



Preserve Phillipston's Past, Present and Future

The Community Preservation Act

What is the CPA?

The Community Preservation Act, or CPA is a state law that provides funding to towns for the protection of open space, creation of recreational facilities and community housing opportunities, and preservation of historic places. Communities that pass the CPA receive state matching funds from existing surcharges on all real estate transactions at the Registry of Deeds and Land Court. These dedicated funds are not subject to approval by the state legislature. Adopting the CPA will bring this up to 100% in matching funds back to Phillipston.

What does the CPA do?

The CPA creates the Community Preservation Fund. The money raised locally is matched by the state and the combined fund is spent in three core areas: open space preservation, community housing, and historic preservation. Each of these areas must receive a minimum of 10% of the total fund each year, but the remaining 70% can be distributed in any of the three areas as well as public recreation. These funds can be reserved for future spending.

Why do we need the CPA?

Phillipston is changing before our eyes.

- Houses are cutting into the forests we assumed would always be there
- We need athletic fields
- Many of our children and senior citizens can no longer afford to live here
- Town-owned historic structures need renovation

What are the exemptions to the CPA?

There are two exemptions that Phillipston residents will have if the CPA is passed:

- low-income residents and low and moderate income senior citizens are completely exempted from the surcharge
- the first \$100,000 of every property is exempted from the CPA surcharge on property tax bills

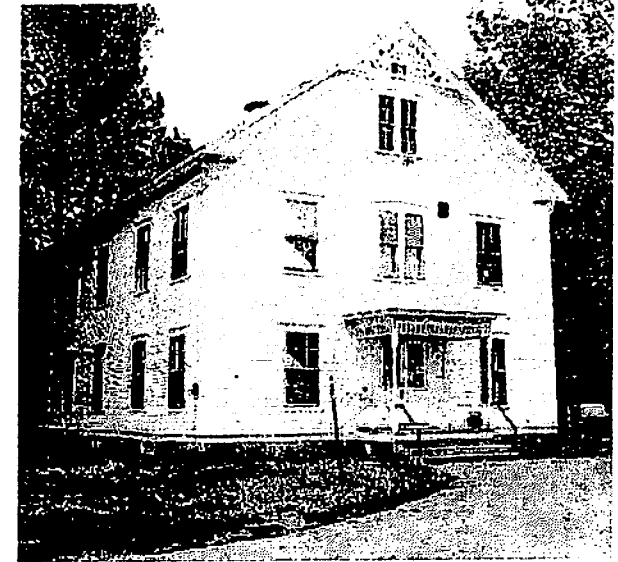
How much will it cost?

Based on the table below, the average home in Phillipston in 2006 was assessed at \$213,317. That home owner would have paid an additional \$29.07 if the 3% CPA surcharge on property tax bills had been applied.

Assessed Value	Tax Bill	3% CPA Surcharge	Monthly CPA Surcharge
\$100,000	855	0	0
150,000	1,283	12.83	1.07
200,000	1,710	25.65	2.14
213,317	1,824	29.07	2.42
250,000	2,138	38.48	3.21
300,000	2,585	51.30	4.28
350,000	2,993	64.13	5.34
400,000	3,420	76.95	6.41
450,000	3,848	89.78	7.48
500,000	4,275	102.60	8.55

How much would a CPA surcharge raise in Phillipston?

It is estimated that a 3% surcharge on property tax bills with the first \$100,000 of residential value exempted would raise about \$20,000. With the state matching 100%, Phillipston would be able to dedicate \$40,000 to CPA projects.



PHILLIPSTON COMMUNITY PRESERVATION ACT

What is it? Why have it? What will it cost?
Find the answers in this brochure and at

Informational Meetings
Phillipston School Gymnasium at 7 p.m.

Tuesday, April 3, 2007
Wednesday April 18, 2007



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How will the CPA benefit us?

The CPA is a chance to invest in the future of Phillipston. Adoption of the CPA will give us the ability to receive state funds and:

- Acquire land and develop recreational playing fields.
- Restore historic Town buildings like the Town Hall.
- Take control of community housing and provide more opportunities for seniors.
- Provide funds to protect forests, farms and open space.
- Help keep taxes low by protecting open space and minimizing the need for increased municipal services.

Who oversees the CPA fund?

A nine member Community Preservation Committee (CPC) would consist of five citizens drawn from the Historical Commission, Conservation Commission, Planning Board, Parks and Recreation and the Open Space Committee. The Board of Selectmen will appoint a member representing the interests of community housing plus three additional members. The CPC would research the Town's needs, hold public hearings and recommend expenditures at Town Meeting. Only Town Meeting may approve or disapprove expenditures. Money can only be used for community preservation purposes.

Who decides how it will be spent?

You do. All expenditures must be approved at Town Meeting.

What are the long term savings?

Money raised will be increased by the state matching funds, thus reducing our long-term costs. Also, by controlling growth, we reduce the burden on town resources thereby limiting future tax increases.

What could we have used this fund for in the past?

The fund could have been used for the recent preservation of historic town records, the ramp and windows in Town Hall, and it could have partially paid for the recent acquisition of the land adjacent to Town Hall. It would have saved taxpayers the money we spent on these worthwhile projects on town improvements.

Why should we approve the CPA?

The state matching funds are being paid by Phillipston's residents anyway in the form of fees collected by the Registry of Deeds. These funds could come back to the Town as matching funds dedicated to historic preservation, low and moderate income housing, and open space including active and passive recreational uses. Other communities are already taking advantage of this opportunity, and using funding that Phillipston could otherwise receive. Passing the CPA would help reduce taxes in the long run since we vote for expenditures that the CPA would pay for.



What is the approval process for the CPA?

The CPA was brought before Town Meeting in November where it was unanimously accepted. It now must be approved by a majority of registered voters at the ballot box. The CPA will be on the ballot at the annual May election.

How long will it remain in effect?

If Phillipston's voters approve the CPA, it will remain in effect for a minimum of five years following voter approval. After five years, it can be revoked or continued. If revoked, the levy surcharge would cease to be collected, except for any outstanding multi-year or bond obligations. The surcharge percentage and exemptions can be changed at any time through majority vote at a town meeting, followed by voter approval at an election.



Where can I get more information on the CPA?

Visit the Community Preservation Initiative web site for more information and resources about the CPA at:

<http://commpres.env.state.ma.us/content/cpa.asp>

Included on-line is a toolkit with the detailed information about the Act, an explanatory Power Point presentation, and a listing and map of the cities and towns where the Act has passed. For more information visit these other useful websites:

Secretary of the Commonwealth:

www.state.ma.us/sec/ele/elecpcpa/cpaidx.htm

Community Preservation Coalition:

www.communitypreservation.org

Your individual questions about the CPA in the Town of Phillipston will be answered by contacting:
info@cpaphillipston.com

Attend public informational meetings and hearings on the CPA in Phillipston.

Tuesday, April 3, 2007

7 p.m. Phillipston School Gym

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