

The Community Preservation Act

Our town of Acton is a beautiful community in a historic area offering rural settings, wonderful neighborhoods, and metropolitan access. We are dedicated to our citizens, with excellent schools, recreational fields, parks, conservation lands, museums and libraries. Over the years, we have consistently invested wisely to maintain and improve our community.

Unfortunately, growth and development stresses the town's resources: schools, roads, water, and our town departments. High real estate prices force out existing residents and spur development of the few remaining open spaces. Recreational space is at a premium, and the funds for maintaining and developing the areas we do have are getting squeezed.

Two years ago, the Commonwealth passed the Community Preservation Act, or CPA, to help towns address these issues. Towns that adopt the Act commit a portion of their property taxes to preserve open space, provide affordable housing, develop recreational facilities, and preserve historic resources. In return, the state provides guaranteed matching funds. The Town's residents then decide how these funds are spent.

Over the last 10 years, Acton has spent over 1% of its budget on CPA-eligible expenses. The CPA gives us a chance to double this amount using state matching funds. The CPA will slow long-term tax growth.

If the CPA passes on November 5th, the median homeowner in Acton will pay just an additional \$4/month. Low-income residents and moderate-income seniors may pay no additional property tax.

To help preserve our community, please **VOTE YES ON QUESTION 5 ON NOV. 5TH**

For more information about Acton's Community Preservation Act or if you would like to join the CACP, contact:

www.PreserveActon.org

Citizens for Acton Community Preservation
P.O. Box 2613, Acton, MA 01720
978.369.9264 • info@PreserveActon.org

Preserve Acton: Past, Present, and Future



www.PreserveActon.org

**Citizens for Acton
Community Preservation**
P.O. Box 2613
Acton, MA 01720



**VOTE 'YES'
On November 5 for
Question 5**



**50%* Off
Now or Never**

* from dedicated state matching funds

**VOTE 'YES'
On November 5 for
Question 5**

(The Community Preservation Act)



Why Does Acton Need the Community Preservation Act?

- Control sprawl and manage growth
- Preserve forests, farms, and open space
- Develop recreational fields & bicycle paths
- Protect the historic character of our town
- Create affordable housing for middle/lower income residents

Many of these items are already in our town budget. Take advantage of state matching funds. Don't throw money away!!

The following Acton organizations support the CPA:

- Board of Selectmen
- League of Women Voters
- Historic District Commission
- Historical Commission
- Democratic Town Committee
- Planning Board
- Conservation Commission
- Acton Conservation Trust
- Recreation Commission
- Housing Authority
- Community Housing Corp.



How It Works

The Community Preservation Act was passed by the Massachusetts State Legislature in December 2000 to help communities control development by preserving open space and historic sites and by encouraging affordable housing.

Communities that pass the CPA receive state matching funds from existing surcharges on all real estate transactions at the Registry of Deeds and Land Court. These dedicated funds are not subject to approval by the state legislature.

Many communities have already adopted the Act. If we don't adopt the Act, we lose the state funds. For the next few years, the state is expected to match close to 100% of what Acton raises.



Past projects that would have been eligible for CPA matching funds: NARA Park, Town Hall Restoration, Camp Acton purchase, Morrison Farm purchase, Ice House Pond reclamation and renovation of the historic library.

Future CPA-funded projects could include: bicycle paths, convert town buildings to affordable housing, open space acquisitions, NARA Park enhancements, and restoration of historic town buildings.

The state matching funds provided by the CPA will reduce the long-term tax burden of projects like these.



Common Questions

Who decides how it will be spent?

You do. All expenditures must be approved at Town Meeting.

What will it cost? Who is exempt?

The town's contribution will be funded by a 1.5% property tax surcharge. However the first \$100,000 of assessed value is exempt. For a typical home in Acton (\$300,000 assessed value), the cost will be about \$4/month.

Exemptions from the surcharge are available for low-income residents and moderate-income seniors. For example, this exemption would apply to a couple over age 60 with net income less than \$59,000.

What are the long term savings?

The surcharge matches the average amount the town has spent on CPA-eligible expenses over the last 10 years. With the CPA, this money will be increased by the state matching funds, thus reducing our long-term costs. Also, by controlling growth, we reduce the burden on town resources thereby limiting future tax increases.

Who else has passed the CPA?

As of today, 51 communities in Massachusetts have passed the CPA. Nearby communities include: Ayer, Bedford, Stow, Carlisle, Chelmsford, Harvard, Sudbury, Wayland, and Westford. Lincoln and Lunenburg will also be voting to pass the CPA on November 5th.