

Preserving Arlington

with the

Community Preservation Act



WHAT IS THE COMMUNITY PRESERVATION ACT (CPA)?

The CPA enables cities and towns in Massachusetts to create a local dedicated fund for open space, historic preservation, community housing, and outdoor recreation projects. Cities and towns that adopt the act also receive funds from the statewide Community Preservation Trust Fund each year to help fund these projects.

HOW IS CPA FUNDING GENERATED?

CPA funds are generated through two sources: a voter-approved surcharge of up to 3 percent on property tax bills, and an annual disbursement from the statewide Community Preservation Trust Fund, which distributes funds each November to communities that have adopted CPA. The Trust Fund's revenues are derived from fees collected at the Registry of Deeds, and from state budget surplus funds. Because Arlington has not adopted CPA, it has not been receiving these annual funds.

HOW ARE CPA FUNDS SPENT?

Each fiscal year, CPA communities must spend, or set aside for future spending, the following share of their annual CPA revenues on three core areas:

- 10 percent for **open space and recreation**
- 10 percent for **historic resources**
- 10 percent for **community housing**

The remaining 70 percent of the revenues may be spent or reserved for future projects in any of these three programmatic areas. CPA funds may never be directed to the general town fund; they may only be spent on the CPA core areas of open space, historic preservation, community housing, and outdoor recreation.

WHAT PROJECTS CAN ARLINGTON FUND WITH CPA?

- Restore and preserve historic town halls, documents, libraries, schools, and other structures
- Create new (or restore run-down) ball fields, playgrounds, and create trails for walking and biking
- Preserve land for the enjoyment of residents, outdoor education and recreation, flood control and wildlife habitat
- Create more affordable housing for local residents, such as supportive housing for seniors and renovated apartments for young families and small households
- Leverage additional dollars from state, federal, and foundation grants

**YOU DECIDE
HOW CPA FUNDS
ARE SPENT!**

After adopting CPA, municipalities must establish a local Community Preservation Committee (CPC) to review proposals for local CPA-funded projects, and recommend projects to the local legislative body for approval. All CPA projects must be approved by Arlington's Town Meeting to receive CPA funds.

CPA communities exercise local control over their CPA budget. With input from residents and community boards and committees, they determine what types of CPA projects will most benefit the community each year.

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for more
information, visit
communitypreservation.org

HOW MUCH WOULD CPA COST THE AVERAGE ARLINGTON HOMEOWNER?

Arlington residents will vote on which level of CPA surcharge to adopt, up to 3%, on their local property tax bills, with the option of exempting the first \$100,000 of assessed value of residential and/or commercial/industrial real estate. The town may also choose to exempt low-income homeowners and low- and moderate-income senior homeowners from the surcharge.

Estimated Yearly Cost to Average Arlington Homeowner (based on FY 2014 data*)				
CPA Surcharge Level	1%	1.5%	2%	3%
Without any exemptions	\$71	\$106	\$142	\$213
Exempt first \$100K of commercial/industrial <i>and</i> residential property value	\$57	\$86	\$114	\$172

HOW MUCH WOULD CPA GENERATE FOR ARLINGTON?

With a 1% surcharge, and the exemption for the first \$100,000 of residential and commercial/industrial property value, Arlington would generate approximately \$804,000 annually. **It is important to note that this figure does not include revenue that Arlington would receive annually from the state CPA Trust Fund, which would be in addition to the local CPA revenue raised.** Below is a chart showing estimated locally raised CPA revenues under a range of adoption scenarios, based on FY 2014 data.

Estimated Yearly CPA Revenue for Arlington (based on FY 2014 data*, does <u>not</u> include state matching funds!)				
CPA Surcharge Level	1%	1.5%	2%	3%
Without any exemptions	\$1,002,834	\$1,504,252	\$2,005,669	\$3,008,503
Exempt first \$100K of commercial/industrial <i>and</i> residential property value	\$804,438	\$1,206,657	\$1,608,875	\$2,413,313

*Based on FY 2014 data from the Massachusetts Department of Revenue.



155 communities have adopted CPA, including Cambridge, Somerville, Waltham, Belmont, Lexington and Lincoln



Photos of Arlington in this flyer represent potential projects in town that could benefit from CPA funds.