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Candace Havens  
Director

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**Community Preservation Committee**

**MINUTES**

5 November 2012

The meeting was held on Monday 5 November 2012 at 7:00 pm in Room 202 at City Hall.

Community Preservation Committee (CPC) members present: Leslie Burg, Joel Feinberg, Nancy Grissom, Thomas Turner, and Jim Robertson.. Absent: Dan Green, Wally Bernheimer, Michael Clarke.

Also attending: City Clerk David Olson and Aldermen Cheryl Lappin, Ruthanne Fuller, Lisle Baker, Carleton Merrill, Marc Laredo, Deb Crossley, and Leonard Gentile, joined by Aldermen Ted Hess-Mahan, Scott Lennon, Dick Blazar, Brian Yates and Amy Sangiolo (from approx. 7:15 pm) and by Aldermen Vicki Danberg, Marcia Johnson, Greer Tan Swiston and Mitchell Fischman (from approx. 7:30 pm).

Program manager Alice Ingerson served as recorder.

Committee Chair Leslie Burg and Vice-Chair Joel Feinberg summarized the year-long community outreach effort for the CPA program's 10<sup>th</sup> anniversary. The five neighborhood meetings and online survey had shown that Newton residents strongly valued all four CPA-eligible resources: affordable housing, historic resources, open space and recreation land. The CPC had therefore concluded that in the future, as over the program's first 10 years, significant funding should be made available for all these resources, even though that meant providing less than the maximum possible funding for any single resource.

Burg then summarized the CPC's new draft *Funding Guidelines*, with these main goals: (1) Use existing City-wide plans to guide funding decisions, (2) Balance the allocation of funds across all eligible resources and allowable uses, over time, (3) Support proposals with a high probability of success, based on their sponsors' demonstrated capacity for project management and long-term maintenance, and (4) Evaluate funded projects to ensure accountability & improve future projects. This presentation is attached to these minutes.

Burg and Feinberg emphasized that the CPC wanted to encourage as much long-term planning & phasing of proposals as possible, while also building a reserve that could be used to minimize the need for debt financing of projects with unpredictable timing, particularly those that involve real estate acquisition. Burg explained that the CPC planned to continue its recent practice of requiring pre-proposals, which gave project sponsors an opportunity to get informal, brief feedback from the Committee prior to investing the time required to present a full proposal. She also explained that, to prevent a repetition of past problems with project management, the CPC would require proposals to identify a qualified and available project manager. She noted that one lesson of the program's first decade was that most City departments no longer had the staff capacity to manage special, CPA-funded projects in addition to their regular work, so the CPC would encourage smaller City proposals to be submitted in "sets" that could share a contracted, non-staff manager.

Ingerson then compared the program's funding forecast, of approximately \$3 million in annual new funding, with Newton's known CPA-eligible needs. She distributed a list of potential future proposals based on several sources: past CPA design funding for projects not yet constructed, inquiries to the CPC, the City's new *Capital Improvement Plan (CIP)*, and the new *Recreation and Open Space Plan*. She estimated that these sources together included between 40 and 70 years' worth of projects at the program's currently predicted rate of annual new funding. Although she had been forced to guess at the possible costs of many potential projects, Ingerson felt the list clearly illustrated the need addressed by the CPC's proposed target funding ranges, to set priorities and manage tradeoffs.

Aldermen Baker, Lappin, and Crossley asked several questions about proposal submission and project management, especially for City projects. Alderman Baker was concerned that the new *Guidelines* might rule out worthwhile City projects because the City could not identify or commit in advance to funding a qualified and available project manager. In response to a question from Alderman Crossley, Ingerson explained that CPA funds themselves could be used for project management. However, CPA funds could not be used for routine, continuing City staff positions; the idea of "sets" was to create project management contracts large enough to attract qualified, committed bidders, so these projects would get consistent, steady attention.

Alderman Lappin was concerned that the CPC might recommend funding for less worthy City projects simply because they were part of a "set," thus diverting funds from worthwhile, non-City projects. Feinberg noted that non-City projects had experienced few project management problems, because private organizations could easily add staff or hire contracted managers. In contrast, expanding the management capacity of City departments was difficult. Ingerson explained that she had urged the CPC to encourage the grouping of City projects because, frankly, this was the only potential solution she could think of to past project management problems that had not already been tried and failed.

Alderman Lappin asked whether the CPC had considered setting and enforcing project deadlines. Ingerson noted that deadlines had been set for all projects, and missed by most City projects, throughout the program's first decade. The CPC and the Board had rescinded a few appropriations for projects that never got started. The CPC had also refused additional extensions for a few long-delayed projects that had reached a logical stopping point, even though the full original scope of work had not been completed. However, most delayed projects had received multiple extensions, because that seemed more practical than withdrawing funds from a project when it was only half-completed.

In response to a question from Alderman Fuller, Burg and Ingerson noted that, other than housing, the bulk of CPA funds had always gone to "City projects," both to acquire new assets for public ownership, particularly land, and to rehabilitate or preserve assets already in City ownership, including buildings and archives. Burg noted that some people at the CPC's community meetings had strongly questioned the mention of the *CIP* and City projects in the new draft *Guidelines*. She emphasized that the CPC felt that City projects were an appropriate use of CPA funds, even though many City preservation or rehabilitation projects were partly a result of past deferred maintenance, and maintenance was not an allowable use of CPA funds. However, the CPC also felt it was important to make some CPA funds available for non-City projects. The new target funding ranges were intended to balance these competing uses of funds.

In response to questions from Alderman Danberg, Burg, Grissom, and Robertson explained that the 10% annual allocations required by the CPA for housing, historic resources and open space could not be re-allocated to other resources but accumulated as restricted funds if not spent in the current year. Burg explained that the CPA had been amended in the summer of 2012 to permit the use of CPA funds to rehabilitate any park or playground. Ingerson noted that this change was probably the primary difference between the past and proposed future balance of funding across resources. The CPC recognized that the community would probably want to allocate more funds to the rehabilitation of recreation land going forward than the 0% allocated to that category after the state Supreme Judicial Court clarified in 2007-08 that this was not an allowable use of funds under the previous version of the CPA.

Alderman Yates then asked about CPA funding for City-owned sites listed in the *CIP* and about the evaluation of historic significance as a basis for establishing the CPA eligibility of City buildings. Ingerson noted that proposals could be submitted separately for the multiple projects listed in the *CIP* at any given site. Burg and Grissom noted that all public buildings projects listed for CPA funding in the *CIP* were ranked in the top two categories for historic significance by the recent detailed historic assessment of all City buildings supported with CPA funds. Ingerson felt that this recent assessment was compatible with but much more detailed than the ranking of historic City buildings by the 2004-06 Public Buildings Preservation Taskforce. Burg and Grissom encouraged all the Aldermen to look at the recent study's reports on individual buildings, on the Public Buildings Dept.'s webpages.

Alderman Yates asked whether CPA funds could be used to rehabilitate Housing Authority properties. Ingerson explained that only housing created or acquired with CPA funds could be "rehabilitated" with CPA funds, but any affordable housing could be "preserved" or "supported" with CPA funds. She felt that the CPC would need guidance from the Law Dept. in interpreting these distinctions.

Alderman Fuller questioned whether the draft new *Guidelines* were really specific enough to help the CPC decide which of Newton's relatively unlimited CPA-eligible needs should actually receive the community's limited CPA funds over the next few years. Burg and Grissom felt there was little support from the community and from most CPC members for setting specific priorities in advance, but that the target funding ranges in the new *Guidelines* at least provided a clearer basis for balancing funding across resources than anything in the past *Guidelines*. Feinberg noted that some parts of the new *Guidelines* were fairly specific, such as the principle that CPA funds should be used for "deep" improvements and infrastructure in parks and playgrounds, rather than for shorter-lived improvements such as benches or planters.

Ingerson asked the Board to share, both with the CPC and with the Executive Office, any consensus they had about how CPA funding decisions should balance the risk-based priorities in the new *CIP*, which both the CPC and the Board had long called for, with other considerations such as neighborhood interest or historic significance. Alderman Baker felt that the CPA was created precisely to fund projects that would never be prioritized through the *CIP*. He urged the CPC to consider the *CIP* but not simply to follow it. Alderman Sangiolo felt it was not possible to articulate general principles in advance, and that funding decisions must be made by looking at specific proposals.

As an alternative to an affordable housing trust, Alderman Baker also urged the CPC to create a trust for all CPA-eligible resources, specifically a "sunshine day fund" for special or unusual opportunities. Ingerson suggested that if funds were set aside for a municipal affordable housing trust, the reserve called for in the CPC's *Guidelines* would probably be used only for resources other than housing.

The meeting was adjourned at 7:45 pm, so the Aldermen could begin their full Board meeting.

Attachments:

- PowerPoint presentation on draft new *Funding Guidelines*
- PowerPoint presentation provided as a handout: overview of the CPA & Newton's program
- List provided as handout: potential future proposals for CPA funding



## Seeking Feedback on New *Funding Guidelines*



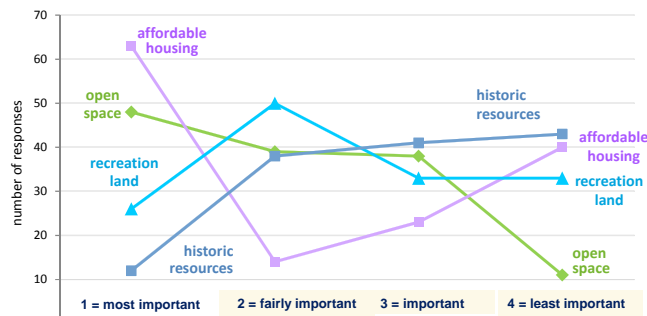
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September-October 2012

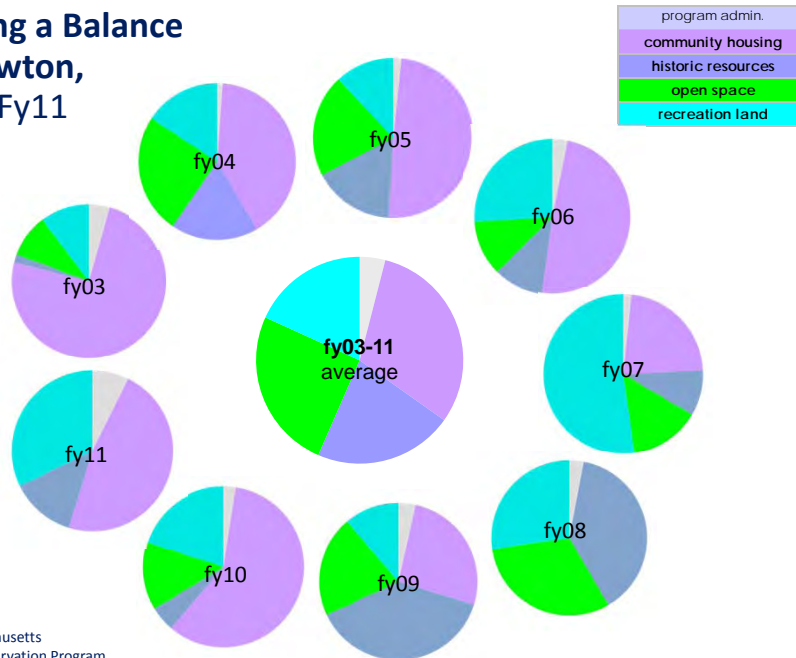
## Finding a Balance in Newton, 2011-12 Community Survey

### Forced Ranking of CPA-Eligible Resources

	average rank (descending order)
open space watershed protection, wildlife habitat, passive recreation	2.1
affordable housing	2.3
recreation land parks, playgrounds, playing fields	2.5
historic resources including but not limited to City archives, buildings & parks	2.9



## Finding a Balance in Newton, Fy03-Fy11



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### draft new *Funding Guidelines*

1. Use community-wide plans to guide funding decisions.
2. Balance the allocation of funds across all eligible resources and allowable uses.
3. Require proven capacity for project management & long-term maintenance.
4. Evaluate results to ensure accountability & improve future projects.

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## draft new *Funding Guidelines*

### 1. Use community-wide plans to guide funding decisions.

- *Comprehensive Plan*
- CPA-funded surveys of eligible resources: archaeology, City archives, City & non-City historic buildings, heritage landscapes
- new *Capital Improvement Plan*
- *Consolidated Plan for Housing & Community Development*
- *Recreation & Open Space Plan*
- *Ramping Up: Planning for a More Accessible Newton*  
(more than legally required minimum accessibility, where appropriate)
- other plans created in the future ... ?

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## draft new *Funding Guidelines*

### 2. Balance the allocation of funds across all eligible resources and allowable uses.

encourage  
planning & phasing

---

build a reserve  
for unpredictable opportunities  
(usually real estate acquisition)  
– to minimize debt financing

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*Proposed funding ranges are covered  
at the end of this presentation...*

## draft new *Funding Guidelines*

### 2. Balance the allocation of funds across all eligible resources and allowable uses.

#### all projects

public benefits & access

leverage non-CPA funds

#### historic resources

both already regulated

& previously unprotected

#### housing

both rental & homeownership

expedite funding through a trust

#### open space & recreation land

improvements for sustainability  
& ease of maintenance

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*Proposed funding ranges are covered  
at the end of this presentation...*

## draft new *Funding Guidelines*

### 3. Require proven capacity for project management and long-term maintenance.

#### Process

- Use pre-proposals to screen & strengthen proposals.
- Accept most proposals in an annual funding round, but consider proposals that involve real estate acquisition on a rolling basis, upon request.

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## draft new *Funding Guidelines*

### 3. Require proven capacity for project management and long-term maintenance.

#### Major Requirements

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- address broad community needs & seek community support
- qualified, available project manager – group City projects into short-term management contracts
- financial transparency & capacity – development & 10-year operating budgets, summary of assets & liabilities (private & public)
- professional designs & cost estimates (to minimize supplemental funding requests)

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## draft new *Funding Guidelines*

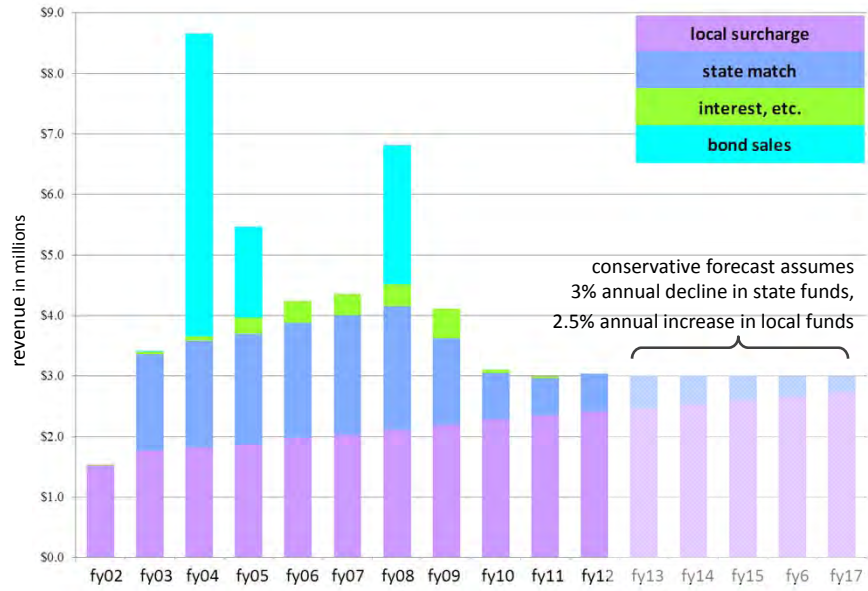
### 4. Evaluate results to ensure accountability & improve future projects.

- require regular progress reports
- release final funds only *after* final report to the CPC
- monitor after completion – which projects perform best over the long term, and why?
- when reviewing new proposals, consider the sponsor's past record of project management & maintenance

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## Newton's CPA Funds



## Newton's CPA-Eligible Needs



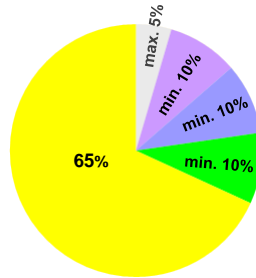
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based on  
 Capital Improvement Plan,  
 Recreation & Open Space Plan,  
 inquiries or suggestions to the CPC, and  
 past CPA funding for early phases of multi-phase projects

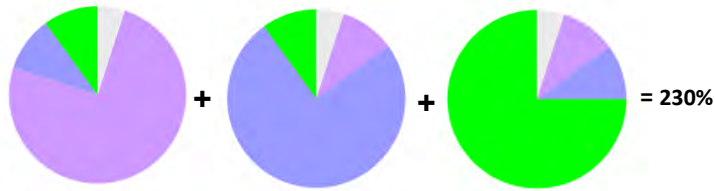
## Finding a Balance

### CPA Requirements

program administration
affordable housing
historic resources
open space
recreation land
general (any of the above)



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



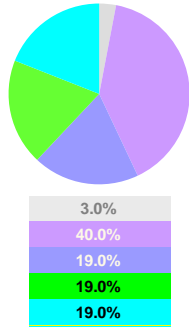
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## Finding a Balance in Newton, Funding Ranges

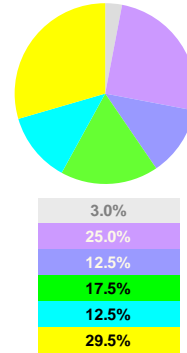
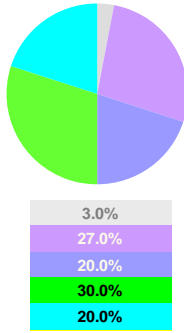
	minimum	maximum
program administration	3.0%	5.0%
affordable housing	25.0%	40.0%
historic resources	12.5%	20.0%
open space & recreation land - acquisition	17.5%	30.0%
open space & recreation land - rehabilitation	12.5%	20.0%
general / future spending	29.5%	-15%
<b>total</b>	<b>70.5%</b>	<b>115.0%</b>

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## Finding a Balance in Newton, Funding Ranges



more illustrations (with dollars)



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## Finding a Balance in Newton, Funding Ranges



City of Newton, Massachusetts Community Preservation Fund		FY13-18 FORECAST TOTAL	
<b>REVENUE</b>			
local CPA surcharge			\$15,794,477
state matching funds			\$3,139,236
fund balance (uncommitted funds forwarded from previous yr)			\$6,660,379
<b>TOTAL REVENUE</b>			<b>\$25,594,093</b>
<b>FUNDING RANGES &amp; ILLUSTRATIONS</b>			
<b>By Resource &amp; Use</b>	<i>range</i>	<i>illustration</i>	<i>fy13-18 total</i>
affordable housing: development	25-40%	30%	\$7,678,228
historic resources: all purposes	15-25%	23%	\$5,886,641
open space & recreation land: acquisition (net of debt service shown below)	20-30%	25%	\$3,954,523
open space & recreation land: rehabilitation / facilities development	15-25%	17%	\$4,350,996
<b>total</b>		<b>100%</b>	
<b>PRE-COMMITTED EXPENDITURES</b>			
<b>Program Administration &amp; Debt Service</b>			
program administration (fy13 as budgeted, fy14 & later as max 5% of current-yr funds)	3-5%	5%	(\$954,995)
debt service for Kessler Woods (100% open space, final payment fy14)			(\$1,033,625)
debt service for 20 Rogers St. (100% recreation, final payment fy17)			(\$1,410,375)
<b>TOTAL Pre-committed</b>			<b>(\$3,398,995)</b>

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## Background for New *Funding Guidelines*



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September-October 2012



## What is the Massachusetts Community Preservation Act?



- state law 2000, Newton adopted 2001
- funds for affordable housing, historic resources, open space & recreation land
- local property tax surcharge 1-3% (1% in Newton)
- state match from deeds fees, up to 100%



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## What resources can be funded?



**COMMUNITY HOUSING**

affordable housing units with low (below moderate income area median), including seniors

**at least 10% of each year's funds**



**HISTORIC RESOURCES**

a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places, as determined by the state historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town


**at least 10% of each year's funds**



**Land for RECREATIONAL USE**

for active recreational use including youth and adult centers, playground or athletic fields, but not for horse or dog racing or for a stadium, gymnasium or similar structure

**no minimum but now eligible as part of the annual 10% for open space**



**OPEN SPACE**

including but not limited to, land to protect: well fields, aquifers, recharge areas, and watersheds; farms, green spaces, forests, and wetlands; lake and pond frontage; beaches and other coastal lands; scenic vistas; wildlife or nature preserves; and land for recreational use

**at least 10% of each year's funds**

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## An Act to Sustain Community Preservation

under consideration since 2008, signed into law July 2012  
as part of 2013 state budget

- CPA funds may now be used to rehabilitate all parks, playgrounds & other outdoor recreation facilities
- in addition to a minimum 1% property tax surcharge, other sources of local revenue can be counted toward the state match
  - but this "blended CPA" must be adopted by public ballot
- up to an extra \$25 million can be added each year from the state's end-of-year surplus to the state CPA trust fund, which is divided among all CPA communities
  - but this extra funding is only guaranteed in fall 2013; after that, the legislature will decide on it year-by-year

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**NOT EVERY ACTION  
for EVERY RESOURCE**

### What actions can be funded?

	Community Housing	Historic Resources	Open Space	Recreation Land
<b>ACQUIRE</b>	YES	YES	YES	YES
<b>CREATE</b>	YES	NO	YES	YES <b>A</b>
<b>PRESERVE</b>	YES	YES	YES	YES
<b>SUPPORT</b>	YES <b>B</b>	NO	NO	NO
<b>REHABILITATE/ RESTORE</b>	YES <b>C</b>	YES <b>D</b>	YES	YES

- A.** convert land never used for recreation, or not used recreationally for a very long time
- B.** including funds for an affordable housing trust
- C.** only for housing acquired or created with CPA funds in the first place
- D.** projects must use National Park Service guidelines

### Why is this so complicated?

**CPA funds “shall NOT replace existing operating funds, only augment them.”**

**CPA funds are for special, capital projects.**

**The CPA requires long-term thinking.**

## How do projects get funded under the CPA?

Community Preservation Committee	Board of Aldermen								
<b>Required by state law:</b>	<b>Required by state law:</b>								
<ul style="list-style-type: none"> <li>Reviews &amp; recommends proposals for funding.</li> <li>May not appropriate funds directly.</li> </ul>	<ul style="list-style-type: none"> <li>May only appropriate funds based on CPC recommendations.</li> <li>May not appropriate more CPA funds than recommended, but may appropriate less (or nothing).</li> <li>May appropriate additional funds from non-CPA sources.</li> </ul>								
5 members appointed by & representing: Conservation Commission Historical Commission Housing Authority Parks & Recreation Commission Planning Board	<b>Required by Newton's Board rules:</b> All CPC recommendations referred to 2 or more Board committees for reports before full Board votes on funding.								
<b>Required by Newton's CPA ordinance:</b>									
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recreation	5/6, 7/8								

The CPC recommends some proposals for funding.

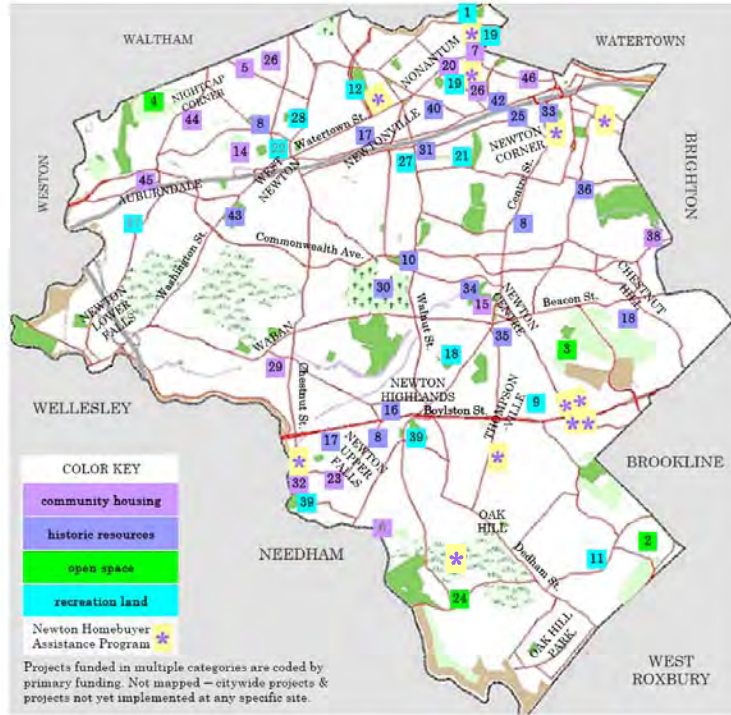
The Board funds some recommended proposals.

State law determines what CAN be funded, but Newton decides what SHOULD be funded.



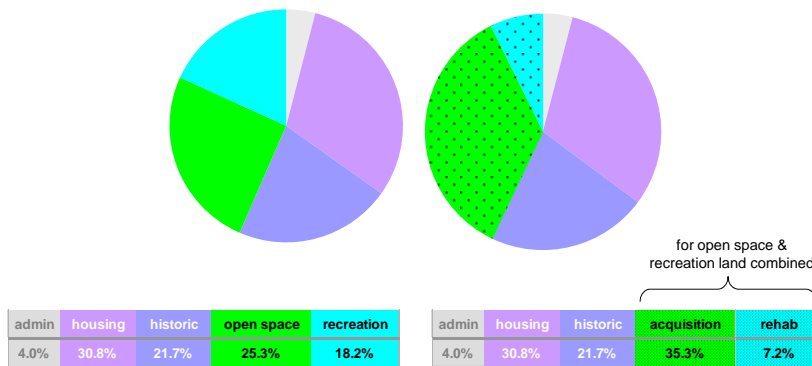
## Newton's Past CPA Project Appropriations

through June 2011  
(Fiscal 2011)



Newton, Massachusetts  
Community Preservation  
Program  
[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

## Newton's Past CPA Funding, Fy03-Fy12



Newton, Massachusetts  
Community Preservation Program  
[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

including full debt issuance & interest for debt-financed projects,  
but excluding canceled projects



**Newton, Massachusetts Community Preservation Program PROPOSALS & PROJECTS**

SOURCES CIP = Capital Improvement Plan R&OSP = Recreation & Open Space Plan	RELIABILITY of COST ESTIMATE	project title	project summary	CP funds to be requested	total project cost (all projects at each site, or other sources)	CP funds by category					BONDED or BONDABLE?	
						housing	historic	open space	recreation	open space or recreation - ACQUISITION		open space or recreation - REHAB
<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Inquiry	Low	<b>Allen House</b>	Rehabilitate this National Register historic building & local landmark for some community use (office & performance spaces for nonprofit cultural organizations).	\$2,000,000			\$2,000,000					
Inquiry	Low	<b>Aquinas College (Newton Corner)</b>	acquire & develop for park land, mix of affordable & market-rate housing; support adaptive re-use of historic building(s) as cultural center	\$5,000,000	\$25,000,000			\$5,000,000	\$3,500,000.00	\$1,500,000		B
Fy13-18 CIP, ranked 107 & 272	Low	<b>Archives - Engineering</b>	Preserve and digitize the oldest and most fragile engineering maps and plans that the City is legally required to retain. The project will provide backup records as part of disaster recovery planning, and reduce the chance of further deterioration caused by active use, and allow access to the data from these maps through the City's geographic information system (GIS). Cost of 2 phases in fy13-18 CIP \$1m, 2011 proposal to CPC \$1.9m.	\$1,000,000	\$2,241,534		\$1,000,000					
Fy13-18 CIP, ranked 217, Archives Survey	Low	<b>Archives - Overall, esp. City Clerk</b>	Create & implement strategic plan for preservation, including expanded/improved storage to comply with MGL-mandated records retention requirements.	\$100,000	\$1,000,000		\$100,000					
Inquiry	Low	<b>City Bldgs - Auburndale Library - Exterior</b>	Exterior restoration: masonry, gutters/downspouts, slate work, doors.	\$300,000	\$555,000		\$300,000					B
Fy13-18 CIP, ranked 218	Low	<b>City Bldgs - Auburndale Library - Exterior (Doors &amp; Windows)</b>	Remove existing exterior wood doors and frames and replace with new doors and hardware. Repair/replace building windows.	\$127,000	\$555,000		\$127,000					B
Fy13-18 CIP, ranked 121	Low	<b>City Bldgs - Auburndale Library - Exterior (Envelope and Roof)</b>	Repair broken roof slates. Reflash where leaks are occurring. Repair/replace gutters and downspouts. Pitch rain leaders away from bldg foundations. Repair concrete ramp. Grout railing bases. Repair foundation walls. Replace concrete stairs.	\$128,000	\$1,323,500		\$128,000					B
Fy13-18 CIP, ranked 184	High	<b>City Bldgs - Burr Park Field House - Exterior</b>	Repair damaged exterior brick walls and trim. Remove entry landing stairs and railings and install new code-compliant landing, stairs and railings. Restore windows.	\$313,500				\$313,500				B
Pre-Proposal (CPC declined to consider full proposal)	High	<b>City Bldgs - Carr School - Exterior (Windows &amp; Doors)</b>	Restore original 1930s windows and doors or replace with historically accurate new units.	\$882,000	\$882,000		\$882,000					B
Fy13-18 CIP, ranked 164	Low	<b>City Bldgs - City Hall - Interior, Board of Alderman Chamber</b>	Upgrade Historic Board Chamber to improve mechanical, electrical, audio/visual systems and lighting and interior finishes.	\$250,000			\$250,000					B

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<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Fy13-18 CIP, ranked 84, Pre-Proposal	Low	<b>City Bldgs - City Hall - Exterior (Windows)</b>	Restore/Replace windows in phases to improve energy efficiency, functionality and comfort, and to preserve exterior wall. Masonry re-pointing/waterproofing, Downspout restoration, Skylights (re-open?), Handicapped access, Stair (interior) restoration, Interior wall repairs/painting, Exterior stair repair (main bldg.)	\$1,000,000	\$3,000,000		\$1,000,000					B
Fy13-18 CIP, ranked 166	High	<b>City Bldgs - City Hall - Exterior, War Memorial Auditorium Stairs</b>	Implement recommendations of stone conservation/ restoration study previously supported with CP funds. Est. request shown from CIP, total cost from prior pre-proposal.	\$135,000	\$1,078,000		\$135,000					B
Fy13-18 CIP, ranked 109, Proposal	High	<b>City Bldgs - Crafts Street Stable - Exterior</b>	Preserve historic building envelope. Repoint/repair lintels, sills and brick veneer. Restore/replace windows, doors and roof and cupola as historically appropriate.	\$943,000	\$2,698,669		\$943,000					B
Fy13-18 CIP, ranked 176	Low	<b>City Bldgs - Crafts Street Stable - Interior</b>	Design and Construction for renovated interior including mechanical, electrical, plumbing, and accessibility upgrades.	\$500,000	\$2,698,669		\$500,000					B
Fy13-18 CIP, ranked 179; Fy13-18 R&OSP	Low	<b>City Bldgs - Crystal Lake - Bathhouse</b>	Construct new bathhouse on land acquired with CP funds; or incorporate part of historic structure into new structure.	\$5,000,000	\$5,000,000		\$1,000,000		\$4,000,000		\$4,000,000	B
Inquiry	Low	<b>City Bldgs - Elliot Street Stable (Operations Center)</b>	Exterior restoration: slate, downspouts, gutters; Interior restoration: flooring, windows, bathrooms, walls, electrical.	\$500,000	\$500,000		\$500,000					B
Inquiry, FY13-18 CIP, ranked 246 (but not listed for CP)	Low	<b>City Bldgs - Kennard Estate</b>	Rehabilitate this historic 1903 residence, donated to the City along with surrounding conservation land in 1983.	\$240,000	\$500,000		\$240,000					B
Fy13-18 CIP, ranked 106, Proposal	High	<b>City Bldgs - Museum - Archives Storage</b>	Renovate Archives area for compact, environmentally controlled archives storage; add accessible entrance ramp, and code compliance upgrades	\$463,421	\$2,255,921		\$463,421					
Fy13-18 CIP, ranked 203	Low	<b>City Bldgs - Newton Centre Playground, Jeanette Curtis West Rec Ctr (The Hut)</b>	Rehabilitation of building envelope, mechanical, electrical, plumbing systems, life-safety, and accessibility of this historically significant structure. Houses many programs.	\$1,500,000	\$1,500,000		\$1,500,000					B
Fy13-18 CIP, ranked 287	Low	<b>City Bldgs - Newton Corner Library (Parks &amp; Rec HQ) - Exterior (Roof)</b>	Replace/restore slate roof as historically appropriate.	\$75,500	\$292,500		\$75,500					B

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<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Fy13-18 CIP, ranked 102	Low	<b>City Bldgs - Newton Corner Library (Parks &amp; Rec HQ) - Exterior (Windows &amp; Doors)</b>	Restore/replace historic exterior doors and windows. Weatherstrip and seal for energy efficiency. Window bay foundation repairs.	\$217,000	\$292,500		\$217,000					B
Fy13-18 CIP, ranked 209	Low	<b>City Bldgs - Newton Health Department Building - Exterior</b>	Multiple needs identified in CPA-funded 2008 study of this building, which is on the National Register of Historic Places. As of 2012, building envelope is current highest need. Building is in re-use process.	\$1,500,000	\$3,000,000		\$1,500,000					B
Fy13-18 CIP, ranked 286	Low	<b>City Bldgs - Nonantum Library - Exterior</b>	Remove and replace slate roof. Install new gutters and downspouts. Remove and replace existing flat roof.	\$200,000			\$200,000					B
Fy13-18 CIP, ranked 149	Low	<b>City Bldgs - Police Annex - Exterior (Envelope &amp; Windows)</b>	Exterior restoration: masonry, gutters/downspouts, windows	\$200,000	\$300,000		\$200,000					B
Fy13-18 CIP, ranked 206	Low	<b>City Bldgs - Police Annex - Exterior (Roof)</b>	Remove slates and replace with new slate roofing, gutters and downspouts (6600sf). Install new EPDM Roof(500sf). Reattach pvc downspout(1ea).	\$250,500			\$250,500					B
Inquiry	Low	<b>City Bldgs - Police HQ - Exterior</b>	Exterior restoration: masonry, roofing (firing range), site work, doors (select ones)	\$200,000	\$200,000		\$200,000					B
Fy13-18 CIP, ranked 244	Low	<b>City Bldgs - Senior Center - Exterior (Envelope)</b>	Repoint exterior masonry walls as required. Repair, reset and regrout main granite front stairs. Repair stone veneer at main entry. Rebuild rear right side areaway and stairs.	\$150,000	\$519,000		\$150,000					
Fy13-18 CIP, ranked 279	High	<b>City Bldgs - Senior Center - Exterior (Roof)</b>	Restore/replace existing slate roof, gutters, and downspouts. Replace existing flat roof with new membrane roof and provide proper roof drains.	\$244,000	\$519,000		\$244,000					
Fy13-18 CIP, ranked 242	Low	<b>City Bldgs - Senior Center - Exterior (Windows)</b>	Restore/Replace wood windows and aluminum storm windows as historically appropriate.	\$125,000	\$519,000		\$125,000					B
Fy13-18 CIP, ranked 128	High	<b>City Bldgs - Waban Library - Exterior (Roof)</b>	Remove slate and install new slate roof, gutters and downspouts.	\$252,000	\$570,500		\$252,000					B
Fy13-18 CIP, ranked 301	Low	<b>City Bldgs - Waban Library - Exterior (Envelope)</b>	Replace main entry walk and foundation walls and install railing. Rebuild side stairs at main entry. Rebuild stairs at rear entry. Install hand rail on one side of rear entry wall. Repair flashing of parapet walls.	\$200,000	\$570,500		\$200,000					B
Fy13-18 CIP, ranked 219	High	<b>City Bldgs - Waban Library - Exterior (Windows &amp; Doors)</b>	Restore exterior wood door and install panic hardware. Replace areaway and rear door. Restore windows.	\$118,500	\$570,500		\$118,500					B

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<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Fy13-18 CIP, ranked 309	Low	<b>City Bldgs - Museum - Exterior</b>	Restore existing windows and doors as historically appropriate.	\$192,000	\$450,500		\$192,000					B
Inquiry	Low	<b>City Bldgs - Museum - Historic Structure Report</b>	Assess the full history and preservation needs and priorities of this National Register building.	\$40,000	\$450,500		\$40,000					
Fy13-18 CIP, ranked 288	Low	<b>City Bldgs - Museum - Object Collections Storage</b>	Create offsite climate controlled space with fire protection to house museum collections. Currently no space to manage add'l materials.	\$100,000	\$450,500		\$100,000					B
Fy13-18 CIP, ranked 260	Low	<b>City Hall - Interior, War Memorial Auditorium</b>	Upgrade historic hall to improve mech, elect systems and acoustics. Space under-utilized due to poor acoustics and A/V deficiencies.	\$150,000	\$250,000		\$150,000					B
Inquiry	Low	<b>City Historic Art - City Hall Dioramas</b>	Repair and restore these dioramas, installed when City Hall was first built (?).	\$50,000	\$50,000		\$50,000					
Inquiry	Low	<b>City Historic Art - General</b>	Hire a professional conservator to assess, recommend & implement appropriate storage and display options for historic works of art owned by the City of Newton and currently stored at various locations around the City.	\$150,000	\$150,000		\$150,000					
Inquiry	Low	<b>City Historic Art - WPA Murals at Newton North</b>	Currently in storage at Newton South.	\$50,000	\$50,000		\$50,000					
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Andover-Newton Campus</b>	Andover-Newton Theological School -- Explore opportunities for additional CR on suitable portions of campus parcel.	\$1,000,000				\$1,000,000		\$1,500,000.00		
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Beacon Street</b>	600 Beacon Street - CR to protect cliff with geological interest	\$500,000				\$500,000		\$500,000.00		
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Boston College Law School</b>	Boston College Law School - Newton Campus - CR to protect small, but rare in Newton, Cambridge Slate outcrop south of Colby Road	\$500,000				\$500,000		\$500,000.00		
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Charles River</b>	122 Islington Road CR to protect steep, wooded, gravel aquifer bordering on Charles River	\$1,000,000				\$1,000,000		\$1,000,000.00		
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Charles River</b>	Marriott Hotel - CR to protect peninsula at north end abutting Charles River.	\$2,000,000				\$2,000,000		\$2,000,000.00		
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Charles River</b>	56 Farwell Street - bordering on Charles River 2.8 acres for scenic easement or conservation easement without public access.	\$1,000,000				\$1,000,000		\$1,000,000.00		

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<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>											
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Dudley Road</b>	85 Dudley Road - CR on western portion of Horst estate abutting Newton South High School property to protect Brighton Volcanic rock formations.	\$875,000				\$875,000		\$875,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Edmands Brook</b>	Missionary of Franciscan Sisters / Mt. Alvernia High School Property - CR on wooded portion bordering on Edmands Brook	\$1,925,000				\$1,925,000		\$1,925,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Golf Courses</b>	Private golf courses - Explore opportunities for negotiating CR's on suitable portions of Brae Burn Charles River, and Woodland golf courses	\$12,600,000				\$12,600,000		\$12,600,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Hammond Pond</b>	Hammond Pond - CR on privately owned res. wooded swamp and uplands on east side of Pond off Longwood Rd. at Section 63, Block 37, Lot 13.	\$70,000				\$70,000		\$70,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Hammond Pond</b>	Hammond Pond - CR on privately owned res. wooded swamp and uplands on east side of Pond off Longwood Rd. at Section 63, Block 37, Lot 14.	\$1,225,000				\$1,225,000		\$1,225,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Hammond Pond</b>	Hammond Pond -- CR on privately owned res. wooded swamp and uplands on east side of Pond off Longwood Rd. at Section 63, Block 37, Lot 17.	\$70,000				\$70,000		\$70,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Hammond/ Webster Conservation Areas</b>	24 Warren St. - CR on suitable area adjacent to Thompsonville Brook.	\$700,000				\$700,000		\$700,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Hammond/ Webster Conservation Areas</b>	Acquire permanent conservation restriction on land behind Temple Mishkan Teflia, abutting existing conservation areas.	\$5,000,000				\$5,000,000		\$5,000,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Oak Hill Park Trustees' Woods</b>	Oak Hill Park Trustees' Woods - CR to protect tree cover, bordering on Charles River floodplain	\$700,000				\$700,000		\$700,000.00	
Fy13-18 R&OSP	Low	<b>Conservation Restrictions - Scenic Vistas</b>	Identify and map Newton's hilltop and scenic vistas and secure visual scenic easements or provide other development controls.	\$75,000				\$75,000			
Fy13-18 CIP, ranked 318, Fy13-18 R&OSP	Low	<b>Historic Burying Grounds - East Parish</b>	Preservation of Remaining 24 Tombs in two of the three burying grounds. Priority to South, then East Parish, then West Parish sites.	\$148,135	\$1,124,043		\$614,461				
Fy13-18 CIP, ranked 321, Fy13-18 R&OSP	High	<b>Historic Burying Grounds - Fencing</b>	Restoration of Fences at all 3 burying grounds	\$406,600	\$1,124,043		\$406,600				

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Fy13-18 CIP, ranked 323, Fy13-18 R&OSP	High	<b>Historic Burying Grounds - West Parish</b>	Preservation of Remaining 24 Tombs in two of the three burying grounds.	\$146,000	\$1,124,043		\$146,000					
Inquiry	Low	<b>New Park - Auburndale</b>	Rehabilitate the former Pine Street landfill and acquire abutting private parcels to create a new park for passive recreation.	\$1,750,000	\$1,750,000			Y	\$1,750,000	\$750,000.00	\$1,000,000	B
Fy13-18 R&OSP	Low	<b>New Park - Manet Road</b>	MWRA Manet Rd. Reservoir - explore opportunities to acquire for active and/or passive recreation use when site becomes available from the MWRA.	\$1,250,000				\$1,250,000		\$625,000.00	\$625,000	B
Inquiry	Low	<b>New Park - Newton Corner</b>	Acquire, combine & convert one or more currently vacant / unbuildable lots to new tot lot or pocket park.	\$250,000	\$250,000				\$250,000	\$250,000.00		
Inquiry	Low	<b>New Park - Thompsonville</b>	Acquire, combine & convert currently vacant / unbuildable lots to new tot lot or pocket park.	\$150,000	\$150,000				\$150,000	\$150,000.00		
Fy13-18 R&OSP	Low	<b>New Park - Village Center Green Spaces</b>	review village centers for presence of spaces, including sitting areas or landscaped areas which provide respite and aesthetic value. Develop a plan to enhance existing spaces or provide such spaces where needed.	\$75,000					\$75,000		\$75,000	
Inquiry		<b>New Park - West Newton</b>	Acquire & protect rear of 399 Waltham Street as permanent open space/acquire preservation restriction on the house, which dates from approximately 1720.	\$400,000	\$400,000	Y		\$400,000		\$400,000.00		
Pre-Proposal	High	<b>Newton Homebuyer Assistance Program</b>	Downpayment assistance to low- and moderate-income households for purchasing a home in Newton, in return for permanent affordability restrictions.	\$450,000	\$450,000	\$450,000						
Proposal	Low	<b>Parks - Albemarle Park Central Corridor</b>	Plan & implement capital improvements to the central corridor of Albemarle Park, in Newtonville between Crafts Street and Watertown Street, based on Albemarle Park Master Plan, incl. improved circulation and linkages, restoration of southern portions of Avery Woods, new entry plaza, new plantings, berms, lighting and furnishings.	\$500,000				\$3,396	\$30,004		\$500,000	B
Fy13-18 R&OSP	Low	<b>Parks - Auburnale Park</b>	Auburndale Pk - bank stabilization	\$150,000				\$150,000			\$150,000	
Fy13-18 R&OSP	Low	<b>Parks - Cabot Park</b>	Plan accessibility improvements.	\$50,000					\$50,000			
Inquiry	Low	<b>Parks - Cheesecake Brook Greenway</b>	Create new recreation land in Newtonville by replacing existing fence, removing invasive vegetation, adding accessible path or boardwalk and gathering spaces.	\$500,000	\$500,000				\$1,500,000		\$1,500,000	B

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Fy13-18 CIP, ranked 315	Low	<b>Parks - City Hall Landscape</b>	Rehabilitate the park in keeping with its historic Olmsted (firm) plan. Est. CPA request shown from CIP, total cost from prior proposal.	\$1,500,000	\$3,082,943		\$1,500,000					
Fy13-18 R&OSP	Low	<b>Parks - Conservation Area Accessibility</b>	Implement accessibility improvements at areas designated pursuant to the Conservation Land Management Plan.	\$1,500,000							\$1,500,000	
Inquiry	Low	<b>Parks - Edmands Park</b>	Restore historic built & engineered features, including surrounding stone wall, skating pond, etc. in this park donated to the City by the Edmands Trust in 1913.	\$250,000	\$250,000		Y		\$250,000		\$250,000	
Fy13-18 CIP, ranked 322	High	<b>Parks - Farlow &amp; Chaffin Parks</b>	Restore and rehabilitate character-defining features of this historic park.	\$640,000	\$1,200,000		\$640,000					
Fy13-18 R&OSP	Low	<b>Parks - Flowed Meadow Conservation Area</b>	Acquire two remaining lots on Wabasso Street and Forest Grove abutting the Charles River access and pathway when offered for sale; complete conversion of Wabasso Street to a trail, if possible with some wheelchair access.	\$1,200,000				\$1,000,000	\$200,000	\$1,000,000.00	\$200,000	
Inquiry	Low	<b>Parks - Lowell or Prescott Park</b>	Restore and rehabilitate this now largely unimproved but historic small park, based on evidence from historic maps and photographs.	\$150,000	\$150,000		Y		\$150,000		\$150,000	
Fy13-18 R&OSP	Low	<b>Parks - McGrath Park</b>	McGrath Playground - Renov. west side tennis courts & plan accessibility improvements.	\$150,000					\$150,000		\$150,000	
Fy13-18 R&OSP	Low	<b>Parks - Nahanton Park - Historic</b>	Investigate and preserve historic almshouse landscape at Nahanton Pk.	\$750,000			\$750,000					
Fy13-18 R&OSP, Prior Proposals	Low	<b>Parks - Newton Centre Playground</b>	Rehabilitate this historic city park, to improve passive recreation opportunities and accessibility, while retaining natural character and historic design.	\$2,500,000	\$2,500,000		Y		\$2,500,000		\$2,500,000	B
Fy13-18 R&OSP, Fy13-18 CIP, ranked 220 (but not listed as CPA)	High	<b>Parks - Newton Highlands Playground</b>	Implement CPA-funded Master Plan. Rehabilitate and restore this community park to enhance accessibility, provide recreational benefits, improve site aesthetics, and restore natural landscape features.	\$3,575,000	\$3,575,000				\$3,416,554		\$3,416,554	B
Fy13-18 R&OSP	Low	<b>Parks - River Street Playground</b>	River St. Playground - Undertake improvements	\$500,000					\$500,000		\$500,000	
Proposal	Low	<b>Parks - Stearns &amp; Pellegrini Parks</b>	Undertake substantial improvements to both parks, following scope of work developed through extensive planning and design initiative partially funded through CPA funds.	\$765,825	\$765,825				\$765,825			B



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Fy13-18 R&OSP, Fy13-18 CIP, ranked 241 (but not listed as CPA)	High	<b>Parks - Upper Falls Playground</b>	Complete implementation of CPA-funded Master Plan. Rehabilitate and restore to provide recreational benefits and aesthetic enhancements.	\$1,675,000	\$2,334,000				\$2,334,000		\$2,334,000	B
Fy13-18 R&OSP	Low	<b>Parks - Waban Playground</b>	Waban Playground (serves Angier Sch.) - Repair tennis courts.	\$150,000					\$150,000		\$150,000	
Fy13-18 R&OSP	Low	<b>Parks - Weeks Playground</b>	Weeks Playground - Undertake study for accessibility improvements.	\$50,000					\$50,000		\$50,000	
Fy13-18 R&OSP	Low	<b>Paths &amp; Trails - Aqueducts</b>	Develop and implement plan involving Cochituate and Sudbury aqueducts, connecting with selected open space assets and integrating wildlife corridors where possible. Secure access rights over private and/or public properties as needed.	\$150,000					\$150,000		\$150,000	
Fy13-18 R&OSP	Low	<b>Paths &amp; Trails - Lower Falls &amp; Auburndale</b>	Develop and implement pathway plan with DCR on rail bed from Auburndale through Newton Lower Falls to Wellesley including recently renovated Lower Falls Bicycle and Pedestrian Bridge and rail bridges that cross I-95 and Recreation Road.	\$2,000,000					\$2,000,000		\$2,000,000	B
Fy13-18 R&OSP	Low	<b>Paths &amp; Trails - Off-Street</b>	Develop and implement plan, seeking to link as many open space assets as feasible and integrating wildlife corridors. Secure access rights over private and/or public properties as needed.	\$150,000					\$150,000		\$150,000	
Fy13-18 R&OSP	Low	<b>Paths &amp; Trails - Upper Falls</b>	Investigate opportunities and challenges, prepare plan, obtain MBTA lease, and implement Upper Falls Greenway improvements to establish a recreational corridor for pedestrian and bicycle use.	\$100,000	\$1,000,000				\$100,000			
Inquiry	Low	<b>Private Buildings - village-center churches</b>	inquiries rec'd for churches, synagogues and other bldgs owned by congregations or religious schools	\$2,000,000				\$2,000,000				
Inquiry	Low	<b>Private Buildings - Andover-Newton Campus</b>	Rehabilitate one or more historic buildings on the campus of this private college for use as a dormitory or for teaching and public functions.	\$1,000,000	\$2,500,000			\$1,000,000				
Inquiry	Low	<b>Private Buildings - local historic districts</b>	inquiries rec'd for Walker Center, Upper Falls Stone Barn, Stone Institute, New Art Center; many other buildings could apply if considered eligible.	\$1,500,000				\$2,000,000				



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						housing	historic	open space	recreation	open space or recreation - ACQUISITION		open space or recreation - REHAB
<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Inquiry	Low	<b>Private Buildings - New Art Center</b>	Create a historic preservation and rehabilitation plan for this historic church, in the new Washington Park National Register Historic District, which was sold by the City of Newton for \$1 to the New Art Center, Inc., on the condition that it be operated as a community art center.	\$35,000	\$1,000,000		\$35,000					
Inquiry	Low	<b>Private Buildings - Revolving Fund for Preservation</b>	Discussion initiated by Newton Historical Commission, no written description of this idea yet.	\$1,000,000	\$1,000,000		\$1,000,000					
Inquiry	Low	<b>Private Buildings - Stone Institute</b>	Update this historic building used as affordable housing for 24 low-income seniors.	\$250,000	\$250,000	Y	\$250,000					
Inquiry, Proposal	Low	<b>School Playgrounds &amp; Fields - elementary schools</b>	Used a rough estimate of \$100,000 for each of 15 schools, though Bowen, Cabot & Memorial-Spaulding already received CPA grants. Williams design funding of \$20,000 was canceled after 2007 litigation.	\$1,500,000	\$1,500,000				\$1,200,000		\$1,200,000	
Fy13-18 R&OSP, Inquiry	Low	<b>School Playgrounds &amp; Fields - middle schools</b>	Used a rough estimate of \$300,000 for each of the 4 schools. R&OS Plan lists this figure for Brown.	\$1,200,000	\$1,200,000				\$1,650,000		\$1,650,000	
Fy13-18 R&OSP	Low	<b>State - DCR Charles River Reservation - Accessibility</b>	Continue work on pathway in Helen Heyn Riverway as necessary (not duplicating DCR trails) including bridges over Country Club Brook and others as needed.	\$250,000					\$250,000	\$500,000.00	??	
Inquiry	Low	<b>State - MBTA Upper Falls Railroad Depot</b>	Preserve this small historic building by acquiring it in full, or by acquiring a preservation restriction, from the MBTA.	\$250,000			\$250,000					
Fy13-18 R&OSP	Low	<b>State - MWRA Echo Bridge</b>	Repair, restore, and replace the historic cast iron railings and improve access to pedestrian walkway on top of Echo Bridge.	\$500,000	\$1,000,000		\$500,000					
Inquiry	Low	<b>Street Lighting</b>	Replace the city's remaining historic gaslights with energy-efficient electric lights of similar, period-appropriate design.	\$300,000	\$300,000		\$300,000					B
Inquiry	Low	<b>Street Lighting - Jefferson Square</b>	Restore 6 antique street lamps in Newton Corner.	\$117,790	\$119,790		\$117,790					

Last updated 1 November 2012, A. Ingerson

**Newton, Massachusetts Community Preservation Program PROPOSALS & PROJECTS**

SOURCES CIP = Capital Improvement Plan R&OSP = Recreation & Open Space Plan	RELIABILITY of COST ESTIMATE	project title	project summary	CP funds to be requested	total project cost (all projects at each site, or other sources)	CP funds by category					BONDED or BONDABLE?	
						housing	historic	open space	recreation	open space or recreation - ACQUISITION		open space or recreation - REHAB
<b>INQUIRIES &amp; POTENTIAL PROPOSALS Below</b>												
Pre-Proposal	High	<b>Housing - Affordable Housing Trust</b>	Create a municipal housing trust under the applicable state statute and allocate up to one-third of each year's available CPA funds through the trust, as the primary mechanism for CPA funding of affordable housing development.	\$1,500,000	Unknown.	\$1,500,000						
Proposal	High	<b>Housing - Curve Street / Myrtle Village</b>	Redevelop two existing homes, built in ca. 1880 and 1900, into 7 permanently affordable rental units: 2 for households at 50% of area median income, 2 for households at 70% of area median income, and 3 for households at 85% of area median income.	\$938,063	\$2,982,814	\$938,063						
Inquiry	Low	<b>Housing - Newton Centre Firefighters' Triangle</b>	Provide architectural and engineering services for a project to develop affordable housing for seniors on the site currently occupied by the Newton Fire Department Headquarters.	\$350,000	\$350,000	\$350,000						
allocation strategy	Low	<b>Housing - placeholder allocation</b>	CPC <i>Funding Guidelines</i> suggest 25-40% of total would be an appropriate allocation, over time. This estimate Z+ known proposals/pre-proposals below ≈ 30% of total shown below.	\$34,100,000		\$34,100,000						
Inquiry	High	<b>Housing - Wyman Street Emergency Housing</b>	Write down Newton Housing Authority's existing mortgage for 2-3 units currently kept vacant at City's request for emergencies (house fires, domestic violence, etc.)	\$300,000	\$300,000	\$300,000						
<b>TOTALS</b>				<b>\$125,158,834</b>	not calculated	<b>\$37,638,063</b>	<b>\$27,042,772</b>	<b>\$32,043,396</b>	<b>\$29,084,883</b>	<b>\$36,840,000</b>	<b>\$25,700,554</b>	
in CIP & listed for CPA funding		<b>\$18,275,156</b>	in CIP, listed for CPA funding & bondable		<b>\$13,477,000</b>	in CIP but NOT listed for CPA funding		<b>\$5,490,000</b>	all bondable (those not in CIP are mostly acquisitions)			<b>\$35,414,825</b>