

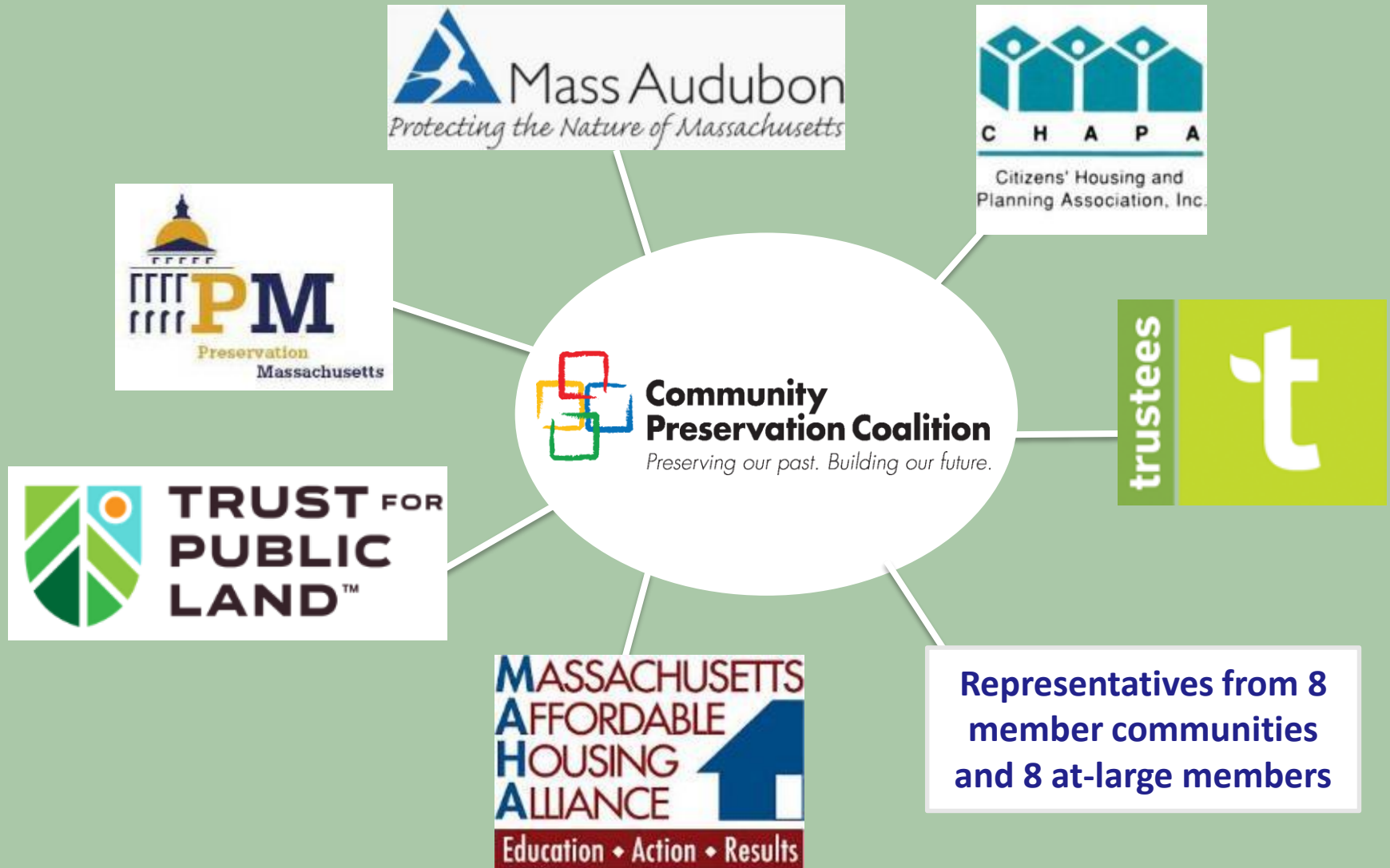
Weymouth CPA Update

11.3.2022



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

The Community Preservation Coalition



Coalition Services

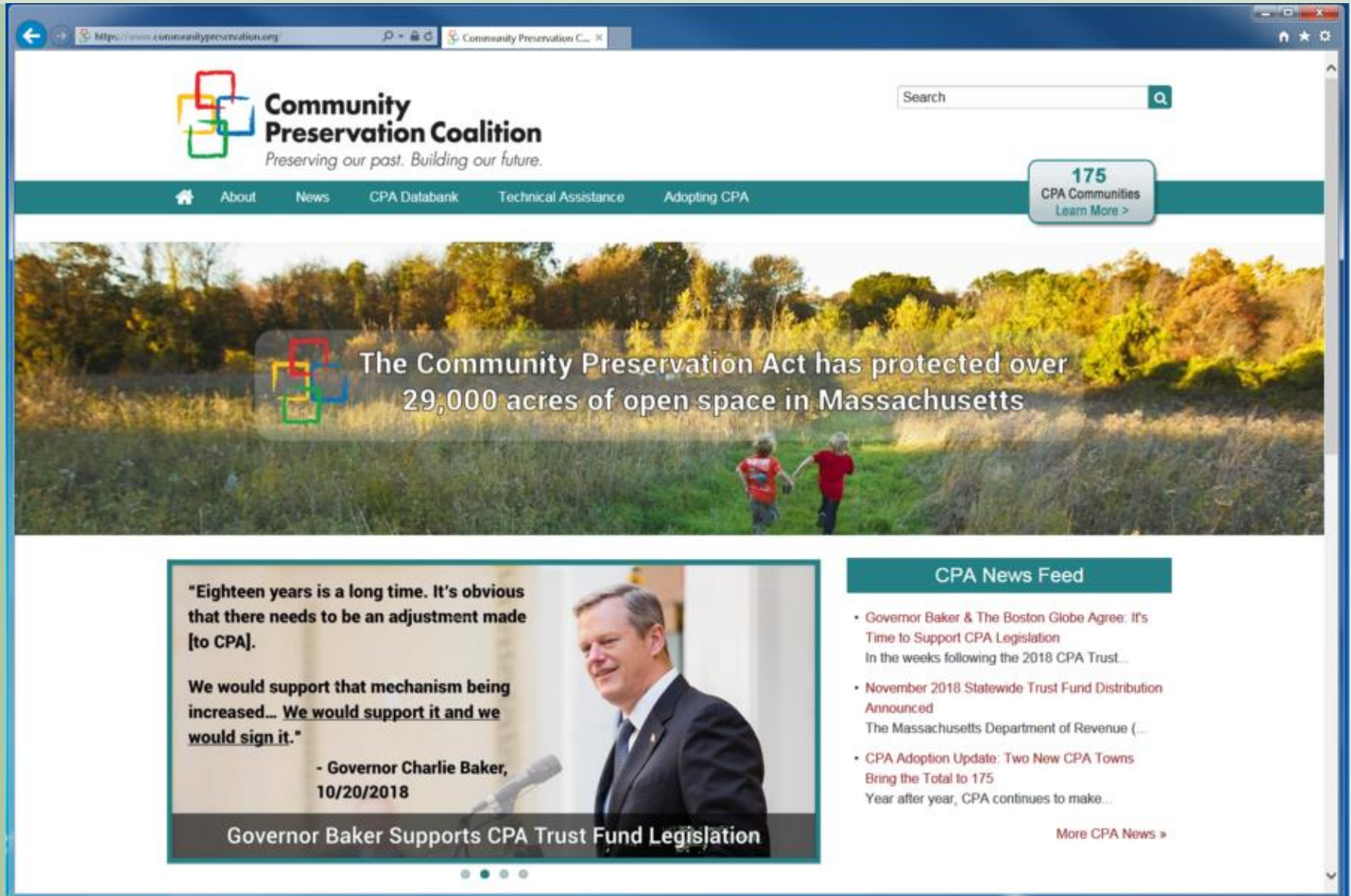
- Technical assistance
- Website
- Email newsletter
- CPA advocacy and legislation
- Ballot measures (adoption, changes)
- Training sessions, webinars, & workshops

Supported by membership dues from CPA communities



The Coalition Website

www.communitypreservation.org



The screenshot shows the homepage of the Community Preservation Coalition website. The browser address bar displays "https://www.communitypreservation.org/". The website header features the logo on the left, a search bar on the right, and a navigation menu with links: About, News, CPA Databank, Technical Assistance, and Adopting CPA. A badge on the right of the navigation bar indicates "175 CPA Communities" with a "Learn More >" link. Below the header is a large banner image of a field with trees in the background and two children running in the foreground. Overlaid on the banner is the text: "The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts". Below the banner, there are two main content areas. The left area features a quote from Governor Charlie Baker, dated 10/20/2018, and a photo of him. The right area is titled "CPA News Feed" and contains a list of three news items. At the bottom right of the news feed is a link "More CPA News >".

Community Preservation Coalition
Preserving our past. Building our future.

Search

175
CPA Communities
[Learn More >](#)

[About](#) [News](#) [CPA Databank](#) [Technical Assistance](#) [Adopting CPA](#)

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 homepage of the Community Preservation Coalition website. The browser address bar displays <https://www.communitypreservation.org>. The website header includes the logo, the name "Community Preservation Coalition", the tagline "Preserving our past. Building our future.", a search bar, and a navigation menu. The "Technical Assistance" link in the navigation menu is circled in red. To the right of the navigation menu, a badge indicates "175 CPA Communities" with a "Learn More >" link. Below the navigation menu, there are three main content areas: "Our Most Popular Articles" with links to "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" with links to "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!)". Below these sections is a large banner image showing a construction site with workers and a large stone structure. At the bottom, there is a quote from The Boston Globe about the CPA program, a "CPA News Feed" section with several news items, and a link to "Read the Boston Globe Editorial on Preserving the CPA Program".

<https://www.communitypreservation.org>

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Search

175 CPA Communities
[Learn More >](#)

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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Year after year, CPA continues to make...

[More CPA News >](#)

Over Half the State Has Adopted CPA!

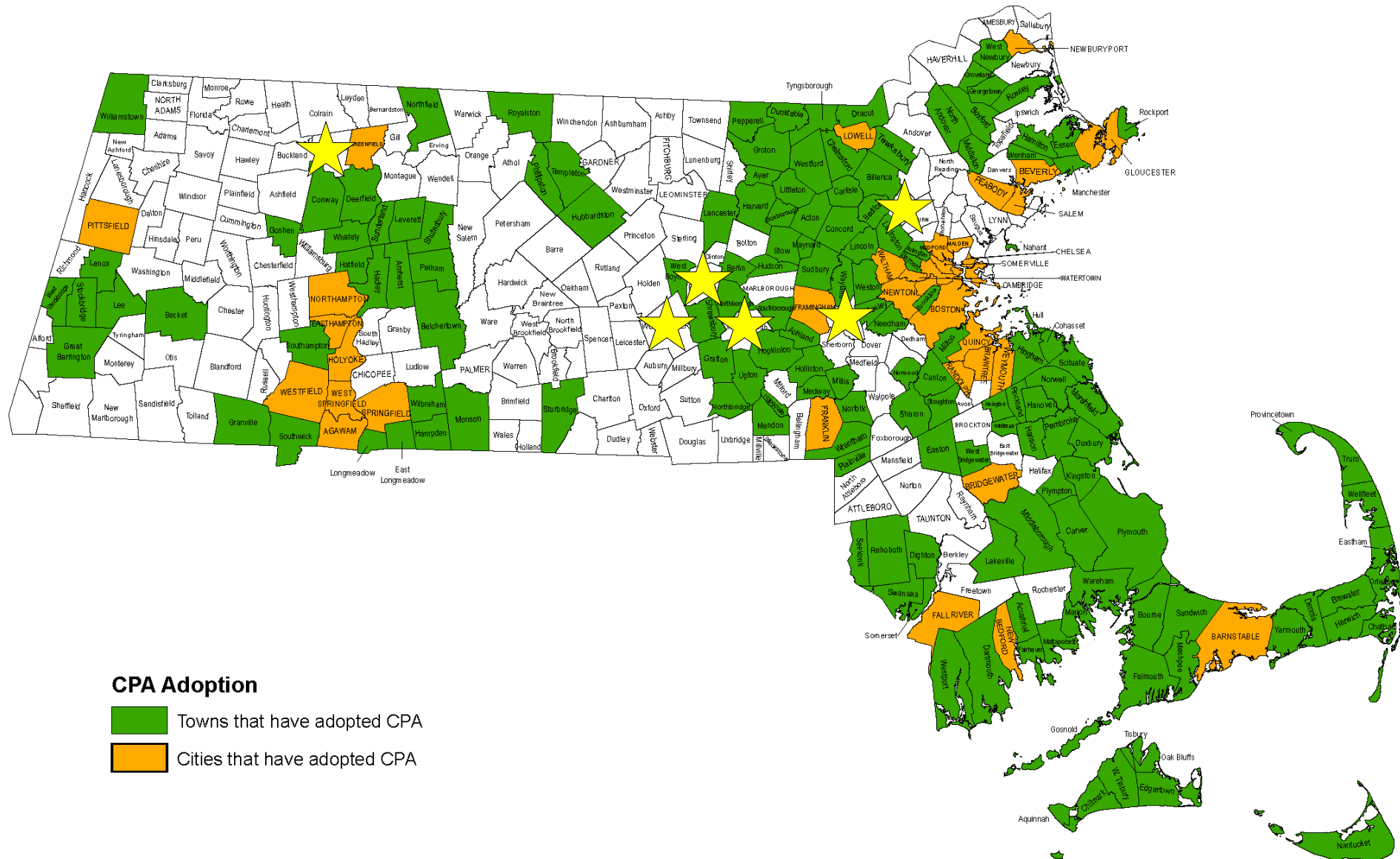
Total of **189** Cities and Towns

54% of municipalities

65% of Massachusetts residents

0 communities have revoked

189 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 Community Preservation Committee



CPC Ongoing Requirements

- Hold at least one public hearing per year
- Update *Community Preservation Plan*
- Review CPA account balances & spending to ensure compliance with the Act
- Prepare CPA budget
- Make project recommendations

CPA Revenue and Expenses



CPA Revenue Sources

- Local Surcharge Revenue – 1% property tax surcharge
- Annual Trust Fund Distribution
- Interest



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 – possibility of \$20 million for CPA Trust Fund this year
- Total November 2021 base match was 43.8% of what communities raised at the local level
- DOR estimated a 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**

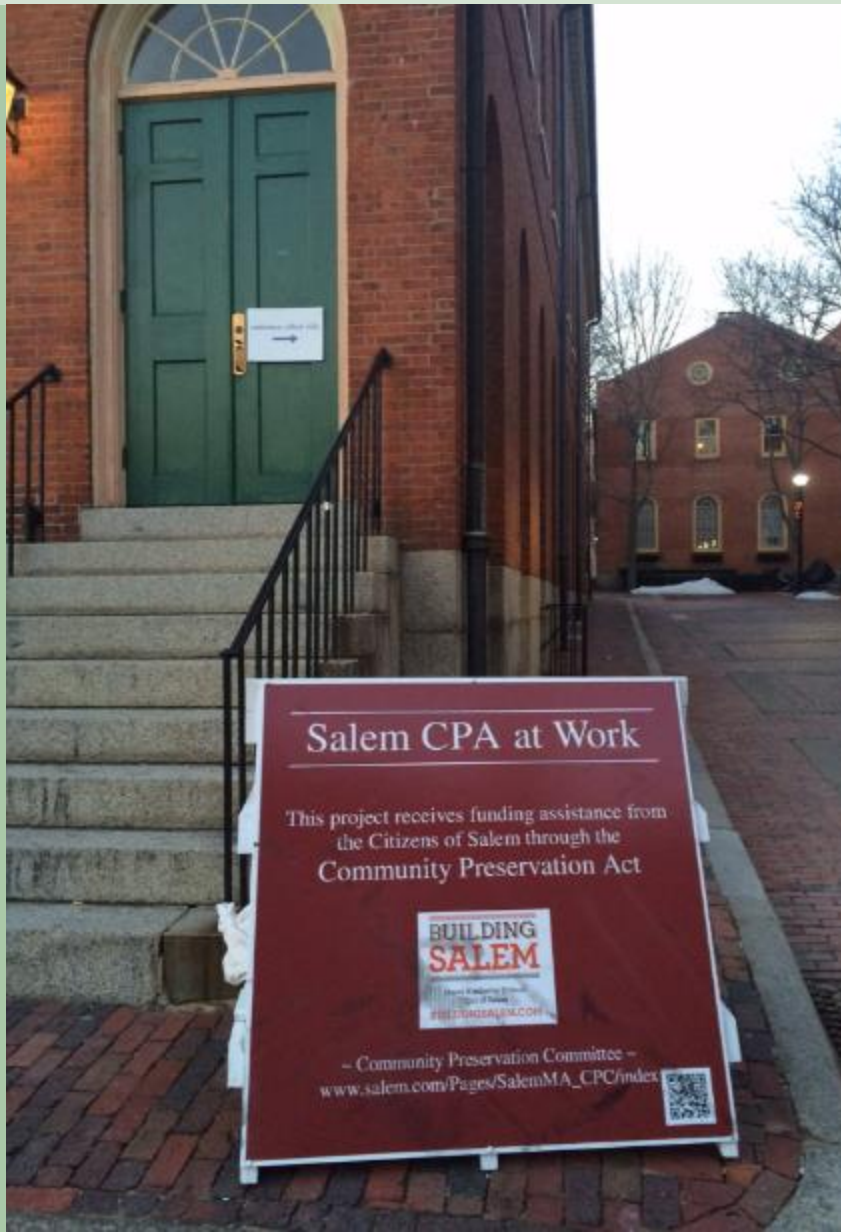
**Nov. 2020 –
Oct. 2021**

\$82,640,000



**12 Months
with New Fee
Structure**

CPA Annual Budget Overview



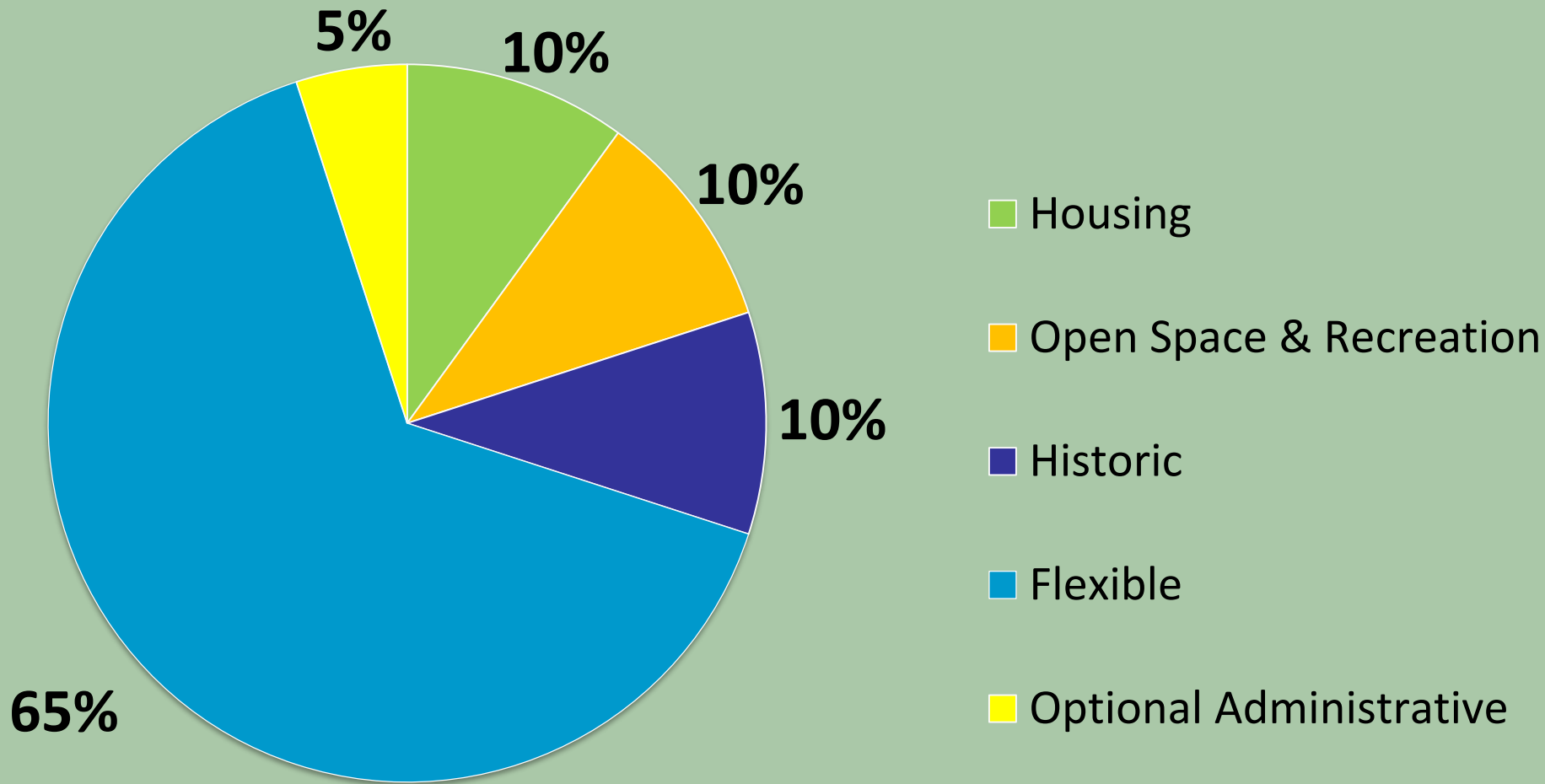
- Usually done at same time as municipal budget
- Requires CPC recommendation to Town Council
- Total budget is based on:

Estimated local surcharge revenue

plus

**Estimated Trust Fund Distribution
(November)**

Creating the CPA Budget



Spending CPA Funds



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 \$\$)

Who is Eligible for CPA Funds?

Yes

- Government entity
- 501c3 nonprofit

Caution

- Non-incorporated entities
 - Individual homeowners
- Privately-owned commercial historic buildings

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

CPA and Digitization

Massachusetts Department of Revenue Division of Local Services
Naveef 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



Weymouth Open Space & Recreation CPA Land Acquisitions

- Woodbine Road (2007)
- Hollis Kibby Estate (2009)
- 4 Mutton Lane (2010)
- King Oak Hill Property (2011)

CPA Spending Rules

- No supplanting general municipal revenue
- No maintenance or operating expenses
- Recreation – Outdoor projects only
- Land Purchases – Must file permanent restriction with the state, held by 3rd party
- You can pay for CPA projects with bonds issued against future CPA Revenue

The Coalition is here to help you!

**Technical Assistance
Hotline:**
617-367-8998

Stuart Saginor

Executive Director

Chase Mack

Communications Director

Hiring Soon!

Associate Director





Community Preservation Coalition

Preserving our past. Building our future.

Questions?