

The Massachusetts Community Preservation Act: Who Benefits, Who Pays?

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July 2007

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Acknowledgements

The authors wish to thank the following individuals for their assistance: Ann Dilleuth at Cornell University for sharing data from her study of the Community Preservation Act and Affordable Housing, Sandy Wong at the Massachusetts Department of Revenue for providing data on CPA registry fee collections by county, Bill Visconti at The Warren Group for providing data on the number of real estate transactions statewide, and Edward Glaeser and Nina Tobio at the Rappaport Institute for their feedback and advice.

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EXECUTIVE SUMMARY

While the Massachusetts Community Preservation Act (CPA) has generated more than \$360 million for affordable housing, open space preservation, historic preservation, and recreation since its passage in 2000, it has resulted in the transfer of tens of millions of dollars from residents of the state's poorest cities and towns to the wealthiest communities in the Commonwealth. Inadequate reporting requirements make it difficult to determine how the money is being spent with any precision, and impossible to compare the cost of projects funded by the Act in different communities. Partial data collected by the law's advocates suggest much of the revenue collected under CPA to date has been used to preserve open space. These findings suggest that it may be time to revisit the law to consider changes that would make it more equitable, efficient, and transparent.

For the most part, problems with CPA are the result of two key aspects of the law. First, municipalities must adopt a local property tax surcharge to be eligible to receive matching funds from a statewide fee on transactions filed with registries of deeds across the state. Because affluent communities are more likely to adopt the optional tax, and because matching funds are linked to property values, wealthy cities and towns have received most of the revenue raised from the statewide fees. Second, while CPA requires that activities related to affordable housing, open space protection, and historic preservation each receive at least 10 percent of CPA funds in each community, the remaining 70 percent of revenues may be spent on any of these purposes, plus recreation.

Our analysis of various data sources suggests that between adoption of CPA by the first communities in 2001 and the end of 2006:

- **Poor urban communities were net losers:**

Boston, which generated an estimated \$11.4 million of about \$180 million in state CPA matching funds, did not receive any of this revenue, because its voters turned down the optional CPA surcharge in 2001. Similarly, Worcester, Springfield, Brockton, Lowell, Lynn, Haverhill, Framingham, and New Bedford, which together contributed an estimated \$18.88 million in CPA deed registry fees, received no funding from the program because these cities have not held a vote on adopting the CPA.

- **Affluent communities were net winners:**

Cambridge, which accounted for an estimated 1 percent of deed registry fees collected statewide, received more than 15 percent of revenues from the state matching fund, for a total of more than \$25 million, making it the biggest "winner" from the program. Newton, Weston, Nantucket, Westford, Duxbury, North Andover, Bedford, Sudbury, and Barnstable, which together accounted for approximately 4.5 percent of deed registry fees, received more than 26 percent of matching funds, totaling almost \$50 million. On a per capita basis, the law has greatly benefited residents of small communities with high property values. Chilmark and Aquinnah, for example, each received more than \$600 per resident in state matching funds, and residents of Nantucket and Weston received \$526 and \$485 per capita respectively.

- **Money is flowing to the Cape and Middlesex County:**

Cities and towns in Middlesex County received over \$30 million more in state grants than county residents paid in CPA deed registry fees. Barnstable County communities received \$10 million more than residents of the county paid in fees. Towns in Dukes, Nantucket, and Plymouth Counties also received more money than the registries in those counties collected in fees. On the other side, municipalities in Suffolk and Worcester Counties received \$18 and \$22 million less than residents of those counties paid in fees, respectively. Bristol, Essex, and Norfolk Counties each had negative net

revenue flows of at least \$10 million. Remaining counties in the western part of the state recorded smaller negative net flows of revenue.

- **CPA may not be promoting creation of new affordable housing:** While communities are not required to report how they are using available funds, data collected by the non-profit Community Preservation Coalition suggest that more than 40 percent of funds raised to date have been spent to protect open space. This figure rises to more than 50 percent if Cambridge, which has used the majority of its CPA revenue for housing, is excluded from the calculation. Moreover, it is unclear that the CPA is resulting in creation of new affordable housing. Analysis done by others suggests that as much as 70 percent of the CPA money spent on affordable housing to date has been used to purchase existing units.¹
- **Lack of transparency precludes assessment of efficiency:** Due to discrepancies in the data on spending of CPA funds, it is not possible to compare the cost of affordable housing creation, open space protection and historic preservation among CPA communities and between communities that have adopted CPA and those that have not. However, because adoption of CPA and generation of revenue under the Act are correlated with wealth as measured by property values, it seems likely that projects funded by CPA are more expensive than a statewide average cost of similar projects. The Town of Weston, for example, spent more than \$120,000 per acre when it used \$3.25 million in CPA funds to buy 27.5 acres of land in 2002.

These findings suggest that it may be time to revisit the Community Preservation Act, particularly the state matching fund program. We recommend that state officials consider amending the legislation to make CPA funding more equitable, to develop more transparent mechanisms to allow assessment of how revenues are spent, and accountability systems that will give them tools to ensure that state funds are used efficiently and in accordance with state goals.

The rest of this paper explores these findings in more detail. Section I reviews the history and structure of the CPA. Section II examines which communities have adopted local CPA surcharges on property taxes. Sections III and IV review contributions to and distribution of revenues from the state's CPA trust fund. Section V examines data on the uses of CPA funds. Section VI summarizes findings and offers suggestions on how policymakers might address some of the issues raised in this study.

I. BACKGROUND

HISTORY

The Massachusetts Community Preservation Act—Chapter 267 of the Acts of 2000—was signed into law in September 2000. CPA allows cities and towns to impose a surcharge on municipal real property taxes to raise funds for affordable housing, open space protection, or historic preservation. Cities and towns that adopt the CPA also are eligible to receive matching disbursements from a state trust fund, which is bankrolled by fees imposed on virtually all transactions filed at county Registries of Deeds.²

The law was a carefully crafted compromise that emerged from efforts to create local “land banks” in the 1980s. The models for these efforts were a 1983 law that allowed Nantucket to impose a tax on local sales of real estate and to use the money to protect open space and a 1985 law that gave Martha's Vineyard the same power.³ In 1998, the legislature passed a bill that gave similar powers to 15 communities on Cape Cod.

In the 1980s, environmentalists and local officials advocated for legislation that would have given all Massachusetts municipalities the ability to levy a tax on transactions of real estate to raise funds for land protection. These efforts failed, however, largely due to opposition from real estate interests, which argued that it was unfair to tax recent homebuyers to fund projects that benefited all residents of communities subject to the surcharge.⁴ While interest in statewide measures waned during the real estate recession in the late 1980s and early 1990s, the idea reemerged in the late 1990s when development pressures began to grow. The first version of the statewide legislation that became the Community Preservation Act was filed by State Senator Robert Durand in 1997. A coalition of environmental groups, affordable housing advocates, and historic preservationists formed to promote the new legislation, which was strongly supported by *The Boston Globe*.⁵

Early versions of the CPA legislation included a choice of funding mechanisms. Communities could choose between a real estate transfer tax of up to 1 percent, charged to either the buyer or the seller; a surcharge of up to 3 percent on the property tax; or a combination of the two sources. The original version of the bill did not provide for state matching funds.⁶ As in the 1980s, however, real estate interests opposed the proposed real estate transfer tax. They were joined by Governor Paul Celluci and Citizens for Limited Taxation, one of the state's leading anti-tax groups.⁷ Cellucci supported a locally approved surcharge on the property tax as an alternative. Members of the state House of Representatives proposed supplementing local funds raised through the property tax with money from the state's general fund.⁸ While acknowledging that the transfer tax was somewhat unfair, advocates of allowing it, such as the *Globe's* editorial page, argued that relying on a property tax surcharge exclusively would be worse, because: "the residents of poor communities that could not afford a land bank would end up subsidizing, through their state taxes, wealthy communities that might have afforded a land bank on their own."⁹

The *Globe* proposed two options to break the deadlock. The editors suggested that the transfer tax could be allowed on a pilot basis for a limited period of time or in specific communities. As an alternative, they proposed diverting "some of the windfall in deeds excise revenues generated by the hot real estate market" to a state fund.¹⁰ Ultimately, all key actors agreed on a compromise that eliminated the transfer tax, left the property tax surcharge as the only option to raise funds locally, and created a state matching fund to be financed through a new surcharge on deeds recorded at the state registries. The compromise measure was intended to make poor communities eligible for larger disbursements from the state fund than wealthy municipalities.¹¹

KEY CPA PROVISIONS

Local Adoption and Administration

Local voters must approve the CPA at a regularly scheduled local or state election. The measure can be put on the ballot either by majority vote of the local legislative body or through a petition signed by at least 5 percent of the locality's voters.¹²

Communities have some discretion in the structure of the local CPA. The property tax surcharge cannot exceed 3 percent, but may be less than that amount. Communities may also adopt any or all of three exemptions from the surcharge: the first \$100,000 in value of each taxable parcel zoned for residential use; residential property owned and occupied by persons who qualify for low-income housing or, for senior citizens who qualify for low- or moderate-income housing; and for commercial and industrial property in communities that impose a higher tax rate on those properties. Revenues collected through the surcharge are not counted for the purposes of establishing limits on the local tax levy imposed by Proposition 2½.¹³

Once adopted, the CPA cannot be repealed for five years. However, voters may change the surcharge and the exemptions at any time. If acceptance of CPA is repealed after five years, the surcharge remains in effect until all contractual obligations incurred under the law have been fulfilled.

Legislative bodies in localities that adopt the CPA are required to establish Community Preservation Committees of at least five and no more than nine members. The committees must include representatives from the local conservation, parks, and historical commissions, the planning board and the local housing authority. The committees must study the “needs, possibilities and resources” for community preservation, hold public hearings, and make recommendations to the local legislative body on how CPA funds should be spent.¹⁴ The legislative body can approve, reduce, or reject the committee’s spending proposals, but it cannot increase them.¹⁵

Each fiscal year, communities must dedicate at least ten percent of available CPA revenues for open space, historic preservation, and affordable housing. These funds may be spent in the current fiscal year or reserved for later appropriation by the legislative body.¹⁶ The remaining 70 percent of funds collected may be spent on any of the three purposes, or for recreation.¹⁷ Up to five percent of revenues collected in each fiscal year may be expended to administer the CPA. The law further specifies that “community preservation funds shall not replace existing operating funds, only augment them.”¹⁸ Municipalities may also borrow for purposes allowed under the CPA in anticipation of revenues they expect to receive from the local surcharge.¹⁹ If such revenues are insufficient to cover the debt service, the shortfall must be covered through other local sources.²⁰ CPA revenues may be used to meet matching requirements for other state and local grants with approval from the local Community Preservation Committee.²¹

STATE FUNDING

State funds to support local CPA-related activities come from the Massachusetts Community Preservation Trust Fund, a dedicated revenue account funded by mandatory fees collected on real property transfers at the state’s Registry of Deeds.²² The fees are set by legislation at \$20 for recording, registering, filing, or depositing deeds, and \$10 for recording, registering, filing, or depositing municipal lien certificates.²³ Revenues collected from the deed surcharge are disbursed to communities that have adopted the CPA on an annual basis each October 15. The amount of revenue allocated to each community is based on local revenues collected as of June 30 of the previous fiscal year.²⁴

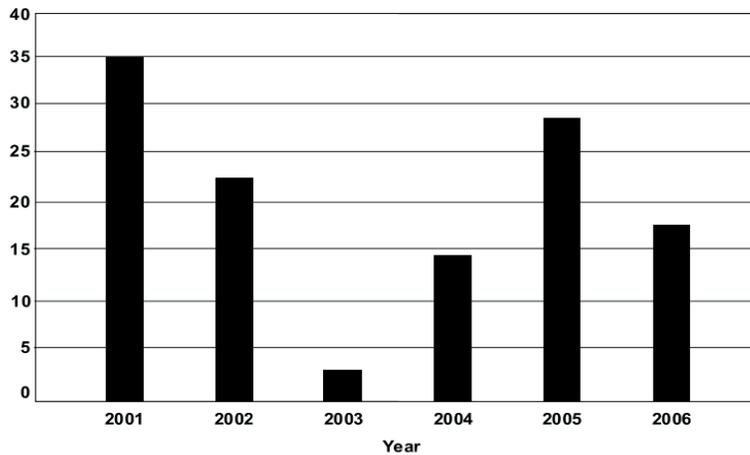
If state revenues are less than the total revenues raised by local communities, 80 percent of the money in the trust fund is distributed according to a set percentage of the amount raised by the local tax in each municipality in the prior fiscal year. The remaining 20 percent is allocated to communities that have adopted the maximum 3 percent surcharge on the property tax through a formula that gives extra funds to both small communities and less affluent communities.²⁵

II. PATTERNS OF LOCAL ADOPTION

The first local votes on CPA were held in 2001. As of December 31, 2006, 169 of the state’s 351 communities had held ballot votes on the CPA; 119 of these communities have adopted the legislation.²⁶ (See Figure 1) A little more than half of these municipalities opted for the maximum 3 percent surcharge.

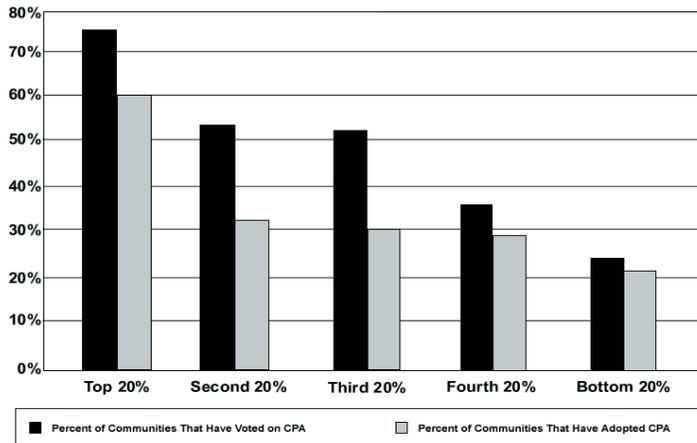
Wealthier communities, as measured by both their residents’ incomes and equalized property value, are more likely to vote on and adopt CPA than cities and towns with low to moderate incomes and low property values. (See Figures 2 and 3)

Figure 1: Number of Municipalities Accepting CPA by Year, 2001-2006



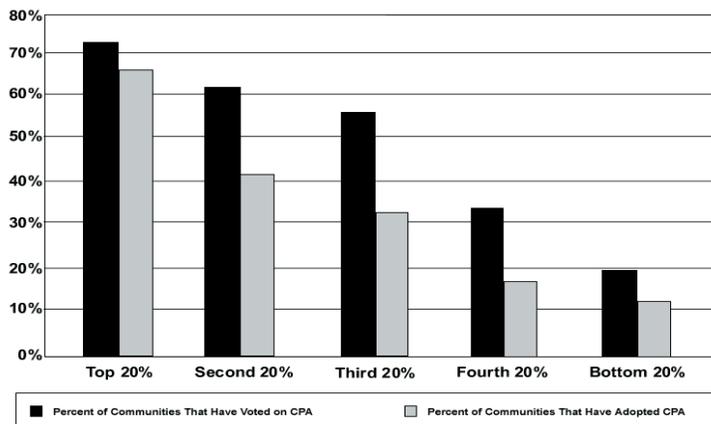
Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dla/mdmstuf/CPA/CPAAcceptance.xls>. Figures based on the year of the popular vote in each community, which may be different than the year that City Council or Town Meeting approved CPA.

Figure 2: Communities that Have Voted on CPA by 1999 Median Household Income Quintiles



Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dla/mdmstuf/CPA/CPAAcceptance.xls>; data on income and population from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComaprisonReport.xls>. Income and population data is derived from United State Census..

Figure 3: Communities that Have Voted on CPA by Property Value Quintiles



Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dla/mdmstuf/CPA/CPAAcceptance.xls>; data on property values from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComaprisonReport.xls>.

Seven of the state's ten wealthiest communities (as measured by median household income) have adopted the CPA. In contrast, none of the ten poorest communities in Massachusetts have adopted the CPA. (See Table 1)

Table 1: CPA Status in Wealthiest and Poorest Communities

Municipality	1999 Median Household Income	Percent of State 2005 Estimated Population	Date CPA Adopted or (Rejected)
Weston	\$153,918	0.18%	5/5/2001
Dover	\$141,818	0.09%	11/5/2002
Carlisle	\$129,811	0.08%	3/25/2002
Sherborn	\$121,693	0.07%	5/12/2003
Sudbury	\$118,579	0.27%	(5/14/2002)
Wellesley	\$113,686	0.42%	4/3/2001
Boxford	\$113,212	0.13%	(5/20/2002)
Harvard	\$107,934	0.09%	5/22/2001
Southborough	\$102,986	0.15%	5/15/2001
Bolton	\$102,798	0.07%	No Vote
Median/Total	\$116,133	1.54%	
Adams	\$32,161	0.13%	No Vote
Holyoke	\$30,441	0.62%	No Vote
Springfield	\$30,417	2.37%	No Vote
Chelsea	\$30,161	0.51%	No Vote
Fall River	\$29,014	1.43%	No Vote
Lawrence	\$27,983	1.11%	No Vote
North Adams	\$27,601	0.22%	No Vote
New Bedford	\$27,569	1.46%	No Vote
Monroe	\$25,500	0.0016%	No Vote
Gosnold	\$22,344	0.0013%	No Vote
Median/Total	\$28,499	7.86%	

Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>; data on income and population from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>. Income and population data is derived from United State Census.

While the Commonwealth's ten largest cities are home to slightly more than 24 percent of the state's population, only two—Cambridge and Quincy—have adopted the CPA. These cities have significantly higher median household incomes than the state's other large urban communities. (See Table 2)

Table 2: CPA Status of the Commonwealth's Ten Largest Cities

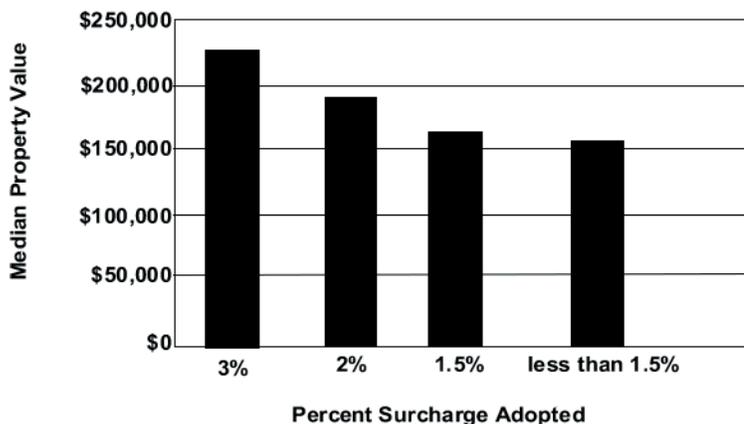
Municipality	2005 Estimated Population	1999 Median Household Income	CPA Status
Boston	559,034	\$39,629	Failed
Worcester	175,898	\$35,623	No Vote
Springfield	151,732	\$30,417	No Vote
Lowell	103,111	\$39,192	No Vote
Cambridge	100,135	\$47,979	Yes
Brockton	94,632	\$39,507	No Vote
New Bedford	93,102	\$27,569	No Vote
Fall River	91,802	\$29,014	No Vote
Quincy	90,250	\$47,121	Yes
Lynn	88,792	\$37,364	No Vote

Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>; data on income and population from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>. Income and population data is derived from United State Census.

SIZE OF CPA SURCHARGE

The percent surcharge adopted appears to be positively correlated with property value. Median property value, as measured by 2006 equalized property value divided by 2005 estimated population, was \$234,234 in communities adopting the 3 percent surcharge, compared to \$156,118 in cities and towns that opted for a surcharge of less than 3 percent. (See Figure 4)

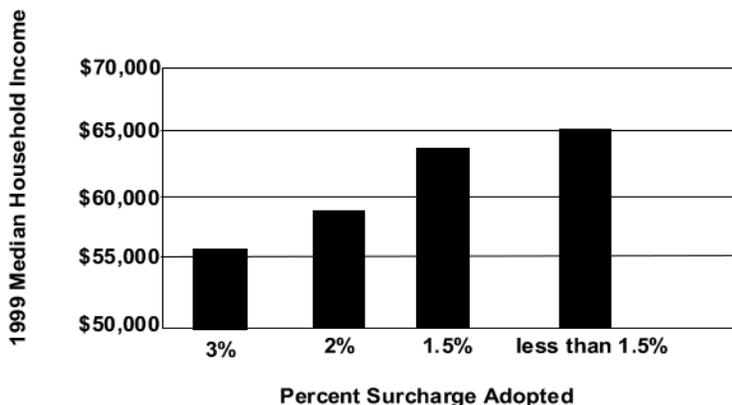
Figure 4: Property Values and Local Surcharge Percentages



Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>; data on property values from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>.

In contrast, the size of the surcharge adopted seems to be negatively correlated with income. Towns that adopted the 3 percent surcharge had a 1999 median household income of \$55,522, compared with \$62,743 in communities that adopted surcharges at less than the maximum level. Figure 5 shows the relationship between income and surcharge levels. (See Figure 5)

Figure 5: Income and Local Surcharge Percentages

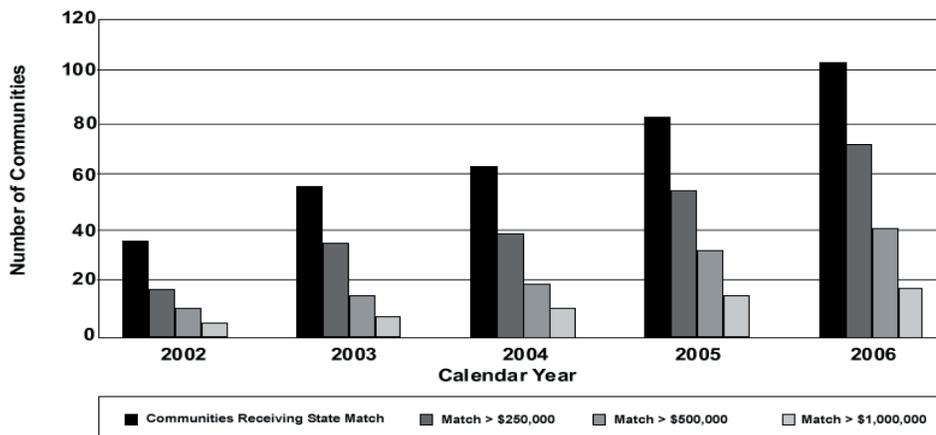


Data on CPA from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>; data on income and population from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>. Income data is derived from United States Census.

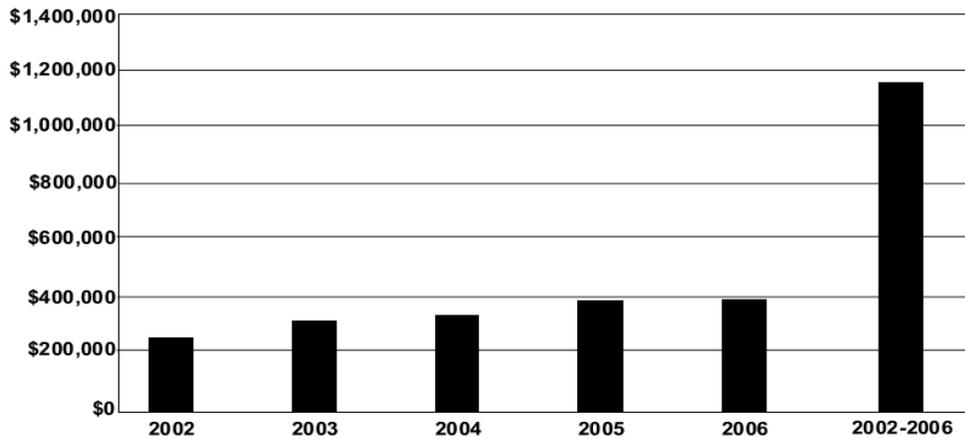
III. PATTERNS OF STATE FUNDING FOR CPA DISBURSEMENTS

Between 2002, when the Commonwealth made its first allocations from the Community Preservation Trust Fund, and 2006, the state distributed a total of \$180,842,154 to cities and towns that have adopted the CPA. Although the number of communities receiving CPA funds has increased steadily, thus far, registry fee collections have been sufficient to provide a 100 percent match for funds raised by local surcharges on property taxes. On an annual basis, the median grant ranged from \$503,000 to approximately \$575,000; the average is strongly influenced by large sums received by Cambridge and Newton.²⁷ (See Figures 6 and 7)

Figure 6: Number of Communities Receiving State Matching Funds and Amount of Funds Received



Data on collections of CPA deed registry fees by Registries of Deeds obtained from Massachusetts Department of Revenue by author; data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>

Figure 7: Median Matching Funds Received Per Community, Calendar Year 2002-2006

Data on collections of CPA deed registry fees by Registries of Deeds obtained from Massachusetts Department of Revenue by author; data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>

NET FLOWS OF REVENUE

Revenue in the Community Preservation Trust Fund comes from fees paid at county Registries of Deeds, and official data on the sources of revenue for the Fund is only available on a county-by-county basis. The sum of collections in each county is driven by the total number of real estate transactions, rather than by the value of these transactions, and is thus correlated with population. In contrast, matching funds are based on how much a community raises from its CPA surcharge, which is a function of the total value of property in the community and the amount of the surcharge.

The more affluent communities that are more likely to adopt the CPA generally are located closer to Boston or are resort communities in areas such as Cape Cod or the Islands. (See Table 3)

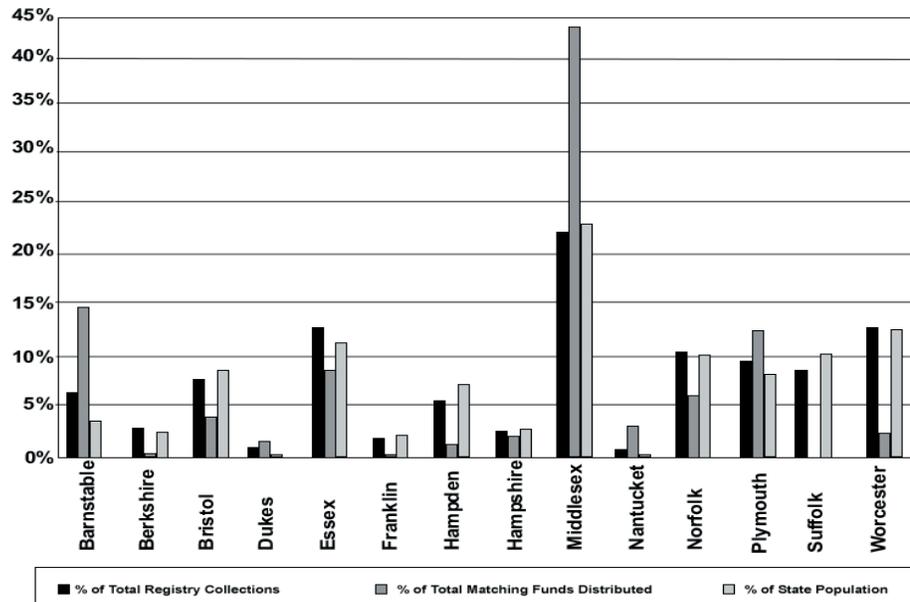
Table 3: CPA Communities by County, December 2006

County	Number of Municipalities	CPA Accepted	CPA Rejected	No Vote on CPA
Barnstable	15	100%	0%	0%
Berkshire	32	9%	6%	84%
Bristol	20	25%	25%	50%
Dukes	7	86%	0%	14%
Essex	34	41%	24%	35%
Franklin	26	8%	8%	85%
Hampden	23	35%	9%	57%
Hampshire	20	35%	5%	60%
Middlesex	54	46%	22%	31%
Nantucket	1	100%	0%	0%
Norfolk	28	39%	25%	36%
Plymouth	27	52%	26%	22%
Suffolk	4	0%	50%	50%
Worcester	60	13%	8%	78%
Grand Total	351	34%	15%	52%

Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>. All of the communities on Cape Cod took advantage of provisions that allowed them to convert their land banks to CPA programs.

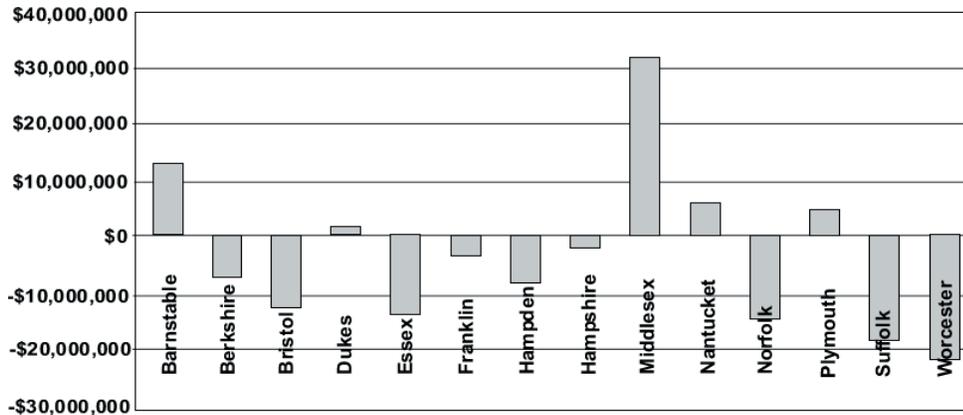
Consequently, CPA matching funds flow away from some counties and towards others. Most notably, communities in Middlesex County, which is located north and west of Boston and includes the cities of Cambridge and Newton as well as many affluent suburbs that have adopted CPA surcharges, received \$31.685 million more in state grants than the county's residents paid in CPA registry fees. Similarly, communities in Barnstable County on Cape Cod received \$11.64 million more than residents of the county paid in fees. Communities on the islands (Dukes and Nantucket Counties) and in Plymouth County, southeast of Boston, also received more money than residents of those counties paid in fees. In contrast, communities in Worcester County paid \$22.283 million more in fees than the county received in CPA matching funds. Communities in Suffolk County had a negative flow of \$18.509 million, and Bristol, Essex, and Norfolk Counties all had negative flows of at least \$10 million. Remaining counties in the western part of the state recorded smaller negative net flows of revenue. (See Figures 8 and 9)

Figure 8: Deposits to and Disbursements from Community Preservation Trust Fund by County, December 2006



Data on collections of CPA deed registry fees by Registries of Deeds obtained from Massachusetts Department of Revenue by author; data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>

Figure 9: Net Flows of State CPA Revenue by County, 2002-2006



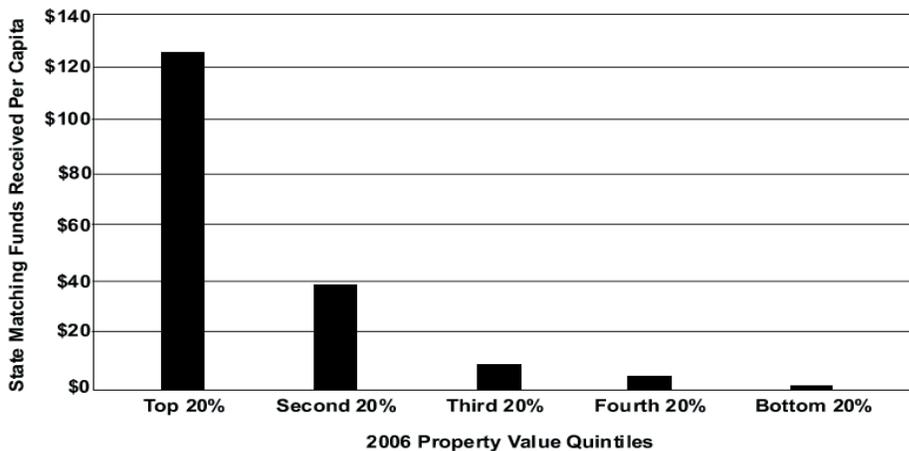
Data on collections of CPA deed registry fees by Registries of Deeds obtained from Massachusetts Department of Revenue by author; data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>

IV. DEMOGRAPHIC ANALYSIS OF MATCHING FUND DISBURSEMENTS AND DEPOSITS

On a per capita basis, the state’s most affluent communities have received significantly more money in state matching funds than residents of both middle-class and poor communities. This correlation results from the fact that disbursements from the trust fund are driven by property values and the percentage surcharge adopted in each community. Consequently, residents of communities with high property values have more to gain from adopting the CPA with a high percentage surcharge than taxpayers in communities with low property values.

As a result of these factors, communities in the highest quintile for property values have received \$127 per capita in CPA matching funds since the law’s passage, while communities in the next quintile received less than a third of that amount (\$37 a person). Communities in the lowest three quintiles received \$10, \$5, and \$3 per capita respectively. (See Figure 10)

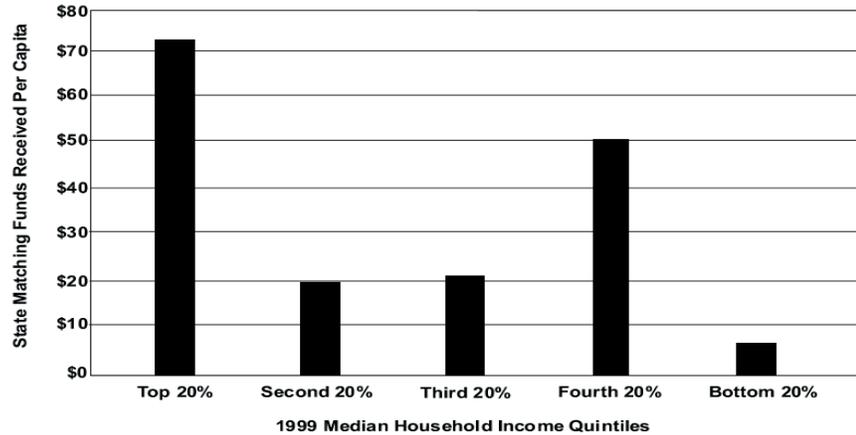
Figure 10: CPA Matching Funds Received by Communities on Per Capita Basis, 2002-2006, in Quintiles According to Property Value



Data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>; data on property values from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>

A similar but not identical pattern emerges when communities are ranked by median income of their residents. The richest 20 percent of the state’s communities have received \$73 a person; communities in the second and third quintiles have received \$19 and \$21 per capita respectively. Communities in the next-to-lowest quintile appear to do much better, receiving \$50 a person. (See Figure 11)

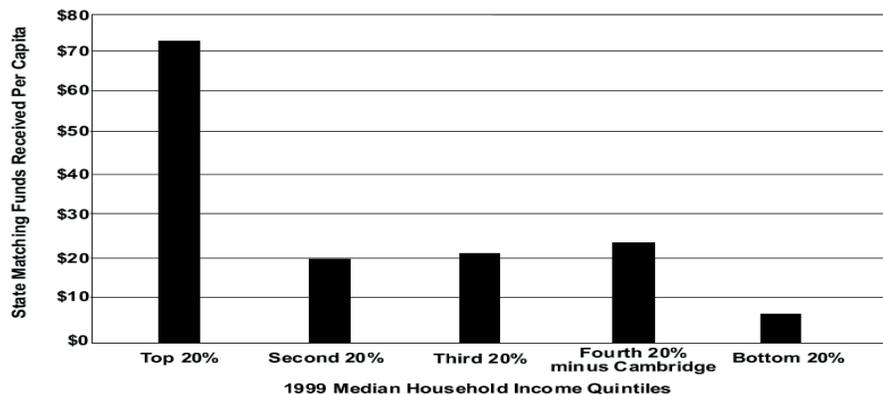
Figure 11: CPA Matching Funds Received by Communities on Per Capita Basis, 2002-2006, in Quintiles According to 1999 Median Household Income



Data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>; data on income from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>, derived from US Census.

The discrepancy is due to the fact that Cambridge, which has received 15.3 percent of all revenues disbursed from the matching fund to date, has very high property values but relatively low median incomes, most likely because the city is home to many low-income people living in subsidized housing and to many students and recent graduates whose incomes are also low. With Cambridge is omitted from the analysis, residents of communities in the fourth quintile received \$23 per person in matching funds. (See Figure 12)

Figure 12: CPA Matching Funds Received by Communities on Per Capita Basis, 2002-2006, in Quintiles According to 1999 Median Household Income with Cambridge Omitted



Data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>; data on income from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>, derived from US Census.

A large share of the state funds is going to a few communities with high property values that have adopted the 3 percent CPA surcharge. Cambridge and Newton together have received \$36,776,685, more than 20 percent of statewide contributions to the Trust Fund. About another 20 percent of the state funds have gone to eight other towns, most of them affluent suburban and resort communities. Taken as a whole, the ten communities that have most benefited from the CPA trust fund are home to just 6 percent of the state's residents. (See Table 4)

Table 4: Largest Recipients of Revenue from Community Preservation Trust Fund, 2002-2006

Municipality	Percent of Total State CPA Matching Funds, FY 2002-2007	Percent of Total State Estimated Population, 2005	1999 Median Household Income	2006 EQV/ 2005 Census
Cambridge	15.33%	1.56%	\$47,979	\$244,964
Newton	5.00%	1.30%	\$86,052	\$259,802
Weston	3.10%	0.18%	\$153,918	\$449,374
Nantucket	2.96%	0.16%	\$55,522	\$1,727,189
Westford	2.74%	0.34%	\$98,272	\$182,844
North Andover	2.70%	0.42%	\$72,728	\$171,201
Duxbury	2.60%	0.23%	\$97,124	\$261,747
Barnstable	2.56%	0.75%	\$46,811	\$313,110
Sudbury	2.48%	0.27%	\$118,579	\$249,672
Plymouth	2.40%	0.86%	\$54,677	\$181,373
Total	41.88%	6.07%		
Top Ten Average	4.19%	0.61%	\$83,166	\$404,128
State Average	0.28%	0.28%	\$58,315	\$207,442

Data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>; data on income from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>, derived from US Census.

On a per capita basis, the three largest recipients of CPA funds are all resort communities—the island of Nantucket, and two towns on Martha’s Vineyard. (See Table 5)

Table 5: Ten Largest Recipients of CPA Matching Funds per Capita, December 2006

Municipality	Total State CPA Matching Funds Per Capita, FY 2002-2007	1999 Median Household Income	2006 EQV/ 2005 Estimated Population
Chilmark	\$650	\$41,917	\$3,077,539
Aquinnah	\$619	\$45,208	\$1,678,031
Nantucket	\$526	\$55,522	\$1,727,189
Weston	\$485	\$153,918	\$449,374
Bedford	\$347	\$87,962	\$236,475
Duxbury	\$321	\$97,124	\$261,747
Chatham	\$300	\$45,519	\$897,961
Cambridge	\$277	\$47,979	\$244,964
Carlisle	\$263	\$129,811	\$316,996
Sudbury	\$262	\$118,579	\$249,672
State Average	\$36	\$58,315	\$207,442
State Median	\$0	\$54,077	\$141,374

Data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&LO=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>; data on income from Massachusetts Department of Revenue, Municipal Data Bank, Socioeconomic Comparison Report, <http://www.mass.gov/Ador/docs/dls/mdmstuf/Socioeconomic/ComparisonReport.xls>, derived from US Census.

ESTIMATING THE NET FLOW OF FUNDS

The Commonwealth does not maintain data on CPA Registry fees collected on real estate transactions by town, so it is not possible to calculate net flows of revenue on a town-by-town basis directly. However, because CPA deed registry fees are collected on a per-transaction basis, the number of transactions per town can be used as a proxy for town-level data on contributions to the Community Preservation Trust Fund. To make this calculation, we obtained data on the total number of property transactions in each community between July 1, 2001 and December 31, 2006 from The Warren Group.²⁸ We then calculated the percentage of total statewide transactions in each city and town over the 66-month period, and multiplied this percentage by the total revenue collected in deed registry fees over the same time frame. (See Appendix)

Using this method, we estimate that transactions in Boston generated more than \$11 million in state CPA matching funds between 2001 and 2006. Transactions in both Worcester and Springfield generated more than \$3 million during the period. Of the top ten contributors to the state trust fund, only three municipalities—Newton, Barnstable, and Plymouth—have received any of its revenue. (See Table 6)

Table 6: Largest Sources of State CPA Matching Funds (estimated, by community)

Municipality	Total CPA State Matching Funds, FY 2002-2007	Estimated Contribution to State CPA Trust Fund FY 2002-2007	Difference
Boston	\$0	\$11,428,652	(\$11,428,652)
Worcester	\$0	\$3,648,809	(\$3,648,809)
Springfield	\$0	\$3,020,624	(\$3,020,624)
Newton	\$9,048,018	\$2,395,282	\$6,652,736
Brockton	\$0	\$2,331,586	(\$2,331,586)
Lowell	\$0	\$2,065,379	(\$2,065,379)
Barnstable	\$4,637,775	\$2,035,065	\$2,602,710
Lynn	\$0	\$2,004,651	(\$2,004,651)
Plymouth	\$4,337,510	\$1,996,198	\$2,341,312
Quincy	\$0	\$1,922,867	(\$1,922,867)

Newton, Barnstable, and Plymouth are among the communities that have most benefited from state matching funds. Cambridge, which has seen a net inflow of more than \$25 million, is at the top of the list of CPA “winners,” followed by Weston, with a net gain of more than \$5 million and variety of other suburban and resort communities. (See Table 7)

Table 7: Ten CPA Winners and Losers, 2001 - 2006

Municipality	Total CPA State Matching Funds, FY 2002-2007	Estimated Contribution to State CPA Trust Fund FY 2002-2007	Difference
CPA Winners			
Cambridge	\$27,728,667	\$1,614,875	\$26,113,792
Newton	\$9,048,018	\$2,395,282	\$6,652,736
Weston	\$5,613,778	\$388,115	\$5,225,663
Nantucket	\$5,353,061	\$709,113	\$4,643,948
Westford	\$4,961,233	\$836,104	\$4,125,129
Duxbury	\$4,700,846	\$634,926	\$4,065,920
North Andover	\$4,887,932	\$958,088	\$3,929,844
Bedford	\$4,323,214	\$400,568	\$3,922,646
Sudbury	\$4,476,390	\$705,893	\$3,770,497
Barnstable	\$4,637,775	\$2,035,065	\$2,602,710
CPA Losers			
Boston	\$0	\$11,428,652	(\$11,428,652)
Worcester	\$0	\$3,648,809	(\$3,648,809)
Springfield	\$0	\$3,020,624	(\$3,020,624)
Brockton	\$0	\$2,331,586	(\$2,331,586)
Lowell	\$0	\$2,065,379	(\$2,065,379)
Lynn	\$0	\$2,004,651	(\$2,004,651)
Quincy	\$0	\$1,922,867	(\$1,922,867)
Haverhill	\$0	\$1,880,629	(\$1,880,629)
Framingham	\$0	\$1,722,570	(\$1,722,570)
New Bedford	\$0	\$1,635,403	(\$1,635,403)

Data on real estate transactions obtained by the author from Bill Visconti of The Warren Group on May 1, 2007, data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financial+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>.

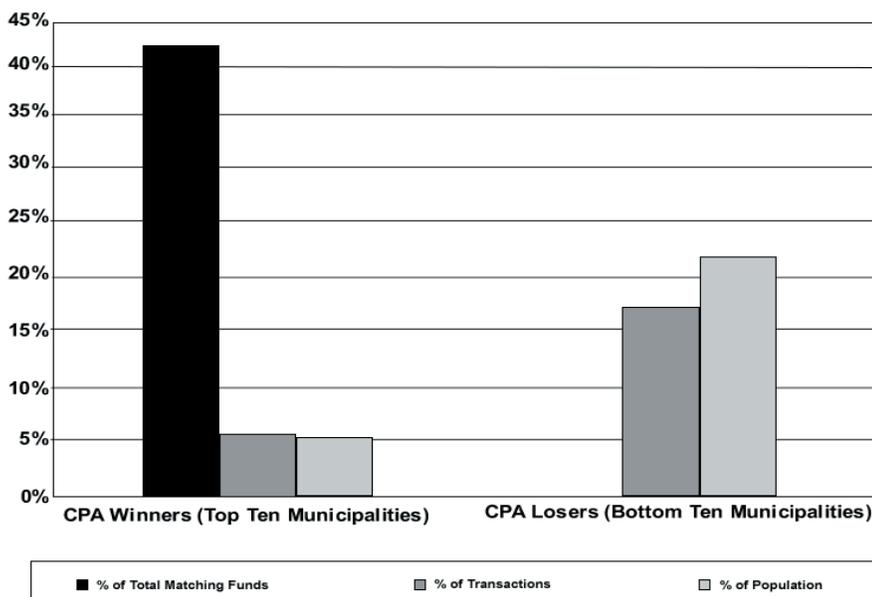
Communities with the largest net gains from the CPA matching fund are generally more affluent than those that have subsidized the fund. (See Table 8 and Figure 13)

Table 8: Summary of CPA Winners and Losers, 2001-2006

	Percent of Matching Funds	Percent of Transactions	Percent of Population	Median Income	Median EQV per capita
CPA Winners (Top Ten Municipalities)	41.24%	4.94%	5.04%	\$87,007	\$247,318
CPA Losers (Bottom Ten Municipalities)	0.00%	18.26%	23.58%	\$38,278	\$76,846

Data on real estate transactions obtained by the author from Bill Visconti of The Warren Group on May 1, 2007, data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financal+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>.

Figure 13: CPA Winners and Losers, 2001-2006



Data on real estate transactions obtained by the author from Bill Visconti of The Warren Group on May 1, 2007, data on disbursement of revenues from Community Preservation Trust Fund to municipalities from Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation State Matching Funds, data available for fiscal years 2003-2007 at <http://www.mass.gov/?pageID=dorsubtopic&L=6&L0=Home&L1=Local+Officials&L2=Municipal+Data+and+Financal+Management&L3=Data+Bank+Reports&L4=Community+Preservation+Act&L5=Community+Preservation+State+Matching+Funds&sid=Ador>.

V. USES OF CPA FUNDS

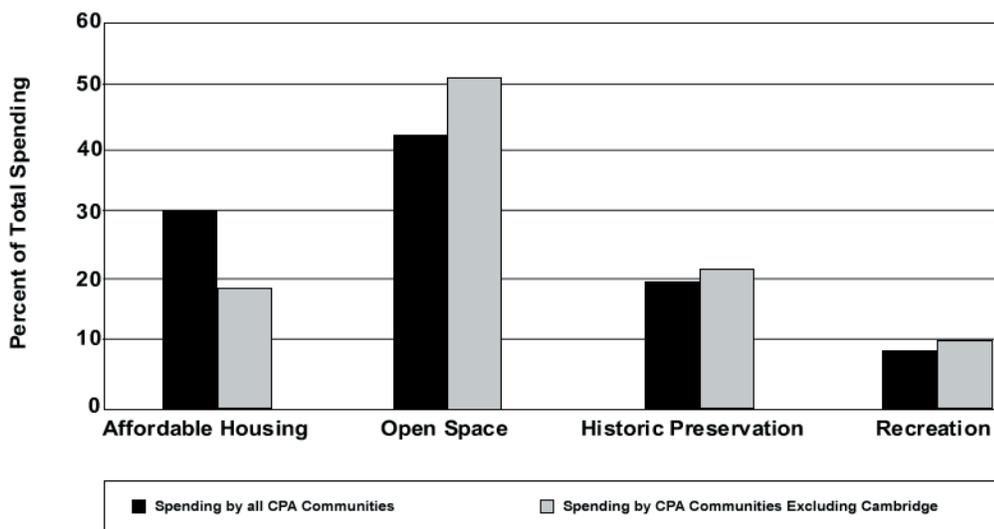
CPA communities are required to commit 10 percent of funds collected to each of the law’s three primary purposes: affordable housing, open space, and historic preservation. The remaining 70 percent may be spent for any of the three purposes and for recreation; up to 5 percent of funds may be spent to administer the CPA.

The requirement to commit revenues is an accounting set-aside; there is no requirement or timeline for municipalities to spend the funds in each of the CPA accounts. The law does not require communities to report spending to the Commonwealth. The Department of Revenue does require municipalities to report how they have spent CPA funds on an annual basis, but only on a general basis, and the data are not made available in a way that would allow aggregation or comparison between communities.²⁹ The non-profit Community Preservation

Coalition (CPC) maintains records on the use of CPA funds for open space protection, affordable housing, historic preservation and recreation projects.³⁰ However, communities report this data to CPC on a strictly voluntary basis.

According to CPC, 72 communities spent a total of \$212,138,000 on projects related to the CPA between 2002 and June 2006. During that time, \$87,560,000, accounting for 41.3 percent of total CPA spending, was spent to preserve open space, while 32.1 percent, a total of \$68,115,000, was devoted to affordable housing.³¹ However, according to a 2006 study for the Massachusetts Housing Partnership by Ann Dillemath, then a graduate student in planning at Cornell University, the city of Cambridge accounts for more than half of all statewide CPA spending on affordable housing to date. When Cambridge’s commitment of CPA funds to affordable housing is omitted, spending on housing by remaining communities falls to only 17 percent of the total, while the share spent on open space protection rises to 53 percent of available funds. (See Figure 14)

Figure 14: Uses of CPA Funds, 2002-2006



Dillemath, Ann. *The Community Preservation Act and Affordable Housing in Massachusetts: Learning from the First Five Years*, Massachusetts Housing Partnership, August 2006. Chart re-created by author from data obtained directly from Ann Dillemath; original source of data is Community Preservation Act Appropriations, 2002-2006, downloaded from Community Preservation Coalition Website, <http://www.communitypreservation.org>; data for Calendar Year 2006 is incomplete.

Twenty percent of CPA communities reported no spending on affordable housing to date.³² Among the communities that did report spending on affordable housing, it appears that there is a positive relationship between property values and the percentage of CPA funds spent on housing.

Given the lack of data it also is difficult to fully assess the benefits provided by the CPA. The Community Preservation Coalition reports that the law has preserved several thousand acres of open space and produced almost 1,000 units of housing. (See Table 9)

Table 9: Uses of CPA Funds and Outcomes

Category	Dollars Spent	Outcome Measured	Units Reported
Affordable Housing	\$68,115,213	Housing Units Created	871
Open Space	\$87,559,786	Open Space Preserved (Acres)	7442
Historic Preservation	\$41,026,678	Historic Resources Preserved	311
Recreation	\$15,436,073	Recreational Facilities Created/Preserved	154

Community Preservation Act Appropriations, 2006-2006, downloaded from Community Preservation Coalition Website, <http://www.communitypreservation.org>. Data for calendar year 2006 is incomplete.

However, due to both the flexible nature of the funding source and the manner in which data is reported, the simple metrics used by CPC—number of units created, number of acres preserved, historic resources preserved, and recreational facilities created or preserved—are unreliable at best. Problems with data interpretation arise from several sources:

- Many projects do not result in measurable outcomes. Communities may, for example, appropriate funds for studies, maps, planning consultants, speakers, or miscellaneous costs. In some cases in all of the categories, studies are reported as contributing to totals.
- Up to 5 percent of CPA funds may be used for administrative expenses.
- Where projects do result in measurable outcomes, quantitative measures may not be reported. For example, the Town of Duxbury reported that it spent \$32,479 in 2004 for “open space related project costs.”³³
- Revenues may be transferred from municipal CPA accounts to non-profit organizations, such as housing authorities, housing trust funds, or land trusts, or to other municipal accounts, such as a conservation fund, to be used for unspecified purposes related to community preservation.
- CPA funds may be used to purchase existing housing units to maintain them in or convert them to affordable status. Dillemath, for example, found that purchase of existing units accounted for 71.2 percent of all CPA funds spent on affordable housing between 2002 and 2006. These purchased units are included in the CPC’s totals of units “created” despite the fact that some of the purchases represent units that are currently affordable. The number of new units projected by communities reporting data to CPC is 315.³⁴
- Dillemath also noted that the numbers of affordable housing units reported “[does] not represent actual units created. Instead, they refer to the number of units initially projected for the project being funded, or the number of units the money appropriated should be able to purchase. This information is given at the time the initial appropriation is made, however whether the units are actually built or bought is not reported...”³⁵
- With respect to the number of “historic resources preserved,” CPC’s total mixes documents and buildings.
- CPA funds are frequently used to leverage other sources of funding for open space and affordable housing projects, and may be only a small component of the total project cost. The total project cost and the component attributable to CPA are often unreported.
- To the extent that total project costs are available, totals are not reported in a consistent manner across projects and communities. For example, with respect to housing, Dillemath notes that predevelopment studies may or may not project a number of units to be created.³⁶ It is unclear whether totals represent just hard costs, such as site acquisition and construction, or total costs, including legal fees, appraisals, etc. In addition, where CPA funds are used for bonding, it is unclear whether reported totals include interest costs.

Because the available data are so inconsistent, it is impossible to use this information to calculate cost-effectiveness measures, such as dollars spent per unit created or per acre protected. However, to the extent that adoption of CPA is strongly correlated with high property values, it is reasonable to expect that the cost of land protection in many CPA communities would be higher than in communities with low- to moderate property values.

Two CPA purchases of land for open space totaling 27.5 acres in the Town of Weston, for example, cost \$3.25 million, or more than \$120,000 per acre.³⁷ Similarly, while it appears that more affluent CPA communities spend a higher share of revenues on affordable housing, it is possible that the cost of such housing is also higher in these cities and towns.

Another way to assess CPA's impact is to examine the impact of adopting CPA on housing supply and prices. A regression analysis of 187 communities in greater Boston that took differences between communities into account, found that permitting of new dwelling units in communities that adopted a CPA was about 10 percent lower after passage than we estimate it would have been absent passage of a CPA. Permitting appeared to decline slightly for single family homes and increase slightly for multifamily housing. None of these findings, however, were statistically significant. Cambridge is an outlier among CPA communities due to its size, population, and the amount of revenue raised by CPA. If Cambridge is excluded from the permitting regression calculations, the declines are slightly larger and the increase in permitting for multifamily housing almost disappears, but these results are still statistically insignificant. (See Table 10)

Table 10: Estimated Impacts of CPA Passage on Local Permitting and Housing Prices in Greater Boston

	Permit Regressions			Housing Price Regressions				
	Log of Total Permits	Log of Single Family Permits	Log of Multifamily Permits	Log of All Housing Prices	Log of Single Family Housing Prices	Log of Condo and Multi Housing Prices	Log of Condo Housing Prices	Log of Multifamily Housing Prices
Local Impact of CPA Passage	-0.099	-0.075	0.022	-0.069	-0.052	-0.121	-0.109	-0.107
(standard error)	(0.106)	(0.091)	(0.271)	(0.016)**	(0.013)**	(0.056)*	(0.046)*	(0.060)
Local Impact of CPA Passage (without Cambridge)	-0.116	-0.090	0.003	-0.066	-0.051	-0.070	-0.078	-0.051
(standard error)	(0.106)	(0.091)	(0.280)	(0.016)**	(0.013)**	(0.039)	(0.035)*	(0.042)
(1) Robust standard errors in parentheses: * significant at 5%; ** significant at 1%								
(2) All regressions include year and town/city fixed effects								
(3) The housing prices regressions control for housing characteristics such as age of the home, total rooms, interior square footage, and lot size.								

These regressions use permit data from the U.S. Census Bureau, housing price data from the Warren Group., year fixed effects, and town/city fixed effects in order to control for the differences between the communities in our sample. A complete version of the regressions is available from the authors.

Counterintuitively, housing prices in communities that adopted CPA were about 7 percent lower than we estimate they would have been absent passage of CPA. The decline in price is smaller for single-family homes than for condominiums and multifamily homes. With the exception of the price decline for multifamily housing, these findings were statistically significant. Excluding Cambridge, which is one of the few communities that have invested significant revenues from CPA in creation of new affordable housing, from the housing price regression results does not change the findings for overall prices or prices of single-family homes, but reduces the projected impacts on prices for condominiums and multifamily housing. The latter estimates also become statistically insignificant when Cambridge is excluded.

Given that CPA does not appear to be associated with a significant increase in housing supply as measured by issuance of permits, it is not clear why adoption of CPA would be associated with a decrease in housing prices. One possibility is that the lower house prices in CPA

communities reflect the increased property taxes that result from imposition of the property tax surcharge. More broadly, the results strongly suggest that more research is needed to measure and understand the impact of adopting CPA on the supply and price of housing.

VI. DISCUSSION

The Community Preservation Act was intended to increase municipal control over land use planning by providing communities with a new source of revenue for affordable housing, historic preservation, open space protection, and recreation. The appeal of the legislation to cities and towns is based on the following features:

- **Local option**—Adoption of CPA is voluntary, and requires approval from both the legislative body and the voters.
- **New revenue**—CPA gives communities the power to raise local revenue outside the constraints of Proposition 2½.
- **Matching funds**—communities that raise local funds through the CPA surcharge on the property tax are eligible to receive up to 100 percent in matching funds from the state Community Preservation Trust Fund.
- **Flexibility**—the legislation allows communities to spend up to 70 percent of CPA funds on any of the three primary purposes of the Act or recreational facilities.
- **Local control**—communities have autonomy in deciding how to spend CPA funds.

Communities that adopted the CPA in the first five years have enjoyed many of the law’s promised benefits. However, data from the law’s first five years suggest that the benefits of the legislation are unequally distributed, and have aided the state’s most affluent municipalities at the expense of cities and towns with the fewer resources. Communities with high property values are more likely to adopt the legislation with the maximum 3 percent surcharge, and hence receive a larger share of state matching funds than communities with lower property values. The state matching fund is transferring revenue from the state’s large cities and municipalities with a large percentage of low-income residents to more affluent cities (notably Cambridge and Newton), suburbs and resort communities, and to Barnstable, Dukes, Middlesex, Nantucket, and Plymouth counties from all other regions of the state.

While the formula for distribution of state matching funds includes an “equity” feature designed to provide advantage to smaller communities with lower property values, this provision has yet to be used, because funds collected to date have been adequate to provide a 100 percent match to all cities and towns that have adopted CPA. While the number of CPA communities is increasing and CPA collections may decline due to the slowdown in the real estate market, the “equity” provision of the funding formula is likely to have limited effect on the patterns of disbursement to date for several reasons. First, equity distributions apply to only 20 percent of funds collected. Second, only communities that adopt the maximum 3 percent surcharge are eligible for the equity distributions, and adoption of the maximum surcharge is strongly correlated with high property values. Finally, the fact that the ranking system takes both population and property values into account may mean that any advantage that poor cities would receive by virtue of low property values would be neutralized by their large populations.

The revenue transfer effect of the CPA is also tied to the nature of the funding mechanism. The revenues in the state trust fund are collected on a per-transaction basis, but they are allocated on the basis of the value of transactions in each community. For this reason, even if every city and town in the state adopted the CPA, it is likely that municipalities with high property values would receive a disproportionate share of matching funds at the expense of cities that have a large volume of transactions but low property values.

In addition, the absence of a requirement for communities to report detailed information on the use of CPA funds to the state, combined with the fact that the state does not make the data widely available in a form that would make it easy to use, makes it extremely difficult to assess whether the legislation is effectively accomplishing its stated goals. While the limited, voluntarily reported data that are available have omissions and inconsistencies, they suggest that a large share of existing funding is going to preserving open space. Because CPA is most commonly used in more affluent communities, it seems quite possible that the cost of projects in these municipalities is high when compared to statewide norms.

To the extent that CPA revenues are being used to match additional state, federal, and private sources of funding for land protection, affordable housing, and historic preservation, the distortion effect may be exacerbated. Because CPA communities have much more money to spend on these projects than non-CPA municipalities, they may have an advantage in competing for grants. The correlation between CPA, success in competing for grants and the amount of additional grant funding obtained for community preservation purposes requires further research.

More research is also needed to determine the impact of CPA on land prices and housing affordability. On one hand, it appears that CPA communities with high property values are spending a larger percentage of their revenues on affordable housing. However, it does not appear that this spending is creating large numbers of new units. While regression analysis suggests that adoption of CPA may have a negative impact on the price of single-family homes, purchases of land for open space in CPA communities may ultimately drive up the price of housing, and increase pressure for development of land in non-CPA municipalities.

CONCLUSION AND POLICY OPTIONS

To address concerns about equity, efficiency and accountability in the distribution and use of Community Preservation Matching Funds, we recommend that policymakers consider the following changes:

Distribution of Community Preservation Trust Fund Revenues

- Allow communities to adopt the CPA without imposing a surcharge; permit use of other sources of funding, such as appropriations from existing taxes and gifts to qualify for distribution of revenues through state Trust Fund.
- Limit distribution of revenues from the CPA Trust Fund to the county in which revenues are collected.
- Cap the amount of matching funds available to individual communities. The cap could be based on:
 - o Total revenue generated by the deed surcharge within the municipality
 - o A percentage of total revenues collected statewide or countywide in any given year
 - o A sliding scale determined by population or wealth as measured by income or property value.
- Award revenues from Trust Fund on a competitive basis to projects that meet statewide or regional goals and that demonstrate efficient use of funds. Awards could be made on a statewide basis or at the county level through allocations to or on recommendation by regional planning agencies.

Use of Community Preservation Act Revenues

- Establish a requirement and timeline for municipalities to spend funds reserved in CPA accounts; enact a provision to require return of state funds that are not spent within the required timeline.
- Require a percentage of funds to be spent on production of new affordable units.
- Consider requiring a higher percentage of funds to be spent on affordable housing in communities that have not met the state goal of having 10 percent of housing stock in affordable units.

Reporting

- Require registries of deeds to report information on CPA fees collected in each municipality
- Require CPA communities to report proposed and actual uses of funds to the state in a consistent manner. Reporting should allow measurement of the cost of achieving outcomes in each community. Distribution of matching funds might be contingent upon meeting reporting requirements.
- Conduct periodic audits of the use of matching funds by municipalities to ensure that funds are being spent on intended purposes.

In crafting these measures, policymakers hopefully can continue to leverage the best of the Community Preservation Act, which is a significant and flexible source of funding that municipalities may use to achieve local land use planning goals. To the extent that communities are using their own tax dollars, a large degree of flexibility and autonomy in how the funds are spent is appropriate because local officials are properly accountable to local taxpayers for the use of funds raised through the surcharge on the property tax. However, to the extent that communities also are receiving state funds for local projects, concerns about equity, efficiency, and accountability in the distribution and use of these funds deserve more consideration than they have received to date.

ENDNOTES

- ¹ Dilleuth, Ann. *The Community Preservation Act and Affordable Housing in Massachusetts: Learning from the First Five Years*, Massachusetts Housing Partnership, August 2006, p. 21. Downloaded from Massachusetts Housing Partnership website, www.mhp.net.
- ² Massachusetts Executive Office of Environmental Affairs website, <http://commpres.env.state.ma.us/content/cpa.asp>
- ³ Laidler, John. "Land Bank History: It's often a Case of Try, Try Again." *Boston Globe*, April 11, 1999.
- ⁴ Laidler, John. "Land Bank History: It's often a Case of Try, Try Again." *Boston Globe*, April 11, 1999 and Laidler, John. "Nantucket, Vineyard were '80s pioneers on saving of open land." *Boston Globe*, April 16, 1999.
- ⁵ Laidler, John. "Nantucket, Vineyard were '80s pioneers on saving of open land." *Boston Globe*, April 16, 1999 and "Saving Space in Massachusetts." Editorial, *Boston Globe*, December 14, 1999.
- ⁶ Laidler, John. "Preservation Bill will get Closer Look on Beacon Hill." *Boston Globe*, April 11, 1999.
- ⁷ Laidler, John. "Preservation Bill will get Closer Look on Beacon Hill." *Boston Globe*, April 11, 1999; Dougherty, James C., President, Massachusetts Association of Realtors. "Real Estate Taxes are Inequitable." Letter to the Editor, *Boston Globe*, May 28, 2000.
- ⁸ "Saving Space in Massachusetts." Editorial, *Boston Globe*, December 14, 1999.
- ⁹ "Community Preservation." Editorial, *Boston Globe*, November 3, 1999.
- ¹⁰ "A Push for Preservation." Editorial, *Boston Globe*, March 18, 2000.
- ¹¹ Crowley, Michael. "Environmentalists Hail Bill to Save Open Spaces." *Boston Globe*, July 14, 2000.
- ¹² Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ¹³ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ¹⁴ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ¹⁵ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ¹⁶ Massachusetts General Laws Chapter 44B, Section 6.
- ¹⁷ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>
- ¹⁸ Massachusetts General Laws, Chapter 44B, Section 6.
- ¹⁹ Massachusetts General Laws, Chapter 44B, Sections 3 and 11.
- ²⁰ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ²¹ Guide to Local Adoption of the CPA, Community Preservation Coalition website, <http://www.communitypreservation.org/CPA%20Guide.pdf>.
- ²² Community Preservation Coalition Website, www.communitypreservation.org
- ²³ Massachusetts General Laws Chapter 44B, Section 8.
- ²⁴ Massachusetts General Laws Chapter 44B, Section 10.
- ²⁵ Massachusetts General Laws, Chapter 44B, Section 10.
- ²⁶ Community Preservation Coalition Website, www.communitypreservation.org; Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>. The figures include 13 (of 15) towns on Cape Cod took advantage of legislation passed in 2004 allowing conversion of 3% property tax surcharges established under the Cape Cod Land Bank to CPA. Dilleuth, Ann. *The Community Preservation Act and Affordable Housing in Massachusetts: Learning from the First Five Years*, Massachusetts Housing Partnership, August 2006. Downloaded from Massachusetts Housing Partnership website, www.mhp.net.
- ²⁷ Community Preservation Coalition Website, www.communitypreservation.org; Massachusetts Department of Revenue, Municipal Data Bank, Community Preservation Act Acceptance, <http://www.mass.gov/Ador/docs/dls/mdmstuf/CPA/CPAAcceptance.xls>
- ²⁸ Data on real estate transactions obtained by the authors from Bill Visconti of The Warren Group on May 1, 2007. The total number of transactions statewide between 7/1/01 and 12/31/06 was 7,188,667. Multiplying this figure by the \$20 registry fee yields a figure of \$143,773,340; multiplying by both the \$30 fee, which includes municipal lien certificates, yield a total of \$215,660,010. The average of the two figures is close to the total revenue actually collected from deed registry fees during

the period. The number of transactions is thus not a perfect proxy for contributions by Town, but the authors believe that it is close enough to be useful for the purposes of this analysis.

²⁹ Massachusetts Department of Revenue, Property Tax Bureau Informational Guideline Release (IGR) No. 00-209, December 2000. (As amended by IGR No. 01-207 and IGR No. 02-208). http://www.mass.gov/Ador/docs/dls/publ/igr/2000/00_209amended.pdf. DOR's reporting form requires communities to report appropriations, reservation, and debt service from CPA revenues, and the number of acres protected, affordable housing units created, and historic resources acquired, but it does not ask communities to report the cost of specific projects or any details about them.

³⁰ Community Preservation Coalition Website, www.communitypreservation.org. CPA funds may be used for recreation projects but communities are not required to reserve a percentage of revenues received for this purpose.

³¹ Community Preservation Act Appropriations, 2002-2006, downloaded from Community Preservation Coalition Website, www.communitypreservation.org; data for Calendar year 2006 is incomplete.

³² Dillemath, Ann. *The Community Preservation Act and Affordable Housing in Massachusetts: Learning from the First Five Years*, Massachusetts Housing Partnership, August 2006. Chart re-created by author from data obtained directly from Ann Dillemath; original source of data is Community Preservation Act Appropriations, 2002-2006, downloaded from Community Preservation Coalition Website,

www.communitypreservation.org; data for Calendar year 2006 is incomplete.

³³ Community Preservation Act Appropriations, 2002-2006, downloaded from Community Preservation Coalition Website, www.communitypreservation.org; data for Calendar year 2006 is incomplete.

³⁴ Dillemath, op. cit., p. 21.

³⁵ Dillemath, op cit., p. 16.

³⁶ Dillemath, op cit., p. 16.

³⁷ Community Preservation Act Appropriations, 2002-2006, downloaded from Community Preservation Coalition Website, www.communitypreservation.org; data for Calendar year 2006 is incomplete.

Appendix: The CPA in All Massachusetts Cities and Towns

Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
Abington	No vote	--	\$0	\$461,749	\$0	(\$461,749)	\$57,100	\$127,206
Acton	Yes	2002	\$108	\$761,515	\$2,228,178	\$1,466,663	\$91,624	\$190,119
Acushnet	Yes	2003	\$26	\$282,495	\$279,175	(\$3,320)	\$51,500	\$115,129
Adams	No vote	--	\$0	\$193,690	\$0	(\$193,690)	\$32,161	\$55,093
Agawam	Yes	2001	\$46	\$819,688	\$1,312,398	\$492,710	\$49,390	\$96,387
Alford	No vote	--	\$0	\$24,915	\$0	(\$24,915)	\$49,632	\$510,134
Amesbury	No vote	--	\$0	\$607,987	\$0	(\$607,987)	\$51,906	\$130,639
Amherst	Yes	2001	\$24	\$452,794	\$816,671	\$363,877	\$40,017	\$63,187
Andover	No vote	--	\$0	\$1,093,062	\$0	(\$1,093,062)	\$87,683	\$222,553
Aquinnah	Yes	2001	\$619	\$29,754	\$220,189	\$190,435	\$45,208	\$1,678,031
Arlington	No vote	--	\$0	\$1,140,417	\$0	(\$1,140,417)	\$64,344	\$174,391
Ashburnham	No vote	--	\$0	\$231,296	\$0	(\$231,296)	\$55,568	\$111,251
Ashby	Failed	2002	\$0	\$112,979	\$0	(\$112,979)	\$61,000	\$123,424
Ashfield	Failed	2001	\$0	\$63,135	\$0	(\$63,135)	\$52,875	\$125,851
Ashland	Yes	2002	\$139	\$618,025	\$2,164,292	\$1,546,267	\$68,392	\$161,446
Athol	No vote	--	\$0	\$372,038	\$0	(\$372,038)	\$33,475	\$68,123
Attleboro	No vote	--	\$0	\$1,303,922	\$0	(\$1,303,922)	\$50,807	\$101,919
Auburn	No vote	--	\$0	\$571,184	\$0	(\$571,184)	\$51,753	\$129,058
Avon	No vote	--	\$0	\$130,427	\$0	(\$130,427)	\$50,305	\$202,473
Ayer	Yes	2001	\$102	\$220,671	\$740,616	\$519,945	\$46,619	\$139,440
Barnstable	Yes	2004	\$97	\$2,025,379	\$4,637,775	\$2,612,396	\$46,811	\$313,110
Barre	No vote	--	\$0	\$163,054	\$0	(\$163,054)	\$50,553	\$85,905
Becket	No vote	--	\$0	\$120,173	\$0	(\$120,173)	\$46,806	\$235,421
Bedford	Yes	2001	\$347	\$379,344	\$4,323,214	\$3,943,870	\$87,962	\$236,475
Belchertown	Yes	2005	\$10	\$491,888	\$144,216	(\$347,672)	\$52,467	\$93,545
Bellingham	No vote	--	\$0	\$577,007	\$0	(\$577,007)	\$64,496	\$158,963
Belmont	No vote	--	\$0	\$598,410	\$0	(\$598,410)	\$80,295	\$236,985
Berkley	No vote	--	\$0	\$245,246	\$0	(\$245,246)	\$66,295	\$132,955
Berlin	Failed	2001	\$0	\$88,217	\$0	(\$88,217)	\$65,667	\$208,476
Bernardston	No vote	--	\$0	\$69,513	\$0	(\$69,513)	\$45,259	\$87,606
Beverly	Failed	2001	\$0	\$1,125,224	\$0	(\$1,125,224)	\$53,984	\$150,678
Billerica	No vote	--	\$0	\$1,319,309	\$0	(\$1,319,309)	\$67,799	\$148,352
Blackstone	No vote	--	\$0	\$293,587	\$0	(\$293,587)	\$55,163	\$114,038
Blandford	No vote	--	\$0	\$43,125	\$0	(\$43,125)	\$52,935	\$118,785
Bolton	No vote	--	\$0	\$189,525	\$0	(\$189,525)	\$102,798	\$230,230
Boston	Failed	2001	\$0	\$11,718,596	\$0	(\$11,718,596)	\$39,629	\$156,966
Bourne	Yes	2005	\$85	\$713,654	\$1,647,627	\$933,973	\$45,113	\$238,344
Boxborough	No vote	--	\$0	\$194,952	\$0	(\$194,952)	\$87,618	\$216,835
Boxford	Yes	2001	\$247	\$317,414	\$2,021,213	\$1,703,799	\$113,212	\$237,338
Boylston	No vote	--	\$0	\$157,983	\$0	(\$157,983)	\$67,703	\$170,402
Braintree	Yes	2002	\$50	\$982,760	\$1,689,357	\$706,597	\$61,790	\$174,539
Brewster	Yes	2005	\$114	\$517,598	\$1,168,679	\$651,081	\$49,276	\$380,086

The Massachusetts Community Preservation Act: Who Benefits, Who Pays?

Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
Bridgewater	Yes	2005	\$14	\$677,710	\$359,734	(\$317,976)	\$65,318	\$109,122
Brimfield	No vote	--	\$0	\$134,176	\$0	(\$134,176)	\$50,181	\$111,663
Brockton	No vote	--	\$0	\$2,265,182	\$0	(\$2,265,182)	\$39,507	\$82,296
Brookfield	No vote	--	\$0	\$113,511	\$0	(\$113,511)	\$45,655	\$91,908
Brookline	Failed	2006	\$0	\$1,322,279	\$0	(\$1,322,279)	\$66,711	\$266,716
Buckland	No vote	--	\$0	\$57,532	\$0	(\$57,532)	\$45,833	\$96,666
Burlington	Failed	2002	\$0	\$657,850	\$0	(\$657,850)	\$75,240	\$195,867
Cambridge	Yes	2001	\$277	\$1,703,764	\$27,728,667	\$26,024,903	\$47,979	\$244,964
Canton	Failed	2006	\$0	\$648,345	\$0	(\$648,345)	\$69,260	\$203,251
Carlisle	Yes	2001	\$263	\$182,089	\$1,269,264	\$1,087,175	\$129,811	\$316,996
Carver	Yes	2006	\$0	\$392,667	\$0	(\$392,667)	\$53,506	\$109,484
Charlemont	No vote	--	\$0	\$38,987	\$0	(\$38,987)	\$46,548	\$83,964
Charlton	No vote	--	\$0	\$460,721	\$0	(\$460,721)	\$63,033	\$117,039
Chatham	Yes	2002	\$300	\$421,789	\$2,048,071	\$1,626,282	\$45,519	\$897,961
Chelmsford	Yes	2001	\$28	\$1,163,984	\$933,136	(\$230,848)	\$70,207	\$158,903
Chelsea	No vote	--	\$0	\$517,995	\$0	(\$517,995)	\$30,161	\$81,251
Cheshire	No vote	--	\$0	\$97,186	\$0	(\$97,186)	\$41,981	\$76,485
Chester	No vote	--	\$0	\$45,456	\$0	(\$45,456)	\$43,816	\$80,858
Chesterfield	No vote	--	\$0	\$42,512	\$0	(\$42,512)	\$49,063	\$107,276
Chicopee	No vote	--	\$0	\$1,133,450	\$0	(\$1,133,450)	\$35,672	\$58,741
Chilmark	Yes	2001	\$650	\$70,616	\$614,344	\$543,728	\$41,917	\$3,077,539
Clarksburg	No vote	--	\$0	\$51,257	\$0	(\$51,257)	\$43,362	\$63,014
Clinton	No vote	--	\$0	\$390,706	\$0	(\$390,706)	\$44,740	\$90,315
Cohasset	Yes	2001	\$178	\$270,615	\$1,285,492	\$1,014,877	\$84,156	\$329,966
Colrain	No vote	--	\$0	\$50,025	\$0	(\$50,025)	\$40,076	\$75,012
Concord	Yes	2004	\$80	\$531,761	\$1,349,879	\$818,118	\$95,897	\$319,957
Conway	Yes	2004	\$46	\$65,821	\$87,600	\$21,779	\$56,094	\$120,274
Cummington	No vote	--	\$0	\$32,821	\$0	(\$32,821)	\$42,250	\$116,681
Dalton	No vote	--	\$0	\$183,607	\$0	(\$183,607)	\$47,891	\$85,807
Danvers	No vote	--	\$0	\$825,241	\$0	(\$825,241)	\$58,779	\$174,306
Dartmouth	Yes	2002	\$45	\$822,223	\$1,417,690	\$595,467	\$50,742	\$185,351
Dedham	No vote	--	\$0	\$690,582	\$0	(\$690,582)	\$61,699	\$179,589
Deerfield	No vote	--	\$0	\$143,951	\$0	(\$143,951)	\$49,764	\$140,162
Dennis	Yes	2005	\$97	\$839,724	\$1,544,810	\$705,086	\$41,598	\$426,202
Dighton	No vote	--	\$0	\$220,961	\$0	(\$220,961)	\$58,600	\$140,355
Douglas	No vote	--	\$0	\$333,858	\$0	(\$333,858)	\$60,529	\$130,074
Dover	Failed	2002	\$0	\$197,357	\$0	(\$197,357)	\$141,818	\$434,270
Dracut	Yes	2001	\$87	\$978,137	\$2,521,563	\$1,543,426	\$57,676	\$114,640
Dudley	No vote	--	\$0	\$333,243	\$0	(\$333,243)	\$48,602	\$91,680
Dunstable	Yes	2006	\$0	\$113,906	\$0	(\$113,906)	\$86,633	\$165,205
Duxbury	Yes	2001	\$321	\$557,113	\$4,700,846	\$4,143,733	\$97,124	\$261,747

Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
East Bridgewater	No vote	--	\$0	\$442,250	\$0	(\$442,250)	\$60,311	\$118,571
East Brookfield	No vote	--	\$0	\$79,603	\$0	(\$79,603)	\$51,860	\$119,243
East Longmeadow	Yes	2006	\$0	\$497,316	\$0	(\$497,316)	\$62,680	\$119,436
Eastham	Yes	2005	\$141	\$334,151	\$782,176	\$448,025	\$42,618	\$553,997
Easthampton	Yes	2001	\$46	\$415,420	\$734,204	\$318,784	\$45,185	\$82,333
Easton	Yes	2001	\$121	\$765,869	\$2,785,197	\$2,019,328	\$69,144	\$139,028
Edgarton	Yes	2005	\$124	\$345,650	\$486,253	\$140,603	\$50,407	\$1,567,720
Egremont	No vote	--	\$0	\$63,676	\$0	(\$63,676)	\$50,000	\$308,129
Erving	No vote	--	\$0	\$48,444	\$0	(\$48,444)	\$40,039	\$382,899
Essex	No vote	--	\$0	\$113,528	\$0	(\$113,528)	\$59,554	\$248,162
Everett	No vote	--	\$0	\$729,233	\$0	(\$729,233)	\$40,661	\$128,960
Fairhaven	Yes	2005	\$15	\$470,722	\$247,177	(\$223,545)	\$41,696	\$130,176
Fall River	No vote	--	\$0	\$1,603,525	\$0	(\$1,603,525)	\$29,014	\$70,062
Falmouth	Yes	2005	\$106	\$1,421,537	\$3,583,032	\$2,161,495	\$48,191	\$364,041
Fitchburg	No vote	--	\$0	\$945,909	\$0	(\$945,909)	\$37,004	\$66,703
Florida	No vote	--	\$0	\$22,734	\$0	(\$22,734)	\$43,000	\$177,387
Foxborough	No vote	--	\$0	\$499,261	\$0	(\$499,261)	\$64,323	\$166,326
Framingham	Failed	2001	\$0	\$1,706,243	\$0	(\$1,706,243)	\$54,288	\$143,285
Franklin	No vote	--	\$0	\$1,074,074	\$0	(\$1,074,074)	\$71,174	\$159,461
Freetown	No vote	--	\$0	\$318,007	\$0	(\$318,007)	\$64,576	\$147,849
Gardner	No vote	--	\$0	\$508,103	\$0	(\$508,103)	\$37,334	\$63,926
Georgetown	Yes	2001	\$127	\$302,807	\$1,018,163	\$715,356	\$76,260	\$165,094
Gill	No vote	--	\$0	\$41,929	\$0	(\$41,929)	\$50,750	\$82,123
Gloucester	Failed	2001	\$0	\$940,713	\$0	(\$940,713)	\$47,722	\$198,392
Goshen	No vote	--	\$0	\$39,608	\$0	(\$39,608)	\$49,583	\$126,544
Grafton	Yes	2002	\$42	\$591,534	\$706,877	\$115,343	\$56,020	\$137,505
Granby	No vote	--	\$0	\$199,665	\$0	(\$199,665)	\$54,293	\$90,277
Granville	No vote	--	\$0	\$51,368	\$0	(\$51,368)	\$53,148	\$104,661
Great Barrington	Failed	2002	\$0	\$239,413	\$0	(\$239,413)	\$45,490	\$149,816
Greenfield	No vote	--	\$0	\$412,494	\$0	(\$412,494)	\$33,110	\$74,051
Groton	Yes	2004	\$45	\$376,548	\$472,312	\$95,764	\$82,869	\$159,049
Groveland	Yes	2004	\$55	\$232,354	\$363,342	\$130,988	\$69,167	\$145,329
Hadley	Yes	2004	\$65	\$147,685	\$312,914	\$165,229	\$51,851	\$182,979
Halifax	Failed	2001	\$0	\$270,213	\$0	(\$270,213)	\$57,015	\$121,808
Hamilton	Yes	2005	\$34	\$246,452	\$287,075	\$40,623	\$72,000	\$186,672
Hampden	Yes	2001	\$31	\$167,845	\$166,222	(\$1,623)	\$65,662	\$100,398
Hancock	No vote	--	\$0	\$41,565	\$0	(\$41,565)	\$45,347	\$273,565
Hanover	Yes	2004	\$42	\$461,522	\$599,138	\$137,616	\$73,838	\$183,752
Hanson	No vote	--	\$0	\$349,372	\$0	(\$349,372)	\$62,687	\$132,747
Hardwick	No vote	--	\$0	\$76,194	\$0	(\$76,194)	\$45,742	\$93,325

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Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
Harvard	Yes	2001	\$99	\$203,867	\$603,026	\$399,159	\$107,934	\$203,027
Harwich	Yes	2005	\$135	\$662,945	\$1,709,226	\$1,046,281	\$41,552	\$420,425
Hatfield	Yes	2006	\$0	\$91,091	\$0	(\$91,091)	\$50,238	\$139,638
Haverhill	No vote	--	\$0	\$1,856,399	\$0	(\$1,856,399)	\$49,833	\$102,902
Hawley	No vote	--	\$0	\$10,546	\$0	(\$10,546)	\$38,125	\$91,562
Heath	No vote	--	\$0	\$32,772	\$0	(\$32,772)	\$50,536	\$100,827
Hingham	Yes	2001	\$115	\$704,889	\$2,480,670	\$1,775,781	\$83,018	\$254,774
Hinsdale	No vote	--	\$0	\$66,552	\$0	(\$66,552)	\$42,500	\$127,503
Holbrook	No vote	--	\$0	\$313,684	\$0	(\$313,684)	\$54,419	\$119,377
Holden	Failed	2004	\$0	\$595,832	\$0	(\$595,832)	\$64,297	\$126,415
Holland	No vote	--	\$0	\$117,010	\$0	(\$117,010)	\$52,073	\$140,619
Holliston	Yes	2001	\$95	\$493,067	\$1,316,782	\$823,715	\$78,092	\$156,677
Holyoke	No vote	--	\$0	\$603,462	\$0	(\$603,462)	\$30,441	\$52,078
Hopedale	No vote	--	\$0	\$219,934	\$0	(\$219,934)	\$60,176	\$125,813
Hopkinton	Yes	2001	\$172	\$577,084	\$2,429,341	\$1,852,257	\$89,281	\$224,238
Hubbardston	Yes	2006	\$0	\$175,908	\$0	(\$175,908)	\$61,462	\$106,675
Hudson	Failed	2002	\$0	\$565,341	\$0	(\$565,341)	\$58,549	\$134,811
Hull	Failed	2006	\$0	\$406,403	\$0	(\$406,403)	\$52,377	\$195,500
Huntington	No vote	--	\$0	\$70,145	\$0	(\$70,145)	\$48,958	\$82,465
Ipswich	No vote	--	\$0	\$466,073	\$0	(\$466,073)	\$57,284	\$207,552
Kingston	Yes	2005	\$33	\$437,767	\$416,612	(\$21,155)	\$53,780	\$168,372
Lakeville	Failed	2006	\$0	\$383,703	\$0	(\$383,703)	\$70,495	\$153,737
Lancaster	No vote	--	\$0	\$218,661	\$0	(\$218,661)	\$60,752	\$130,077
Lanesborough	No vote	--	\$0	\$104,078	\$0	(\$104,078)	\$46,496	\$131,033
Lawrence	No vote	--	\$0	\$1,169,943	\$0	(\$1,169,943)	\$27,983	\$53,698
Lee	No vote	--	\$0	\$180,178	\$0	(\$180,178)	\$41,556	\$130,466
Leicester	No vote	--	\$0	\$341,878	\$0	(\$341,878)	\$55,039	\$90,409
Lenox	Yes	2006	\$0	\$170,888	\$0	(\$170,888)	\$45,581	\$217,129
Leominster	No vote	--	\$0	\$1,082,277	\$0	(\$1,082,277)	\$44,893	\$95,287
Leverett	Yes	2002	\$120	\$59,240	\$213,304	\$154,064	\$63,203	\$148,578
Lexington	Yes	2006	\$0	\$940,885	\$0	(\$940,885)	\$96,825	\$272,013
Leyden	No vote	--	\$0	\$29,275	\$0	(\$29,275)	\$50,385	\$87,786
Lincoln	Yes	2002	\$175	\$161,155	\$1,386,199	\$1,225,044	\$79,003	\$256,991
Littleton	No vote	--	\$0	\$313,518	\$0	(\$313,518)	\$71,384	\$180,604
Longmeadow	Yes	2006	\$0	\$502,876	\$0	(\$502,876)	\$75,461	\$136,442
Lowell	No vote	--	\$0	\$2,202,473	\$0	(\$2,202,473)	\$39,192	\$70,944
Ludlow	Failed	2002	\$0	\$518,742	\$0	(\$518,742)	\$47,002	\$79,424
Lunenburg	Failed	2002	\$0	\$353,824	\$0	(\$353,824)	\$56,813	\$134,172
Lynn	No vote	--	\$0	\$2,037,174	\$0	(\$2,037,174)	\$37,364	\$81,749
Lynnfield	No vote	--	\$0	\$396,793	\$0	(\$396,793)	\$80,626	\$219,994

Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
Malden	Failed	2001	\$0	\$1,132,285	\$0	(\$1,132,285)	\$45,654	\$104,879
Manchester	Yes	2005	\$12	\$178,225	\$65,575	(\$112,650)	\$73,467	\$398,240
Mansfield	No vote	--	\$0	\$820,382	\$0	(\$820,382)	\$66,925	\$153,680
Marblehead	Failed	2002	\$0	\$792,550	\$0	(\$792,550)	\$73,968	\$275,059
Marion	Yes	2005	\$38	\$185,440	\$202,586	\$17,146	\$61,250	\$339,405
Marlborough	No vote	--	\$0	\$1,077,416	\$0	(\$1,077,416)	\$56,879	\$140,022
Marshfield	Yes	2001	\$140	\$922,050	\$3,482,566	\$2,560,516	\$66,508	\$192,327
Mashpee	Yes	2005	\$122	\$767,267	\$1,737,604	\$970,337	\$50,871	\$354,895
Mattapoissett	Yes	2006	\$0	\$228,597	\$0	(\$228,597)	\$58,466	\$264,936
Maynard	Yes	2006	\$0	\$336,815	\$0	(\$336,815)	\$60,812	\$132,265
Medfield	No vote	--	\$0	\$404,820	\$0	(\$404,820)	\$97,748	\$197,298
Medford	No vote	--	\$0	\$1,290,177	\$0	(\$1,290,177)	\$52,476	\$139,577
Medway	Yes	2001	\$159	\$446,339	\$2,031,005	\$1,584,666	\$75,135	\$147,550
Melrose	No vote	--	\$0	\$775,599	\$0	(\$775,599)	\$62,811	\$147,992
Mendon	Yes	2002	\$88	\$214,993	\$504,772	\$289,779	\$71,164	\$164,235
Merrimac	Failed	2001	\$0	\$218,288	\$0	(\$218,288)	\$58,692	\$124,946
Methuen	Failed	2001	\$0	\$1,353,629	\$0	(\$1,353,629)	\$49,627	\$115,746
Middleborough	Failed	2002	\$0	\$695,690	\$0	(\$695,690)	\$52,755	\$122,101
Middlefield	No vote	--	\$0	\$21,439	\$0	(\$21,439)	\$50,938	\$100,433
Middleton	Yes	2004	\$25	\$278,517	\$228,064	(\$50,453)	\$81,395	\$181,488
Milford	No vote	--	\$0	\$839,903	\$0	(\$839,903)	\$50,856	\$124,600
Millbury	No vote	--	\$0	\$410,823	\$0	(\$410,823)	\$51,415	\$114,476
Millis	Yes	2006	\$0	\$262,860	\$0	(\$262,860)	\$62,806	\$141,374
Millville	No vote	--	\$0	\$115,263	\$0	(\$115,263)	\$57,000	\$106,041
Milton	No vote	--	\$0	\$748,636	\$0	(\$748,636)	\$78,985	\$188,940
Monroe	No vote	--	\$0	\$4,454	\$0	(\$4,454)	\$25,500	\$182,803
Monson	Yes	2006	\$0	\$277,962	\$0	(\$277,962)	\$52,030	\$80,730
Montague	No vote	--	\$0	\$212,899	\$0	(\$212,899)	\$33,750	\$79,860
Monterey	No vote	--	\$0	\$46,353	\$0	(\$46,353)	\$49,750	\$479,310
Montgomery	No vote	--	\$0	\$29,545	\$0	(\$29,545)	\$59,063	\$130,412
Mt. Washington	No vote	--	\$0	\$8,907	\$0	(\$8,907)	\$53,125	\$494,433
Nahant	Yes	2004	\$74	\$114,994	\$266,679	\$151,685	\$64,052	\$234,234
Nantucket	Yes	2001	\$526	\$692,481	\$5,353,061	\$4,660,580	\$55,522	\$1,727,189
Natick	Failed	2006	\$0	\$1,126,645	\$0	(\$1,126,645)	\$69,755	\$204,190
Needham	Yes	2004	\$46	\$886,843	\$1,303,584	\$416,741	\$88,079	\$257,151
New Ashford	No vote	--	\$0	\$6,594	\$0	(\$6,594)	\$51,250	\$128,370
New Bedford	No vote	--	\$0	\$1,676,636	\$0	(\$1,676,636)	\$27,569	\$68,116
New Braintree	No vote	--	\$0	\$36,433	\$0	(\$36,433)	\$54,844	\$100,880
New Marlborough	No vote	--	\$0	\$70,680	\$0	(\$70,680)	\$46,875	\$299,563
New Salem	Failed	2006	\$0	\$40,037	\$0	(\$40,037)	\$48,688	\$109,946

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Municipality	CPA Status	Date of Vote	State CPA Funds per capita, FY 2002-2007	Estimated Contribution to State CPA Trust Fund, FY 2002-2007	Total CPA State Matching Funds, FY 2002-2007	Estimated Difference	Median Household Income	Total Property Value/ Total Population
Newbury	No vote	--	\$0	\$274,608	\$0	(\$274,608)	\$74,836	\$200,669
Newburyport	Yes	2002	\$80	\$707,376	\$1,389,944	\$682,568	\$58,557	\$203,805
Newton	Yes	2001	\$109	\$2,318,251	\$9,048,018	\$6,729,767	\$86,052	\$259,802
Norfolk	Yes	2001	\$151	\$325,628	\$1,581,749	\$1,256,121	\$86,153	\$147,382
North Adams	No vote	--	\$0	\$279,144	\$0	(\$279,144)	\$27,601	\$45,891
North Andover	Yes	2001	\$180	\$925,122	\$4,887,932	\$3,962,810	\$72,728	\$171,201
N. Attleborough	Failed	2002	\$0	\$957,753	\$0	(\$957,753)	\$59,371	\$142,687
North Brookfield	No vote	--	\$0	\$151,643	\$0	(\$151,643)	\$44,286	\$86,257
North Reading	No vote	--	\$0	\$536,843	\$0	(\$536,843)	\$76,962	\$192,647
Northampton	Yes	2005	\$0	\$690,391	\$0	(\$690,391)	\$41,808	\$103,604
Northborough	Yes	2004	\$22	\$530,919	\$327,561	(\$203,358)	\$79,781	\$168,013
Northbridge	No vote	--	\$0	\$492,853	\$0	(\$492,853)	\$50,457	\$119,230
Northfield	No vote	--	\$0	\$96,748	\$0	(\$96,748)	\$49,141	\$114,110
Norton	Failed	2002	\$0	\$627,510	\$0	(\$627,510)	\$64,818	\$124,719
Norwell	Yes	2002	\$215	\$363,614	\$2,232,757	\$1,869,143	\$87,397	\$237,191
Norwood	No vote	--	\$0	\$658,571	\$0	(\$658,571)	\$58,421	\$161,392
Oak Bluffs	Yes	2005	\$97	\$273,388	\$368,308	\$94,920	\$42,044	\$739,150
Oakham	No vote	--	\$0	\$73,257	\$0	(\$73,257)	\$60,729	\$112,266
Orange	No vote	--	\$0	\$229,754	\$0	(\$229,754)	\$36,849	\$66,836
Orleans	Yes	2005	\$140	\$309,810	\$905,230	\$595,420	\$42,594	\$616,568
Otis	No vote	--	\$0	\$99,297	\$0	(\$99,297)	\$51,488	\$397,125
Oxford	No vote	--	\$0	\$463,236	\$0	(\$463,236)	\$52,233	\$99,953
Palmer	Failed	2006	\$0	\$337,110	\$0	(\$337,110)	\$41,443	\$75,789
Paxton	Failed	2006	\$0	\$148,228	\$0	(\$148,228)	\$72,039	\$120,423
Peabody	Yes	2001	\$47	\$1,370,740	\$2,383,340	\$1,012,600	\$54,829	\$151,414
Pelham	No vote	--	\$0	\$41,085	\$0	(\$41,085)	\$61,339	\$105,603
Pembroke	Yes	2006	\$0	\$643,847	\$0	(\$643,847)	\$65,050	\$142,956
Pepperell	No vote	--	\$0	\$387,909	\$0	(\$387,909)	\$65,163	\$115,923
Peru	No vote	--	\$0	\$31,018	\$0	(\$31,018)	\$44,531	\$88,681
Petersham	No vote	--	\$0	\$44,462	\$0	(\$44,462)	\$47,833	\$122,879
Phillipston	No vote	--	\$0	\$67,035	\$0	(\$67,035)	\$46,845	\$114,442
Pittsfield	Failed	2006	\$0	\$1,093,804	\$0	(\$1,093,804)	\$35,655	\$70,422
Plainfield	No vote	--	\$0	\$22,110	\$0	(\$22,110)	\$37,250	\$140,371
Plymouth	Yes	2002	\$79	\$1,919,452	\$4,337,510	\$2,418,058	\$54,677	\$181,373
Plympton	Failed	2006	\$0	\$104,778	\$0	(\$104,778)	\$70,045	\$155,028
Princeton	No vote	--	\$0	\$131,377	\$0	(\$131,377)	\$80,993	\$146,923
Provincetown	Yes	2004	\$173	\$281,189	\$593,390	\$312,201	\$32,716	\$746,148
Quincy	Yes	2006	\$0	\$2,022,771	\$0	(\$2,022,771)	\$47,121	\$138,835
Randolph	Yes	2005	\$16	\$860,236	\$486,043	(\$374,193)	\$55,255	\$115,678

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Raynham	Failed	2005	\$0	\$416,453	\$0	(\$416,453)	\$60,449	\$151,835
Reading	Failed	2002	\$0	\$790,001	\$0	(\$790,001)	\$77,059	\$170,632
Rehoboth	Failed	2002	\$0	\$398,899	\$0	(\$398,899)	\$65,373	\$153,202
Revere	No vote	--	\$0	\$1,042,234	\$0	(\$1,042,234)	\$37,067	\$110,234
Richmond	No vote	--	\$0	\$57,897	\$0	(\$57,897)	\$60,917	\$248,127
Rochester	Failed	2006	\$0	\$190,201	\$0	(\$190,201)	\$63,289	\$156,383
Rockland	No vote	--	\$0	\$509,238	\$0	(\$509,238)	\$50,613	\$114,560
Rockport	Yes	2002	\$156	\$258,003	\$1,212,745	\$945,742	\$50,613	\$251,479
Rowe	No vote	--	\$0	\$13,109	\$0	(\$13,109)	\$41,944	\$874,956
Rowley	Yes	2001	\$194	\$215,538	\$1,136,370	\$920,832	\$62,130	\$165,385
Royalston	No vote	--	\$0	\$52,856	\$0	(\$52,856)	\$44,444	\$101,863
Russell	No vote	--	\$0	\$49,458	\$0	(\$49,458)	\$46,600	\$70,082
Rutland	No vote	--	\$0	\$284,555	\$0	(\$284,555)	\$62,846	\$104,514
Salem	No vote	--	\$0	\$1,107,310	\$0	(\$1,107,310)	\$44,033	\$117,907
Salisbury	No vote	--	\$0	\$290,662	\$0	(\$290,662)	\$49,310	\$179,764
Sandisfield	No vote	--	\$0	\$45,186	\$0	(\$45,186)	\$45,972	\$256,392
Sandwich	Yes	2005	\$105	\$903,858	\$2,174,890	\$1,271,032	\$61,250	\$220,966
Saugus	Failed	2001	\$0	\$821,693	\$0	(\$821,693)	\$55,301	\$160,837
Savoy	No vote	--	\$0	\$28,799	\$0	(\$28,799)	\$41,477	\$84,994
Scituate	Yes	2002	\$156	\$627,834	\$2,826,097	\$2,198,263	\$70,868	\$238,852
Seekonk	No vote	--	\$0	\$487,292	\$0	(\$487,292)	\$56,364	\$156,577
Sharon	Yes	2004	\$18	\$592,639	\$315,293	(\$277,346)	\$89,256	\$176,003
Sheffield	No vote	--	\$0	\$124,559	\$0	(\$124,559)	\$45,082	\$164,234
Shelburne	No vote	--	\$0	\$61,625	\$0	(\$61,625)	\$42,054	\$106,873
Sherborn	Failed	2002	\$0	\$152,065	\$0	(\$152,065)	\$121,693	\$297,386
Shirley	Failed	2001	\$0	\$187,061	\$0	(\$187,061)	\$53,344	\$86,511
Shrewsbury	No vote	--	\$0	\$1,157,016	\$0	(\$1,157,016)	\$64,237	\$151,986
Shutesbury	No vote	--	\$0	\$65,051	\$0	(\$65,051)	\$60,438	\$116,859
Somerset	No vote	--	\$0	\$538,645	\$0	(\$538,645)	\$51,770	\$152,013
Somerville	No vote	--	\$0	\$1,229,047	\$0	(\$1,229,047)	\$46,315	\$116,862
South Hadley	No vote	--	\$0	\$463,545	\$0	(\$463,545)	\$46,678	\$84,056
Southampton	Yes	2001	\$72	\$189,443	\$423,039	\$233,596	\$61,831	\$96,927
Southborough	Yes	2003	\$63	\$364,989	\$604,185	\$239,196	\$102,986	\$245,584
Southbridge	No vote	--	\$0	\$381,336	\$0	(\$381,336)	\$33,913	\$65,873
Southwick	Yes	2002	\$51	\$309,062	\$483,325	\$174,263	\$52,296	\$97,398
Spencer	No vote	--	\$0	\$373,233	\$0	(\$373,233)	\$46,598	\$95,610
Springfield	No vote	--	\$0	\$3,098,806	\$0	(\$3,098,806)	\$30,417	\$46,918
Sterling	Failed	2006	\$0	\$255,981	\$0	(\$255,981)	\$67,188	\$147,589
Stockbridge	Yes	2002	\$155	\$84,974	\$349,125	\$264,151	\$48,571	\$346,893
Stoneham	No vote	--	\$0	\$623,826	\$0	(\$623,826)	\$56,605	\$155,053
Stoughton	Failed	2006	\$0	\$779,020	\$0	(\$779,020)	\$57,838	\$140,739
Stow	Yes	2001	\$244	\$232,235	\$1,510,408	\$1,278,173	\$96,290	\$196,319

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Sturbridge	Yes	2001	\$128	\$327,022	\$1,136,999	\$809,977	\$56,519	\$147,669
Sudbury	Yes	2002	\$262	\$642,283	\$4,476,390	\$3,834,107	\$118,579	\$249,672
Sunderland	No vote	--	\$0	\$78,844	\$0	(\$78,844)	\$37,147	\$92,437
Sutton	No vote	--	\$0	\$346,923	\$0	(\$346,923)	\$75,141	\$148,199
Swampscott	Failed	2006	\$0	\$499,955	\$0	(\$499,955)	\$71,089	\$192,465
Swansea	Failed	2002	\$0	\$550,446	\$0	(\$550,446)	\$52,524	\$139,177
Taunton	No vote	--	\$0	\$1,500,420	\$0	(\$1,500,420)	\$42,932	\$108,012
Templeton	No vote	--	\$0	\$265,713	\$0	(\$265,713)	\$48,482	\$86,166
Tewksbury	Yes	2006	\$0	\$1,035,891	\$0	(\$1,035,891)	\$68,800	\$150,300
Tisbury	Yes	2005	\$75	\$207,848	\$286,756	\$78,908	\$37,041	\$717,198
Tolland	No vote	--	\$0	\$22,134	\$0	(\$22,134)	\$53,125	\$365,687
Topsfield	Failed	2005	\$0	\$212,346	\$0	(\$212,346)	\$96,430	\$210,414
Townsend	No vote	--	\$0	\$315,589	\$0	(\$315,589)	\$61,745	\$101,766
Truro	Yes	2005	\$239	\$155,861	\$516,681	\$360,820	\$42,981	\$1,041,118
Tyngsborough	Yes	2001	\$131	\$421,575	\$1,482,872	\$1,061,297	\$69,818	\$134,101
Tyringham	No vote	--	\$0	\$16,604	\$0	(\$16,604)	\$60,250	\$429,140
Upton	Yes	2003	\$101	\$278,550	\$643,269	\$364,719	\$78,595	\$175,873
Uxbridge	No vote	--	\$0	\$506,489	\$0	(\$506,489)	\$61,855	\$129,068
Wakefield	Failed	2002	\$0	\$769,610	\$0	(\$769,610)	\$66,117	\$169,358
Wales	No vote	--	\$0	\$62,538	\$0	(\$62,538)	\$48,906	\$86,921
Walpole	No vote	--	\$0	\$722,619	\$0	(\$722,619)	\$74,757	\$176,240
Waltham	Yes	2005	\$30	\$1,232,580	\$1,813,306	\$580,726	\$54,010	\$155,558
Ware	No vote	--	\$0	\$276,679	\$0	(\$276,679)	\$36,875	\$75,005
Wareham	Yes	2002	\$76	\$772,921	\$1,627,740	\$854,819	\$40,422	\$185,978
Warren	No vote	--	\$0	\$150,545	\$0	(\$150,545)	\$34,583	\$72,072
Warwick	No vote	--	\$0	\$27,833	\$0	(\$27,833)	\$42,083	\$100,704
Washington	No vote	--	\$0	\$21,652	\$0	(\$21,652)	\$54,583	\$96,745
Watertown	Failed	2005	\$0	\$719,590	\$0	(\$719,590)	\$59,764	\$178,097
Wayland	Yes	2001	\$170	\$464,857	\$2,211,317	\$1,746,460	\$101,036	\$261,786
Webster	No vote	--	\$0	\$463,465	\$0	(\$463,465)	\$38,169	\$98,892
Wellesley	Yes	2002	\$85	\$758,103	\$2,298,272	\$1,540,169	\$113,686	\$353,012
Wellfleet	Yes	2005	\$212	\$201,506	\$598,457	\$396,951	\$43,558	\$868,207
Wendell	No vote	--	\$0	\$29,750	\$0	(\$29,750)	\$43,846	\$77,861
Wenham	Yes	2005	\$48	\$118,525	\$223,738	\$105,213	\$90,524	\$185,252
West Boylston	No vote	--	\$0	\$226,451	\$0	(\$226,451)	\$53,777	\$118,366
West Bridgewater	No vote	--	\$0	\$210,931	\$0	(\$210,931)	\$55,958	\$167,563
West Brookfield	No vote	--	\$0	\$134,098	\$0	(\$134,098)	\$49,722	\$104,778
West Newbury	Yes	2006	\$0	\$167,908	\$0	(\$167,908)	\$92,828	\$202,985
West Springfield	No vote	--	\$0	\$665,034	\$0	(\$665,034)	\$40,266	\$85,273
West Stockbridge	No vote	--	\$0	\$59,904	\$0	(\$59,904)	\$51,000	\$241,659

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West Tisbury	Yes	2005	\$106	\$141,925	\$282,544	\$140,619	\$54,077	\$955,753
Westborough	No vote	--	\$0	\$571,878	\$0	(\$571,878)	\$73,418	\$199,672
Westfield	Yes	2002	\$18	\$973,959	\$741,979	(\$231,980)	\$45,240	\$74,203
Westford	Yes	2001	\$231	\$805,955	\$4,961,233	\$4,155,278	\$98,272	\$182,844
Westhampton	Failed	2001	\$0	\$61,558	\$0	(\$61,558)	\$60,089	\$134,541
Westminster	No vote	--	\$0	\$263,668	\$0	(\$263,668)	\$57,755	\$137,379
Weston	Yes	2001	\$485	\$347,214	\$5,613,778	\$5,266,564	\$153,918	\$449,374
Westport	Yes	2002	\$81	\$461,712	\$1,216,245	\$754,533	\$55,436	\$213,893
Westwood	Failed	2001	\$0	\$437,716	\$0	(\$437,716)	\$87,394	\$275,828
Weymouth	Yes	2005	\$9	\$1,558,382	\$470,101	(\$1,088,281)	\$51,665	\$132,198
Whately	No vote	--	\$0	\$48,469	\$0	(\$48,469)	\$58,929	\$118,624
Whitman	Failed	2002	\$0	\$433,072	\$0	(\$433,072)	\$55,303	\$106,527
Wilbraham	Yes	2004	\$29	\$450,891	\$412,796	(\$38,095)	\$65,014	\$117,979
Williamsburg	No vote	--	\$0	\$81,155	\$0	(\$81,155)	\$47,250	\$119,035
Williamstown	Yes	2002	\$66	\$176,356	\$545,146	\$368,790	\$51,875	\$122,713
Wilmington	No vote	--	\$0	\$744,773	\$0	(\$744,773)	\$70,652	\$173,897
Winchendon	No vote	--	\$0	\$338,447	\$0	(\$338,447)	\$43,750	\$75,076
Winchester	No vote	--	\$0	\$680,554	\$0	(\$680,554)	\$94,049	\$265,146
Windsor	No vote	--	\$0	\$35,117	\$0	(\$35,117)	\$51,389	\$107,897
Winthrop	Failed	2001	\$0	\$456,121	\$0	(\$456,121)	\$53,122	\$125,465
Woburn	Failed	2001	\$0	\$1,044,095	\$0	(\$1,044,095)	\$54,897	\$165,838
Worcester	No vote	--	\$0	\$3,737,798	\$0	(\$3,737,798)	\$35,623	\$71,943
Worthington	No vote	--	\$0	\$45,709	\$0	(\$45,709)	\$53,047	\$109,812
Wrentham	Failed	2006	\$0	\$377,135	\$0	(\$377,135)	\$78,043	\$175,016
Yarmouth	Yes	2005	\$88	\$1,133,707	\$2,175,842	\$1,042,135	\$39,808	\$265,682
Total				\$180,842,154	\$180,842,154			
Average			\$36				\$58,315	\$207,442
Median							\$54,077	\$141,374

Institutions

The Rappaport Institute for Greater Boston at Harvard University strives to improve the region's governance by attracting young people to serve the region, working with scholars to produce new ideas about important issues, and stimulating informed discussions that bring together scholars, policymakers, and civic leaders. The Rappaport Institute was founded and funded by the Jerome Lyle Rappaport Charitable Foundation, which promotes emerging leaders in Greater Boston.

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