

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM

ALLOWABLE SPENDING PURPOSES

<p><i>Newton's Community Preservation Program website</i></p> <p>www.newtonma.gov/cpa</p> <p><i>includes funding priorities & guidelines, proposal forms, reports on current status of proposals & projects, annual & cumulative reports, and more.</i></p>	<p>Community Housing {C}</p>	<p>Historic Resources</p>	<p>Open Space</p>	<p>Land for Recreational Use</p>
	<p>housing for individuals and households with low (below 80% of area median, as defined by U.S. Dept. of Housing & Urban Development) and moderate (below 100% of area median, as defined by HUD) incomes, including housing for seniors</p>	<p>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</p>	<p>includes, but is not limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use</p>	<p>for active or passive recreational use including, but not limited to, community gardens, trails, noncommercial youth and adult sports; and use as a park, playground or athletic field but not for horse or dog racing or for a stadium, gymnasium or similar structure</p>
<p>ACQUIRE obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise</p>	<p>YES</p>	<p>YES</p>	<p>YES</p>	<p>YES</p>
<p>CREATE</p>	<p>YES</p>	<p>NO</p>	<p>YES</p>	<p>YES {E}</p>
<p>PRESERVE {A} protect from injury, harm, or destruction</p>	<p>YES</p>	<p>YES</p>	<p>YES</p>	<p>YES</p>
<p>SUPPORT {C} including but not limited to grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance provided directly to individuals and families who are eligible for community housing, or to an entity that owns, operates or manages such housing</p>	<p>YES</p>	<p>NO</p>	<p>NO</p>	<p>NO</p>
<p>REHABILITATE / RESTORE - capital improvements {B} - extraordinary repairs for the purpose of making [resources] functional for their intended use - including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes</p>	<p>YES, IF acquired or created with CP funds</p>	<p>YES {D}</p>	<p>YES, IF acquired or created with CP funds</p>	<p>YES {F}</p>

See **{lettered notes}** on following page.

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{A} CPA funds "shall not replace existing operating funds, only augment them," and may not be used for maintenance, defined as "incidental repairs which neither materially add to the value of the property nor appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency or readiness."

{B} "Capital improvement" is the reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

{C} Allowable uses for community housing include, but are not limited to, appropriations to an affordable housing trust and programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

{D} Historic resources proposals must comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for
buildings: www.nps.gov/tps/standards/four-treatments/standguide/overview/choose_treat.htm or landscapes: www.nps.gov/tps/standards/four-treatments/landscape-guidelines/

{E} For "create" only, the definition articulated by Supreme Judicial Court Ruling 10135, in October 2008 still applies: "... To the extent that a municipality chooses to convert land that had been used for a purpose other than recreational use, including blighted land, or land that, at some point in the past, ceased to exist for recreational purposes, that action ... would constitute the creation of land for recreational use."

{F} Excludes funding for the acquisition of artificial turf. In the CPA, "the replacement of playground equipment" is eligible as a 'capital improvement, but Newton's current *Funding Guidelines* prioritize capital improvements linked to site sustainability or usability (such as drainage and accessibility).

This chart was adapted from handouts prepared by the Massachusetts Department of Revenue for the Community Preservation Coalition; it has been unofficially & tentatively revised to reflect amendments made to the CPA in July 2012. Please also consult the Coalition's website: www.communitypreservation.org.