

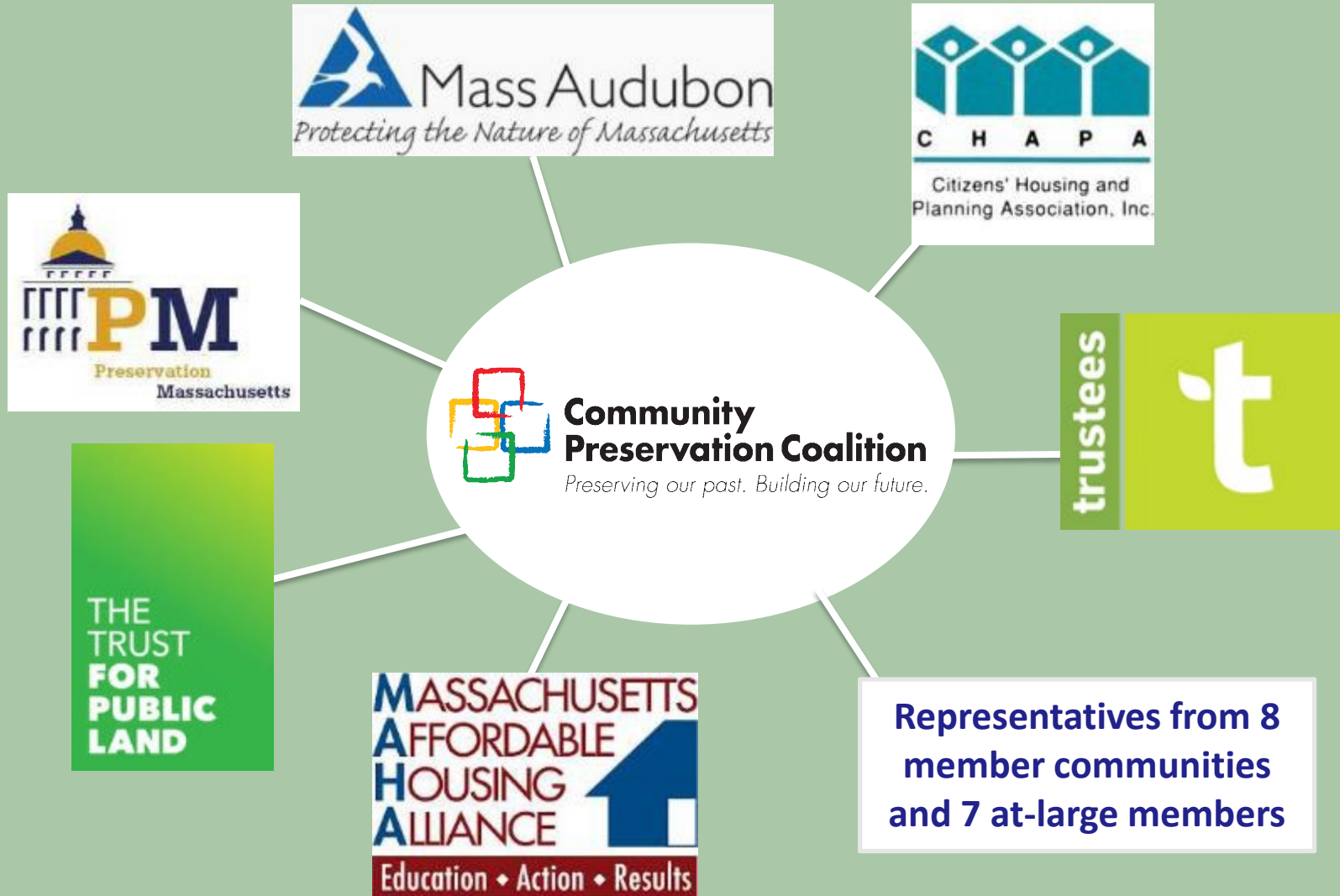
# Waltham CPA Update

## 4.12.2022



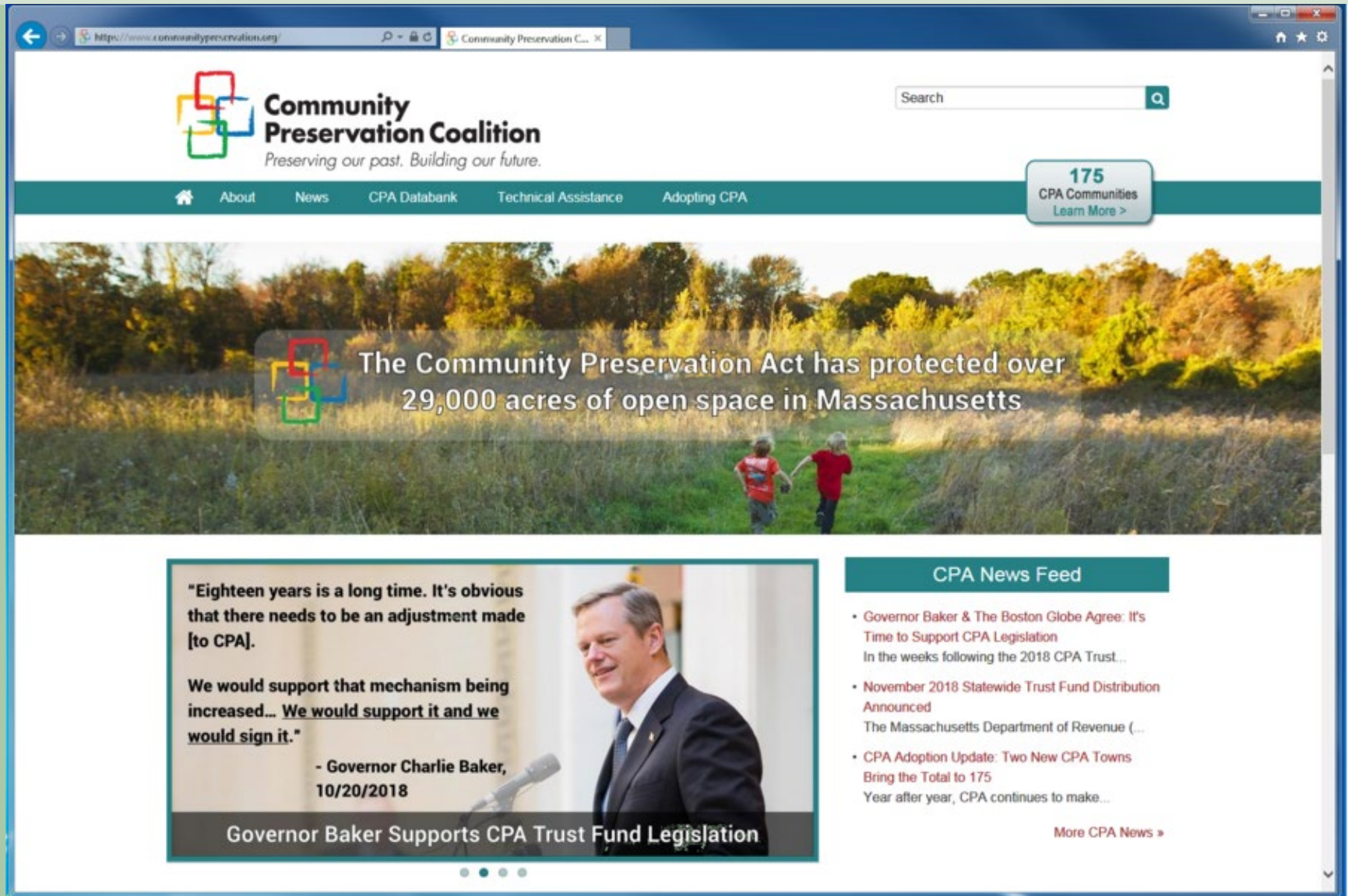
**Community  
Preservation Coalition**  
*Preserving our past. Building our future.*

# The Community Preservation Coalition



# The Coalition Website

## www.communitypreservation.org




The screenshot shows the homepage of the Community Preservation Coalition website. The browser address bar displays the URL <http://www.communitypreservation.org/>. The website features a teal header with the organization's logo, a search bar, and a navigation menu. A large banner image of a field with children is overlaid with a text box. Below the banner, there is a quote from Governor Charlie Baker and a 'CPA News Feed' section.

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

Search

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 displays the homepage of the Community Preservation Coalition website. The browser address bar shows the URL <https://www.communitypreservation.org/>. The website header features the logo and tagline "Community Preservation Coalition Preserving our past. Building our future." A search bar is located in the top right corner. The main navigation menu includes links for "About", "News", "CPA Databank", "Technical Assistance", and "Adopting CPA". The "Technical Assistance" link is highlighted with a red circle. A badge on the right side of the navigation bar indicates "175 CPA Communities" with a "Learn More >" link. Below the navigation bar, there are three main content areas: "Our Most Popular Articles" listing topics like "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 a section titled "Have A Specific Question?" with the text "Ask the Coalition staff using our Technical Assistance Request Form (Coming Soon!)". A large banner image shows a construction site with workers and heavy machinery. Below the banner, there is a quote from The Boston Globe about the CPA program, followed by a "CPA News Feed" section listing recent news items such as "Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation" and "November 2018 Statewide Trust Fund Distribution Announced".

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

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Search

175 CPA Communities  
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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!)

**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**

**CPA News Feed**

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[More CPA News >](#)

# The State of CPA Today

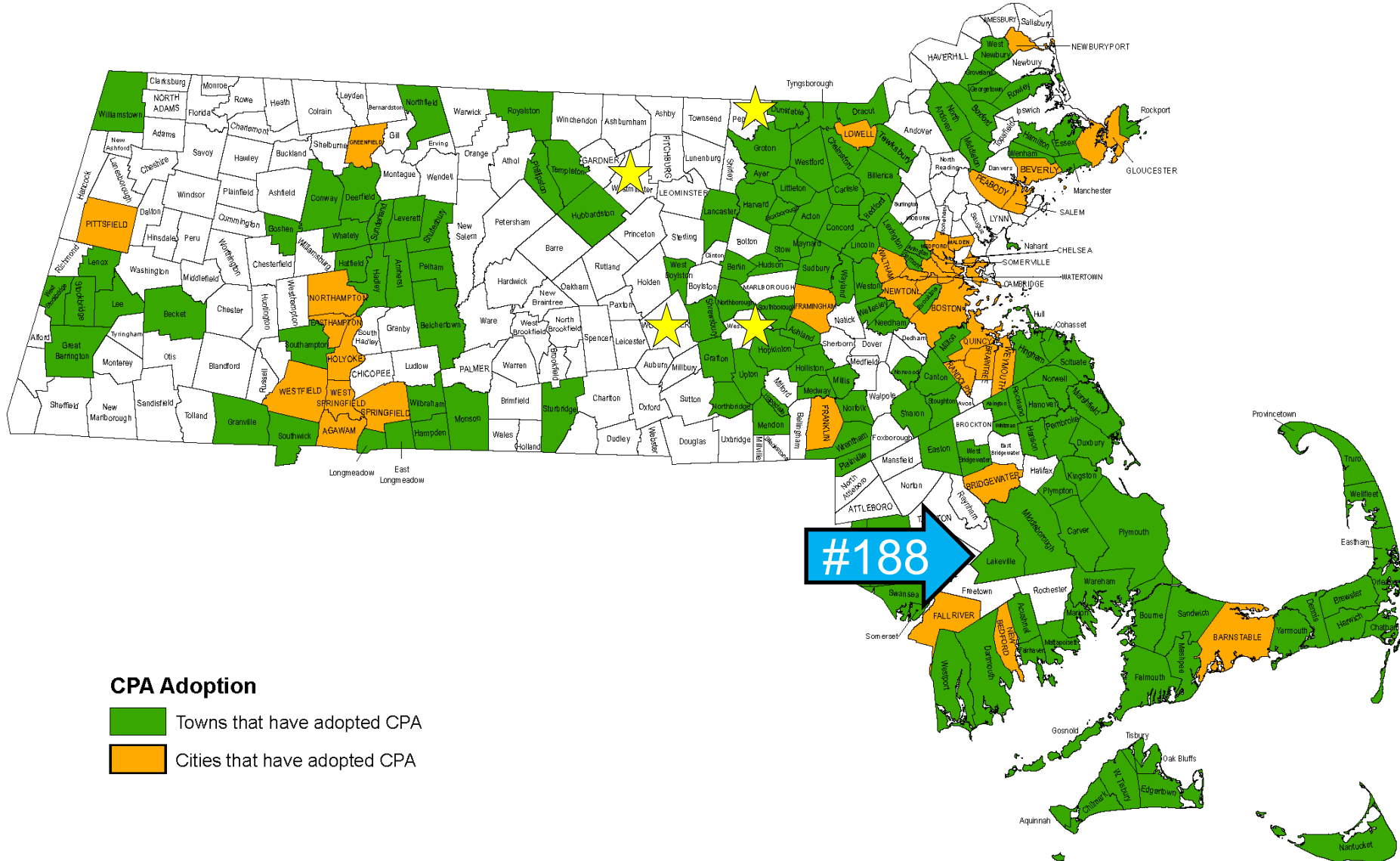
Total of **188** Cities and Towns

**53%** of municipalities

**65%** of Massachusetts residents

**0** communities have revoked

# 188 CPA Communities



# 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 31<sup>st</sup>, 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



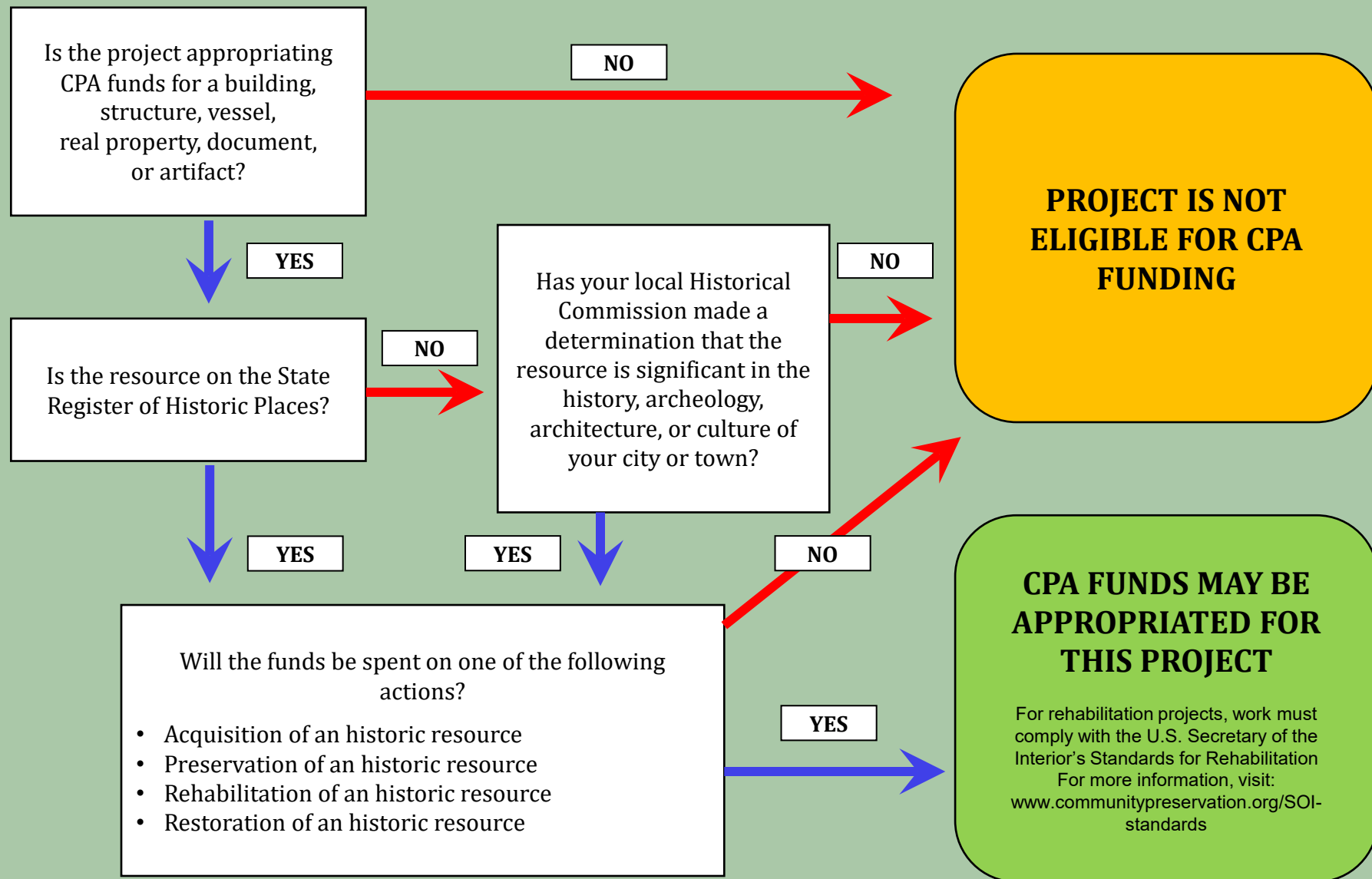
**Under CPA, an historic resource is defined as a building, structure, vessel, real property, document or artifact that is either:**

- 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 K. 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

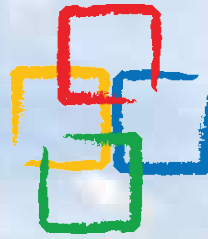
Stuart Saginor

Executive Director

Chase Mack

Communications Director





# **Community Preservation Coalition**

*Preserving our past. Building our future.*

**Questions?**