

The Community Preservation Act



**Investing Together
in the Future of Lancaster**

What is Community Preservation Act (CPA)?

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

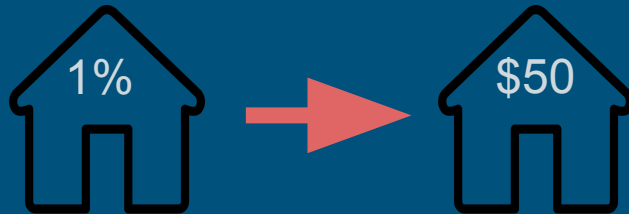
- Historic Preservation
- Open Space
- Recreation
- Affordable Housing



Where does the money come from?

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

- 1% i.e., less than \$50 per average Lancaster residential assessment
- Exemption for first \$100,000 of assessed property value (applies to all)
- Exemption for qualified ownership of Lancaster'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 rate reduction in surcharge



Yes it is a new tax, but different...

Adoption of CPA would mean a small property tax increase for Lancaster property owners. Here are the differences between CPA and standard taxes.

- 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



Let's do the math...

Using Lancaster's FY 2019 Tax Rate & Average Residential Assessment

Sample Tax Bill without CPA

a	Single Family Home	\$339,500
b	Tax Rate per 1000	\$19.75
c	Property Tax (a x b)	\$6,705.13

Sample Tax Bill with CPA

d	CPA Residential Exemption	\$100,000
e	CPA Taxable Value (a - d)	\$239,500
f	CPA Tax Basis (b x e)	\$4,730.13
g	CPA Surcharge	1%
h	CPA Surcharge (f x g)	\$47.30
i	Property Tax with CPA	\$6,752.43

Are you willing to invest less than \$1 per week for a better future?

Let's do the math...

How much would be collected?

- 3,287 tax bills in Lancaster
- 3,287 x \$47.30 per tax bill

\$133,000 + State Contribution.

State Contributions are funded by:

- Transaction fees at the Registry of Deeds: **\$23,200,000** in FY 2019
- State budget surplus: **\$20,000,000** FY 2019

State Contributions are distributed based on each Town's contribution level.

NOTE: We are already paying in...

But getting nothing back!

We are paying into the State CPA fund NOW through transaction fees at the Registry of Deeds. Our tax dollars contribute to any budget surplus that is transferred to the fund.

That money is currently being dispersed to other communities!

What we are missing out on!

State contributions to nearby communities

	STATE CPA Distribution 2019	STATE CPA Distribution since FY05
Ayer	\$26,708	\$943,388
Boxborough	\$25,800	\$166,698
Groton	\$153,546	\$3,844,199
Harvard	\$32,617	\$1,232,032
Hudson	\$72,435	\$1,415,107
Littleton	\$90,991	\$1,284,655
Stow	\$135,657	\$3,900,417
West Boylston	\$32,887	\$644,432

Who's on Board?

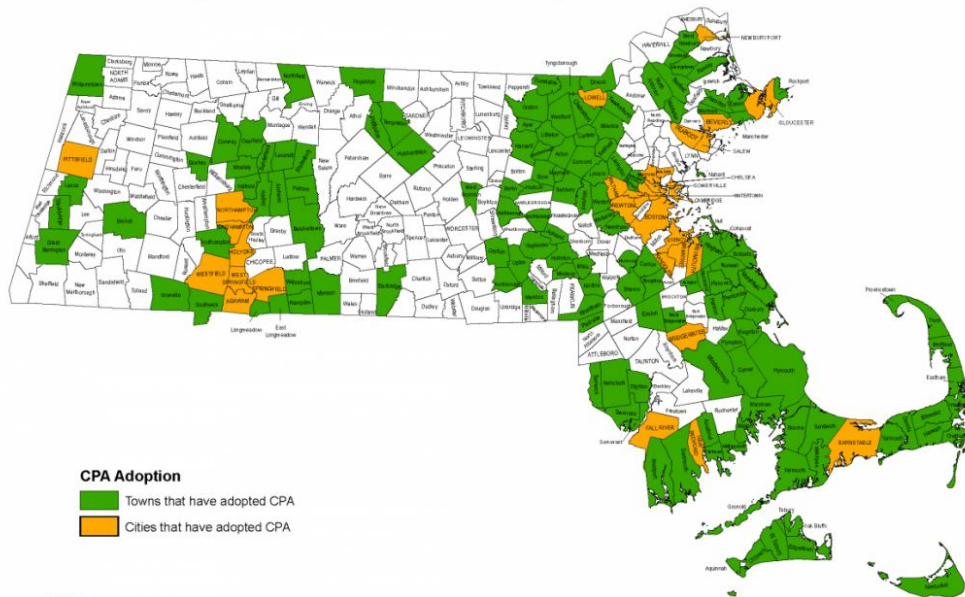
176 Communities (50% of MA)

Including these close neighbors:

- Ayer
- Berlin
- Groton
- Harvard
- Hudson
- Stow
- West Boylston

Community Preservation Act Adoption

November 2019



CPA Adoption
■ Towns that have adopted CPA
■ Cities that have adopted CPA

Community Preservation Coalition
Preserving our past. Building our future.

Source: Community Preservation Coalition, 2020

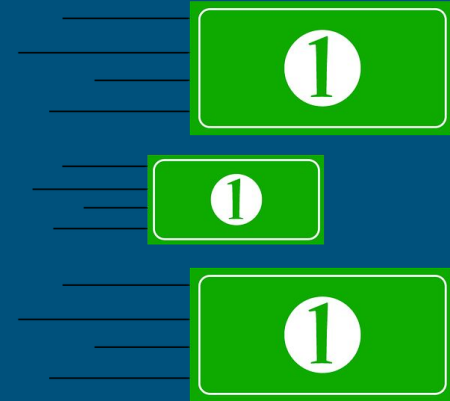
How is CPA adopted?

- Town Meeting Vote to place CPA on November 3rd Ballot: Monday, May 4, 2020
- If Article passes, next form a CPA Ballot Question Committee
 - Requires Secretary of State approval
- If Article does *not* pass, enact a Citizen's Petition. Then follow same step for CPA Ballot Question Committee.
- Ballot Vote at Presidential Election: Tuesday, November 3, 2020
- If passes, then form Community Preservation Committee: Town Meeting Vote following May 2021
- Draft Community Preservation Plan



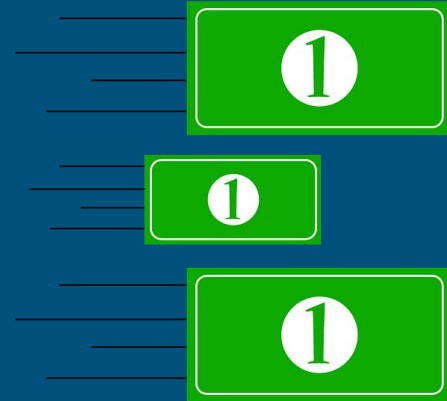
How are funds managed and dispersed?

- Formation of a CPA Committee is required
- CPA Committee facilitates proposals for all projects
- Minimum 10% of collected funds is allocated to each of the 3 primary categories:
 - Historic Preservation 10%
 - Open Space & Recreation 10%
 - Affordable Housing 10%
- Allows flexibility so that the Community can determine allocation for remaining 70%



How are funds managed and dispersed?

The Community Preservation Committee takes in and approves project proposals, but all of those projects then go to Town Meeting for final approval of the funding.



*** Lancaster residents ultimately control the funding for CPA. ***

Projects: Open Space & Recreation

Completed Projects that **could have qualified**

- Thayer Memorial Park Playground & Splash Pad
- Accessible Canoe Launch
- Cook Conservation Area Bridge & Lot Renovations



Projects: Open Space & Recreation

Future Projects **that could qualify**

- Thayer Memorial Park Tennis Courts & Basketball Courts
- Youth Baseball/Softball Field Renovations
- Trail Development & Preservation



Projects: Open Space & Recreation

Future Projects **that could qualify**

- Lancaster Town Beach
- Land Acquisition through Chapter 61A & Ability to Exercise Town's Right of First Refusal



Projects: Historic Preservation

Completed Projects **that could have qualified**

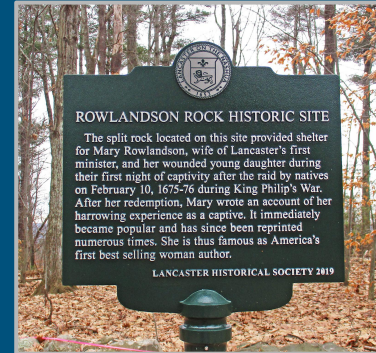
- Community Center Renovation
- Prescott Building Renovation



Projects: Historic Preservation

Future Projects **that could qualify**

- Town Hall - Renovation & Re-use
- Historic Cemetery Preservation



Projects: Historic Preservation

Future Projects **that could qualify**

- DCAM Properties - Acquisition, Renovation, Re-use



Projects: Affordable Housing

- Keep existing affordable units - prevent losing to market rate upon re-sale
- Rehabilitate existing vacant housing



Projects: Affordable Housing

- Convert vacant space into senior housing
- Develop new units with good design and positive environmental stewardship



What community preservation projects would

YOU

like to add?

Conclusion: How Can You Help Pass CPA?

- **February and March 2020:**
 - Ask questions, read and comment, “try it on”
 - Please endorse
- **April through October 2020**
 - Help publicize in advance of:
 - Town Meeting Vote on May 4
 - Presidential Election Vote on November 3
- **Beyond November 2020:**
 - Consider volunteering for Lancaster’s Future CPA Committee and evaluate project proposals

For More Information

www.CommunityPreservation.org