism, and providing funds to leverage grants and private investments.

YOU'LL FIND QUESTION 5: THE COMMUNITY PRESERVATION ACT ON THE BACK OF YOUR BALLOT ON ELECTION DAY - THIS TUESDAY, NOVEMBER 4TH!

To learn more, visit www.cpanewbedford.org

Educational materials

- Press release
  - Introducing the issue
- True/False fact sheet
  - Addresses misconceptions and allays voter fears
- Whitepaper
  - Detailed overview and economics of CPA

COMMUNITY PRESERVATION ACT FOR NEW BEDFORD
INVESTING IN OUR FUTURE

128 Union Street / New Bedford, MA 02740
www.cpanewbedford.org

NEWS RELEASE

FOR IMMEDIATE RELEASE
Thursday, August 14, 2014

Contact:
Alicia Pimental, Buzzards Bay Coalition
(508) 999-6363 ext. 226, pimental@savebuzzardsbay.org

HARNESSING NEW BEDFORD'S HISTORY FOR A PROSPEROUS FUTURE
New Bedford to Vote on Community Preservation Act This November

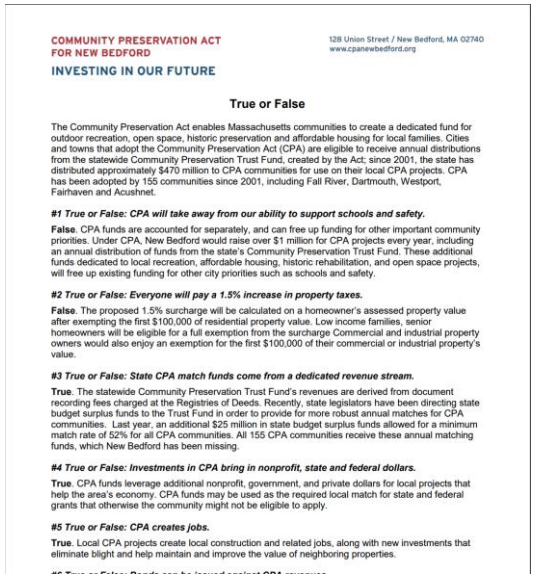
NEW BEDFORD, Mass. – New Bedford has a history of making wise investments for the city's future growth. From our protected deep harbor and the cobblestone streets of the downtown to our network of parks and our incredible supply of drinking water, our citizen leaders have had the foresight to ensure that our hard-earned dollars yielded a good return. Today we have another historic chance to create a local fund that can help harness the city's rich history and turn it into an economic catalyst for the future.

At the ballot this November, New Bedford voters will have the opportunity to generate up to $1 million per year through the Community Preservation Act (CPA) for exciting new historic preservation, outdoor recreation, and community and senior housing projects – all of which might otherwise go unfunded.

"My administration has committed to planning and acting strategically with New Bedford's long-term future at the forefront," said Mayor Jon Mitchell, who is sending CPA to the ballot with unanimous support from City Council. "Whether we are preserving open space, developing recreational opportunities, or preserving our history, New Bedford should view the CPA as a means to pursue those long-range projects that will have a positive, lasting impact on its quality of life. I applaud the consortium of organizations and individuals that have come together to advocate for this investment in our community."

If a ballot question is approved by New Bedford voters this November, taxpayers would contribute a 1.5 percent surcharge on property tax bills beginning in fiscal year 2016 to create a Community Preservation Fund. This surcharge would add about $18 to the average homeowner's annual tax bill. The program would include several exemptions to ease the burden for taxpayers, including the first $100,000 of residential and commercial property values and exemptions for low-income and senior homeowners.

"The Community Preservation Act has proven to be a wise investment that creates construction jobs year after year that will eliminate blight and increase the values of neighborhoods and commercial districts throughout the City," said Anthony Sapienza, President of the New Bedford Economic Development Council. "The New Bedford Economic Development Council fully supports the work of the



COMMUNITY PRESERVATION ACT FOR NEW BEDFORD
INVESTING IN OUR FUTURE

128 Union Street / New Bedford, MA 02740
www.cpanewbedford.org

True or False

The Community Preservation Act enables Massachusetts communities to create a dedicated fund for outdoor recreation, open space, historic preservation and affordable housing for local families. Cities and towns that adopt the Community Preservation Act (CPA) are eligible to receive annual distributions from the statewide Community Preservation Trust Fund, created by the Act; since 2001, the state has distributed approximately $470 million to CPA communities for use on their local CPA projects. CPA has been adopted by 155 communities since 2001, including Fall River, Dartmouth, Westport, Fairhaven and Acushnet.

#1 True or False: CPA will take away from our ability to support schools and safety.

False. CPA funds are accounted for separately, and can free up funding for other important community priorities. Under CPA, New Bedford would raise over $1 million for CPA projects every year, including an annual distribution of funds from the state's Community Preservation Trust Fund. These additional funds dedicated to local recreation, affordable housing, historic rehabilitation, and open space projects, will free up existing funding for other city priorities such as schools and safety.

#2 True or False: Everyone will pay a 1.5% increase in property taxes.

False. The proposed 1.5% surcharge will be calculated on a homeowner's assessed property value after exempting the first $100,000 of residential property value. Low income families, senior homeowners will be eligible for a full exemption from the surcharge Commercial and industrial property owners would also enjoy an exemption for the first $100,000 of their commercial or industrial property's value.

#3 True or False: State CPA match funds come from a dedicated revenue stream.

True. The statewide Community Preservation Trust Fund's revenues are derived from document recording fees charged at the Registries of Deeds. Recently, state legislators have been directing state budget surplus funds to the Trust Fund in order to provide for more robust annual matches for CPA communities. Last year, an additional $25 million in state budget surplus funds allowed for a minimum match rate of 52% for all CPA communities. All 155 CPA communities receive these annual matching funds, which New Bedford has been missing.

#4 True or False: Investments in CPA bring in nonprofit, state and federal dollars.

True. CPA funds leverage additional nonprofit, government, and private dollars for local projects that help the area's economy. CPA funds may be used as the required local match for state and federal grants that otherwise the community might not be eligible to apply.

#5 True or False: CPA creates jobs.

True. Local CPA projects create local construction and related jobs, along with new investments that eliminate blight and help maintain and improve the value of neighboring properties.

Investing in Our Future:
The Community Preservation Act for New Bedford

Overview
Every one of New Bedford's leaders and citizens cares deeply about making sound investments with our hard earned dollars that yield a good return. It is a desire that has its roots in our whalers making long and often dangerous voyages so they only return with vessels that have every barrel filled with oil. One such wise investment opportunity is the Community Preservation Act.

The Community Preservation Act (CPA) enables cities and towns in Massachusetts to create a dedicated fund for outdoor recreation, open space, historic preservation and community housing - and receive matching state funds for these purposes. Over a decade of work went into the creation of the CPA, ultimately signed into law by Governor Paul Cellucci and Lieutenant Governor Jane Swift on September 14, 2000.

The CPA statute also creates a Statewide Community Preservation Trust Fund, administered by the Department of Revenue, which provides distributions each year to communities that have adopted CPA. The Trust Fund's revenues are derived from fees collected at the Registry of Deeds and State budget surplus funds. These annual disbursements serve as an incentive for communities to pass CPA; this past year the matching contribution to CPA communities was 52%. So far, the state has distributed $470 million from the Trust Fund.

Since its creation as a tool for smart growth, CPA has been adopted by 155 communities including Fall River, Acushnet, Brockton and Dartmouth.

The passage of the CPA referendum for New Bedford could generate more than $1 million annually and would represent a clear and definitive statement that the people of New Bedford want to invest, they want to compete, they want to build, and they want their city to promote a reputation that welcomes investment and growth, and strong, safe neighborhoods.

Our neighbors in Fall River passed CPA last year with unanimous support of City Council. This has inspired the following coalition of community-minded organizations to band together to do the same for New Bedford:

- Buttonwood Zoological Society
- Buzzards Bay Coalition
- Cape Verde Association
- Friends of Buttonwood Park
- Martha Briggs Educational Club
- Neighborhoods United
- New Bedford Historical Society
- New Bedford Preservation Society
- Operation Clean Sweep
- Orpheum Theatre
- Rotch-Jones-Duff House and Garden Museum
- Schooner Ernestina
- The Trustees of Reservations
- The Trust for Public Land
- WHALE

- Diverse campaign working group and campaign coordinator
- Registered group as official local ballot question campaign committee
- Unanimous vote by City Council and support from Mayor to be put on ballot
- Brought in funds from foundations, individual donors, and businesses
- Published and wrote collateral materials
- Outreach team of stakeholders interested in historic rehabilitation, parks and open space, affordable housing
- Held over 30 community outreach meetings and local events
- Positive media coverage: op-ed pieces, editorials, interviews
- Direct mail pieces to 17, 000+ likely voters

Strategy Overview

COMMUNITY PRESERVATION ACT FOR NEW BEDFORD

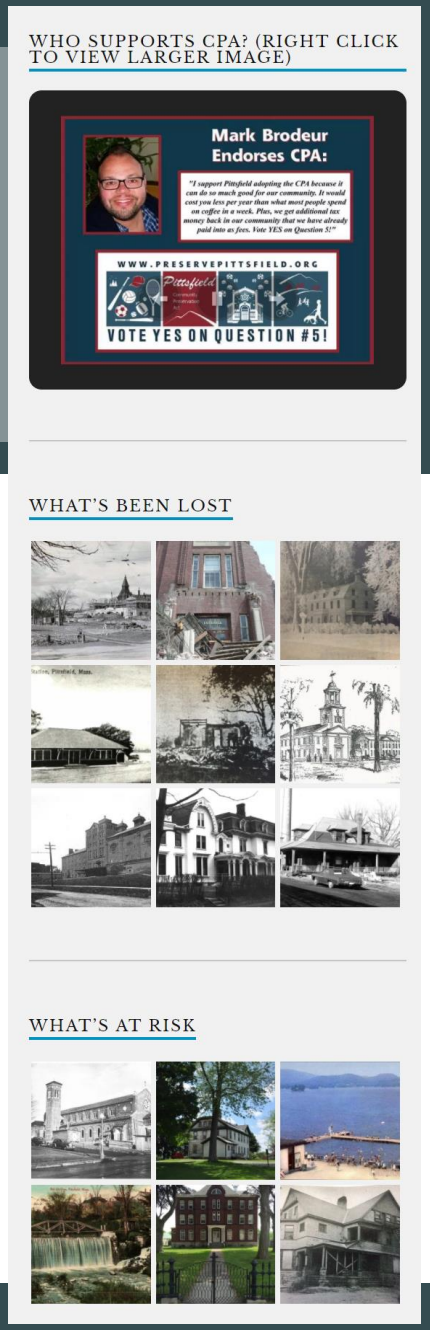
VOTE YES ON QUESTION 5

- Passed legislative body vote on 8 November 2016
- 62% voted yes
- Surcharge: 1%
- Use of promotional materials, information sheets, flyers, letters to the editor, lawn signs
- Presentations
- Transparency
- Website and social media

Pittsfield

Website and social media

- Who supports CPA?
- What's been lost
  - Union station, Plunkett School, Peace Party House, Electric trolley station, Henry Wadsworth Longfellow House, Bullfinchchurch, Berkshire Brewing Association, Elmwood Court, Taconic Mill offices
- What's at risk
  - Springside House, Pontoosuc lakeside, Housatonic River west dam, St. Joseph's, William Russell Allen House



Op-eds

A6 OPINION

Friday, July 29, 2016 » MORE AT FACEBOOK.COM/BERKSHIRE.EAGLE AND

Editorial

CPA would make for a better Pittsfield

Adopting the state Community Preservation Act will have genuine benefits for Pittsfield. Voters should have an opportunity to make it a reality in November.

The Community Preservation Act (CPA) provides an ideal way to raise funds for many important projects, among them preserving historic buildings and creating affordable housing.

Those are prominent among the goals Pittsfield is addressing and must continue to address.

Because the CPA is funded in part through a percentage of real estate fees, every municipality already contributes to it and has since its inception. Real estate broker Beth VanNess told the City Council's Ordinance and Rules Committee Tuesday night that $43,000 in registry fees generated from home sales in Pittsfield last year went to the CPA pool shared by 161 other Massachusetts communities. (Eagle, July 28).

If adopting the CPA is approved by Pittsfield voters and takes effect on July 1, 2017, a 1 percent surcharge would be made on property after the first $100,000 in assessed value, an increase of roughly $14 in the first year for an average single-family homeowner according to advocates. Along with the rehabilitation of historic buildings, such as for example, the St. Mary the Morning Star building on Tyler Street, and affordable housing, the revenue raised could be used to rehabilitate parks and preserve open spaces. There would not be a lack of candidates for the funds in Pittsfield.

It is unfortunate that Pittsfield rejected the CPA in 2006. Pembroke approved it the same year and has amassed nearly $2.5 million in the decade since.

Under the current proposal for Pittsfield, exemptions for small businesses, veterans, senior citizens and low-income residents are provided that were not included in 2006.

The Ordinance and Rules Committee voted 4-0 to ask voters to consider adopting the CPA on the Nov. 8 ballot and ideally the full City Council will make the same recommendation unanimously when it meets in August.

(North Adams should adopt the CPA as well.) The CPA has paid dividends for Lenox, Williamstown, Stockbridge and Great Barrington and it will for Pittsfield as well.

The revenue raised could also be used to rehab parks and preserve open spaces. There would not be a lack of candidates.

Could the Community Preservation Act fix up Pittsfield's historic buildings, parks?

The Berkshire Eagle

Excerpt from the Berkshire Eagle on July 27, 2016 by Dick Lindsay

PITTSFIELD — City voters could decide this fall on raising at least $500,000 toward fixing up local historic buildings, saving open space, rehabilitating municipal parks and creating affordable housing.

On a 4-0 vote the City Council's Ordinance and Rules panel on Tuesday supported asking voters to consider adopting the state Community Preservation Act (CPA). If the full council agrees with the subcommittee's recommendation, a referendum question will be added to the Nov. 8 ballot.

In adopting the act, Pittsfield would join Williamstown, Lenox, Stockbridge and Great Barrington as the only other Berkshire communities among the 161 statewide to add the state-sponsored municipal funding tool as a revenue source.

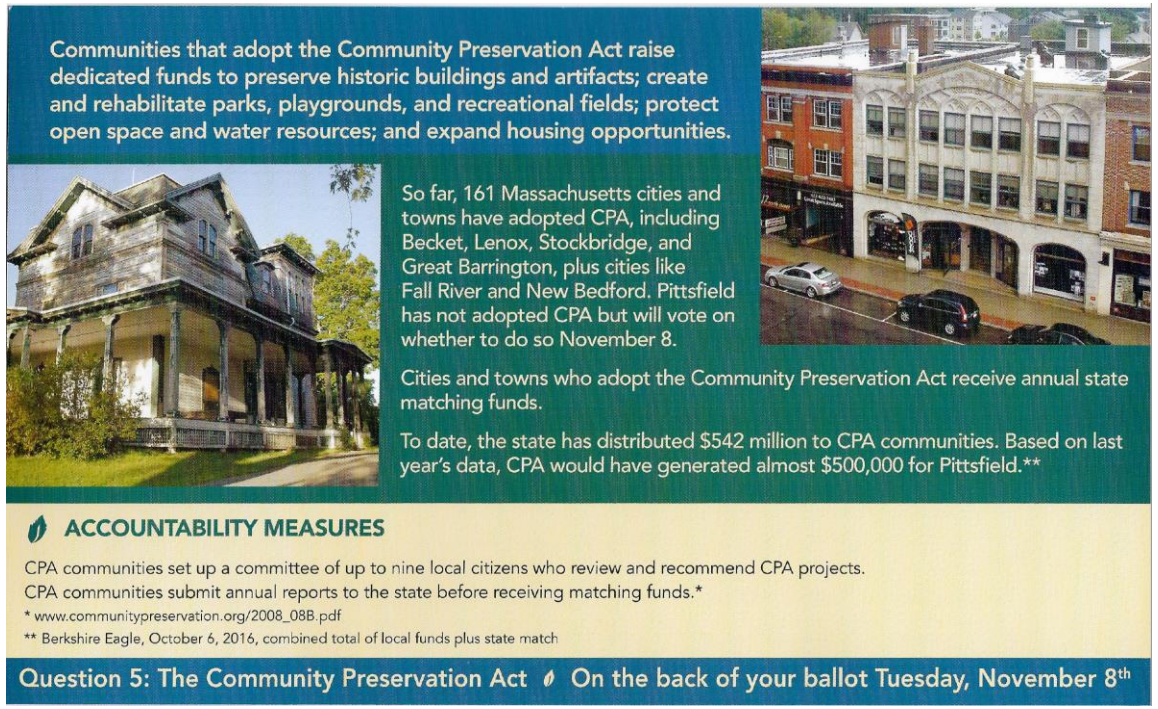
The councilors support came following an hour-long presentation and discussion on how a combination of a surcharge on real estate property tax bills coupled with state matching funds could boost efforts to improve the city's quality of life. The $500,000 figure discussed during the presentation is based on projections for fiscal 2016, which ended June 30.

If approved, the CPA would take effect next July 1 for fiscal 2018 — adding a 1 percent surcharge on property after the first $100,000 of assessed value. For average single-family homeowner currently taxed at $176,000 valuation, they would pay about $14 more in the first year, according to CPA supporters.

"The $14 is one of the more modest in the state … this is a very reasonable surcharge," said Stuart Saginar, executive director of the Coalition for Community Preservation.

Saginar pointed out several changes to the state act since city voters rejected the CPA in 2006, such as the small business exemption, which was included in the Pittsfield proposal.

Low-income residents, senior citizens and veterans who own homes would be immune from the surcharge under the Pittsfield CPA ordinance.



Communities that adopt the Community Preservation Act raise dedicated funds to preserve historic buildings and artifacts; create and rehabilitate parks, playgrounds, and recreational fields; protect open space and water resources; and expand housing opportunities.

So far, 161 Massachusetts cities and towns have adopted CPA, including Becket, Lenox, Stockbridge, and Great Barrington, plus cities like Fall River and New Bedford. Pittsfield has not adopted CPA but will vote on whether to do so November 8.

Cities and towns who adopt the Community Preservation Act receive annual state matching funds.

To date, the state has distributed $542 million to CPA communities. Based on last year's data, CPA would have generated almost $500,000 for Pittsfield.**

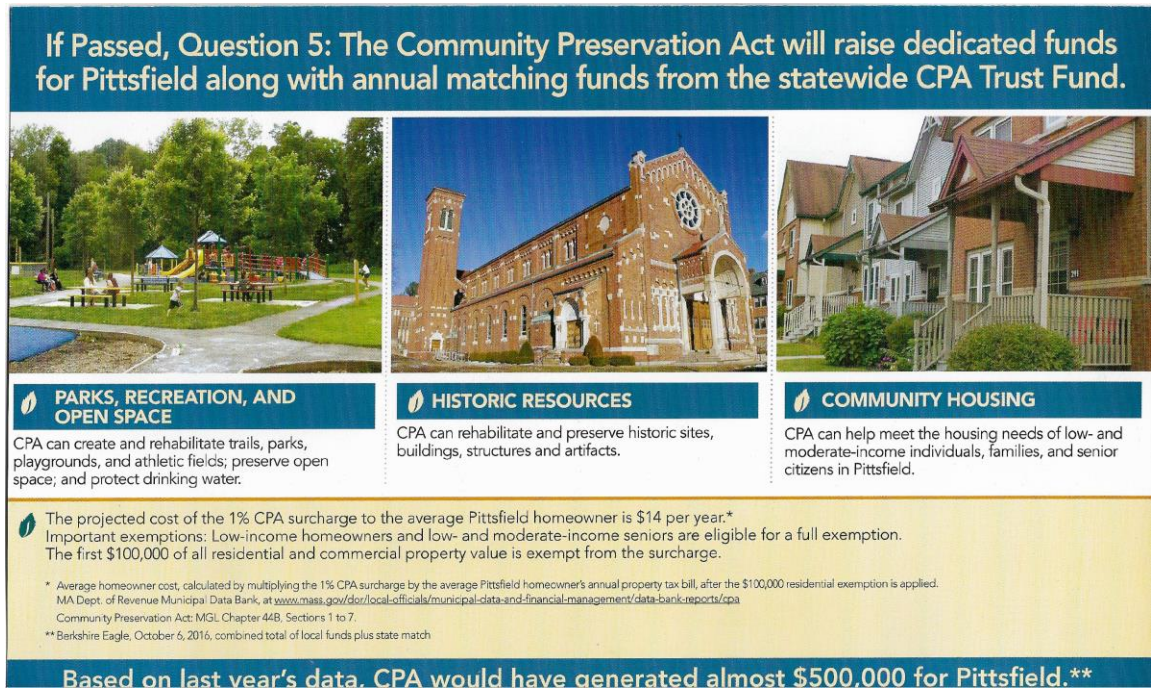
ACCOUNTABILITY MEASURES

CPA communities set up a committee of up to nine local citizens who review and recommend CPA projects.
CPA communities submit annual reports to the state before receiving matching funds.*

* www.communitypreservation.org/2008_08B.pdf

** Berkshire Eagle, October 6, 2016, combined total of local funds plus state match

Question 5: The Community Preservation Act • On the back of your ballot Tuesday, November 8th



If Passed, Question 5: The Community Preservation Act will raise dedicated funds for Pittsfield along with annual matching funds from the statewide CPA Trust Fund.

PARKS, RECREATION, AND OPEN SPACE

CPA can create and rehabilitate trails, parks, playgrounds, and athletic fields; preserve open space; and protect drinking water.

HISTORIC RESOURCES

CPA can rehabilitate and preserve historic sites, buildings, structures and artifacts.

COMMUNITY HOUSING

CPA can help meet the housing needs of low- and moderate-income individuals, families, and senior citizens in Pittsfield.

The projected cost of the 1% CPA surcharge to the average Pittsfield homeowner is $14 per year.*
Important exemptions: Low-income homeowners and low- and moderate-income seniors are eligible for a full exemption.
The first $100,000 of all residential and commercial property value is exempt from the surcharge.

* Average homeowner cost, calculated by multiplying the 1% CPA surcharge by the average Pittsfield homeowner's annual property tax bill, after the $100,000 residential exemption is applied. MA Dept. of Revenue Municipal Data Bank, at www.mass.gov/dor/local-officials/municipal-data-and-financial-management/data-bank-reports/cpa
Community Preservation Act: MGL Chapter 44B, Sections 1 to 7.

** Berkshire Eagle, October 6, 2016, combined total of local funds plus state match

Based on last year's data, CPA would have generated almost $500,000 for Pittsfield.**

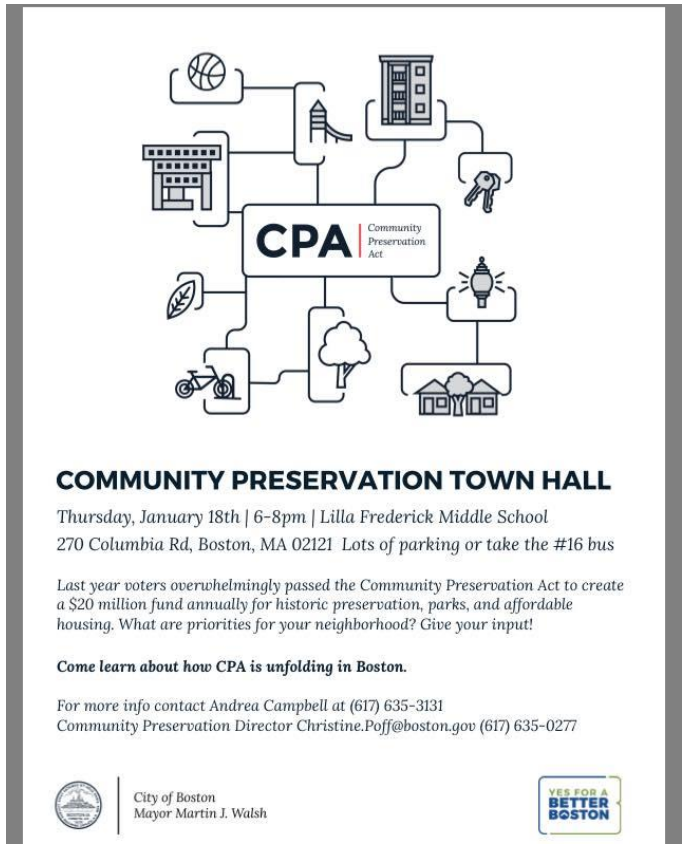
Flyers

- Passed a legislative body vote on 8 November 2016
- 73% voted yes
- Surcharge: 1%
- Informational materials, social media, grassroots organizing, endorsements, use of press

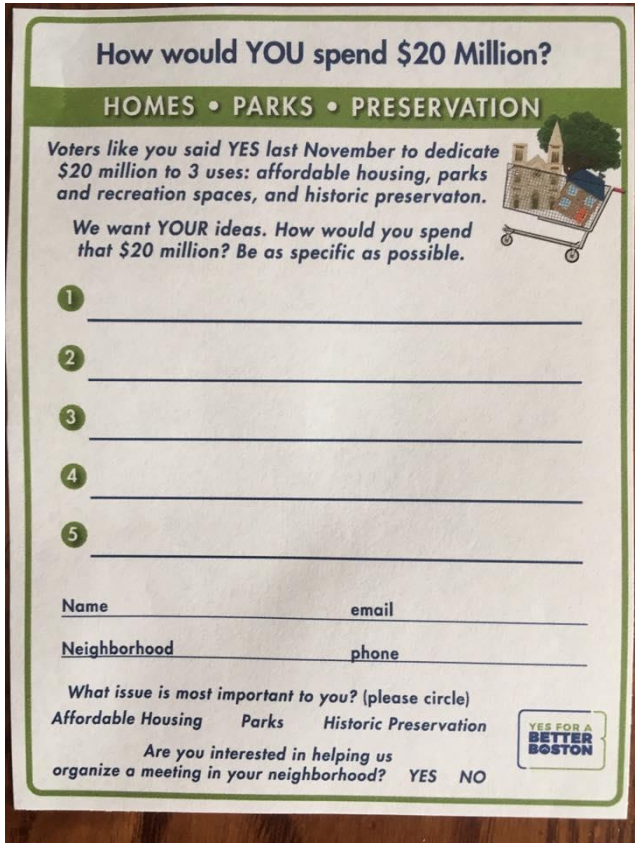
Boston

Strategy Overview

- Measure proposed by 2 city councilors
- Council-held hearing to discuss CPA
- 12 of 13 city councilors supported measure and approved it to go to ballot
- Endorsement from mayor and community and advocacy groups
- Official press release announcing campaign
- Endorsement by local labor union and business leaders
- Articles in local newspapers
- Resources for taxpayers, e.g. calculator for surcharge
- Support rallies
- Endorsement by religious leaders
- Yes for a Better Boston (YBB) campaign: coalition of housing, parks & recreation, historic preservation advocates
- Made flyers in 6 different languages to reach more diverse audience



Public events and training volunteers



How would YOU spend $20 Million?

HOMES • PARKS • PRESERVATION

Voters like you said YES last November to dedicate $20 million to 3 uses: affordable housing, parks and recreation spaces, and historic preservaton.

We want YOUR ideas. How would you spend that $20 million? Be as specific as possible.

1. _____
2. _____
3. _____
4. _____
5. _____

Name _____ email _____

Neighborhood _____ phone _____

What issue is most important to you? (please circle)

Affordable Housing *Parks* *Historic Preservation*

Are you interested in helping us organize a meeting in your neighborhood? *YES* *NO*

YES FOR A BETTER BOSTON

What's on YOUR shopping list?

Come to the first community-wide FORUM to add your voice and have input on:

1 WHO gets to spend the CPA dollars

& 2 HOW to spend those dollars

Boston voters recently passed the Community Preservation Act which will provide residents with new funding of nearly $20 million for AFFORDABLE HOUSING • PARKS & PLAYGROUNDS • HISTORIC PRESERVATION

WHEN: Thursday, Oct 19, 6–7:30PM

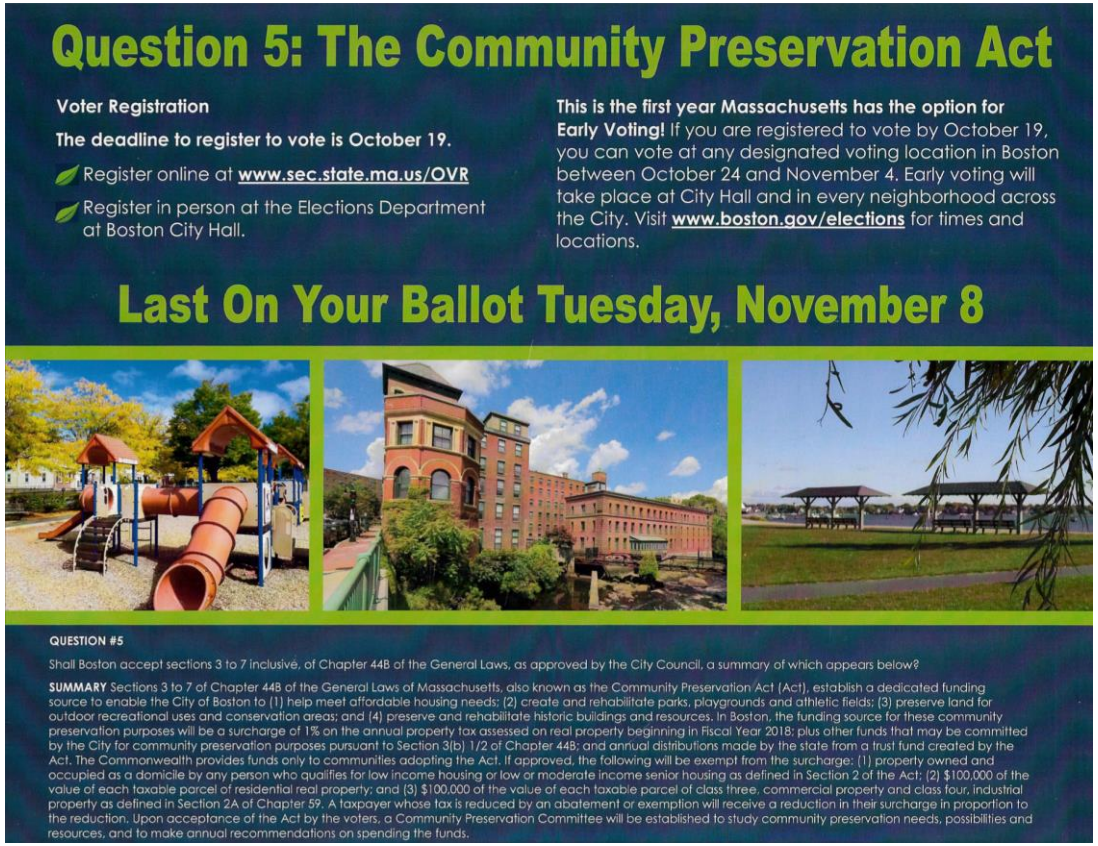
WHERE: Franklin Park Clubhouse
One Circuit Drive, Dorchester
(Bus #16, 14, 28, 29, 25 or 22)
plentiful parking available

Hosted by:

YES FOR A BETTER BOSTON

yesbetterboston.org
617.822.9100

Input from the public



Question 5: The Community Preservation Act

Voter Registration

The deadline to register to vote is October 19.

- Register online at **www.sec.state.ma.us/OVR**
- Register in person at the Elections Department at Boston City Hall.

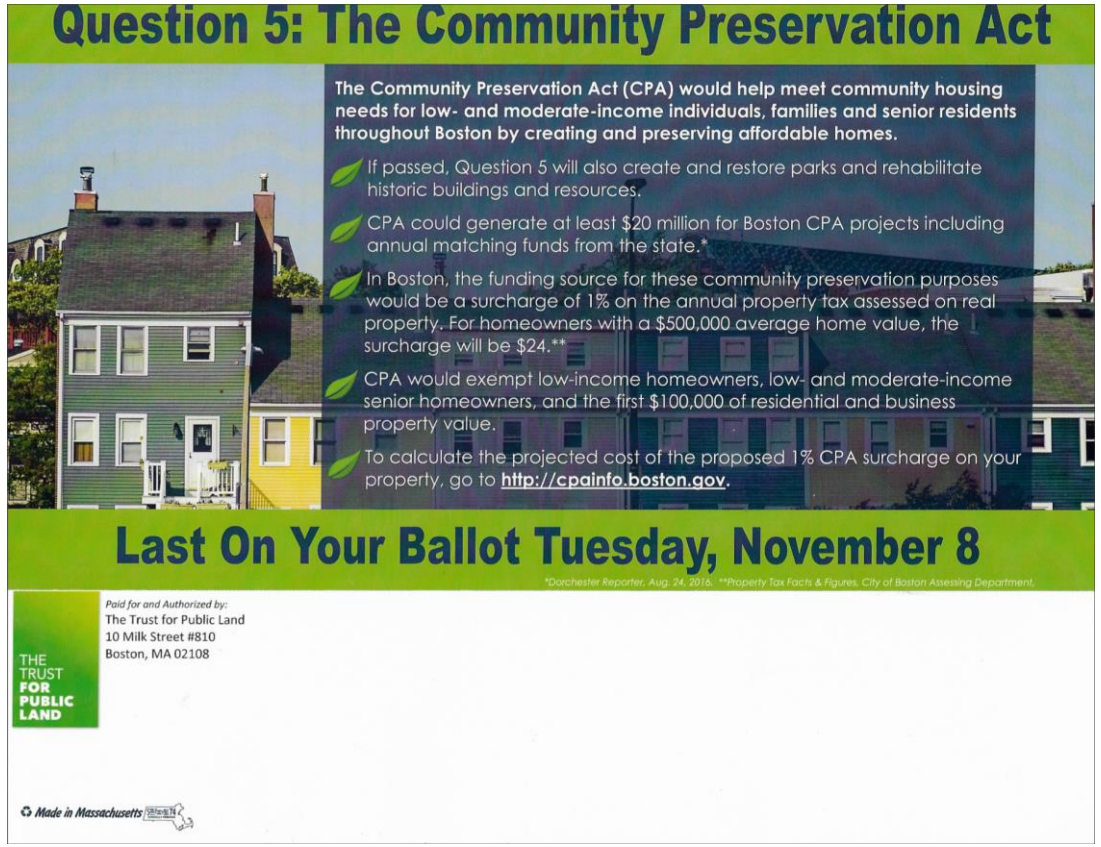
This is the first year Massachusetts has the option for Early Voting! If you are registered to vote by October 19, you can vote at any designated voting location in Boston between October 24 and November 4. Early voting will take place at City Hall and in every neighborhood across the City. Visit **www.boston.gov/elections** for times and locations.

Last On Your Ballot Tuesday, November 8

QUESTION #5

Shall Boston accept sections 3 to 7 inclusive, of Chapter 44B of the General Laws, as approved by the City Council, a summary of which appears below?

SUMMARY Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act (Act), establish a dedicated funding source to enable the City of Boston to (1) help meet affordable housing needs; (2) create and rehabilitate parks, playgrounds and athletic fields; (3) preserve land for outdoor recreational uses and conservation areas; and (4) preserve and rehabilitate historic buildings and resources. In Boston, the funding source for these community preservation purposes will be a surcharge of 1% on the annual property tax assessed on real property beginning in Fiscal Year 2018; plus other funds that may be committed by the City for community preservation purposes pursuant to Section 3(b) 1/2 of Chapter 44B; and annual distributions made by the state from a trust fund created by the Act. The Commonwealth provides funds only to communities adopting the Act. If approved, the following will be exempt from the surcharge: (1) property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing as defined in Section 2 of the Act; (2) $100,000 of the value of each taxable parcel of residential real property; and (3) $100,000 of the value of each taxable parcel of class three, commercial property and class four, industrial property as defined in Section 2A of Chapter 59. A taxpayer whose tax is reduced by an abatement or exemption will receive a reduction in their surcharge in proportion to the reduction. Upon acceptance of the Act by the voters, a Community Preservation Committee will be established to study community preservation needs, possibilities and resources, and to make annual recommendations on spending the funds.



Question 5: The Community Preservation Act

The Community Preservation Act (CPA) would help meet community housing needs for low- and moderate-income individuals, families and senior residents throughout Boston by creating and preserving affordable homes.

- If passed, Question 5 will also create and restore parks and rehabilitate historic buildings and resources.
- CPA could generate at least $20 million for Boston CPA projects including annual matching funds from the state.*
- In Boston, the funding source for these community preservation purposes would be a surcharge of 1% on the annual property tax assessed on real property. For homeowners with a $500,000 average home value, the surcharge will be $24.**
- CPA would exempt low-income homeowners, low- and moderate-income senior homeowners, and the first $100,000 of residential and business property value.
- To calculate the projected cost of the proposed 1% CPA surcharge on your property, go to **http://cpainfo.boston.gov**.

Last On Your Ballot Tuesday, November 8

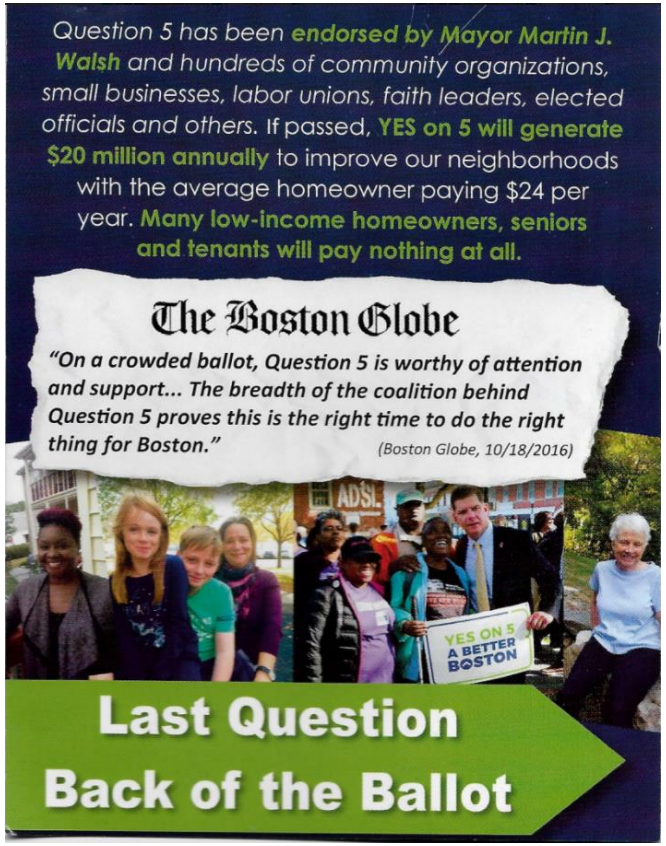
*Dorchester Reporter, Aug. 24, 2016. **Property Tax Facts & Figures, City of Boston Assessing Department.

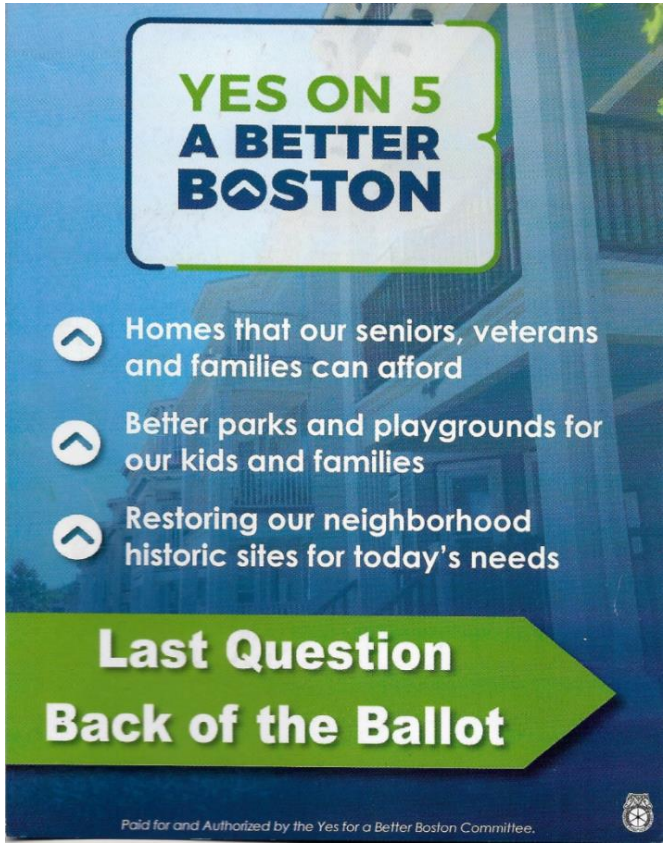
Paid for and Authorized by:
The Trust for Public Land
10 Milk Street #810
Boston, MA 02108

THE TRUST FOR PUBLIC LAND

Made in Massachusetts

Informational flyer


Question 5 has been endorsed by Mayor Martin J. Walsh and hundreds of community organizations, small businesses, labor unions, faith leaders, elected officials and others. If passed, YES on 5 will generate $20 million annually to improve our neighborhoods with the average homeowner paying $24 per year. Many low-income homeowners, seniors and tenants will pay nothing at all.
The Boston Globe
"On a crowded ballot, Question 5 is worthy of attention and support... The breadth of the coalition behind Question 5 proves this is the right time to do the right thing for Boston."
(Boston Globe, 10/18/2016)
YES ON 5 A BETTER BOSTON
Last Question
Back of the Ballot


YES ON 5
A BETTER BOSTON
Homes that our seniors, veterans and families can afford
Better parks and playgrounds for our kids and families
Restoring our neighborhood historic sites for today's needs
Last Question
Back of the Ballot
Paid for and Authorized by the Yes for a Better Boston Committee.

On Tuesday, November 8th Vote
Yes on 5 for a Better Boston!
Elected leaders and over 100 community groups, businesses, and labor unions across Boston support the Community Preservation Act!
Mayor Martin J. Walsh, City of Boston
Council President Michelle Wu, At Large
Councilor Michael F. Flaherty, At Large
Councilor Annissa Essaibi George, At Large
Councilor Ayanna Pressley, At Large
Councilor Salvatore LaMattina, District 1
Councilor Frank Baker, District 3
Councilor Andrea Campbell, District 4
Councilor Timothy McCarthy, District 5
Councilor Matt O'Malley, District 6
Councilor Tito Jackson, District 7
Councilor Josh Zakim, District 8
www.YesBetterBoston.org

Palm cards