



## **Article 22 - Acceptance of Legislation/Community Preservation Act**



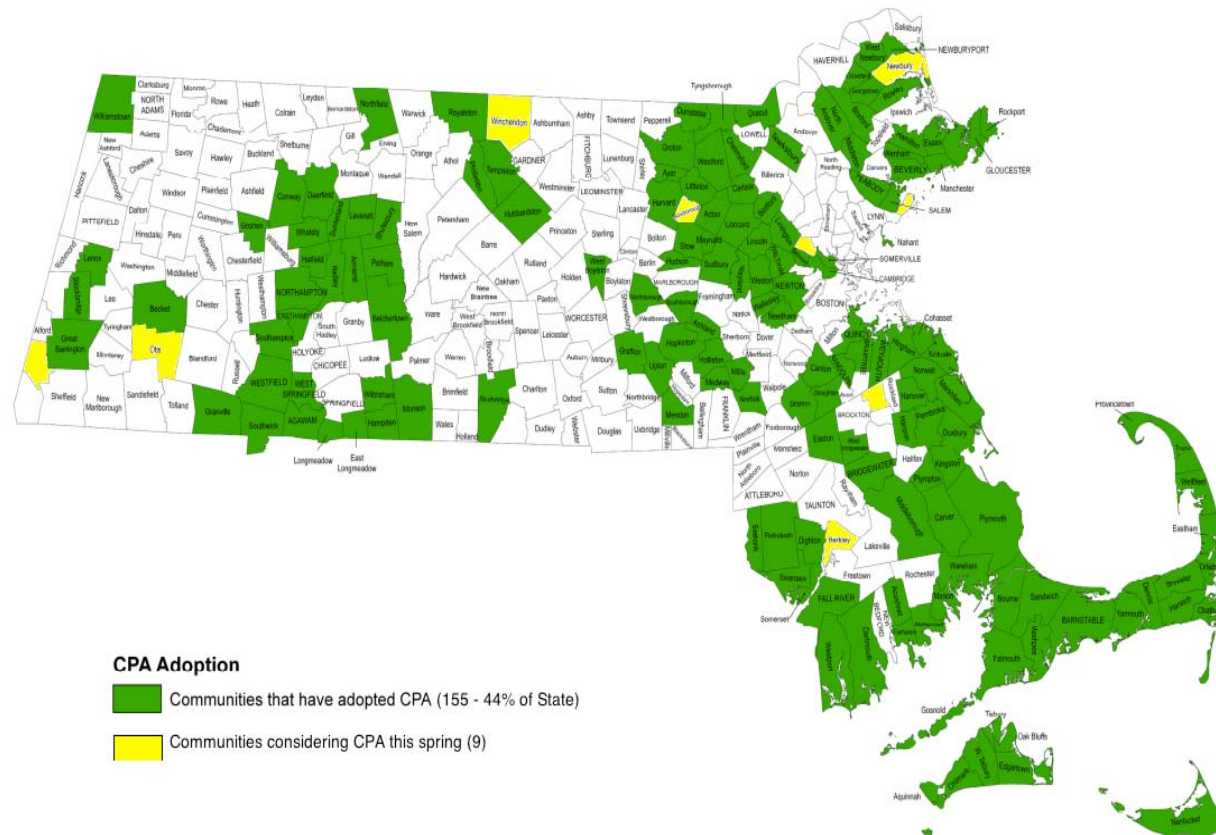
# What is the Community Preservation Act?

- Legislation signed by Governor Cellucci in 2000.
- State enabling legislation adopted by Town wide vote.



- Funding mechanism for:
- Historic Preservation
  - Open Space & Recreation
  - Community Housing

# Who has adopted CPA?



# Basics of CPA – CPA Revenue Sources

*Local Surcharge:* We are proposing 1.5% for Arlington, with all exemptions available to homeowners.

*State Contribution:* Annual distribution from statewide CPA Trust Fund. Fund administered by Department of Revenue.

Funds for state contribution come from \$10 and \$20 recording fees at the Registry of Deeds.

# Proposed CPA Exemptions

- \$100,000 exemption for ALL residential property
- \$100,000 exemption for ALL commercial/industrial property
- FULL exemption for low income families
- FULL exemption for low/moderate income seniors
- ALL other existing property tax exemptions that exist

# Annual Cost to Average Homeowner

<b>Average Assessed Value</b>	\$514,808
<b>SUBTRACT Exempted Value</b>	(\$100,000)
<b>Adjusted Value</b>	\$414,808
<b>MULTIPLY by Tax Rate</b>	\$13.79 per \$1,000 valuation
<b>Tax Amount Subject to Surcharge</b>	\$5,720.20
<b>MULTIPLY by Surcharge Rate</b>	1.5%
<b>Annual Surcharge</b>	<b>\$85.80</b>

# How much can be raised through CPA?

- Since 2001, \$1.3 billion has been raised by Towns and Cities with the state match
- Arlington could raise more than **\$8 million** over five years, assuming 34.66% match. Any match is estimated, and not guaranteed. Last year, it was 52%.



# How do CPA Projects Happen?

Project applicants submit applications to Community Preservation Committee (CPC)

CPC reviews projects, gets input

CPC works with town committees to coordinate recommendations

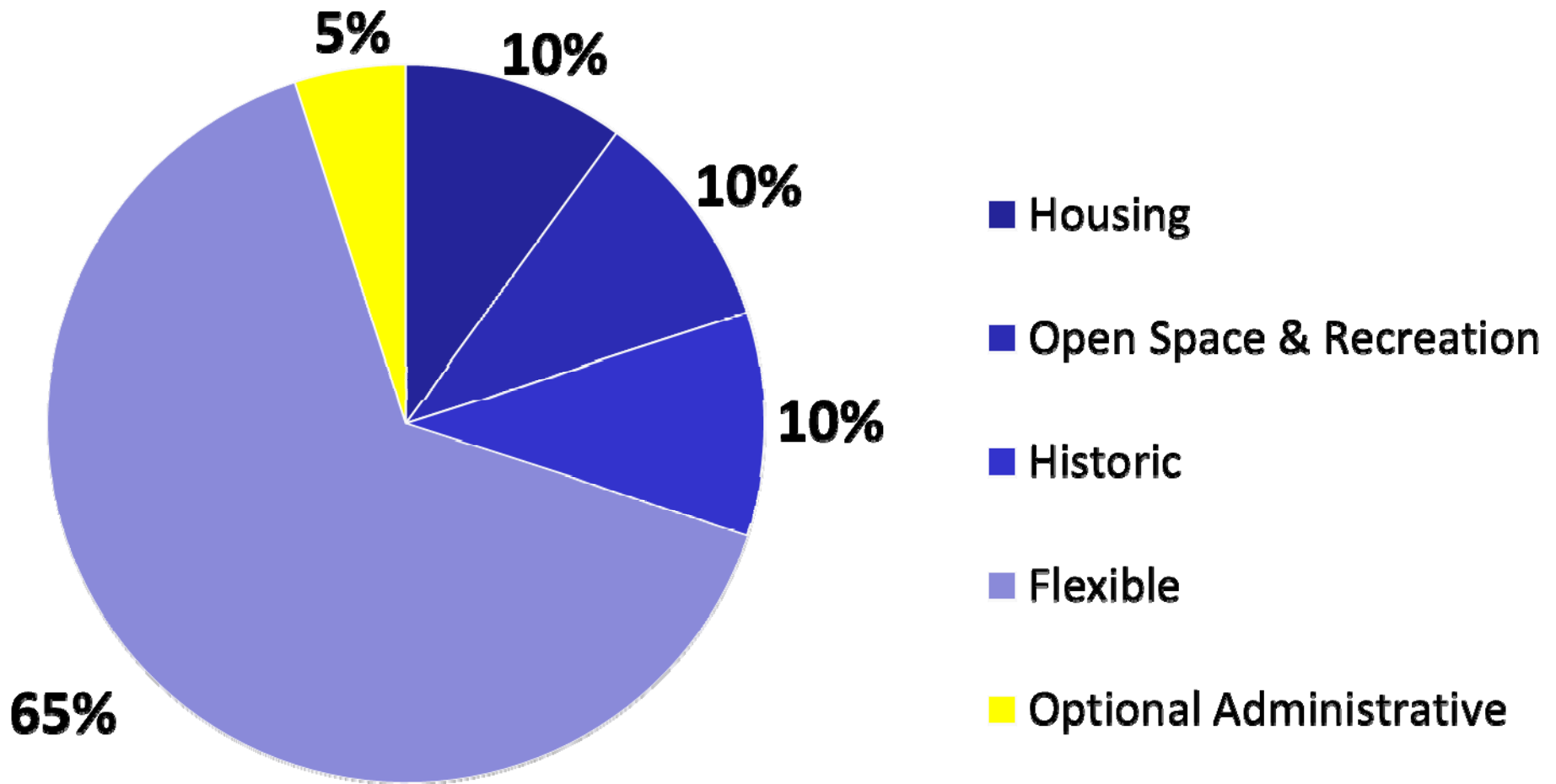
CPC recommends list of projects to Town Meeting

Majority vote of Town Meeting required for each project to get CPA \$\$\$





# CPA Annual Spending Requirements



# Why should we do it?

- Our expenses go up faster than our revenues
- Operating override is in our future
- Additional state revenues will help delay override and keep override smaller
- CPA provides funding capacity for deferred projects

# Capital Spending

- We can take future spending out of the capital plan and spend it from CPA instead
  -
- Future revenues will increase because of CPA match.
- Future spending will be similar as planned
  -
- Spending on affordable housing will need to increase, but revenue increase will be far larger.



## How to implement the Board of Selectmen's Recommendations?

- Evaluate projects already slated in the Capital Plan for CPA eligibility.
- Request CPA funding for eligible projects.
- Deduct funding for those projects from the Capital Plan, and transfer it to the **stabilization fund**.

# Leverage CPA funds to support stabilization

## CPA

Request CPA  
funding for  
eligible planned  
projects

## Capital Budget

Cash projects	2015	2016	2017	2018
Whittemore Robbins Carriage House & Garage	\$25,000		\$25,000	
Whittemore Robbins House - Exterior & Interior	\$10,000	\$10,000	\$10,000	\$10,000
Whittemore Robbins House Window Replacement	\$15,000			
Whittemore, Carriage & Cottage repoint foundations	\$3,500			
<b>Grand Total</b>	<b>\$53,500</b>	<b>\$10,000</b>	<b>\$35,000</b>	<b>\$10,000</b>

## Stabilization Fund

Capital plan cash savings  
transferred straight to  
Stabilization

# Leverage CPA funds to support stabilization

## CPA

Request CPA  
funding for  
eligible planned  
project

## Capital Budget

Bonded project	Project cost	2017	2018	2019	2020	2021	2022	2023	continuing
Reservoir Beach	\$715,000	\$1,044	\$16,859	\$70,492	\$68,961	\$67,430	\$65,899	\$64,368	→

## Stabilization Fund

Capital plan debt savings  
transferred to Stabilization  
over time

Project cost funded by CPA:  
**\$715,000**

Project cost plus interest  
saved flows to Stabilization:  
**\$910,000**



# Overall Benefits of CPA

- Steady source of funding for local CPA needs, including possibly rebuilding part of the High School
- Arlington CPA could work within current Capital Plan as outlined in the Selectmen report
- Leverages other state, federal and private funding. Serves as a local aid that has been untapped to date.
- Most importantly, it is **locally controlled**.



# Potential Open Space and Recreation Projects

- In Current Five-Year Capital Plan
  - Playgrounds and Fields (Bishop, Wellington, Magnolia)
  - Spy Pond Tennis Courts
  - Robbins Farm
- Other
  - Acquisition of Open Space (Mugar, Poet's Corner)
  - Trails and amenities (Symmes Woods, Mill Brook, Elizabeth Island)
  - Minuteman Bikeway Improvements



# Potential Historic Preservation Projects

- In Current Five-Year Capital Plan
  - Whittemore-Robbins House
  - Jefferson Cutter House
  - Parmenter School Repairs
- Other
  - Arlington High School
  - Senior Center/Central School Building
  - Old Burying Ground





# Potential Affordable Housing Projects

- Currently Funded Through CDBG
  - Affordable Housing Program
  - Arlington Home Improvement Loan Program
- Projects in Early Stages
- -- Drake Village improvements
  - Downing Square
  - 26 Westminster
  - 1117 Mass. Ave.



# Board of Selectmen Recommended Vote

- Asks voters to give Town Meeting important fiscal and programmatic tools.
- Clears a path for new state funding of important community initiatives.
- Vests Town Meeting with ultimate decision-making over any CPA project funding decisions.



Thank you.







# Who is on the Community Preservation Committee?

- One member from each of the following:
  - Arlington Redevelopment Board
  - Arlington Conservation Commission
  - Arlington Housing Authority
  - Arlington Parks and Recreation Commission
  - Arlington Historical Commission
- And four other members appointed by the Board of Selectmen. These might include a member of the Capital Planning Committee and the Finance Committee for tighter coordination with the Capital and Long Range Financial Planning Committees.