


CPA = TAX
No New Taxes!

NO on Question 5

www.pcvoyage.com/cpa

Enough is Enough 

Why Holyoke should vote down CPA

We're Taxed Enough, Already!

The Community Preservation Act (CPA) supposedly wants to help a town with nice things like "Recreation" and "Historical Preservation."

Yes, money has been spent on such projects. Yet the real focus is on low-income house and open space. (See below)

In reality:

- CPA is a **Tax Increase**. CPA commissions will say, "It's not a tax." Yet their own website says a source of funding is "a **local property tax surcharge**."
- CPA is more property tax paid by home owners.
- CPA **hurts local businesses**. As business property taxes rise, the cost of goods and services goes up.
- CPA pushes "exemptions" to low income earners and seniors. To qualify for an exemption, you must fill out a complex 4 page application **every year**. And there's no guarantee that you will get an exemption just because you apply.
- **Seniors**: If your annual income is over the "area median," it means no automatic exemption (just because you are a senior).
- **Are you a renter** and think the CPA tax surcharge doesn't affect you? A landlord has a higher tax burden and might have to **raise rents**.
- CPA funds are used for low income housing. Cities like Holyoke already have more than their share of required low income housing.
- CPA funds are used to acquire land for various reasons (also, see below). Some cities have very little land left for development and cannot grow if acreage is taken and declared off limits.
- Land obtained by CPA funded Conservation Commissions is often taken off the property tax rolls, leave the home and business owners with a heavier burden of the local tax bill.
- Town are told the towns get matching funds from the State CPA Coalition, but the State's share drops over the mandatory 5 year period.

Continued Next Page

- Recreation is pushed by CPA as a main component of their 4 categories
 - Recreation
 - Historic
 - Open Space
 - Low income housing
- Yet, of all the money (over **One Billion dollars**) used by CPA projects over the years,
 - \$160,480,918 - 1550 projects, 15.5% - used for Recreation
 - \$258,708,807 - 1600 projects, 25.0% - used for Open Space
 - \$299,735,756 - 1600 projects, 29.0% - used for Low Income Housing
 - \$314,522,609 - 4150 projects, 30.5% - used for Historical
- **Did you know** that **140 Massachusetts towns** initially voted **not to have CPA**? While several towns subsequently adopted CPA, it's not as popular as they claim.
- CPA proponents push "**leverage**," where the money collected can be used to get **Bonding** for more expensive projects than the CPA funds can handle. Eventually, these bonds have to be paid off with even more taxpayer money! This they don't mention.
- Leverage is also mentioned as a way to get matching funds from grants and other sources. **But it's still other peoples' money!**
- Do you believe this is a local issue, that you are making the decisions? Think again. As is with Community Development Corporations, local decision making is dictated at the **State level**.

Keep your money *Local*

Does your town need money for a project? Have a fundraiser!

(See if those who push CPA are willing to contribute)

See for yourself by going to the [CPA website](#) and research the hundreds of instances of Open Space and Low Income Housing projects. CommunityPreservation.org/projects/new
 At that page, under 'Municipality(s) and Date(s), click "Select all" then click a yellow or green checkbox, then "Search." It will return 50 items per page. At the bottom, click the "last" link to see the total number of pages.



www.pcvoyage.com/cpa

NO on 5 Committee

Keith Davis, Treasurer

- **Spread the word.** Link to this page from your Facebook page or website.
- **Contribute.** The November 8th election day is quickly coming up. Help us get the word out by making a contribution. **Many thanks** to those who have contributed!
 - Send a check (personal or company checks are acceptable for Ballot Question Committees, NO limit)
 Make the check out and Mail to:
 - **NO on 5**
 - P.O. Box 10486
 - Holyoke, MA 01041-2086