



Community Preservation Act (CPA)

Preserving our past. Building our future.

What is CPA?

- State law that allows communities to raise funds for projects that may be hard to fit into local budgets.
- Match through Registry of Deeds collections (2012: 26.83%)
- 10% of annual collections
- 5% administration



**Open
Space/
Recreation**



**Historic
Preservation**



**Community
Housing**

Adoption

Legislative Body

- Simple majority

Ballot Question Petition

- 5% registered voters

Must be passed by a simple majority of voters.

Funds



Surcharge on property taxes (up to 3%)

- Other sources

Match from CPA Trust Fund

- Additional rounds

Exemptions

First \$100,000 value of residential property

First \$100,000 value of commercial property

Low income households (80% AMI) and low & moderate income senior households (100% AMI)

Commercial & industrial, if “split” tax rates

Income levels for exemptions

Dedham Median Income (Family of 4): \$97,800

CPA can assist up to 100% area median income

	One-person Household	Two-person Household	Four-person Household
Seniors, 60 years +	\$68,460	\$78,240	\$97,800
Low Income Family	\$54,768	\$62,592	\$78,240

Leverage



Federal/State
funds



DCR funds



DHCD/HUD
funds

CPA can provide the local funds to leverage other revenue.

Process



CPC

- Conservation Commission
- Historical Commission
- Housing Authority
- Board of Park Commissioners
- Planning Board

Community Preservation Committee



Study needs
Public hearing
Confer with boards



Accept proposals
Recommend to Town Meeting



Record keeping
Budgetary oversight

Historic Preservation

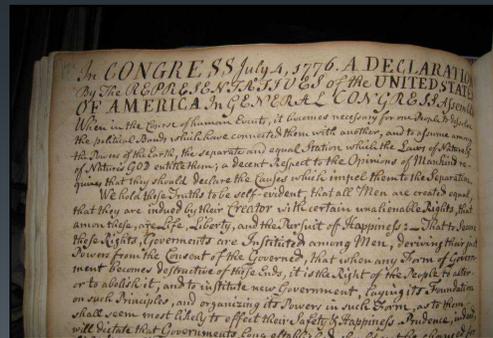
Preserve

Rehabilitate

Restore

Acquire

Adapt for Reuse



Open Space/Recreation



Active recreation



Trails or community gardens



Parks, playgrounds & sports fields



Passive recreation & open space

Community Housing

Planned
Production
Plan

Create housing

Re-use existing
buildings

Buy downs

Down payment
assistance

Housing
Coordinator



Annual Cost to Average Dedham Homeowner

Based on FY2012 tax data	
Average Home Value	\$373,963
<i>with \$100,000 exemption</i>	-100,000
Net Home Value surcharged	273,963
	divide by 1,000
	273.96
Municipal Tax Rate (per \$1000)	x15.43
Amount subject to surcharge	\$4,227
<i>with 1% surcharge</i>	\$42
<i>with 1.5% surcharge</i>	\$63
<i>with 2% surcharge</i>	\$85

What Dedham Could Raise

CPA Surcharge Level	CPA Funds Generated Locally*	26% CPA Distribution (based on Oct 2012 match)	TOTAL
1%	\$577,682	\$150,197	\$727,879
2%	1,155,364	300,395	1,455,759
3%	1,733,046	450,592**	2,183,638**

*Amount based on first \$100,000 of Home values being exempt, as well as low-moderate income exemptions.

**Community would receive additional money from subsequent rounds of distribution.

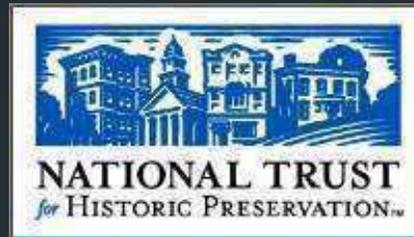
Amending & Repealing

Remain in place 5 years

Can repeal after 5 years

Surcharge & exemptions
can be changed anytime

Community Preservation Coalition Steering Committee Members



Community Preservation Coalition

**Technical
assistance**

Website

**Email
newsletter**

**CPA
advocacy**

**Regional CPA
conferences
& training**

**Assistance
with CPA
adoption**

www.CommunityPreservation.org



Massachusetts Affordable Housing Alliance (MAHA)



Education



Organizing



CPA

www.MahaHome.org



Questions?

