

WHAT IS THE CPA?

The Community Preservation Act (CPA), adopted by Conway voters in 2004, established a special fund used just for: **open space and recreation; historic preservation; and community housing.** It is financed by a small surcharge on property taxes matched from a dedicated state Community Preservation Trust Fund. It provides a steady funding source for preserving and improving a community's character and quality of life. All projects are carefully reviewed by the Community Preservation Committee and require approval by Town Meeting. Ten percent of annual CPA revenues must be used or reserved for each of the above categories; the remainder may be spent on any of the designated uses. Unspent monies accumulate in our local CPA Fund and earn interest for future projects.



Old Boyden Schoolhouse - our 1st project.

Lots of fundraising & volunteer labor still left this restoration short. Carefully managed CPA funds enabled its completion.

The Committee relies upon groups and individuals in town to propose projects for funding. Information and forms are available on-line at: townofconway.com/committees/community-preservation/, and at the Town Office. Visit www.communitypreservationcoalition.org for background and uses in other towns.

COMMUNITY PRESERVATION COMMITTEE

Janet Chayes—At-large, Chair 369-4697 janet@chayes.org
 Malcolm Corse—Historical Commission; David Barten—Planning Board;
 Eve Endicott—Housing Committee; Polly Byers—At-large; Robert Anderson—
 Recreation & Trails Committee; Peter Zale—Conservation Commission

April 2014

CONWAY COMMUNITY PRESERVATION ACT FAST FACTS

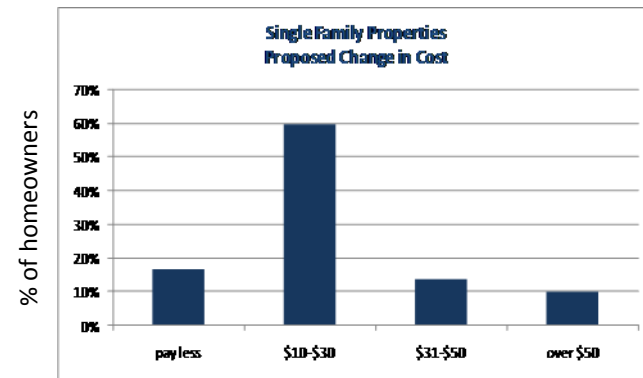
Community Preservation Act (CPA) funds have enabled us to:

- **Complete the restoration the old Boyden Schoolhouse,**
- **Preserve two of our most productive and scenic farms,**
- **Preserve the Swimming Pool land,**
- **Undertake a South River Restoration/Flood Mitigation project,**

And other important projects designed, managed and approved by townspeople that enhance and preserve our community.

At the voting booth on May 15, 2014 you'll be asked to ratify an increase in the local CPA surcharge rate which averages just \$22 annually per household — so that we'll get nearly *six times* the amount of matching state funds — from \$12,000 to more than \$75,000 annually. Additionally, by adding an amendment that exempts the first \$100,000 of property value from the surcharge, the annual CPA cost will drop for about 17% of homeowners.

Bottom-line: Instead of getting the minimum state match, we'll be receiving nearly the maximum 100% match like our neighbors in Deerfield, Hatfield, Leverett, Sunderland and Whately.



671 total properties

*Not including those who qualify for low/moderate income exemptions.

Average cost to homeowners

EXEMPTIONS FOR LOWER INCOME HOMEOWNERS

You don't have to pay if your income is less than 80% of the areawide median income (\$35,168 for one person; \$40,192 for 2 people). Income limits are determined by household size. Get applications from the Assessors Office or online at www.townofconway.com/admin/wp-content/uploads/2009/10/cp4-application.pdf

WHAT HAVE WE DONE WITH CPA FUNDS?

Townpeople approved 14 projects from 2006 to 2013. Having these funds already available means regular tax dollars don't need to be tapped when a significant need arises.

| <i>Projects</i> | <i>CPA Funds Used</i> |
|-------------------------------------|-----------------------|
| HISTORIC | |
| Old Boyden School House | 9,087 |
| Historic District Marker Signs | 2,500 |
| Assessor Records | 8,571 |
| Historic Society Moisture Abatement | 14,873 |
| Preservation of UC Church | 100,000 |
| Cemetery Repairs & Inventory (3) | 15,300 |
| OPEN SPACE & RECREATION | |
| Totman & Natural Roots Farms | 76,750 |
| Preservation of Swimming Pool land | 123,000 |
| South River Restoration | 100,000 |
| HOUSING | |
| Senior Housing Site Analysis | 3,000 |
| Admin. Expenses 2006-14 | 3,750 |
| TOTAL | \$ 456,811 |

HOW MUCH MONEY DOES THE CPA FUND HAVE?

| <i>CPA Revenue</i> | 2005-13 Actual | 2014 Estimate | Total | <i>Less Costs</i> | Balance |
|--------------------|-----------------------|----------------------|----------------|-------------------|------------------|
| Local surcharge | 427,496 | 53,000 | 480,496 | | |
| State trust fund | 222,960 | 26,227 | 249,187 | | |
| Interest | 69,359 | 12,000 | 86,359 | | |
| Total | 719,815 | 91,227 | 816,042 | 456,811 | \$359,231 |

WHY DO WE NEED MORE MONEY?

If residents decide to support **affordable senior housing** for our elders with limited income who wish to stay in town, CPA monies will be critical for maximum local control. New construction or renovations will cost more than we're now generating. Also the law now allows use of CPA funds to rehabilitate **existing** recreational land and replace recreational equipment. Future needs may also include **preservation of important farmland which is not permanently protected** from development.

VOTERS DECIDE

A ballot question at the town election on **May 15, 2014** will ask voters to approve an increase in the CPA property tax surcharge rate from 1.5% to 3% with an additional exemption for the first \$100,000 of property value.

HOW THE CPA SURCHARGE IS COMPUTED

| | Current | Proposed |
|--------------------------------|-----------------|-----------------|
| Median Assessed Home Value | \$ 274,500 | 274,500 |
| Less Proposed Exemption | | (100,000) |
| CPA Taxable Value | 274,500 | 174,500 |
| Tax Rate (15.86 per \$1000) | <u>x .01586</u> | <u>x .01586</u> |
| CPA Tax Basis | 4,354 | 2,678 |
| Surcharge Rate | <u>x 1.5%</u> | <u>x 3%</u> |
| Amount You Pay | 65 | 83 |

WHY THIS IS SUCH A GOOD INVESTMENT

The formula that distributes state funds to communities which adopt the CPA at the maximum 3% favors small towns. All CPA communities receive a uniform share in the first distribution based on total state funds available. Those with the 3% rate benefit by becoming eligible for two extra rounds of distribution from the statewide Community Preservation Trust Fund each fall. The formula is weighted so that smaller and less affluent communities receive higher funding in the second and third distributions.

In 2013 Conway's state match was 26.8% or \$14,214 due to our 1.5% rate. At the same time, several of our neighbors at 3% received 100% – among them Deerfield, Hatfield, Leverett, Sunderland, Whately, and Pelham.

This year the state increased funds for the first round distribution to 52% and we received \$26,277 in matching dollars. But for 2015 we're told to expect only a 23% match. **With a 3% rate we'd likely earn a 100% match (like our small town neighbors above), or about \$75,000. The total increase collected from us locally at a 3% rate would be just \$18,000.**