



Adopting

# Community Preservation Act

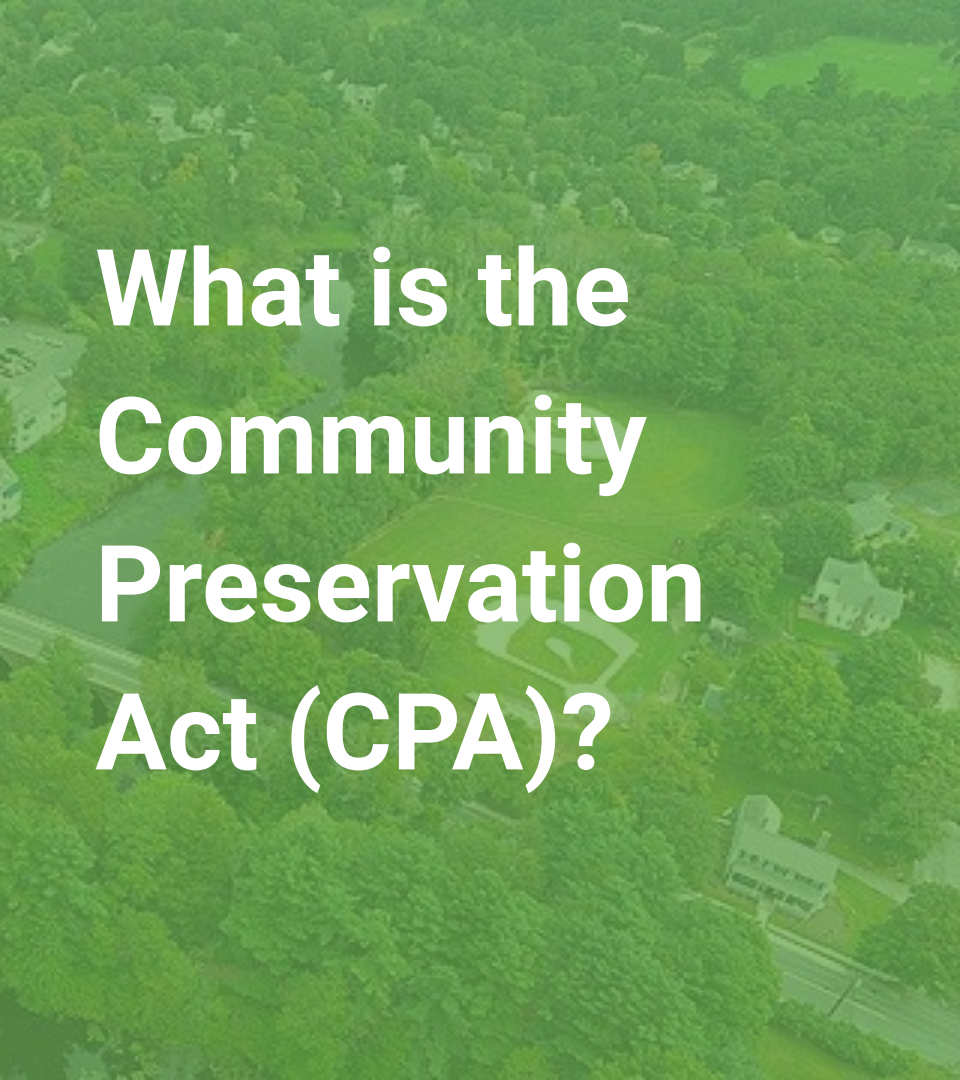
Investing in  
Natick's Future





**The Community Preservation Act (CPA)**  
allows Communities to establish a fund that  
is specifically dedicated to:

- **Historic Preservation**
- **Open Space**
- **Recreation**
- **Affordable Housing**



**What is the  
Community  
Preservation  
Act (CPA)?**

Funds are collected as a 1% - 3% annual surcharge to local property taxes.

We are proposing 1%

i.e., less than **\$70** per average residential assessment per year, **or approximately \$17.50** per quarterly tax bill.

**Where does the  
money come  
from?**

- **Funds raised receive an additional, annual State contribution**
- The Community decides how funds will be spent
- Can be used as matching funds that are required by many State and Federal Grants
- Funds are dedicated to projects that are typically underfunded or unfunded
- CPA facilitates knowledge of and participation in proposed community projects

**How is this  
different from a  
typical tax  
increase?**

- Exemption for first \$100,000 of assessed property value
- Exemption for qualified ownership of Natick's (a) **low income housing** & (b) **low income & moderate income senior housing**
- A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge

# What are the exemptions?

## Sample Tax Bill without CPA

a	Single Family Home	\$600,000
b	Tax Rate per \$1000	\$13.61
c	Property Tax (a x b)	<b>\$8,166</b>

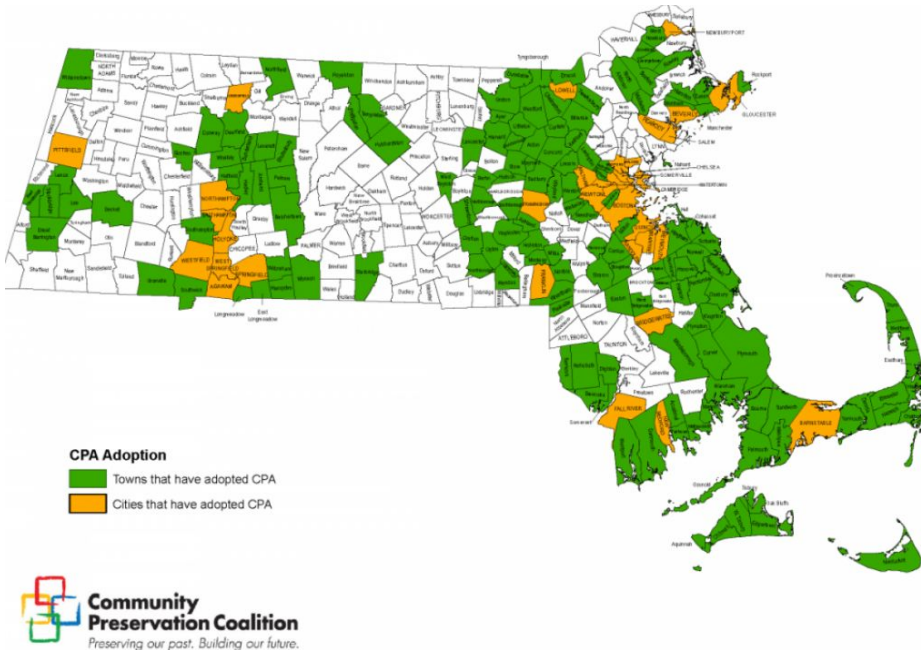
## Sample Tax Bill with CPA

d	CPA Residential Exemption	\$100,000
e	CPA Taxable Value (a - d)	\$500,000
f	CPA Tax Basis (500 x \$13.61)	\$6,805
g	CPA Surcharge	1%
h	<b>CPA Surcharge (f x g)</b>	<b>\$68.05</b>
i	<b>Property Tax with CPA (c+h)</b>	<b>\$8,234.05</b>

Let's do the  
math

# 187 Communities as of 2019

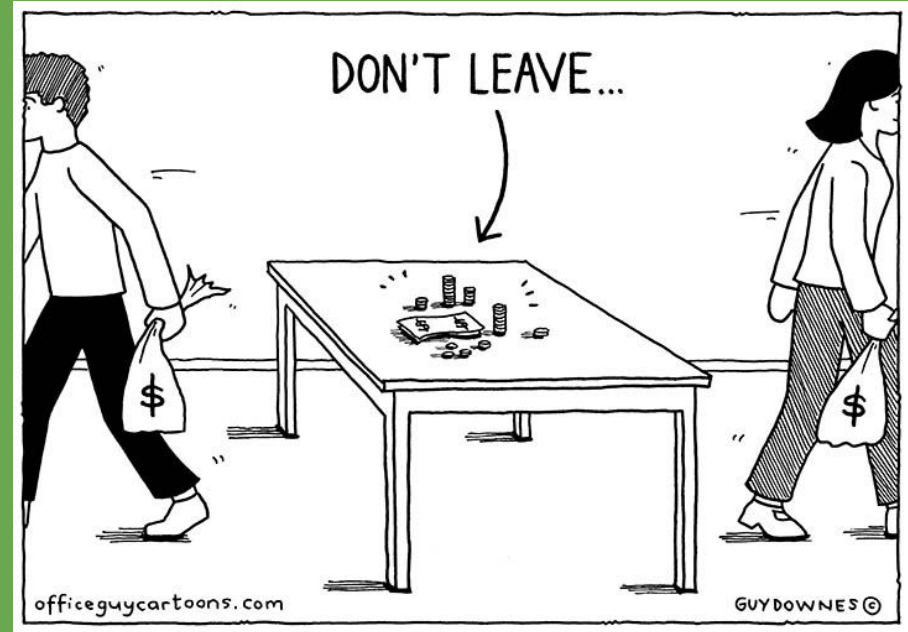
## Over 50% of Massachusetts Towns & Cities



# Who is on board?

City/Town Name	Surcharge %	Total Local Surcharge since adoption	Total Match since adoption	Total Revenue since adoption
Ashland	3.0%	\$13,471,365	\$6,824,104	<b>\$20,295,469</b>
Holliston	1.5%	\$7,429,897	\$3,380,074	<b>\$10,809,972</b>
Hopkinton	2%	\$13,978,401	\$6,359,846	<b>\$20,338,247</b>
Newton	1%	\$46,685,974	\$21,756,594	<b>\$68,442,568</b>
Southborough	1%	\$4,578,408	\$1,964,516	<b>\$6,542,924</b>
Waltham	2%	\$36,867,076	\$13,686,847	<b>\$50,553,923</b>
Wayland	1.5%	\$12,238,045	\$5,636,637	<b>\$17,874,682</b>
Wellesley	1%	\$16,534,765	\$7,037,489	<b>\$23,572,254</b>
Weston	3%	\$30,982,666	\$14,855,358	<b>\$45,838,024</b>

# What are we missing out on?





- Fall 2021 Town Meeting Vote to place CPA on Spring 2022 Ballot
- If Article passes, Ballot Vote at Spring 2022 Election
- If passes, then form Community Preservation Committee: Town Meeting Vote following Fall 2022
- Draft Community Preservation Plan

# How is CPA adopted?

- Formation of CPA Committee
- CPA Committee facilitates proposals for all projects
- Minimum 10% of collected funds is allocated to each of the 3 primary categories. Community can determine the allocation of other 70%
  - Historic Preservation 10%
  - Open Space & Recreation 10%
  - Affordable Housing 10%
- CPA approves project proposals.
- Proposals go to Town Meeting for final approval

# How are funds managed and dispersed?

## Completed Projects that **could have qualified**

- Parks and playgrounds
- Trail improvements

# Open Space & Recreation





## Future Projects that **could** qualify

- Purchase parcels that would enhance existing open space
- Purchase easements to complete our trail system
- Construct & repair Boat Launches
- Creation of new pocket parks, splash pads, and shade structures

# Open Space & Recreation



## Completed Projects that **could have qualified**

- Bacon Street Townhomes
- Emergency Rental Assistance
- Cold Weather Assistance
- Congregate Housing Renovations
- Cedar Gardens accessibility repairs

# Affordable Housing





## Future Projects that **could** qualify

- Low interest loans for qualified first time home buyers
- Subsidize/underwrite cost of affordable housing, affordable senior housing, and veterans housing
- Land purchase for Friendly 40B
- Continued rental assistance and cold weather emergency assistance

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# Affordable Housing



## Completed Projects that **could have qualified**

- Continued stabilization of Henry Wilson Shoe Shop
- Continued preservation of Eliot School Building
- Restoration of Civil War Memorial on Town Common
- Bacon Free Library envelope restorations
- Town Clock restoration
- Johnson School doors/windows replacements
- Maria Hayes Home restoration
- Pond Street Burial Grounds restoration
- Gravestone restorations in North Cemetery
- +/- 300 Historic Property inventories

# Historic Preservation



## Future projects that **could** qualify

- Renovation and adaptive reuse of historic school buildings
- Preservation of settlement period cemeteries
- Restoration of Town monuments, memorials and markers
- Preservation of Native American Burial Ground cast iron fences
- Renovation of non-profit owned historic buildings
- Sawin House (c.1696) acquisition and restoration

# Historic Preservation





# CPA achievements

across the Commonwealth over  
the last 20 years

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

Just over **\$2.5 billion** has been raised to  
date for community preservation funding statewide

More than **7,700** affordable housing units have  
been created with an additional 12,700 units  
supported

**30,861 acres** of open space preserved

Over 5,800 appropriations have been made for  
historic preservation projects

Over **2,700** outdoor recreation projects have  
been initiated

**What community  
preservation  
projects would  
*you* like to add?**

**Affordable  
Housing**

**Open Space  
&  
Recreation**

**Historic  
Preservation**



**What community  
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