

Should Rochester Adopt the Community Preservation Act?

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What is the Community Preservation Act?

The Act in Brief

The Community Preservation Act (CPA) is State-enabling legislation that allows cities and towns to strategically identify and protect community assets. Adopting the legislation will enable Rochester to leverage state funds for projects that help preserve open space and historic sites and create and maintain public recreational facilities and affordable housing. Best of all, the state will match up to 100% of all funds raised on the local level for these efforts.

HOW WILL THE CPA WORK?

- Town Meeting must accept the CPA by majority vote.
- Town residents must vote by ballot to accept the CPA.
- A committee of local people will review projects and make recommendations.
- All expenditures must be approved by Town Meeting.
- If residents don't feel the CPA is working as they expected, they can repeal it after 5 years.



Photo by Laurel Farinon

THE USE OF FUNDS

Under the Community Preservation Act, funds must be spent on these four categories:

- Recreation
- Open Space
- Affordable Housing
- Historic



Photo by Laurel Farinon

PROJECTS ROCHESTER CAN ACCOMPLISH WITH THE CPA

The Community Preservation Act will enable the Town of Rochester to fund (with Town Meeting approval) many worthy projects. Examples of these might include:

- Construction of the Mary's Pond Beach Project
- Upgrade the Rochester Town Hall to Americans with Disabilities Act standards
- Restoration/repairs to Rochester's historic cemeteries
- Land purchases for community housing, open space, recreation fields, or historic preservation.

DETAILS OF ROCHESTER'S PROPOSED CPA

- 1% CPA surcharge tax (The surcharge and exemptions can be modified by town meeting)
 - \$100,000 exclusion on all properties
 - Low-income exemption,*
 - Moderate/low income Senior exemptions*
- * by application to Rochester Assessors

A minimum of 10% of the annual revenues of the fund must be used in each of the following categories: open space, affordable housing, and historic preservation. The remaining 70% can be allocated for any combination of these three categories, or for public recreational projects.

These funds are essential to Rochester because open space, recreation, historic preservation and affordable housing are important town priorities. Property taxes traditionally fund the day-to-day operating needs of schools, health, safety, roads, maintenance, and more. Without passage of the CPA, there will be no steady funding source for preserving and improving our community's character.



WHAT OTHER COMMUNITIES HAVE DONE WITH CPA FUNDS

Town	Project
Dartmouth 2003 \$57,200	Preserved exterior and add accessibility to Dartmouth Grange
Dartmouth 2003 \$30,000	Hired a consultant to develop affordable housing plan
Marshfield 2005 \$350,000	Purchased nine acres of open space
Norwell 2004 \$37,500	Preserved a deteriorating playground
Plymouth 2003 \$2,875	Partially replaced the roof on an historic building
Plymouth 2004 \$134,000	Purchased a public trail easement
Plymouth 2004 \$96,500	Helped restore an historic building (Hedge House)
Plymouth 2004 \$25,000	Established a fund for a non-profit Housing Corporation
Wareham 2003 \$39,500	Purchased 10 acres of land in a village (below market price)
Wareham 2003 \$30,000	Paid for fencing to protect recreational fields



HOW MUCH WILL THE CPA RAISE FOR ROCHESTER RESIDENTS?

	% Surcharge				
	1.0%	1.5%	2.0%	2.5%	3.0%
No Exemptions	\$73,041	\$109,562	\$146,083	\$182,603	\$219,123
1st \$100,000	\$51,680	\$77,521	\$103,361	\$129,201	\$155,041

Note: Projected figures will be reduced by anticipated Tax Exemption Applications to the Rochester Board of Assessors.

Funds raised by this surcharge on the real estate tax bill will be matched up to 100% by funds from the Community Preservation Trust Fund, which is money from a portion of the recording fees paid at the Registries of Deeds. These matching funds will be paid every October 15th after local funds are raised. 100% matching funds are projected for at least two more years, depending on how much cities and towns raise locally; after that it is expected that less than 100% matches will occur.

HOW MUCH WILL THE CPA COST ROCHESTER RESIDENTS?

Assessed value	ANNUAL INCREASE			
	1%	1.5%	2%	3%
\$100,000	\$0	\$0	\$0	\$0
\$200,000	\$9.88	\$14.82	\$19.76	\$29.64
\$300,000	\$19.76	\$29.64	\$39.52	\$59.28
\$342,900*	\$23.99	\$35.99	\$47.98	\$71.04
\$500,000	\$39.52	\$59.28	\$79.04	\$118.56
\$750,000	\$64.22	\$96.33	\$128.44	\$192.66

*median value of single-family home

Note: Based upon 2006 valuation and tax rate of \$9.88/\$1000 with \$100,000 exemption.

This informational brochure was prepared by the Buzzards Bay National Estuary Program at the request of the Rochester Conservation Commission.

For more information about the Town of Rochester Conservation Commission, visit: www.townofrochestermass.com.

For more Information about the Buzzards Bay National Estuary Program, visit: www.BuzzardsBay.org.

For more information about the Community Preservation Act, visit: www.communitypreservation.org

