



- **property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act;**
- **\$100,000 of the value of each taxable parcel of residential real property; and**
- **\$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in section 2A of said Chapter 59.**

(4-1)

**Mr. Byrne voted in the negative.**

**COMMENT:** This article proposes Arlington adopt M.G.L. c. 44B §§ 3-7, also known as the Community Preservation Act ("CPA"). The CPA is a distinct funding resource for municipalities to address open space, historic preservation, affordable housing, and outdoor recreation needs with monies raised via a surcharge on Town property owners further supplemented by CPA Trust distribution funds from Commonwealth. In sum, adoption of the CPA provides additional financial support from the State and allows local authorities to decide how such additional funds will be used, but requires a local surcharge on real property to also support same. State Representative Sean Garballey and State Senator Kenneth Donnelly supported the adoption of the CPA along with the article's proponents, noting the substantial funds adopting communities have received from the State to complete a variety of successful projects.

The Board recognized that the Town faces several substantial costs in coming years, including potentially significant commitments to Minuteman Regional Vocational School and Arlington High School, among other pressing capital projects, as well as a potential general override. Hence, the Board weighed the CPA's value as a tool for the Town to obtain significant additional resources from the Commonwealth against the additional burden placed on Town taxpayers. The majority of the Board believes that such debate should go before Town Meeting with a recommendation of favorable action. Such action is urged in part because CPA funds can and should be used to address the very capital projects outlined in the five-year capital plan that pose significant future costs to the Town; CPA funds can and should be used to delay and defray the anticipated general override; the CPA requires a ballot referendum before the CPA can be fully adopted and a surcharge could be levied; and the CPA adoption may be revoked five (5) years following passage of the referendum.