



Fact Sheet

Enact the Community Preservation Act (CPA) in Boston

CPA will improve the quality of life for Boston residents.

The CPA enables cities and towns in Massachusetts to raise a local dedicated fund for **(1) affordable housing, (2) historic preservation and (3) outdoor recreation and open space projects**. All of these projects are locally initiated, designed and controlled to ensure that they enhance the quality of life for Boston residents. And Boston has a long list of popular projects that are ready to go.

Since CPA was enacted in 2000, 160 cities and towns in Massachusetts have voted to pass CPA, raising a total of \$1.4 billion statewide to build thousands of affordable homes, develop parks and playgrounds and rehabilitate historic buildings. No city or town has ever voted to repeal their CPA. For 16 years, Boston has missed out on these benefits. It is time for Boston to take advantage of this great program.

CPA generates the money we need to invest in important projects.

CPA adds a small (1%) surcharge on property tax bills. This creates a pool of money for Boston to spend annually on affordable housing, open space and outdoor recreation and historic preservation. The State government provides matching funds so the City has the resources to do even more projects. These matching funds only go to cities and towns that have passed the CPA.

CPA money is under local control and completely transparent.

Boston will establish a CPA committee to consider projects within the three areas and make recommendations to the City Council for how the money should be spent. Anyone can propose an eligible project and the process is transparent with accessible public reports. This money would not be managed by the Boston Redevelopment Authority.

Each year, Boston would allocate CPA revenues on three core areas: affordable housing (10%), historic preservation (10%) and outdoor recreation and open space (10%). Boston can then decide how to divide the remaining 70% of the revenues among these three areas. Given the housing crisis in Boston, it is expected that housing will receive the largest share of the resources.

CPA is affordable for Boston homeowners.

CPA will cost \$23.09 per year for the average single-family homeowner in Boston each year, with many Boston homeowners paying less. The program also protects residents who may be struggling to make ends meet. The first \$100,000 in property value is exempt from the calculation and the statute completely exempts low income households and seniors with below average incomes. The bottom line is that most Boston residents will not have to pay anything because they are either tenants or exempt homeowners.

For more information, contact Pam Bender at pamelab@macdc.org or 617-379-5925