Adopting
Community Preservation Act
Investing in Natick’s Future
What is the Community Preservation Act (CPA)?

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

- Historic Preservation
- Open Space
- Recreation
- Affordable Housing
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.
How is this different from a typical tax increase?

- 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
What are the exemptions?

- 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
### Sample Tax Bill without CPA

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Single Family Home</td>
<td>$600,000</td>
</tr>
<tr>
<td>b</td>
<td>Tax Rate per $1000</td>
<td>$13.61</td>
</tr>
<tr>
<td>c</td>
<td>Property Tax (a x b)</td>
<td>$8,166</td>
</tr>
</tbody>
</table>

### Sample Tax Bill with CPA

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>d</td>
<td>CPA Residential Exemption</td>
<td>$100,000</td>
</tr>
<tr>
<td>e</td>
<td>CPA Taxable Value (a - d)</td>
<td>$500,000</td>
</tr>
<tr>
<td>f</td>
<td>CPA Tax Basis (500 x $13.61)</td>
<td>$6,805</td>
</tr>
<tr>
<td>g</td>
<td>CPA Surcharge</td>
<td>1%</td>
</tr>
<tr>
<td>h</td>
<td>CPA Surcharge (f x g)</td>
<td>$68.05</td>
</tr>
<tr>
<td>i</td>
<td>Property Tax with CPA (c+h)</td>
<td>$8,234.05</td>
</tr>
</tbody>
</table>
187 Communities as of 2019

Over 50% of Massachusetts Towns & Cities

Who is on board?
<table>
<thead>
<tr>
<th>City/Town Name</th>
<th>Surcharge %</th>
<th>Total Local Surcharge since adoption</th>
<th>Total Match since adoption</th>
<th>Total Revenue since adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashland</td>
<td>3.0%</td>
<td>$13,471,365</td>
<td>$6,824,104</td>
<td>$20,295,469</td>
</tr>
<tr>
<td>Holliston</td>
<td>1.5%</td>
<td>$7,429,897</td>
<td>$3,380,074</td>
<td>$10,809,972</td>
</tr>
<tr>
<td>Hopkinton</td>
<td>2.0%</td>
<td>$13,978,401</td>
<td>$6,359,846</td>
<td>$20,338,247</td>
</tr>
<tr>
<td>Newton</td>
<td>1.0%</td>
<td>$46,685,974</td>
<td>$21,756,594</td>
<td>$68,442,568</td>
</tr>
<tr>
<td>Southborough</td>
<td>1.0%</td>
<td>$4,578,408</td>
<td>$1,964,516</td>
<td>$6,542,924</td>
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<tr>
<td>Waltham</td>
<td>2.0%</td>
<td>$36,867,076</td>
<td>$13,686,847</td>
<td>$50,553,923</td>
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<tr>
<td>Wayland</td>
<td>1.5%</td>
<td>$12,238,045</td>
<td>$5,636,637</td>
<td>$17,874,682</td>
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<tr>
<td>Wellesley</td>
<td>1.0%</td>
<td>$16,534,765</td>
<td>$7,037,489</td>
<td>$23,572,254</td>
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<tr>
<td>Weston</td>
<td>3.0%</td>
<td>$30,982,666</td>
<td>$14,855,358</td>
<td>$45,838,024</td>
</tr>
</tbody>
</table>

What are we missing out on?
How is CPA adopted?

- 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 are funds managed and dispersed?

- 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
Completed Projects that could have qualified

- Parks and playgrounds
- Trail improvements
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
Completed Projects that could have qualified

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

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
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
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?
What community preservation projects would you like to add?