



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Community Preservation Committee

MINUTES

19 November 2015

James Freas
Acting Director

The meeting was held on Thursday, 19 November 2015 at 7:00 pm in City Hall Room 204.

Community Preservation Committee (CPC below) members present: chair Jim Robertson, vice chair Jane Sender, Laura Fitzmaurice, Beryl Gilfix, Rick Kronish, and Joel Feinberg. Members Don Fishman, Jonathan Yeo, and Mike Clarke were absent.

Community Preservation Program Manager Alice Ingerson served as recorder.

PROGRAM FINANCES OVERVIEW

Alice Ingerson repeated her slide presentation from the November 5th meeting, with updates showing the recently announced final Fy16 state match of 29.7% for Newton's certified Fy15 local CPA revenue. Of the total \$839,889 in state funds Newton received for Fy16, \$340,472 will be budgeted in Fy17, since the state Dept. of Revenue required Newton to budget a state match of only 18% for Fy16. A copy of this presentation is attached to these minutes. She noted that the total cost of all known possible future proposals is closer to the program's 10-year funding forecast than its 5-year forecast, and differs significantly from the allocation by resource targeted by the CPC's current funding guidelines.

Ingerson suggested that more specific guidelines might help project sponsors judge which proposals were most worthwhile submitting over the next 5 years. In particular, she suggested clearer criteria for identifying which City projects, or which aspects of those projects, are appropriate for CPA funding; for example, for City buildings the CPC might wish to consider funding only the cost difference between ordinary functional improvements and improvements that meet federal historic preservation standards. The CPC might also set quantitative targets for the percentage of non-CPA funding it will require for different project types.

Ingerson also noted that the CPC had always budgeted only the minimum 10% required by the Community Preservation Act (CPA) to each restricted reserve – for housing, historic resources, and open space – leaving all other funds in the “general reserve,” available for any CPA-eligible use. In response to a question from Rick Kronish about increasing the restricted reserve for housing, Ingerson confirmed that in any year, the CPC could propose for approval by the Board of Aldermen a higher budget allocation, or a separate additional appropriation, to any of the restricted reserves.

300 Hammond Pond Parkway (Webster Woods) (Chestnut Hill)

– informational update on possible future funding request(s)

Ira Wallach, Chair of the Conservation Commission, described this property, which Congregation Mishkan Tefila is in the process of selling to Boston College, as significant for both wildlife habitat and passive recreation. The consensus of the Conservation Commission is that the City should acquire a real property interest in the property to preserve it as open space, though the type of property interest and costs involved in such an acquisition are not yet clear. In the future, the Commission may request CPA funds for both an initial appraisal and for the acquisition of property rights. Jeffrey Goldman, whose home abuts this property, noted

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov *phone* 617.796.1144

that the property's most recently assessed value was about \$25 million.

Alderman Lisle Baker reported that 23 of the 24 Aldermen had sponsored docket item 195-15(3), requesting that, "to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land." The Board has not yet voted on this item. Baker distributed copies of the presentation about this property that he had given to the 16 September 2015 meeting of the Board's Zoning and Planning Committee (see links at the end of these minutes). He also introduced Alderman Ruthanne Fuller and Ken Kimmell, former Commissioner of the Massachusetts Department of Environmental Protection, who also wished to comment on this topic.

In response to Joel Feinberg, Wallach said the Conservation Commission supported the Mayor's stated commitment not to take any action that could be seen as interfering with the private transaction between the Congregation and the College. Alderman Fuller believed that the Mayor had committed only to avoid interfering with the Congregation's internal vote on whether to approve the sale to the College.

In response to Kronish, Baker believed there was no potential tax incentive for Boston College to sell rights in this property to the City, because the College is exempt from both property and income taxes. Ingerson later added that a state-held restriction on this property, with about 30 years left to run, also currently limits the property itself to educational or religious uses, or recreational uses related to educational or religious uses.

Alderman Fuller recalled that Ingerson's earlier presentation had shown no proposed land acquisitions on the current list of potential future proposals. Fuller felt this potential project could contribute to achieving the CPC's current target of allocating approximately 20% of Newton's CPA funds, $\pm 5\%$, to land acquisition.

Ken Kimmell, who also lives near this property, noted that he had served previously on the CPC. He suggested that this property was as good a candidate for open space acquisition as could be proposed in Newton. He offered to give current CPC members a guided walk of the site and will send Ingerson potential dates.

Jim Robertson commented that it was difficult to discuss this potential project further until its cost and the acquisition approach are known, particularly whether an acquisition would involve not only the City as a willing buyer but also the College as a willing seller. He hoped the City and advocates for this potential acquisition would encourage both the Congregation and the College to share with the City any land use analyses they had used to arrive at the sale price for the property, since such analyses could be very expensive and would be prerequisites for any appraisal.

Later in the meeting, Ingerson also clarified that, based on a conversation with the City Law Dept., she understood that if property were acquired with CPA funds for public purposes through eminent domain, and the seller then challenged the offered compensation in court, the final court-adjusted price would not necessarily be subject to the Community Preservation Act's provision that "no real property, or interest therein, shall be acquired ... for a price exceeding the value of the property as determined ... through procedures customarily accepted by the appraising profession as valid."

PUBLIC HEARING

10-12 Cambria Road (West Newton) \$471,117 CAN-DO request, to create 2 units of affordable rental housing

Josephine McNeil, Executive Director of CAN-DO, summarized the project, which was designed to require a per-unit public subsidy, at about \$390,000, well below the previous maximum requested for a CAN-DO project (about \$482,000 for Taft Avenue). This project will rehabilitate a typical, 2-family home, which has identical 2-bedroom, 1-bath units stacked vertically. No special or comprehensive permit is needed. The street is close to an elementary and a middle school and to a bus route. One unit will be designated for a homeless family currently living in a hotel or motel, with a household income below 50% of the area median. The other unit will be designated for a family moving out of the transitional housing run by CAN-DO for survivors of domestic violence, with a household income below 80% of the area median; these families receive Section 8 vouchers

but nevertheless are having difficulty finding housing in Newton. Supportive services will be provided through CAN-DO's cooperative arrangements with existing providers.

Architect Terence Heinlein explained that the most significant construction work proposed is closing an opening into the rear stairwell, to create a new U-shaped kitchen on the second floor. The house is in good condition structurally, with updated windows. It needs a new heating system, new roof, masonry repointing, and repairs to some siding and beams, and some plumbing and electrical repairs. Asbestos tile in the basement will be removed or encapsulated, and insulation will be added to the attic floor and perimeter walls.

As evidence of community support, McNeil cited the petition of support submitted with the proposal, the supporting vote by the Newton Housing Partnership, and the vote of the Planning & Development Board supporting the allocation of Newton's CDBG and HOME funds requested for the project.

PUBLIC COMMENTS

Michael Lepie summarized the written comments he submitted to the CPC in advance. He feels that neither CAN-DO as an organization nor its individual projects are financially feasible. By about 10 years after initial occupancy, the income generated by most CAN-DO projects can no longer cover both the project's operating costs and its mortgage debt. Though CPA funds were appropriated in April 2015 for CAN-DO's most recent previous project, Taft Avenue, construction has not yet begun on that project. Prior to that project, the 7 housing units most recently created by CAN-DO apparently could not count on the state's Subsidized Housing Inventory (SHI) because tenants were not selected by lottery; Lepie believed the same will be true of the Cambria Road project because CAN-DO makes its housing units available to people connected to the organization, rather than to the public at large. He felt the approximately \$80,000 developer fee earned by CAN-DO for each project was too high. Finally, he criticized the timing of CPC funding votes on recent CAN-DO projects, which occurred at the same meetings as the public hearings on those projects. In contrast, he observed that the Committee often considered other projects for several months before voting on funding.

Kathleen Hobson read a statement of support for the project from Engine 6, a voluntary group of citizens who advocate for affordable housing and the fair allocation of the City's public funds for affordable housing. This group supported this project in part because it would serve homeless families. In addition, they would like the CPC to increase its target allocation for affordable housing from the current 30%, $\pm 5\%$, to a minimum of 40%.

Pia Bertelli summarized the League of Women Voters' reasons for supporting the project: it meets goals from several of Newton's city-wide plans; it uses a scattered-site, small-scale, infill development model; and its units will be permanently affordable. CAN-DO's past projects have been successful, and its Eddy Street project actually returned CPA funds unspent.

Phil Herr spoke about the project as a member of the Housing Partnership, which supported the project. He also noted that this will be the third property on the same block owned by CAN-DO. The lack of any objection to the project from residents of that block suggests that CAN-DO has been a good neighbor over time. The project will provide housing opportunities very much needed in Newton. Though the project will only develop 2 affordable units, that is 2 more than have been produced by any other developer in Newton recently.

McNeil explained that the City could apply to include on the SHI all CAN-DO units not already listed, and that the Cambria Road project should also qualify for listing. She also reported that the Comprehensive Permit (Chapter 40B) required for Taft Avenue had been awarded in fall 2015, and CAN-DO expects both units in that project to be ready for occupancy in time for the 2016-17 school year.

CPC COMMENTS

Laura Fitzmaurice suggested CPC should consider a higher level of CPA funding so CAN-DO could replace this property's vinyl siding with historically appropriate siding. Heinlein noted that this would make the project significantly more expensive.

In response to Beryl Gilfix, McNeil explained that CAN-DO had been able to acquire this property at a relatively reasonable price in part because its shared driveway, fairly small lot and small units limited its appeal for conversion to condominiums.

Kronish was opposed to the project because it relies so heavily on local, Newton-controlled public funds. Based on his 30 years of experience in funding affordable housing, most projects use 4% and 9% housing tax credits and a far smaller proportion of local funding. He felt Newton should leverage state and federal funds by pursuing much larger projects. One example is a 30-unit project under development by the Newton Housing Authority on its Jackson Road property, for which the NHA is requesting 9% tax credits. If the past pattern of dedicating most of Newton's CPA housing funds to CAN-DO gets locked in, funds simply will not be available for larger, more cost-effective projects. The Mayor's goal of creating 800 affordable units in Newton will never be achieved by creating only 2 or 3 units at a time.

Kronish acknowledged that 9% tax credits take time to get, but they might also become more easily available in Newton as a result of the recent Supreme Court decision requiring federal housing funds to be spread across a wider range of neighborhoods, because concentrating those funds in lower-income, lower-cost neighborhoods created a "disparate impact" on those neighborhoods.

Feinberg agreed that in the abstract, spending \$900,000 in combined CPA and CDBG/HOME funds seemed a very expensive way to turn an existing 2-family house into a permanently affordable 2-unit rental. On the other hand, Newton is rapidly losing such small rental properties through condo conversions. This project is also the second project for which CAN-DO has requested enough public funding to avoid long-term bank debt. This increases public costs but seems prudent, since permanent affordability constrains future refinancing. Finally, CAN-DO's projects are virtually the only housing opportunities presented to the CPC. Tax credits would be available to a developer with an actual project at the required scale, or involving the rehabilitation of a historic building, but no such projects have been presented to the CPC in Feinberg's 6 years as a member.

Fitzmaurice agreed that moderately priced housing was disappearing very quickly in Newton. As a member of the Newton Historical Commission, she sees many projects that replace smaller homes with much larger ones, changing neighborhoods in negative ways. She and Robertson agreed that one positive aspect of CAN-DO projects was that they preserved neighborhood fabric.

Gilfix agreed with Robertson's observation that the recent trend seemed to be to replace larger-scale public housing projects, built decades ago, with low-rise, lower-scale housing. She applauded CAN-DO for continuing to capture small-scale opportunities in Newton, when no other developer is doing this.

Gilfix was also not sure land was available in Newton for larger-scale projects. She suggested one location for redevelopment might be in Nonantum, off Watertown Street, where the City took land from a used car dealership in the 1940s to develop affordable housing. Kronish confirmed that this was the site of the proposed 30-unit Housing Authority project he had previously described.

Jane Sender and Robertson both agreed that CAN-DO's model was not sustainable in the long run, but until concrete alternatives are presented, it seems to be the CPC's only opportunity to create affordable housing. She did not currently support setting CPA housing funds aside, through an affordable housing trust or otherwise, in the hope that larger-scale, more cost-effective projects will be proposed in the future.

Robertson agreed with Kronish that CAN-DO should seek out other sources of funding. He would especially like to see proposals with smaller per-unit public subsidies, regardless of the public funding source. He noted that large-scale affordable housing also requires high public subsidies, though these public funds come from federal or state programs rather than local governments. He saw room for both models, the small-scale, scattered-site model and the large-scale, concentrated population model.

McNeil felt that the Housing Authority had an advantage in already owning the land on which it could propose a larger project. In contrast, CAN-DO must acquire each property, then get a Comprehensive Permit if it hopes to develop that property at a higher density. Newton's development climate and prices make property

acquisition difficult. In addition, in her conversations with them, state officials have not suggested that the recent Supreme Court decision will make tax credits easier to get in a high-cost community like Newton.

Kronish also felt that scattered-site, small-scale projects such as those developed by CAN-DO, including Cambria Road, could not deliver supportive services efficiently or effectively. Larger projects, such as those developed in Newton by Jewish Community Housing for the Elderly, could be run efficiently and build a strong sense of community and participation among their residents.

Gilfix felt that Cambria Road, as a street with a mixture of incomes, would itself create a sense of community and integrate the tenants of the proposed project in ways that are as valuable as the services provided by larger-scale projects. McNeil also questioned whether a larger scale always fostered a stronger sense of community. CAN-DO offers services and opportunities to all of its tenants, such as an annual picnic and trip to the circus. The organization is also working on a new supportive services model, including financial literacy education, that will operate at scale by involving residents in all of their units. Finally, she noted that housing providers can only offer supportive services; they are prohibited from compelling residents to accept those services.

VOTE: Gilfix moved and Fitzmaurice seconded a motion to recommend appropriation of the \$471,117 requested by CAN-DO for the project at 10-12 Cambria Road as described in the proposal, with a grant agreement administered by the Planning Dept. and containing the funding conditions usual for CPA-funded housing projects. The motion was approved by a vote of 5-1, with Kronish opposed.

COMMUNITY PRESERVATION PLAN

CPC working discussion

Kronish summarized his suggestion for a CPC-funded study of the funding strategies used for affordable housing in other high-cost communities. This information could be gathered by filing Freedom of Information Act requests for all "One Stop" housing funding applications in Boston's western suburbs over the past 3 years.

Robertson and Sender noted that, based on the CPC's November 5 discussion with Acting Director of Planning & Development James Freas, the City's Housing Strategy consultants – RKG Associates and Sasaki Associates – are being asked to identify both locations and financing strategies for affordable housing in Newton, and should be gathering similar information. Ingerson noted that Kronish had previously indicated he was willing to work with her on the scope of work for a potential CPC-funded consultant. She suggested that this scope could be submitted first to the City's current Housing Strategy consultants. If the draft Housing Strategy then did not include the information needed by the CPC, that same scope could be used for a separate consulting RFP issued by the CPC itself. Kronish was willing to consider this suggestion.

Ingerson also reported some additional information she had obtained about debt financing. On the CPC's behalf, she can request illustrations showing the actual cost of debt service, once the specific amount to be borrowed has been set. To minimize issuance costs, the City sells bonds only once a year, in January. If the CPC wishes to recommend debt financing, it should do so early enough for the Board of Aldermen to approve that recommendation before early November, when work begins on the next January bond sale. Finally, though Ingerson has made inquiries through the state Dept. of Revenue and City departments, she has not found any established guidelines on the maximum proportion of current annual CPA funding that should be dedicated to debt service. Based on Newton's funding forecast and known CPA-eligible needs, however, she suggested that Newton should aim to dedicate no more than 25% of each year's new CPA funds to debt service.

COMMITTEE BUSINESS

Based on a motion by Sender, seconded by Gilfix, the minutes of the 5 November 2015 meeting were approved by a vote of 4-0, with Kronish and Feinberg abstaining because they had not attended that meeting.

The Committee then adjourned by consensus at 8:40 pm.

Links to Alderman Lisle Baker's presentation about **300 Hammond Pond** Parkway to the 16 September 2015 meeting of the Zoning & Planning Committee, Newton Board of Aldermen:

Direct link (this presentation begins on page 30 of the document):

www.newtonma.gov/civicax/filebank/documents/68783/09-16-15%20Zoning%20&%20Planning%20Report.pdf

Directions: From the page for "Zoning and Planning Committee 2015,"

www.newtonma.gov/gov/aldermen/committees/zoning/2015.asp,

click on the "Report" link for the 16 September 2015 meeting.

Newton, Massachusetts
COMMUNITY PRESERVATION PROGRAM



**Program Finances Overview
for
Community Preservation Committee**
19 November 2015

Alice Ingerson, Community Preservation Program Manager,
617.796.1144, aingerson@newtonma.gov

State Requirements for Local Community Preservation Plans

Community Preservation Act (MGL 44B), Section 5

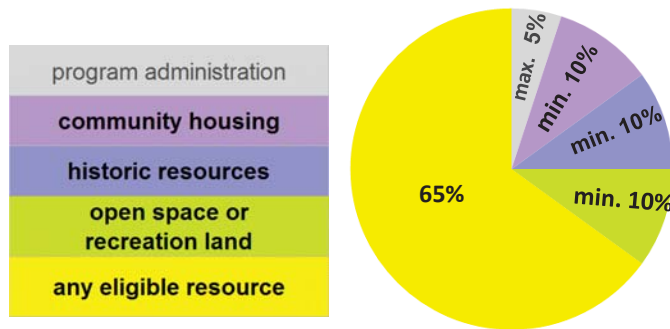
The community preservation committee shall

- ♦ **study the needs, possibilities and resources of the city regarding community preservation ...**
- ♦ [by] consulting with existing municipal boards ... and holding public informational hearings ...

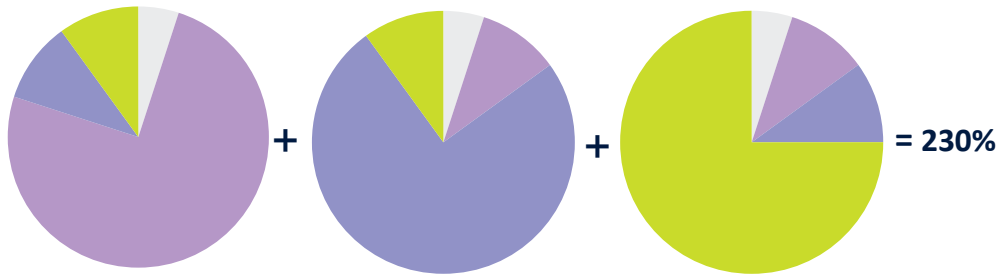
Dept. of Revenue Guidelines (IGR 00-209, IGR 01-207 and IGR 02-208)

- ♦ The community preservation committee ... should develop a ... program and financial plan ... [that] **identify long-term and short-term goals and needs, set criteria for evaluating [proposals], prioritize projects and estimate their costs.**
- ♦ The financial plan should include a **multi-year revenue and expenditure forecast and identify the financing source for each proposed project.**
- ♦ The program and financial plan should be reviewed and updated annually to reflect changes in the community's needs, priorities and resources.

Required Uses of CPA Funds



The "general" 65% can be spent on any resource ... but not on every resource!

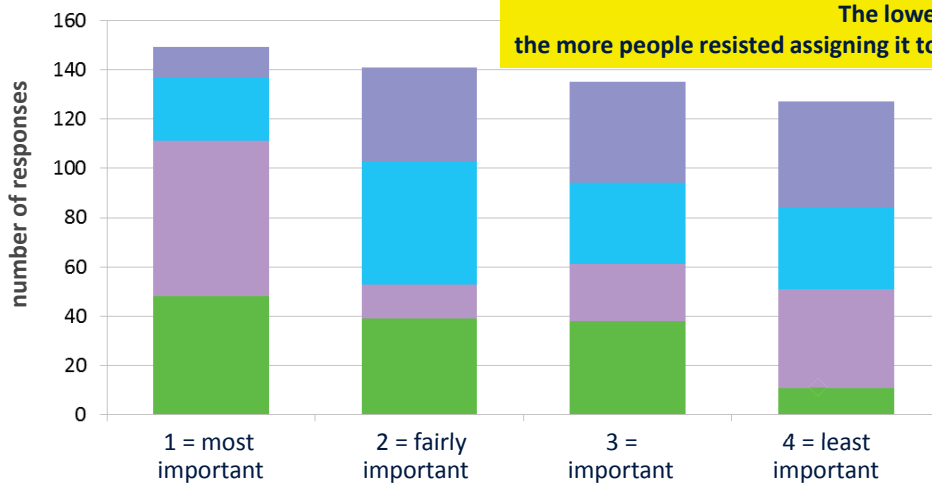


Newton's Community Preservation Priorities

2011-12 Community Survey Results

Forced Ranking
from 1 = most important to 4 = least important

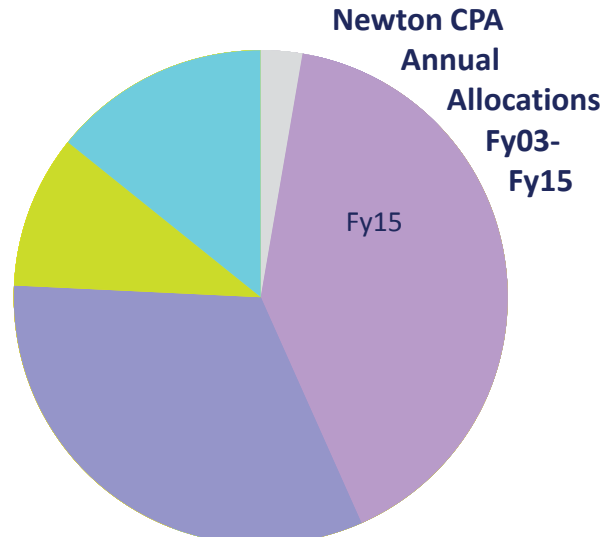
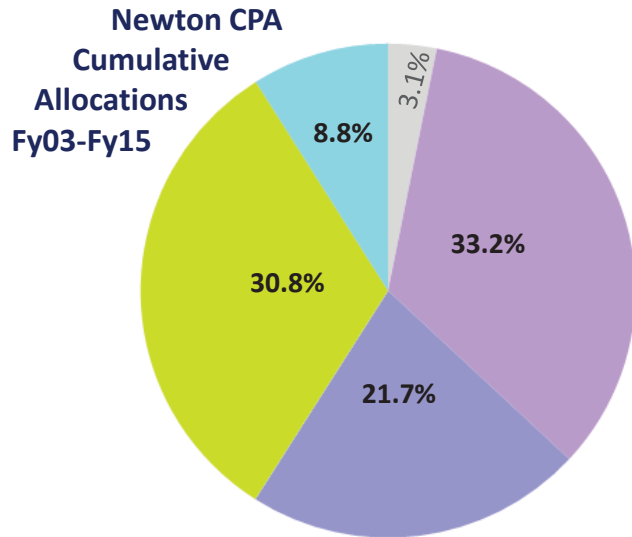
	average rank (descending order)
open space	2.1
affordable housing	2.3
recreation land	2.5
historic resources	2.9



The lower the rank, the more people resisted assigning it to anything.

Newton's CPA Program

Past Allocations



forwarded for future-year appropriations

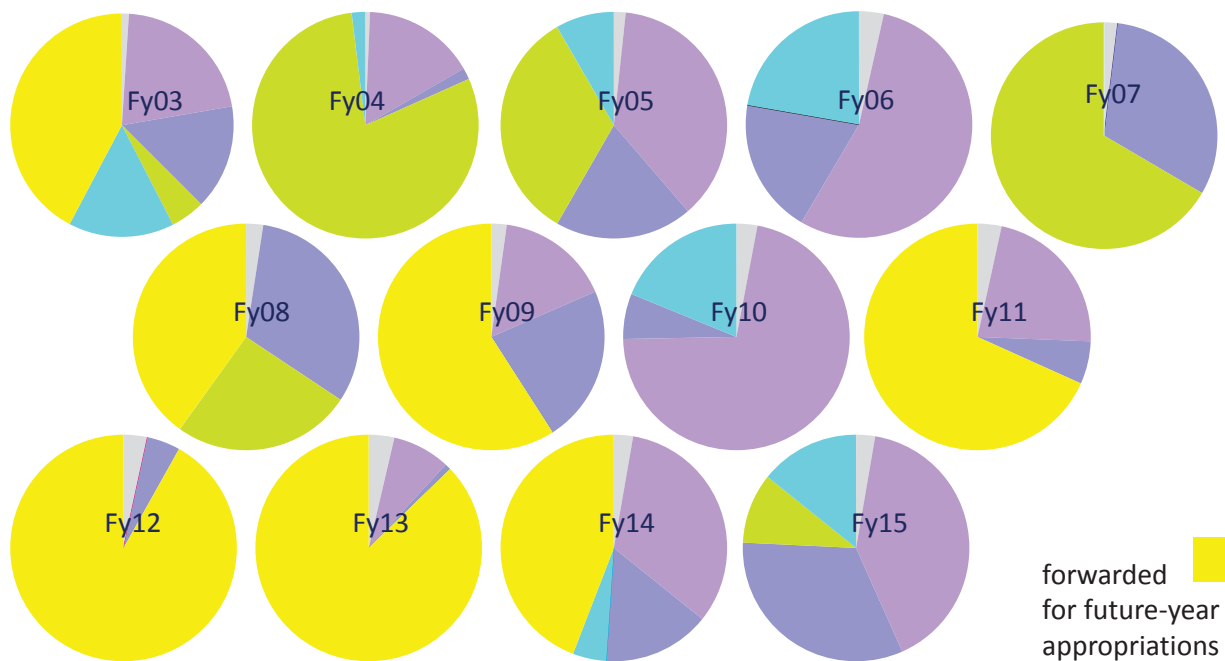
KEY

- program administration
- affordable housing
- historic resources
- acquisition
- rehabilitation

Newton's CPA Program

Past Allocations

The CPC's allocation targets allow for as much year-to-year variation in the future as in the past.

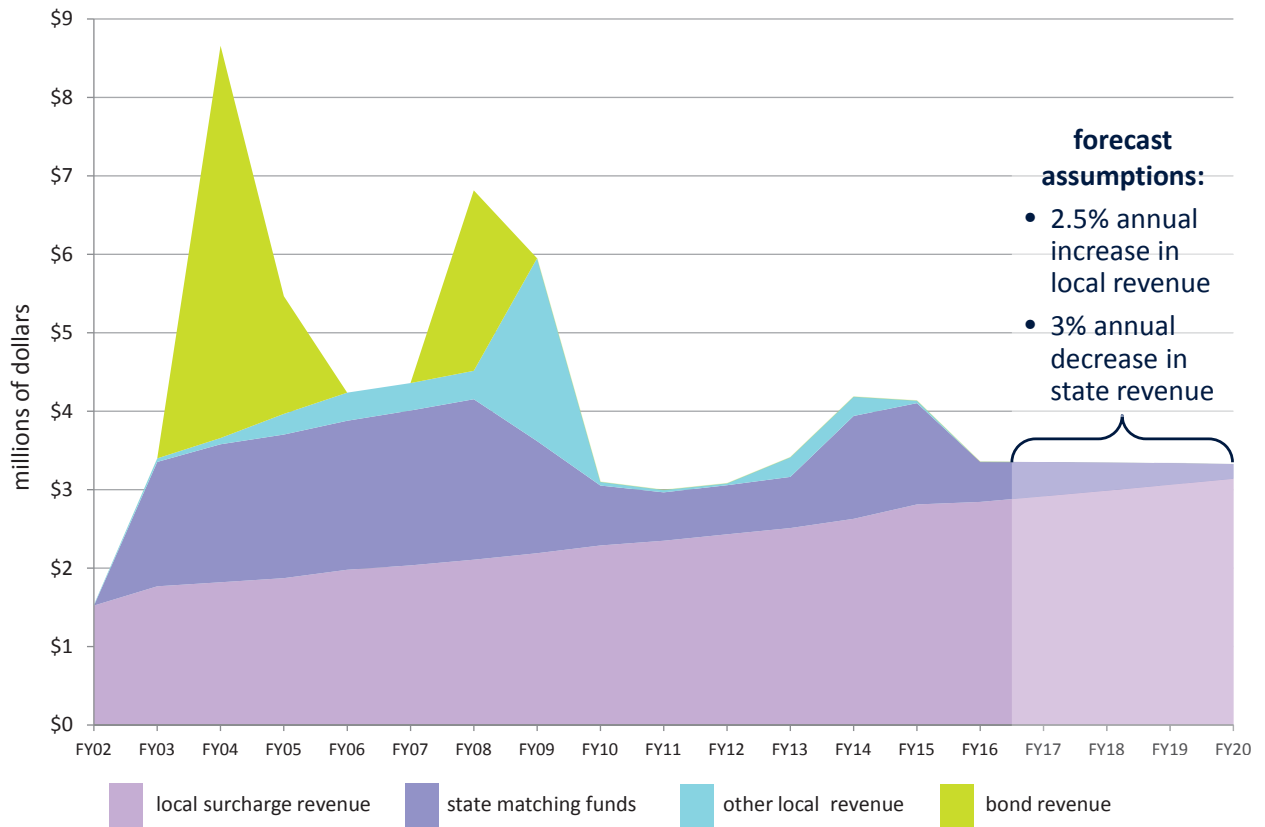


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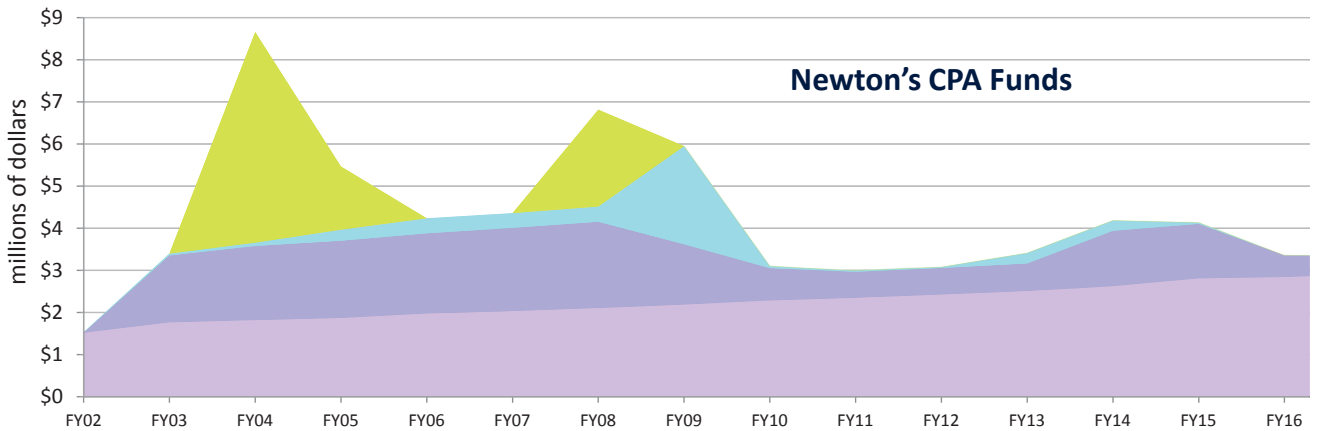
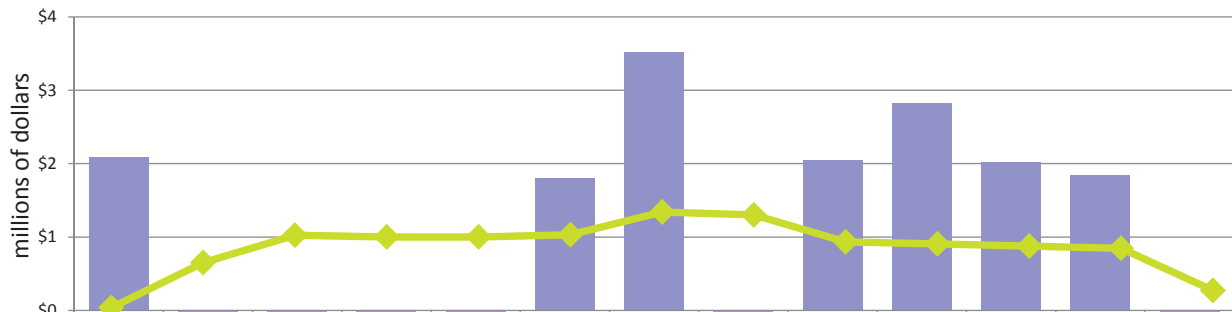
- program administration
- affordable housing
- historic resources
- acquisition
- rehabilitation

forwarded for future-year appropriations

Newton's CPA Funds, by Source



Newton's Past Annual CPA Balance & Debt Service



Newton's Currently Available CPA Funds

last updated 17 November 2015

	Fiscal 2015	Fiscal 2016
REVENUE		
local CPA surcharge (1% of Newton's total property tax levy)	\$2,811,676	\$2,843,904
state matching funds		
% match for previous year's certified local revenue	<i>budgeted 23%, final 31.5%</i>	<i>budgeted 18%, final 29.7%</i>
confirmed & budgeted in listed year	\$622,706	\$499,417
confirmed late in prior year, budgeted in listed year	\$668,257	\$229,184
<i>additional Fy16 state funds to budget in Fy17 (excluded from Fy16 available funds)</i>		\$340,472
additional sources:		
fund balance (unspent funds forwarded from prior year)	\$8,214,318	\$8,223,464
interest	\$25,333	
other (incl. liens)	\$7,070	
TOTAL REVENUE	\$12,349,360	\$11,795,970
EXPENDITURES		
PROGRAM ADMINISTRATION & DEBT SERVICE		
program administration (max 5% of current-yr new funds)	-\$109,760	-\$150,505
% of listed year's new funds	<i>confirmed 3.2%</i>	<i>budgeted 4.5%</i>
debt service for 20 Rogers St. (final payment in fy17)	-\$280,500	-\$269,344
TOTAL Program Administration & Debt Service	-\$390,260	-\$419,849
AVAILABLE FUNDS after program administration & debt service	\$11,959,100	\$11,376,121

Continued on next page. →

Newton's Currently Available CPA Funds

← Continued from previous page.

	Fiscal 2015	Fiscal 2016
EXPENDITURES		
PROJECT APPROPRIATIONS by Board of Aldermen (chronological order)		
in FISCAL 2015		
in FISCAL 2016		
Museum Archives - reconfirmed from Fy15 recommendation		-\$93,491
TOTAL Appropriations (Current Year)	-\$3,932,325	-\$93,491
AVAILABLE FUNDS after new appropriations	\$8,026,775	\$11,282,630
CPC RECOMMENDATIONS SUBMITTED to Board of Aldermen		
1930s Mural (Newton North High School)		-\$114,900
New Art Center		-\$72,652
AVAILABLE FUNDS if all current recommendations were funded in full	\$8,026,775	\$11,095,078
FULL PROPOSALS SUBMITTED to CPC		
Allen House (historic resources) <i>remaining phases (previous est. \$1.7 m)</i>		-\$1,850,000
Cambria Road (housing)		-\$471,117
Newton Highlands Playground (construction)		-\$3,320,000
AVAILABLE FUNDS if all submitted proposals were funded in full	\$8,026,775	\$5,453,961
Pre-PROPOSALS SUBMITTED to CPC * = estimates by CPC staff		
(full proposal expected in Fiscal 2016 or later)		
Affordable Housing Trust or RFP		-\$1,500,000
City Hall - Historic Windows (per CIP)		-\$1,100,000
AVAILABLE FUNDS if all pre-proposals were funded in full	\$8,026,775	\$2,853,961

Newton's CPC aims to maintain a reserve equal to about one year's new funds (≈ \$3 million).

Newton's CPA Funding Forecast

Last revised 14 October 2015, A. Ingerson

	Fiscal 2016	Fiscal 2017	Fiscal 2018	Fiscal 2019	Fiscal 2020	Estimated Totals for Fy16-20
NEW REVENUE						
local CPA surcharge	\$2,843,904	\$2,915,002	\$2,987,877	\$3,062,574	\$3,139,138	\$14,948,495
state matching funds:						
confirmed & budgeted in listed yr	\$499,417	\$426,586	\$349,800	\$268,909	\$183,754	\$1,728,467
confirmed late in prior yr, budgeted in listed yr	\$229,184					\$229,184
forwarded fund balance	\$8,223,464					
TOTAL REVENUE	\$11,795,970	\$3,341,587	\$3,337,677	\$3,331,483	\$3,322,893	\$25,129,609
BUDGETED EXPENDITURES						
Program Administration & Debt Service						
program administration (fy 16 as budgeted; other years 4.5% of annual new funds; statutory max. 5%)	(\$150,505)	(\$150,371)	(\$150,195)	(\$149,917)	(\$149,530)	(\$750,519)
debt service for 20 Rogers St.	(\$269,344)	(\$259,781)	\$0	\$0	\$0	(\$529,125)
AVAILABLE FUNDS after program administration + debt service	\$11,376,121	\$2,931,435	\$3,187,482	\$3,181,566	\$3,173,362	\$23,849,966
Required Reserves (min. allocation of annual new funds under the CPA)						
affordable housing (10%)	\$357,251	\$334,159	\$333,768	\$333,148	\$332,289	\$1,690,615
historic resources (10%)	\$357,251	\$334,159	\$333,768	\$333,148	\$332,289	\$1,690,615
open space & recreation (10%)	\$357,251	\$334,159	\$333,768	\$333,148	\$332,289	\$1,690,615
general (for any CPA-eligible resource)	\$10,304,369	\$1,928,959	\$2,186,179	\$2,182,121	\$2,176,495	\$18,778,122

one-time only

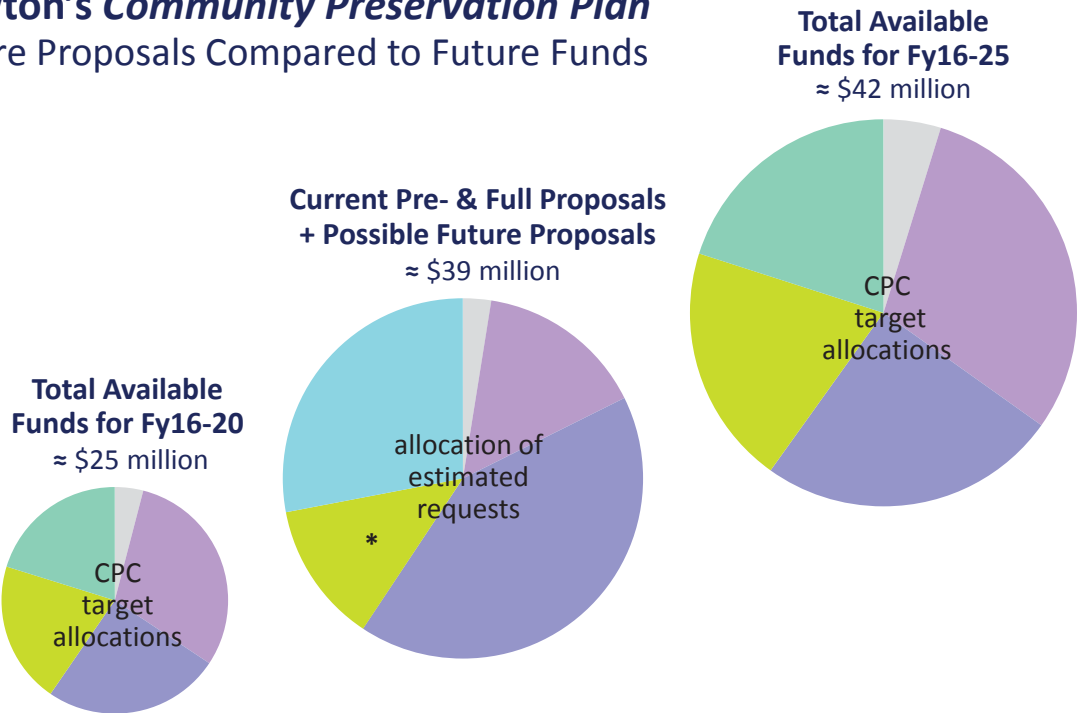
Newton's Community Preservation Plan Future Proposals Compared to Future Funds

DRAFT as of 4 November 2015

Project Titles	Affordable Housing	Historic Resources	Open Space or Recreation Land	
			Acquisition	Rehabilitation
Current Pre- & Full Proposals + Possible Future Proposals ≈ \$38,505,860	\$5,971,117	\$16,471,243	\$5,000,000	\$11,063,500
% Allocation by Resource	16%	43%	13%	29%
compare to CPC target allocations by resource, ± 5%:	30%	25%	20%	20%
FIVE-YEAR FORECAST: Total Available Funds for Fy16-20 ≈ \$25,125,000				
target allocations – 5%	\$7,160,625	\$5,967,188	\$4,773,750	\$4,773,750
target allocations + 5%	\$7,914,375	\$6,595,313	\$5,276,250	\$5,276,250
TEN-YEAR FORECAST: Total Available Funds for Fy16-25 ≈ \$42,750,000				
target allocations – 5%	\$12,183,750	\$10,153,125	\$8,122,500	\$8,122,500
target allocations + 5%	\$13,466,250	\$11,221,875	\$8,977,500	\$8,977,500

Newton's Community Preservation Plan

Future Proposals Compared to Future Funds



Newton's Community Preservation Plan

Funding Guidelines

CPA Appropriateness	
core public services & assets:	appropriate for funding from core public revenue (not CPA)
special public or community projects:	appropriate for major CPA funding
public-private partnerships:	appropriate for partial CPA funding that will leverage other funds
philanthropy:	appropriate for entirely private funding (not CPA)

Expected Share of Non-CPA Funding	
projects on public property, with broad or City-wide public benefits	less
projects on public property, with narrower or mostly single-neighborhood benefits	more
projects on private property, with broad public benefits (including affordable housing)	
projects on private property, with narrower but still significant public benefits	most

Newton's Community Preservation Plan

Funding Guidelines – Possible Revisions

CPA Appropriateness

For the rehabilitation of core City assets, consider funding only the **extra cost** of making required improvements meet CPA-appropriate standards:

- ♦ for buildings, the **extra cost** of historically appropriate windows/doors/finishes
- ♦ for parks and playgrounds, the **extra cost** of habitat or ecological preservation/restoration

Expected Share of Non-CPA Funding	± 5%
projects on public property, with broad or City-wide public benefits *	20%
projects on public property, with narrower or mostly single-neighborhood benefits	35%
projects on private property, with broad public benefits (including affordable housing)	
projects on private property, with narrower but still significant public benefits	50%

* **special challenge:** Much of Newton's remaining undeveloped, unprotected open space is in its last- and least-densely developed neighborhoods, which also tend to be the City's wealthiest.