

## FREQUENTLY ASKED QUESTIONS

### How does CPA Work?

- Town Meeting passes Article 21 to place CPA on Fall 2022 Ballot
- Natick citizens vote to adopt CPA
- Property owners pay a 1% surcharge on real estate property taxes
- The state distributes matching funds every year to Natick from the statewide CPA Trust Fund -- available only to communities that adopt CPA.
- 10% of the funds are used or saved for each of the three CPA goals - Open Space and Outdoor Recreation, Historic Preservation, Community Housing. The remaining 70% can be used or saved for any of these goals.

### What's the annual projected CPA revenue?

Based on FY2022 numbers, Natick citizens will raise approximately \$1.4 Million annually after factoring in a conservative state match of \$300,000 at 26.5% (the match in FY2022 was close to 43% and it fluctuates each year)

### How much will CPA surcharge add to my tax bill?

An average residential property valued at \$606,080\* will pay an annual surcharge of \$67.50 towards CPA funds. (\*Based on average residential property value in FY2022 - Includes single family homes, condominiums, apartments, and vacant parcels)

### Who is exempt?

- For all residential property owners, the first \$100,000 of assessed value is exempt
- Low-income property owners
- Moderate-income seniors
- Property owners with current property tax exemptions

### What is the CPA Trust Fund?

All Massachusetts residents -- including those of us from Natick -- pay surcharges at the Registry of Deeds. The monies are immediately deposited to the CPA Trust Fund held at the Department of Revenue, and can be distributed only to those communities that have adopted CPA. Without CPA, Natick has missed out on the funds for the last 21 years.

### Who controls the money?

After adopting CPA, Natick will form a Community Preservation Committee with up to nine Natick citizens, who will review and select projects. Natick Town Meeting will approve all CPA expenditures in a public process.

### Can the Town raise the surcharge once passed?

The local surcharge can only be changed by another local CPA referendum. Once the voters adopt CPA provisions, we are bound to them for five years. After that, voters must approve any changes. Among the 187 municipalities that have adopted it, none have withdrawn.

### When will this surcharge begin?

If the Town residents adopt CPA during Fall 2022 elections, the first surcharge will appear on the tax bill at the beginning of Fiscal Year 2024 (July 1, 2023)

### Who pays for CPA administrative expenses?

Up to 5% of annual CPA revenue can be used for administrative expenses, including hiring part-time planning/support staff.

### Are there prior studies and plans that recommend CPA for Natick?

The Natick 2030+ Comprehensive Master Plan (2019), Housing Production Plan (2021), Open Space and Recreation Plan (2020 Update), Master Plan for Parks and Fields (2016) all recommended that Natick seriously consider CPA adoption

### Where can I find more information?

Download the study report from [www.CPAforNatick.org](http://www.CPAforNatick.org); Additional statewide info is available at [www.CommunityPreservation.org](http://www.CommunityPreservation.org)



# CPA for Natick



## Vote Yes on Article 21

*Article 21 would place a referendum question on the ballot for the Fall 2022 State Election, which asks the voters whether Natick should adopt the Community Preservation Act (CPA) in accordance with MGL Ch.44B.*

*The CPA would provide Natick with a dedicated fund for open space and outdoor recreation, historic preservation, and community housing*

### Why is CPA a good idea for Natick?

- **CPA can create reliable funding for projects most vulnerable to cuts:** it can protect our parks, trails, water bodies, playgrounds, and historic town buildings.
- **CPA can fund affordable housing production and preservation** for low-income seniors, veterans, and first-time home buyers.
- **CPA brings in state matching funds:** we get an immediate return on our local investment
- **CPA gives Natick an edge for grants:** it gives us the local funding source required by many grant programs
- **CPA is about creating value for us and for the future generations:** protecting the environment, preserving our historical character, and furthering our affordable housing goals.





## AFFORDABLE HOUSING

### Potential Projects for CPA Funding

- Small Homes and Cluster Housing for Seniors and young families
- Land acquisition for Veterans Housing
- Acquisition and rehab of vacant Eliot School property
- Improvement to Housing Authority
- Handicapped accessibility improvements
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### Other Possible Funding Categories

- Capacity Building: Part-time planning staff hire, Procuring professional services
- Predevelopment Activities: Appraisals, Feasibility studies, Legal cost, RFP related costs, Site Planning and design studies, Surveys, Technical reviews, Permit processing fees
- Housing Production; Land Purchase, Leveraging funds for Senior and Veterans Housing
- Acquisition, Rehab, and Adaptive Reuse; Housing preservation, Accessibility Improvements
- Financial Assistance; Downpayment and closing cost assistance, Mortgage subsidies
- Rental assistance

## HISTORIC PRESERVATION

### Potential Projects for CPA Funding

- Acquisition and restoration of Sawin House (c1696)
- Renovation and adaptive reuse of historic buildings
- Restoration of Town monuments, memorials, and markers
- Improved planning for historic preservation

### Other Possible Funding Categories

- Acquisition: Acquire a historic resource or landscape; Provide a match for federal or state grants; Purchase a preservation easement
- Restoration: Historic landscapes, historic buildings, or archival documents; Restoration and adaptive reuse of municipal historic structures such as town halls, libraries, commons, parks, or cemeteries. Mitigate environmental contamination at historic sites. Accessibility Improvement

## OPEN SPACE AND OUTDOOR RECREATION

### Potential Projects for CPA Funding

- Trail completion; Trail accessibility improvements
- Forest expansion
- Charles River protection, River Walk
- West Natick recreational and open space needs
- Pine Hill Access

### Other Possible Funding Categories

- Acquire private property as permanent open space
- Purchase permanent conservation or agricultural preservation restrictions
- Purchase easement to protect water supply
- Purchase privately-owned outdoor recreation
- Convert existing railroad bed to recreational use
- Convert underutilized municipal land to community gardens
- Remove invasive plant species from local habitats
- Install new drainage in existing athletic field
- Restore natural areas and underused walking trails
- Rehabilitate brownfields to open space

**65%**  
of the state  
population  
lives in a CPA  
community

**6,700**  
historic  
preservation  
projects  
supported

**3,000**  
outdoor  
recreation  
projects  
initiated

**32,566**  
acres of  
open space  
preserved

**8,700**  
affordable  
housing units  
created

**\$2.65**  
Billion  
CPA funding  
raised  
statewide

### Endorsements & Support for Article 21

Finance Committee | Planning Board | Conservation Commission  
Friends of Natick Trails | Trails and Forest Stewardship Committee  
Upper Charles Conservation Trust | Economic Development Committee  
Natick Housing Authority | Council on Aging

**Sponsors of Article 21:** Natick Affordable Housing Trust Fund  
Natick Historical Commission | Open Space Advisory Committee