Reasons to vote yes on Lancaster's question 3

Published October 23, 2020

Enacted in 2000 by the Legislature, the Community Preservation Act ("CPA") provides valuable funding for land conservation, recreation, community-led affordable housing and historic preservation. There are smart reasons 176 towns have adopted CPA so far, and Lancaster should also.

- Adopting CPA helps stabilize future tax increases. Using CPA funds for eligible community improvements helps stabilize tax revenue spending, while allowing important town initiatives to move forward, even during an economic downturn. This is EXACTLY the right time to pass CPA.
- It is inexpensive. How does it work? A 1% surcharge on property tax bills raises a local contribution and, in addition, a state contribution annually, generated from the Registry of Deeds. How much does it cost? Using Lancaster's average 2020 residential assessment, adopting CPA will cost $47.54 annually per property owner – less than $1 per week.
- Free for many seniors. The following exemption is included: All low income residents and low and moderate income senior citizens. Two other exemptions: The first $100,000 of residential property value and the first $100,000 of commercial and industrial property value.
- Gives control over 40B. Community-driven affordable housing proposals are eligible for CPA funds, helping towns reach their state-required inventory and Safe Harbor.
- It has been vetted: Endorsed by Lancaster Conservation Commission, Historical Commission, Recreation Committee, Land Trust, and more.

CPA is a great financial deal for Massachusetts cities and towns. Vote yes on question 3.

Robert Lidstone, President, Lancaster Land Trust

Heather Lennon, Chair, Lancaster Historical Commission

Win Clark, Linnea Lakin Servey, Victoria Petracca

Lancaster CPA Ballot Question Committee

https://www.telegram.com/story/news/local/the-item/2020/10/23/opinion-letter-reasons-to-vote-yes-on-lancasters-question-3/42872583/