



THE CPA IN MIDDLEBOROUGH



The Community Preservation Act (CPA) enables cities and towns in Massachusetts to create a dedicated fund for local open space, historic preservation, community housing, and outdoor recreation projects – and receive matching state funds for these purposes. 143 cities and towns now have CPA, including Plymouth, Carver, Plympton, Bridgewater, Dighton, and Wareham.

CPA could help Middleborough by providing a source of funding to:

Preserve our rural, historic, and agricultural character

Middleborough is one of the fastest growing towns in Massachusetts. The CPA can provide a source of funding to preserve resources like these:

- ◆ Historic homes, churches, and farms throughout town and within our historic villages
- ◆ Thompson Street agricultural land
- ◆ Nemasket Hill Cemetery, overlooking river; and Stone Bridge
- ◆ Oliver Mill park and Peter Oliver House; other historic homesteads
- ◆ Land along the rivers and ponds
- ◆ Cranberry bogs.

CPA would provide a source of funds the town could use when there is only a short window of time for preservation, such as historic homes that are in danger of being torn down.

CPA in Middleborough

A 1% CPA surcharge with the first \$100,000 of assessed value exempted will cost the average homeowner \$23 per year. Low income families and low/moderate income seniors will be exempted from the surcharge.

A 1% CPA surcharge will raise for Middleborough:

\$210,619

\$ 65,292 state match

\$275,911 per year for open space, housing, historic preservation, and recreation.

How CPA can help, (cont.)

Provide affordable housing opportunities for town residents

CPA funds can be used to create housing that the town needs and supports, not housing driven by developers' bottom lines. Towns with CPA have used their funds to rehabilitate existing buildings for affordable homes and to create new, affordable housing stock.

CPA funds can also help in many other ways, including:

- ♦ helping with the planning process for creating more affordable housing
- ♦ converting existing stock to affordable units through deed restrictions
- ♦ providing financial assistance for first-time homebuyers.

Allow Middleborough to receive state funds we do not get now

Since 2000, the State has distributed over \$250 million dollars for community preservation – but Middleborough has not received any because we do not have CPA.

Under CPA, the State matches a percentage of what we generate locally; the match this year will be approximately 31% of what we raise. In addition, CPA leverages many other outside funding sources such as state, federal, and private grants.

Middleborough residents have proven their commitment to funding land and historic preservation, such as:

- ♦ The Freitas land on Vaughan Street (\$50,000 in 2008)
- ♦ The Gibbs Property on Thompson Street (\$240,000 in 2008)
- ♦ Caparrotta Property on Miller Street (\$100,000 in 2009)

And there have been many other investments in open space over the years. CPA can help make sure that future town investments receive state matching funds.



For more information, contact the Community Preservation Coalition at 617-367-8998 or visit www.communitypreservation.org