




# Community Preservation Program

## Mission

*To preserve and renew Newton's cultural, economic, and environmental diversity*




In 2001, Newton voters adopted the Massachusetts Community Preservation Act (CPA) by accepting a 1% surcharge on City real estate taxes to fund projects that further the City's affordable housing, historic resource, open space, and recreation goals. This local funding qualifies Newton for state matching funds generated from fees collected by the Registry of Deeds.

The CPA state statute allows the funding to be used for projects that:

- Acquire, create, preserve, rehabilitate/restore, and/or support community housing (including affordable housing for families, residents with disabilities or special needs, seniors, etc.)
- Acquire, preserve, and/or rehabilitate/restore historic resources (including archives, art, buildings, structures, objects, or landscapes)
- Acquire, create, preserve, and/or rehabilitate/restore open space (including land for trails, wildlife habitat, watershed protection, etc.)
- Acquire, create, preserve, and/or rehabilitate/restore land for recreational uses (including parks, playgrounds, playing fields, etc.)

CPA funding comes with specific requirements as to how and when it can be used. For example, real estate acquired with CPA funds must be restricted to its CPA-eligible use in perpetuity. CPA funds may be used for capital improvements but not for maintenance or operations, may augment regular public funds but not replace them, and may be bonded or saved and combined over multiple years for major projects.



While the City Council approves the use of any CPA funds, those decisions are based on recommendations made by the all-volunteer Community Preservation Committee (CPC). This nine-member Committee includes five members appointed from other existing City boards and commissions and four non-statutory members appointed by the Mayor and confirmed by the City Council. Newton's CPA ordinance aims to ensure that the CPC represents all CPA-eligible resources, and Newton's CPC strives to make its recommendations to the City Council unanimous whenever possible. These requirements and practices allow Newton's CPA program to take a collaborative approach to addressing the community's goals and needs.

The Community Preservation Committee (CPC) has had an active and productive year. As of February 2024, the CPC and the City Council have approved the following new CPA project funding in Fiscal 2024:

- \$1,200,000 in additional funding to provide construction funding for Phase III of the Gath Pool Renovation Project. This brings the total amount of CPA funds to \$7,579,862 over three phases of the project.
- \$1,948,056 to the Newton Affordable Housing Trust to provide initial funding for the Trust's work to preserve, restore and rehabilitate the City's existing affordable housing stock and create and acquire new units that are affordable to low and moderate income households.
- \$125,500 in funding for the restoration of the Second Church building in Newton, which includes the repointing of the masonry, weatherproofing, and replacement of the original copper roof on the c.1915 Gothic Revival structure.

FY2024 also saw the completion of five large projects, three of which were affordable housing.

- 2Life Communities completed the expansion of the existing Golda Meir House through two new additions with 68 new rental apartments. 57 units will be permanently restricted to residents at least 62 years of age. The project received \$4,494,857 in two rounds of CPA funding.
- 2Life Communities' Coleman House completed restoration of the existing building and its mechanical systems, as well as the rehabilitation of all its 146 existing housing units. The total project cost was \$30,493,141, of which \$ 4,214,622 was CPA funding.
- The Newton Housing Authority's new senior housing development at Haywood House was completed. The new development includes 55 new affordable units available

to households at 30% to 99% AMI. The project received \$3,076,000 in CPA Affordable Housing funds over two rounds.

Additionally, the Parks, Recreation and Culture Department completed their construction at Levingston Cove. This project used \$1,440,344 of CPA funds to correct erosion damage and runoff and construct new accessible walkways and a new deck for fishing. The opening was held in November 2023.

The final project completed this year was for Grace Church in Newton Corner, which was able to use \$1,433,000 of CPA historic resource funding to stabilize and preserve the conical stone spire, tower and belfry. The tower had previously been deteriorated to the extent that it presented a public safety risk. The opening of the new tower was celebrated on October 15, 2023.

*Mollie S. Hutchings*

Community Preservation Program Manager

*Barney S. Heath*

Director, Newton Department of Planning & Development

## Draft FY25 Community Preservation Program Budget

City of Newton COMMUNITY PRESERVATION FUND	Fiscal 2024	Fiscal 2025 Provisional
Program Budget	<i>Approved June 2023</i>	<i>Draft February 8, 2024</i>
<b>REVENUE</b>		
Local CPA surcharge	\$4,125,027.98	\$4,269,404.00
State Matching Funds ( <i>For FY24, currently estimating 20% match</i> )	\$837,722.88	\$825,005.60
Unrestricted Fund Balance	\$714,416.00	\$40,650.68
Fund Balance ( <i>assume \$0 in budget</i> )		
Interest ( <i>assume \$0 in budget</i> )		
<b>TOTAL REVENUE</b>	<b>\$5,677,166.85</b>	<b>\$5,135,060.28</b>
<b>EXPENDITURES</b>		
<b>PROGRAM ADMINISTRATION &amp; DEBT SERVICE</b>		
Program Administration ( <i>max. 5% of annual new funds</i> )	\$182,907.00	<b>\$163,717.02</b>
Debt Service: Webster Woods, Gath Pool and Athletic Fields	\$928,313.31	\$982,523.97
<b>BUDGETED RESERVES</b>		
Community Housing Reserve ( <i>min. 10% of annual new funds</i> )	\$567,716.69	\$513,506.03
Historic Resources Reserve ( <i>min. 10% of annual new funds</i> )	\$567,716.69	\$513,506.03
Open Space Reserve ( <i>min. 10% of annual new funds</i> )	\$567,716.69	\$513,506.03
General Reserve (unrestricted, any CPA purpose)	\$2,990,407.78	\$2,448,301.20
<b>TOTAL EXPENDITURES</b>	<b>\$5,804,778.15</b>	<b>\$5,135,060.28</b>

# Draft FY25 Community Preservation Program Administrative Budget Detail

Newton, Massachusetts <b>COMMUNITY PRESERVATION PROGRAM</b>			
Budget Detail for Program Administration	MUNIS Accounts (58Z11400 unless shown otherwise)	Fiscal 2024 Final	Fiscal 2025 Provisional
		Approved June 2023	As of February 28, 2024
<b>PERSONNEL</b>			
Prog Mgr: FULL TIME SALARIES (Grade H-9)	511001	\$84,763.00	\$77,578.00
Prog Mgr: CONTRIBUTORY RETIREMENT	58Z10491-570700	\$32,834.00	\$34,358.00
Prog Mgr: DENTAL INSURANCE	57DENT	\$600.00	\$600.00
Prog Mgr: HEALTH INSURANCE	57HLTH	\$21,000.00	\$8,667.02
Prog Mgr: BASIC LIFE INSURANCE	57LIFE	\$60.00	\$0.00
Prog Mgr: MEDICARE PAYROLL TAX	57MEDA	\$1,500.00	\$1,500.00
Prog Mgr: LONGEVITY	514001	\$0.00	\$0.00
<b>Program Manager(s) total</b> (salary plus benefits)		\$140,757.00	\$122,703.02
Work by Other Depts.	513040	\$5,000.00	\$5,000.00
<b>SUBTOTAL Personnel</b>		<b>\$145,757.00</b>	<b>\$127,703.02</b>
<b>OTHER</b>			
Consultants	530100	\$20,000.00	\$20,000.00
Advertising/ Publications	534300	\$3,000.00	\$3,000.00
Audiovisual Equipment	585130	\$500.00	\$500.00
Computer Software	585121	\$500.00	\$500.00
Computer Supplies	558500	\$500.00	\$500.00
Dues & Subscriptions	573000	\$8,150.00	\$8,150.00
In-State Conferences	571100	\$1,000.00	\$1,000.00
Office Supplies	542000	\$1,000.00	\$1,000.00
Postage	534100	\$500.00	\$500.00
Printing	534200	\$1,000.00	\$1,000.00
Signs	554800	\$1,000.00	\$1,000.00
<b>SUBTOTAL Other Expenses</b>		<b>\$37,150.00</b>	<b>\$37,150.00</b>
<b>TOTAL All Expenses</b>		<b>\$182,907.00</b>	<b>\$164,853.02</b>

# Community Preservation Program

## Fiscal Year 2025 Outcomes and Strategies

---

### Outcome 1

#### Promote Awareness of the Newton CPA Program

---

In 2001, Newton became an early adopter of the Community Preservation Program which has since invested nearly \$83 million for projects that have accomplished community's goals in housing, historic resources, open space and recreation. Over the life of the program, the City has

invested the largest portion of our funding (44%) on Affordable Housing projects which have acquired, created, preserved, supported, restored and rehabilitated new and existing affordable housing units throughout Newton. The remaining funds have been almost equally divided between the eligible CPA funding categories of Historic Resources (17%), Open Space (15%), and Recreation (20%).

The CPC will continue to work in FY2025 to increase awareness in the community about the Community Preservation Program's possibilities and the positive impacts it has had on neighborhoods across the City. These initiatives will complement the CPC's webpage which is regularly updated with the latest information on the City's current funding proposals as well as past projects and the CPA funding process, including a new Interactive Online Map showing all the CPA projects completed to date.

Although Newton's CPA program has completed hundreds of projects throughout the City over twenty years, many people, stakeholders and organizations in the City are still not aware of the program and its possibilities and opportunities for their neighborhood to benefit from it. The CPC is actively working to develop new outreach and engagement programs to create a wider and more diverse network of connections between the CPC and organizations in Newton. The CPC also seeks to encourage neighborhoods and organizations that have not previously worked with the CPC to consider what projects or community needs they have that might be eligible for CPA funding. The CPC will continue to work with the City's community engagement planner to design and implement this new community outreach and engagement program which will include annual information sessions followed by regular project workshops for applicants who are interested in receiving assistance in thinking through potential projects. The Committee will provide interested community members with information on the CPA program and its possible funding uses and review new materials designed to assist applicants who are developing funding proposals and applications. The CPC will follow up these information sessions with small group workshops to help potential applicants work through the application process.

---

The Community Preservation Act requires that the CPC "study the needs, possibilities and resources of the city or town regarding community preservation." These studies provide the CPC with direction on the community's goals for how the City's CPA funds should be spent. In FY2024, the CPC expanded the uses of the reports and informational materials created in FY2023 to provide residents with more detailed

financial information and updates on the program and its projects. CPC reaffirmed funding targets in FY2024 and continued to be guided by the category spending below:

---

### Outcome 2

#### Use Community Feedback on CPA Funding Priorities and Continue to Work with Newton Affordable Housing Trustees to Fund Affordable Housing Projects and Initiatives

---

# Community Preservation Program Fiscal Year 2025 Outcomes and Strategies

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
<b>Total</b>	<b>100%</b>

In FY2024, the CPC reviewed its second funding proposal from the newly established Newton Affordable Housing Trust (NAHT) for the program’s annual target funding goal for Community Housing of 35%, which in FY2024 came to \$1,967,119. The CPC unanimously voted to recommend this funding which was subsequently approved by the City Council. The CPC will continue to work with the NAHT in FY2025 to review its annual program funding requests.

## Outcome 3

### Develop Additional Tools for Monitoring Existing and Ongoing CPA Funded Projects

Each of the CPA funding categories has specific requirements and standards that are applied to any projects which receive those funds. The CPC continues to develop processes and tools to monitor new, existing, and ongoing CPA funded projects to ensure their compliance with the CPA funding statute

and requirements and continuously improve the CPA’s processes and outcomes. In FY2025, this work will include working with the NAHT to develop cooperative processes for reviewing and managing any affordable housing developments and initiatives which they choose to fund with future CPA funding.