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Community Preservation Committee

MINUTES

10 December 2015

James Freas
Acting Director

The meeting was held on Thursday, 10 December 2015 at 7:00 pm in City Hall Room 204.

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

Community Preservation Program Manager Alice Ingerson served as recorder.

PROGRAM FINANCES OVERVIEW

Alice Ingerson gave an updated version of her presentation from the November meetings. She noted that Parks & Recreation Commissioner Bob DeRubeis' memo in the pre-meeting packet had moved the Newton Upper Falls Playground project (\$1.68 million) from the non-CPA category, where it was listed in the current *Capital Improvement Plan*, to the CPA category, so the total cost of all known possible future proposals now exceeds the program's 5-year funding forecast by that much more than before. Known future proposals total about \$39 million over the next 5 years, though the program expects to have only about \$25 million available. The allocation of known future proposals also differs significantly from the CPC's targets:

CPA-Eligible Resources:	Affordable Housing	Historic Resources	Open Space or Recreation Land:	
			Acquisition	Rehabilitation
Known Current & Future Proposals	15%	42%	13%	30%
CPC target allocations, ± 5%	30%	25%	20%	20%

NATHANIEL ALLEN HOUSE (35 Webster Street, West Newton, historic resources) – project update

Adrienne Hartzell, Managing Director of the Newton Cultural Alliance (NCA), updated the CPC on the status of this project. In fall 2013, NCA requested \$2 million of CPA funds toward total costs of about \$4 million to rehabilitate this historic landmark as teaching, performance, exhibit and office space for nonprofit cultural organizations. As pre-conditions for considering the full request, the CPC sought more complete design drawings and a fully developed operating budget, to show that NCA could maintain the building on its own.

In September 2014, the CPC recommended and the Board of Aldermen appropriated \$300,000 for initial construction and occupancy, so the building could begin generating income. Those funds as well as other funds were used for restored or custom, historically appropriate wood windows, a fully accessible bathroom, fire safety improvements, and making the building envelope weather-tight. NCA used the City procurement process as required but the City had agreed to a "design-build" process, rather than "design-bid-build," since new needs were discovered during site work that could not have been identified prior to bidding.

(Minutes continue on next page.)

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

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Working with consultants, NCA has now built a 10-year operating budget, based on comparisons with similar facilities across the state and country. NCA also recently concluded an agreement for the Junior League of Boston to use the building for its major fundraiser, a designers' show house, in May/June 2015. This will upgrade interior finishes and bring a level of public attention that NCA could not attract on its own. The excitement of the 65-70 designers who recently visited the site was very gratifying. For this event, NCA is installing a larger kitchen than originally planned, before turning the building over to the League in February 2016. The League must get City approvals for its public use and traffic/parking plans.

Volunteers have done some work on the interior, including stripping non-historic wallpaper, and NCA is using its Village Bank line of credit for soft costs, primarily structural and HVAC engineering. NCA expects to have 50% construction drawings by mid-January. AWE Engineers of Waltham have worked on the plumbing, electrical, HVAC and fire protection systems. Jim Robertson saw this as a solid step in the right direction. Hartzell explained that the engineers recommended a geothermal system, which would be more expensive to install but less costly in the long run. State or federal grants may also be available to assist with this.

NCA hopes to submit a proposal for additional CPA construction funding for either a February or March public hearing. For its recent application to the Massachusetts Cultural Council, a consultant advised requesting an additional \$2 million in CPA funding, rather than the \$1.7 million remaining from the fall 2013 \$2 million proposal. The consultant also suggested starting work with other funds, then asking to be reimbursed from CPA funds. Hartzell asked whether this slightly larger request or the reimbursement approach would be acceptable to the CPC. Ingerson noted that the CPC's previous preference against this reflected a desire to ensure that CPA-funded building projects were based on federal preservation standards from the start, rather than conventional renovations retroactively presented as preservation projects, solely to qualify for CPA funds. The full plan for Allen House, already approved by both the Newton Historical Commission and the Massachusetts Historical Commission for tax credits, clearly met the federal preservation standards.

In response to questions from Rick Kronish, Hartzell explained that the Village Bank would only provide a construction loan based on firm commitments from both the CPC and for historic tax credits. The project has received \$500,000 in state historic tax credits so far, through two applications, and expects that total to rise to \$750,000 with a third application. NCA is not applying for federal tax credits.

Joel Feinberg felt that requesting CPA funds for costs incurred prior to the CPA appropriation would basically force the CPC to approve the CPA request. Jim Robertson was similarly concerned that CPC members new to the project might feel unfairly pressured to approve later reimbursement funding, not on the project's merits but because past CPC members had already recommended funding at an earlier stage. Both preferred to continue using CPA funds only for work done after those funds are appropriated.

After further discussion, the Committee did not decline to consider a \$2 million further request, but emphasized strongly that they were also not committing in advance to recommend any specific amount of funding, since Newton's CPA-eligible needs far exceed its available CPA funds for the foreseeable future.

NEWTON HIGHLANDS PLAYGROUND—

public hearing on Parks & Recreation Dept. \$3,320,000 construction funding request

Parks & Recreation Commissioner Bob DeRubeis made this presentation, with assistance from Open Space Coordinator Carol Schein and Weston & Sampson Consultants Eugene Bolinger and Brandon Riley.

Schein summarized how the \$200,000 of CPA funding appropriated for final design in April 2014 had taken the project from master plan to biddable design specifications by November 2015. The site's wet, poorly-drained soils required a detailed stormwater management plan and much more fill than originally expected, to level the playing field and crown it for proper drainage. The final design has now been approved by multiple City bodies, including the Design Review Committee, the Conservation Commission, and the Commission on Disability. Schein thanked Weston & Sampson for accommodating all these consultations at no additional charge, as the 12 meetings included in their contract grew to 20 and counting.

DeRubeis then summarized the project's remaining goals. Rehabilitating this site has been the department's top overall priority since 2005. The proposed project will follow through on the 2008 master plan done with CPA funds. The site's playing fields are in very poor condition; the baseball field is no longer usable, though football, soccer and lacrosse leagues still use the site. It will include a Little League field, a multipurpose field, and full lighting for night games. The lights will be like those at the Fessenden School, which cast virtually no light beyond the playing fields, than like the 30-year-old lights at the City's Albemarle Field, which have significant light "spillage." The new support building that replaces the current dilapidated trailer will have bathrooms and changing rooms (including one for families), plus storage, but not a concession stand. When completed, this facility will address the growing, unmet demand for outdoor recreation sites across Newton.

When requesting CPA design funds for this project in 2013, Parks & Recreation expected it to include an artificial turf field, designed and built with private donations since CPA funds cannot be used for artificial turf. However, the City ultimately declined these donations because the donor groups also asked for exclusive access to the field in proportion to their contributions. Jim Robertson felt this was the right decision. The project now includes only natural turf fields, to be built with CPA funds.

There will be no net loss of green space, because about as much paved area will be converted to green space as the green space that will be converted to parking. Fully accessible pathways will cross and surround the recreation facilities on the low part of the site. Based on neighborhood feedback, paths on the wooded hillside will not be expanded, but some will be made more accessible.

In response to Ingerson, DeRubeis explained how the proposal's CPA request for a play structure was related to the policy previously submitted by Parks & Recreation ruling out CPA requests for such structures. Parks & Recreation intended the policy to apply only to play structures as stand-alone projects, such as replacing structures on existing school playgrounds, and not to play structures integrated into larger projects.

Also in response to Ingerson, DeRubeis and Riley explained that if the irrigation wells mentioned in the submission but not listed in the budget were found to be feasible, they would be funded through the Parks & Recreation Dept. operating budget.

In response to requests from the CPC at its November 5th meeting, DeRubeis discussed non-CPA funding for the project. He had sought additional private donations for some project features, such as a scoreboard. The project's total non-CPA funding had increased from the tentative \$10,000 in the proposal to \$54,000, so the CPA request could be reduced from the submitted \$3,320,000 to \$3,276,000. DeRubeis also thought the Commission on Disability would support CDBG funding for accessibility features, though the amount of that funding was not yet known. Regular City funds will be used to upgrade much of Upland Road, along the park's edge. Only improvements to the park side of the road are included in the CPA request. Parks & Recreation is looking to one abutter, Chapman Construction, for financial help with the street and perhaps the park as well.

Also in response to the CPC's requests on November 5th, DeRubeis summarized intended funding sources for foreseen future Parks & Recreation Dept. projects. The City's *Capital Improvement Plan (CIP)* lists approximately \$1.9 million of regular City bond financing to be used this year for: Newton South tennis courts \$750,000, Warren House tennis courts \$240,000, and Burr Park tennis courts \$372,600; a new backstop at Newton North High School (to eliminate the current risk of damage to neighbors' cars from baseballs) \$350,000; and a new footbridge over Cheesecake Brook, designated as an evacuation route for nearby public schools, \$150,000. Some funding for small projects had also been moved into the dept.'s annual operating budget, such as \$150,000 annually to help with replacing two school play structures.

DeRubeis also summarized the *CIP's* approximately \$14 million of future CPA requests from the Parks & Recreation Dept., including Crystal Lake Bathhouse for \$5,543,589 in Fy20, and several projects in Fy21 or later: the Jeanette Curtis West Recreation Center at Newton Centre Playground \$1,500,000, the historic landscape surrounding City Hall \$1,500,000, repair of the wall around Chaffin & Farlow Parks \$200,000, and Upper Falls Playground \$1,675,000, which DeRubeis noted the *CIP* listed incorrectly for non-CPA funding.

In conclusion, DeRubeis considered the Newton Highlands Playground rehabilitation exactly the kind of project that the CPA is all about. He emphasized that it would benefit people of all ages from all over Newton.

PUBLIC COMMENTS

Based on a show of hands, all of the approximately 30 people who attended for this item supported the proposal. About 70 percent represented organized volunteer sports leagues, and the other 30 percent were neighbors or abutters.

Alderman John Rice (Ward 5) explained that during his service on the Newton Highlands Area Council, the sports leagues had spent \$40,000 privately on a feasibility study by Gale Associates, prior to requesting CPA funds for the master plan. This project will serve City-wide Little Leagues, football and soccer leagues, and some high school athletes. It will replace the old play structure that had to be demolished because it had become unsafe. He believed the Aldermen's Finance Committee would support this project.

Alderman David Kalis (Ward 8) said his children enjoy the facility enormously, though he fears for their safety playing on its uneven, wet terrain. He believed the other Aldermen would support the project, partly because of its lights for night games. In response to Kalis's question about risks from baseballs to cars in the parking lot or children using the play structure, Commissioner DeRubeis said that since only Little League baseball will be played at the site, distances from the baseball field to both these features should be adequate.

As President of Newton Youth Lacrosse, Bill Ranta supported this project. Since the league was founded in 2000, participation has increased ten-fold. There are now 24 teams, some of which must now play very early in the day because they cannot play at night. In addition to allowing night games and longer practices, the new field lights will make the league's games safer in the winter, when there is snow on the ground.

Fran Yerardi supported the project because the field is currently unsafe, with inadequate lights.

On behalf of the League of Women Voters, Pia Bertelli characterized the project as worthwhile; this facility is in dire need of rehabilitation and will serve needs across the City. The League would like to see a detailed maintenance plan to ensure that the field will not fall into disrepair again in the future. Some members of the League who live nearby didn't recall being notified of the project by Parks & Recreation. The League's primary concern was the proposal's nearly 99% reliance on CPA funding. This seemed to set a precedent for relying entirely on CPA funds to rehabilitate neglected City spaces. The League would like to see some other City funds used for the project, through the *Capital Improvement Plan*.

In response to the League, DeRubeis explained that extensive neighborhood meetings had been held about the project in 2004, but since the neighborhood had experienced turnover since then, they hand-delivered leaflets to all neighbors within 900 feet of the site for an additional recent meeting. Attendees at that meeting asked that the woodland trails not be expanded but supported the planned lights for night games. Alderman Kalis said many neighbors wanted to support the proposal at tonight's hearing but had conflicts.

DeRubeis acknowledged that the field now needed total reclamation because it had gotten ahead of the Parks & Recreation Dept. and simply could not be maintained with current operating funds. In response to the League and Robertson, he noted that the Little Leagues will help to fund maintenance for the field they use. Ingerson noted that the proposal's 10-year operating budget called for spending more per acre than the department's current average annual per-acre funding. However, since the site's wooded portion will require minimal maintenance, average funding might be adequate if it is based on the site's full acreage.

Robertson thanked the public for coming. Since no one else had signed up to speak, he closed the public hearing and opened the CPC working session discussion.

CPC DISCUSSION

Jane Sender questioned the \$750 cost in the budget for planting each tree. This is about four times as much as her experience suggests is normal. Bolinger explained that the budget estimates were intentionally high, and that Parks & Recreation would return any CPA funds that were not needed. The unit cost listed was for

planting mature trees. Sender suggested planting smaller trees, if there was not an adequate non-CPA budget for maintaining and watering these large trees until they recovered from the shock of transplanted. Bolinger said all trees planted would be replaced at no cost to the City if they died in the first year, but he and DeRubeis also committed to re-examine this part of the budget, in consultation with Newton's forestry director Marc Welch. Sender commented that this was the only part of the budget she felt qualified to question, but for her it raised questions about the reliability of the budget as a whole.

Kronish and Gilfix both asked why there was essentially no non-CPA City funding in the project. Gilfix wondered what would happen if the CPC did not recommend the full requested amount. Robertson and Sender said it was difficult to predict whether in that case the City would find additional funds for the project, cancel the project, or scale the project down.

Robertson, Sender and Clarke thought the CPC discussion should focus not on what the City would do if the CPC did not recommend the full amount requested for this project, but on determining what the CPC itself felt was appropriate for this and similar projects involving the rehabilitation of core, major City facilities, given other CPA-eligible needs and available funds in the foreseeable future.

As context for this discussion, Ingerson noted that the *CIP*, as summarized by Commissioner DeRubeis, listed about \$14 million of CPA funding to be requested for Parks & Recreation rehabilitation projects over approximately the next 5-7 years. In comparison, the target allocations in the *Community Preservation Plan* suggested allocating about \$5 million to this category over the next 5 years (by Fy21), and no more than \$9 million over the next 10 years (by Fy26).

More broadly, Feinberg noted that it has been difficult for the CPC to gauge community expectations about how much non-CPA funding should be leveraged by each CPA appropriation. The CPC's funding recommendations for two recent Parks & Recreation Dept. projects were based on promises of leverage that were later revised significantly or canceled. For one of these projects, the CPC was criticized *for* requiring leverage, yet for a third recent Parks & Recreation project, the CPC was criticized *for not* requiring leverage. Fishman supported the principle of seeking leverage, though he also felt the CPC's guidelines were an additional source of uncertainty, since they did not set clear, definite targets for non-CPA funding.

In response to Gilfix, Commissioner DeRubeis explained that he was a member of the interdepartmental *CIP* committee, which sets capital spending priorities for all departments. Priorities are finalized annually, so the City can allocate that year's general bond funding. Most projects listed as CPA-eligible have lower-priority rankings; there is no similarly strict or annual process for finalizing priorities among these projects.

For the benefit of new CPC members who had not participated in the 2011-12 community meetings held for the program's 10th anniversary, Robertson and Feinberg recalled hearing frequently at those meetings that residents did not want the CPA Fund to be used for City projects in general, but instead wanted it reserved for special, one-off projects that could and would not be done if Newton had not adopted the CPA.

Feinberg felt that on this basis, the CPA Fund really should not be the sole funding source for the Newton Highlands Playground project. Allocating \$3 million of CPA funds to this project would prevent funding for many other CPA-eligible projects that are also worthwhile. For Newton Highlands Playground, he felt the current proposal had not taken to heart the CPC's previous, clear expectation that CPA funds should not be the only funding source for the construction phase. Kronish agreed with these points and felt that most other members did as well.

Don Fishman felt that many people had opposed the 2012 changes to the CPA statute, allowing the use of these funds to rehabilitate existing recreation facilities, precisely because they saw this as potentially turning the CPA into just one more general municipal funding source. However, he saw the current project as unique. He felt it should move forward, if only because it included lights for night games.

Mike Clarke felt that this project was comparable to the total rehabilitation of Weeks Field in Newton Centre, several years earlier, which had used no CPA funds, and to which the soccer leagues made substantial contributions.

Jonathan Yeo would support significant CPA funding for this project only if in return, other large Parks & Recreation Dept. projects listed in the *CIP* for future CPA funding were significantly deferred or funded from other sources.

Robertson asked DeRubeis whether he would prefer to see the amount of CPA funding targeted for Parks & Recreation projects by the *Community Preservation Plan* divided between only one or two projects, with each receiving a relatively large amount; or among many projects, with each receiving a relatively small amount. DeRubeis preferred to concentrate CPA funding on a few, large projects, as he felt the many smaller Parks & Recreation projects could rely on non-CPA City funding.

Robertson noted that in the past, all CPC members seemed willing to consider the anticipated request for \$2.1 million of construction funding for Newton Highlands Playground project, assuming about \$1 million of private contributions. He asked for a straw vote on whether members would now support funding this project at or below the previously anticipated \$2.1 million, at the full requested \$3.276 million, or somewhere in between.

8 members were willing to support about \$2.2 million of CPA funding for the project. 3 members were willing to support as much as \$2.7 million. Yeo's support for this level of funding was contingent on instructing the Parks & Recreation Dept. that they should not expect further CPA funding for major projects sooner than about Fy21. Between 3 and 4 members were willing to consider \$2.5 million of CPA funding for the project. Fishman felt that the same caveat applied to this amount as to the higher amount: Parks & Recreation should understand that it could not request additional CPA funds for other projects for several subsequent years.

VOTE: Clarke moved recommending \$2.5 million of CPA funding for Newton Highlands Playground rehabilitation construction costs. Kronish seconded the motion. The motion was adopted by a vote of 7-1, with Gilfix opposed because she would have liked to see a higher proportion of funding from non-CPA City sources.

All members agreed that the recommendation should include the usual conditions for CPA appropriations to City departments, such as a final report and either returning unspent funds or asking the CPC for authorization prior to re-allocating these funds. Members also asked that the recommendation urge revisions in the *Capital Improvement Plan*, to align its total of anticipated CPA requests with the CPA program's long-term funding forecasts, and to base the anticipated share of CPA funding for each resource on the allocation targets in the *Community Preservation Plan*.

COMMITTEE BUSINESS

Robertson, Sender and Ingerson explained that the final CPC recommendation submitted to the Aldermen for the New Art Center had omitted the suggestion the Committee had endorsed on November 5th, to convert the City's current right of reversion to a historic preservation restriction. A few weeks after that meeting, Ingerson had learned that in 2014 discussions with the Center, the Mayor and Aldermen had strongly opposed altering the right of reversion, although they had agreed to subordinate it to a bank line of credit for the Center.

Based on a motion by Kronish, seconded by Sender, the minutes of the 19 November 2015 meeting were approved by a vote of 5-0, with Fishman, Yeo and Clarke abstaining because they had not attended that meeting.

The Committee then adjourned by consensus at 9:15 pm.

Newton, Massachusetts
COMMUNITY PRESERVATION PROGRAM



**Program Finances Overview
for
Community Preservation Committee**
10 December 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

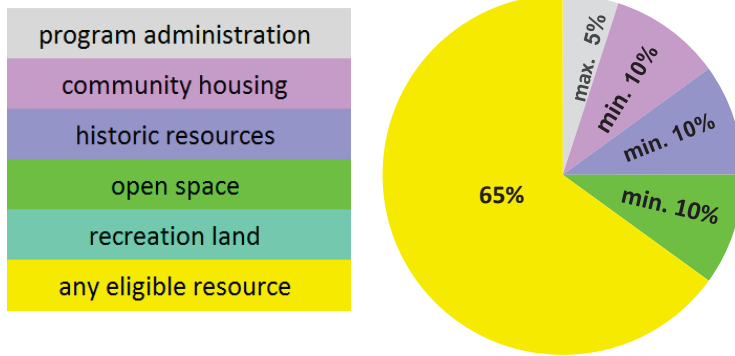
The community preservation committee shall

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

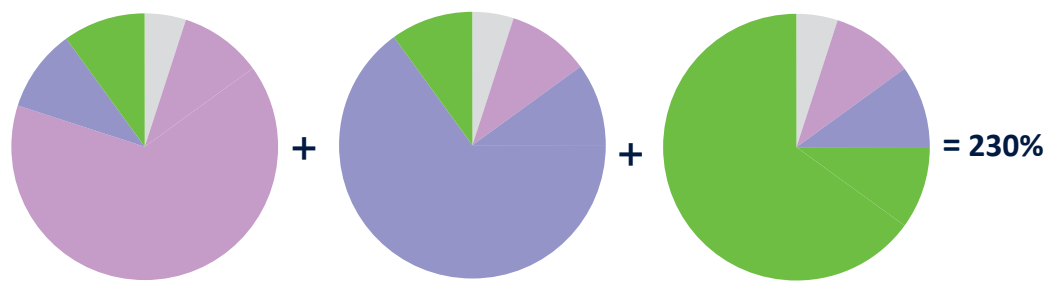
Dept. of Revenue Guidelines (IGR 00-209, IGR 01-207 and IGR 02-208)

- ♦ The community preservation committee ... should develop a ... financial plan ... [to] **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!

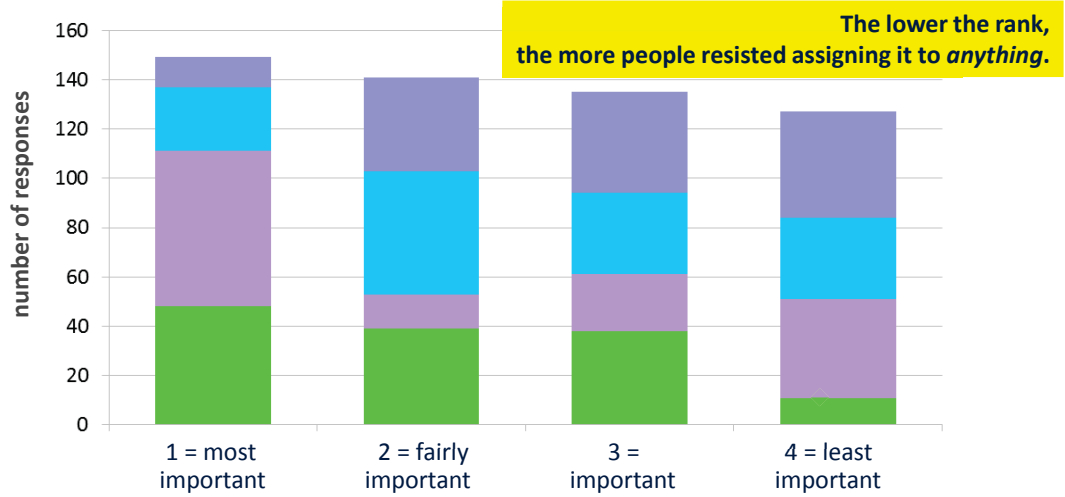


Newton's Community Preservation Priorities

2011-12 Community Survey Results

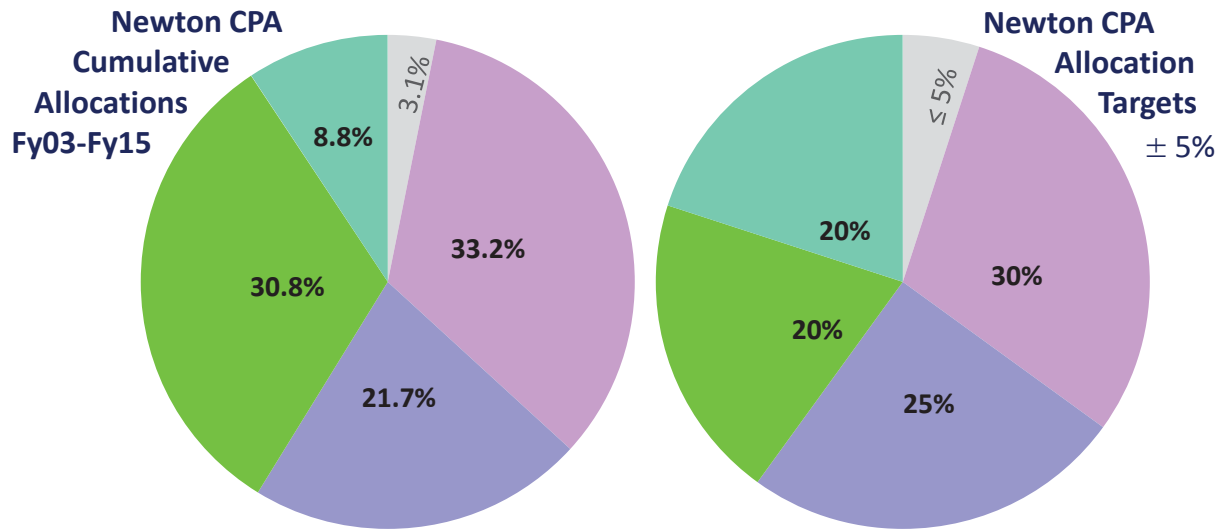
Forced Ranking
from 1 = most important to 4 = least important

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



Newton's CPA Allocations

Past & Future



KEY

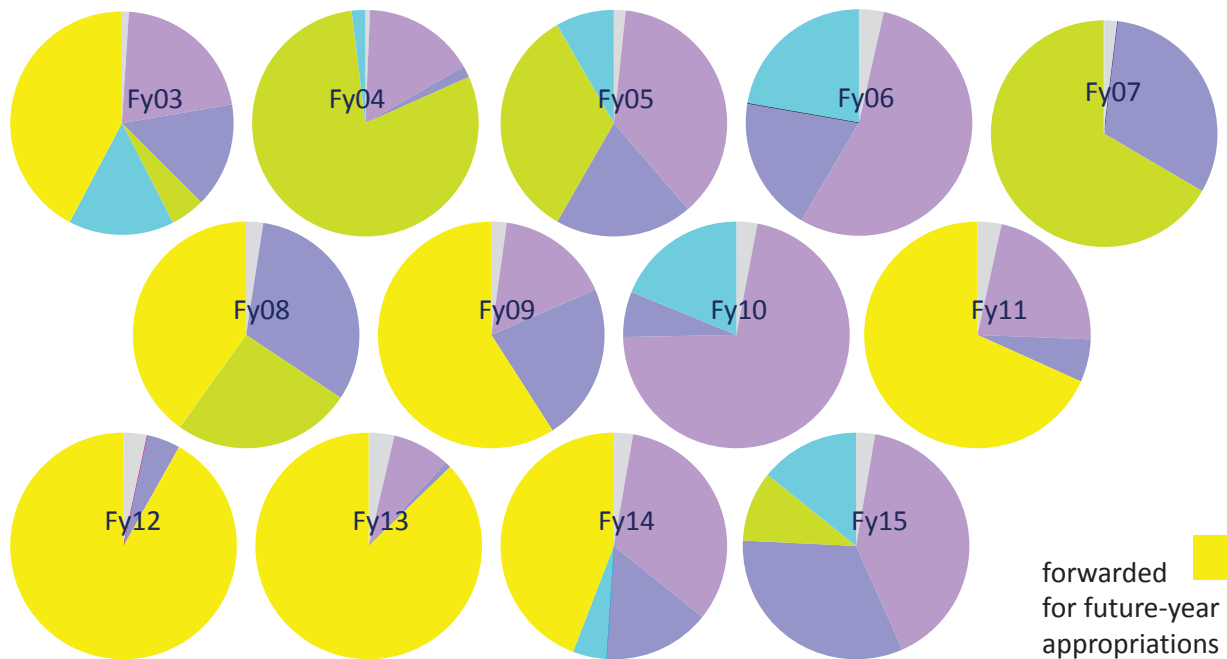
- program administration
- affordable housing
- historic resources
- acquisition
- rehabilitation

either open space or recreation land

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.



KEY

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

either open space or recreation land

Newton's Community Preservation Plan

Current Funding Guidelines & Possible Revisions

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

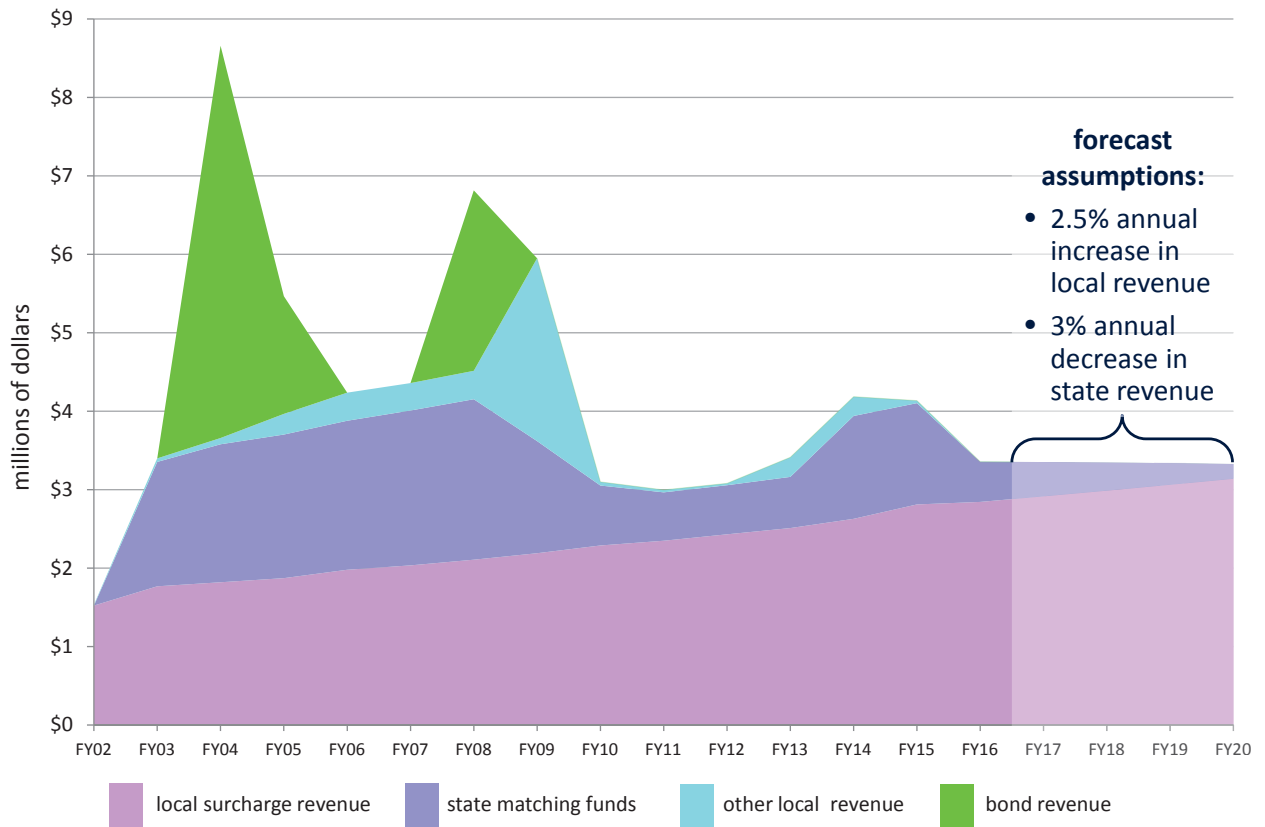
Newton's Community Preservation Plan

Current Funding Guidelines & Possible Revisions

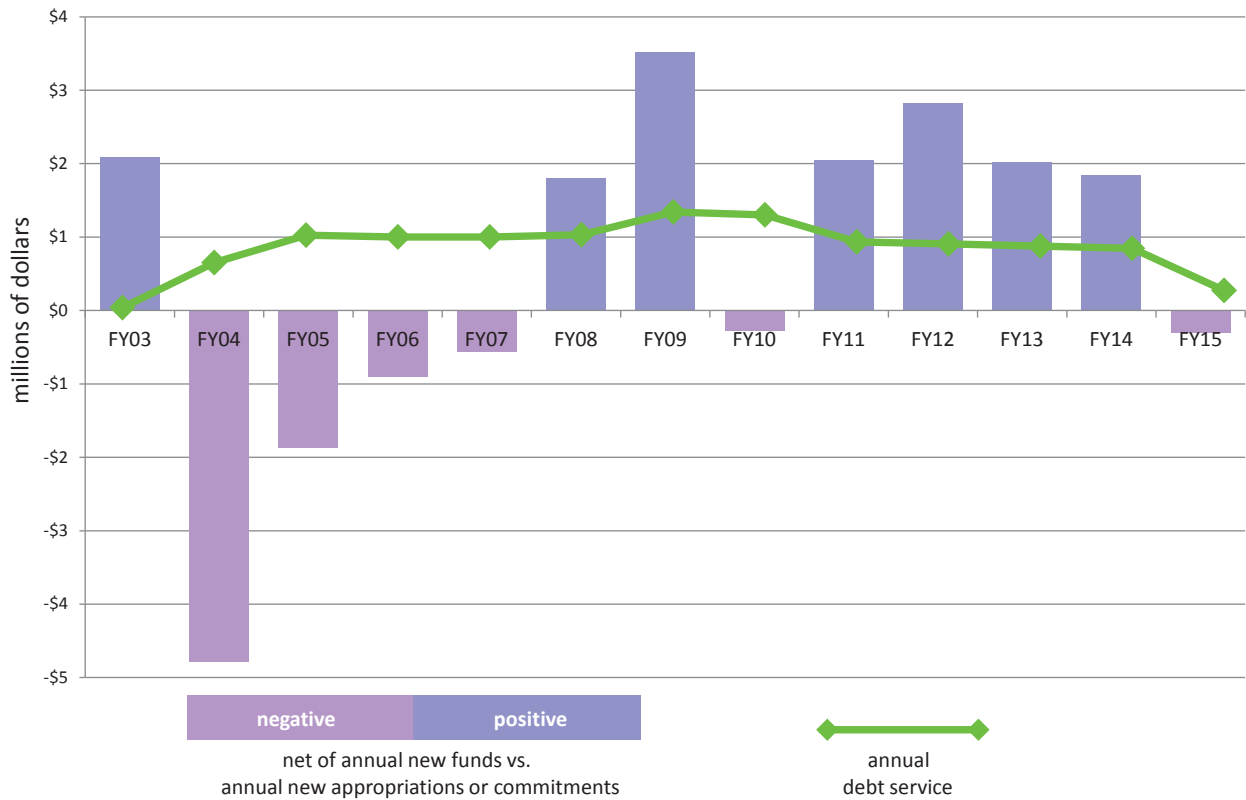
CPA Appropriateness	
core public services & assets:	appropriate for funding from core public revenue (not CPA)
special public or community projects:	appropriate for major CPA funding
public-private partnerships:	appropriate for partial CPA funding that will leverage other funds
philanthropy:	appropriate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

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

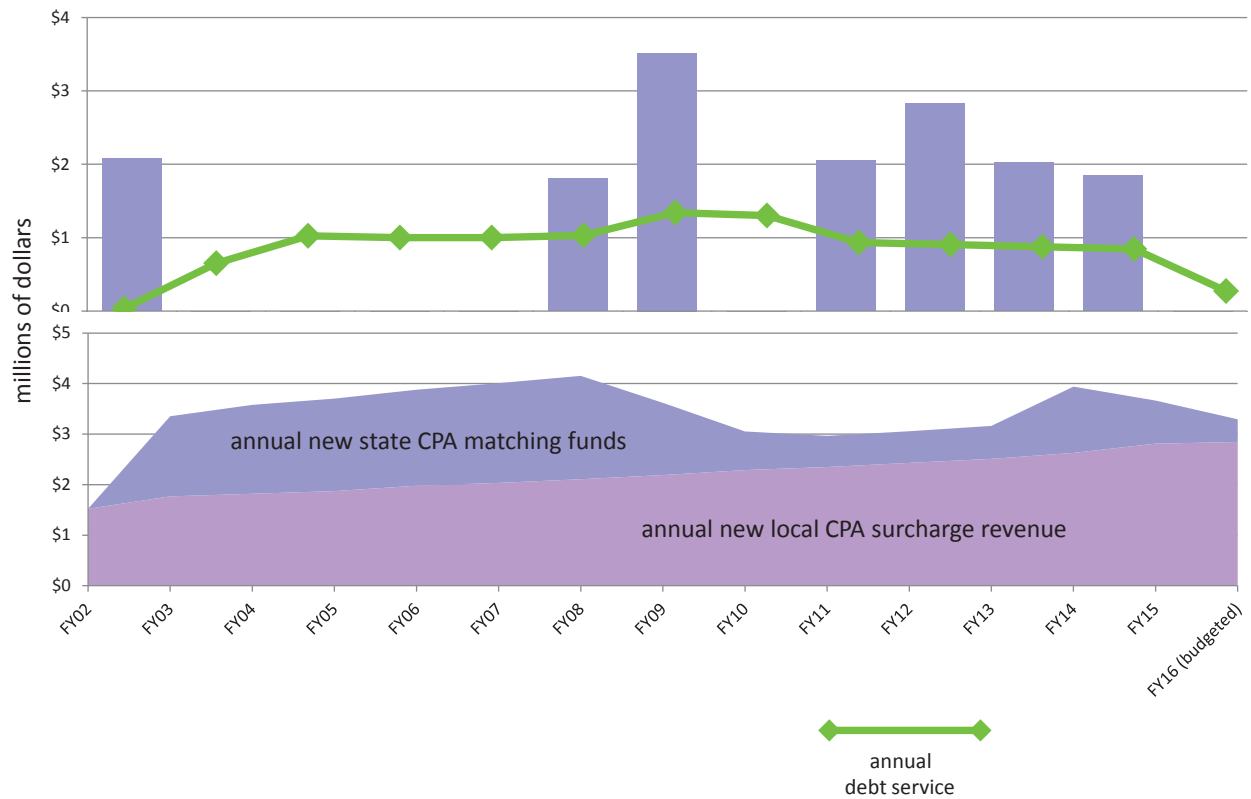
Newton's CPA Funds, by Source



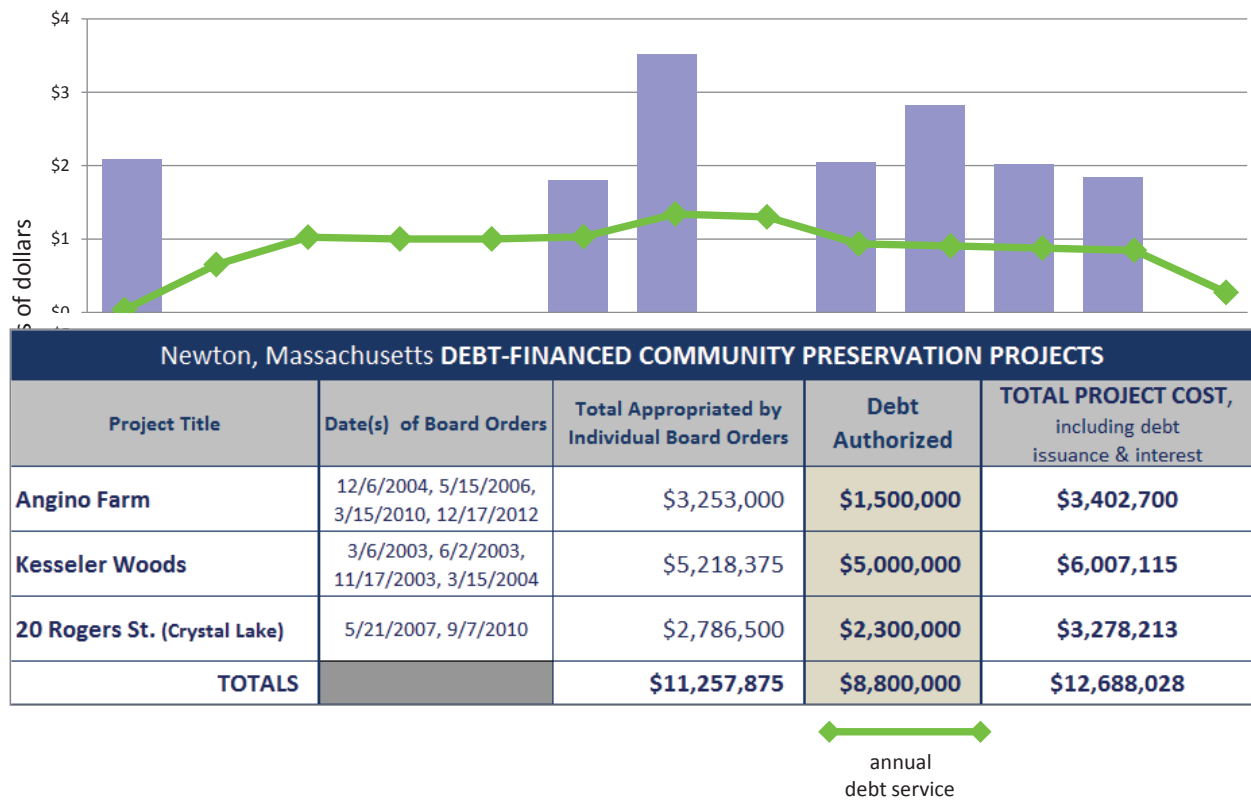
Newton's Past Annual CPA Balance & Debt Service



Newton's Past Annual CPA Balance & Debt Service



Newton's Past Annual CPA Balance & Debt Service



Newton, Massachusetts DEBT-FINANCED COMMUNITY PRESERVATION PROJECTS				
Project Title	Date(s) of Board Orders	Total Appropriated by Individual Board Orders	Debt Authorized	TOTAL PROJECT COST, including debt issuance & interest
Angino Farm	12/6/2004, 5/15/2006, 3/15/2010, 12/17/2012	\$3,253,000	\$1,500,000	\$3,402,700
Kessler Woods	3/6/2003, 6/2/2003, 11/17/2003, 3/15/2004	\$5,218,375	\$5,000,000	\$6,007,115
20 Rogers St. (Crystal Lake)	5/21/2007, 9/7/2010	\$2,786,500	\$2,300,000	\$3,278,213
TOTALS		\$11,257,875	\$8,800,000	\$12,688,028

annual debt service

Newton's Currently Available CPA Funds

	Fiscal 2015	Fiscal 2016
REVENUE		
local CPA surcharge	\$2,811,676	\$2,843,904
state matching funds		
confirmed & budgeted in listed year	\$622,706	\$499,417
confirmed late in prior year, budgeted in listed year	\$668,257	\$229,184
additional Fy16 state funds to budget in Fy17 (excluded from Fy16 available funds)		\$340,472
additional sources:		
fund balance (<i>unspent funds forwarded from past years, should not be totaled across years</i>)	✓ \$8,214,318	\$8,223,464
other (<i>incl. interest & liens, but excluding bonds</i>)	\$32,403	
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
debt service for 20 Rogers St. (<i>final payment in fy17, allocated 100% to recreation / general reserve</i>)	-\$280,500	-\$269,344
AVAILABLE FUNDS after program administration & debt service	\$11,959,100	\$11,376,121
PROJECT APPROPRIATIONS by Board of Aldermen (chronological order)		
in FISCAL 2016		
Museum Archives - <i>remainder of Fy15 recommendation</i>		-\$93,491
AVAILABLE FUNDS after new appropriations	\$8,026,775	\$11,282,630

Newton's Currently Available CPA Funds

← Continued from previous page.

	Fiscal 2015	Fiscal 2016
EXPENDITURES		
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
Cambria Road (housing)		-\$471,117
AVAILABLE FUNDS if all current recommendations were funded in full	\$8,026,775	\$10,623,961
FULL PROPOSALS SUBMITTED to CPC * = estimate by CPC staff		
Allen House (historic resources) <i>remaining phases of full proposal</i> *		-\$1,850,000
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		
(full proposal expected in Fiscal 2016 or later)		
Affordable Housing Trust or RFP		-\$1,500,000
City Hall - Historic Windows (<i>per CIP</i>)		-\$1,100,000
TOTAL Pre-Proposals		-\$2,600,000
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 worth of new funds (≈ \$3 million). ↑

Newton's CPA Funding Forecast

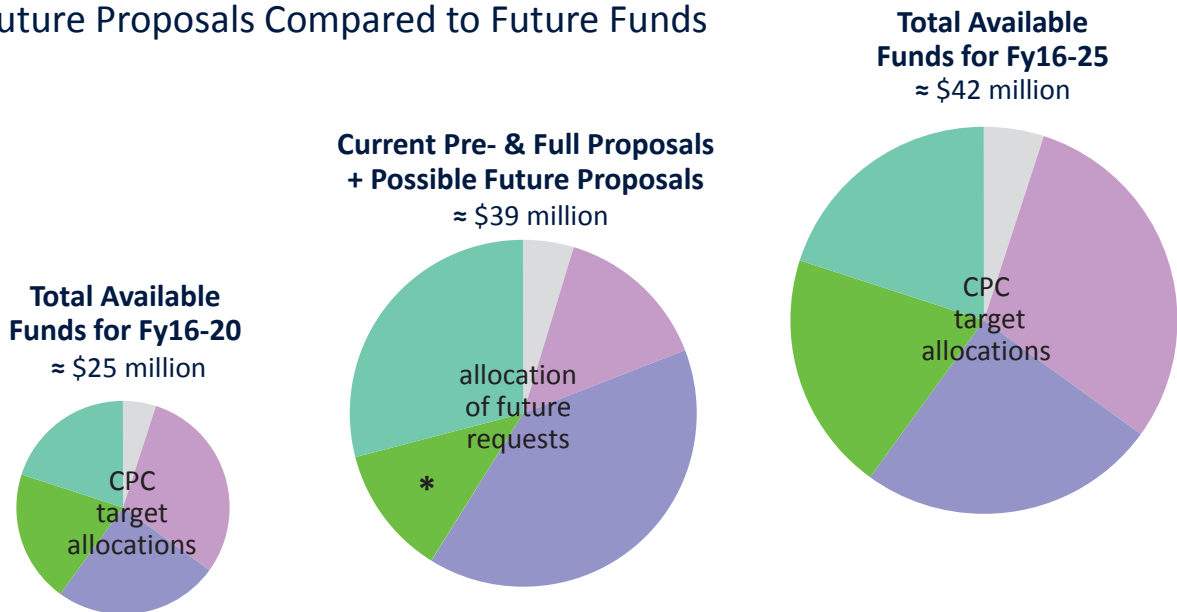
Last revised 14 October 2015, A. Ingerson

	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

10-year forecast on following slides uses the same annual assumptions as this 5-year forecast: local CPA revenue increasing by 2.5% annually, state % match for previous year's local revenue decreasing by 3 (18% → 15% → 12%, etc.).

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



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

Project Title	Affordable Housing	Historic Resources	Open Space or Recreation Land	
			Acquisition	Rehabilitation
compare to CPC target allocations by resource, ± 5%	30%	25%	20%	20%
Current Pre- & Full Proposals + Possible Future Proposals ≈ \$39,515,858	\$5,971,117	\$16,492,652	\$5,000,000	\$12,052,089
% Allocation by Resource	15%	42%	13%	30%
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

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

Project Title	Affordable Housing	Historic Resources	Open Space or Acquisition	Recreation Land Rehabilitation
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Newton's Community Preservation Plan

Future Proposals Compared to Future Funds

Project Title * = cost revised or estimated by CPC staff ✓ = recommended by CPC but not yet funded	Affordable Housing	Historic Resources	Open Space or Recreation Land		
			Acquisition	Rehabilitation	
Possible Future Proposals, with priority (out of 251) in Capital Improvement Plan (CIP), if listed in CIP					
Jackson Homestead (Historic Newton)					
Jackson Homestead		\$292,000			
Historic Burying Grounds (Historic Newton)					
Historic Burying Grounds		\$702,600			
Parks & Recreation					
Crystal Lake Bathhouse (Fy20)				\$5,543,589	
Burr Park Fieldhouse				\$313,500	
Newton Centre Playground Recreation Ctr ("The Hut") (no year id'd)		\$1,500,000			
Chaffin Park Wall (abutting Farlow Park) (beyond Fy21)		\$200,000			
Upper Falls/Braceland Playground (Fy21) - per Parks & Rec Commissioner, not in CIP				\$1,675,000	
Senior Center					
Senior Center		\$519,000			
Not Listed in CIP					
Conservation Land Acquisition *			\$5,000,000		
New Local Historic Districts *		\$75,000			
Possible Future Proposals ≈					
	\$28,237,189	\$4,000,000	\$10,705,100	\$5,000,000	\$8,532,089
	% Allocation by Resource	14%	38%	18%	30%
compare to CPC target allocations by resource, ± 5%		30%	25%	20%	20%