

Over time, the 3% CPA surcharge has shown itself to be a good investment. The more we put in, the more we get out.

CPA “Multiplier Effect”

Since 2002, Sudbury’s full 3% surcharge investment in the CPA has realized a 72% return. In addition to the \$8.5 million State match collected, another \$2 million was stimulated in grants, donations, and private fundraising. This “multiplier effect” yielded a total of \$10.5 million over our estimated local collection at the end of FY13 of \$14.6 million.

Now is the time to maximize the funding

The CPA is one of the few—maybe only—sources of funding that will continue to be available in this tight economy. At the full 3% surcharge, we are eligible for the second and third rounds of funding from the state and are able to take advantage of the maximum amount of money available.

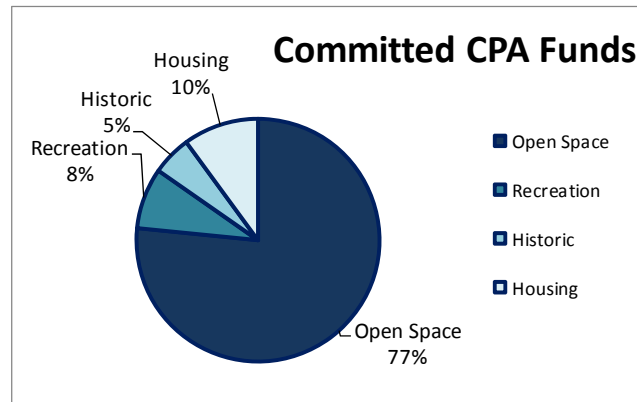
Most CPA projects would not be funded in the Town budget without CPA

CPA projects are ones that will typically be dropped from the Town budget in difficult budgetary times. Before the CPA, historic preservation was funded by a \$5,000 annual budget, which basically paid for utilities for the Hosmer House. These important projects would be largely unfunded without CPA.

Why Sudbury benefits from the 3% surcharge:

- 3% maximizes the state match
- 3% qualifies us for additional rounds of funds
- 3% attracts the most in grants and donations
- 3% allows us to hold on to state funds that would instead go to other towns

The CPA is primarily about preserving Sudbury’s remaining open spaces, farms, scenic vistas and historic landscapes.



To find out more information, including the updated CPC report from October 2009, check out the CPC website for more information:
www.sudbury.ma.us/committees/cpc

The Sudbury Community Preservation Committee, 2012:

Christopher Morely, Chairman, Planning Board
Seamus O’Kelly, Vice-Chairman, At-Large member
Richard Bell, Conservation Commission
Sherrill Cline, Sudbury Housing Authority
John Drobinski, Board of Selectmen
Bobby Beagan, Park and Rec. Commission
James Hill, Sudbury Historical Commission
Lynne Remington, At-large member
William Kneeland, Finance Committee

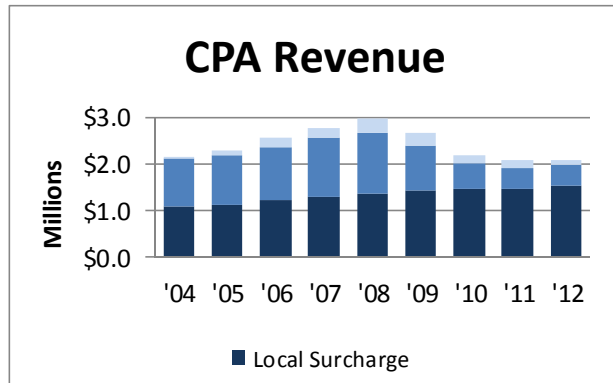


Sudbury Community Preservation Facts

2012

This brochure, written by the Community Preservation Committee, was prepared so that residents can familiarize themselves with the CPA program - its revenues, its priorities and its policies - and to highlight the projects and success of 10 years with the Community Preservation Act.

Where Do the Funds Come From?



The Surcharge. Sudbury's 3% CPA surcharge is collected on all residential properties, except those who take advantage of an exemption applied for in the Assessors' Office.

The amount of your surcharge is calculated as follows:

1. Deduct \$100,000 from your assessment,
2. Calculate your tax bill,
3. Apply 3% to that tax bill.

For example, for a home assessed at the FY13 average residential value of \$622,862:

1. \$622,862 minus \$100,000 = \$522,862
2. Multiply \$522,862 by the FY13 residential tax rate of \$17.60 per \$1,000 = \$9,202
3. The 3% surcharge is 3% of that value, or \$276 per year/\$23 per month.

75% of Sudbury households pay less than \$400 per year for the CPA. The median household has paid \$2,350 over the life of the CPA, which has funded over \$30 million of projects.

The State Match. State matching funds come from a dedicated source collected by registry of deeds fees and are not subject to raiding by the legislature for any other purpose. To date, Sudbury has received \$8.6 million in state matching funds.

Priority Projects

Open Space Projects

- 2009 Open Space and Recreation Plan priorities:
 - ◊ Newbridge Road Trust
 - ◊ Johnson Farm, Landham Road
 - ◊ Wayside Inn
 - ◊ Haynes Farm, Morse Road
- Continued restoration of Hop Brook stream, dams and ponds
- 485 acres preserved to date—including Nobscot Reservation and Pantry Brook Farm

Historic Preservation Projects

- Restoration of the Town's historic structures—Town Hall, Flynn Building, Hosmer House, Loring Parsonage, Carding Mill House
- Preservation and restoration of the Town's historic cemeteries and properties
- Preservation and restoration of the Town's historic documents
- Permanent protection of the Wayside Inn
- 21 Projects funded to date

Community Housing Projects

- Maynard Road, 3 units homeownership
- Habitat for Humanity, 2 units homeownership
- Home Preservation, 5 units—1 unit/year
- Housing Authority Redevelopment, 10 units
- The Coolidge at Sudbury—64 rental units
- 20 units funded to date

Recreation Projects

- Expand Davis Field
- Melone Gravel Pit Redevelopment
- Walkways, Rail Trails
- Completed:
 - ◊ LSRHS Community Field
 - ◊ Cutting Field
 - ◊ Willis Pond Dock
 - ◊ Rail Trail Feasibility

Planning for the Future

CPC policy is to bond large projects.

Bonding spreads the cost over the greatest number of taxpayers. Bonding also allows the Town to utilize a much smaller amount of project funds each year, by only budgeting for the debt service of a bonded project. Land projects are typically bonded over a 20 year time period. When a vote to bond using CPA funds is passed at Town Meeting, the Town is obligated to collect the CPA surcharge over the term of the bond, or else to pay the bond with other Town funds if the CPA surcharge is ever revoked or reduced. The example is similar to why most Americans mortgage their homes. Using cash would leave you with no funds for anything else. The CPC is conservative in its financial budgeting so that they do not overspend and can fully meet their budget obligations each year.

What if we didn't have CPA? How could we buy land? The Town could still purchase land by using a debt exclusion (as done in the past), however this takes a Town Meeting and a ballot vote in order to pass. The CPA legislation allows a bonding article to proceed with only one vote (at Town Meeting) if CPA funds are used. The Town can also use a portion of CPA funds to purchase land, along with a debt exclusion for the balance. However this scenario would also require a ballot vote. Given that most land purchases bond over a 20 year period, the most cost effective way to purchase land is with CPA funds so we can benefit from the state matching funds until such time as these are no longer available.

Amount Saved to Date. The CPC has been careful with its funds, and had amassed over \$6.8 million over the first 10 years of collections. \$4.3 million will be used in FY13 to pay down older debt on open space projects. The policy of the CPC has been to spend no more than the requisite 10% in each category, and reserve funds to ensure the most important projects can be funded. Most of the reserved funds accumulated in the early years of the CPA when state matching funds were abundant, and Town projects were smaller. The CPC expects that the reserve account will not expand at the same rate it has over the next several years due to the decline in state CPA funds. Reserved funds collect interest, which has yielded over \$1.5 million in interest to date, and is then used exclusively for CPA projects.