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Community Preservation Committee

MINUTES

6 April 2017

The meeting was held on Thursday, 6 April 2017 at 7:45 pm in City Hall Room 204.

Community Preservation Committee (CPC below) members present: chair Jonathan Yeo, vice chair Peter Sargent, and members Mark Armstrong, Dan Brody, and Susan Lunin. Members Beryl Gilfix, Don Fishman, Jim Robertson, and Rick Kronish were absent.

Community Preservation Program Manager Alice Ingerson served as recorder.

[Blue, underlined phrases](#) below are links to additional information online.

POLICIES & PROGRAM

Ingerson summarized the most recent version of the Committee's [Currently Available Funds](#) report, which showed an available balance of about \$9.3 million after the needed corrections noted by Jonathan Yeo and Peter Sargent. As approved by the CPC in March, the fy18 budget will add restricted reserves of about \$346,000 for each of the three purposes required under the Community Preservation Act (affordable housing, historic resources and open space – the reserve that can also be used for outdoor recreation) land, plus about \$2.3 million that can be used for any CPA-eligible project.

Partly for the sake of the Committee's several new members, Ingerson also reviewed the full version of the ["allowable uses of CPA funds"](#) chart. To be eligible for funding, projects must not only involve one of the fundable resources but also a fundable action: acquire, create, preserve, restore or rehabilitate, and support. Not all five of these actions are eligible for funding for all CPA-eligible resources.

In response to Rick Kronish's announcement at the March CPC meeting that the Newton Housing Authority would be requesting CPA funds for units in its Jackson Road project that would be affordable to households with incomes higher than 80% of the area median income (AMI), Ingerson also reviewed the list included in the packet of all past housing projects that had received Newton CPA funds [appended to these minutes]. She highlighted projects on the list with units affordable at 85-99% of AMI. She noted that CPA funds could not be used for affordability at 100% AMI. Though this is commonly assumed, the CPA statute sets the upper limit for CPA funding at "less than 100% AMI."

Finally, Ingerson also reviewed briefly a list of questions written by Newton's CPC in the first 2 years of the program, to guide its decisions about whether to fund the preservation of privately owned historic properties [also appended to these minutes]. These questions had been included in previous, longer versions of the *Community Preservation Plan*. Ingerson noted that all private projects that had received CPA funds in Newton for historic preservation had either involved a partnership with a City department or had provided broad community benefits. Examples included the Durant-Kenrick Homestead museum, operated by Historic Newton as a partnership between the private Newton Historical Society and the City's Jackson Homestead; and Warren House, which includes 21 units of low-income housing.

website www.newtonma.gov/cpa

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Preserving the Past  Planning for the Future

*Minutes
continue on
next page.*

PROPOSALS & PROJECTS

[236 Auburn Street](#) (Auburndale), CAN-DO/Metro West Collaborative Development/ Barry Price Center pre-proposal – pre-proposal for \$938,032 in CPA funds to create 8 rental units affordable at up to 50% of area median income (AMI): 3 family units and 5 units in a congregate home for adults with developmental disabilities, through modular new construction and rehabilitation of a historic home

The pre-proposal was presented by Jennifer Van Campen, Executive Director of CAN-DO, Terry Heinlein, project architect, and Justin Sallaway, President of the Barry Price Center. The project includes 3 major components on a lot of almost 19,000 square feet: a 3-bedroom unit in the original house, a two-unit modular building with a 2- and a 3-bedroom unit, and a 5-bedroom congregate house. CAN-DO will be requesting CPA, CDBG, HOME, and state funding from the Facilities Consolidation Fund, and will sell the congregate home to the Price Center upon completion of construction. CAN-DO and the Price Center will constitute a 2-owner condominium association to manage the property.

Heinlein explained that the original portion of the existing house was built in the late 1860s. After removing the several additions built since then, the original house will be moved forward slightly on the lot and will be rehabilitated as a single, 3-bedroom unit. In response to Yeo and Dan Brody, Heinlein said the project will follow the Secretary of the Interior's Standards for rehabilitation rather than for restoration. Very little of the house's original interior detail had survived its remodeling as 3 units with a total of 5 bathrooms, including one in a kitchen. The one surviving original fireplace is surrounded by newer red brick tile. The original stairs have either been moved or closed off.

The Newton Historical Commission (NHC) has approved this plan. Mark Armstrong, as the NHC's representative on the CPC, said the Historical Commission had responded positively to the planned restoration of the historic home and to the massing of the three buildings on the site.

City of Newton Housing Planner Nathan Robinson explained that the Massachusetts Historical Commission must also approve the project as part of the environmental review required for the use of federal funds (CDBG and HOME). The City's Housing Division was very excited about the partnership between CAN-DO and the Price Center. In association with the requested state funding, the Community Economic Development Assistance Corporation (CEDAC) would provide additional oversight. Van Campen said CEDAC had asked for further contact once more of the project's details were settled. Sargent asked that any full proposal the CPC agreed to consider include a detailed project management flow chart as part of the required project timeline.

Robinson noted that a phase 1 environmental assessment would also be required, which should help to reveal any otherwise unforeseen costs associated with ground contamination, moving the historic house onto a new foundation, and mitigating the noise from the nearby Massachusetts Turnpike. Heinlein said the historic house would help to buffer the other two buildings from the Turnpike, and that CAN-DO's work on the historic house would include triple-glazed exact reproduction windows, weather-stripped wood doors, and closed-cell insulation, among other sound-buffering measures.

In response to Yeo and Armstrong, Heinlein said there will be 4 parking spaces for the family housing (1 space per unit and 1 visitor), and 6 spaces for the congregate home, including one for an accessible van. To minimize impact on neighbors, there will be a boundary fence and low parking lots in the parking area. The project mostly meets current zoning setback requirements and does not dedicate as much of the lot to buildings as some other recent developments in the neighborhood. However, it will still need a Comprehensive Permit.

Robinson said the CPC would receive a copy of the underwriting analysis required for the project's requested federal funds. Van Campen said the even split of the requested CPA funds between housing and historic resources could be adjusted to reflect the CPC's preferences. The current operating budget for the family housing assumes "low HOME" rents, but it could probably also carry higher rents. Sallaway explained that the rent for units in the congregate home would vary by tenant, depending on their individual care plans, but qualified tenants have already been identified and are eager to move in as soon as possible.

In response to Brody, Josephine McNeil and Van Campen said two of the City Councilors who represent this neighborhood, Councilors Jay Harney and Amy Sangiolo, have toured the site. Councilor Lenny Gentile has not seen it yet. Ingerson said she would contact Van Campen to arrange a site visit for CPC members.

Immediate abutters have received letters and had phone conversations with McNeil, but CAN-DO has been waiting for the City Councilors to identify possible dates for a community meeting. The goal is to hold that meeting before the CPC's public hearing.

Ingerson summarized the CPC's specific requests for any full proposal submitted for this project as: an updated project management timeline; the appraisal done by the bank providing the acquisition loan; detailed square footage and per-square-foot costs for the buildings and housing units, including floor-area ratios; information to help evaluate the capacity of the newly affiliated CAN-DO/Metro West as an organization (organizational finances, project portfolios, project team qualifications – especially important for new CPC members not familiar with past CAN-DO projects); and a description of the content and funding for supportive services to the project's residents. All normal proposal requirements would also apply.

Ingerson noted that if the CPC agreed to consider a full proposal, ahead of the fall 2017 annual deadline, that proposal would be due a month before the requested CPC public hearing date: by April 11th for a hearing at the CPC's next regularly scheduled meeting on May 11. Sallaway could not attend on May 11th, so if that is the hearing date, CPC members should send her any specific questions about the Price Center's part of the project as soon as possible, so Sallaway could provide written answers ahead of the hearing.

VOTE Based on a motion by Sargent, seconded by Susan Lunin, the CPC voted 5-0 to consider a full proposal for this project off-cycle, with the final schedule to be determined by the proposal sponsors and CPC staff.

[Jackson Road Senior Housing](#) (Newton Corner), Newton Housing Authority project update

Ingerson recalled that the CPC had voted in December 2016 to consider a full proposal for this project off-cycle, based on the pre-proposal it had originally discussed in March 2016, requesting \$1 million in CPA funds to create 32, 1-bedroom rental units for seniors at up to 50% of the Area Median Income (AMI), through all-new construction on property already owned by the Newton Housing Authority (NHA). At least 8 units will be designated for seniors who have been homeless or at risk of homelessness. The Section 8 units will have an upper annual income limit of about \$35,000.

Housing Authority Executive Director Amy Zarechian and consultant Charles Eisenberg explained that the NHA Board had just voted to name this development Haywood House, in honor of their vice-chair member and Newton housing advocate Howard Haywood. Pinck & Company have been hired as the owner's project manager; Baker, Wohl has been hired as the project architect; and the RFQ for a construction manager at risk is going out this week.

The preliminary design process has given NHA a better sense of what can actually be built on the site, which the architect believes can accommodate 40-42 units. The structure as sketched so far would read as a 4-story building from the lower, Jackson Road side of the site, but as a 3-story building from Kennedy Circle. It will need a Comprehensive Permit, for which NHA hopes to submit an application in fall 2017. Yeo asked Ingerson to work with Zarechian to organize a site visit for the CPC in the next few weeks.

NHA would like to address the needs of moderate-income seniors, whose household incomes are above 80% of the Area Median Income (AMI). Since most of the other sources that NHA hopes to use for the lower-income units cannot be applied to the moderate-income units, they would like to increase their CPA request, though the final request has not been determined.

Eisenberg explained that NHA was still working to determine construction costs. Until the design has progressed further, it is using estimates based on completed comparable projects. The project will be built

under Chapter 149A, with filed sub-bids. Sargent noted that construction costs have been rising, so it would be prudent to use fairly high estimates now for a project that will be built 2 or more years from now.

NHA is aiming for annual net operating costs of \$9,500 for all units. NHA will be seeking a 40-year loan from Mass Housing, as well as both federal and state housing tax credits, funds from the state's affordable housing trust, inclusionary zoning funds, and CPA funds. They will not be requesting any of Newton's HOME or CDBG federal funds. Together, all project sources must total about \$17 million.

Eisenberg explained that a community center and shared laundry will be part of the building but will be treated as a separate unit in a condominium structure. NHA wants to integrate the development into the community, so the center will include fitness rooms, an art studio, etc., that will be available to the tenants of the existing, abutting housing at Jackson Gardens and to some extent to the community at large. This means the center cannot be part of the tax credit basis, so most of its cost may be included in NHA's updated CPA request.

Finally, NHA hopes to provide the CPC with updated project numbers in June, when it also hopes the CPC will confirm its willingness to consider an off-cycle full proposal for the new, higher request. NHA's ideal schedule would then involve a CPC public hearing and funding vote in July. They realize that a full City Council appropriation vote might not happen until fall 2017, but they believe a CPC recommendation could serve as the local financial commitment they must have to submit a fall pre-application for state funds.

Ingerson summarized the key parts of the next, written update prior to a full proposal as revised development and operating budgets, to explain the rationale for the new, higher CPA request. Since this submission would be an updated pre-proposal rather than a full proposal, it would be due by the regular submission deadline for any upcoming CPC meeting, as published on the program website.

COMMITTEE BUSINESS

Ingerson provided brief updates on several current proposals and projects. She reminded the Committee that they had not yet received the proposal for restructuring the Newton Homebuyer Assistance program, promised several months ago by the Planning Dept. The CPC needed that proposal to determine how much of that dormant program's current approximately \$1.5m balance in unspent CPA funds should be returned for use by other housing projects, and how much should be retained for a revised Homebuyer program.

She reported that Needham's CPC had voted in March not to recommend any CPA funding for the Echo Bridge Historic Railing project. She also distributed some planning documents from Needham's program, which in contrast to Newton's has committed most of its CPA funds to date for large, debt-funded municipal projects. This approach allows Needham to forecast the bulk of its CPA spending through 2040 and beyond.

For Webster Woods/Hammond Pond Parkway, the Planning Dept. has been asked to arrange a new appraisal for a potential land or easement acquisition. Brody noted that the Newton Conservators typically advocate for acquisition when there is a threat to a specific parcel.

Based on a motion by Lunin, seconded by Armstrong, the Committee unanimously approved the minutes of the CPC's 9 March 2017 meeting, with corrections as noted by Brody.

The Committee then adjourned by consensus at 8:45 pm.

COMMUNITY PRESERVATION ACT
General Laws Chapter 44B (2010 Official Edition)
As amended by St. 2012, c. 139, §§ 69-83

Provided by the Massachusetts Department of Revenue, January 2013

Section 1. This chapter shall be known and may be cited as the Massachusetts Community Preservation Act.

Section 2. As used in this chapter, the following words shall, unless the context clearly indicates a different meaning, have the following meanings:—

“Acquire”, obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. “Acquire” shall not include a taking by eminent domain, except as provided in this chapter.

“Annual income”, a family’s or person’s gross annual income less such reasonable allowances for dependents, other than a spouse, and for medical expenses as the housing authority or, in the event that there is no housing authority, the department of housing and community development, determines.

“Capital improvement”, 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.

“Community housing”, low and moderate income housing for individuals and families, including low or moderate income senior housing.

“Community preservation”, the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

“Community preservation committee”, the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided in section 5.

“Community Preservation Fund”, the municipal fund established under section 7.

“CP”, community preservation.

“Historic resources”, a building, structure, vessel real property, document or artifact that is listed 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.

“Legislative body”, the agency of municipal government which is empowered to enact ordinances or by-laws, adopt an annual budget and other spending authorizations, loan

orders, bond authorizations and other financial matters and whether styled as a city council, board of aldermen, town council, town meeting or by any other title.

“Low income housing”, housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Low or moderate income senior housing”, housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

“Maintenance”, 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.

“Moderate income housing”, housing for those persons and families whose annual income is less than 100 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Open space”, shall include, but not be 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.

“Preservation”, protection of personal or real property from injury, harm or destruction.

“Real property”, land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

“Real property interest”, a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

“Recreational use”, active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

“Rehabilitation”, capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building

have not been established in the city or town. If there are no persons acting in the capacity of or performing like duties of any such commission, board or authority, the ordinance or by-law shall designate those persons.

(b)(1) The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation. The committee shall consult with existing municipal boards, including the conservation commission, the historical commission, the planning board, the board of park commissioners and the housing authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the committee shall hold one or more public informational hearings on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town.

(2) The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites. With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.

(3) The community preservation committee may include in its recommendation to the legislative body a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

(c) The community preservation committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the community preservation committee shall constitute a quorum. The community preservation committee shall approve its actions by majority vote. Recommendations to the legislative body shall include their anticipated costs.

(d) After receiving recommendations from the community preservation committee, the legislative body shall take such action and approve such appropriations from the Community Preservation Fund as set forth in section 7, and such additional non-Community Preservation Fund appropriations as it deems appropriate to carry out the recommendations of the community preservation committee. In the case of a city, the ordinance shall provide for the mechanisms under which the legislative body may

Updated 16 March 2017, A. Ingerson									
Newton, Massachusetts									
Community Preservation Program HOUSING Projects - Units by Income Level									
project title	project summary	affordable housing				CPA funds appropriated			
		own or rent?	% area median income	units	bedrms/ unit	date	total		
ACTIVE FUNDED PROJECTS Below									
10-12 CAMBRIA ROAD (housing)	Rehabilitate an existing 2-family house as two, 2-bedroom rental units, permanently affordable to households at 50% and 80% of the area median income.	R	50%	1	2	4/19/2016	\$471,117		
			80%	2	2				
12-20 CURVE STREET, Myrtle Village (housing)	Redevelop and expand two existing homes, built ca. 1880 and 1900, to create 7 permanently affordable rental units with a total of 15 bedrooms: 2 units for households at 50% of area median income, 2 units for households at 70% of area median income, and 3 units for households at 85% of area median income.	R	50%	2	one unit with 1 bedrm, one unit with 3 bedrms	3/3/2014	\$910,179		
			70%	2	two units w 2 bedrms				
			85%	3	two units w 2 bedrms, one unit w 3 bedrms				
Newton HOME-BUYER ASSISTANCE Program, Phases 1-3	Provide downpayment assistance to first-time homebuyers at up to 80 percent of the area median income, in return for a restriction keeping the purchased unit permanently affordable at that level.	O	80%	15	29, minus one for resale unit?	5/17/2004, 3/20/2006, 10/6/2008	\$1,677,050		
Newton HOME-BUYER ASSISTANCE Program, Phase 4	Provide downpayment assistance to first-time homebuyers at up to 80 percent of the area median income, in return for a restriction keeping the purchased unit permanently affordable at that level.				15			10/7/2013	\$475,000
Newton HOME-BUYER ASSISTANCE Program, Phase 5	Provide downpayment assistance to first-time homebuyers at up to 80 percent of the area median income, in return for a restriction keeping the purchased unit permanently affordable at that level.				anticipated			6/15/2015	\$1,057,000
54 TAFT AVENUE (housing)	Rehabilitate and expand a small, existing single-family home in West Newton to create two permanently affordable rental units: a 3-bedroom affordable at 80% of area median income, and a 2-bedroom affordable at 50% of area median income.	R	50%	1	2	4/6/2015	\$584,029		
			80%	1	3				
ACTIVE PROJECTS TOTALS				27			\$5,174,375		

project title	project summary	affordable housing				CPA funds appropriated	
		own or rent?	% area median income	units	bedrms/ unit	date	total
COMPLETED PROJECTS Below							
1093-1101 CHESTNUT STREET, Millhouse Commons (housing)	As part of a 6-unit, mixed-income condominium development, preserve a ca. 1870 Italianate house built for mill workers and create 4 units of permanently affordable ownership housing with a total of 10 bedrooms: 2 units for households at or below 80 percent of area median income, and 2 units for households below 100 percent of area median income.	O	80%	2	2	8/8/2005	\$738,383
99%			2	3			
market-rate			2	3	NA	no CPA funding	
11-13 CAMBRIA ROAD 2 (housing)	Rehabilitate an existing two-family house to create 2 units of rental housing, with a total of 4 bedrooms, that will be permanently affordable to households at up to 80 percent of the area median income.	R	50%	2	2	4/18/2006	\$351,025
1241 WATERTOWN STREET, Nonantum Village Place	Create 35 new studio (1-bedroom) permanently affordable rental units in a staffed group facility for seniors at or above the age of 62, with incomes at or below 50 percent of the area median.	R	50%	35	1	4/9/2003	\$850,000
18-20 CAMBRIA ROAD (housing)	Rehabilitate existing home to create 2 units of rental housing, with a total of 7 bedrooms, that will be permanently affordable to households at up to 80 percent of the area median income.	R	80%	2	<i>one unit w 4 bedrms, one unit w 3 bedrms</i>	4/9/2003	\$200,000
19 WEST STREET (housing)	Rehabilitate an existing 2-family house as a 5-bedroom rental group home, with support staff, for individuals with mental health needs at less than 30 percent of the area median income.	R	30%	5	1	4/20/2004	\$263,000

project title	project summary	affordable housing				CPA funds appropriated	
		own or rent?	% area median income	units	bedrms/ unit	date	total
192 LEXINGTON STREET, Parkview Homes (housing)	Create 10 permanently affordable 3-bedroom ownership homes, using sustainable design and energy conservation features, with 6 units affordable to households at up to 80 percent of area median income; 4 units affordable to households under 100 percent of area median income.	O	80%	6	5 units w 3 bedrms, 1 unit w 2 bedrms	10/5/2009	\$2,046,000
			99%	4	3		
20-22 FALMOUTH & 163 JACKSON ROADS (housing)	In two existing 2-family homes, create 4 units of rental housing with a total of 10 bedrooms, permanently affordable to households at up to 80% of area median income.	R	80%	4	2 units w 3 bedrms, 2 units w 2 bedrms	4/4/2005	\$550,000
2148-55 COMMONWEALTH AVENUE 2, Veteran House (housing)	Create 2 units of permanently affordable rental housing, with a total of 6 bedrooms, in an existing two-family house, for families headed by formerly homeless veterans, at less than 80 percent of the area median income.	R	80%	2	1 unit w 3 bedrms, 1 unit w 2 bedrms	5/3/2010	\$375,000
248 ELLIOT STREET, Linden Green (housing & historic resources)	Preserve, rehabilitate and expand a ca. 1840 Greek Revival worker's cottage to create 3 units affordable for households at up to 80 percent of area median income, with a total of 6 bedrooms, in a mixed-income condominium development of 5 units. Additional CPA funds were used to restore historic exterior clapboards discovered in the course of renovations.	O	80%	3	1 unit each w 3 bedrms, 2 bedrms, 1 bedrm	11/15/2004, 3/20/2006	\$618,600
			market rate	2	1 unit w 3 bedrms, 1 unit w 2 bedrms		

project title	project summary	affordable housing				CPA funds appropriated	
		own or rent?	% area median income	units	bedrms/ unit	date	total
33-35 COMMONWEALTH AVENUE 1, Covenant Residences (housing)	Create 15 condominium units with a total of 22 bedrooms, affordable in perpetuity to households earning up to 80 percent of area median income, in a two-building project: one rehabilitated 13-unit building and a new 44-unit building. Newton's CPA Fund was reimbursed \$300,000 from the proceeds from sale of market-rate units, as required by the revenue-sharing provisions in the grant agreement.	O	80%	8	1	5/1/2006	\$1,207,825
		O	80%	7	2		
		market-rate		42	—	NA	no CPA funding
45 PELHAM STREET, Pelham House (housing)	Create 10 studio rental units (1 bedroom each) that will be permanently affordable for individuals 55 years or older, with incomes up to 50 percent of the area median, and some shared common space in an 1890s house that was converted into a nursing home in the 1930s.	R	50%	10	10	8/11/2003, 11/15/2004	\$311,936
52-54 WYMAN STREET (housing)	Create 10 units of rental housing with a total of 20 bedrooms, permanently affordable to households at up to 50% of area median income, in an existing village-center apartment building built in the 1950s.	R	50%	10	2	4/19/2005	\$1,000,000
54 EDDY STREET (housing)	Create 2 units of permanently affordable rental housing, one for households at up to 50% of the area median income and one for households up to 80%.	R	50%	1	2	12/17/2012	\$255,000
			80%	1	3		
61 PEARL STREET (housing)	Create 3 units of permanently affordable rental housing, each with 2 bedrooms, for households at 60-65 percent of area median income, in a building that dates to approximately 1870. The first-floor unit is fully accessible to persons with mobility impairments.	R	65%	3	2	5/2/2011	\$665,500

project title	project summary	affordable housing				CPA funds appropriated	
		own or rent?	% area median income	units	bedrms/ unit	date	total
DOLAN POND & 76 Webster Park/Forte Property (open space & housing)	Add about a quarter-acre to the Dolan Pond Conservation Area and create 3 housing units with a total of 10 bedrooms for households at up to 80 percent of area median income: 1 rental unit in a preserved historic home and 2 newly built ownership units.	O	80%	2	2	7/14/2003, 9/7/2003	\$1,106,749
		R	80%	1	4		
COMPLETED PROJECTS TOTALS				110			\$10,539,018

Newton CPA Funding for Private Properties

staff notes, updated April 2017

Most Newton CPA funds invested in private properties have been for **affordable housing**. The City of Newton or in a few cases the state holds permanent affordability restrictions on these properties. The owner of all other property rights is either an individual homeowner who met CPA income guidelines (less than 100% of area median income), or a nonprofit organization with a mission to create and manage affordable housing (mostly but not exclusively CAN-DO).

Newton has also appropriated CPA funds for the **historic preservation/rehabilitation** of 4 private buildings, all of which were City of Newton historic landmarks, on the National Register of Historic Places, or both: \$2.7 million for the **Durant-Kenrick Homestead**, owned and now operated by the Newton Historical Society as a history museum open to the public; slightly over \$1 million for **Warren House**, which includes 21 low-income rental housing units and is held and managed by the Newton Community Development Foundation on a long-term ground lease from the City of Newton; \$2.3 million for **Allen House**, owned and operated by the Newton Cultural Alliance as a community cultural center; and about \$73,000 for the **New Art Center's building**, privately owned through a deed that includes an automatic right of reversion to City ownership if it ceases to be used as a community arts center.

Between 2002 and 2008, the CPC used the following questions to help it evaluate private historic resources projects, though it did not apply all questions to every such proposal. The CPC's current guidance on this issue is mostly in its instructions for the [Historic Resources Attachments](#) all such proposals must include. These instructions also broaden the basis for historic significance beyond architecture and design.

Excerpted from pp. 11-12 of Newton Community Preservation Program Funding Guidelines, first adopted 16 October 2002 and last revised 12 November 2008.

Newton Community Preservation Committee, 2002-2008

Questions for Evaluating Requests for CPA Funds to Preserve, Restore or Rehabilitate Privately Owned Historic Properties in the City of Newton

Architectural Significance

- Is the architect notable?
- Is the architectural style distinctive?
- Does the property fit in and contribute to the architectural context of the neighborhood?
- Are there other important architectural features?

Historical/Cultural/Social Significance

- Is the resource on the National Register of Historic Places or the State Historic Register? Is the resource located in a National Register Historic District or a Local Historic District?
- Has it been landmarked by the City of Newton?
- Has it been designated Historic and Preferably Preserved by the Newton Historical Commission?
- Has a survey form been done on the property? If so, what is the level of historical significance attached to the property?
- What role does this resource play in Newton's social or cultural history?

Ownership and Financing

- Who owns the resource? Is ownership likely to change hands? Is ownership nonprofit, religious, private, etc.?
- What are the financial and management capabilities of the owners?
- Is there a demonstrated financial need for this project?
- What other funds will support this project?

Level of Protection

- Is the building protected by a preservation easement or equivalent?
- How will a CPA expenditure be protected in the future?
- What is the potential for loss or destruction of the property?
- Is the applicant willing to accept appropriate historic restrictions?

(continued on p. 2)

Necessity and Appropriateness

- Are proposed materials consistent with historic renovation?
- Do building techniques conform to the historic nature of the project?
- Does the proposed work cover essential and important features of the property?

Public Benefit

- To what extent does the public benefit from the historic preservation project?
- Do the owners of the building offer public service or community oriented activities to Newton residents?
- To what extent will the public have access to the building in its entirety and/or the restored portions of the resource?

Public Support

- What is the level of public support for this project from users, neighbors, professionals, and community leaders?