

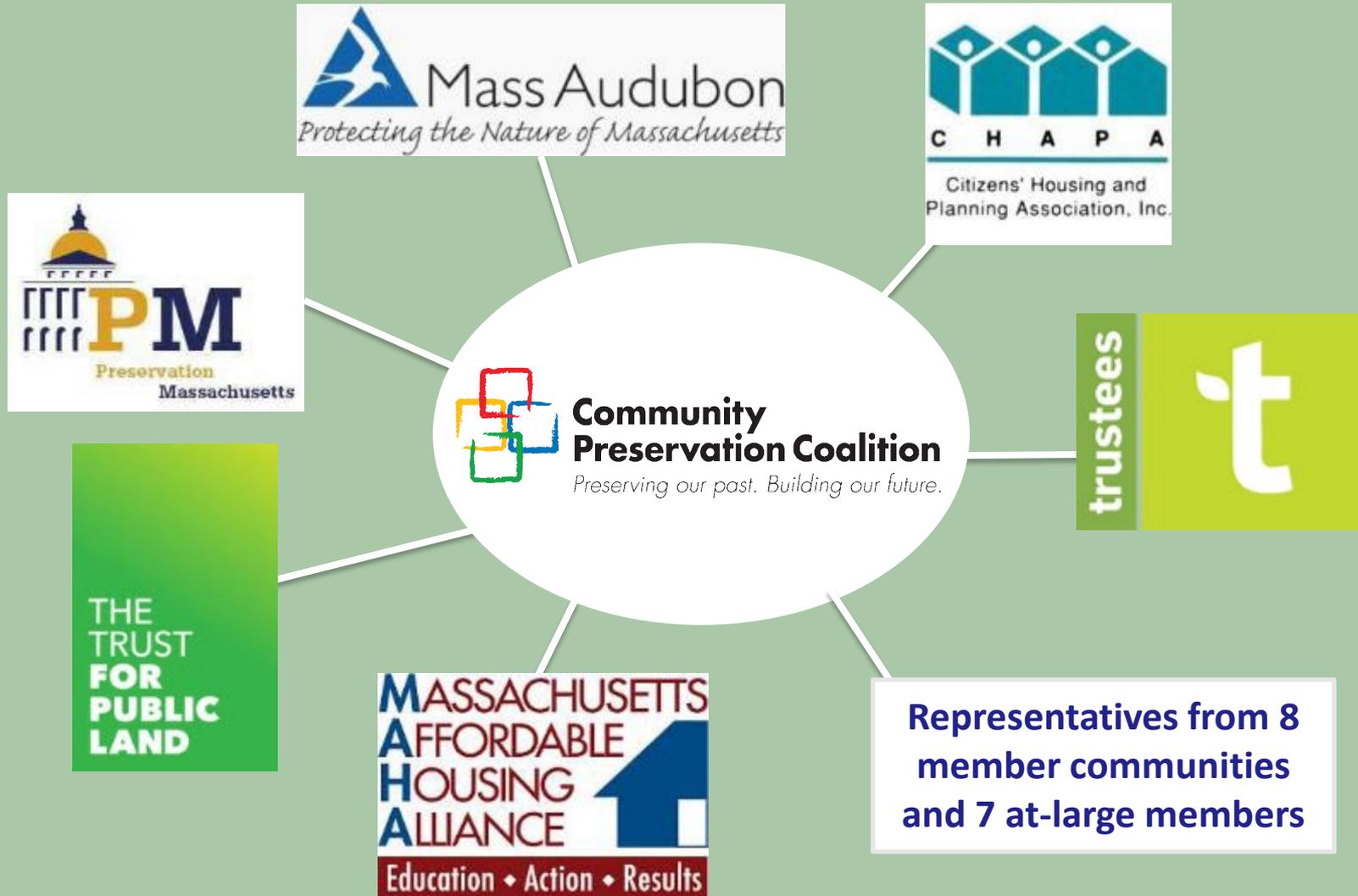
Waltham CPA Update

4.12.2022



**Community
Preservation Coalition**
Preserving our past. Building our future.

The Community Preservation Coalition



The Coalition Website

www.communitypreservation.org

<https://www.communitypreservation.org/>

Community Preservation Coalition
Preserving our past. Building our future.

Search

About News CPA Databank Technical Assistance Adopting CPA

175
CPA Communities
[Learn More >](#)

The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts

"Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA].

We would support that mechanism being increased... We would support it and we would sign it."

- Governor Charlie Baker,
10/20/2018

Governor Baker Supports CPA Trust Fund Legislation

CPA News Feed

- Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation
In the weeks following the 2018 CPA Trust...
- November 2018 Statewide Trust Fund Distribution Announced
The Massachusetts Department of Revenue (...)
- CPA Adoption Update: Two New CPA Towns Bring the Total to 175
Year after year, CPA continues to make...

[More CPA News >](#)

Technical Assistance Resources

The screenshot shows the website for the Community Preservation Coalition. The URL in the browser is <https://www.communitypreservation.org/>. The logo features a stylized 'C' made of overlapping colored squares (red, green, blue, yellow) and the text "Community Preservation Coalition" with the tagline "Preserving our past. Building our future." Below the logo is a navigation menu with items: "About", "News", "CPA Databank", "Technical Assistance" (circled in red), and "Adopting CPA". A search bar is located to the right of the navigation menu. A badge in the top right corner indicates "175 CPA Communities" with a "Learn More >" link. The main content area is divided into three columns: "Our Most Popular Articles" (listing "Is Our Project Allowable?", "CPA Restrictions", "CPA Plans & Applications", "CPA Income Limits", "Sec. of Interior's Standards", and "Dept. of Revenue Information"), "Tech. Assistance Articles" (listing "Main Menu", "Open Space", "Recreation", "Historic", "Housing", and "Administrative"), and "Have A Specific Question? Ask the Coalition staff using our Technical Assistance Request Form (Coming Soon!)". Below this is a large image of a construction site. At the bottom, there is a "CPA News Feed" section with three news items: "Governor Baker & The Boston Globe Agree. It's Time to Support CPA Legislation", "November 2018 Statewide Trust Fund Distribution Announced", and "CPA Adoption Update: Two New CPA Towns Bring the Total to 175". A quote from The Boston Globe is also featured, stating: "The Community Preservation Act is so popular for a simple reason: It works, and taxpayers who vote for it can see the tangible results in their parks and neighborhoods. It's improving the quality of life in Massachusetts, and well worth additional investment from the state." A link to "Read the Boston Globe Editorial on Preserving the CPA Program" is provided at the bottom of the quote section.

<https://www.communitypreservation.org/>

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Home About News CPA Databank **Technical Assistance** Adopting CPA

Our Most Popular Articles

- Is Our Project Allowable?
- CPA Restrictions
- CPA Plans & Applications
- CPA Income Limits
- Sec. of Interior's Standards
- Dept. of Revenue Information

Tech. Assistance Articles

- Main Menu
- Open Space
- Recreation
- Historic
- Housing
- Administrative

Have A Specific Question?

Ask the Coalition staff using our Technical Assistance Request Form
(Coming Soon!)

CPA News Feed

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The Boston Globe

"The Community Preservation Act is so popular for a simple reason: It works, and taxpayers who vote for it can see the tangible results in their parks and neighborhoods. It's improving the quality of life in Massachusetts, and well worth additional investment from the state."

[Read the Boston Globe Editorial on Preserving the CPA Program](#)

[More CPA News >](#)

The State of CPA Today

Total of **188** Cities and Towns

53% of municipalities

65% of Massachusetts residents

0 communities have revoked

CPA by the Numbers

(through end of FY2021)

- Over 14,000 projects approved & \$2.65 billion raised -



HISTORIC PRESERVATION: 6,300 appropriations made



OPEN SPACE: 32,566 acres preserved



OUTDOOR RECREATION: 3,000 projects funded



AFFORDABLE HOUSING: 23,400 units created or supported

The Statewide CPA Trust Fund

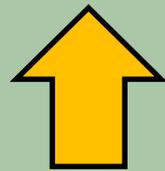
- Funds come from fees charged on documents filed at the Registries of Deeds (\$50 and \$25 as of December 31st, 2019)
- The Coalition also lobbies for additional funding from state budget surplus - \$10 million was available from FY21 budget
- Total November 2021 base match was 43.8% of what communities raised at the local level
- DOR projecting 35% base match for November 2022

CPA Trust Fund Revenue

The Impact of the 2019 Legislation

**Nov. 2018 –
Oct. 2019**

\$23,292,000



**12 Months
with Old Fee
Structure**

**Nov. 2020 –
Oct. 2021**

\$82,640,000



**12 Months
with New Fee
Structure**

What is Eligible for CPA Funds?

CPA Allowable Uses Chart

	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless acquired or created with CPA \$\$)	YES	YES	NO (unless acquired or created with CPA \$\$)

Allowable Uses of CPA for Historic Preservation



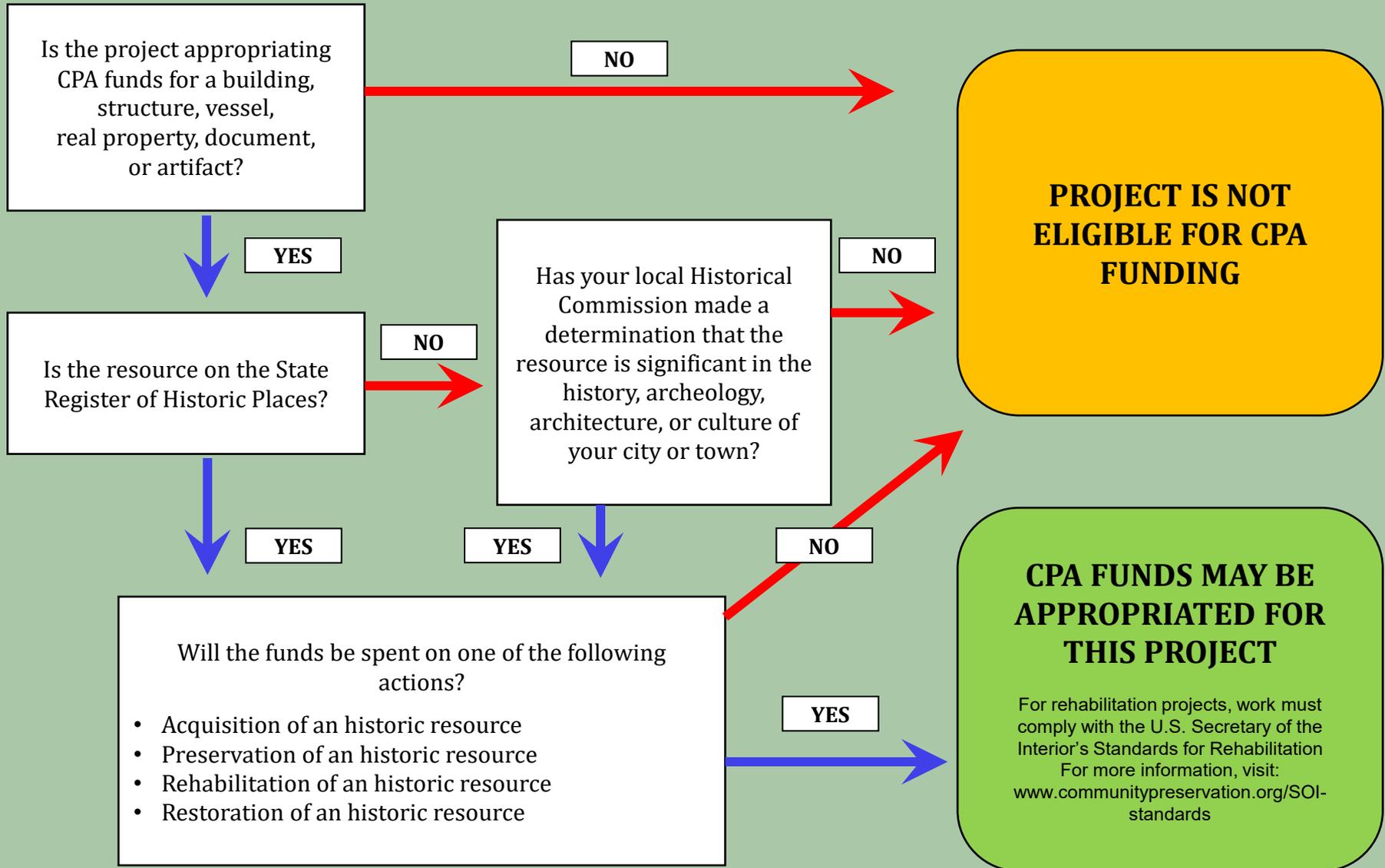
Under CPA, an historic resource is defined as a building, structure, vessel, real property, document or artifact that is either:

- listed on the State Register of Historic Places; or
- determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city or town.

CPA funds may be spent on the following uses for Historic projects:

- Acquisition
- Preservation
- Rehabilitation and/or Restoration

Qualifying Historic Projects for CPA Funding



CPA and Preservation of Historic Documents

CPA can be used to acquire, preserve, rehabilitate, and/or restore historic documents



CPA and Digitization

Massachusetts Department of Revenue Division of Local Services
Nayjeef R. Bal, Commissioner Robert G. Nunes, Deputy Commissioner & Director of Municipal Affairs



October 31, 2008

Mr. Rosario C. Malone
City Clerk
Waltham City Hall
610 Main St.
Waltham, MA 02452

Re: Community Preservation Act
Our File No. 2008-409

Dear Mr. Malone:

You asked whether monies in the Waltham Community Preservation Fund may be expended for purposes of record retention. You indicated that you intend to have document scanning work performed with respect to vital records, records of City Council matters, and other filings in the Clerk's Office. You inquire as to "what age the record needs to be to qualify under the Community Preservation requirements."

The Community Preservation Act, G.L. c. 44B, § 1, authorizes the city's community preservation committee to "make recommendations to the [City Council] ... for the acquisition, creation, preservation, and restoration of historic resources" G.L. c. 44B, § 5. "Historic resources" are defined to include "a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town." G.L. c. 44B, § 2. Monies may be expended from the Community Preservation Fund only to implement the "the recommendations of the community preservation committee" for eligible purposes, and "provid[e] administrative and operating expenses to the committee." G.L. c. 44B, § 7.

To be eligible for community preservation expenditures, the records in question must have been "determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture" of Waltham. G.L. c. 44B, § 2. Since the documents are already in the possession of the Clerk's Office, community preservation funds would be available only for the "preservation" and "restoration" of these records. "Preservation" is defined to mean the "protection of personal or real



CPA Recreation/Open Space Land Acquisitions

Always requires a Conservation Restriction, approved by the state and held by a third party



Open Space & Recreation CPA Land Acquisitions

- Section 12a of the Community Preservation Act requires that a permanent restriction be placed on any "real property interest" acquired using CPA funds
- A CPA project involving acquisition of any real property interest is technically not complete until the restriction is approved by the appropriate state agency and filed at the Registry of Deeds.



Waltham Open Space & Recreation CPA Land Acquisitions

- UMASS Field Station Acquisition
- Conservation Hardy Pond
- Acquisition of the Arrigo Farm
- Acquisition of Surplus Fernald Property
- 287 AFT Grove St.
- Lot#81 Arcadia Ave.
- 385 Trapelo Rd.
- Acquisition of Lot 1, Parcel B, 775R Trapelo Rd.

How Do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



CPC recommends list of projects to City Council



Majority vote of City Council required for each project to get CPA \$\$\$



The Coalition is here to help you!

**Technical Assistance
Hotline**

617-367-8998

Stuart Saginor

Executive Director

Chase Mack

Communications Director





Community Preservation Coalition

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Questions?