

# Community Preservation Act Surcharge

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Proposed ballot question to increase CPA  
surcharge from 1.5% to 3%

# What is the Community Preservation Act?



- The CPA program has been a demonstrated success: a 10 year track record of investing in Somerville's community needs.
- \$24M in local revenue since 2024 has generated \$7M in state match, and leveraged \$300M in funds from other sources to build affordable housing, create parks, and make historic buildings safe and accessible.
- The [CPA Plan](#) gives details about the program goals, funding levels, and funding history.

## Why increase the surcharge?

- CPA funding requests surpass available revenue
- Urgent community needs for affordable housing, open space, accessibility, and lifecycle upgrades to historic buildings
- Increasing cost of land and construction
- A surcharge increase takes full advantage of the tools locally available to us

## Why now?

- Other avenues to address affordable housing needs such as the transfer fee appear unlikely to pass at the state level at this time.
- Slower development means less revenue projected from other sources
- Presidential election cycle ensures the highest level of voter participation

## How will this impact property taxpayers?

- Average owner-occupied condo would see annual increase of \$38 per year.
- Average owner-occupied single family would see increase of \$93 per year.
- Low income homeowners and low-moderate income seniors can apply for full exemptions from the CPA surcharge. (Generous qualifying income levels)

	Condo	1-Family	2-Family	3-Family	4-8 Family
Estimated Annual CPA Surcharge (Potential increase to 3%)	\$76.06	\$185.85	\$196.96	\$266.89	\$436.35
Change in Annual CPA Surcharge from existing 1.5% to 3%	\$38.03	\$92.93	\$98.48	\$133.45	\$218.17
Monthly impact of Surcharge change	\$3.17	\$7.74	\$8.21	\$11.12	\$18.18

## Who qualifies for exemptions from the CPA surcharge?

- Low income property owners and low-moderate income seniors can apply annually to be exempted from the CPA surcharge.
- The exemptions do not change under the proposed surcharge increase.

Household Size	ONE	TWO	THREE	FOUR	FIVE	SIX
Low-income homeowners (80% of AMI)	\$83,384	\$95,296	\$107,208	\$119,120	\$128,650	\$138,179
Moderate income seniors (100% of AMI)	\$104,230	\$119,120	\$134,010	\$148,900	\$160,810	\$172,724